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COMMUNICATION
- June 4/2019
ITEM - 244

EAST KLEINBURG DEVELOPMENTS
INC./1045501 ONTARIO LIMITED
(COPPER CREEK)

KIRBY 27 DEVELOPMENTS LIMITED

Presentation by:

DON GIVEN

To City of Vaughan:

**COMMITTEE OF THE
WHOLE**

JUNE 4, 2019

OFFICIAL PLAN AMENDMENTS

**11363, 11063 and 11191
Regional Road 27**

City File Nos:

OP.17.007

OP.17.008

— LIMIT OF PROPOSED URBAN DESIGNATIONS

— DEVELOPMENT LIMIT

Malone
Given
Parsons.

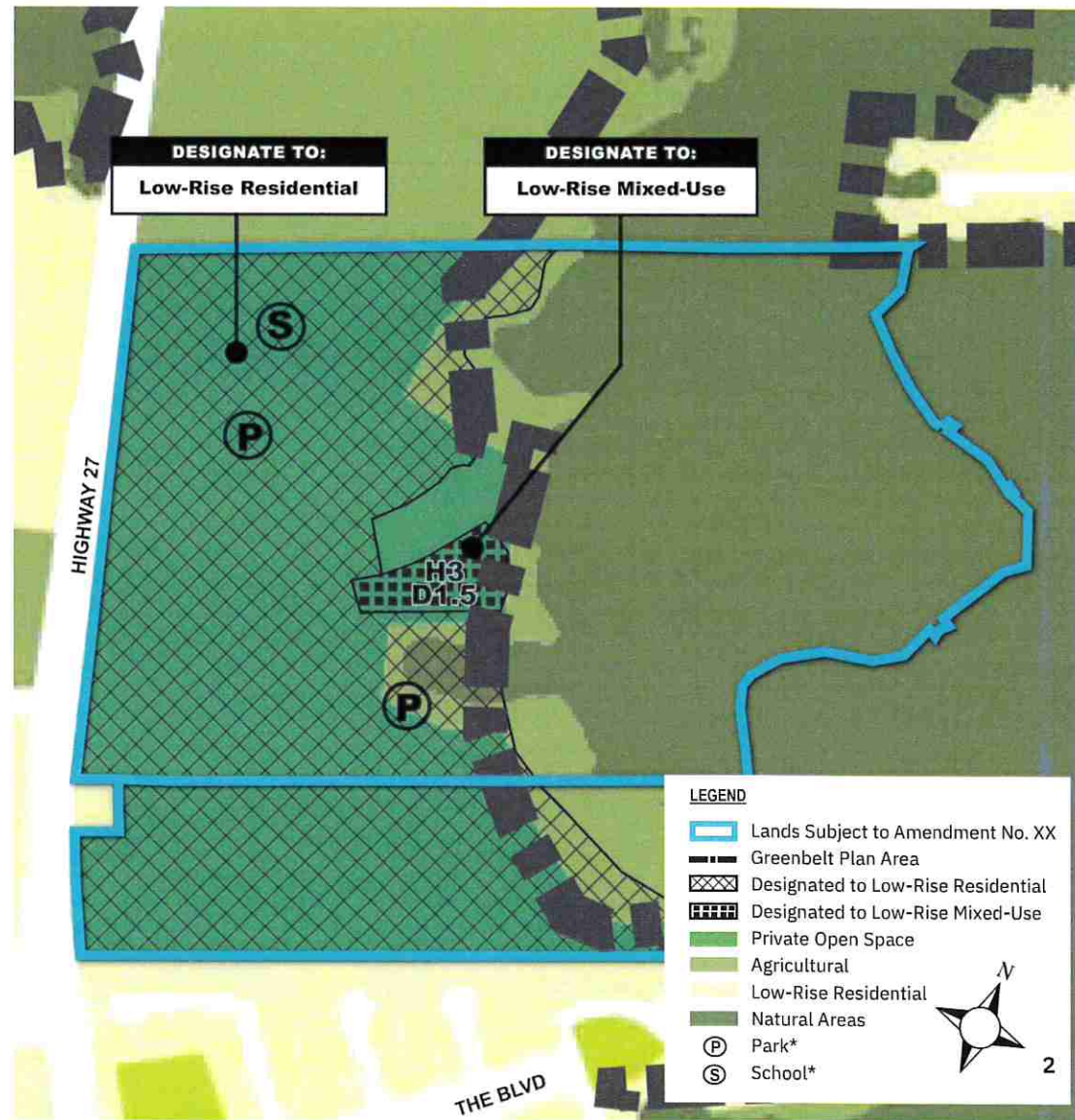
Source: Google Earth, 2019



EAST KLEINBURG DEVELOPMENTS INC. / 1045501 ONTARIO LIMITED (COPPER CREEK)

OFFICIAL PLAN AMENDMENT

- From “Private Open Space”, “Agricultural” and “Natural Areas” To “Low-Rise Residential”
- From “Private Open Space” To “Low-Rise Mixed-Use”: Maximum height of 3 storeys and a floor space index of 1.5

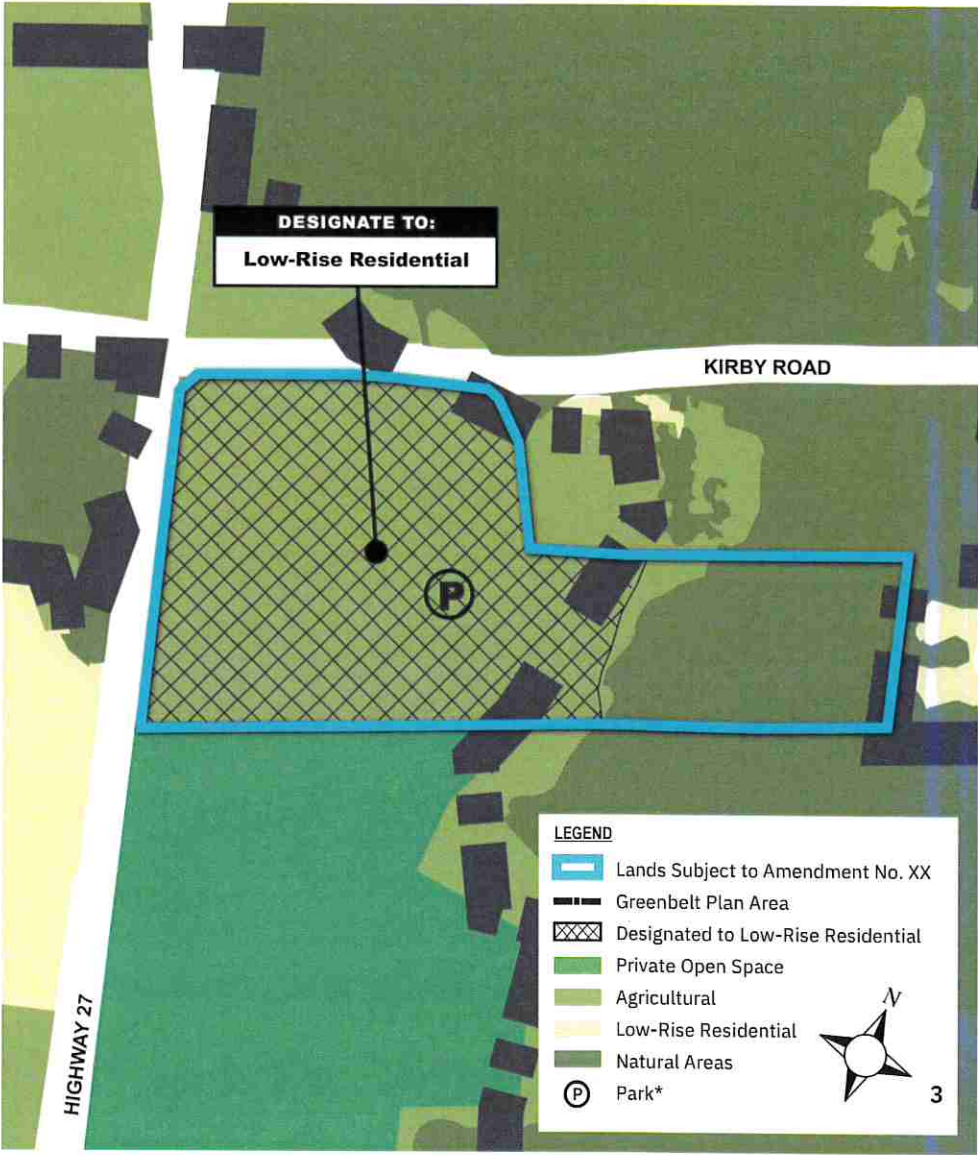


Note: * Locations are conceptual and may be modified without an amendment to this Plan.

