

SCOPED BLOCK PLAN

Copper Creek (Block 55 NW)

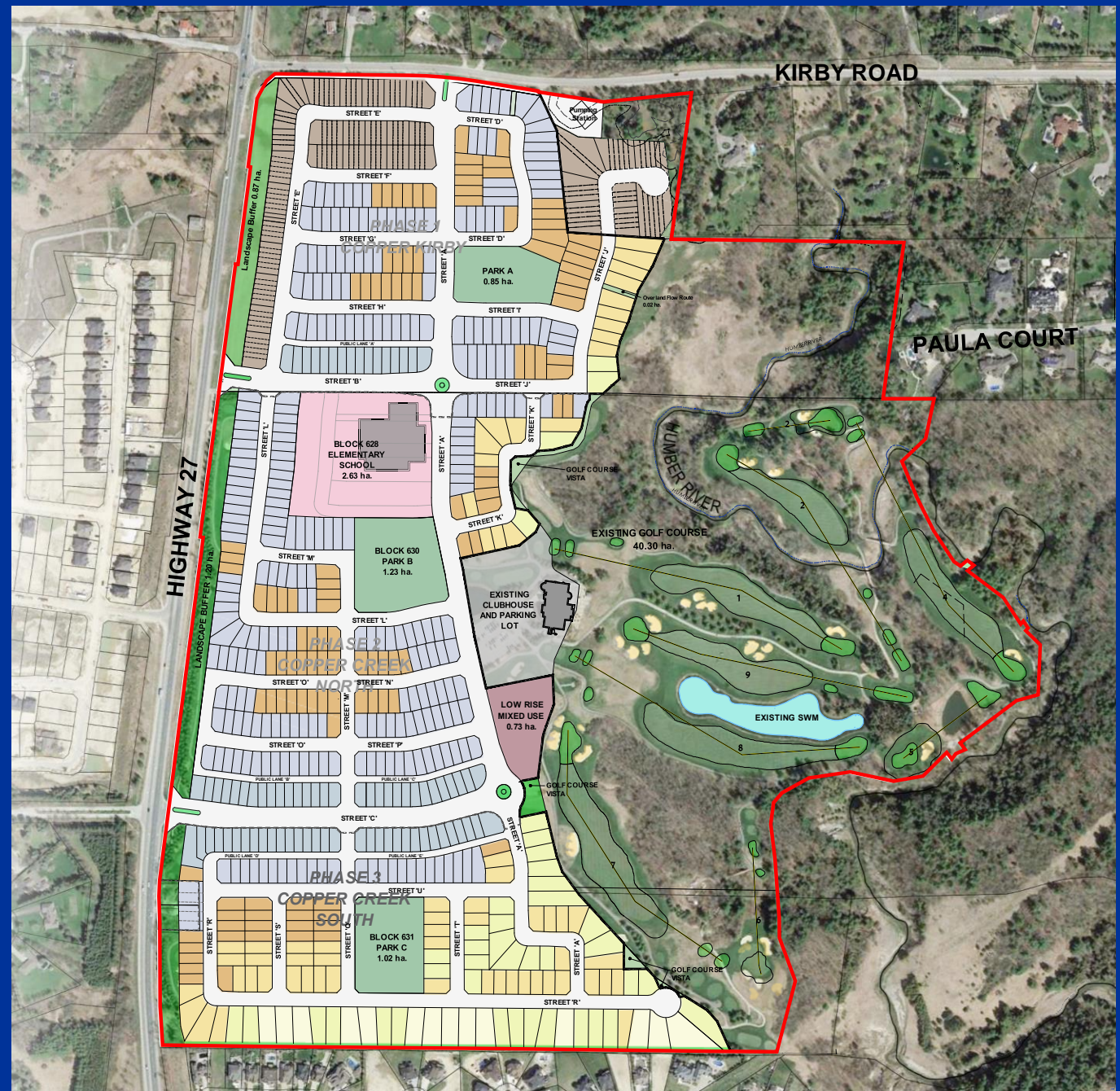
February 2nd 2022 Public Meeting presentation by:
Don Given, Malone Given Parsons Ltd.

