



Vellore Woods / Millwood-Woodend Rate Payers Associations

Joint Deputation

Committee of the Whole

Jun 7th, 2022

C 18: Page 1 of 5

Thank you for bringing this item up... my family matter is pertinent... but I told them I had to be here!

Communication : C 18
Committee of the Whole (1)
June 7, 2022
Agenda Item # 4

Agenda Item 6.4: VAUGHAN NW RR PROPCO LP OFFICIAL PLAN AMENDMENT FILE OP.20.008
ZONING BY-LAW AMENDMENT FILE Z.20.016 SITE DEVELOPMENT FILE DA.20.022 VICINITY OF
MAJOR MACKENZIE DRIVE WEST AND WESTON ROAD

Applicant: Smart Centres

Files OP.20.008 and Z.20.016

Good Afternoon, Mr ~~Chairman~~ *Madame Chair Jackson*, Deputy Mayor FERRI, Members of Council, Staff and Ladies & Gentlemen,

My name is Elvira Caria and on behalf of the Vellore Woods R.A, and Tirn Sorochinsky of Millwood-Woodend Ratepayers Associations, please accept our comments as joint formal submissions regarding ~~the above item~~ #6.

We have reviewed the most recent submission by the applicant as well as the staff report, and offer the following comments.

We were shocked with the densities proposed in the proponent's initial submission on May 6 2020, which included an FSI of 4.1 for both Phases with building heights up to 24 storeys. *-But we have come a long way since then...*

Our primary comment to the applicant was to reduce building heights and densities. Although the building heights were dramatically reduced in the resubmission, which we are very



Table 2 of the Staff Report notes 23 zoning exceptions. A few of the exceptions are excessive:

- Item 'A' Minimum front yard setback should be 7.5m according to the by-law standard. The proponent is requesting 0.7m set back for Phase 1 (Wing A).
- Item 'N' Minimum width of Landscaping Strip abutting streetline should be 6m; the proponent is proposing 0.5, for Phase 1.

Table 2 Item 'W' notes that the definition of 'permitted uses above the 12 storeys is undefined'. The proponent has indicated that a mechanical room can be included above the 12th floor. The building elevations show that the roof housing mechanical is equivalent to another 2 storeys in height which gives the buildings an appearance of 14 storeys in height. We made it very clear in our meetings with the proponent that our community will accept a maximum building height of 12 storeys. We request that 2 floors be removed to achieve the total building height of 12 storeys. This will also help reduce FSI for Phase 2.

Overall, this is a work in progress, and we continue to work collaboratively with SmartCentres. They know our vision for this **Vellore Village District Centre**. They've heard it enough times. They also know how much pressure



lies on them to "get it right". When you're the first horse out of the gate, you MUST lead by example and set a high standard so that others who follow after you, clearly understand that nothing will be acceptable short of EXCELLENCE

We are here in support of moving this application forward, in good faith, ONLY under the clear understanding that there is still much to do ...

We can find ways to achieve the lower FSI .. we need to shave some density, and the URBAN DESIGN is beyond crucial here

In 2003 when I sat on the original Vellore Village District Study we had a clear vision in our heads... That vision remains true today—and almost 2 decades later it is time to see it come to fruition...

Remember this and I have lived by this belief for over 20 years serving as a community volunteer

**DEVELOPERS DON'T BUILD COMMUNITIES
PEOPLE BUILD COMMUNITIES—THEY BUILD
NEIGHBOURHOODS**

SmartCentres will be the FIRST to make the Vellore Village come to life...

We say**GET IT RIGHT**

EXECUTIVE FEEDBACK

- We've come a long way ...Our community has made concessions we never imagined nor wanted
- We want smartcentres to understand and acknowledge our efforts

SENIORS BUILDING:

- *Just because it's a seniors building we expect the same high standards of urban design*
- Not just conform but go above ...

GENERAL COMMENTS:

- Old World feel—with modern amenities
- WE NEED MORE MIXED USE
- Where's the RETAIL / COMMERCIAL component ? go downstairs and get a haircut
- Or gathering at your local café
- VILLAGE FEEL—VILLAGE LIFE in an URBAN CENTRE
- TOO MUCH RESIDENTIAL –we need a bit more balance

Want to preface this deputation

by saying

- It ~~is~~ has & continues to be an absolute

Pleasure to be working with SmartCentres -

The entire team has gone above and
beyond to understand our vision!

And our end goal!

And we continue to look forward
to working with them...

We wish they were all like
this..