



4 Preferred Demonstration Plans

4.1 The Overall Plan

Overall, the future development of Focus Areas 1, 2 and 5 + 6 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 6,000 people to the Kleinburg-Nashville community and result in average gross density in these Focus Areas of about 41 pph (see Tables 1 and 2).

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 4).

Figure 4) Overall Kleinburg-Nashville Community Demonstration Plan

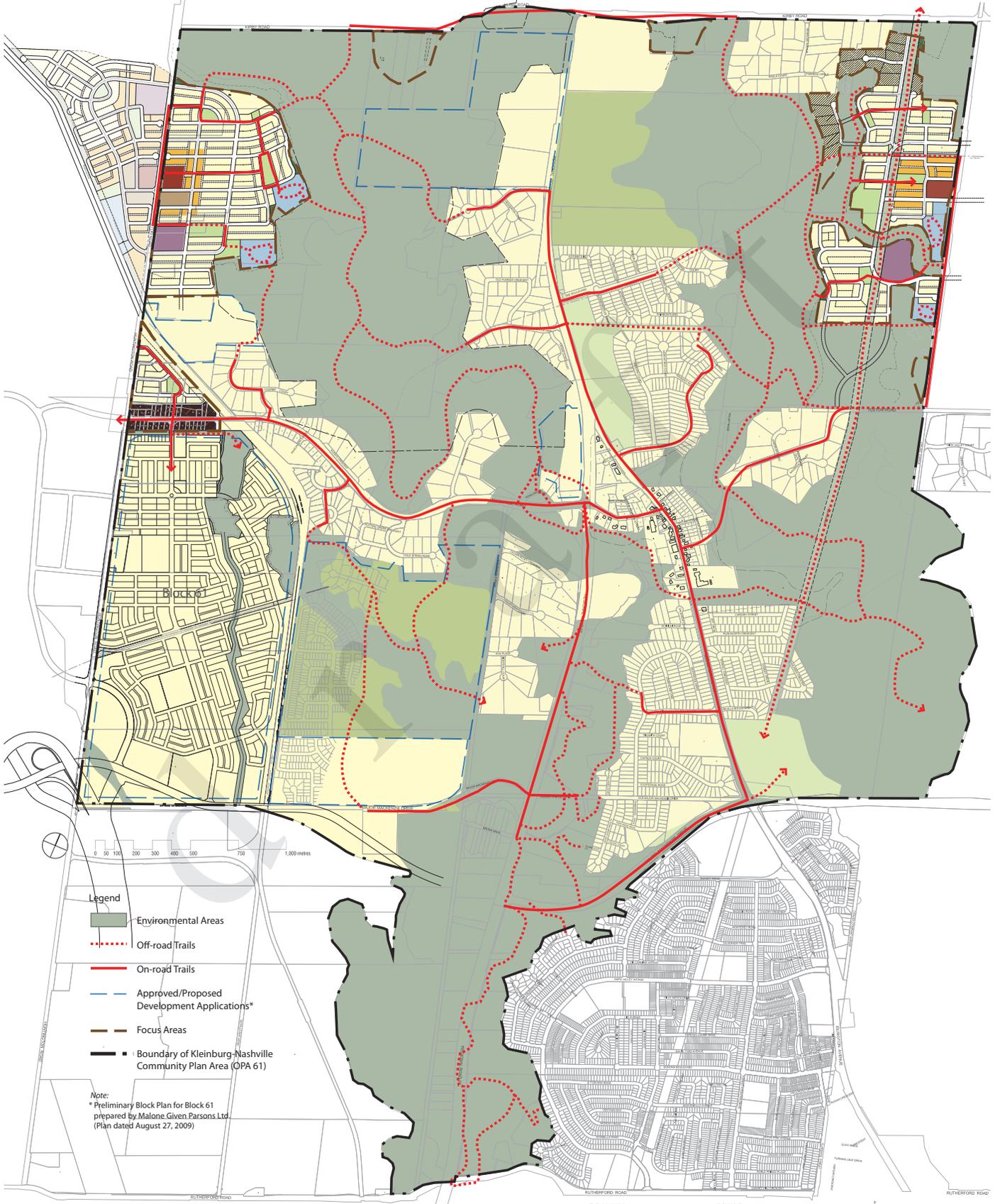




Table 1) Overall Unit and Population by Residential Development Type

Residential Development Type	Focus Areas 5 & 6 West of Kipling Ave		Focus Area 2 East of Huntington Rd		Focus Area 1 Nashville Core Interface		Totals
		% of Grand Total		% of Grand Total		% of Grand Total	
Commercial/Mixed Use Buildings							
Total Commercial Area (sq.m)	4,300		5,670				9,970
Total Office Area (sq.m)	1,235		0				1,235
Total Residential Area (sq.m)	8,720		7,040				15,760
Number of Units (Residential)	57	7%	46	5%			103
Persons Per Unit (ppu)	1.73		1.73				
Number of People	99		80				178
Number of Underground Parking Spaces for Res	71		57				128
Number of Surface Parking Spaces for Comm	180		174				354
Low Rise Apartment							
Land Area (ha)			1.20	2%			1.20
Density (units/ha)			50				
Number of Units			60	6%			60
Persons Per Unit (ppu)			1.73				
Number of People			104	3%			104
Semi-Detached & Townhouse							
Land Area (ha)	5.34	7%	4.52	7%			9.86
Density (units/ha)	35		35				
Number of Units	187	24%	158	17%			345
Persons Per Unit (ppu)	3.14		3.14				
Number of People	587	23%	497	16%			1,084
Single-Detached							
Land Area (ha)	35.04	49%	46.28	71%	8.01	93%	89.33
Density (units/ha)	15		15		15		
Number of Units	526	67%	694	72%	120	13%	1,340
Persons Per Unit (ppu)	3.44		3.44		3.44		
Number of People	1808	71%	2388	78%	413	13%	4,609
Single-Detached Estate							
Land Area (ha)	10.54	15%					10.54
Density (units/ha)	--						
Number of Units	16	2%					16
Persons Per Unit (ppu)	3.44						
Number of People	55	2%					55
Grand Total							
	Focus Areas 5 & 6 West of Kipling Ave		Focus Area 2 East of Huntington Rd		Focus Area 1 Nashville Core Interface		Totals
Total Developable Land Area (ha)	71.85		64.96		8.64		145.45
Total Number of Units	786		958		120		1,864
Total Number of People	2,549		3,068		413		6,030
Persons + Jobs Per Hectare (p+j/h)	35		47		48		

