



## 11.0 Preferred Plan

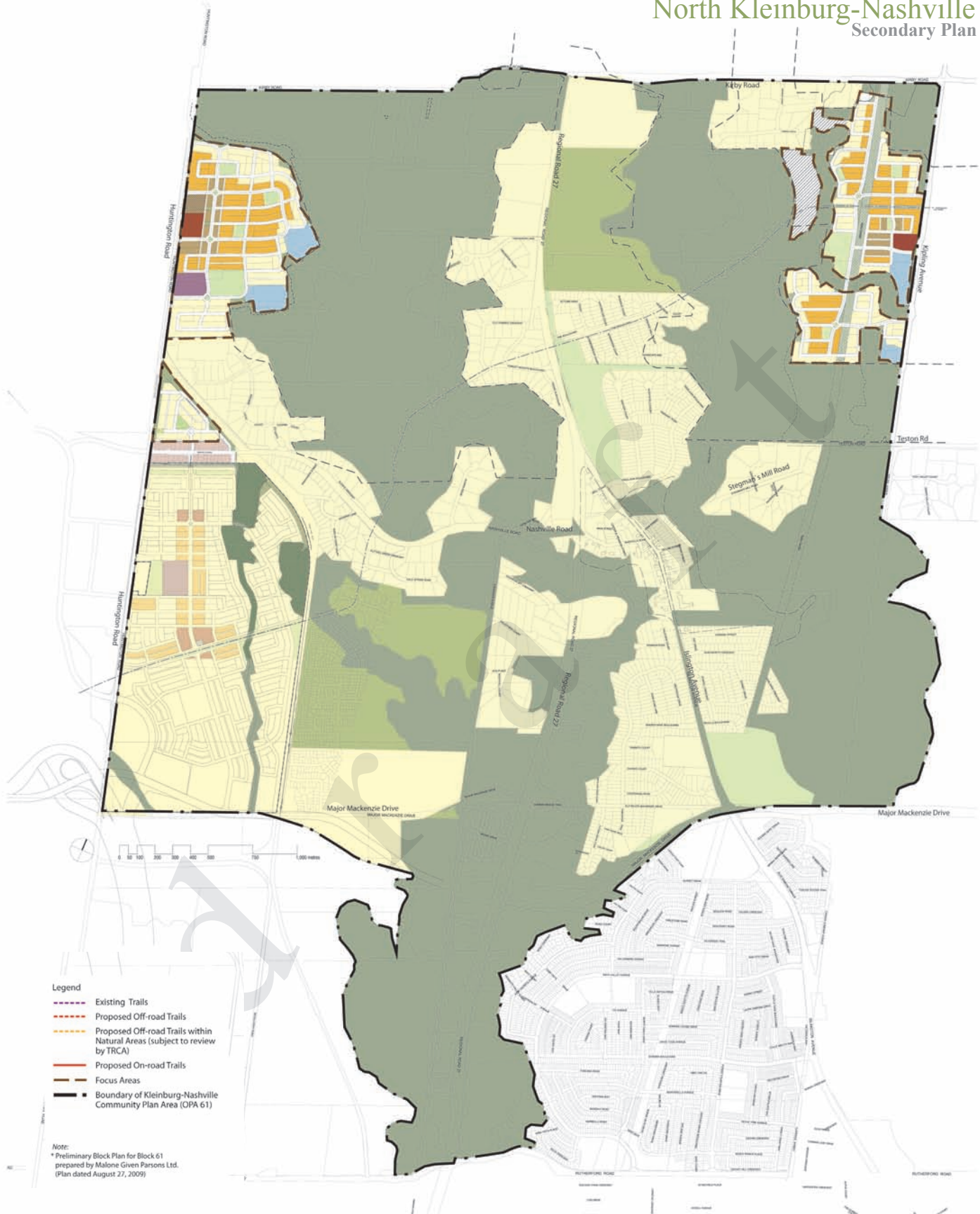
### 11.1 The Overall Plan

Overall, the future development of the Village of Nashville, Huntington Road Community and Kipling Avenue Community will effectively build-out the remaining developable areas within Kleinburg-Nashville.

Combined, these Focus Areas, as demonstrated through the Preferred Demonstration Plans, can accommodate a significant amount of growth. In addition to the potential to add upwards of 1,900 new units to the Kleinburg-Nashville housing stock, the three Preferred Plans also foresee the development of close to 10,000 square metres of new neighbourhood-scale commercial space and approximately 1,200 square metres of new office space. The residential and commercial components translate into the addition of approximately 6,400 people to the Kleinburg-Nashville community and result in average gross density in these Focus Areas of about 43 persons and jobs per hectare.

