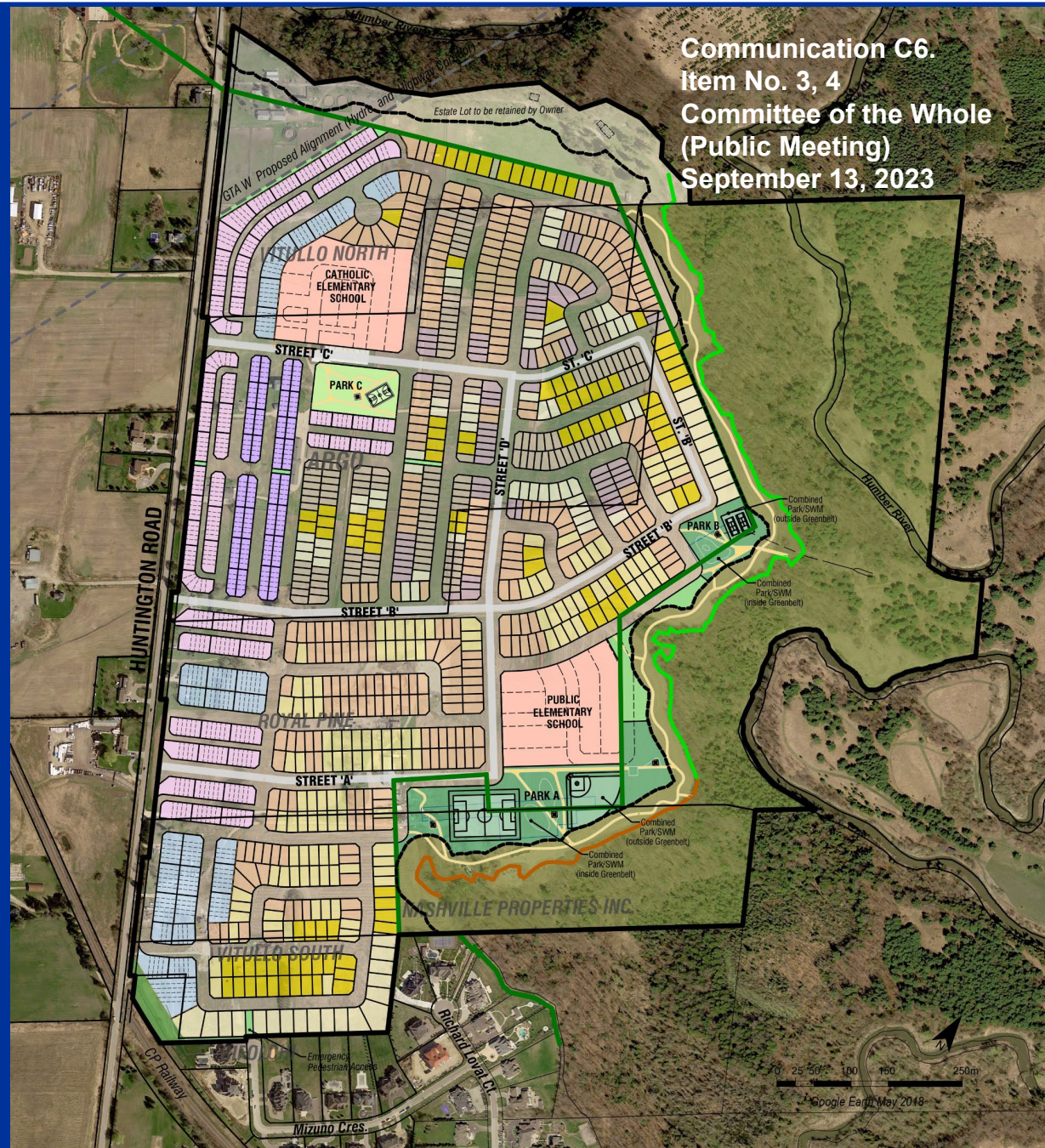


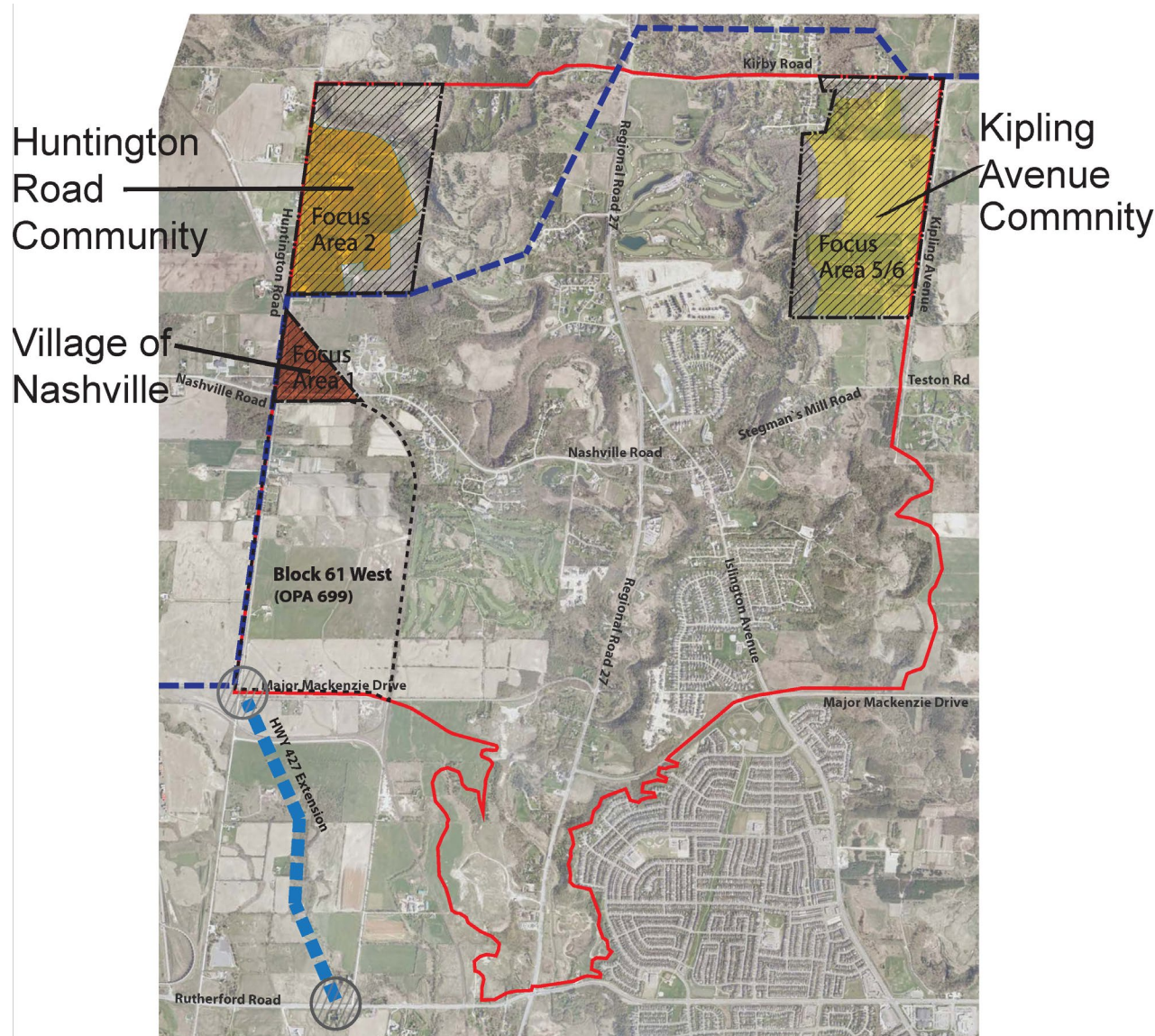
Official Plan Amendment and Block Plan Applications

