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April 12, 2023

MGP Files: 19-2816

To Mayor Del Duca and Members of Council
The City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON,
L6A 1T1

via email: clerks@vaughan.ca

Dear Mayor Del Duca and Members of Council,

**RE: Copper Creek Community, Block 55 NW, City of Vaughan
Re-location of Park 'C' to buffer Humberplex residents**

I am writing to you on behalf of TACC Developments (TACC), who is the project manager for the planned community in Block 55 NW, otherwise referred to as the Copper Creek Community. TACC and members of their consultant team, (including myself), met with Councillor Iafrate and the Humberplex and area residents on Thursday March 16th, 2023 at the Pierre Berton Centre.

At that meeting, the residents proposed a linear public park / trail between the new and existing subdivisions. TACC agreed to look at that option on the basis that the City credit the linear park as parkland and the 0.75 ha Park labeled as Park C would be replaced by housing.

My staff calculated that a 10m wide open space block located along the southern limit of the property, with a 20m opening to the proposed public road within the subdivision would have the equivalent area to what was proposed as Park C.

Context

The Block Plan for the Copper Creek Community has three public parks with a total area of 2.8 ha, slightly over the 2.68 ha required by the Planning Act. The three public parks are located within walking distance (generally a 400m radius) of all future residents with some overlap in the central area of the block. See Attachments 1 to 3.

Park B at 1.2 ha in size, is centrally located within the new community and is adjacent to the future elementary school site. Although its 400m radius overlaps those of Park A and Park C, Park B is the only park large enough to provide a soccer field for the community.

Park C serves the future residents in the southernmost portion of the block and is closest to the Humberplex subdivision. The park has approximately 87m of frontage on two local roads and meets the City's minimum neighbourhood park size of 0.75 ha.

The draft subdivision plans for the lands immediately north of the Humberplex lots propose a row of extra depth lots (50m) along the southern boundary of the property, intended to allow for the retention of as many trees as possible within each lot. These lots also have lot widths similar to the adjacent Humberplex lots.

The adjacent Humberplex residents are unhappy with the current plan, one reason being the removal of some trees located north of their properties for grading of the subdivision.

Review of Request

We have looked at replacing Park C with housing and adding a linear park along the southern limit of the Copper Creek Community. I have the following comments on the linear park proposal:

- The linear park will not provide amenity or play areas for the new residents.
- The elimination of Park C removes a 0.75 ha (1.8 acre) active play / open grass area from the future residents south of collector road – Street C on the Block Plan.
- The removal of Park C would result in the lower section of the block being outside of a walking distance of 400m radius from a public neighbourhood park.
- Most of the linear park will be hidden behind lots, which could present security issues for adjacent existing and future residents and does not meet the principles of Crime Prevention Through Environmental Design (CPTED). The CPTED principles include natural surveillance to create a safe and secure environment that encourages activity, vitality and viability.
- The 10m linear park width is not sufficient to protect the existing vegetation, as many of the trees will need to be removed to make room for the trail. As the trees are conifers, they can't be pruned the same as deciduous trees to allow for trails to wind between the trunks under the canopy. This reduces the effectiveness and use of the linear park to preserve the vegetation and to provide a visual buffer from new development.
- A trail system within the 10m park width will result in trails being 3 to 4m from the rear lot lines on each side which is inconsistent with Vaughan's preference for 10m between trails and lot lines.
- The linear park has limited access points: Hwy 27, one from the future subdivision road and one through the southern portion of the golf course.
- The elimination of the centrally located Park C reduces the sustainability score by 6 points, lowering it from a Silver to a Bronze score. This is itself is not good planning or community building, nor does it support the sustainability objectives of the City.

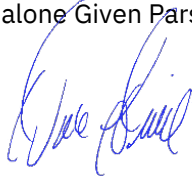
Conclusion

We appreciate City staff and Councillor Iafrate taking the time to hold a meeting with the residents and developer and their consultant team, but we would like to make clear that we do not support the Humberplex and area residents' proposal to add a linear park at the southern limit of the property and as a result, the removal of Park C from the plan. The linear park is not an effective use of public parkland, particularly when the City's entitlement to parkland has been reduced by recent changes to the Planning Act.