The addition of new non-residential uses, a mix of housing forms and a deliberate focus on the integration of these Focus Areas into the existing community fabric, demonstrates a clear response to the guiding principles and results in a complete and connected community that respects both the natural and built features that characterize the Kleinburg-Nashville community (See Figure 13).

Building on the City's Pedestrian and Bicycle Master Plan and work to confirm the features and systems that comprise North Kleinburg-Nashville's Natural Heritage System, a Proposed Master Trails Plan was also developed to ensure connectivity between the various Focus Areas and the remarkable natural elements that help to define North Kleinburg-Nashville. The Proposed Master Trails Plan incorporates existing trails with newly proposed on-street



**Figure 13.**  
Kleinburg-Nashville Focus Area Study  
**Composite Plan**

The Planning Partnership | April 2010 (Not to scale)

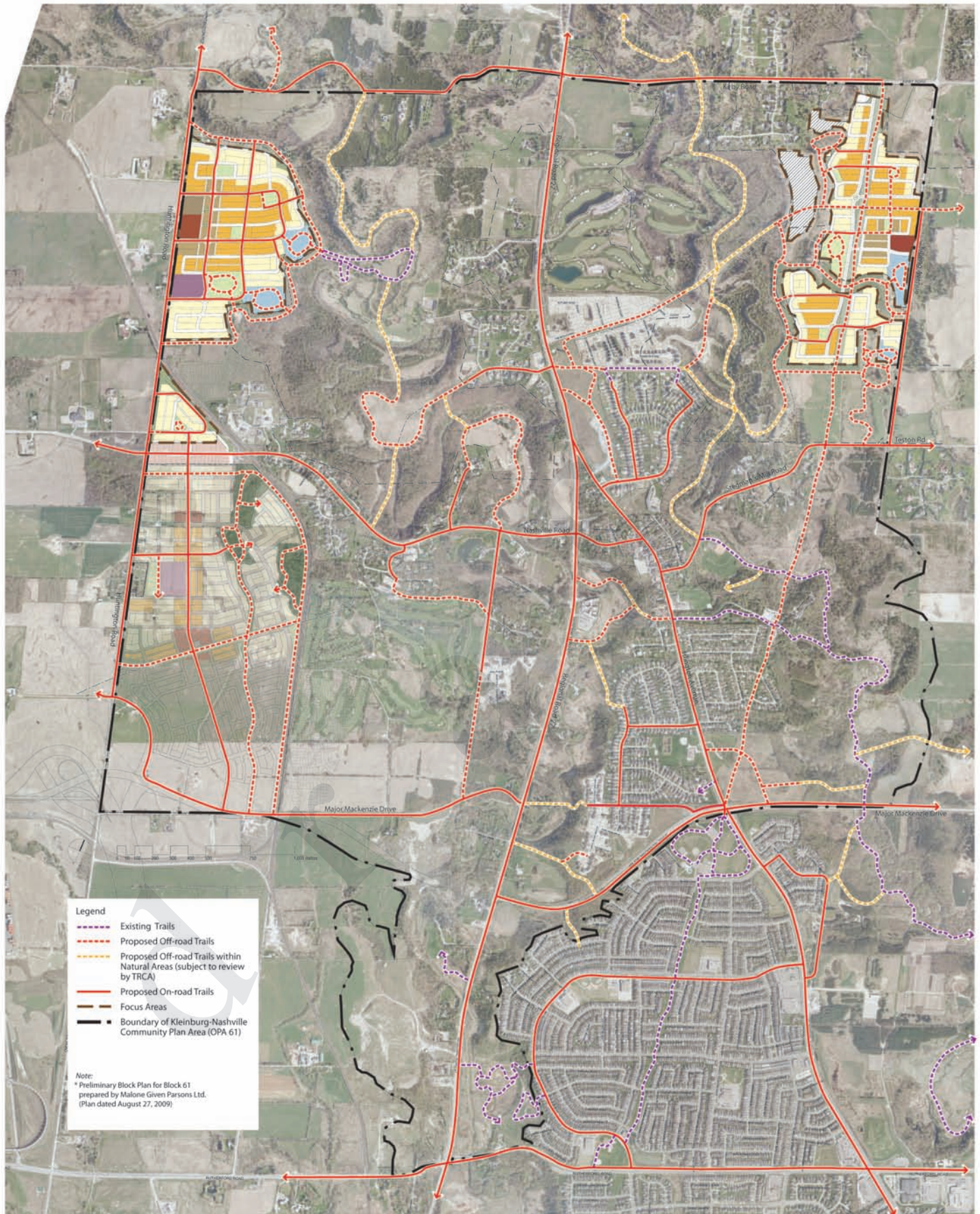


Figure 14.