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- Within North Kleinburg – Nashville Secondary Plan
- Approved in 2012 by OMB
- Within Focus Area 2 - Huntington Road Community
- Density of 40 persons and jobs/ha – below Region’s requirement for 70 pj/ha in Vaughan
- Greenbelt line is conceptually shown on Schedules
- GTA West Protection Area over Community



SCHEDULE A
North Kleinburg-Nashville
Secondary Plan Area


- Areas subject to the North Kleinburg-Nashville Secondary Plan
- Official Plan Boundary-Kleinburg-Nashville Community Plan
- Block 61 West Boundary
- GTA West Transportation Corridor Protection Area
- Highway 427 Extension

Estimated Population and Jobs at Build out: 5,480

Estimated New Dwelling Units at Build out: 1,650

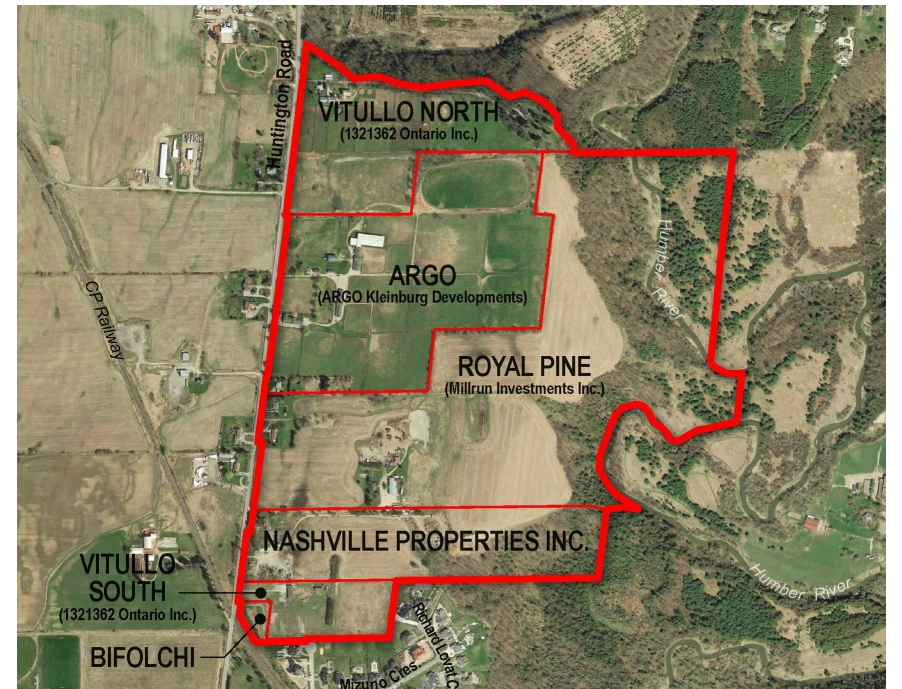
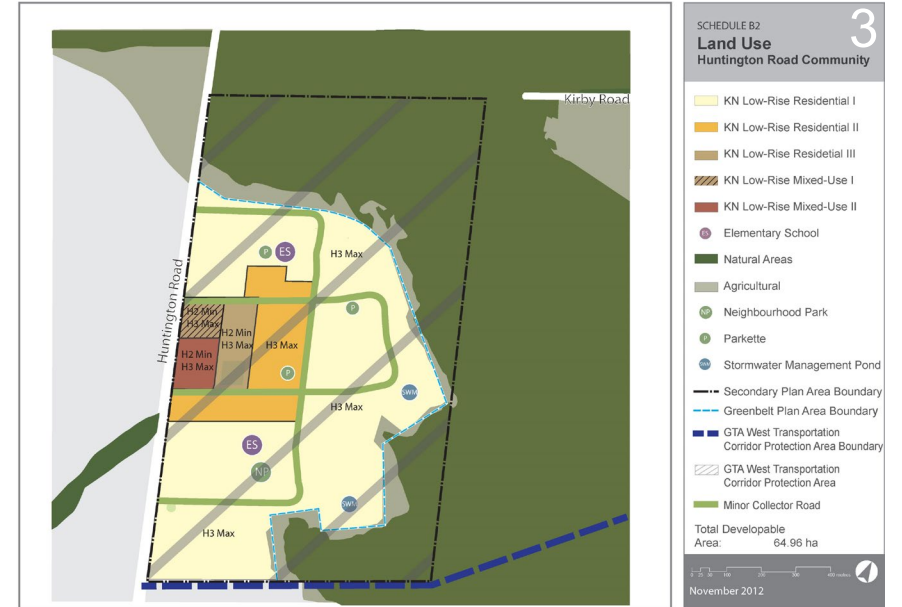
Total Developable Area: 148 ha