Table 2) Overall Land Use Areas (ha)

Land Use	Focus Areas 5 & 6 West of Kipling Ave		Focus Area 2 East of Huntington Rd		Focus Area 1 Nashville Core Interface	
	Area (ha)	% of Total Developable Land	Area (ha)	% of Total Developable Land	Area (ha)	% of Total Developable Land
Residential (includes roads)	50.92	71%	52.00	80%	8.01	93%
Mid Rise Commercial/Mixed Use	1.20	2%	1.40	2%	0.20	2%
Elementary School	3.10	4%	2.20	3%	0.00	0%
Public Park	4.43	6%	3.70	6%	0.43	5%
SWM Ponds	3.90	5%	5.16	8%	0.00	0%
Utility Corridor	7.27	10%	0.00	0%	0.00	0%
Environmental Protection Area	1.03	1%	0.50	1%	0.00	0%
Total Developable Land Area	71.85	100%	64.96	100%	8.64	100%

Notes/Assumptions:

- Total area for commercial uses were calculated at 20 square feet / resident.
- Parkland/Open Space areas were provided at approximately 5% of the total developable land area.
- In order to calculate the number of residential units, the following net densities (residential land area and roads only) were applied:
 Low Rise Apartment - 50 u/ha
 Semi-Detached & Townhouse - 35 u/ha
 Single-Detached - 15 u/ha
 Single-Detached Estate Lots were counted on the plan, based on a minimum lot size of 1 acre
 Mid Rise Commercial/Mixed Use Buildings - assumes double-loaded corridor building; residential uses above grade;
 150 square metres gross unit calculation (includes hallways, services, etc)
- In order to calculate the number of people, the following persons/unit ratios were applied:
 Low Rise Apartment - 1.73 ppu
 Semi-Detached & Townhouse - 3.14 ppu
 Single-Detached & Estate Lots - 3.44 ppu
- The following development standards were applied in the design of the demonstration plan:
 a) Lot depths ranging from 30 metres to 35 metres
 b) ROW standards: 22m collector roads; 18.0m Local roads; 8.5m Lanes
- Mid Rise Commercial/Mixed Use buildings are assumed to be double-loaded corridors with:
 First Floor - Retail Uses
 Second Floor - Office Uses or Residential Uses
 Third to Fifth Floor - Residential Uses



4.2 Details within the Focus Areas

4.2.1 Focus Area 1

The Preferred Plan for Focus Area 1 is based on a simple design that designates the historic Nashville Road corridor as Main Street Mixed Use, and designates the remaining areas north and south of the Nashville Road corridor as Single-Detached Residential. The Plan also includes a 0.44 hectare (1 acre) park serving the residential area north of the Nashville Road corridor. The Preferred Plan for Focus Area 1 achieves a gross density of 48 p+j/h.

A summary of projected development yields is found in Table 3 below.

Table 3) Focus Area 1: Estimated Development Yields

Residential Development Type	Focus Area 1 Nashville Core Interface
Single-Detached	
Land Area (ha)	8.01
Density (units/ha)	15
Number of Units	120
Persons Per Unit (ppu)	3.44
Number of People	413

Grand Total	Focus Area 1 Nashville Core Interface
Total Developable Land Area (ha)	8.64
Total Number of Units	120
Total Number of People	413
Persons + Jobs Per Hectare (p+j/h)	48

