



9 Summary & Conclusions

One purpose of the background collection phase of this project is to determine the potentials and constraints to future development within the Kleinburg-Nashville Area, with specific regard to the seven identified Focus Areas. To this end, the review of community character has revealed an eclectic mix of almost exclusively single detached house forms that are clustered together around the historic core of Kleinburg. Lots are large, and for the most part, so are the dwelling units. Very quickly, one transitions from the suburban and semi-rural housing clusters to the rural/agricultural landscape. Roads outside of the built up areas reflect the countryside feel.

The environmental work has determined that Focus Area 3, Focus Area 4 and Focus Area 7 have no development potential, and, therefore they will be excluded from the community design phase of this project. In addition, the lines that separate urban development from the natural heritage features and their functions have been established within Focus Areas 1, 2, 5 and 6.

The heritage assessment has laid out the history of the Kleinburg-Nashville Area, and has identified some of the key cultural heritage resources that, while they do not preclude development, effort should be made to protect these resources from development, hopefully integrating them into the urban fabric through sensitive design. Further, the Nashville Area was identified as an interesting collection of heritage buildings, and that the character of the area should be reflected in any new development that is adjacent.

To further the goal of re-establishing Nashville as an attractive community hub on par with Kleinburg proper, particular attention must be paid to the block pattern and scale and urban design character of new development to the

north as well as the swath of development that interfaces with Nashville in Block 61. To that end, the elimination of truck traffic and upgraded pedestrian amenities along Nashville Road is necessary. The return of the Nashville Train Station and the restoration or reconstruction of the heritage fabric will further enhance the Nashville community.

The Commercial Lands Review has suggested that Downtown Kleinburg is an important community retail focus that does not have substantial opportunity for expansion or intensification. The Commercial Lands Review has also suggested that new residential development within the identified Focus Areas 2, 5 and 6, be served with approximately 20 square feet of local, neighbourhood scale retail space per person. This form of retail space is small in scale, and will need to be designed in a manner that will be compatible with the character of the surrounding community. Access to, and preferably frontage onto, the arterial road grid will be a prerequisite to success.

There is a tremendous amount of activity regarding the current and planned road network in and around the Kleinburg-Nashville Area. The road system is being generally upgraded to accommodate substantial future growth in the western half of Vaughan. The development strategy and design of the new communities will need to be cognizant of this higher level activity.

Servicing options for the remainder of the Kleinburg-Nashville Area are also under consideration, and it would appear that full urban servicing can be made available to the new development within the Focus Areas in a timely and cost-effective manner. More detailed work on the servicing strategy will be required once a preferred plan has been prepared.