nts
 November 2012



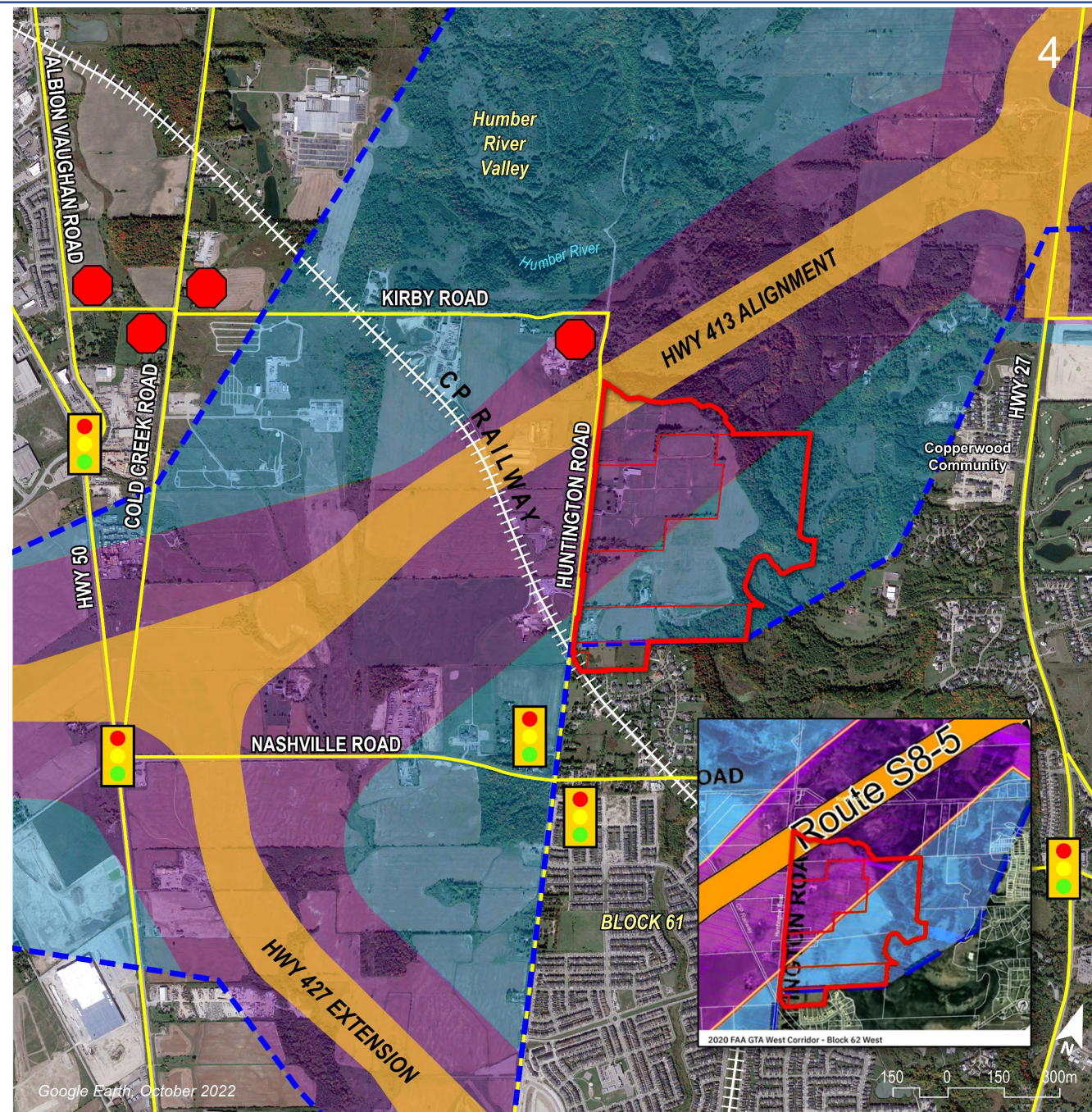
OPA and Block Plan Application Requirements

- **Landowners Group formed in 2015 – rep. over 95% of lands**
- **Supporting Studies/Documents:**
 - Block Plan Terms of Reference
 - Block Plan Planning Report
 - Environmental Impact Study
 - Master Environmental Servicing Plan Hydrogeological Assessment
 - Geotechnical Investigation
 - Slope Stability Assessment
 - Fluvial Geomorphology
 - Transportation Mobility Plan, Traffic Impact Study and Transportation Demand Management Plan
 - Urban Design Guidelines (including Architectural Control Guidelines)
 - Landscape Master Plan / Parkland Master Plan
 - Archaeological Assessment
 - Environment Noise Feasibility Study
 - Railway Vibration Study
 - Air Quality Study
 - Built Heritage and Cultural Heritage Landscape Evaluation Report
 - Heritage Impact Assessment (11068 Huntington)
 - Community Services Facility Study
 - Sustainability Performance Metrics
 - Environmental Site Assessments (various reports)
 - Surveys and Parcel Abstracts
 - Parkland Dedication Table



Area & Context

- Access to Huntington Road Community from Kirby Road and Nashville Road.
- Humber River Valley interrupts Huntington and Kirby Road.
- No block connections to the north, east or south.
- Highway 413 Study Area, Focus Area and Preferred Route cover site.
- Lands are frozen from development in the Secondary Plan (*by Province*).
- Focus Area reduced in 2020 to northern half of the site – MTO states development applications may proceed outside of FAA.