Kleinburg-Nashville Focus Area Study  
**Composite Trails Plan**

The Planning Partnership | April 2010 (Not to scale)

and off-street trails (See Figure 14). It should be noted that all trail locations are schematic and that the final location of trails will be determined at the Block Plan stage to the satisfaction of the City and the Toronto and Region Conservation Authority.

## 11.2 Details within the Focus Areas

### 11.2.1 Village of Nashville

The Preferred Plan for the Village of Nashville is based on a simple design that supports the long-term evolution the historic Nashville Road corridor as a mixed use main street, while ensuring that interface with planned adjacent development to the north and south, as well as its built form, reflects the historic character of Nashville Road.

The Plan for North Nashville is based entirely on low-density single-detached residential uses. The Plan also includes a 0.44 hectare (1 acre) as well as trail connections flanking Huntington Road and the railway corridor. The widened green space area adjacent to Huntington Road is to protect the existing row of street trees. Consistent with the existing historic built form and density, the Preferred Plan for the Village of Nashville achieves a gross density of 18 p+j/h and proposes similar lot sizes, set backs and housing styles.

With respect to Nashville Main Street, the Preferred Plan envisions its long-term evolution from a predominately residential corridor to a more mixed use main street. To achieve this desired evolution, rear lanes have been proposed on either side of Nashville Road in order to permit the future closure of front driveways and provide rear lane access to the existing residences. These proposed rear lanes also serve as a transitional interface between the existing

development along Nashville Road and planned new development to the north and south.

The Plan also envisages the desired evolution of the Nashville Main Street streetscape in the short-term and long-term. In the short-term, while lanes are in place, driveways will remain prevalent along the length of the corridor. However, over time, these driveways may be closed, providing additional on-street parking opportunities and enhanced street tree planting. A key consideration in the achievement of this desired evolution is the recommendation to bury all overhead wires in this section of Nashville Road.

### 11.2.2 Huntington Road Community

The Preferred Plan for Huntington Road Community is typified mainly by single-detached residential uses. The Plan also includes a small commercial/mixed use component (1.5 hectares) fronting on Huntington Road, surrounded by semi-detached/townhouse residential uses and a 1.2 hectare apartment block. A small component of additional semi-detached and townhouse residential uses are also planned around a large park in the southern portion of the Focus Area.

The Plan also includes a 2.3 hectare elementary school site fronting on Huntington Road and two stormwater management facilities western edge of the Focus Area.

In terms of road pattern, the Preferred Plan for Huntington Road Community is based on a relatively rigid grid with only slight modifications,



particularly along the edges. Furthermore, a concerted effort was made to single-load roads along the periphery of the Focus Area to ensure access and view to the surrounding natural features were maintained.

Interspersed throughout the Focus Area is a series of smaller parks and open spaces (ranging from about 0.06 to 1.3 hectares) connected by a system of trails and green streets. The Preferred Plan for Huntington Road Community also contemplates a larger 2.9 hectare park adjacent to the Elementary School Site. In total, the Preferred Plan for Huntington Road Community provides for approximately 4.5 hectares of public parkland.

In terms of density, the Preferred Plan for Huntington Road Community achieves a gross density of 50 p+j/h, consistent with the minimum Designated Greenfield Area density target as per Places to Grow.

### 11.2.3 Kipling Avenue Community

The Preferred Plan for Kipling Avenue Community is largely characterized by lower-density single-detached residential uses and includes a small component of single-detached estate residential uses at its northern end.

The Preferred Plan also includes a small commercial/mixed use component along Kipling Avenue that is surrounded by higher density semi-detached and townhouse residential uses which serve as a focal point for the neighbourhood. Furthermore, the Plan also includes provision for two stormwater management facilities.

Interspersed throughout the Focus Areas are a series of parks and open spaces (ranging from 0.2 hectares to 2.6 hectares) connected by a system of trails and green streets,

including a major trail along the hydro corridor.

In terms of road pattern, the Preferred Plan for Kipling Avenue Community is based on a modified grid. The road network introduces a north-south collector that runs adjacent to the hydro corridor and that traverses the creek to connect the Community. As in the Preferred Plan for Huntington Road Community, a concerted effort was again made to single-load roads along the periphery of Kipling Avenue Community to ensure access and view to the surrounding natural features were maintained.

The Preferred Plan for Kipling Avenue Community achieves a gross density of 40 p+j/h.

d r a f t

*draft*