It is important to note that although the linear park is more efficient and will yield more lots for the developer, it does not represent good planning for the future community and as such, TACC is not supportive of this change.

The replacement of a large, centrally located open space, suitable for children's play equipment, shade structures, informal grassed play area and tennis courts with a linear trail intended to separate existing and new residents is not in the public interest and we cannot support that proposal.

Yours very truly,
Malone Given Parsons Ltd.



Don Given, MCIP, RPP

Att/3

cc Paul Grove, City of Vaughan
Ary Rezvanipar, City of Vaughan
Chris Cosentino, City of Vaughan
Mark Antoine, City of Vaughan
Ben Nagarajah, City of Vaughan
Shahrad Strike, City of Vaughan
Pirooz Davoodniu, City of Vaughan
Silvio DeGasperis, TACC Developments
Aaron Hershoff, TACC Developments
David Stewart, TACC Developments

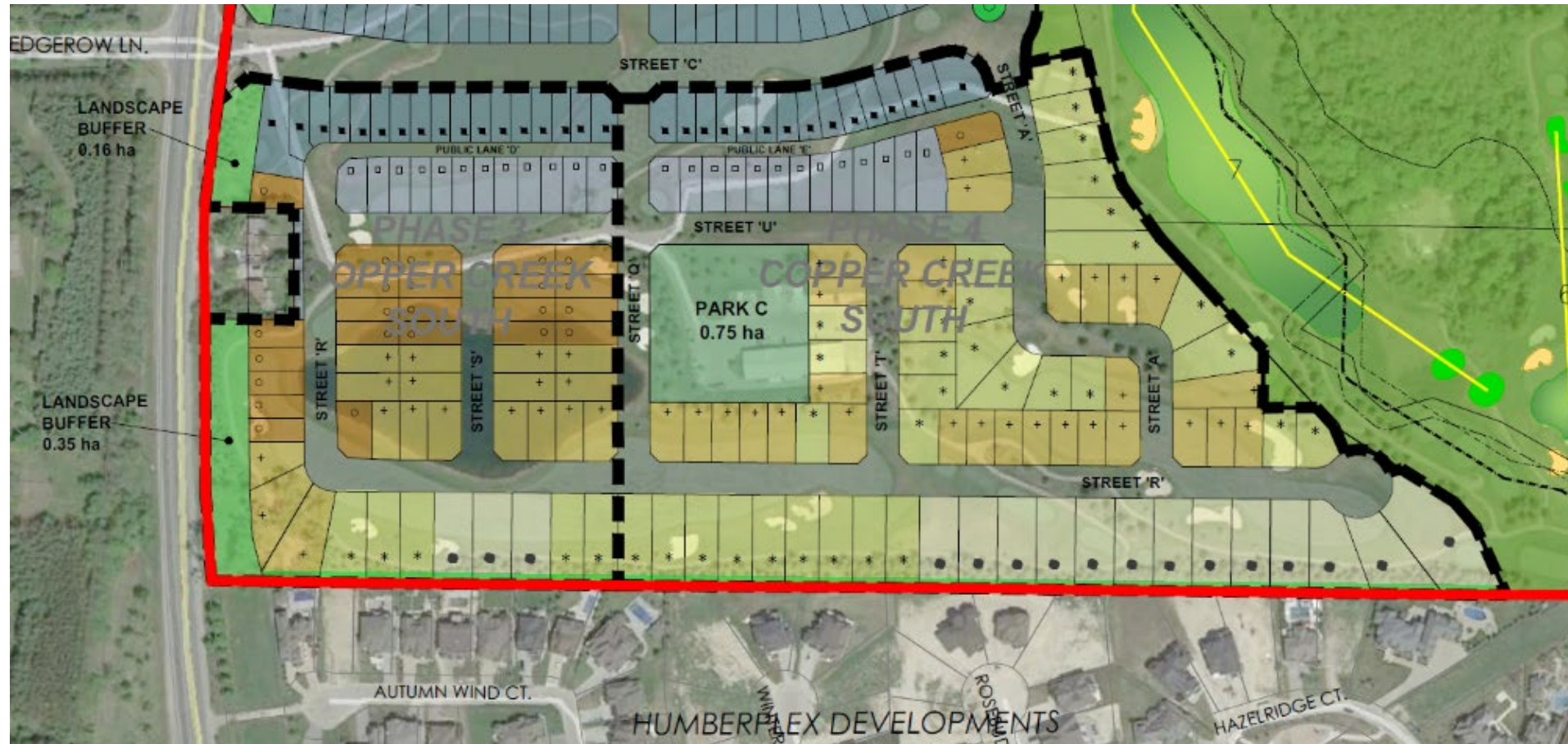
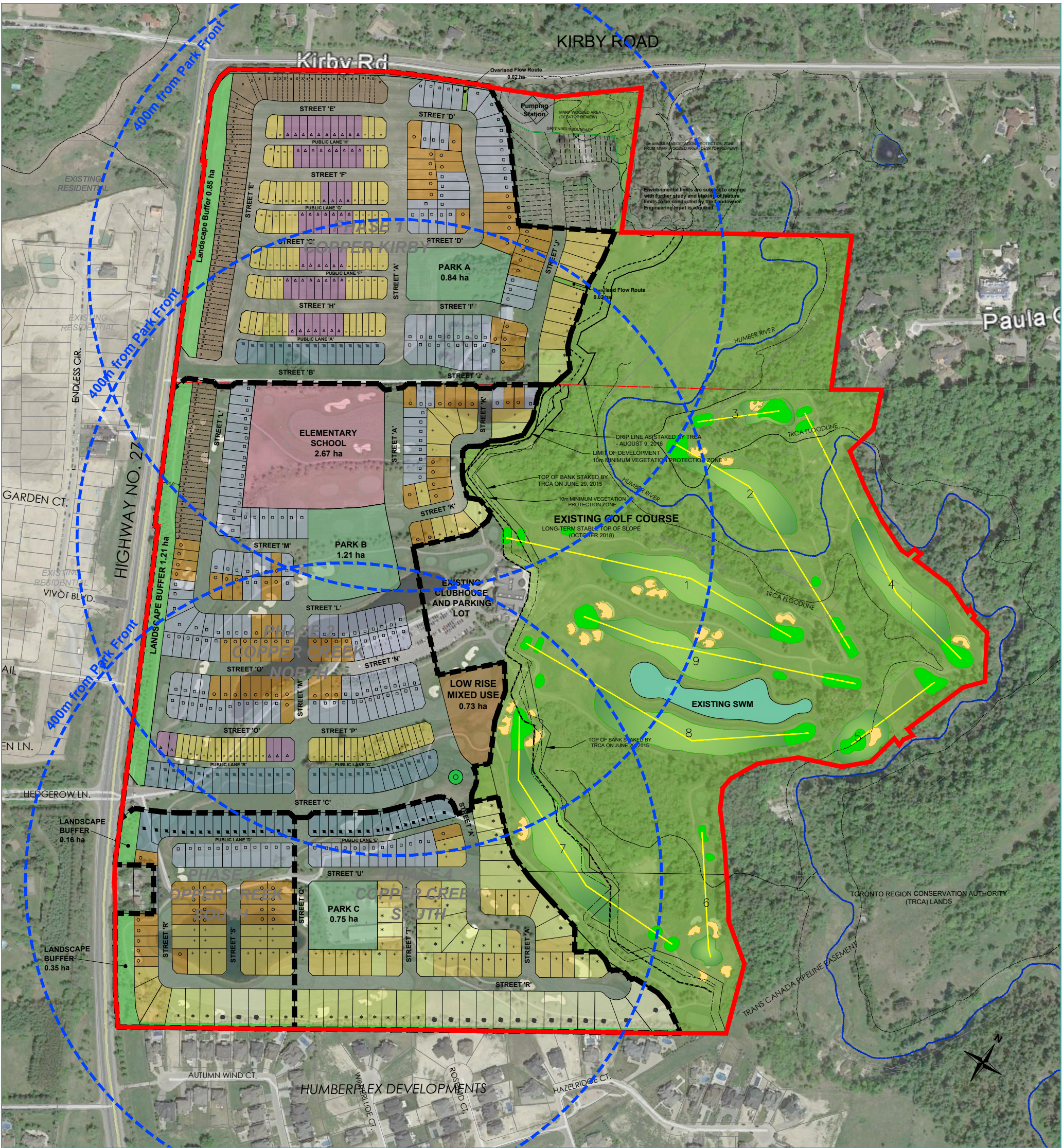


Figure 1: Comparison of Park Options

Park C – From Revised Draft Plan shown at March 16, 2023 meeting.

