

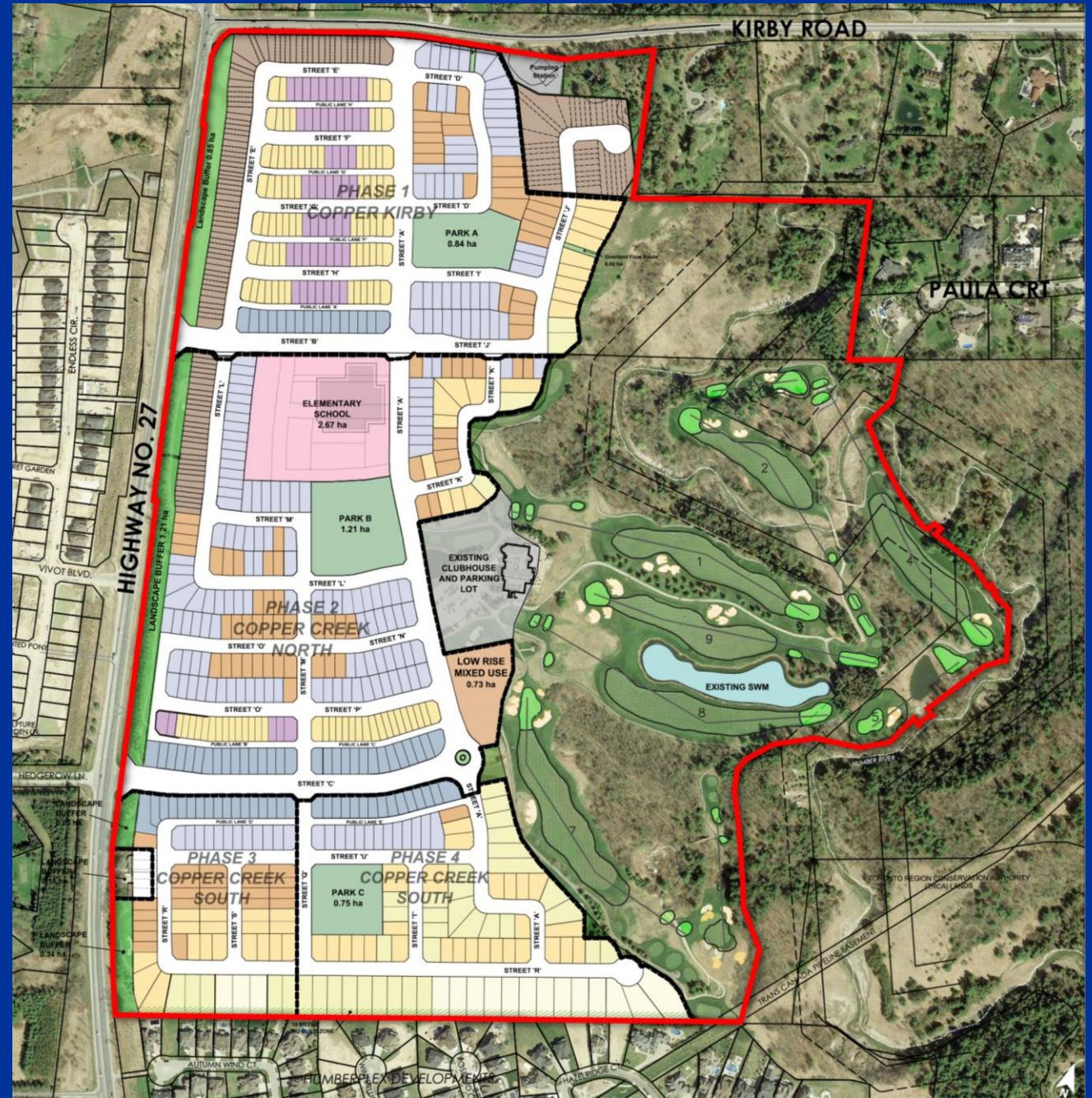
SCOPED BLOCK PLAN

Copper Creek (Block 55 NW)

