



Vellore Woods / Millwood-Woodend Rate Payers Associations Joint Deputation

Committee of the Whole
Jun 7th, 2022

**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, 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 Tim Soroichinsky of Millwood-Woodend Ratepayers Associations, please accept our comments as joint formal submissions regarding the above Item 6.4

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.

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 happy with, we still have some concern with the current FSI's in this proposal.

Phase 1 (Seniors Supportive Living Building) still sits at 4.19 which is higher than the total FSI in the original submission. The permitted maximum FSI for this site is 2.0. Although there is limited flexibility to reduce the FSI in Phase 1 (the proponent did not reduce building heights or units for Phase 1), we are urging the applicant, and in fact, have had reassurance by Mitch Goldhar himself personally, that they will continue to work with us in **Phase 2** to get the FSI closer to the 2.0 allowable. It is our understanding that the OVERALL site FSI is 2.79, so

we are very confident that the applicant will in fact be able to achieve or work in good faith with us to continue to reduce the FSI overall. Our concern, which we have made abundantly clear, is that these types of approvals will be precedent setting and that is NOT what we will ever want to happen in our Community of Vellore.

The Staffing Report notes that ‘the development does not fully conform to the detailed Urban Design policies applicable to the Vellore Village district’. This is another key concern which is important to the community as we need to continue to respect the character of the historical Vellore Village which many previous applications have abided to.

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**

Sincerely

Elvira Caria

Chair, Vellore Woods Ratepayer’s Association

Tim Soroichinsky

President, Millwood-Woodend Ratepayers Associations