

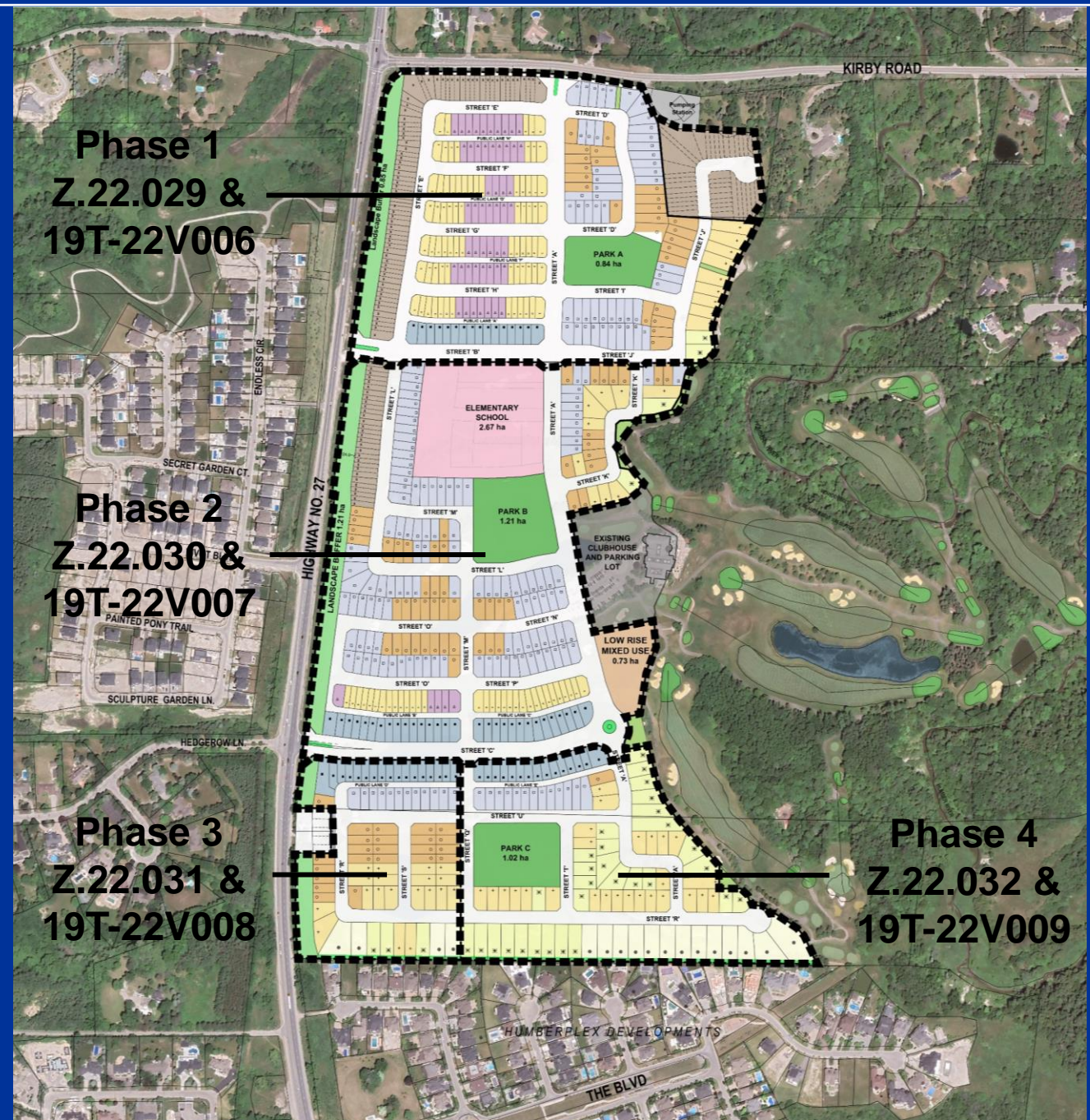
# Draft Plans of Subdivision and Zoning By-Law Amendments

## Copper Creek (Block 55 NW)

January 17<sup>th</sup> 2023 Public Meeting

Presentation by Don Given

Communication: C24  
Committee of the Whole (PM)  
January 17, 2023  
Items # 3,4,5,6



