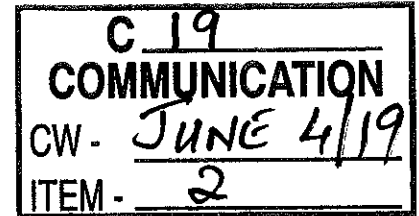


Britto, John

From: Kathryn Angus <Kathryn.Angus@hhangus.com>
Sent: Monday, June 3, 2019 8:06 AM
To: maurizio.bevilacque@vaughan.ca; lafrate, Marilyn; Ferri, Mario; Carella, Tony; Rosati, Gino; Jackson, Linda; Racco, Sandra; Shefman, Alan; Clerks@vaughan.ca; DevelopmentPlanning@vaughan.ca; Policyplanning; Building@vaughan.ca; Jeffers, Judy; Bayley, Rob
Cc: Ciampa, Gina
Subject: Proposed Copper Creek Development
Attachments: Copper Creek Proposed Development.docx
Follow Up Flag: Follow up
Flag Status: Completed



Good morning Mayor Bevilacque, Members of Regional Council and Council:

Please find attached the comments and concerns the Kleinburg & Area Ratepayers' Association has with regards to this proposed development.

Sincerely

Kathryn Angus, President
Kleinburg & Area Ratepayers' Association

I am writing to outline the concerns KARA has with respect to this proposed development.

It is important to note that OPA 601 was not a site-specific approval. OPA 601 is a comprehensive Community Plan in which the subject lands are located. OPA 601 designates the Golf Course lands as Special Use-Golf. Within that designation there is a provision that limited residential development may occur provided the development does not detract from the major use of the lands as a golf course.

The proposal also appears to not conform with an important policy in Vaughan Official Plan Amendment 601, which applies directly to the Copper Creek lands. OPA 601 designated the area "Special Use Golf" that created an important open space and recreational amenity in the agricultural and rural areas north of the Village of Kleinberg.

Residential uses should be ancillary to the golf course. The designation allowed only "limited residential development of a minor nature" and contemplated a very modest population estimate for redevelopment of the Subject Lands, to a maximum of 570 people. The development proposal yields a population estimate of 2,273 people, or approximately four times the density prescribed by OP 601. Kleinberg-Nashville is not identified as an area of intensification in the Vaughan Official Plan, 2010 ("VOP"). We understand that Vaughan has exceeded its provincially mandated target for intensification. The benefit of this outcome is a reduction in the need for intensification outside of designated areas. In other words, intensification as proposed in the development application is unnecessary.

The golf course is built along side a ravine which has environmental significance to the local area. The original agreements which were passed by City Council to allow for the development of the golf course are very clear as to the environmental sensitivity of the ravine. They went so far as to apply by-laws which restrict the area development to a golf course. Now the developer wants to gloss over those commitments from 15 years ago to request a 700 unit housing development abutting these sensitive lands. We would like the Toronto Conservation Authority to at least review this proposal and make the argument for why it is now okay to place homes near these lands when the opposite was true 15 years ago.

There is also concern about water and sewer capacity in the area. Currently the area experiences shortages of water to the nearby homes. There is a concern with adding 700 new homes onto this infrastructure, not to mention the traffic impact on Highway 27 – a highway which is already beyond capacity.

We understand that there is a proposal for a multi-storey residential building in the middle of the development. This would also increase the pressure on the adjacent road, water and sewer infrastructure – infrastructure which is already stretched. To address the issue of commercial space, it would be preferable to have houses built which could be used as live/work places rather than a multi-storey building being erected which would have commercial on the ground floor, possibly leading to vacant frontages. Moreover, we are opposed to any multi-storey building/condominiums being built on this site, as this would set a precedent in the area and is not compatible to the heritage district.

the need for a buffer between the new development and The Boulevard subdivision is imperative and we feel that what is being proposed is inadequate in relation to the size of the development.

As always KARA is open and receptive to further meetings with the developer, as well as we would strongly suggest a community meeting to be held as well.

Sincerely

Kathryn Angus

President, Kleinburg & Area Ratepayers' Association