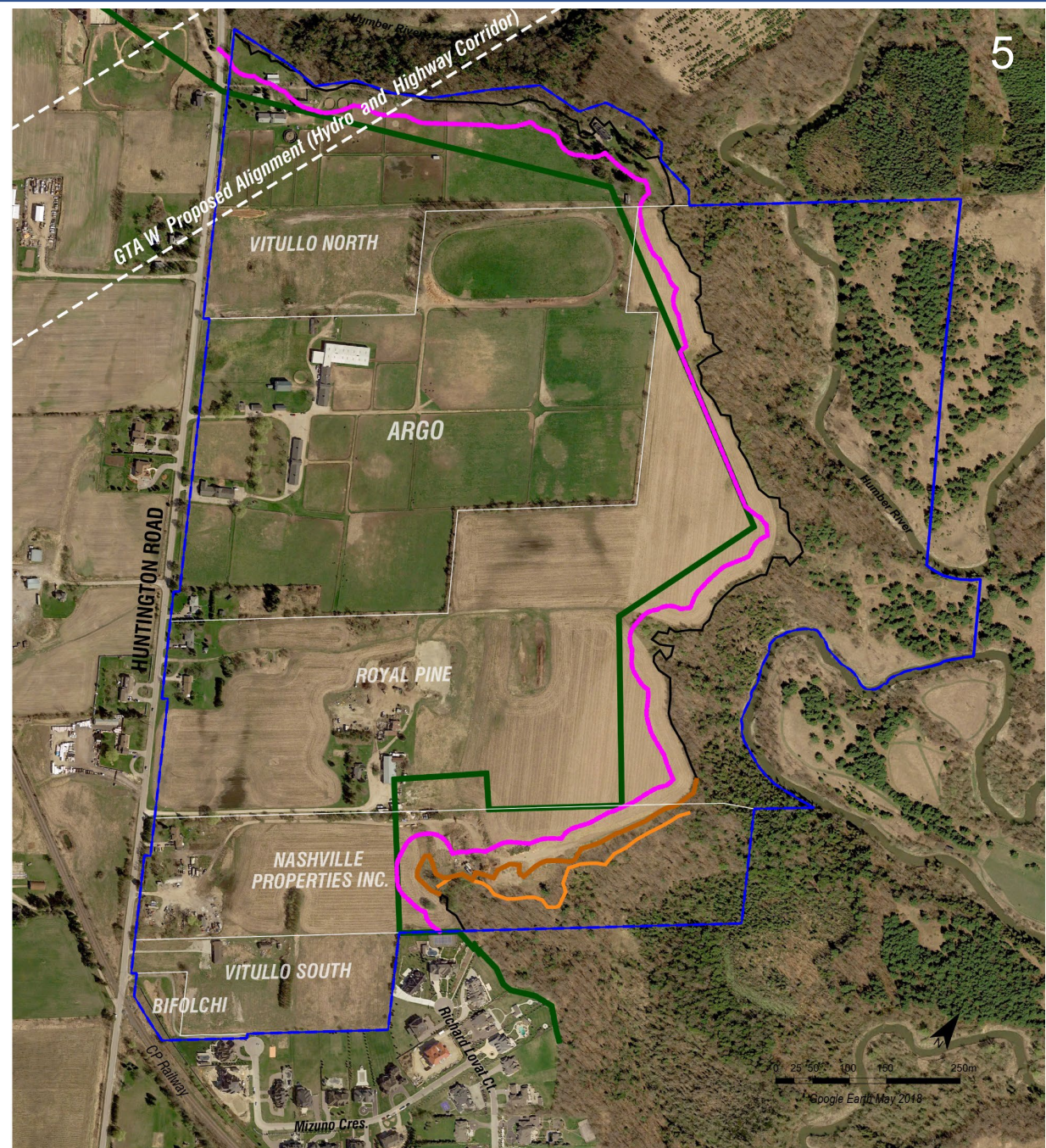


Development Limits

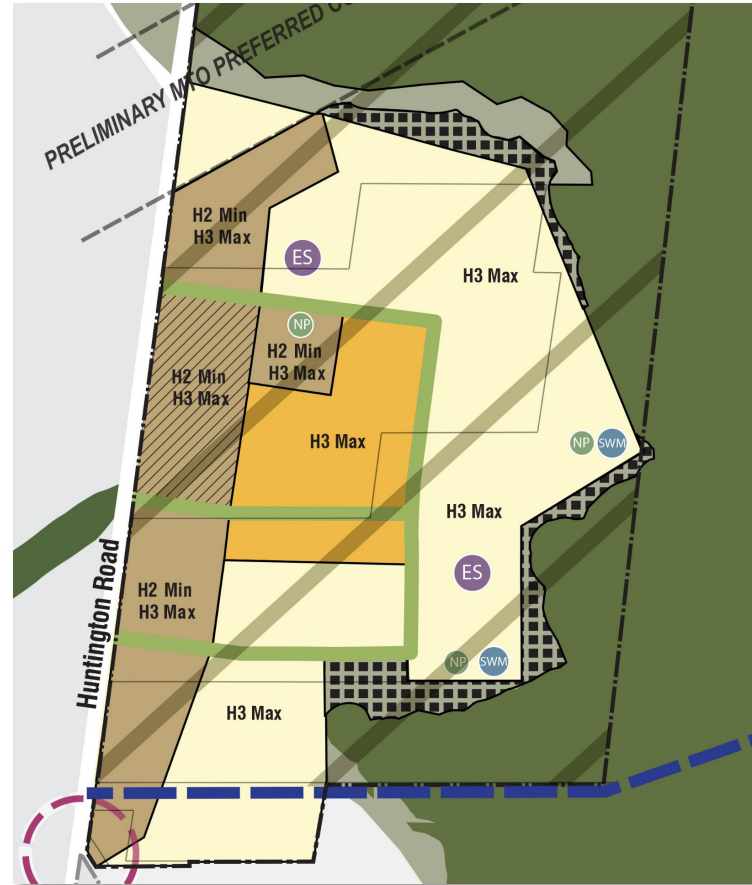
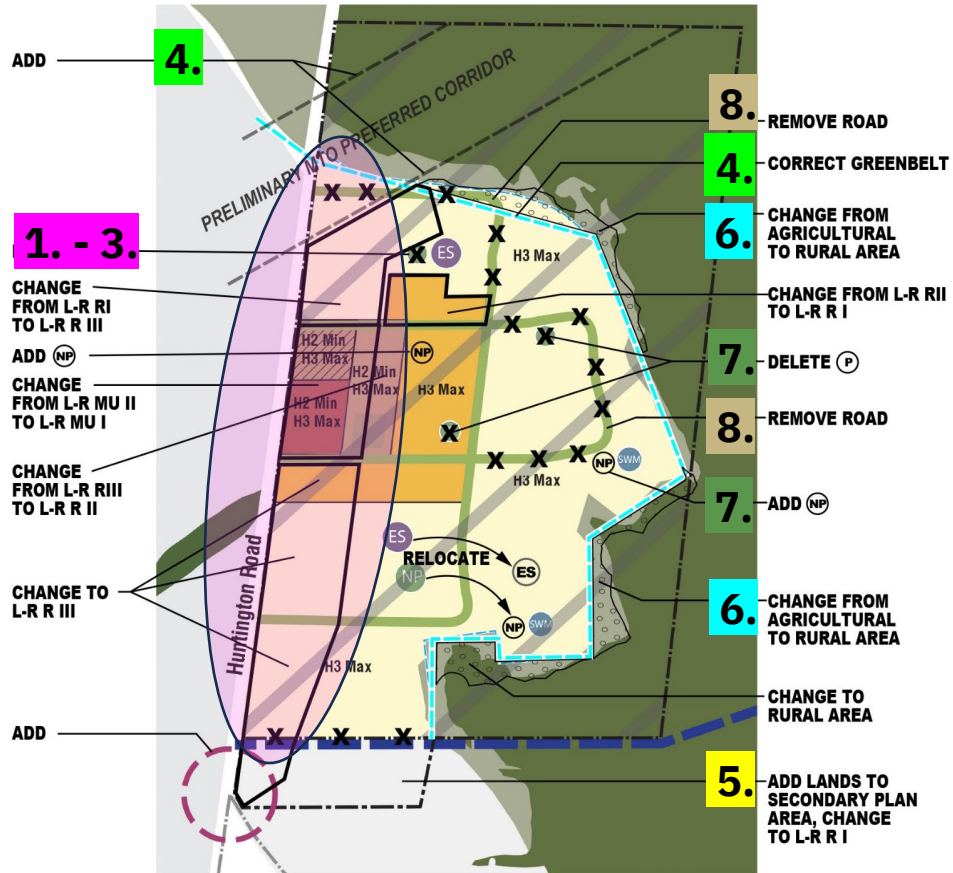
- 107 ha including Humber River valleylands.
- 69 ha outside of feature limits and buffers.
- Tablelands in use as horse paddocks, farming, nursery and rural residential.
- Environmental limits staked in 2015 with City and Conservation Authority and again in 2021.
- Feature limits are all within the Greenbelt.
- 30m buffer applied within the Greenbelt Boundary.

Legend

- Block Plan Study Area Boundary - 107.13 ha.
- Ownership Boundary
- TRCA Staked Feature Limit October 13, 2015/2021 (R-PE Surveying LTD.)
- Dripline based on 2014 Air photography - Beacon Environmental
- Greenbelt Boundary
- Development Limit / Ultimate Constraints
- Top of Slope



Proposed Official Plan Amendments



- 1.** Increase density (40 to 75 pj/ha)
- 2.** Add density along Huntington.
- 3.** KNLR Mixed Use II to KNLR Mixed-Use I (public square).
- 4.** Correct Greenbelt Boundary and add preferred Hwy 413 corridor.
- 5.** Add 4.6 hectares to Secondary Plan Boundary.
- 6.** As per Region's OP, change Greenbelt - Agricultural to Greenbelt - Rural to permit parks, recreation, SWM.
- 7.** Park names & sizing consistent with the Vaughan Official Plan.
- 8.** Revise Roads.

- 70 ha Gross Developable Area.
- Higher density along Huntington Road.
- 1,450 Total Units.
- Approx. 4,740 persons and 350 jobs.
- 73 persons and jobs/ha.
- 2 school sites – Public in the south, Catholic north.
- 3 neighbourhood parks.
- Parks and infrastructure utilize accepted land use of Greenbelt lands, outside of feature limits and protective buffers.