# PLANNING CHRONOLOGY

- |    |  |                                 |
|----|--|---------------------------------|
| 1  | OPA APPLICATION  | May 2017                        |
| 2  | PUBLIC MEETINGS FOR OPA  | Various - Nov 2017 - March 2019 |
| 3  | OPA 47 & 48 Approved by Council                                      | June 12, 2019                   |
| 4  | LPAT DECISION  | June 30, 2021                   |
| 5  | BLOCK PLAN SUBMISSION  | Aug 31, 2021                    |
| 6  | PUBLIC MEETING - BLOCK PLAN  | Feb 2, 2022                     |
| 7  | BLOCK PLAN 2ND SUBMISSION  | Sept 28, 2022                   |
| 8  | SUBDIVISION AND ZONING APPLICATIONS                                  | Sept 30, 2022                   |
| 9  | 2ND SUBMISSION BLOCK PLAN COMMENTS FROM CITY AND AGENCIES            | Nov 2022                        |
| 10 | 1ST SUBMISSION DRAFT PLAN AND ZONING COMMENTS FROM CITY AND AGENCIES | Nov 2022                        |
| 11 | PUBLIC MEETINGS FOR DRAFT PLANS AND ZONING                           |                                 |

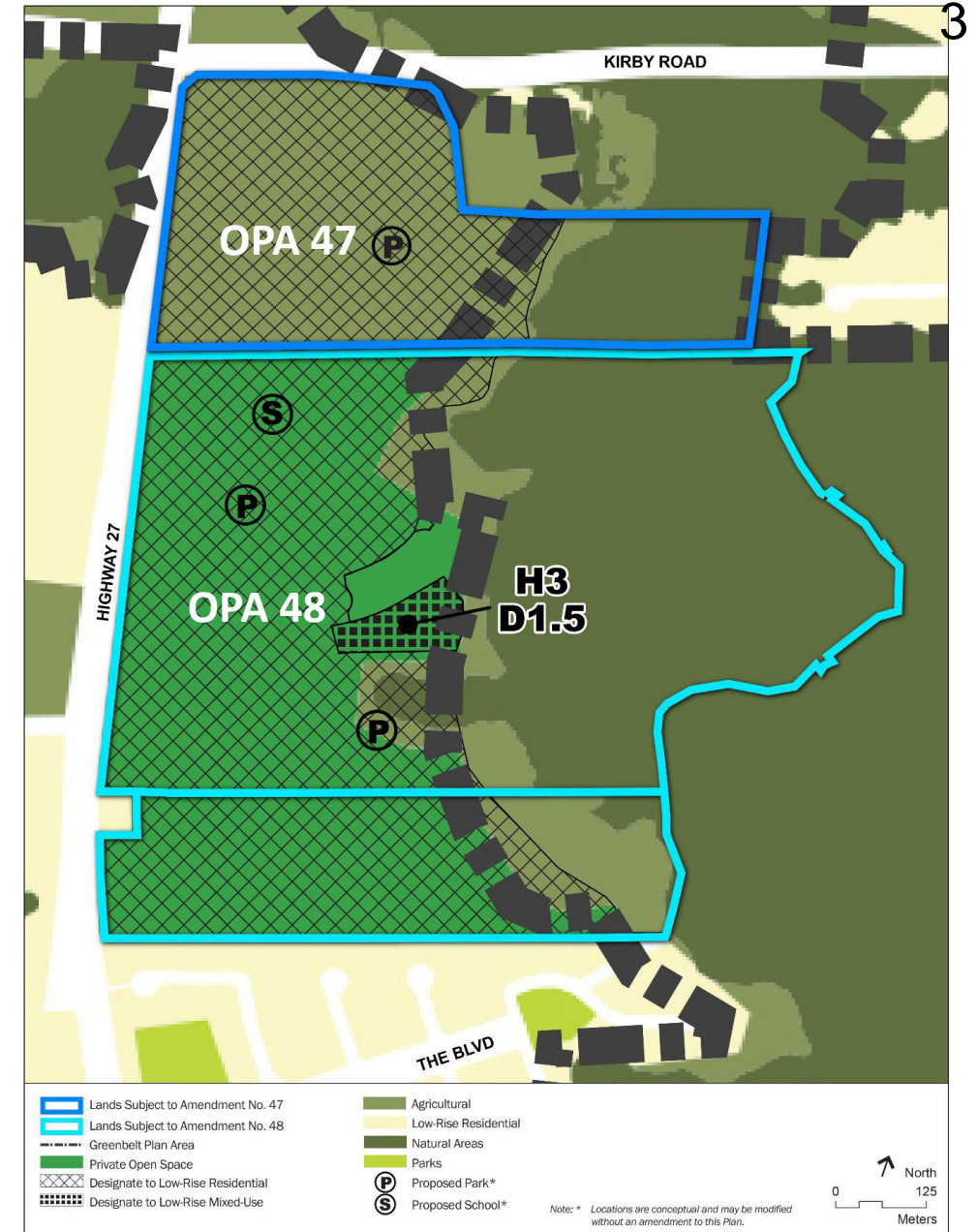


We are here



## Secondary Plan Composite (OPAs 47 and 48)

- OPA 47 – From Agricultural to Low-Rise Residential
- OPA 48 – From Private Open Space/Agricultural/Natural Areas to Low-Rise Residential and Low-Rise Mixed-Use
- OPA 48 – Continuation of golf course uses
- Three parks and one elementary school site (public)
- Golf course clubhouse and valleyland course use remain
- 24m landscape buffer along Hwy 27