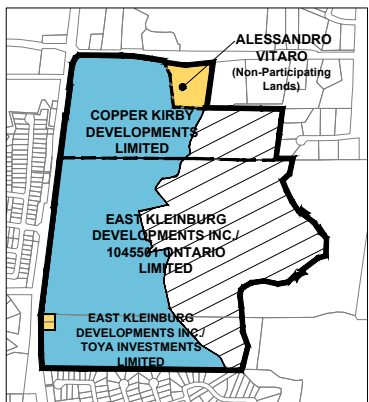


Park C – Relocated South to Humberplex Boundary



BLOCK 55 NORTHWEST - BLOCK PLAN

OWNERSHIP KEY MAP



BLOCK 55 WEST RESIDENTIAL UNITS

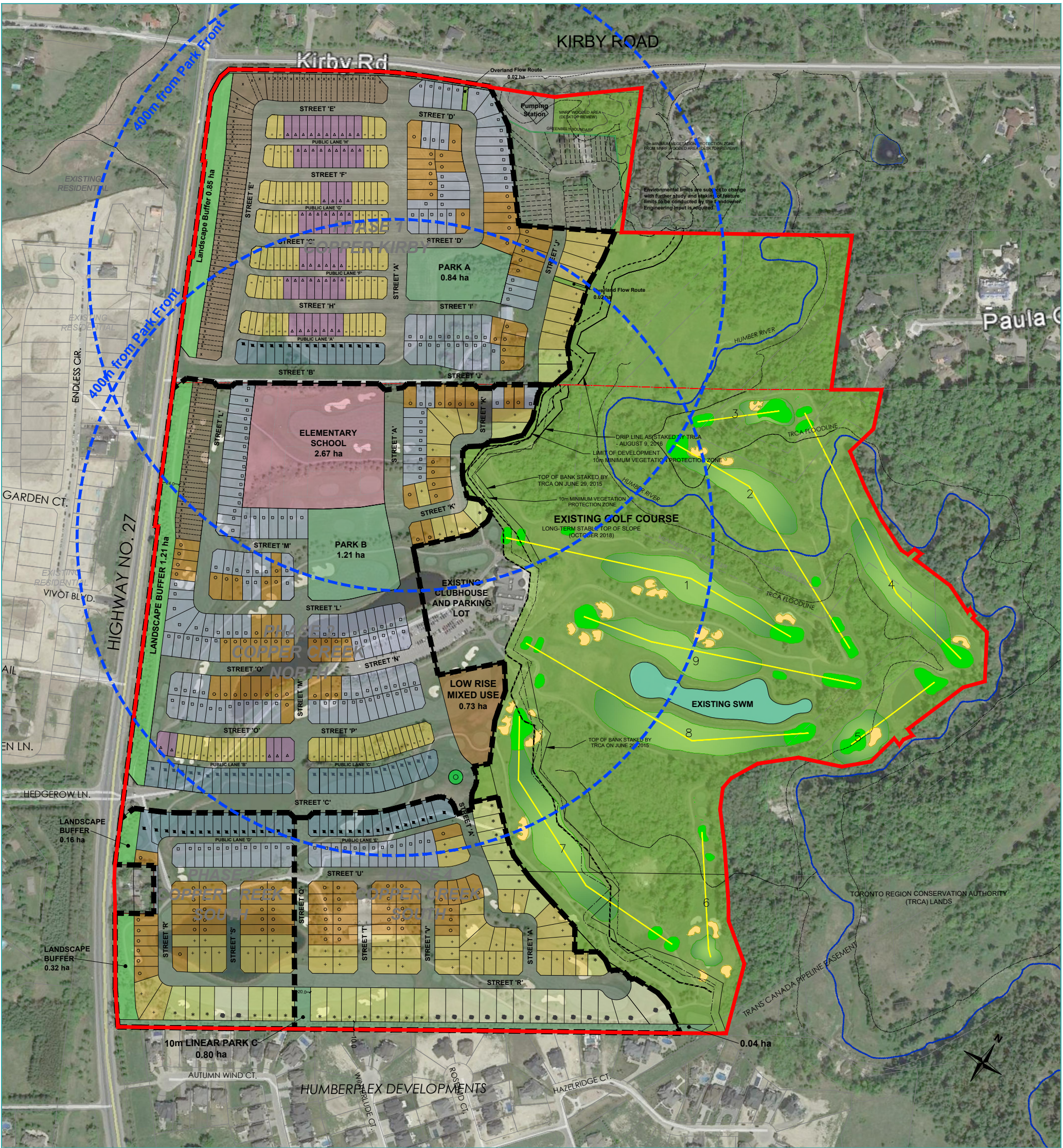
UNIT TYPE	PHASES				TOTAL PARTICIPATING	NON PARTICIPATING OWNERS		
	Phase 1	Phase 2	Phase 3	Phase 4		Vitaro	Hwy 27	TOTAL
21.3m Single Detached	0	0	3	13	16	0	0	16
18.3m Single Detached	2	2	5	32	41	0	0	41
15.24m Single Detached	9	9	18	29	65	0	0	65
12.8m Single Detached	25	50	23	1	99	0	0	99
11.6m Single Detached	50	114	12	13	189	0	5	194
11.0m Single Detached-Lane	16	30	17	15	78	0	0	78
9.80m Single Detached-Lane	51	5	0	0	56	0	0	56
8.0 m Single Detached-Lane	74	32	0	0	106	0	0	106
6.1m Townhouses	71	30	0	0	101	40	0	141
TOTAL	298	272	78	103	751	40	5	796