Figure 5) Focus Area 1: Land Use and Built Form

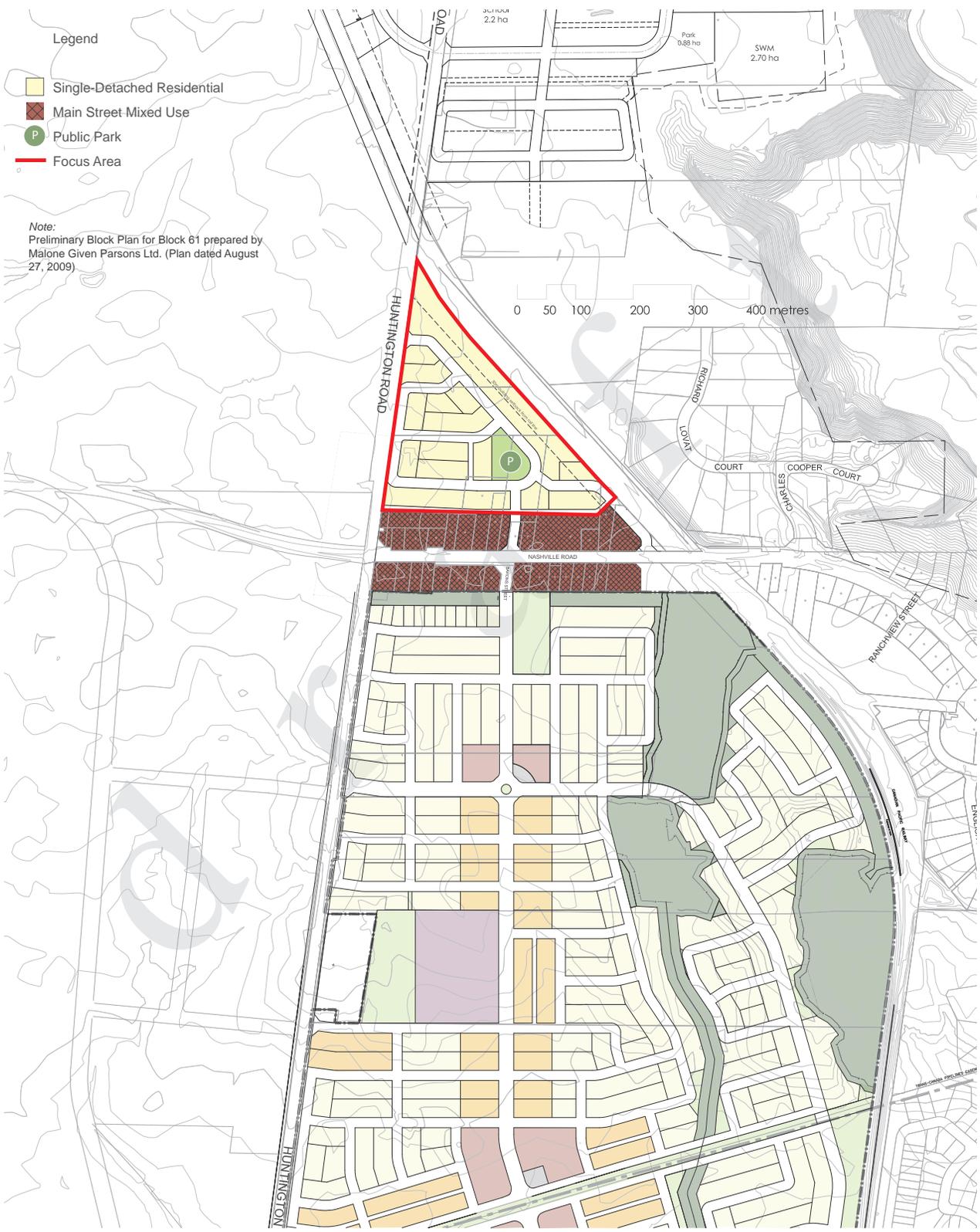


Figure 7) Focus Area 1: Roads Network

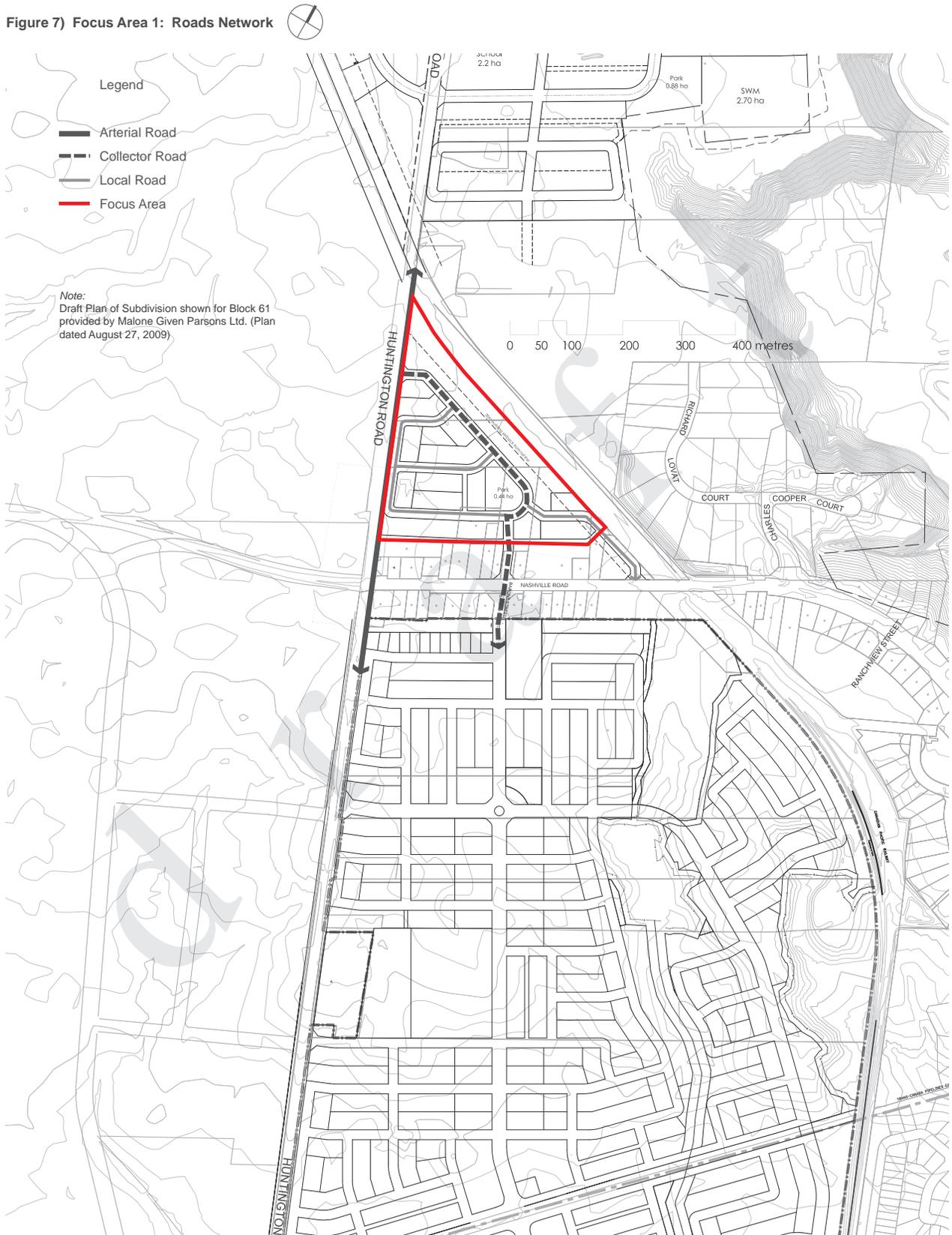
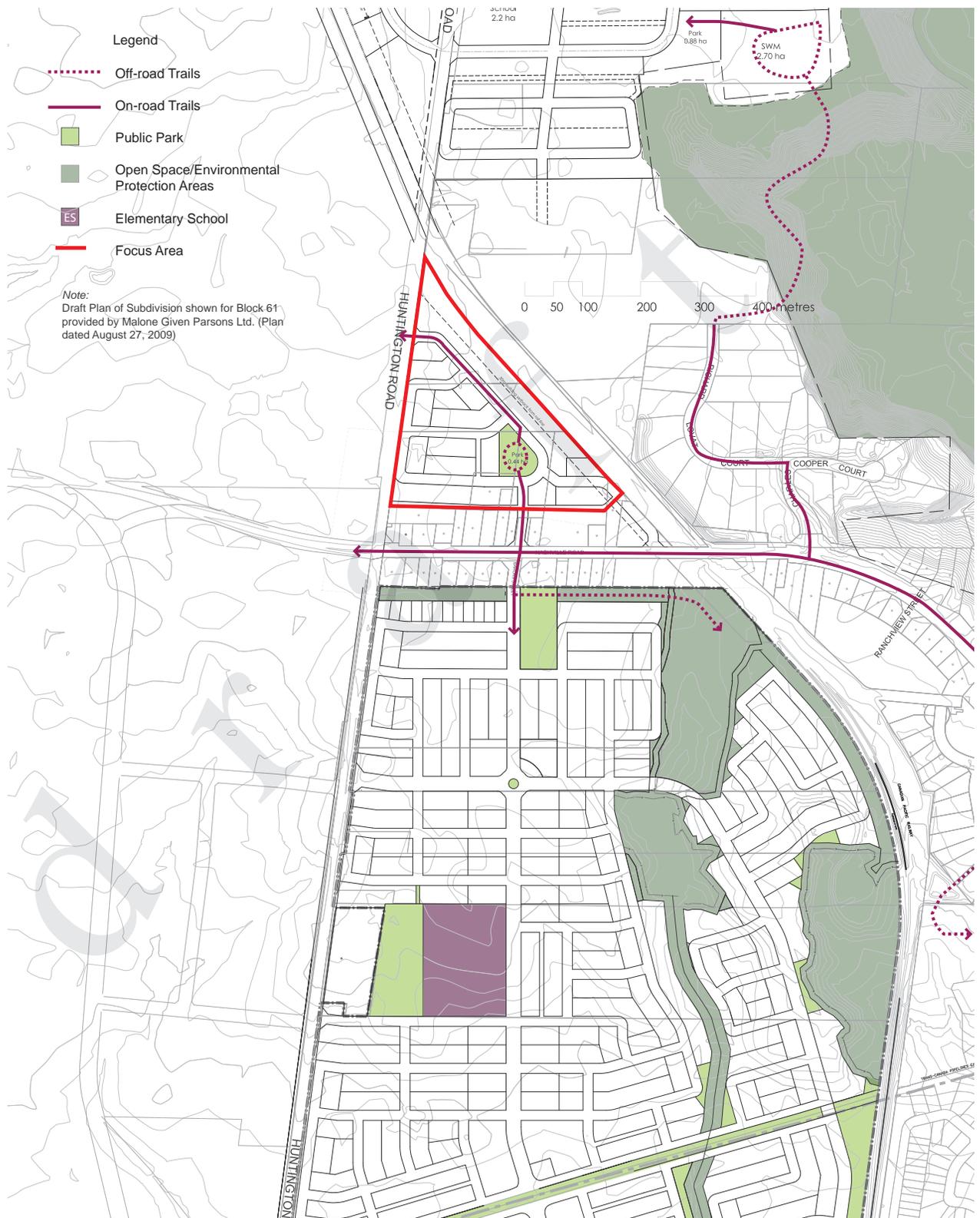




Figure 8) Focus Area 1: Open Space and Trails System 



4.2.2 Focus Area 2

The Preferred Plan for Focus Area 2 is typified mainly by single-detached residential uses. The Plan also includes a small commercial/mixed use component (1.4 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 2.2 hectare elementary school site fronting on Huntington Road and two stormwater management facilities western edge of the Focus Area. Moreover, the Plan also contemplates the preservation of a potential cultural landscape unit on the north edge of the Focus Area as a key community amenity.

In terms of road pattern, the Preferred Plan for Focus Area 2 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 parks and open spaces (ranging from 0.06 to 1.3 hectares to 2.48 hectares) connected by a system of trails and green streets.

The Preferred Plan for Focus Area 2 achieves a gross density of 47 p+j/h.

The Preferred Plan for Focus Area 2 also includes a concept plan for the area on the west side of Huntington Road (Focus Area 2b). The purpose of this concept plan is to ensure that, as future development progresses, a coordinated interface exists between Focus Areas 2 and 2b in terms of corresponding road alignments, related land uses and complementary built form.

A summary of projected development yields is found in the Table 4.