September 12th 2023 Committee of the Whole Meeting
City of Vaughan File: BL.55W.2019

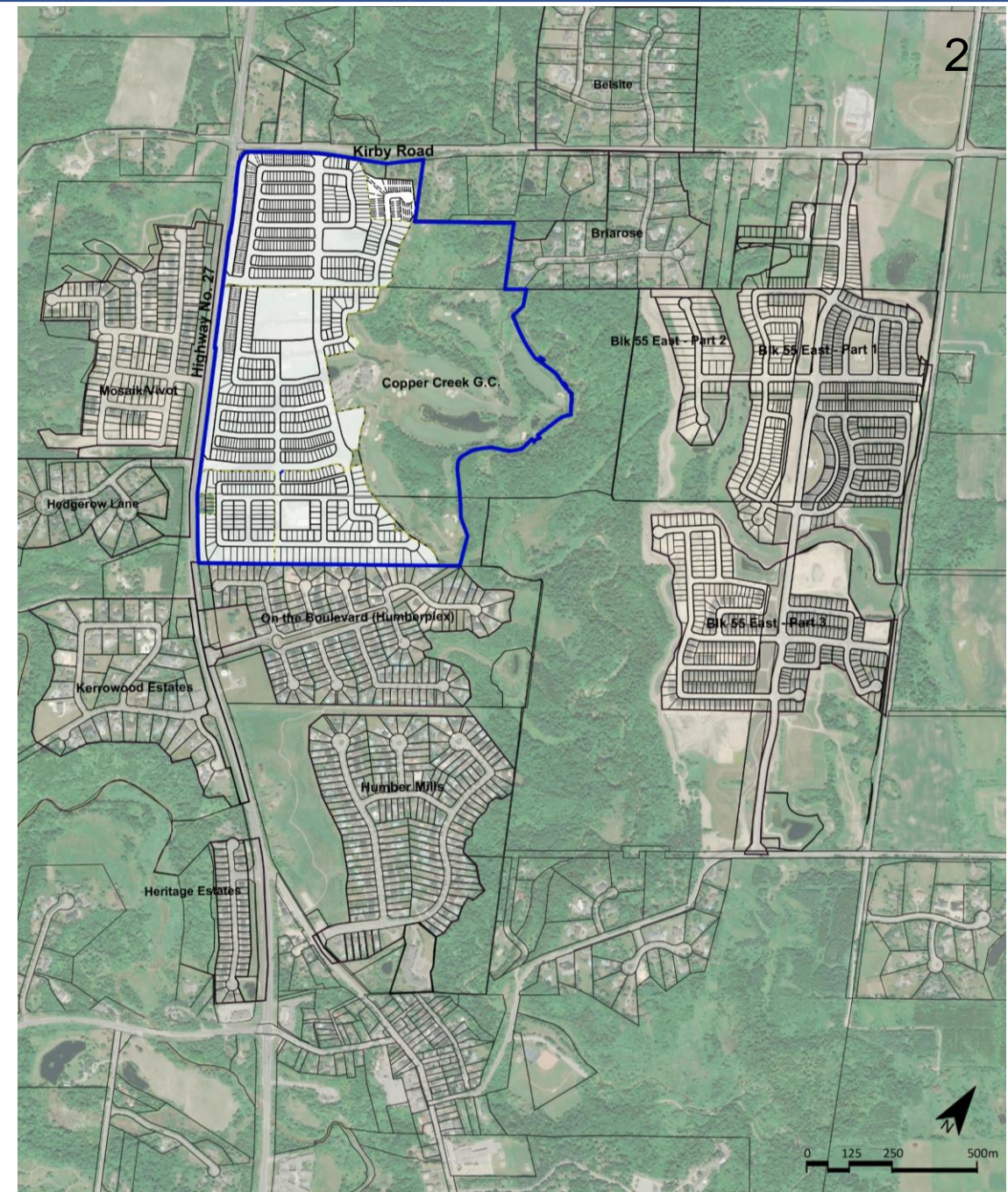
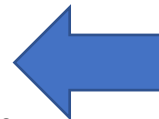
Presentation by: Don Given, Malone Given Parsons Ltd.