*Does not include estimated additional 15 units expected in low rise mixed use block

BLOCK 55 WEST LAND USE SCHEDULE

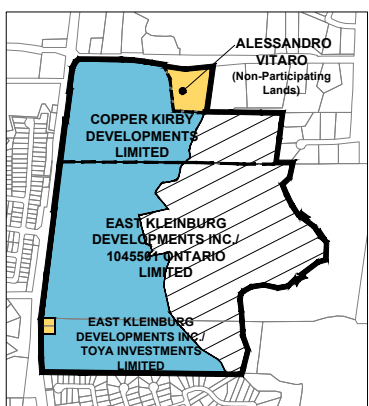
LAND USE	TOTAL
Residential Area (incl. local roads)	48.51
Parklands A-C	2.83
Landscape Buffers	2.56
Schools	2.63
Pumping Station	0.31
Valleyland / Open Space / Ex. Golf Course	40.59
Regional Road Widening	0.17
TOTAL BLOCK AREA	97.60

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Date: March 14, 2023



BLOCK 55 NORTHWEST - BLOCK PLAN

OWNERSHIP KEY MAP



BLOCK 55 WEST RESIDENTIAL UNITS

UNIT TYPE	PHASES				TOTAL PARTICIPATING	NON PARTICIPATING OWNERS		
	Phase 1	Phase 2	Phase 3	Phase 4		Vitaro	Hwy 27	TOTAL
21.3m Single Detached	0	0	2	13	15	0	0	15
18.3m Single Detached	2	2	6	16	26	0	0	26
15.24m Single Detached	9	9	13	34	65	0	0	65
12.8m Single Detached	25	50	28	30	133	0	0	133
11.6m Single Detached	50	114	12	13	189	0	5	194
11.0m Single Detached-Lane	16	30	17	15	78	0	0	78
9.80m Single Detached-Lane	51	5	0	0	56	0	0	56
8.0m Single Detached-Lane	74	32	0	0	106	0	0	106
6.1m Townhouses	71	30	0	0	101	40	0	141
TOTAL	298	272	78	121	769	40	5	814

*Does not include estimated additional 15 units expected in low rise mixed use block

