



COMMUNICATION C328  
ITEM NO. 4  
COMMITTEE OF THE WHOLE  
(PUBLIC MEETING)  
March 1, 2022

3812 MAJOR MACKENZIE DRIVE WEST

# Public Meeting

March 1<sup>st</sup>, 2022



GRAZIANI  
& CORAZZA  
ARCHITECTS

**nextrans**  
CONSULTING ENGINEERS



**arva**

**VALCOUSTICS**  
*Canada Ltd.*

**GRADIENTWIND**  
ENGINEERS & SCIENTISTS



**SGL**  
Planning & Design Inc.

# PRESENTATION OUTLINE

- **Site Location and Surrounding Area**
- **Housing Context**
- **Planned Transportation**
- **Overview of Development Proposal**
- **Official Plan Amendment**
- **Zoning By-Law Amendment**
- **Community Engagement**
- **Next Steps**





# SITE LOCATION





# SURROUNDING AREA

## **NORTH**

Vacant land and application for townhouse dwellings

## **EAST**

Vacant land and application for mid-rise mixed-use development

## **SOUTH**

A presentation centre, and a Ministry of Transportation Maintenance yard

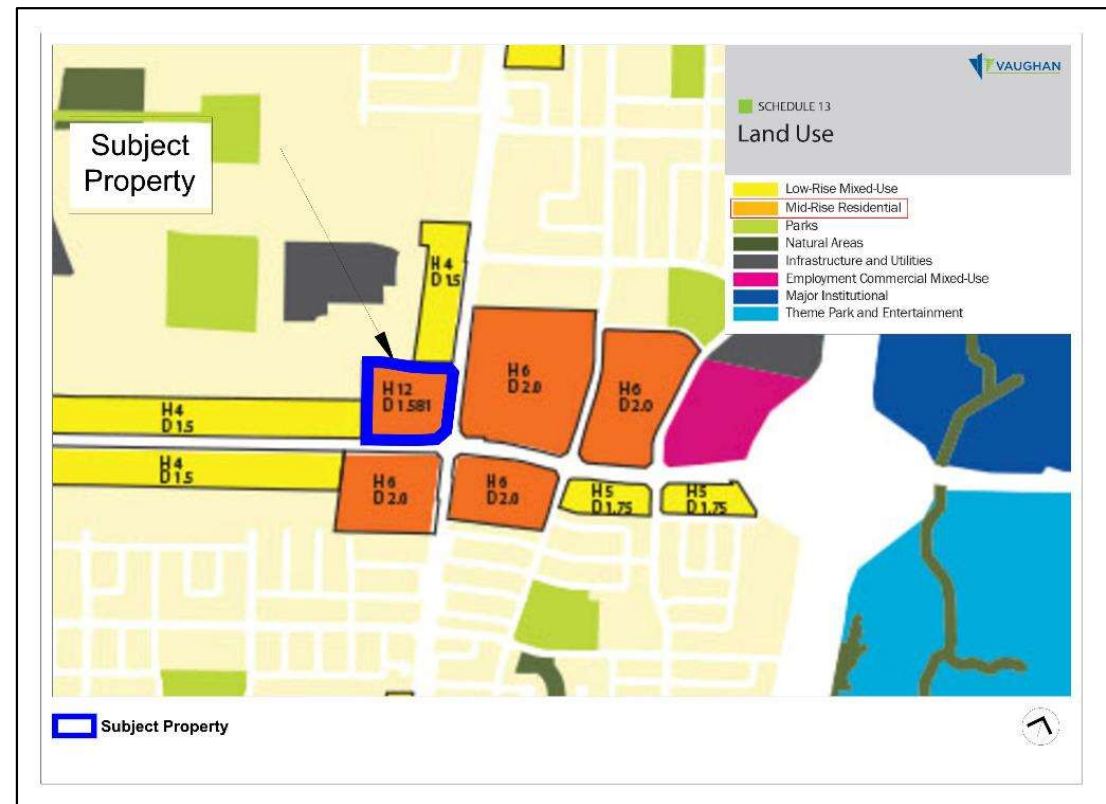
## **WEST**

Vacant land and a revised application for 12-storey mid-rise development



# SUBJECT SITE AND SURROUNDINGS

- Official Plan identifies subject site within the Vellore Village Local Centre
- Official Plan designation - “Mid-Rise Mixed-Use” with height permissions of 12-storeys
- Other three corners also designated Mid-Rise Mixed Use