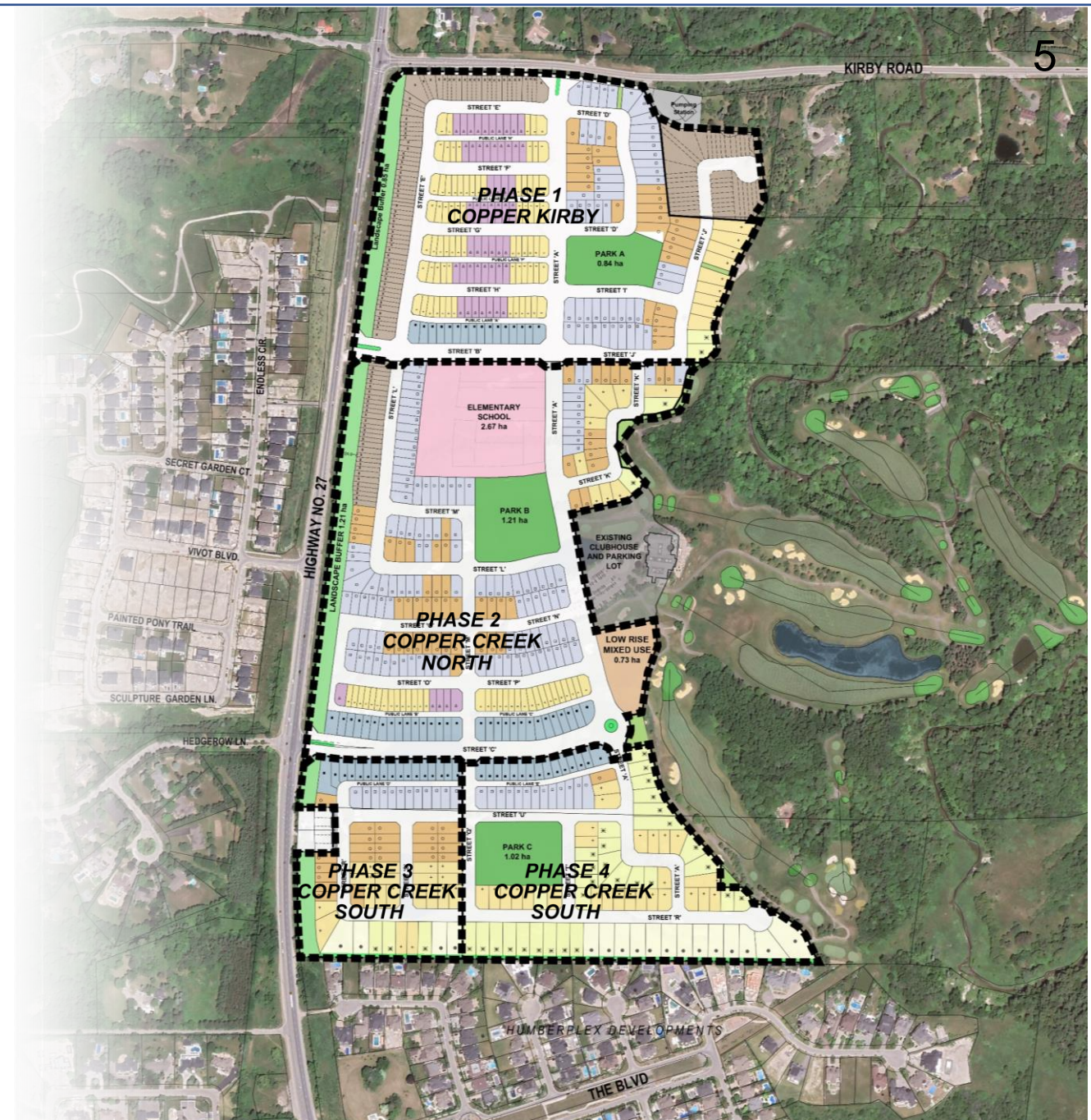
Report or document	Consultant
Block Plan Application	
Block Plan Concept – CAD and pdf	Malone Given Parsons Ltd.
Scoped Block Plan Report – Planning Opinion(this report)	Malone Given Parsons Ltd.
Urban Design and Sustainability Guidelines	The MBTW Group
Landscape Master Plan and Vision	The MBTW Group
Environmental Impact Study (EIS) including Fluvial Geomorphology and Streambank Erosion Analysis	Beacon Environmental Ltd.
Tree Inventory and Preservation Plan Reports	Beacon Environmental
Master Environmental Servicing Plan (MESP)	SCS Consulting Group Ltd.
Stormwater Management Report	SCS Consulting Group Ltd.
Sanitary Sewer Capacity Analysis	SCS Consulting Group Ltd.
Floodplain Analysis	SCS Consulting Group Ltd.
Infrastructure Phasing Plans (MESP)	SCS Consulting Group Ltd.
Hydrogeological Assessment	WSP Inc.