Legend

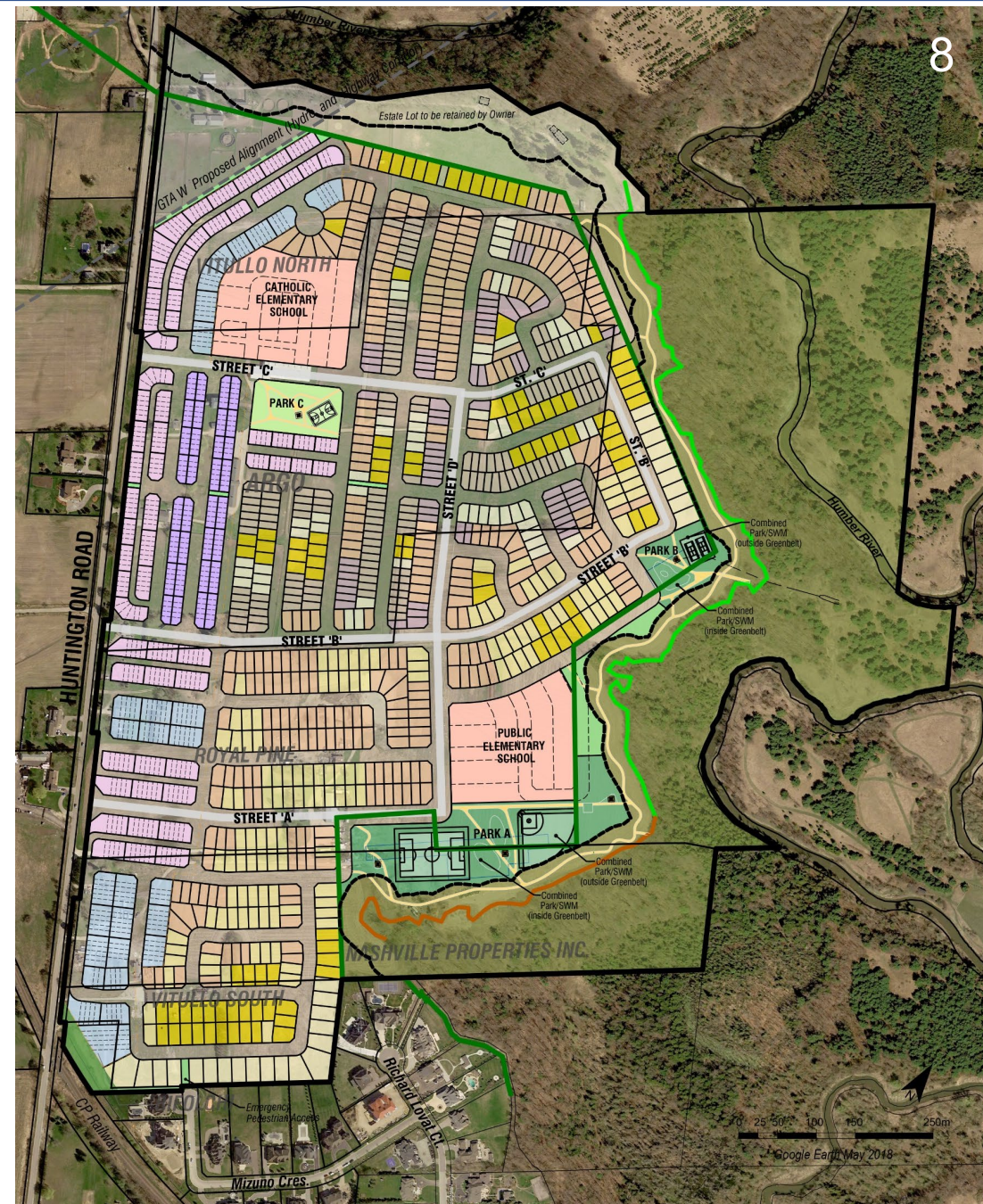
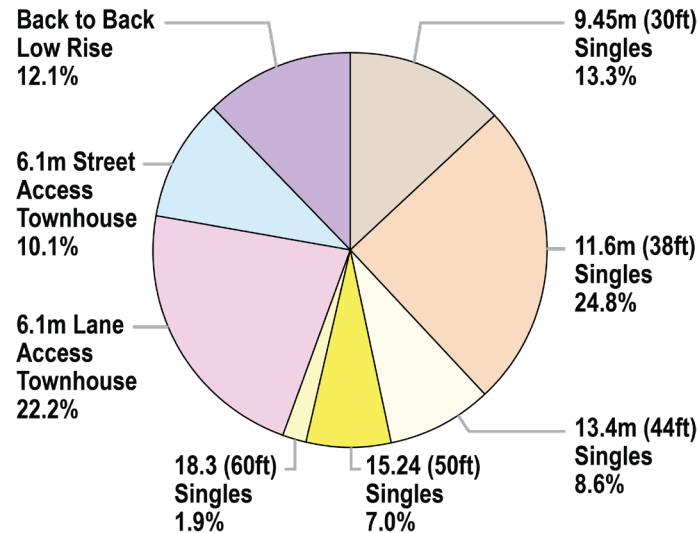
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Unit Types

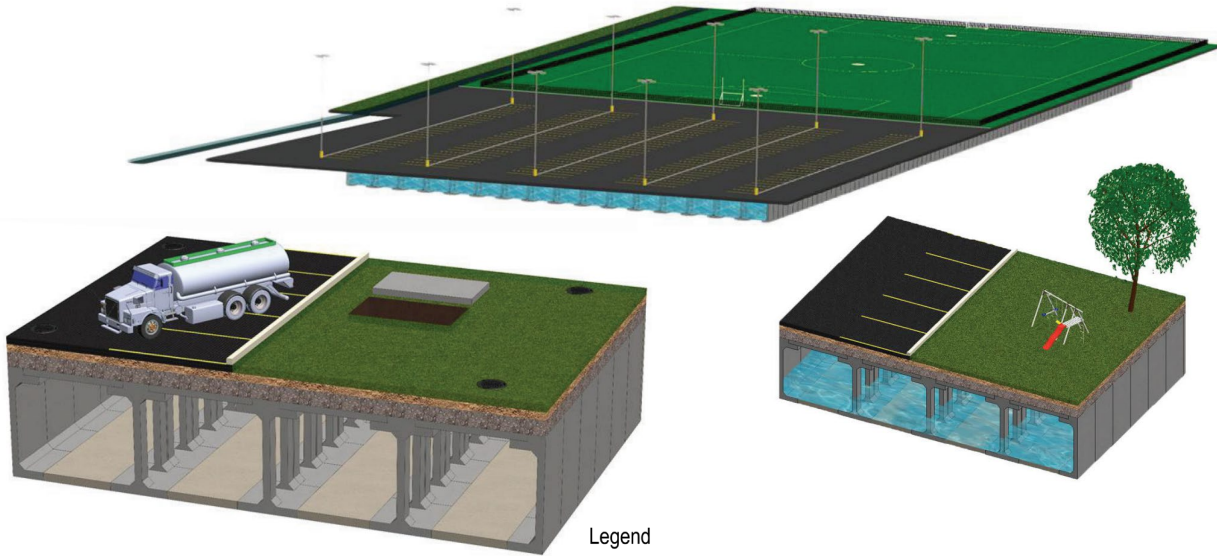
- 146 Street Towns (10%)**
- 176 Back-to-Back Towns (12%)**
- 322 Rear Lane Towns (22%)**
- 805 Single detached units (56%)**
(9 m to 18 m frontages)

- **1,449 Total Units**
- **Largest lots against existing subdivision**
- **Existing estate home at north limit to be retained by owner**