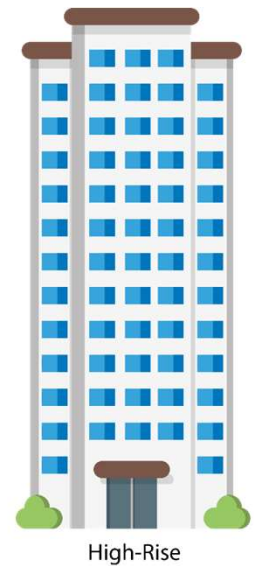
Surrounding Land Use

# HOUSING CONTEXT

Single detached homes are the predominant housing type in the surrounding area (2.5km study area radius)

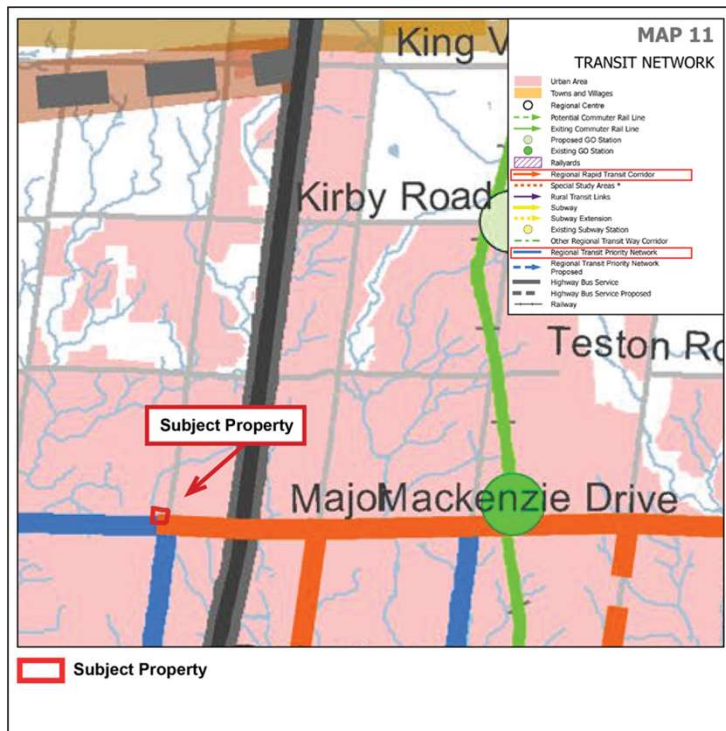
- Single detached houses = 63.09 %
- Semi-detached and Row houses = 33.49 %
- Duplexes and Low-rise Apartment buildings = 1.78%
- Apartment buildings = 1.64%

(2016 Census)