Table 4) Focus Area 2: Estimated Development Yields

Residential Development Type	Focus Area 2 East of Huntington Rd
Commercial/Mixed Use Buildings	
Total Commercial Area (sq.m)	5,670
Total Office Area (sq.m)	0
Total Residential Area (sq.m)	7,040
Number of Units (Residential)	46
Persons Per Unit (ppu)	1.73
Number of People	80
Number of Underground Parking Spaces for Res	57
Number of Surface Parking Spaces for Comm	174
Low Rise Apartment	
Land Area (ha)	1.20
Density (units/ha)	50
Number of Units	60
Persons Per Unit (ppu)	1.73
Number of People	104
Semi-Detached & Townhouse	
Land Area (ha)	4.52
Density (units/ha)	35
Number of Units	158
Persons Per Unit (ppu)	3.14
Number of People	497
Single-Detached	
Land Area (ha)	46.28
Density (units/ha)	15
Number of Units	694
Persons Per Unit (ppu)	3.44
Number of People	2388
Grand Total	
Total Developable Land Area (ha)	64.96
Total Number of Units	958
Total Number of People	3,068
Persons + Jobs Per Hectare (p+j/h)	47



Figure 9) Focus Area 2: Land Use and Built Form 

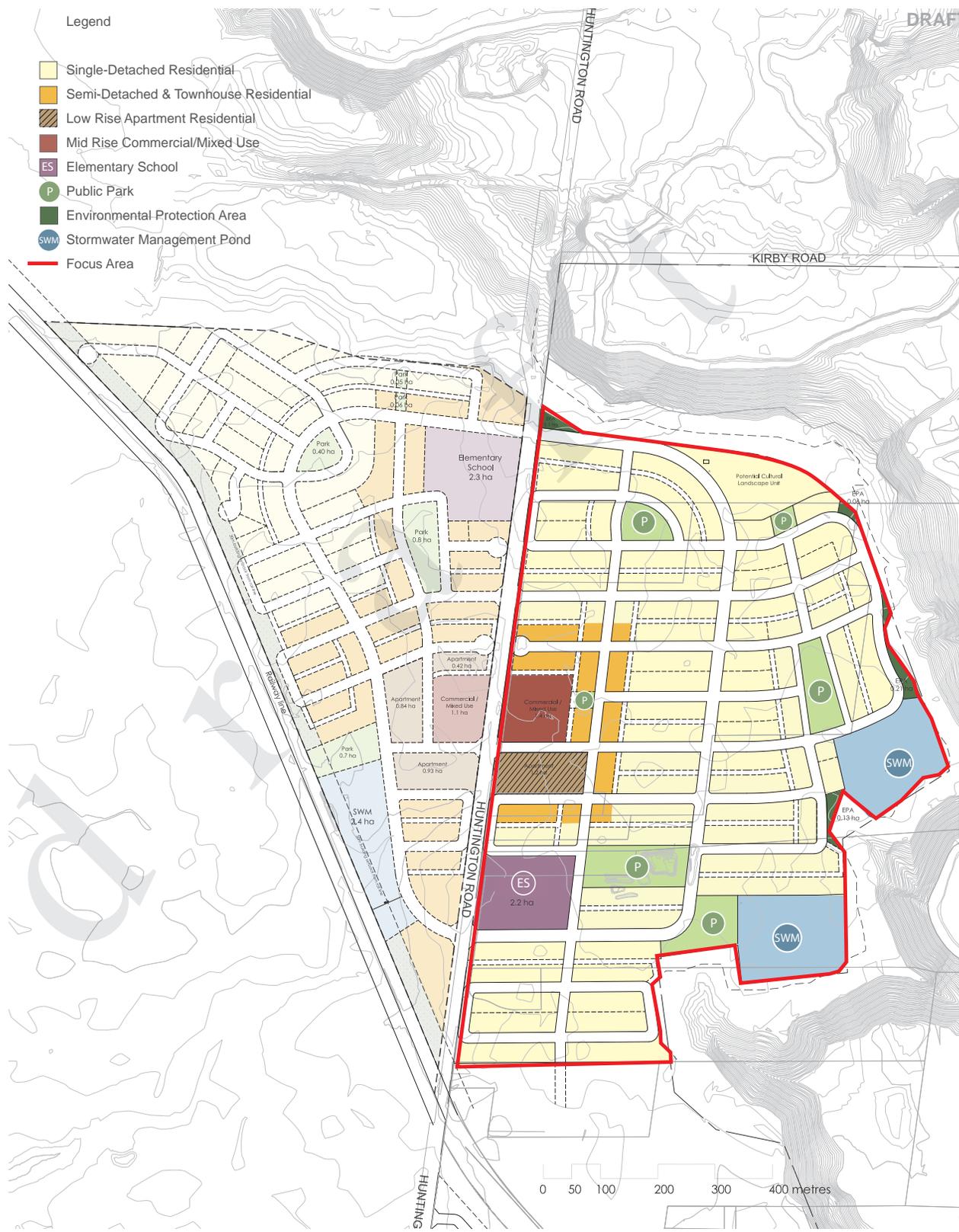


Figure 10) Focus Area 2: Building Height

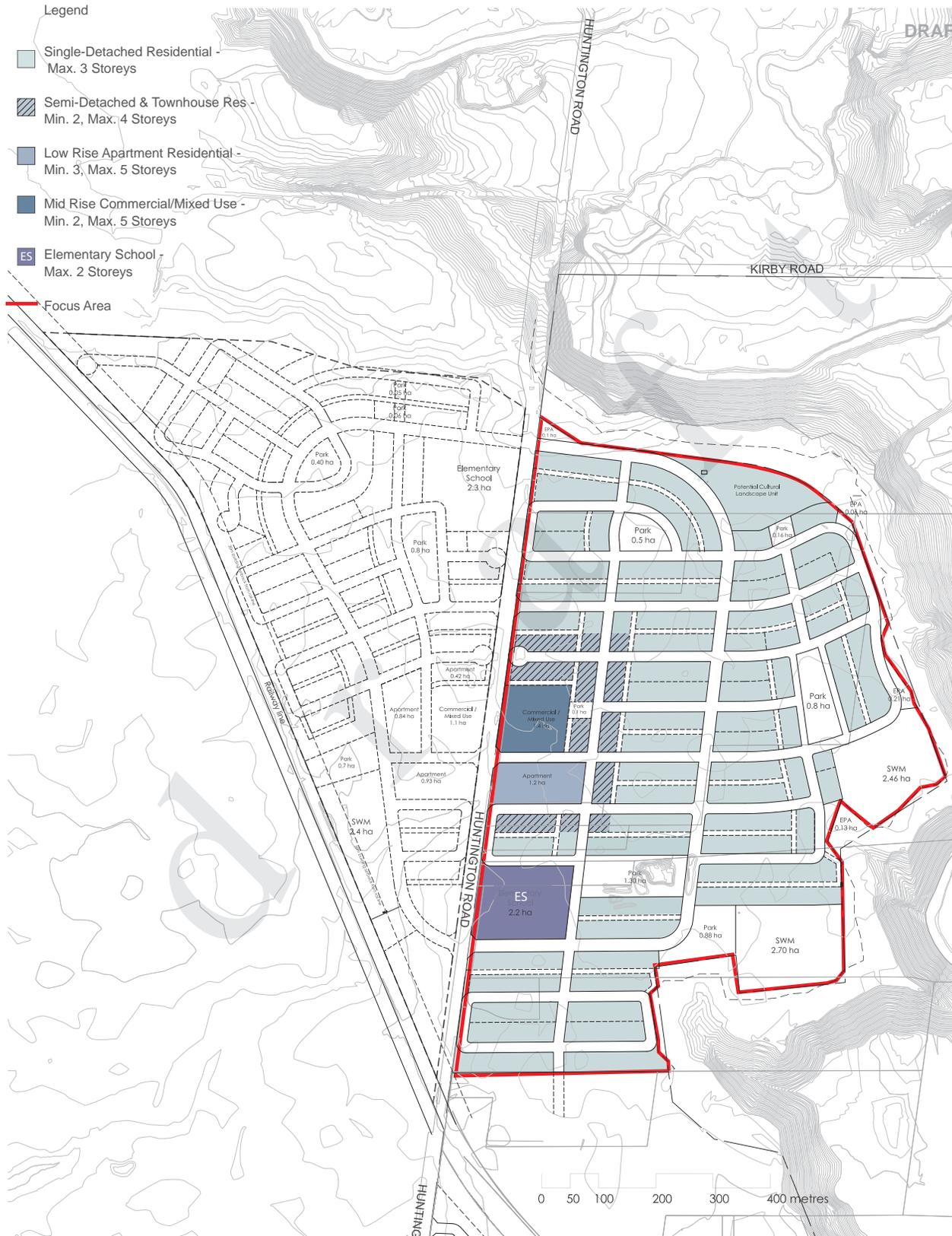




Figure 11) Focus Area 2: Roads Network 

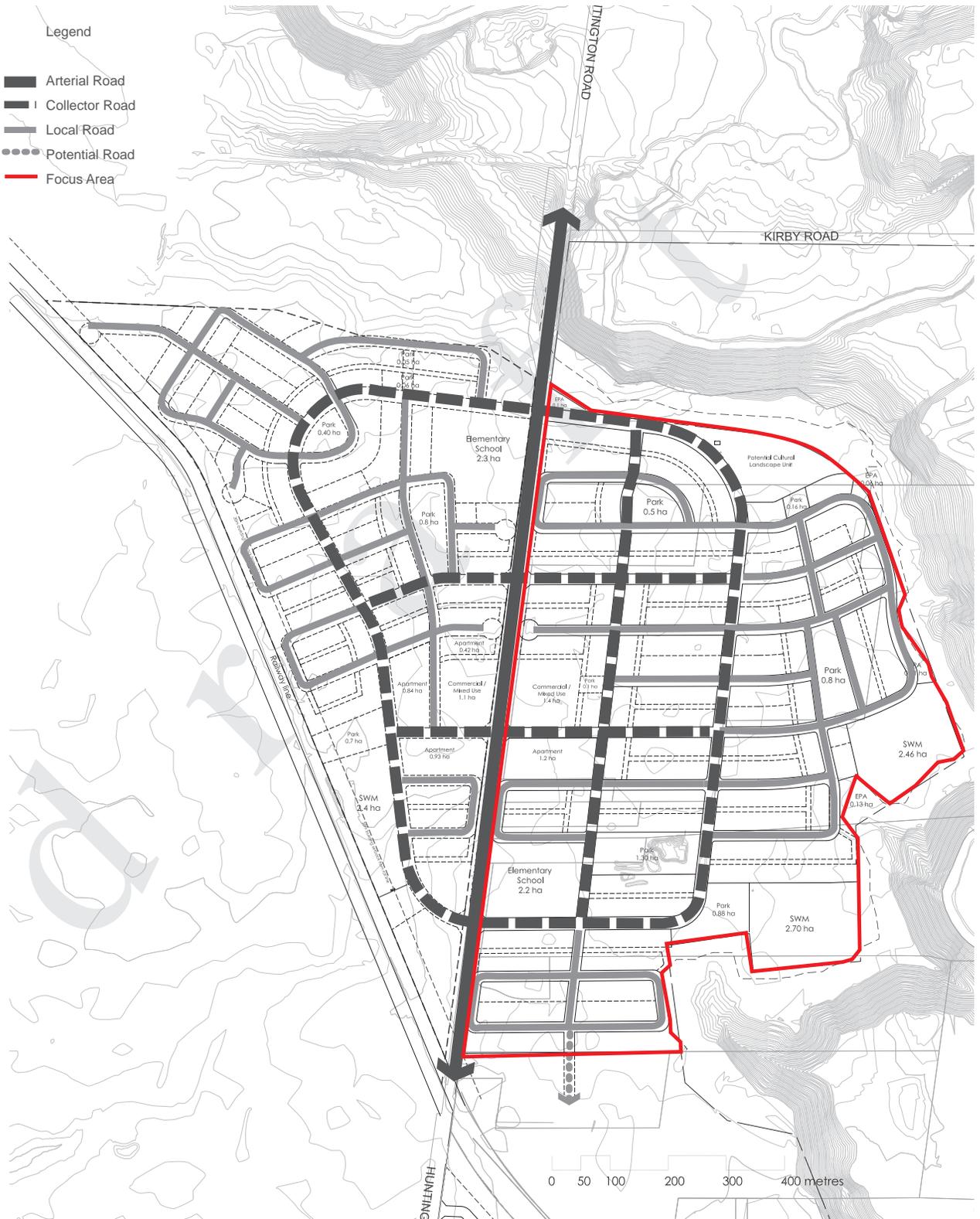
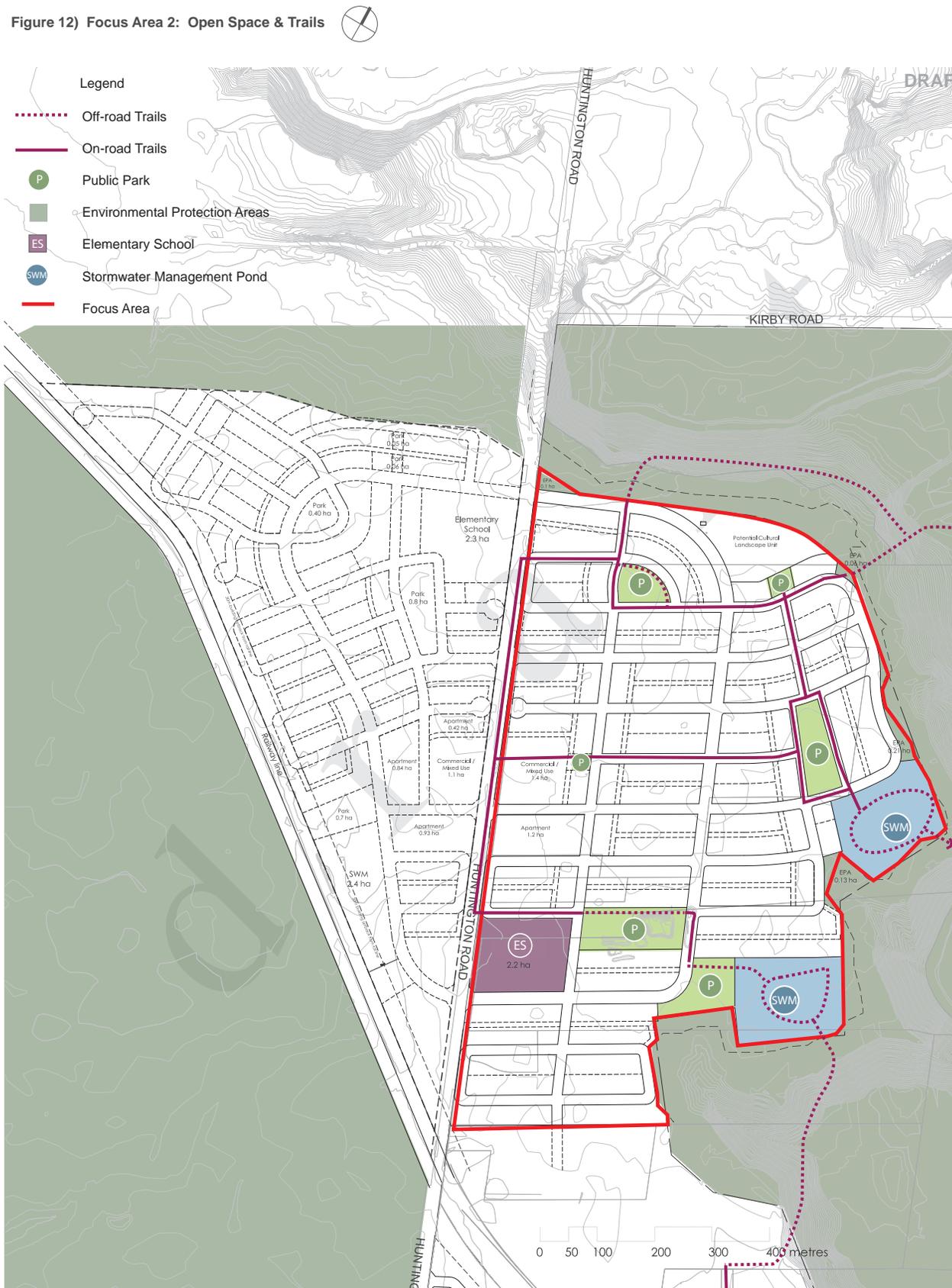


Figure 12) Focus Area 2: Open Space & Trails





4.2.3 Focus Areas 5 + 6

The Preferred Plan for Focus Areas 5 + 6 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 provisions for a 3.1 hectare elementary school site and two stormwater management facilities.

