



**COMMUNICATION C332
ITEM NO. 4
COMMITTEE OF THE WHOLE
(PUBLIC MEETING)
March 1, 2022**

ITEM #4

March 1st 2021

G GROUP MAJOR MACKENZIE INC.

OFFICIAL PLAN AMENDMENT FILE OP.21.019

ZONING BY-LAW AMENDMENT FILE Z.21.040

3812 MAJOR MACKENZIE DRIVE WEST VICINITY OF MAJOR MACKENZIE DRIVE WEST AND WESTON ROAD

Good Evening Madame Chair, Mayor Bevilacqua, Members of Council and ladies and gentlemen

My name is Elvira Caria and I am the Chair of the Vellore Woods Ratepayer's Association.

As time is very limited here, I have submitted before you a **FULL HISTORY** of this site dating back to approx. 2009, for you to UNDERSTAND how we got here today. I will only focus on some key points.

(Schedule A)

To begin, I want to point out that 3812 Major Mackenzie is situated in The Vellore Village District Centre under the OPA 650 and Vaughan Official Plan OP 2010.

This entire Major Mackenzie –Weston Rd area is part of a unique LAND USE that aims to protect and create a specific urban village district centre. This application should NEVER be dealt with in isolation, as it is only a piece of a puzzle that makes up the WHOLE of a master plan with a clear district vision. There already exists a policy framework that should continue to be the basis for processing development applications in Vellore Centre.

In 2011, the previous owner received **APPROVAL** at the Ontario Municipal Board for an Official Plan Amendment 712 and Zoning By-law 234-2010 permitting amongst other things **2 x 12 storey condos with step downs / tiered flooring plus towns with an FSI of 1.58 surrounding a gorgeous urban square greenspace that we fought so hard to get.** We later learned that the urban square had become the subject of the Appeal at the OMB because the City wanted to move it to the NW corner, completely ruining the point of the URBAN SQUARE to begin with since it achieved the VISION and INTENT of the Vellore Village District Centre.

You can see from the history in front of you that in 2014, the previous owner submitted a Draft Plan of Subdivision and a Site Plan Application but never pursued it and in fact, this parcel of land went dormant. A few owners later, this brings us to 2020, in the midst of a Global Pandemic and unbeknownst to us the **G-Group** became owners of this property.

At the same time, in October 2020, **The Vellore Woods Ratepayers Association** along with **The Millwood Ratepayers Association** requested Council to PROTECT at all costs this Core Centre, which included strict urban design guidelines, protected HEIGHT and DENSITIES, offered the URBAN SQUARE that was crucial in this area, provided the CONNECTIVITY through hardscapes like woofers and cobblestone features, strong definitions of public street edges, crime prevention through Environmental Design, pedestrian circulation, vehicle circulation, BUILT FORM and URBAN DESIGN that would be in keeping with historical and heritage materials and building look even right down to mansard roofing and colour of brick!



We wanted so desperately to protect the VISION of OLD WORLD meets NEW WORLD—that has been done so perfectly in places like Bloor Street West, South Kingsway and in Boston for example.

As a result of our request, a Land Use Study was directed to staff, which included BOTH Ratepayers input and Landowners consultation. In April 2021 Staff came back with a report that would support STATUS QUO!

“That the existing policy framework for Vellore Centre as a Local Centre in VOP 2010 implements the vision of a mixed-use centre and is suitable as a basis to process development applications. Staff recommends maintaining the existing VOP 2010 policy framework to guide future development together with guidance documents such as the City-wide Urban Design Guidelines.”

So –Someone PLEASE tell me why the G-Group felt it prudent to become a LONE WOLF and underhandedly completely DISREGARD the Municipal planning process, disregard Planning Policies, disregard a STUDY that was literally taking place in real time, didn’t wait for the findings, and instead headed to the Committee of Adjustments –and when that failed –they headed to the **PROVINCE** to ask for a MINISTRY ZONING ORDER, with **4 times the allowable FSI** and with a ridiculous increase in additional height and density. That ladies and gentlemen is unadulterated greed and arrogance!

When we met with the applicants representatives, Mr Rogato eloquently provided the history of this project but left out the most important part! **The Committee of Adjustments failed attempt and THE MZO request**

That order was never granted thankfully---and so here we are today! WE MUST work with the current policy framework YOU just ratified less than a year ago! It’s NOT outdated! It’s less than a year old – Landowners were part of the process! They had a SAY! NOTHING has changed except the disgusting Housing Affordability Task Force report denouncing ANY public input into OUR communities!

So tonight –as long as you all still have a SAY as Council – you need to decide if you are going to be FOLLOWERS or LEADERS of your community!

If you surrender to the Province –you are FOLLOWERS!

If you fight like hell –just like all of us here tonight –and STAND by your City – **PROTECT YOUR APPROVED planning policies**

Listen to your residents who are NOT Nimby’s –then you are **LEADERS ...**

And Leaders lead by example!

Direct your staff

Actually **DEMAND** your staff to push back –to DEFEND the OFFICIAL PLAN and to defend the planning document that was studied and ratified less than a year ago

To Mr Haiqing Xu –I ask you to assert LEADERSHIP in your planning department –and direct your staff to abide and enforce the legal planning document that is before them –If they do anything LESS than that it’s insubordination!

We can achieve mutually agreeable projects!



In one month from now –the REVISED SmartCentres development on the NE corner is coming back to Council—and you will see they have significantly changed their site plan maintaining the appropriate mid-rise and mixed use! It was a labour of love on both sides! Are we 100% in agreeance!