Report or document	Consultant
Geotechnical Investigations – site, stormwater pond and outfall (3 reports)	WSP Inc.
Slope Stability and Erosion – East Kleinburg	
Geotechnical Investigation and Slope Stability Assessment – Copper Kirby (2 reports)	WSP Inc.
Highway 27 Highway 27 Corridor Assessment	Poulos and Chung Ltd.
Transportation Mobility Assessment Study	Poulos and Chung Ltd.
Environmental Noise Impact Study	Aercoustics Engineering Ltd.
Community Services and Facilities Study	Malone Given Parsons Ltd.
Sustainability Performance Metrics	Malone Given Parsons Ltd.
Cultural Heritage Resource Impact Asses.	Not required
Archaeological Assessment (various)	ASI Heritage
Environmental Site Assessments	WSP
Plans of Survey and Parcel Abstracts	Krcmar



## UPDATED BLOCK PLAN

- 2<sup>nd</sup> submission September 2022
- One public elementary school
- 3 neighbourhood parks
- 24m wide (min) landscaped buffer along Hwy 27
- 806 units
  - 101 Towns
  - 645 Singles
  - 45 non-participating
  - + Future Low-Rise Mixed Use
- 2,800 population  $\pm$
- Density of 58 persons and jobs (greenfield)
- Density of 45 persons and jobs within Built Boundary (south of Street B)





## Draft Plans

**Phase 1**

86 singles  
 141 lane singles  
 71 towns  


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 298 total units  
  
 0.84 ha Park  
 2 access roads

**Phase 3**

61 singles  
 17 lane singles  


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 78 total units

**Phase 2**

175 singles  
 67 lane singles  
 30 towns  


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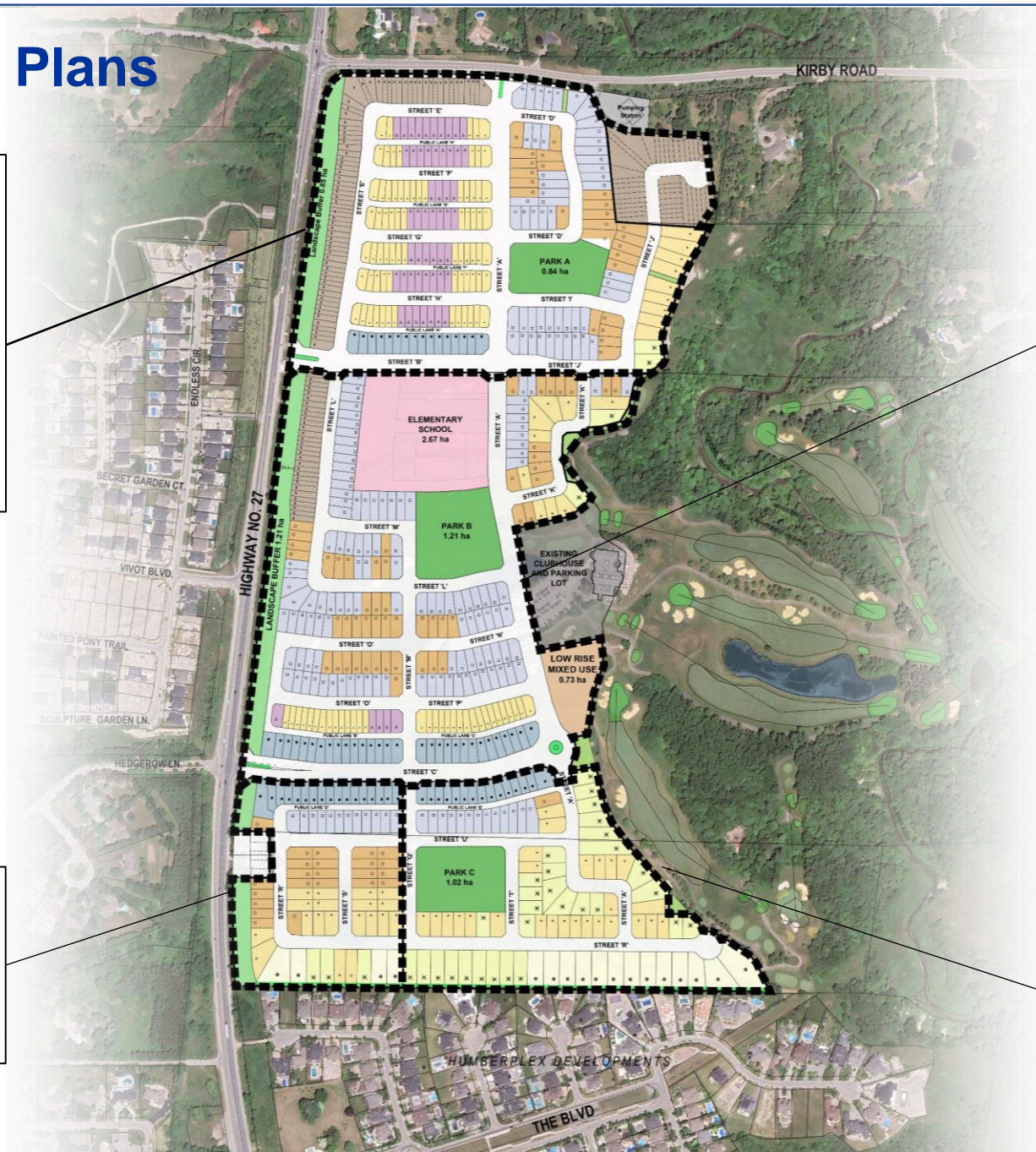
 272 total units  
  