Communication : C 6
Committee of the Whole (1)
September 12, 2023
Agenda Item # 2



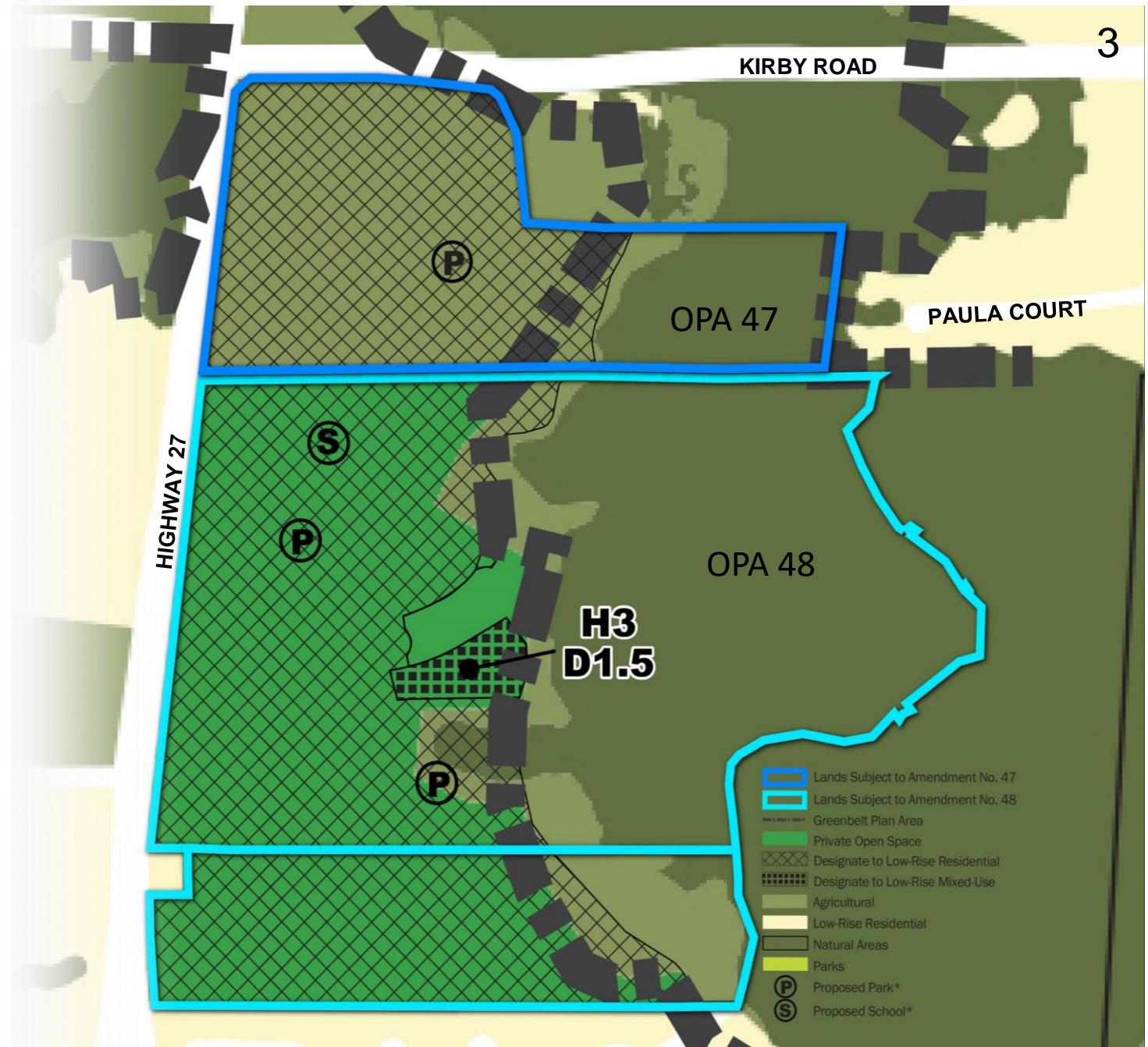
CONTEXT & PLANNING PROCESS

- | | | |
|----|---|---------------------------------|
| 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 | Nov 2022 |
| 11 | PUBLIC MEETINGS FOR DRAFT PLANS AND ZONING | Jan 2023 |
| 12 | RESIDENTS MEETING | Mar 2023 |
| 13 | RESUBMISSION OF PLANS TO ADDRESS AGENCY COMMENTS | April 2023 |
| 14 | BLOCK PLAN - COMMITTEE AND COUNCIL | Sept 12 2023 |
| 15 | RESUBMISSION OF DRAFT PLANS AND ZONING | Sept / Oct 2023 |
| 16 | DRAFT PLANS AND ZONING - COMMITTEE AND COUNCIL | Fall 2023 |
| 17 | SUBDIVISION AGREEMENT(S) | Winter/Spring 2023 |