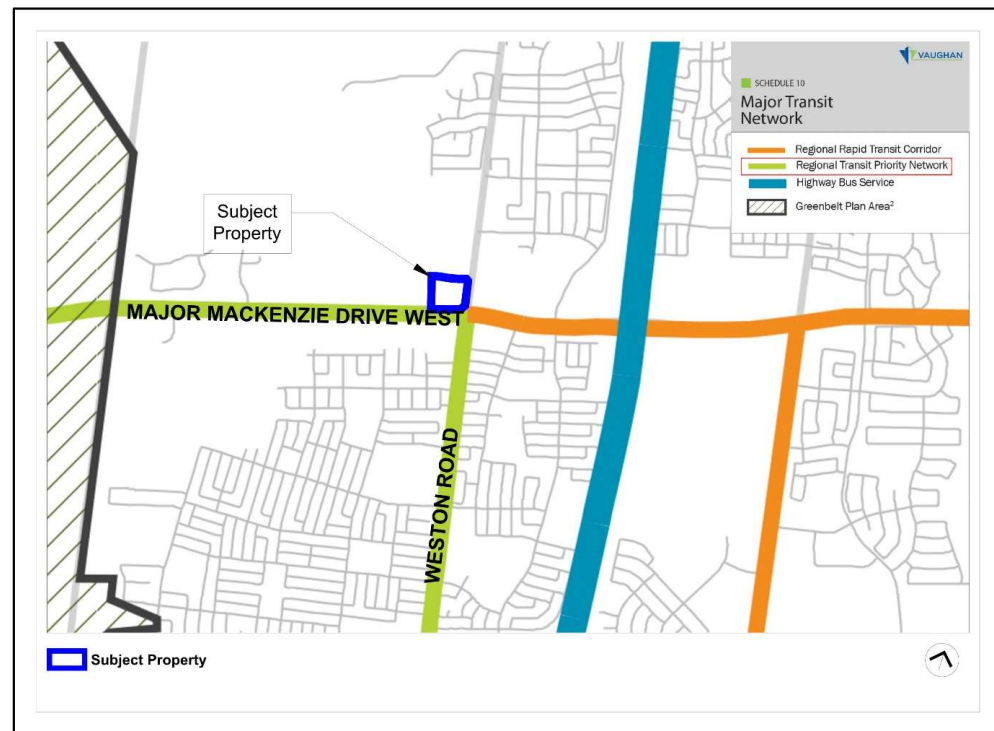


# PLANNED TRANSPORTATION

- Major Mackenzie Drive East of Weston Road designated a Regional Rapid Transit Corridor
- Future Bus Rapid Transit (BRT) planned along Major Mackenzie Drive to Weston Road
- Proximity to future Major Transit Station Areas along the BRT



York Region Official Plan Map 11: Transit Network



City of Vaughan Official Plan Schedule 10: Major Transit Network



# OVERVIEW OF DEVELOPMENT PROPOSAL

- Comprised of five residential and mixed-use buildings
- Seven Towers from 11 to 36 storeys
- New local road along west side
- Public Park corner of Farooq Boulevard and new local road.
- Urban square at corner of corner of Major Mackenzie Drive and Weston Road with view corridor into new public park
- Internal roads provide access to building lobbies and underground parking
- Ground floor on Major Mackenzie Drive and Weston Road animated with retail/ amenity spaces
- Provision for new community facilities





# OVERVIEW OF DEVELOPMENT PROPOSAL

## DESIGN

- Tallest towers at Major Mackenzie Drive and Weston Road Intersection
- Slender towers reduce massing
- Steps down to mid rise buildings adjacent to park and Farooq Boulevard
- Significant separation between the towers of 25 m and greater



# OVERVIEW OF DEVELOPMENT PROPOSAL

## OPEN SPACE

- Urban square at corner of Major MacKenzie Drive and Weston Road - gateway to the centre
- Leads to large private amenity space on interior of plan
- Open space continues on diagonal to the public park
- Public park will be a central gathering space for surrounding community





# OVERVIEW OF DEVELOPMENT PROPOSAL



2,764 m<sup>2</sup> of Indoor  
Amenity Space



1,436 m<sup>2</sup> of Retail  
and Office Space



3,126 Total Parking Spots  
+ 1,808 Bike parking spaces



21,797 m<sup>2</sup> of Out-  
door Amenity Space  
+ 5,192 m<sup>2</sup> of Public  
Park area