Interspersed throughout the Focus Areas are a series of parks and open spaces (ranging from 0.15 hectares to 2.48 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 Focus Areas 5 + 6 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 two Focus Areas. As in the Preferred Plan for Focus Area 2, a concerted effort was again made to single-load roads along the periphery of the Focus Areas to ensure access and view to the surrounding natural features were maintained.

The Preferred Plan for Focus Areas 5+ 6 achieves a gross density of 37 p+j/h.

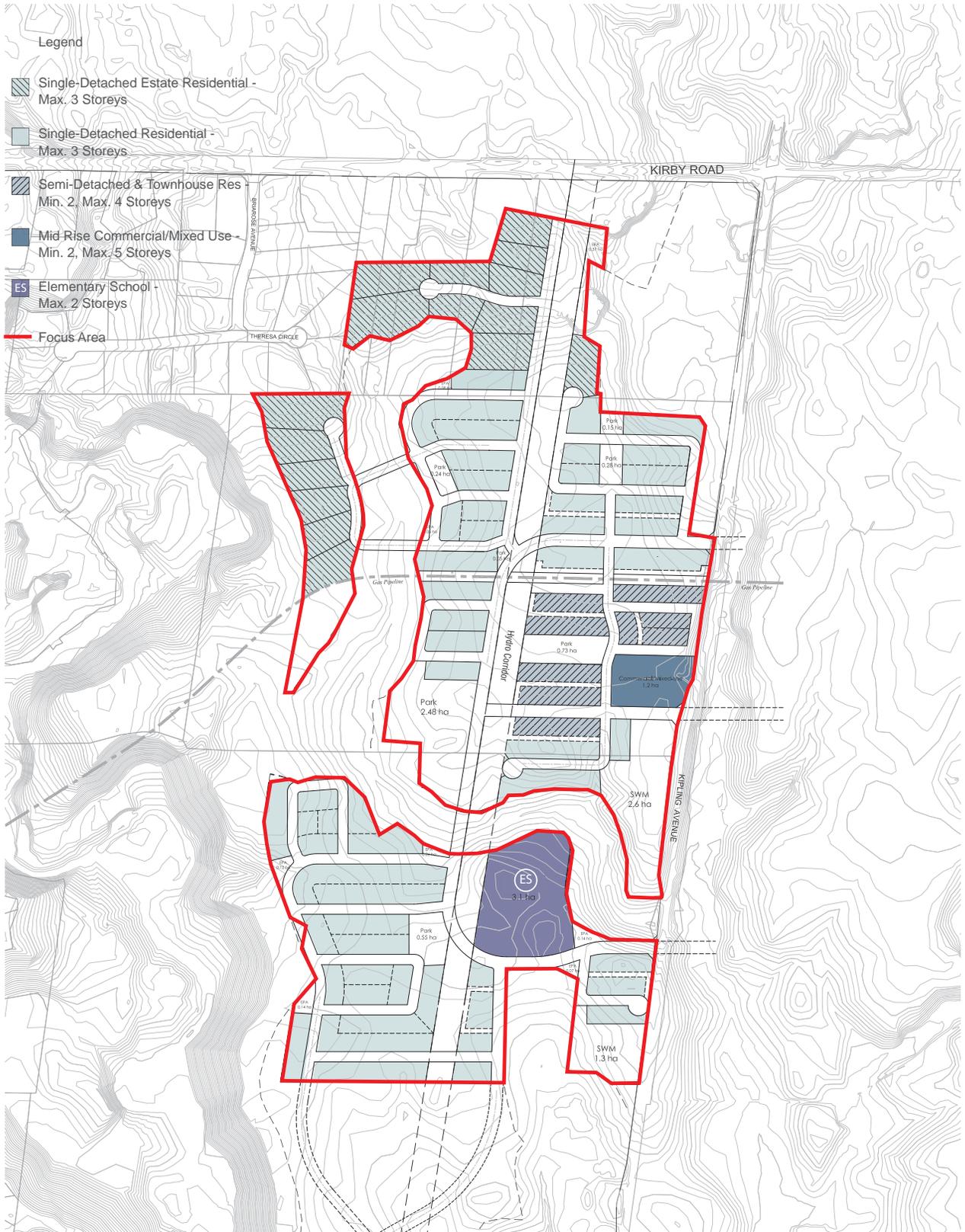
A summary of projected development yields is found in the table below.

Table 5) Focus Areas 5 & 6: Estimated Development Yields

Residential Development Type	Focus Areas 5 & 6 West of Kipling Ave
Commercial/Mixed Use Buildings	
Total Commercial Area (sq.m)	4,300
Total Office Area (sq.m)	1,235
Total Residential Area (sq.m)	8,720
Number of Units (Residential)	57
Persons Per Unit (ppu)	1.73
Number of People	99
Number of Underground Parking Spaces for Res	71
Number of Surface Parking Spaces for Comm	180
Semi-Detached & Townhouse	
Land Area (ha)	5.34
Density (units/ha)	35
Number of Units	187
Persons Per Unit (ppu)	3.14
Number of People	587
Single-Detached	
Land Area (ha)	35.04
Density (units/ha)	15
Number of Units	526
Persons Per Unit (ppu)	3.44
Number of People	1808
Single-Detached Estate	
Land Area (ha)	10.54
Density (units/ha)	--
Number of Units	16
Persons Per Unit (ppu)	3.44
Number of People	55
Grand Total	
Total Developable Land Area (ha)	71.85
Total Number of Units	786
Total Number of People	2,549
Persons + Jobs Per Hectare (p+j/h)	35



Figure 14) Focus Areas 5 & 6: Building Height 





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Figure 17) Focus Areas 5 & 6: Open Space & Trails System