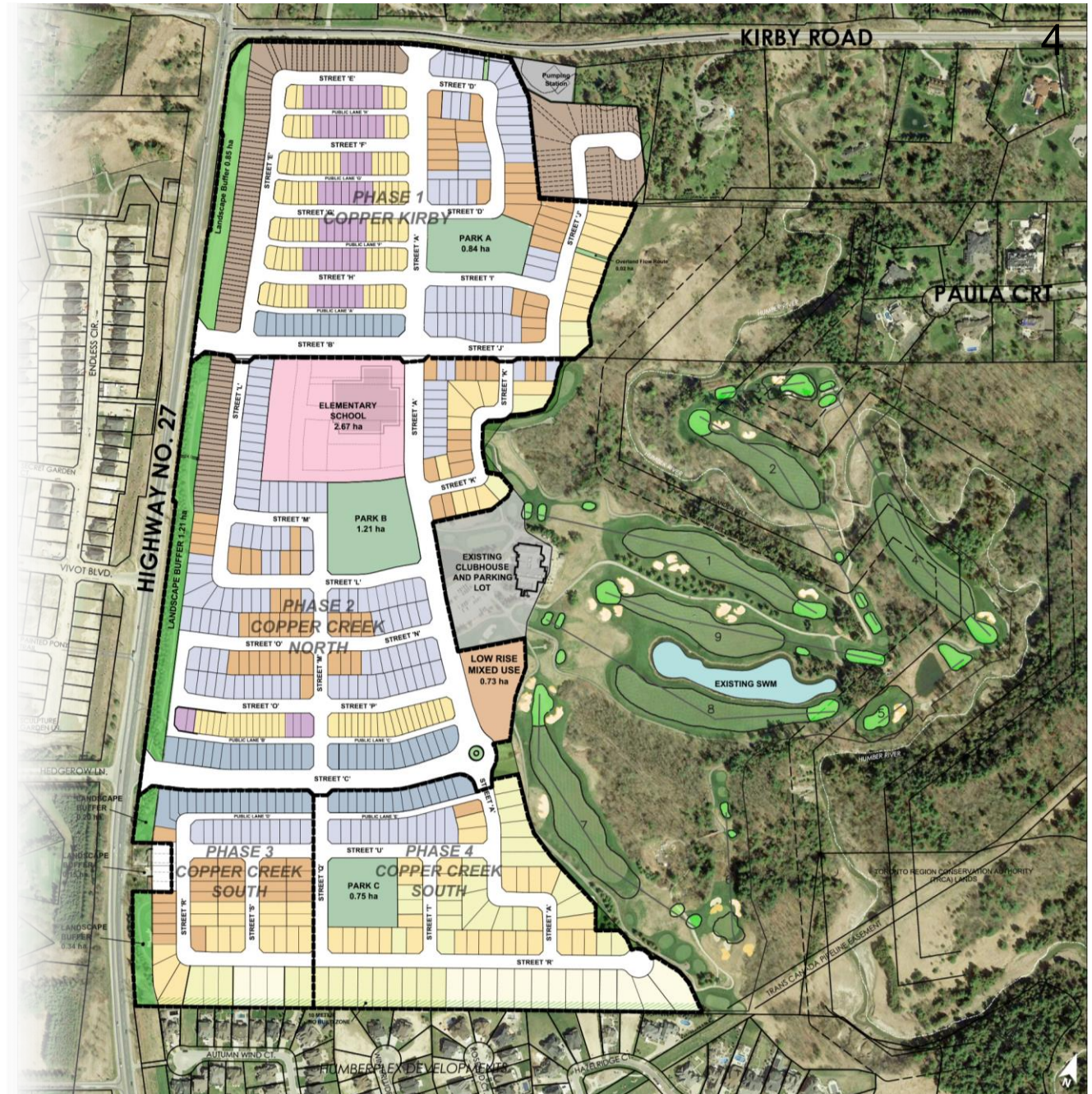


PLANNING BACKGROUND

- Golf Course approved in 1999.
- Council Approved in 2019, OPA 47 and 48 redesignated lands to mostly Low-Rise Residential and small Low-Rise Mixed Use.
- OLT approved OPAs in June 2021.
- Environmental Limits since defined through study and consultation with TRCA and City.
- Supporting studies submitted to and reviewed by the City, York Region, TRCA and others.