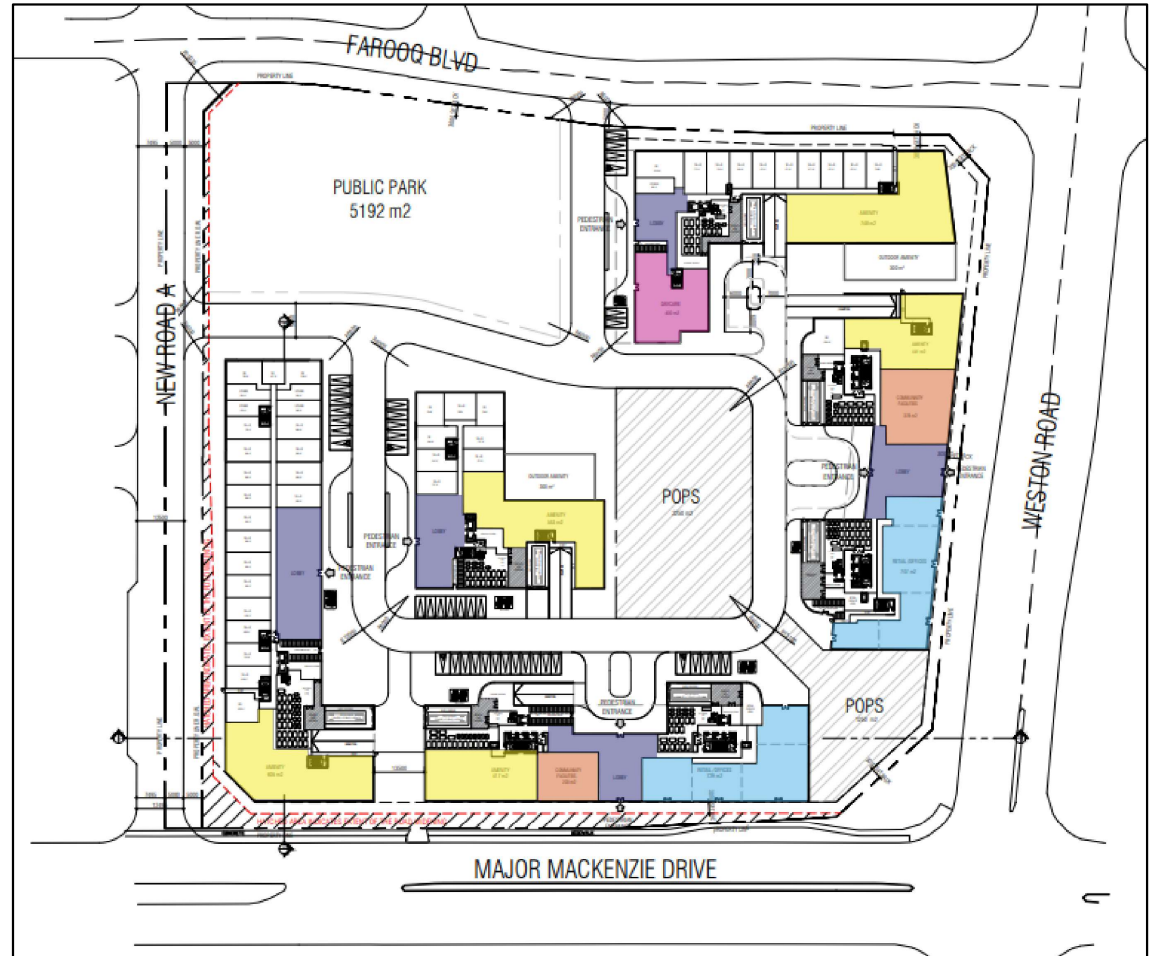
3013 Residential Units  
263 - Studio  
1,158 - 1BR  
953 - 1 BR+Den  
53 - Buried 2BR / 584 - 2BR  
2 - 3BR