COMMUNICATION C30


ITEM NO. 2

**COMMITTEE OF THE WHOLE
(PUBLIC MEETING)**

February 2, 2022



PLANNING CONTEXT & PROCESS

- | | | |
|----|--|---|
| 1 | OPA APPLICATION | |
| 2 | PUBLIC MEETINGS FOR OPA | Various - Nov 2017 - March 2019 |
| | STATUTORY PUBLIC HEARING | Feb 5, 2019 |
| 3 | OPA 47 & 48 Adopted and Approved by Council | June 2019 |
| | LPAT Appeal Filed | August 2019 |
| 4 | LPAT DECISION on Resident Appeal | Aug 31/21 |
| 5 | BLOCK PLAN SUBMISSION | Oct 15/21 |
| 6 | SUBMISSION PRESENTATION TO AGENCIES AND STAFF | |
| | COMMENTS FROM CITY AND AGENCIES | |
| 7 | MEETINGS WITH CITY, REGION AND AGENCIES | Feb 2/22 |
| 8 | PUBLIC MEETING - BLOCK PLAN |  |
| 9 | PUBLIC INPUT | |
| 10 | REVISIONS TO BLOCK PLAN to respond to comments | Mar/22 |
| 11 | BLOCK PLAN 2ND SUBMISSION | |
| 12 | 2ND SUBMISSION COMMENTS FROM CITY AND AGENCIES | Apr/22 |
| 13 | SUBDIVISION AND ZONING APPLICATIONS | |
| 14 | STAFF RECOMMENDATION REPORT - BLOCK PLAN | |
| 15 | COUNCIL ENDORSEMENT OF BLOCK PLAN | |
| 16 | PUBLIC MEETINGS FOR DRAFT PLANS AND ZONING | |
| 17 | DRAFT SUBDIVISION AND ZONING APPROVAL | |

NATURAL HERITAGE FEATURES & BUFFERS

-  STAKED TOP OF BANK
(TRCA, JUNE 29 2015 AND DEC 1, 2016)
-  LONG TERM STABLE TOP OF SLOPE
(WSP, 2021)
-  LONG TERM STABLE TOP OF SLOPE
10m BUFFER
-  MEANDERBELT (BEACON, 2021)
-  MEANDERBELT 30m SETBACK

No net loss to open space (valleylands)