 1.22 ha Park  
 Elementary School  
 3<sup>rd</sup> access road

**Phase 4**

83 singles  
 15 lane singles  


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 98 total units  
  
 1.02 ha Park





86 singles

141 lane singles

71 towns

298 total units

- 0.84 ha Public Park
- Connections to Kirby Road and Highway 27
- Kirby Road Pump Station located to northeast of site
- Rear lotting and 3-5m deeper lots abutting Kirby Road
- Achieves City's Silver Sustainability Score



## UNIT BREAKDOWN

Townhouse (min 6.1m)

Singles  
(min  
11.6m)Single  
Lane  
(min  
8.0m)Singles  
(min  
15.24m)

RESIDENTIAL

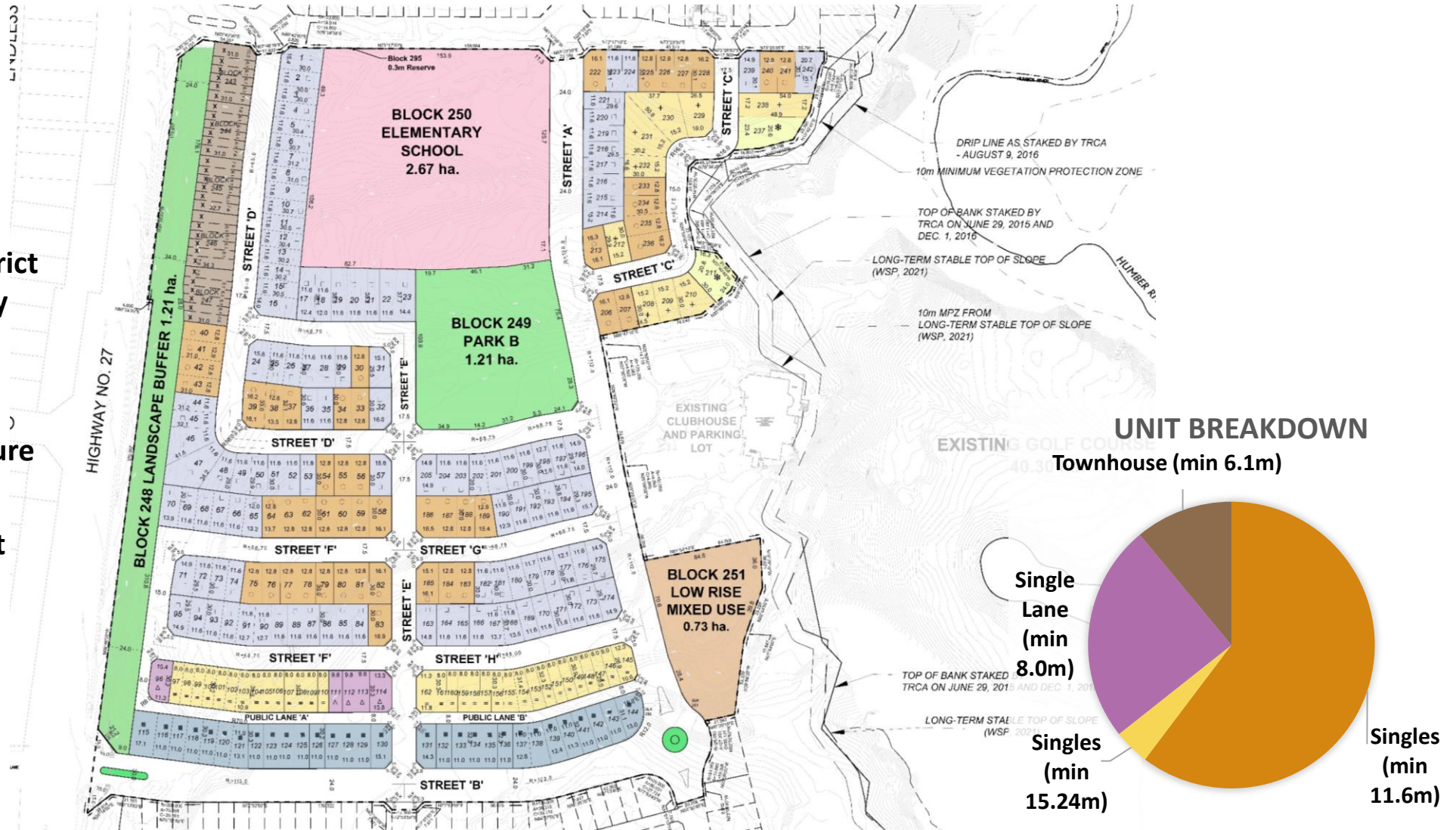
LONG-

10m MPZ  
LONG-T  
(WSP, 2)EXI  
GOLFTOP OF BANK STAKED BY  
TRCA ON JUNE 29, 2015 AND  
DEC. 1, 201610m MPZ FROM  
LONG-TERM STABLE TOP OF SLOPE  
(WSP, 2021)



175 singles  
67 lane singles  
30 towns  
272 total units

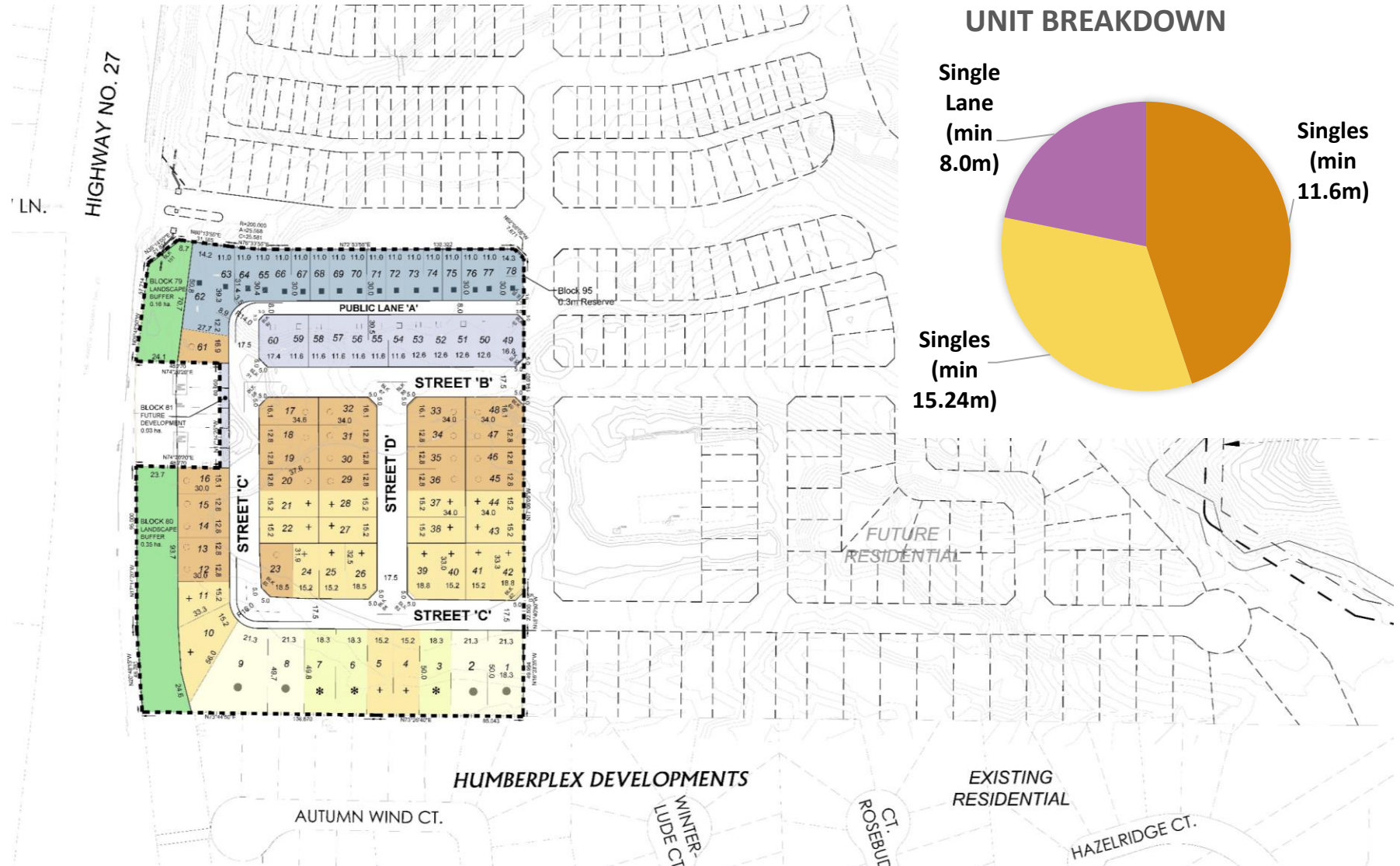
- 2.67 ha York Region District School Board Elementary School
- 1.22 ha Public Park
- Low-Rise Mixed Use Future Development Block
- Signalized intersection at Hwy 27 and Hedgerow Lane
- Achieves City's Silver Sustainability Score