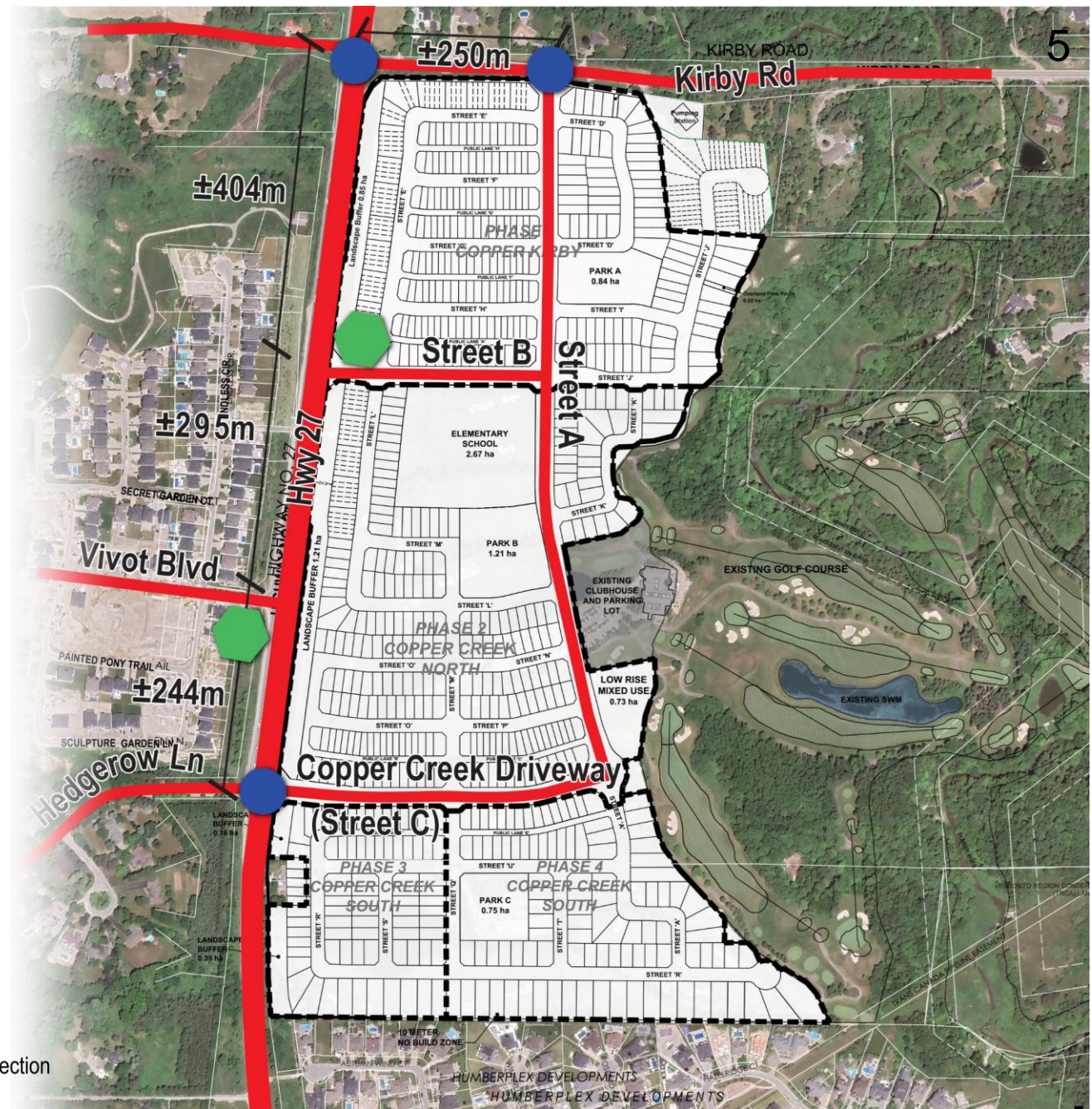
- 3rd submission - April 2023
- One public elementary school
- 3 public parks
- 24m wide (min) landscaped buffer along Hwy 27
- 796 units
 - 247 towns
 - 549 Singles
 - + Future Low-Rise Mixed Use (estimate of 15)
- 2,800 population ±
- Overall Density = 49 pj/ha:
 - Phase 1 Greenfield - 58 pj/ha
 - Phases 2-4 Built Boundary - 45 pj/ha
- 4 Phases starting at north end



- Hwy 27 widening and intersection improvements for entire frontage of block.
- Signalization at Hedgerow Lane.
- Multi-Use Pathway on Hwy 27 side of buffer.
- Kirby Road Intersection Improvement and signalization.
- Minor Collectors include cycle-path and sidewalks on both sides (City standard).