SERVICING/PHASING PLAN

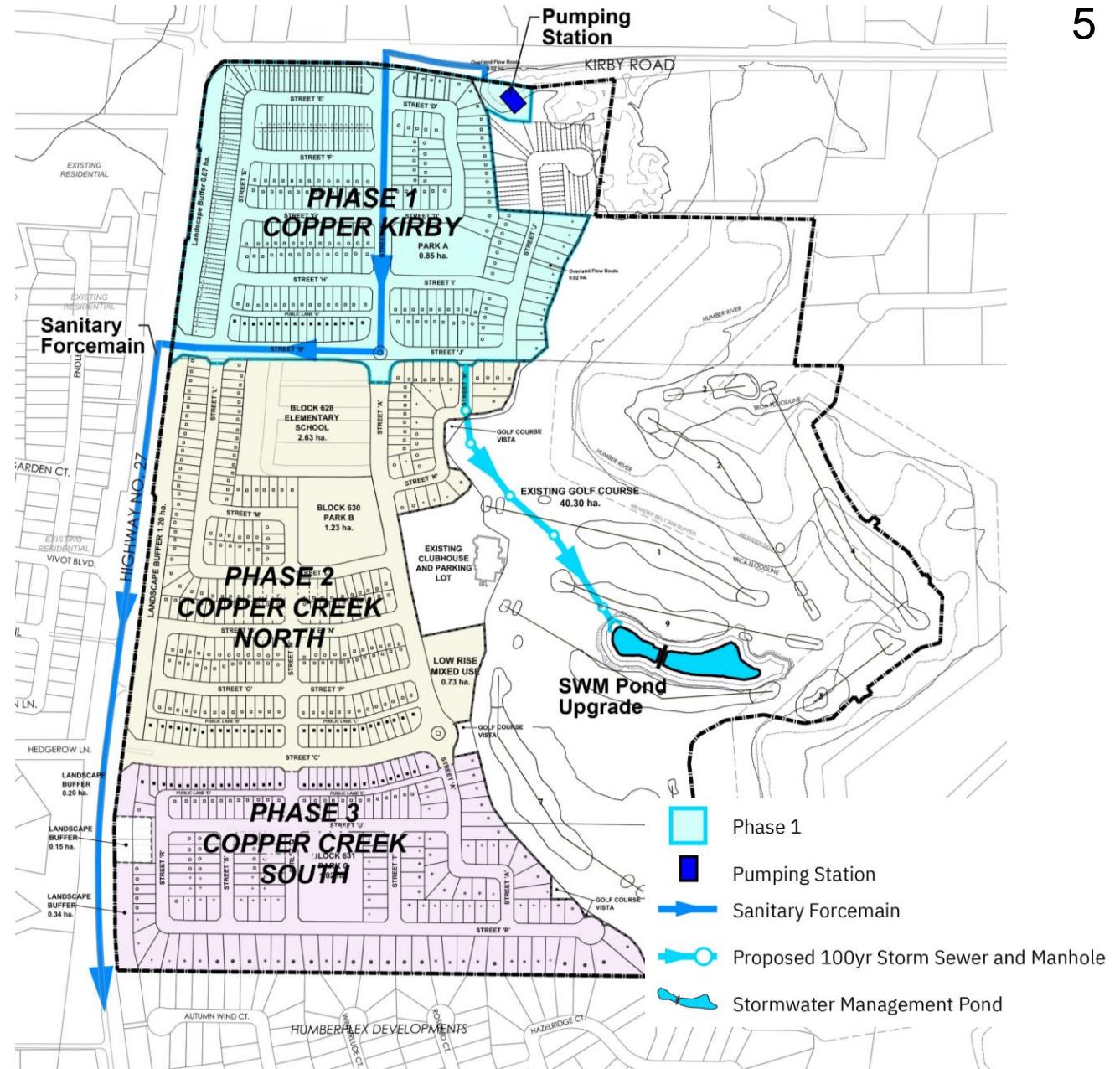
Development from north to south.

Phase 1 requires:

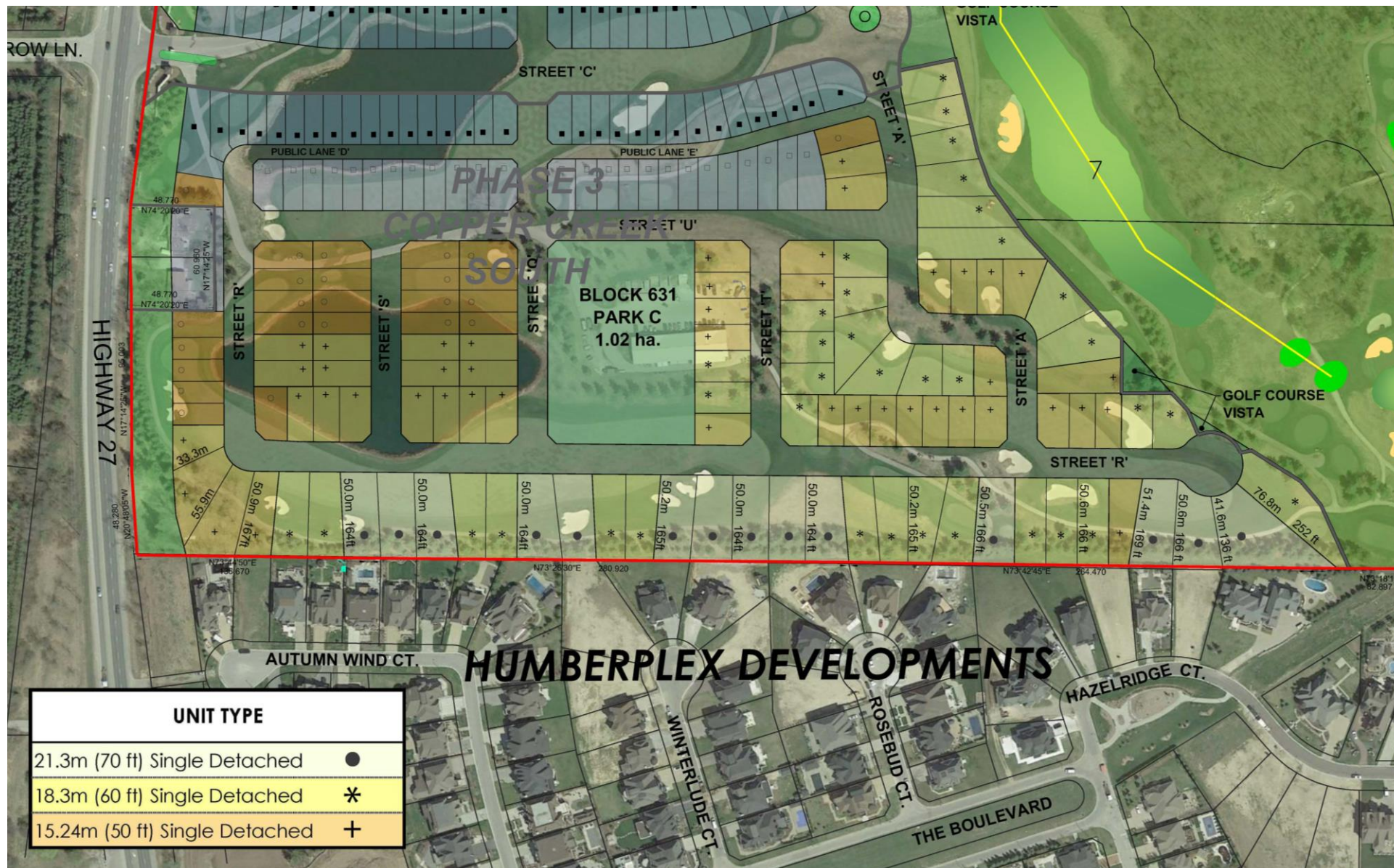
- Kirby Road Pump Station
- Sanitary forcemain
- Upgrade to SWM pond
- SWM sewer through golf course
- Kirby Road and Highway 27 entrances

Phase 2 includes signalized Hwy 27 intersection, school/park campus.

Phase 3 includes a neighbourhood park and larger lots.



- Extra depth lots 50m (160+ ft)
- Existing trees at southern border adjacent to Humberplex will be maintained to the extent feasible at back of lots
- Mix of 50' - 70' wide lots



Examples of HOUSING TYPES

- **Approximately 80% single detached units**
- **Towns located north within Greenfield lands**
- **Main entry road lined with larger lots with rear-lane access**
- **Larger lots along southern boundary**



Single Detached Houses



Single Detached Houses



Lane-Accessed Detached Houses



Conventional Townhouses

One park in each neighbourhood

Landscape Buffer
to Hwy 27

School and
Park 'B'

Park 'A'