# OVERVIEW OF DEVELOPMENT PROPOSAL

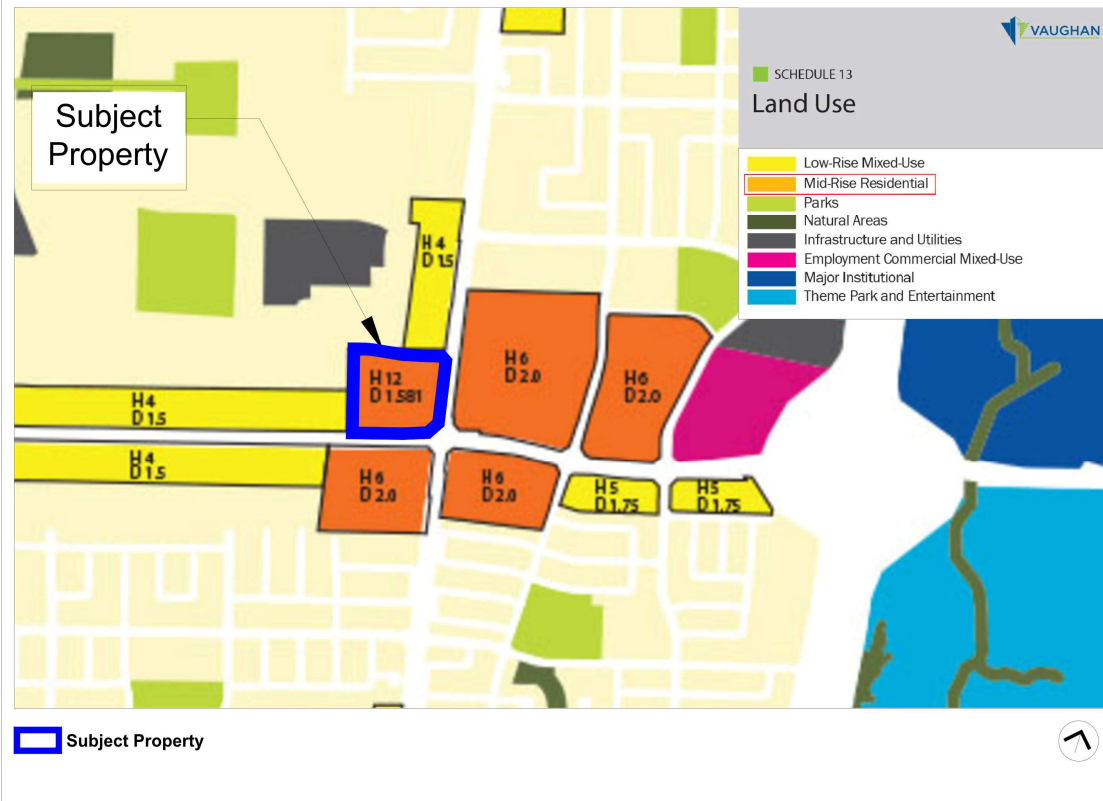
## COMMUNITY AND COMMERCIAL SPACE

-  Amenity Space
-  Community Facilities
-  Retail/Offices
-  Daycare
-  Lobby



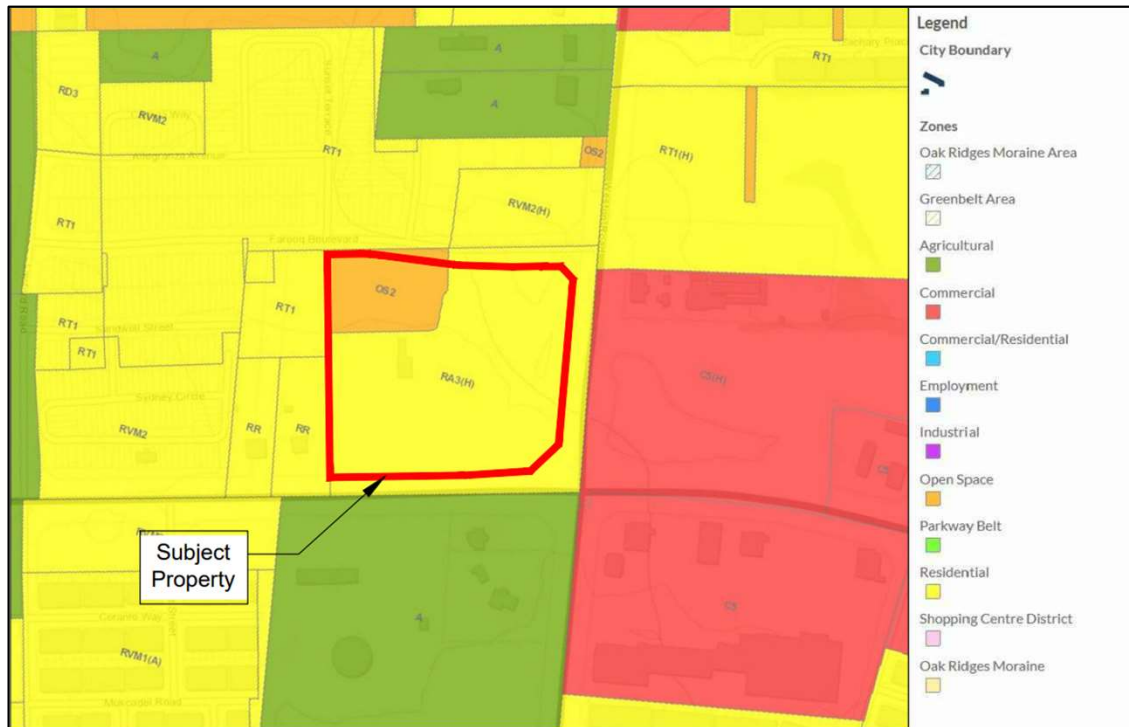


# OFFICIAL PLAN AMENDMENT



- To amend the Mid-Rise Mixed-Use designation to a High-Rise Mixed-Use designation
- To amend maximum FSI designation to 5.78
- To amend maximum building height to 36 Storeys