KIRBY 27 DEVELOPMENTS LIMITED OFFICIAL PLAN AMENDMENT

- From “Agricultural” To “Low-Rise Residential”

Note: * Locations are conceptual and may be modified without an amendment to this Plan.



FEBRUARY 5, 2019 PUBLIC HEARING DEVELOPMENT CONCEPT PLAN

East Kleinburg (Copper Creek)

- Proposed residential on tableland
- 9-hole golf course/clubhouse retained
- Proposed elementary school and parks
- Proposed access via Highway 27
- Approx. 505 units

Kirby 27

- Proposed residential on tableland
- Proposed park
- Proposed access via Kirby Road and Highway 27
- Approx. 245 units

Combined Total

- Approx. 750 residential units

LEGEND

- Subject Property
- Limit of Development agreed to by TRCA and Landowner in December 2016
- 10m Minimum MVPZ from TRCA staked Top of Bank - June 29, 2015
- 10m Minimum MVPZ from TRCA staked Drip Line - August 9, 2016
- Floodline
- City Planned Trails (Pedestrian and Bicycle Network: Facility Types, Vaughan Nov. 2012)
- Traffic Signal Intersection

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Given
Parsons.



PUBLIC COMMENTS RECEIVED

- **Transportation**
 - Amount of traffic on Highway 27
 - Extension of Cul-de-sac to 5841 Kirby Road
- **Environmental**
 - Protection of the valley
- **Compatibility**
 - Compatibility with the community
 - Mid-Rise Mixed-Use Block to high at 12 storeys
- **Transition under the Greenbelt Plan**

MEETINGS TO DATE

November 21, 2017

KARA Presentation to Executive

January 25, 2018

KARA Presentation to Executive

February 5, 2019

Public Hearing – City of Vaughan

March 20 , 2019

Community Meeting organized by Councilor Lafrate

East Kleinburg (Copper Creek)

- Kirby 27

- Combined Total**

- ### LEGEND

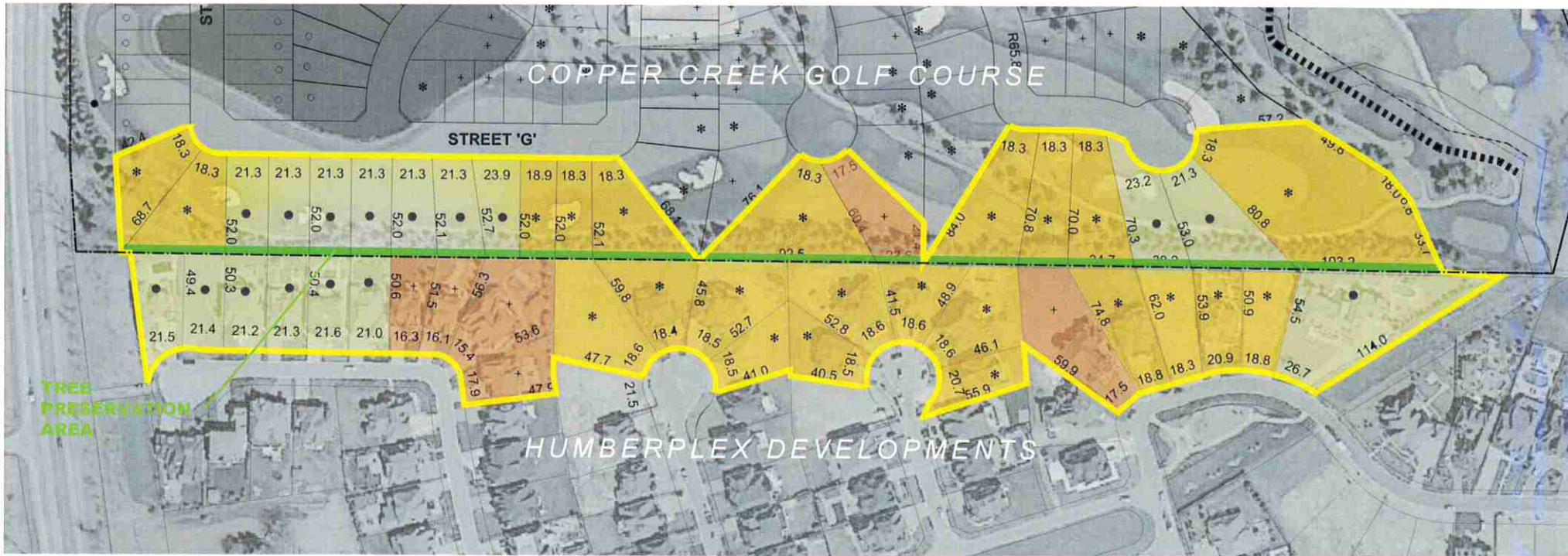
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RESPONSE TO COMMENTS