Hell No—BUT it just needs some fine tuning! There’s seniors living buildings—there are condo-towns – there’s a Piazza Urban Square –there are step downs There is urban design and building materials in keeping with the V.V District Centre

WE’VE evolved ---WE’RE NOT ANTIQUATED –we get it –This quadrant is ZONED as a core centre—BUT ***it’s HOW you design –and HOW MUCH you design that matters to us....***

And please DO NOT hide behind the big bad Province because in the end ONTARIO does exist north of Hwy 9 –let those communities pick up their socks and help build the housing required .. We have to STOP thinking so GTA Centric...the burden shouldn’t be ALL ON US ...

Tonight you heard from many people –you heard from our Executive who provided PLANNING arguments

And I will wrap this up by asking the applicant this: And I would like him to respond publically please

- 1. Why did you choose to bypass all planning policies and try your luck at the MZO?**
- 2. And where do we go from here?**

Thank You

Yours Truly,

Elvira Caria

Chair, Vellore Woods RatePayers Association

****Signed Electronically***

SCHEDULE A

HISTORY OF THIS SITE

On June 23, 2003 Council passed a motion to approve the **Vellore Village District Centre Plan** (OPA #650) and supporting reports. And That a STREETSCAPE COMMITTEE be established consisting of members of the local ratepayers groups and chaired by the Local Councillor ***(this NEVER happened in spite of repeated requests by our Ratepayers Association for over 20 years)***

On January 13, 2009, a Public Hearing was held at The City of Vaughan FILE # OP.08.010 and Z.08.039 APPLICANT Cicchino Holdings Inc request to amend OPA #650 (Vellore Village District Centre) and to amend the City's By-law 1-88, to develop 12 apartment dwellings from 3 storeys to 22 storeys in height for a total of 632 dwelling units, with limited ground floor commercial uses

In April 2010, an Optional Site Plan Submission was submitted by Cicchino Holdings Inc that would reflect a significant change in the application, ***including 2 x 12 storey (tiered to 6 in height) and the remaining residential block consisting of 2 story townhouse blocks with 70 units total Towns. The site plan included a very sought after GREEN SPACE Urban Square*** (Images below)



On June 15, 2010 Council directed a Special Committee of the Whole meeting to be held on July 6, 2010 at 7pm to allow for PUBLIC input into this matter

On July 6, 2010 a Special Committee of the Whole meeting took place, where Local Ratepayers supported in principle and with conditions this new plan. An issue arose between the Applicant and the City Parks Department when it came to the definition of this particular Urban Greenspace. It is our understanding that this amenity space was publically accessible –private open space.

At the time, the solution was easy. We provided it. We asked the applicant to quickly resolve the issue of this park Space by losing 2 to 4 townhomes at the NorthWest Corner of this Project to widen the road and enlarge the Parkette –making it a FULL park space in this development—and resolving matters with City Staff.

The issues between the Applicant and the City were never followed up. Park was moved to the NW corner of the site, and the Ratepayers were left out of discussions. We subsequently learned this application was now the subject of an OMB hearing.

On November 23, 2011, the Ontario Municipal, Board ('OMB'), now known as the Ontario Land Tribunal ('OLT'), approved Official Plan Amendment ('OPA') No. 712 (File OP.08.010) and Zoning By-law 234-2010 (File Z.08.039) for the Subject Lands (OMB File Nos. PL10154 and PL110137). Here is the link to the OMB order: [November 23, 2011, OMB e-decision for File PL101154](#)

- OPA 712 and Zoning By-law 234-2010 permitted a mixed-use residential and commercial development consisting of two 12-storey residential apartment buildings and two commercial buildings with maximum building heights of 2 and 3 storeys, and an FSI of 1.58 times the area of the lot (see attachment).
- The residential component was approved for a total of 430 apartment dwelling units as well as semi-detached and block townhouse units (comprising a maximum of 68 block townhouse and two semi-detached dwelling units or a maximum of 70 block townhouse units) with a residential gross floor area ('GFA') of 55,707 m². The commercial component was approved with a combined GFA of 2,473 m².
- The approved height, density and land use permissions for the Subject Lands were carried forward into Schedule 13 – Land Use of Vaughan Official Plan 2010. The Subject Lands are designated "Mid-Rise Mixed-Use" by VOP 2010 with a maximum building height of 12 storeys and FSI of 1.581 times the area of the lot.

On January 28, 2014, the previous owner submitted an application for Draft Plan of Subdivision (File 19T-14V001) to create the blocks to facilitate the development of the Subject Lands for residential uses, commercial/retail/office uses, and a park, in accordance with the permitted uses and development criteria established by OPA 712 and Zoning By-law 234-2010. The Committee of the Whole (Public Meeting) Report for the Draft Plan of Subdivision was considered by Vaughan Council on April 29, 2014; however, a comprehensive report was not prepared by the Development Planning Department for consideration at a future Committee of the Whole meeting as the application was not pursued by the previous Owner.

- In addition to the above-noted applications, Site Development applications (Files DA.14.007 and DA.14.008) were submitted by the previous Owner to facilitate the development of the commercial and residential uses on the Subject Lands but was not pursued. A Zoning By-law Amendment application (File Z.14.004) was also submitted to facilitate the removal of the holding symbol '(H)' which had been applied on a portion of the Subject Lands through Zoning By-law Amendment File Z.08.039 but was also not pursued.
- Should the Official Plan and Zoning By-law Amendment applications be approved, the Owner will revise Draft Plan of Subdivision File 19T-14V001 and Site Development Files DA.14.007 and DA.14.008 to reflect the new development.

(History continues next page)

SPECIFIC TO G-GROUP

In December 2019, The City of Vaughan – Committee of Adjustment, received an application (A151/19) for relief from the Zoning By-law to permit an increased density from **1.57 to 2.15 FSI**

- The Committee of Adjustment refused the application for the following reasons:
 - The general intent and purpose of the zoning by-Law will not be maintained
 - The general intent and purpose of the official plan will not be maintained
 - The requested variance(s) is/are not acceptable for the appropriate development of the subject lands.
 - The requested variance(s) is/are not minor in nature.