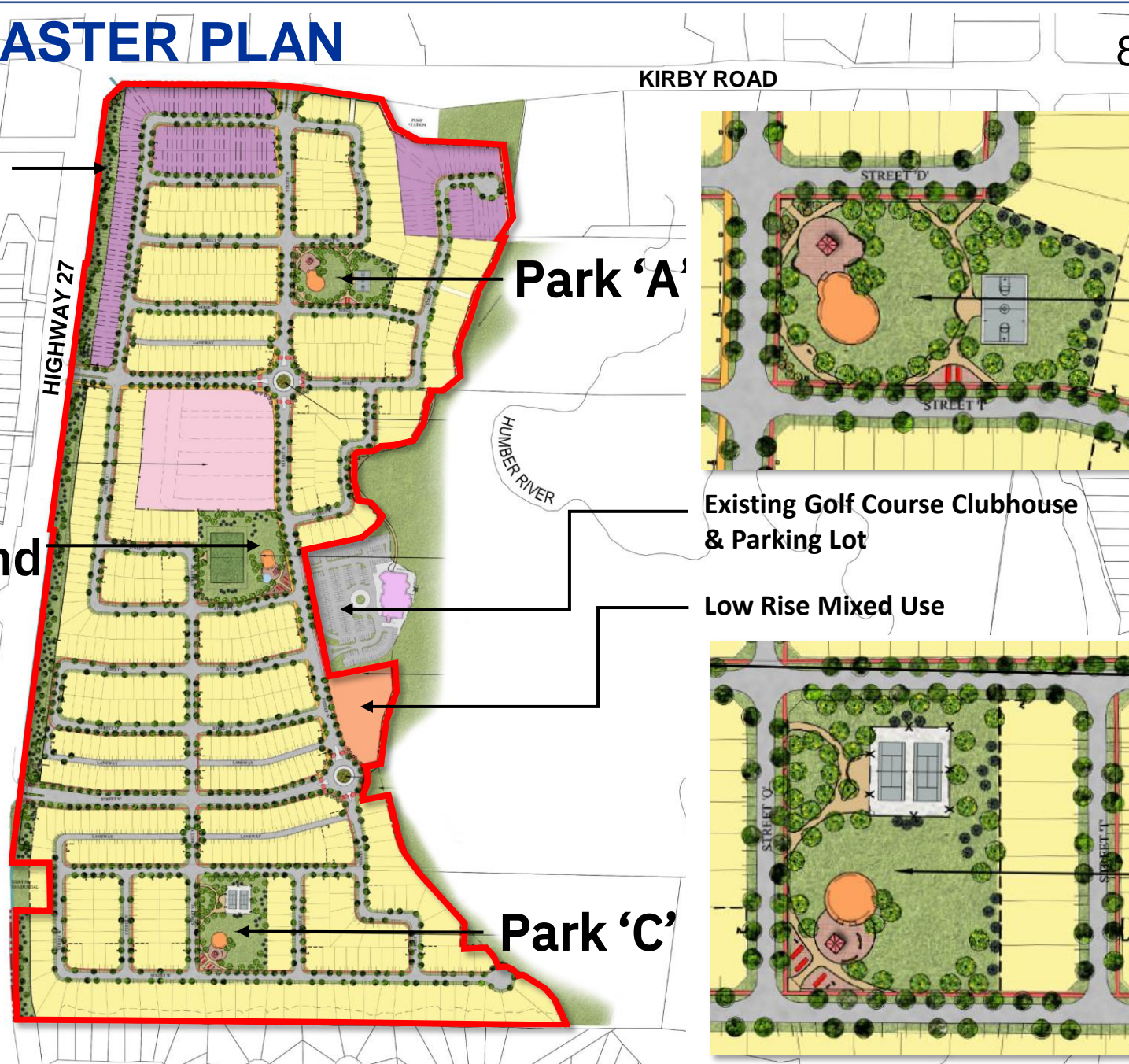
Existing Golf Course Clubhouse
& Parking Lot

Low Rise Mixed Use

Park 'C'



- SITE BOUNDARY/SUBJECT LAND
- SINGLE DETACHED LOTS
- SCHOOL BLOCK
- LOW RISE MIXED USE BLOCK
- TOWNHOUSE BLOCK
- OVERLAND FLOW ROUTE BLOCK
- PROPOSED CORNER LOT WOOD PRIVACY FENCE
- SIDEWALK
- MULTI USE TRAIL ALONG HWY 27
- PROPOSED STREET TREE
- PROPOSED BUFFER PLANTING