BLOCK 55 WEST LAND USE SCHEDULE

LAND USE	TOTAL
Residential Area (incl. local roads)	48.51
Parklands A-C	2.85
Landscape Buffers	2.54
Schools	2.63
Pumping Station	0.31
Valleyland / Open Space / Ex. Golf Course	40.59
Regional Road Widening	0.17
TOTAL BLOCK AREA	97.60

MGP File: 19-2816
Date: March 31, 2023

Attachment 3 - Parkland Dedication

City of Vaughan - Block 55 Northwest) Parkland Dedication Spreadsheet									
(Updated for new Planning Act Policy of 1 ha/600 units		Phase 1 19T- 22V006	Phase 2 19T- 22V007	Phase 3 19T- 22V008	Phase 4 19T- 22V009	Vitaro - Kirby Road	Hwy 27 - S	Hwy 27 N	Block Plan Total
						<i>Non Participating Owners</i>			
Date February 9, 2023									
Calculation Based on 5% of Land Area									
A	Total Land Area within Plan (1)	17.28	21.82	5.78	9.910	2.610	0.159	0.159	57.72
Credits (Minus) for Non Developable Lands									
	Highway 27 Landscape Buffer	0.86	1.21	0.51			0.076	0.076	2.73
	Open Space Lands (excl 0.3 ha Pump Station site)					1.29			1.29
	Medium and High Density Land Areas (2)	2.20	0.86						3.06
	Low-Rise Mixed Use Area		0.73						0.73
	Regional Pump Station (within Greenbelt)					0.00			0.00
	Road Widening (Kirby)	0.17							0.17
B	Commercial Land Area								0.00
C	Industrial Land Area								0.00
D	Total Credits	3.23	2.80	0.51	0.00	1.29	0.076	0.076	7.98
E	Total Lands for 5% Dedication (A-D)	14.05	19.02	5.27	9.91	1.32	0.083	0.083	49.74
Parkland Dedication based on 5% Land Area									
F	Value of (E) x 5%	0.70	0.95	0.26	0.50	0.07	0.00	0.00	2.49
Calculation Based on 1Ha Per 600 Units									
	Medium Density Units (1)	71	30						101
	Low-rise Mixed Use @ 20 uph		15						15
									0
G	Total Units for 1/600 Dedication	71	30	0	0	0	0	0	101
Parkland Dedication Based on 1 Ha /600 units									
H	Value of (G) divided by 600	0.12	0.05	0.00	0.00	0.00	0.00	0.00	0.17
Calculation Based on 2% of Land Area									
	Total Commercial Land Area (From B)								0.00
									0.00
I	Total Land for 2% Dedication	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Parkland Dedication Based on 2% Land Area									
J	Value of (I) x 2%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Parkland Dedication for this Plan									
K	Value of F + H + J	0.82	1.00	0.26	0.50	0.07	0.004	0.004	2.66
Total Credited Parkland Shown on Draft Plan									
L	Park Blocks	0.84	1.21	0.00	0.75	0.00	0.000	0.000	2.80
Difference to be Satisfied by Cash in Lieu									
	Value of (L) - (K)	0.02	0.21	(0.26)	0.25	(0.07)	(0.00)	(0.00)	0.22
Alternative Park Requirement based on 5% of Developable Area									
		0.81	1.03	0.26	0.50	0.07	0.00	0.00	2.68

Notes:

- 1 - Areas and units from submitted Draft Plans dated January 24th 2023 and from submitted Block Plan.
- 2 - Includes Street Townhouses and 1/2 adjacent road

Parkland Blocks by Subdivision	Subdivision Plan	Block Plan Reference	Draft Plan Block No.	Hectares
Copper Kirby/East Kleinburg/1045501 Ltd.	Phase 1 19T-22V006	Park A	245	0.84
East Kleinburg/1045501 Ltd.	Phase 2 19T-22V007	Park B	249	1.21
East Kleinburg/1045501 Ltd. / Toya Investr	Phase 3 19T-22V008		-	0
East Kleinburg/1045501 Ltd. / Toya Investr	Phase 4 19T22V009	Park C	99	0.75
Total Park Area Provided				2.8

Prepared by: Malone Given Parsons Ltd.
Date February 9, 2023