COMPATABILITY WITH COMMUNITY TO THE SOUTH

- Copper Creek lots are deeper and generally larger



Source: Google Earth, 2017. Modified by MGP.

- + Single Detached min.15.24m (50')
- * Single Detached min.18.3 m (60')
- Single Detached min. 21.3m (70')
- Tree Preservation Area

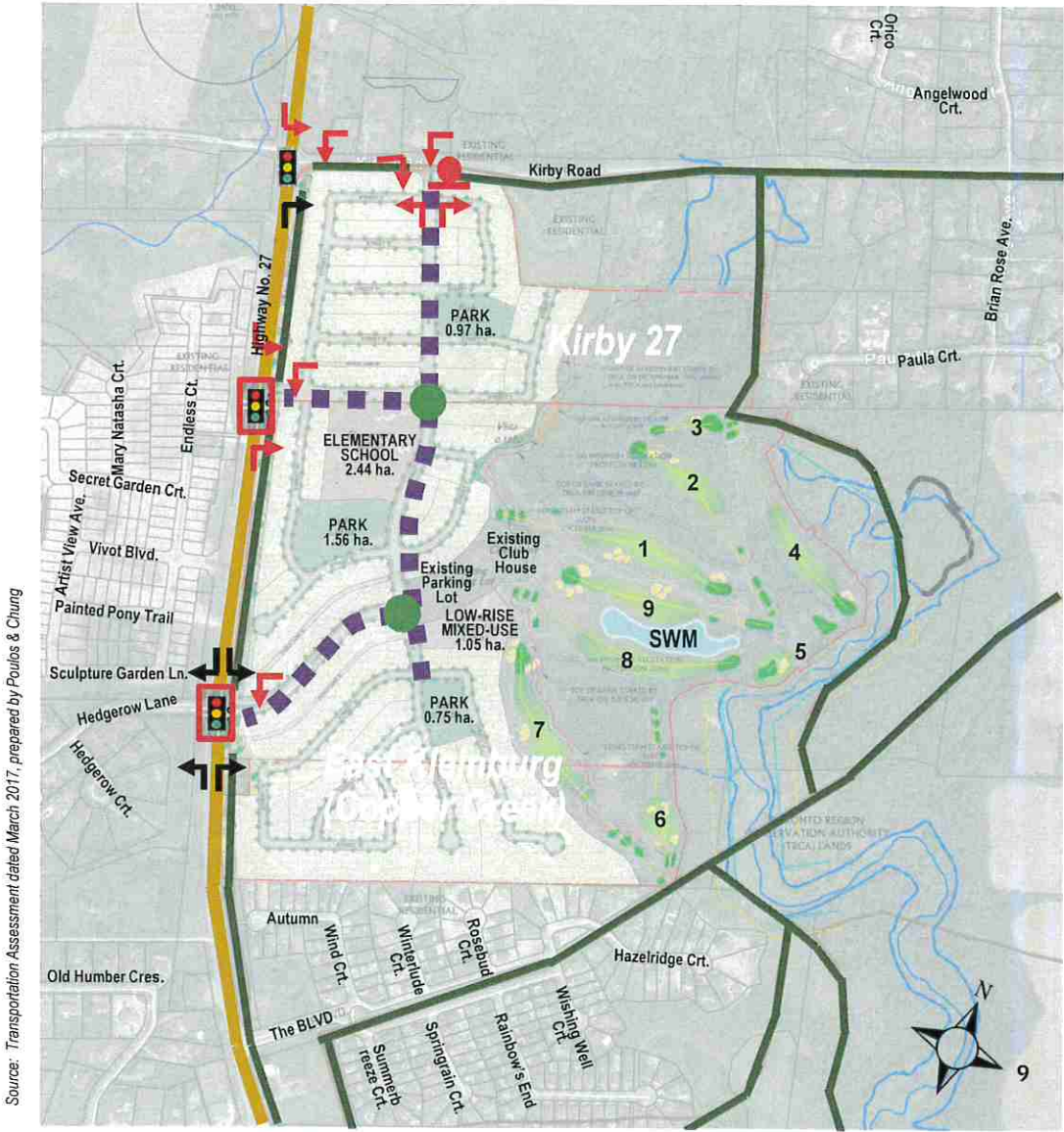
RESPONSE TO COMMENTS

TRANSPORTATION

LEGEND

-  Proposed Stop Sign
-  Existing Traffic Signal