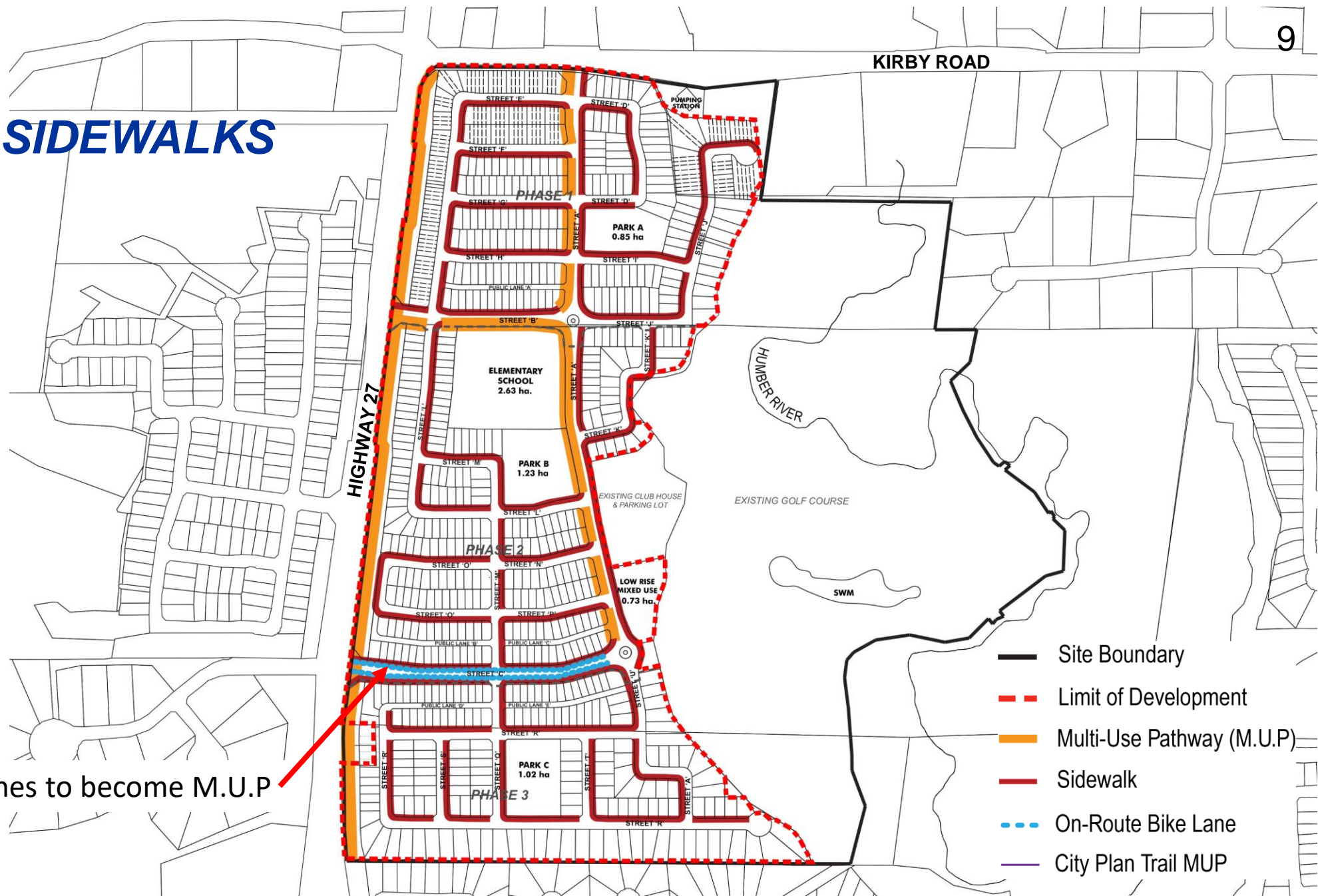
KIRBY ROAD

HUMBER RIVER

TRAILS AND SIDEWALKS

- Multi-Use Pathways on Street 'A' and 'B'
- On-road bike lanes and sidewalks both sides of Street 'C'
- Multi-Use Pathway on Hwy 27 side of buffer
- Sidewalk on one side of local roads