On December 4, 2020, the City of Vaughan City Manager Jim Hamum received a letter from **The Ministry of Municipal Affairs & Housing** indicating a private request for an MZO ORDER under s.47 of The Planning Act was received for 3812 Major Mackenzie Dr, requesting an additional height and density of 4.1 more than already

On January 13, 2021, the City Manager responded to the Ministry of Municipal Affairs and Housing that the City of Vaughan had no information with respect to the proposed **2750 affordable housing units**. The City Manager requested that the Ministry forward any information to the city – **NONE WAS EVER SENT**.

On October 21, 2021, Official Plan Amendment File OP.21.018 and Zoning By-law Amendment File Z.21.040 were formally submitted by the Applicant to the Development Planning Department

On November 16, 2021, a Notice of Incomplete was issued to the applicant as a few supporting materials were missing from the submission

- The applicant submitted the missing materials on the same day that the Notice of Incomplete was issued and staff subsequently issued the Notice of Complete Application on the same day (November 16, 2021)
- The applications were circulated for comment to City Departments and External Agencies on **November 16, 2021**
- The applications were circulated to the Mayor and Council on **November 16, 2021**

On November 18, 2021, a Notice to Public of Complete Application was mailed out (within the 150 m radius from the Subject Lands, to the local Ratepayers Associations and to anyone on file with Clerks requesting Notice)

On November 29, 2021, Notice Signs were installed on the Subject Lands (both the Weston Road and Major Mackenzie Drive frontages)

On January 5, 2022, The request by Councillor DeFrancesca for expanded polling for the Public Meeting was granted to Councillor DeFrancesca's office



On January 24, 2022, a meeting was held between Councillor DeFrancesca, the local Ratepayers Groups, and the Owner's Agent (coordinated through Councillor DeFrancesca's office)

On January 22, 2022, a second meeting was held between Councillor DeFrancesca, the local Ratepayers Groups, and the Owner's Agent (coordinated through Councillor DeFrancesca's office)

On March 1, 2022, a Public Meeting for these applications is scheduled

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 20, 2021

Item 7, Report No. 14, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on April 20, 2021.

7. VELLORE CENTRE - RESPONSE TO COUNCIL DIRECTION TO EXPLORE LAND USE STUDY OPTION

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the City Manager, dated April 7, 2021, be approved;**
- 2) That Option 1 – Maintain Existing Policy Framework, be approved; and**
- 3) That Communication C15 from Elvira Caria, Vellore Woods Ratepayers Association and Tim Sorochnsky, Millwood-Woodend Ratepayers Association, dated April 7, 2021, be received.**

Recommendations

- 1. THAT the existing policy framework continue to be the basis for processing development applications in Vellore Centre.**

Committee of the Whole (1) Report

DATE: Wednesday, April 7, 2021

WARD(S): ALL

TITLE: RESPONSE TO COUNCIL DIRECTION TO EXPLORE LAND USE
STUDY OPTIONS FOR VELLORE CENTRE

FROM:

Jim Harnum, City Manager

ACTION: DECISION

Purpose

To present a staff recommendation for Council decision in response to Council's direction at the October 21, 2020 meeting to explore the options for possible land use studies to guide development in the Vellore Centre as a Local Centre.

Report Highlights

- Three options were assessed in response to Council direction to explore options for possible land use studies to guide development in the Vellore Centre.
- A landowner meeting and a ratepayer meeting were held to obtain community input.
- An overview of the current policy framework is provided, including noting that the previous Vellore Village District Centre Secondary Plan (OPA 650) is superseded by the Vaughan Official Plan 2010 (VOP 2010).
- While the option of an area-specific land use study can be undertaken and be cost neutral to the City, staff recommend maintaining the existing policy framework as a basis to process development applications until further evaluation through the Official Plan Review.

Recommendations

1. THAT the existing policy framework continue to be the basis for processing development applications in Vellore Centre.

Background

In response to Council's consideration of Official Plan and Zoning By-law Amendment Files OP.20.008 and Z.20016 (Major Weston Centres Limited) at the Committee of the Whole (Public Meeting), on October 6, 2020, the following recommendation was approved (in part):

"That a communication be provided by staff to the Council meeting of October 21, 2020, with respect to implementing a secondary plan in this area."

Council on October 16, 2020, approved the following Recommendation in response to a Staff Communication (Communication #23):

"That Council direct staff to further explore the options for possible land use studies to guide development in the Vellore Centre as a Local Centre in the Vaughan Official Plan 2010."

The Subject Lands are part of a Local Centre in the Vaughan Official Plan 2010

The subject lands as shown on Attachment 1 are identified as a Local Centre on Schedule 1 – Urban Structure and noted as the Vellore Centre in Figure 6 – Intensification Areas in Chapter 2 of Vaughan Official Plan 2010 (VOP 2010). Policy 2.2.1.1 describes Local Centres having a mixed-use focus for their respective communities, in a manner that is compatible with the local context. Policy 2.2.5.7 further directs that Local Centres shall be planned to:

- develop with a mix of housing types and tenures, including housing suitable for seniors and families with children and affordable housing
- be predominantly residential in character but include a mix of uses including retail, office and community facilities intended to serve the local population and attract activity throughout the day
- be the preferred location for locally-delivered human and community services
- be the focal points for expression of community heritage and character
- develop at densities supportive of planned or potential public transit, taking into account the local urban fabric of each Local Centre
- have a fine grain of streets suitable for pedestrians and cyclists, with appropriate internal links, such as sidewalks and greenways, through the Local Centre and links to the surrounding Community Areas

- include well designed public open spaces that are either landscaped parks, or public plazas or both in a manner that is appropriate to the local context
- encourage a pedestrian-friendly built form by locating active uses at grade
- be designed and developed to implement appropriate transition of intensity and use to surrounding neighbourhoods, and/or separation from adjacent Employment Areas