-  Proposed Traffic Signal
-  Existing Turn Lane
-  Proposed Turn Lane
-  Proposed Minor Collector Road (24.5m)
-  Proposed Roundabouts
-  Widening to 4 Lanes Planned for 2022-2026
(York Region Transportation Master Plan 2016)
-  City Planned Trails (Pedestrian and Bicycle
Network: Facility Types, Vaughan Nov. 2012)

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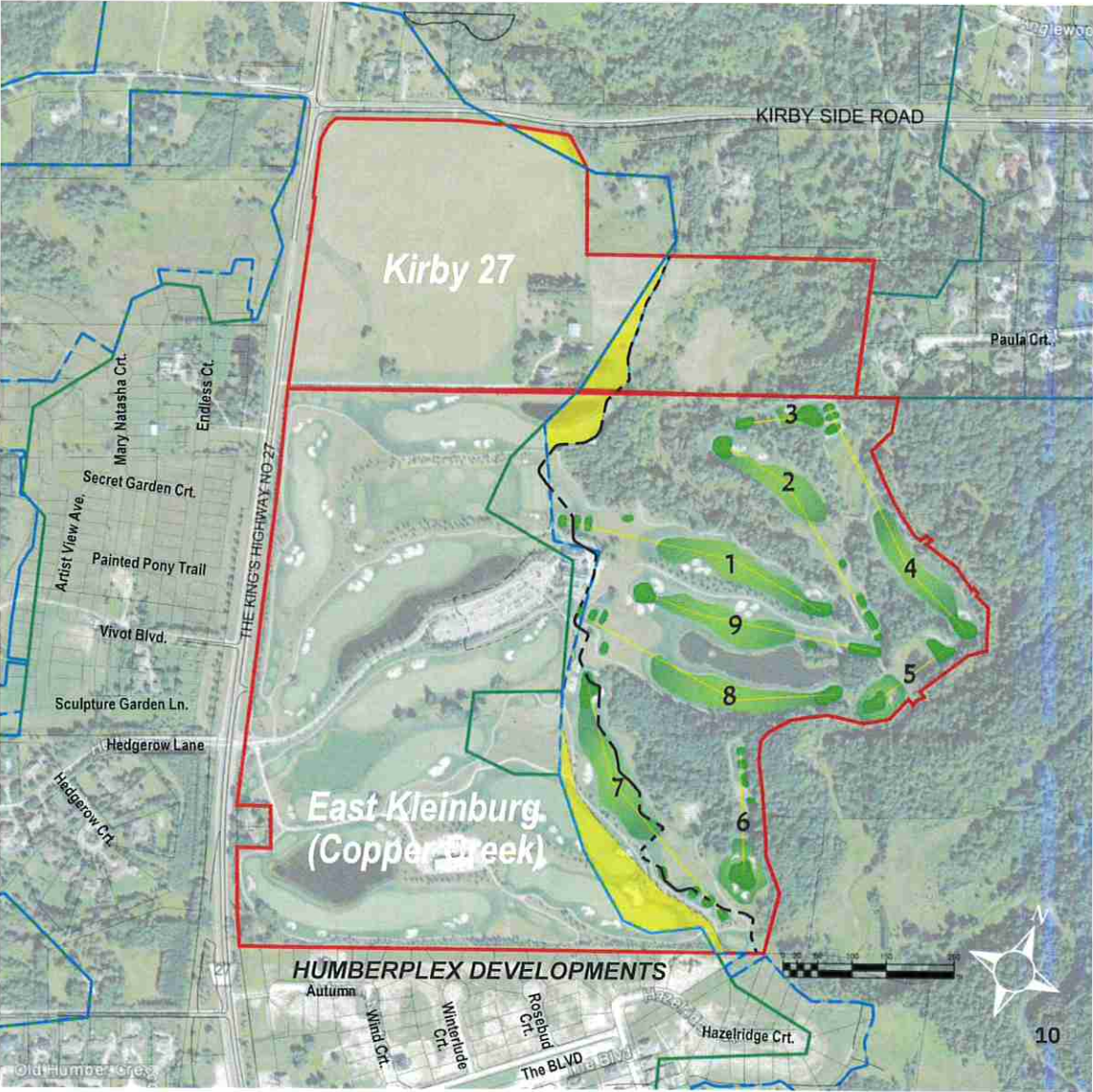