# ZONING BY-LAW AMENDMENT

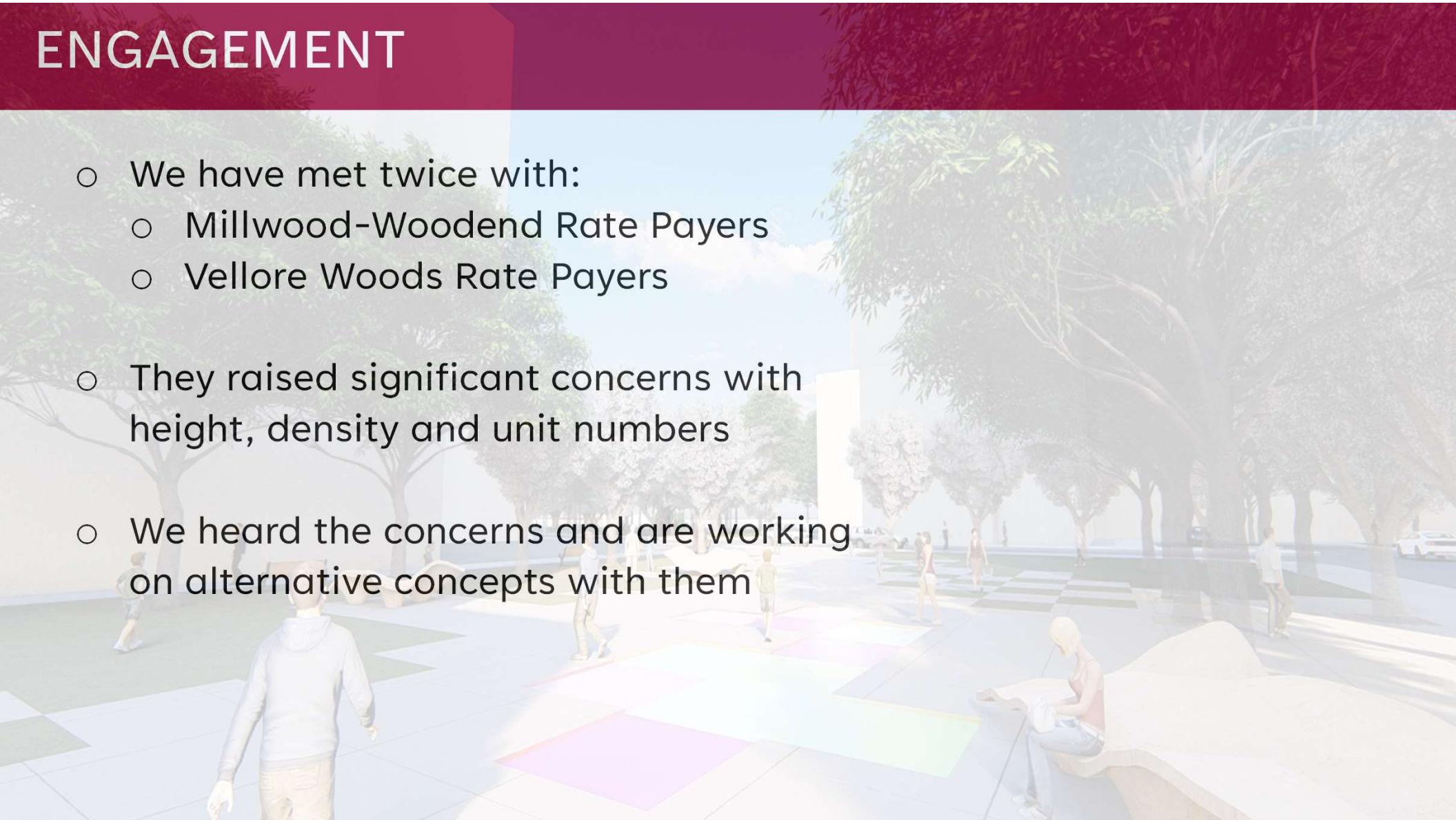


- Permit 3 metre landscaping strips along streets
- Permit maximum height of 44 metres to 109.5 metres
- Require minimum 2,764 m<sup>2</sup> of indoor and 21,797 m<sup>2</sup> of outdoor amenity space
- Maximum Floor Space Index of 5.78
- Permit range of commercial and community uses at grade
- Specific setbacks and heights are provided on a schedule