There is a range of existing built form, development approvals and proposals in the Local Centre

The northeast quadrant of the subject lands is subject to the policies of Chapter 12 specifically 12.6 – Northeast Quadrant of Major Mackenzie Drive and Weston Road, in Volume 2 of VOP 2010. The Area Specific Policy - 12.6 establishes the permitted uses and built form including heights, densities, and urban design framework to define both a Village and Commercial District, and a Village Promenade located within the Village District. The northeast quadrant of the subject lands includes the Village Promenade and are designated Village District which is defined as follows:

- The Village District Area is the location of the most compact development form within the subject lands. It is intended to be an area of grade related mixed-use retail commercial and office development, combining high order retail uses and eating establishments. Residential uses appropriately integrated into the area are also permitted.

The lands within the Village District designation may accommodate development to a maximum total gross floor area of 17,000 m² and a maximum building height along the Village Promenade frontage of 4-storeys.

The northeast quadrant of the subject lands are 2.55 hectares in size and municipally known as 3600 Major Mackenzie Drive. They are currently undeveloped and were the subject of a report considered by the Committee of the Whole (Public Meeting) on October 6, 2020 to amend the Official Plan and Zoning by-law to (in part):

- redesignate the lands from “Mid-Rise Mixed-Use” to “High-Rise Mixed-Use”, with a maximum building height of 24-storeys and a Floor Space Index (‘FSI’) of 4.1 times the area of the lot
- permit a Seniors Supportive Living Building use with 185 units per hectare and a maximum building height of 12-storeys

The northwest quadrant of the subject lands is zoned “RA3(H) Apartment Residential Zone Three” with the Holding Symbol by By-law 1-88, subject to site-specific Exception 9(1351) that allows for two residential apartment buildings up to 12-storeys, block

townhouse and semi-detached dwellings, and two commercial buildings. This zoning implements an Ontario Municipal Board Order issued in November 2011 (Official Plan Amendment #712 and Zoning By-law 234-2010).

The southeast quadrant is zoned “C5 Community Commercial Zone” and is developed with an existing low rise commercial development. The southwest quadrant is zoned “A Agricultural Zone” and currently occupied with temporary new home sales offices and a Ministry of Transportation works facility.

The Subject Lands were previously part of the defined Vellore-Urban Village 1 area in OPA 600

Vellore-Urban Village 1 as described in OPA 600 included provisions for a future District Centre (Vellore Village Centre) focused on the area at the intersection of Major Mackenzie Drive and Weston Road. Prior to any development occurring in this District Centre a detailed tertiary plan was to be prepared to guide the built form for the four quadrants of the intersection of Major Mackenzie Drive and Weston Road. OPA 600 has been superseded by VOP 2010.

The Vellore Village District Centre Secondary Plan (OPA 650) provided policy direction for a Village Core with generally a Low Rise Residential designation surrounding the Village Core, however, is no longer in-effect

In accordance with the direction in OPA 600 to develop a tertiary plan for the area, the City initiated the Vellore Village District Centre Secondary Plan (Vellore Plan) study which was approved by the Ontario Municipal Board February 3, 2005. The main land use designations included ‘Low-Rise Residential’ and ‘Village Core’. However, when Council approved Vaughan Official Plan 2010 in September 2010, the Vellore Plan was not carried forward and incorporated into the City’s Official Plan and is not currently in-effect.

Most of the low-rise residential development identified in the Vellore Plan has built out at this time. As such, the current Vellore Centre, as a Local Centre in VOP 2010, is generally coincident with the Village Core as shown on Schedule A Vellore Village District Centre Plan of the Vellore Plan.

The Policy Context section of the Vellore Village District Centre Secondary Plan also describes the rationale for heights and densities implemented through the Vellore Plan. With the exception of the Ontario Municipal Board approval for the northwest quadrant that allows heights to 12-storeys, the height maximum of 6-storeys from the Vellore Plan (see excerpted text below) was carried forward to Schedule 13 of VOP 2010 and applies to the ‘Mid-Rise Mixed-Use’ designation of the other three quadrants:

The only notable change to the original vision for the District Centres in OPA 600 was a Vaughan Council adopted reduction of the maximum permitted residential density within the Vellore Village District Centre from high density to medium density. In its approval of OPA 600, the Region of York deferred this policy change pending examination of this issue during the course of the Vellore Village District Centre Study. In the course of the extensive consultation held during the District Centre Study there were conflicting perspectives on the appropriate height of buildings to be permitted in the Village Core Area. This plan addresses the height issue by providing for a transition of heights and densities from the Village Core to the residential neighbourhoods outside the Village Centre.

Applications for greater heights and densities will be required to go through a public process that includes a concurrent site plan application and may be permitted in exchange for public benefits such as underground parking and increased landscaped open space. The applications will also be assessed against a list of urban design criteria and potentially permit up to the 6 stories provided in OPA 600 and 100 units per hectare.

York Region Official Plan 2010 identifies Major Mackenzie Drive as a Regional Rapid Transit Corridor

The York Region Official Plan 2010 (YROP 2010) identifies Major Mackenzie Drive as a Rapid Transit Corridor east of Weston Road and as a Transit Priority Network west of Weston Road. The following description is provided in the York Region Transportation Master Plan of November 2016 regarding the Major Mackenzie Rapid Transit Corridor:

- *The central section of Major Mackenzie Drive, from Jane Street to Leslie Street, is part of the Viva Network Expansion Plan with curbside stations being constructed starting in 2018. The central section connects the Jane Street rapid transit corridor and the Leslie Street rapid transit corridor. The central section should be extended to Woodbine Avenue to also connect with the potential rapid transit corridor on Woodbine Avenue. Two areas of constraint along this corridor are the sections east and west of Keele Street (Maple) and east of Yonge Street (Richmond Hill)*

The Jane Street rapidway (6 kilometres) and Major Mackenzie Drive rapidway (23 kilometres) are not funded and are identified by York Region Transit as future projects (http://www.vivanext.com/project_nextBRT).