RESPONSE TO COMMENTS TRANSITION UNDER THE GREENBELT PLAN

LEGEND

- Subject Lands
- 2005 Greenbelt Boundary
- - - 2017 Greenbelt Boundary
- - - Development Limit
- Housing 2.8 ha.

Source: Google Earth, 2017. Modified by MGP.



PROPOSED RESIDENTIAL LOW-RISE RESIDENTIAL AND LOW-RISE MIXED-USE

Single Detached Home Renderings (Developers' Product)



60' LOTS



50' LOTS



40' LOTS

Source: TACC Developments

Rear Lane Access Single Detached Homes (Angus Glen, Markham)



Townhome Renderings (Richlands, Richmond Hill)



Live Work Renderings (Boxgrove, Markham)



COMMENTS RECEIVED FROM AGENCIES

Regional Municipality of York Comments dated May 3, 2019

- Agree lands are transitioned
- Exemption from York Region Approval
- Provided comments for subsequent development applications

Toronto and Region Conservation Authority Comments dated May 3, 2019

- ...*“no objections to Official Plan Amendment Applications”*...
- Any concerns can be addressed at subsequent development approval process

City of Vaughan Development Engineering Department dated April 24, 2019 & May 16, 2019

- Supports the Official Plan Amendment applications subject to subsequent development applications

City of Vaughan Staff Reports recommend approval

DEVELOPMENT APPROVAL PROCESS

NEXT STEPS

- **Official Plan Amendment Adoption (next council meeting)**
- **Scoped Block Plan / Master Environmental Servicing Plan (MESP) application process (Fall 2019)**
- **Draft Plan of Subdivision and Zoning By-Law Amendment application process (Fall 2019)**

DEVELOPERS/BUILDERS RECOGNIZED AS INDUSTRY LEADERS

DEVELOPERS: TACC DEVELOPMENTS/FIELDGATE DEVELOPMENTS
BUILDERS: ARISTA HOMES/OPUS HOMES/DECO HOMES/FIELDGATE HOMES

BILD Awards for Projects

- 2014 - People's Choice Award – Impressions of Kleinburg - Vaughan
- 2015 - Places to Grow Community of the Year – Upper Unionville – Markham
- 2017 - Best Innovative Home Design – Boxgrove Village – Markham
- 2018 - Project of the Year, Low-Rise – Richlands – Richmond Hill
- 2019 - Best New Community (Planned / Under Construction) Lakeview Village – Mississauga

Vaughan Chamber of Commerce

- 2019 - Developer/ Builder of the Year

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