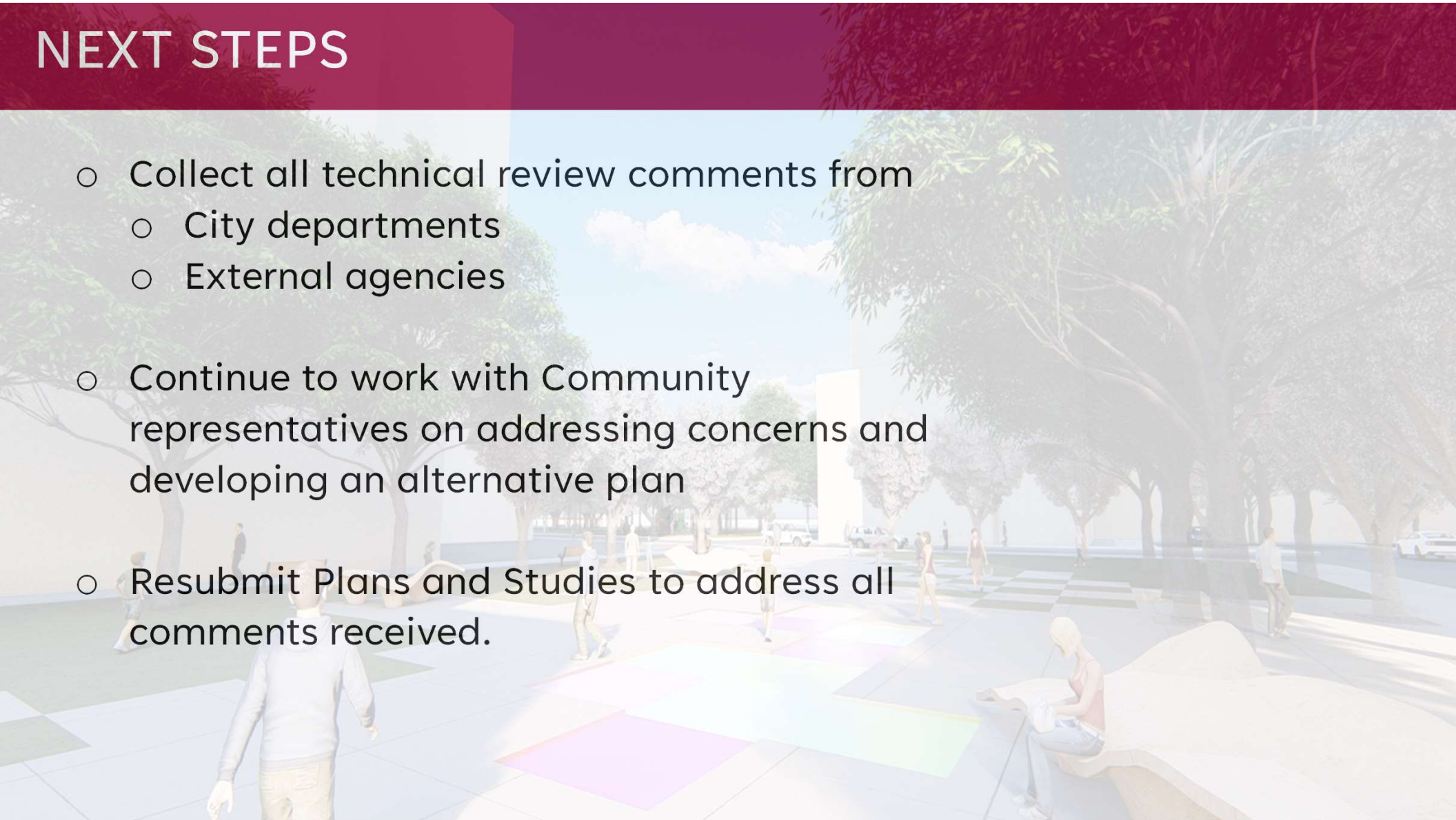
# ENGAGEMENT

- We have met twice with:
  - Millwood-Woodend Rate Payers
  - Vellore Woods Rate Payers
- They raised significant concerns with height, density and unit numbers
- We heard the concerns and are working on alternative concepts with them



# NEXT STEPS

- Collect all technical review comments from
  - City departments
  - External agencies
- Continue to work with Community representatives on addressing concerns and developing an alternative plan
- Resubmit Plans and Studies to address all comments received.







THANK YOU