Previous Reports/Authority

[Communication C23](#) is a Staff Communication to the Council meeting of October 21, 2020, responding to Council direction from the meeting of the Committee of the Whole

(Public Meeting) of October 6, 2020, “That a communication be provided by staff to the Council meeting of October 21, 2020, with respect to implementing a secondary plan in this area”.

[Major Weston Centres Limited Official Plan and Zoning By-Law Amendment Files OP.20.008 and Z.20.016](#) for lands at the northeast quadrant of the Local Centre was the subject of a Committee of the Whole (Public Hearing) on October 6, 2020.

Analysis and Options

City Staff reviewed three options, including maintaining the existing policy framework and two land use study approaches

Three options are assessed in response to the Council direction: maintain the existing policy framework in VOP 2010 (Option 1); an area-specific land use study (Option 2); and a secondary plan (Option 3). City staff considered factors such as the longevity of a land use plan, ability to protect the mixed-use vision of the Vellore Centre as a Local Centre in VOP 2010 within the over-arching urban structure, ability to consider resident and landowner feedback, and improving Vellore Centre as a complete community in the analysis of land use study options. Based on the analysis described below, and considering stakeholder input, staff recommend maintaining the existing policy framework in VOP 2010 as a basis to process development applications, and not to initiate a new land use study at this time.

Focused stakeholder consultation included outreach to ratepayer groups and landowners to seek feedback on the three options

Ratepayer Consultation

A virtual meeting was held on Wednesday March 3, 2021 with representatives of the Vellore Woods Ratepayers’ Association and Millwood-Woodend Ratepayers’ Association. A written submission was provided on Monday March 8, 2021.

Members of the ratepayers’ associations noted their support to maintain the existing policy framework and did not support a land use study. Members commented on their interest in maintaining the “original historical nature of Vellore Village”. VOP 2010 policy was noted that directs that new development be context sensitive and be designed to respect and reinforce the existing physical character of the surrounding uses.

Landowner Consultation

A virtual meeting was held on Monday February 22, 2021 to seek feedback from landowners and their agents with interest in the Vellore Centre. One landowner noted that their development applications (Files OP.20.008 and Z.20.016) were deemed complete by the City in August 2020. An agent acting for one property (Vaughan

Northwest Residences Inc.) noted that their applications for a Plan of Subdivision (File 19T-19V005) and Zoning By-law Amendment (File Z.19.029) were recently approved by Council on February 16, 2021. The City received four (4) written submissions on Friday February 26, 2021 from the landowners and agents that participated in the virtual meeting.

Landowners and their agents expressed a concern that a land use study, either an area-specific study or secondary plan, would delay the development application and approvals process that is being duly followed by the applicants. There is a general concurrence that the Vellore Centre has been adequately studied and that any additional study at this time would only assist in the review of existing applications.

Option 1 – Maintain Existing Policy Framework

The existing policy framework for Vellore Centre is robust based on VOP 2010 Policy 2.2.1.1(d)(iv) and more specifically Policy 2.2.5.7 (a) through (i) describing the mixed-use vision for Local Centres. The Area Specific Policies of the northeast quadrant of Vellore Centre, Section 12.6 of VOP 2010, has focus on an urban design framework.

The 'Mid-Rise Mixed-Use' designation is generally located in Intensification areas such as Local Centres and permits a mix of residential, retail community and institutional uses including home occupations, community facilities, cultural uses, office uses, parking garage, hotel, and gas stations subject to specific policies.

Building types permitted in the 'Mid-Rise Mixed-Use' designation include Mid-Rise Buildings, Public and Private Institutional Buildings, and Gas Stations. Where the 'Mid-Rise Mixed-Use' designation is located within 70 metres of an area designated 'Low-Rise Residential' or on streets that are not arterial streets or Major Collector streets, additional building types maybe permitted to provide an appropriate transition to the 'Low-Rise Residential' area, such as Townhouses, Stacked Townhouses and, Low-Rise buildings.

A small part of the Local Centre is designated 'Low-Rise Mixed-Use' and is general located along arterial and collector streets. The 'Low-Rise Mixed-Use' designation permits residential, home occupation, small scale hotels, retail uses and subject to criteria and office uses. Building Types permitted in the ' Low-Rise Mixed-Use' include Townhouses, Stacked Townhouses, Low-Rise Buildings, and Public and Private Institutional Buildings.

The southeast corner of the subject lands as shown on Attachment 1 is designated 'Mid-Rise Mixed-Use' and permits a maximum building height of 6-storeys with a Floor

Space Index ('FSI') of 2.0 times the lot area. The lands are currently developed with multiple commercial/retail use buildings.

The southwest portion of the subject lands as shown on Attachment 1 is also designated 'Mid-Rise Mixed-Use' with a maximum building height of 6-storeys and an FSI of 2.0. This quadrant of the study area includes 3 separate properties. The larger L-shaped property is owned by the Province and currently used for the Ministry of Transportation Maple Patrol Yard and contains outside storage of equipment and vehicles. Directly at the southwest corner of Major Mackenzie Drive and Weston Road are two properties where four (4) temporary new home sales offices are located.

The northwest quadrant of the subject lands includes 2 properties as well directly at the corner the maximum building height permitted is 12-storeys and an FSI of 1.581 times the lot area the property is currently vacant. The second parcel which is vacant and partly in the study area is designated 'Low-Rise Mixed-Use' with a maximum building height of 4-storeys and an FSI of 1.5 times the lot area.