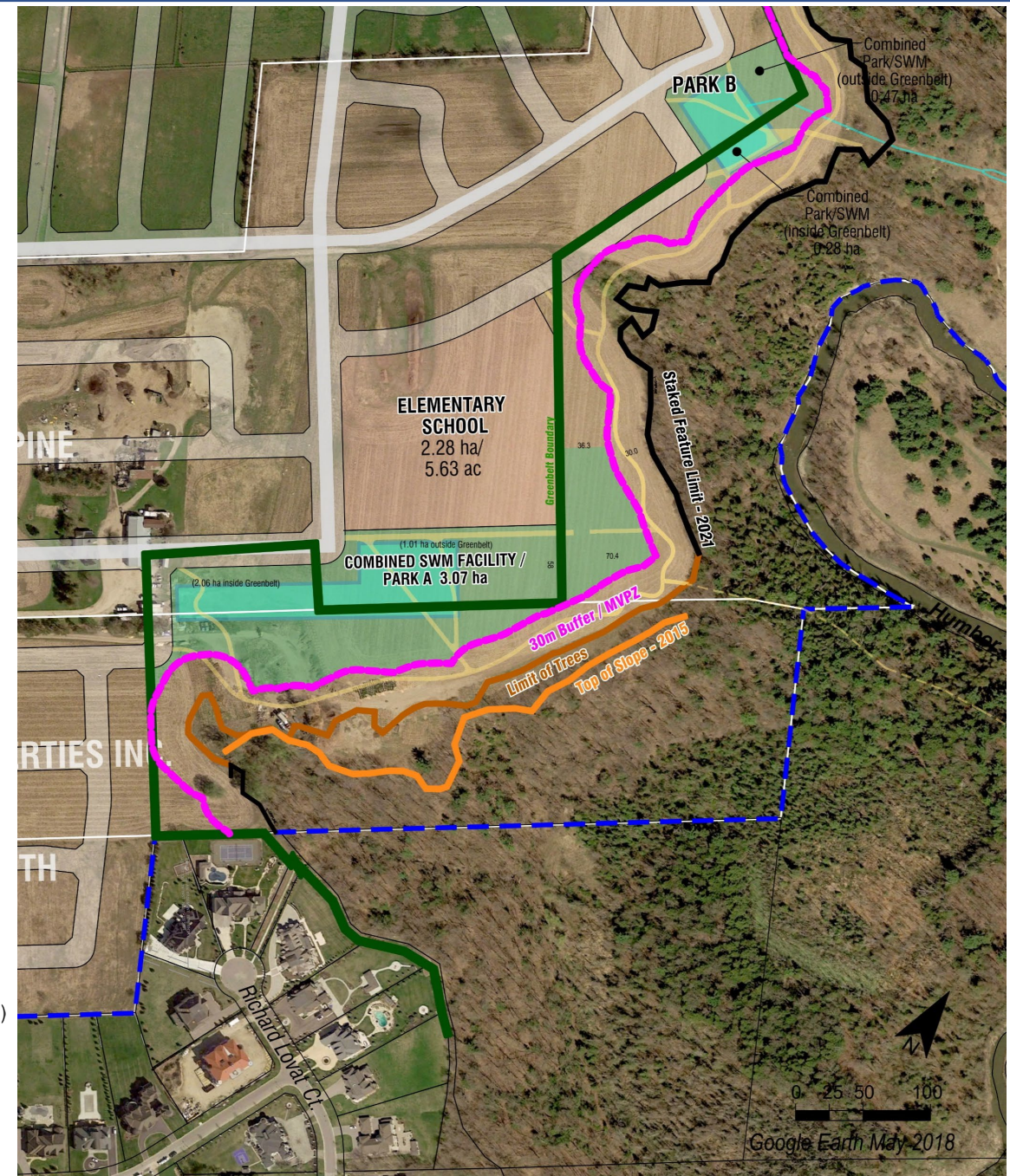


Underground Stormwater Management Facilities

- Outside of feature limits and associated buffers.
- Combined with active parkland.
- Vaughan currently reviewing underground facility criteria and design