Legend

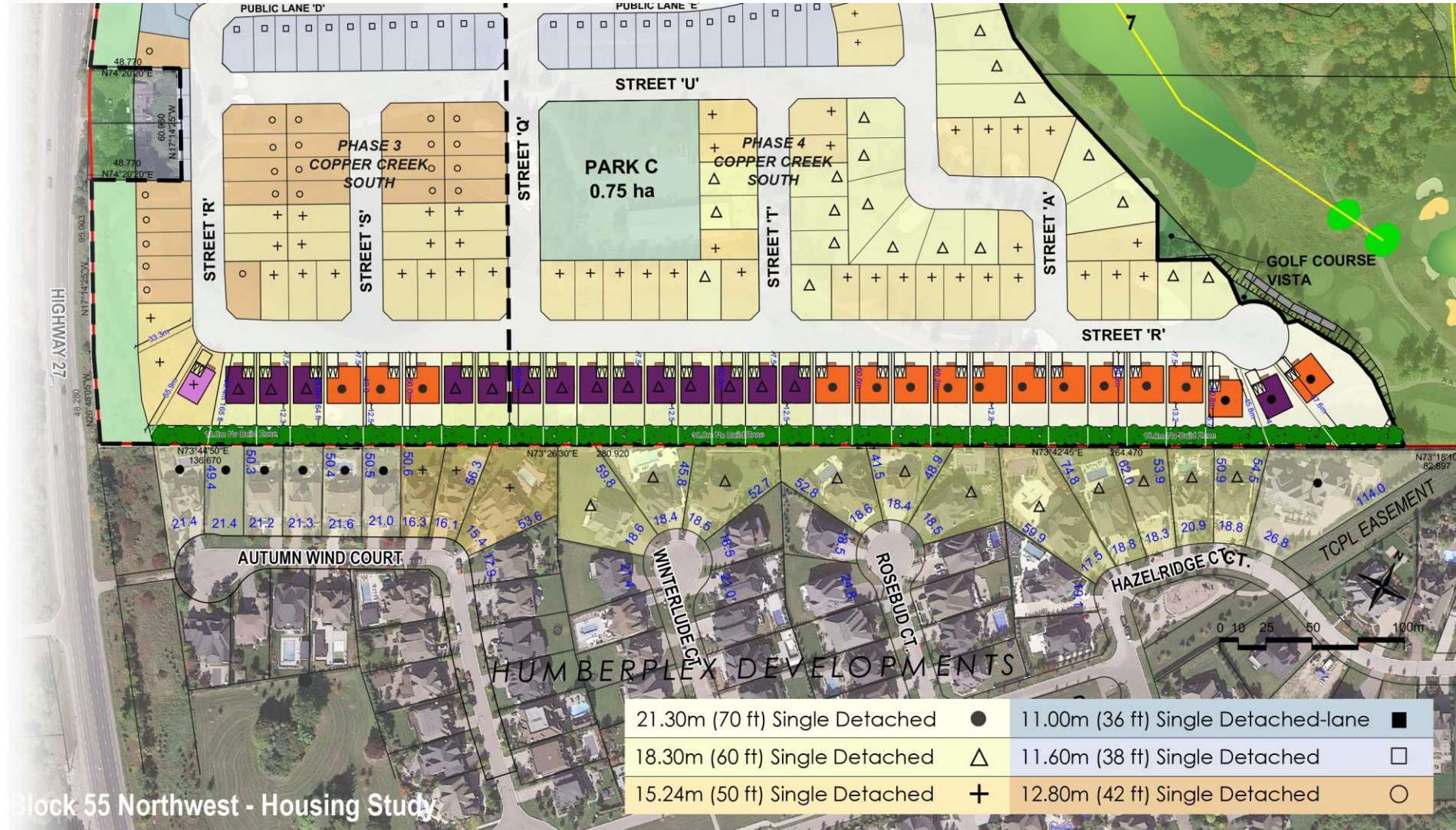
- Signal Intersection
- Stop Controlled Intersection



Other Items for Council Direction: Transition to Humberplex

- Extra depth lots - 50m (160+ ft).
- 10m (32') No-Build Zone through draft plan and zoning (h) approvals.
- Best efforts to minimize construction grading to maintain trees along southern border.
- Mix of 60'-70' wide lots.

(2 storey homes 4,800 – 7,400 s.f. shown with 12.5m + 10m rear yards)



Block 55 Northwest - Housing Study

One park in each neighbourhood



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

Landscape Buffer to Hwy 27

School and Park 'B'



Park 'A'