The building height restriction to 6-storeys, carried forward from the Vellore Village District Centre Secondary Plan approved in 2005, is an issue of consideration when planning to the 2041 or 2051 planning horizon. Otherwise, the existing policy framework for Local Centres and the 'Mid-Rise Mixed-Use' designation, together with guidance documents such as the City-wide Urban Design Guidelines, provides a basis for processing development applications.

The "Where and How to Grow" report, developed as a background study for VOP 2010, estimated 1,400 units and about 2,900 people by the 2031 planning horizon. This analysis, however, only contemplated the parcels at the southwest and southeast of Major Mackenzie Drive and Weston Road.

Attention to transit-supportive development is an additional area for consideration in reviewing the existing policy framework. This does not require that built form densities are maximized. Rather, transit-supportive development in the Local Centre can focus attention on "complete streets" design guidelines, alternatives to surface parking, and multi-purpose open space.

In accordance with Policy 10.1.3.3 of VOP 2010, the City can require a Concept Plan, a Development Concept Report and Phasing Plan, or a Comprehensive Development Plan as part of a complete application. This allows a site-specific application to be reviewed in context of adjacent lands.

Option 2 – Area-Specific Land Use Study with a Focus on Urban Design

Staff consideration of an area-specific land use study has a focus primarily on development alternatives, based on built form and massing, and an urban design framework. The development concepts and urban design framework will inform a revision of relevant VOP 2010 policies, while maintaining the general mid-rise mixed-use vision, implemented through an official plan amendment. The policy revision will also be informed by a transportation analysis and review of open space and pedestrian/cycling network in an effort to promote a multimodal pedestrian/cycling oriented urban fabric. Stakeholder consultation remains a critical component of the land use study. The Carrville District Centre Urban Design Streetscape Master Plan Study completed in 2010 is an example of the deliverable from an area-specific land use study.

The development concepts would explore built form and massing within the 'Mid-Rise Mixed-Use' designation (e.g. heights over 5-storeys to a maximum of 12-storeys) as well as modest height increases rationalized and supported through comprehensive demonstration modeling. The built form and massing concepts would explore introducing more context sensitive residential uses while maintaining retail and other uses, provide a fine grain street network, identify a hierarchy of parks and open spaces, and assess densities to support public transit consistent with the policy direction for Local Centres.

An estimated budget of \$275,000 is required to secure consultants through a competitive procurement. This budget can be offset by transferring budget from existing projects PL-9533-13 and PL-9535-13 so the overall capital budget for the City remains neutral.

An area-specific land use study as defined above will require approximately 18 months to complete. It does not necessarily protect the City from appeals related to refusals or failure of the City to make a decision on a development application. There is also a risk that a future Secondary Plan or land use study for a larger study area may be recommended through the Official Plan Review and result in some duplication of effort.

Option 3 – Secondary Plan

Policy aspects addressed in Secondary Plans are outlined in VOP 2010 Policy 10.1.1.3. VOP 2010 Policy 10.1.1.1 directs that "Additional Secondary Plans may be required, at the discretion of the City".

A Secondary Plan study can include a larger study area, consideration of build out to a longer planning horizon, and evaluation of appropriate heights and densities. A Transportation Master Plan is often a concurrent study to a Secondary Plan.

Consideration of community services and possible changes to servicing requirements should be included if a Secondary Plan approach is recommended.

A Secondary Plan has the advantage of providing more longevity to the policy framework and attention to required infrastructure to support proposed development. However, a Secondary Plan would require an assessment through the annual budget process and often requires three to four years for completion. A Secondary Plan, should this option be selected, would only be underway at the earliest in late 2022 and can aim for completion in 2025. While difficult to estimate the cost of a Secondary Plan without consideration of the specific scope of work, a budget over \$400,000 is entirely likely for the land use planning portion of a Secondary Plan. A concurrent Transportation Master Plan would be an additional budget request.

Financial Impact

An estimated budget of \$275,000 is required to secure consultants through a competitive procurement to undertake an area-specific land use study, which can be offset by transferring budget from existing projects PL-9533-13 and PL-9535-13 so the overall capital budget for the City remains neutral.

A Secondary Plan requires an assessment and approval through the annual budget process. Budgets vary depending on the scope of a Secondary Plan, and together with a Transportation Master Plan, is a considerably larger budget request.

Broader Regional Impacts/Considerations

The York Region Official Plan (YROP 2010) describes Local Centres as focal points for residential, human services, commercial and office activities for the surrounding community. The smaller scale and scope of Local Centres do not diminish their importance to the overall urban structure. Local Centres can vary greatly in size, nature, and characteristics. Local Centres are also used to reflect the culture and history of York Region through heritage streetscapes. Certain Local Corridors, which may be Regional arterial streets, in existing and proposed urban areas, have the potential for intensive and mixed-use land development, supported by public transit services.

Conclusion

The existing policy framework for Vellore Centre as a Local Centre in VOP 2010 implements the vision of a mixed-use centre and is suitable as a basis to process development applications. Staff recommends maintaining the existing VOP 2010 policy framework to guide future development together with guidance documents such as the City-wide Urban Design Guidelines.

An area-specific land use study described in Option 2 above can provide a more comprehensive urban design vision for Vellore Centre, including attention to a street

network and a parks and open space hierarchy demonstrated through development concepts. Such an approach can have an emphasis on stakeholder consultation to inform aspects of the urban design framework, however, the processing of the current development applications can still proceed in advance of the findings of an area-specific land use study. Should Council direct an area-specific land use study, approved budget in existing capital projects can be reallocated to undertake such a study and be cost neutral for the City.

Staff recommend that any decision to undertake a Secondary Plan be determined through the Official Plan Review that is informed by appropriate studies that establish an updated urban structure and strategy for growth management for the City.