**61 singles**  
**17 lane singles**  
**78 total units**

- Buffers to south provided through extended rear yard setbacks in Zoning Amendments
- York Catholic District School Board has requested a Secondary School
- Part lot blocks to accommodate adjacent non-participants
- Achieves City's Bronze Sustainability Score



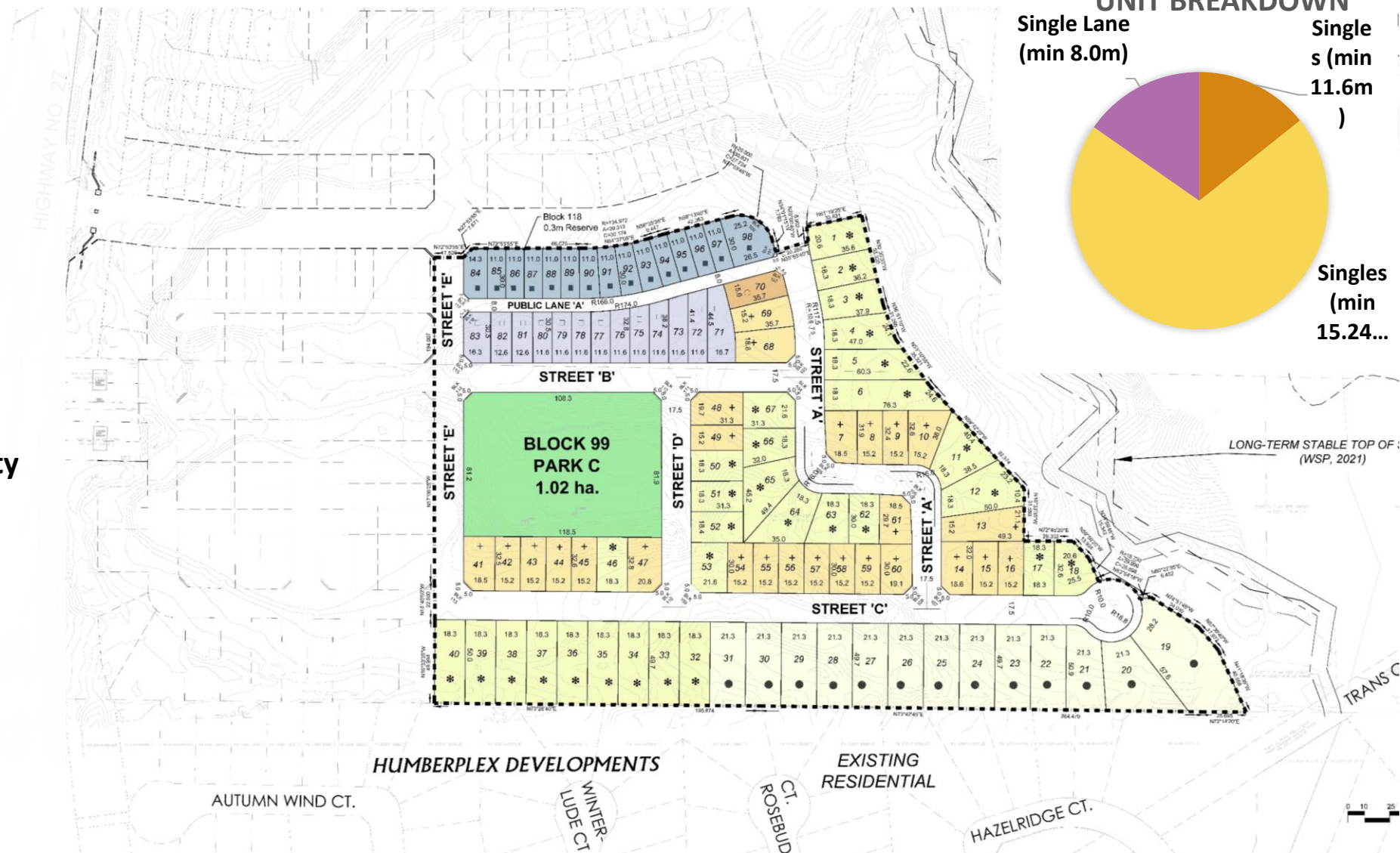






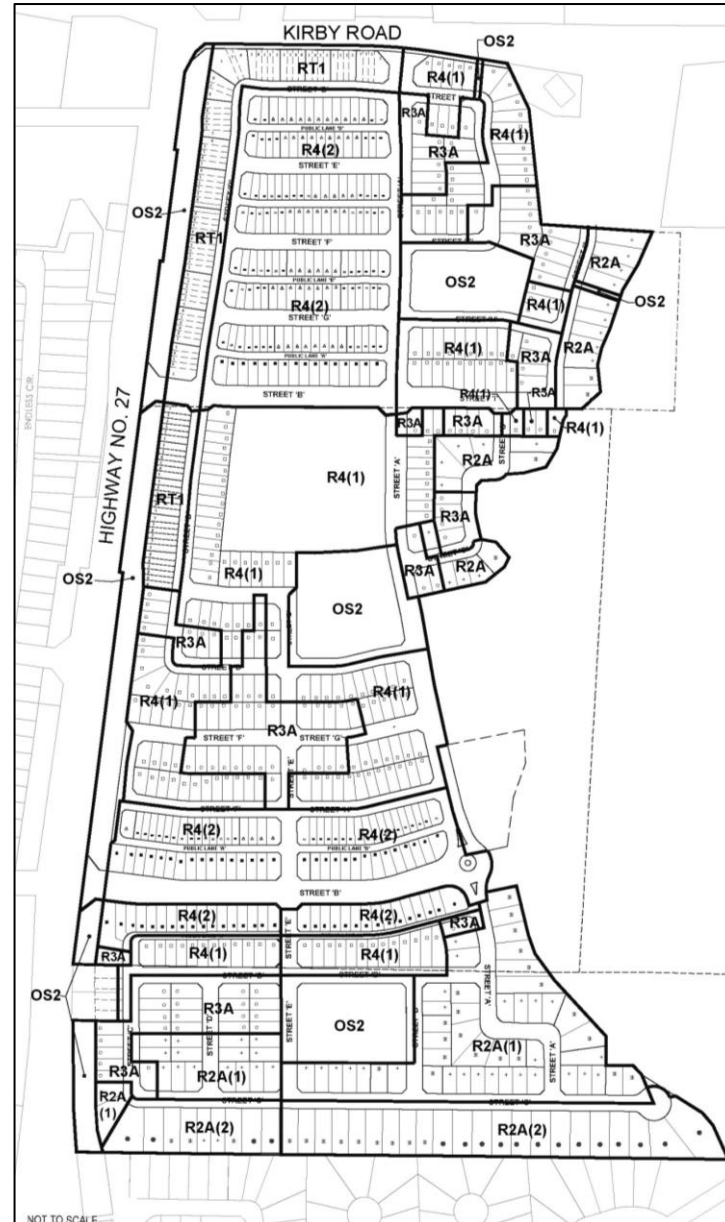
83 singles  
15 lane singles  
98 total units

- 1.02 Public Park
- Buffers to south provided through extended rear yard setbacks in Zoning Amendments
- Achieves Silver Sustainability Score



**By-Law 001-2021 Zones:**

R2A	Second Density Residential
R2A (1)	Second Density Residential Exception
R2A (2)	Second Density Residential Exception
R3A	Third Density Residential
R4 (1)	Fourth Density Residential Exception
R4 (2)	Fourth Density Residential Exception
RT1	Townhouse Residential
OS2	Private Open Space

**By-Law 1-88 Zones:**

RD1	Residential Detached Zone One
RD1 (1)	Residential Detached Zone One Exception
RD1(2)	Residential Detached Zone One Exception
RD2	Residential Detached Zone Two
RD2(1)	Residential Detached Zone Two Exception
RD2(2)	Residential Detached Zone Two Exception
RD3	Residential Detached Zone Three
RD4	Residential Detached Zone Four
RD5	Residential Detached Zone Five
RT1	Residential Townhouse Zone
OS2	OS2 Open Space Park



## Contact Information

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