Existing Golf Course Clubhouse & Parking Lot

Low Rise Mixed Use

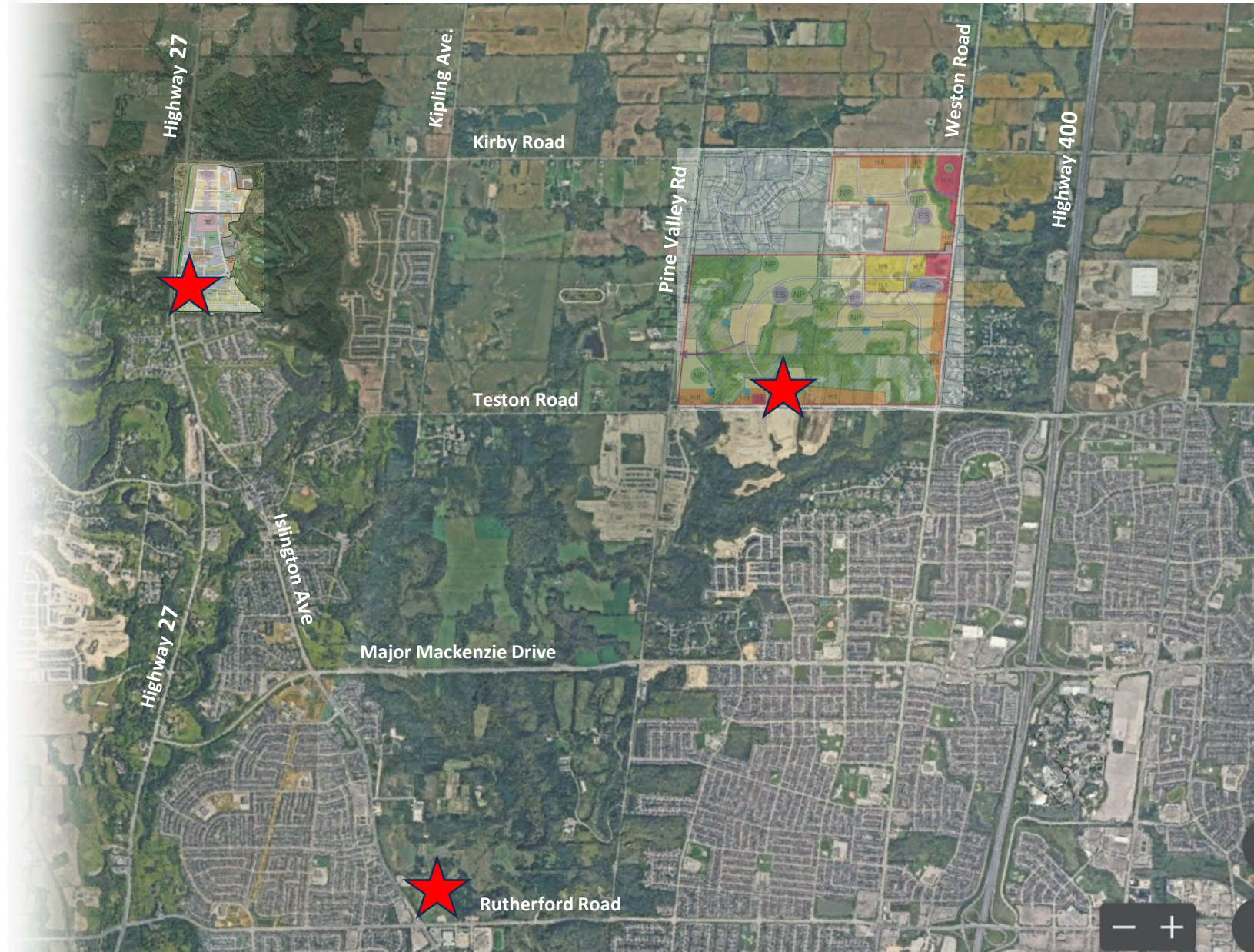
Park 'C'



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

Secondary School Location

- Block 41 Secondary Plan approved in 2021 includes a Secondary School Site.
- Catholic Board owns another school site at Rutherford and Islington sized at 15 acres.



SCOPED BLOCK PLAN Copper Creek (Block 55 NW)

September 12th 2023 Committee of the Whole Meeting
City of Vaughan File: BL.55W.2019

Presentation by: Don Given, Malone Given Parsons Ltd.