For more information, please contact: Tony Iacobelli, Acting Director of Policy Planning and Environmental Sustainability.

Attachments

1. Location Map of Vellore Centre Subject Lands

Prepared by

Tony Iacobelli, Acting Director, Policy Planning and Environmental Sustainability, ext. 8630

Armine Hassakourians, Acting Manager of Policy Planning-Short Range, Policy Planning and Environmental Sustainability, ext. 8368

Approved by

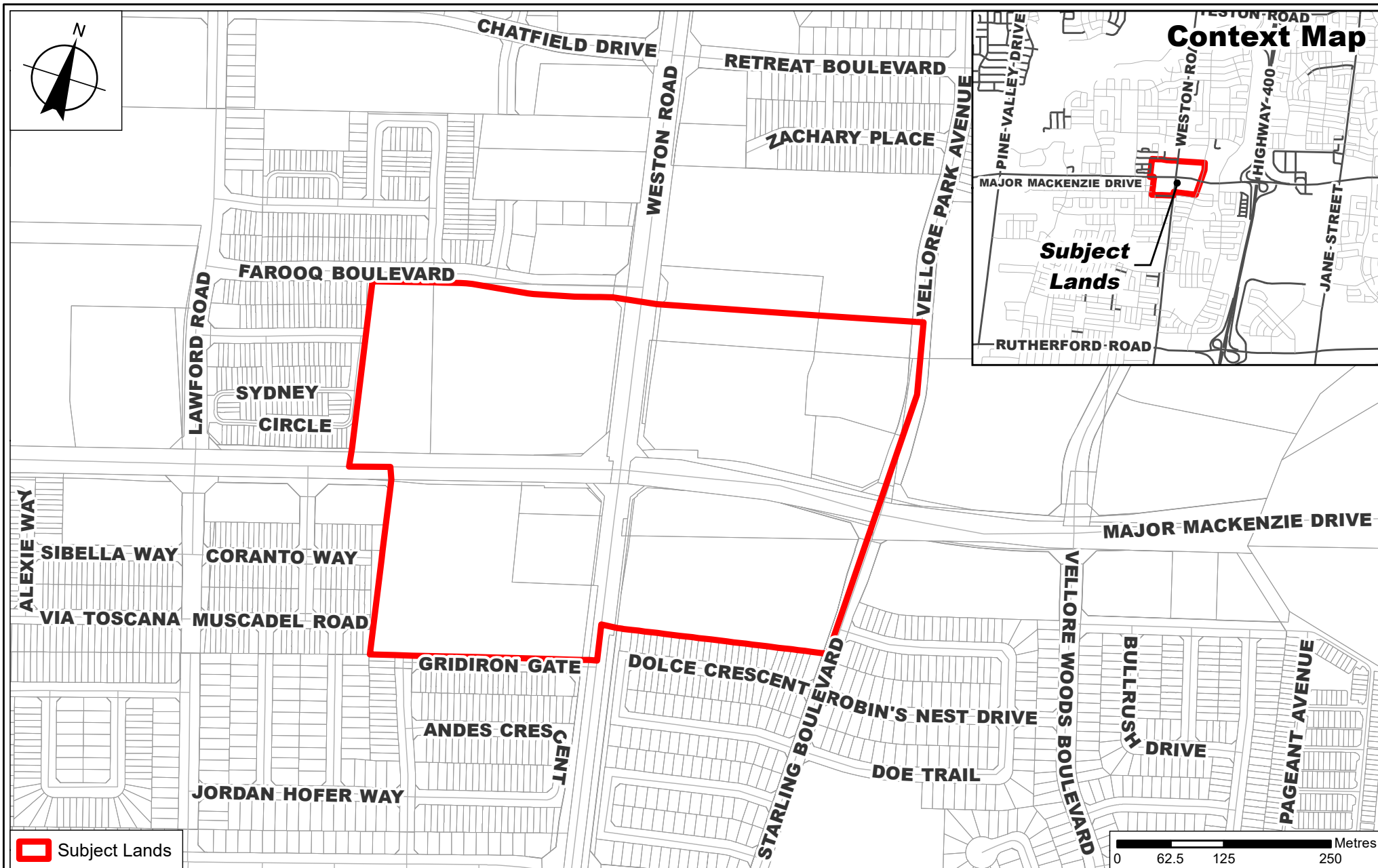
A handwritten signature in black ink, appearing to read 'Mauro Peverini'.

Mauro Peverini, Acting Chief Planning Official

Reviewed by

A handwritten signature in black ink, appearing to read 'Jim Harnum'.

Jim Harnum, City Manager



Location Map

LOCATION:
Lots 20 and 21, Concessions 5 and 6
Vellore Centre

APPLICANT:
N/A



Attachment

FILE:
N/A

DATE:
March 16, 2021

1

Mr Tony Iacobelli,
Acting Director, Policy Planning & Environmental Sustainability,
City of Vaughan, 2141 Major Mackenzie Dr,
Vaughan, Ontario, L6A 1T1.

RE: ITEM #7 COMMITTEE OF THE WHOLE

April 7, 2021

Vellore Centre - Analysis of Land Use Options

On behalf of the Vellore Woods Ratepayers Association & The Millwood-Woodend Ratepayers Association, the following are additional comments based on today's Staff Report:

First, we wanted to once again sincerely thank Mr Tony Iacobelli, Councillor DeFrancesca, and Mr Bill Kiru for hosting the meeting held on March 3rd 2021, in regards to the Vellore Centre - Analysis of Land Use Options.

