



6 Commercial Land

The following is a brief analysis of commercial lands within Vaughan based largely on a review of the City's ongoing Commercial Land Use Review and future **growth allocation exercise.**

6.1 Commercial Land Use Review

The City is currently undertaking a review of commercial lands within Vaughan. As part of the Commercial Land Use Review, a report titled, "City of Vaughan Commercial Land Use Review" (August 28, 2009) has been developed. The report identifies several conclusions related to future commercial/retail requirements in Vaughan as a whole, and more specifically, the Kleinburg-Nashville Core. These conclusions have implications for commercial/retail development in the communities being planned as part of the Kleinburg-Nashville Focused Area Study.

6.1.1 Future Growth in Vaughan

Concurrent with the completion of the Commercial Land Use Review, the City has released results of their residential land budgeting exercise entitled, "Where and How to Grow: Directions on Future Growth in the City of Vaughan to 2031". This work indicated that in order for Vaughan to accommodate the 170,000 people required to meet its 2031 Places to Grow population target of 418,800 people, approximately 65,000 new housing units will be required. Based on the City's calculations, almost half of these units, at a minimum, can be accommodated through infill and intensification. An additional 40 percent can be accommodated in existing Greenfield areas including the Carrville and Vellore Urban Villages and the Nashville-Kleinburg area. The allocation of the remaining 10 percent of the necessary units has yet to be determined, but will likely involve a combination of infill and intensification, and not necessarily development outside of the existing urban boundaries.

6.1.2 Village Core Retail in Vaughan

The Commercial Land Use Review report suggests that there are four historic villages within the City – Kleinburg, Maple, Thornhill and Woodbridge – each with its own distinct character and largely composed of service-related uses including health care, personal care services and restaurants. These four commercial areas fulfill a number of

key functions including providing a special character to the surrounding neighbourhoods; providing pedestrian oriented local serving retail opportunities not found elsewhere in the City, and creating spaces that combine heritage architecture and specialized retail opportunities for tourism.

The Commercial Land Use Review report further indicates that, “there is no city-wide historical commercial identity or traditional shopping area” in Vaughan and that the City’s consumers have traditionally shopped in their local communities (Woodbridge, Thornhill, Maple and Kleinburg) and regional centres. The report suggests that shopping along neighbourhood streets in Thornhill Village, the Woodbridge and Maple Core areas and Kleinburg represent “authentic pedestrian precincts that are far easier to market and grow than attempting to recreate that experience in a planned retail development. Forceful policies and where necessary, incentives must be in place to allow existing commercial streets to flourish and function to support the surrounding neighbourhoods.” However, the stores, buildings and infrastructure in the Vaughan Village Cores are aging and may require improvements and revitalization in the future. The report suggests that unmaintained Village Cores may negatively impact the communities in which they are located.

6.1.3 Retail in Kleinburg-Nashville

The Commercial Land Use Review report indicates that Kleinburg has functioned in the past as a visitor destination rather than as a neighbourhood serving retail destination. This is partly due to its proximity to the McMichael Art Gallery which is located on Highway 27. Minimal intensification opportunity currently exists within the core and its heritage character makes significant change less desirable. Based on the Review’s analysis, there is a sentiment that “commercial uses serving this area should remain local in nature and not detract from the tourist/heritage function of the Village Core and the rural nature of northwest Vaughan.”

Table 2. Existing Commercial Space in Kleinburg by cluster and type

Car	Walk	Area (ha)
Area 1	Nashville Core Area	6.32
Area 2	Rural Area	65.60
Area 3	Rural Area	5.69
Area 4	Rural Area	4.14
Area 5	Rural Area	41.34
Area 6	Rural Area	50.94
Area 7	Rural Area	1.28

Source: Urban Metrics Inc., 2009

Table 3. Mode of Transportation Used to Travel to Kleinburg’s Pedestrian Retail Area

Car	Walk	Transit	Bike	Other
96.8%	2.3%	0.9%	0.0%	0.0%

Source: Urban Metrics Inc., 2009

The City of Vaughan Commercial Land Use Review concludes that while 130,000 square metres of local serving space required within the intensification areas to serve the future population in the City of Vaughan, a small portion of space – likely no more than 9,300 square metres – will be required to serve the local commercial needs of the new population in the Kleinburg-Nashville Community, approximately between 1.4 and 1.9 square metres per new resident. These numbers may be adjusted based on the outcomes of the Kleinburg-Nashville Focused Area Study.

In addition, the report indicates that future neighbourhood scale retail nodes should be limited to a maximum of 15,000 square metres (161,400 square feet), and preferably below 10,000 square metres. They also indicate that commercial space in Kleinburg-Nashville should be sensitive to the rural and heritage character of the area and should be limited to local serving facilities.