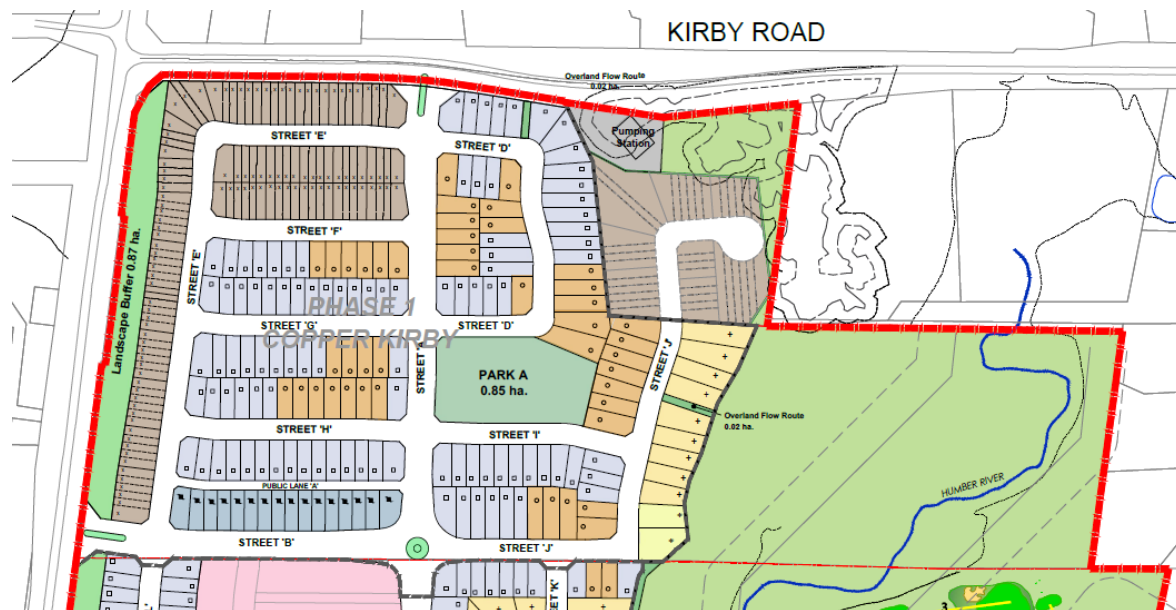
Bike lanes to become M.U.P



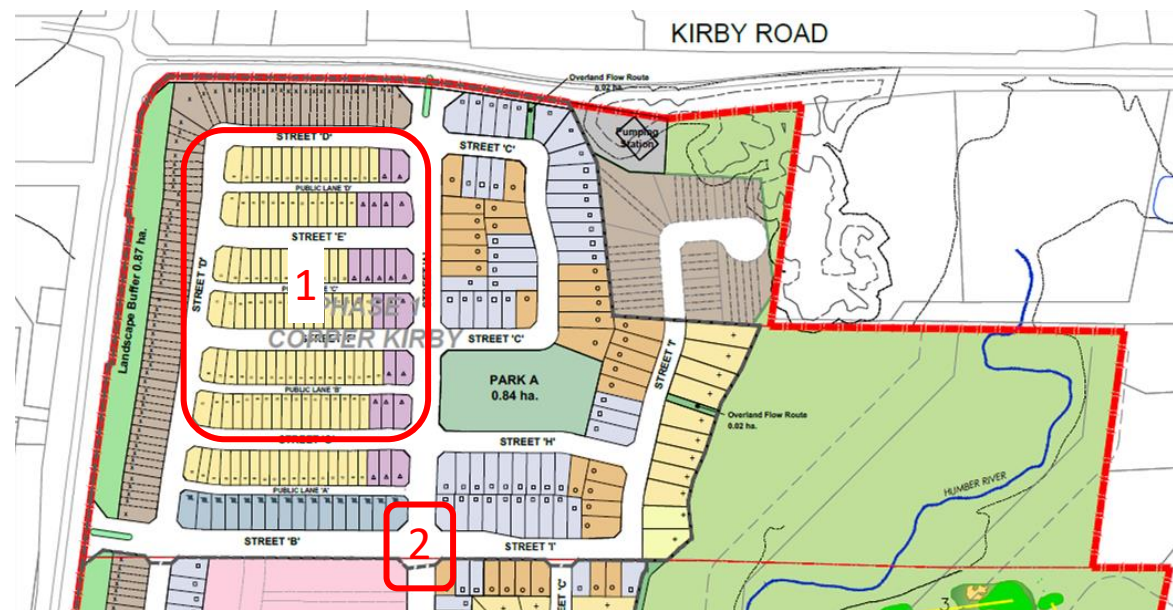
- Site Boundary
- - - Limit of Development
- Multi-Use Pathway (M.U.P)
- Sidewalk
- - - On-Route Bike Lane
- City Plan Trail MUP

REVISIONS TO BLOCK PLAN

Submitted



Updated



- 1 – Addition of public laneways
- 2 – Removal of roundabout (at request of school board)

Contact Information

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