Below is our letter to you following our initial discussions, DATED March 8th 2021

The following are additional comments based on the staff report:

We understand that by ***maintaining the existing policy***, Vellore Centre is designated as a Local Centre in the Vaughan Official Plan 2010. Policy 2.2.1.1 describes Local Centres as having a mixed-use focus for their respective communities, in a manner that is compatible with the local context. Furthermore, there is another policy, Policy 2.2.5.7 which further provides guidelines and criteria for future planning of Local Centres. A number of these criteria and guidelines are shared by our community, including

- be the focal points for expression of community heritage and character
- Include well designed public open spaces that are either landscaped parks, or public plazas or both in a manner that is appropriate to the local context
- Be predominantly residential in character but include a mix of uses including retail, office and community facilities intended to serve the local population and attract activity throughout the day
- Have a fine grain of streets suitable for pedestrians and cyclists, with appropriate internal links, such as sidewalks and greenways, through the Local Centre and links to the surrounding Community

- Encourage a pedestrian-friendly built form by locating active uses at grade
- Be designed and developed to implement appropriate transition of intensity and use to surrounding neighbourhoods, and/or separation from adjacent Employment Areas.

Another critical component is density and building heights. There should not be any “exceptions” or “exemptions” from this.

Quoted from the City Manager’s Report: The building height restriction to 6-storeys, carried forward from the Vellore Village District Centre Secondary Plan approved in 2005, is an issue of consideration when planning to the 2041 or 2051 planning horizon. Otherwise, the existing policy framework for Local Centres and the ‘Mid-Rise Mixed-Use’ designation, together with guidance documents such as the City-wide Urban Design Guidelines, provides a basis for processing development applications.

Now that our community has confirmed that we would like to maintain existing policies as they would apply to Vellore Centre, **we expect the City of Vaughan to strongly enforce Policy 2.2.5.7 as we have noted above, specifically to those which enforce historical aspects, site plan and strong urban design.**

We cannot stress this enough. Enforcing the URBAN DESIGN to adhere to historical components of this land development is one of the most contentious issues we have. So somewhere in the updating of this land use study findings, we need to create A CLEAR MANDATE AND URBAN DESIGN REQUIREMENT.

In the past, our community has been subject to nightmarish development proposals. The everchanging provincial and regional policies and practices will continue to be a challenge, but hope that moving forward, everyone will respect Vellore Centre for its cultural heritage, and not let it turn into VMC 2.0 .

ORIGINAL SUBMISSION

Dear Mr. Iacobelli,

March 8, 2021

On behalf of the **Vellore Woods Ratepayers Association** and the **Millwood-Woodened Ratepayers Association**, we wanted to extend our sincere thanks to you, your staff, Councillor DeFrancesca, and Mr Bill Kiru for hosting the meeting held on March 3rd 2021, in regards to the **Vellore Centre - Analysis of Land Use Options**.

At that meeting, three available options were presented to us:

1. Maintain Existing Policies
2. Area Specific Study
3. Secondary Plan

After thoroughly explaining each option to us, we are formally going on record to support **OPTION 1: Maintain Existing Policies**. Our community, with the ratepayers associations have worked tirelessly to respect and attempt to protect, the original historical nature of Vellore Village by integrating aspects of a village throughout the Vellore community. All future development applications should continue to respect our village in terms of form and density. A key element of VOP2010 is Chapter 9.1.2.2. 'That in Community Areas with established development, new development be designed to respect and reinforce the existing physical character and uses of the surrounding area'. As we consider future development applications, our expectations are that all future development will continue to respect the unique historical features of **Vellore Village**.

Conversely, we expect The City of Vaughan to strongly enforce those historical aspects, through both site plan and urban design. At the meeting, we quoted and maintain our support of the 2003 Vellore Village Centre Study key recommendations, which spoke specifically to Vision, Transportation, Retail, and Residential components of the area.

And as much as we can say "things have changed" since then, we can equally say that, **now** more than ever, it is crucial that Vellore citizens have a place where "community" is paramount, with gathering spots, main street village components, supporting "small businesses" and enjoying outdoor greenspaces and piazzas. Residents in this district can easily and safely manoeuvre their way through the village, still feeling like part of the community, rather than cold, isolated and often disconnected living that is associated with high rise living. If COVID19 pandemic has taught us anything in this past year, it is that human and social connection are both imperative to a City's well-being as well as an individual's well-being.

Case in point, with reference to the current SmartCentre's application which fails miserably at achieving any of the requirements or visions we have stated above. It is also imperative that you understand the history of the SmartCentre's application. Our "support" of their PHASE 1 of this site (Wal-Mart) was contingent upon the PHASE 2 aspect of their plan, which addressed commercial development in keeping with the "village" form of piazza, main street retail, gathering place etc. If this was a private contractual agreement, SmartCentres would be in breach of their contract, failing miserably at maintaining their "end of the bargain." So, it is our strong opinion, that the application as it stands is not compatible with the existing community in terms of massing, heights, setbacks, density and is not conducive to the village feel which we have worked to implement.

In fact, please see attached letter of agreement by SmartCentres and the Vellore Woods Ratepayers Association in regards to this development, made in 2009. After reading this letter, I am confident you will understand our position and steadfast insistence as to WHY we feel the way we feel.

Another application in development is a proposed 12 storey Apartment planned for Fossil Hill/Major Mackenzie Dr (west of Weston Road) which would be constructed in the middle of a two storey residential neighbourhood. Again, this development is out of scale and context to the existing community and has absolutely no respect or regard for the OP in its current form.

Given the challenges of implementing a temporary freeze on development within the Vellore Village community, we respectfully request and urge you that applications before you that affect this study area, be encouraged to consider these Vellore village principles in mind, and that applicants meet with us and our communities when it is safe to do so.

Yours Truly,

Elvira Caria

Chair, Vellore Woods RatePayers Association

****Signed Electronically***

Tim Sorochniksky

Chair, Millwood-Woodend RatePayers Association

****Signed Electronically***

CC: Councillor Rosanna DeFrancesca

Bill Kiru

Vellore Woods Ratepayers Association Executive Members