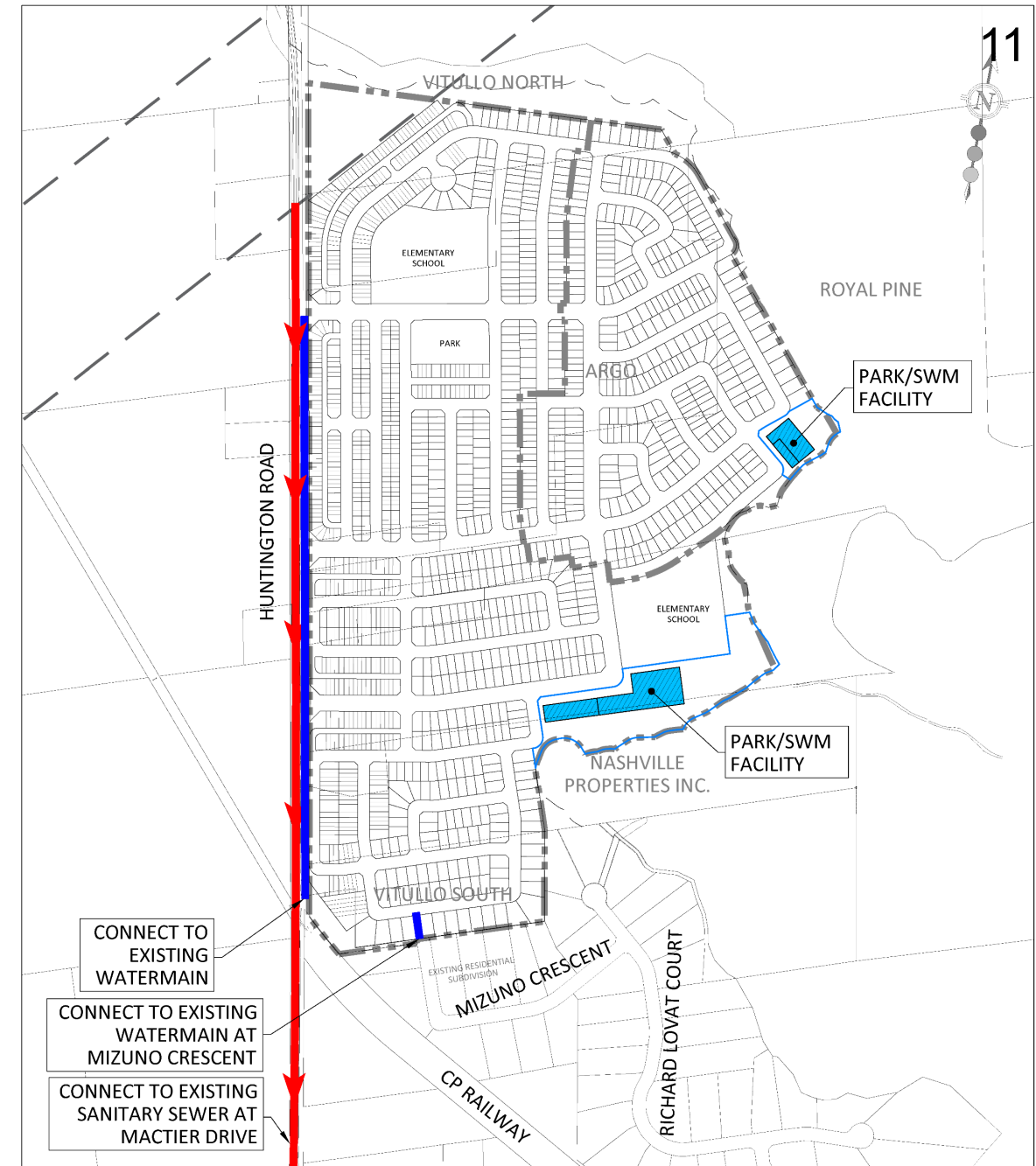


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 - Top of Slope
 - Underground Stormwater Management Facilities



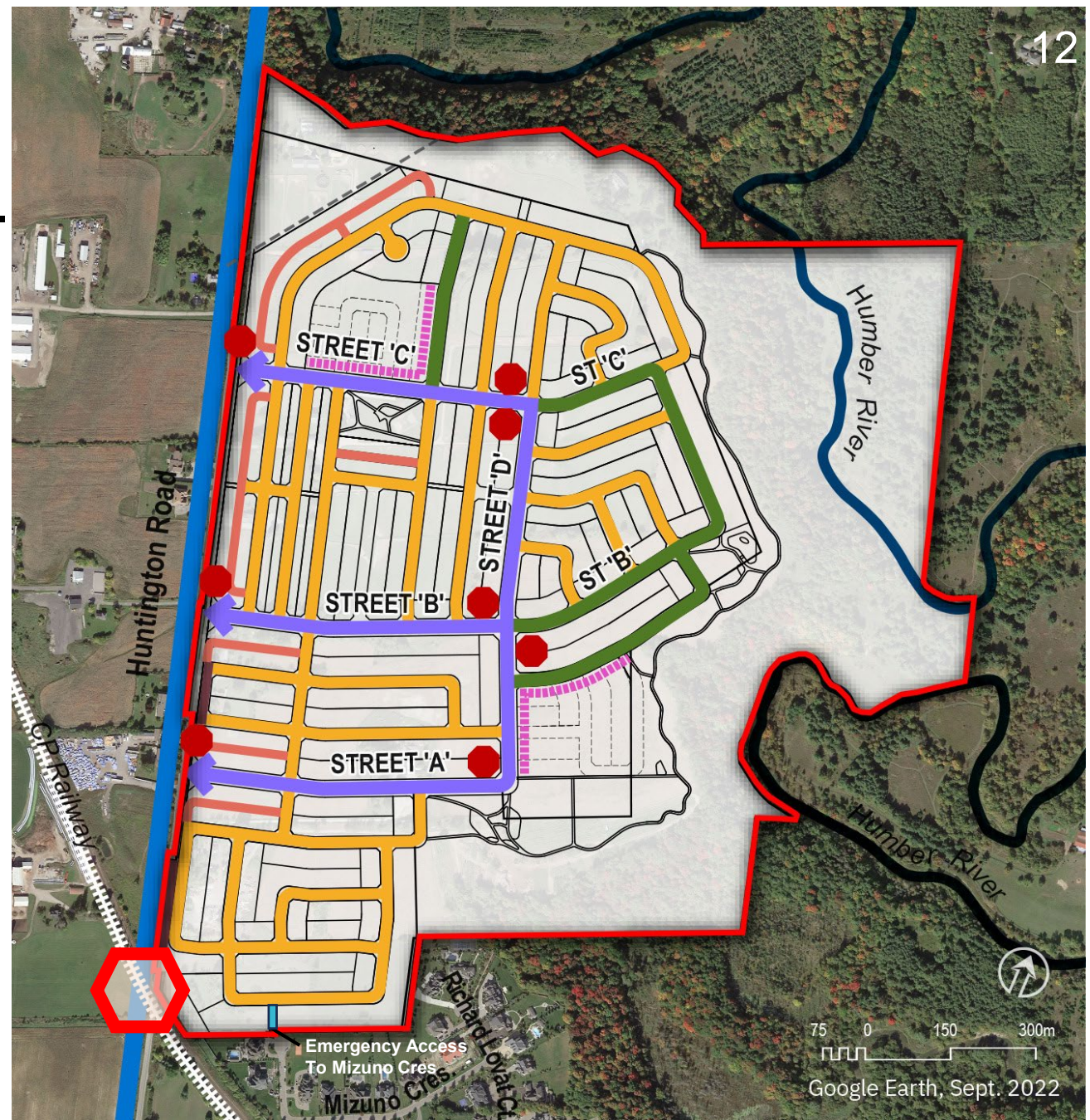
Servicing

- Full Municipal Services.
- 2 stormwater management facilities and drainage areas.
- External sanitary trunk on Huntington Road.
- External watermain on Huntington Road.
- External Pressure Reducing Valve at Nashville Road.
- Secondary watermain connection to adjacent subdivision.



Transportation

- Rear-lane towns along Huntington north of Street B.
- Lay-by Parking proposed along Huntington Road.
- Minor Collector has cycle path and sidewalk on each side. Can include lay-by parking areas (City has 2 standard cross-sections).
- Major Local Roads have 2 sidewalks.
- Emergency Access only to Mizuno Court.
- Railway crossing improvement – signal / gates.



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