

DATE: OCTOBER 16, 2020

TO: MAYOR AND MEMBERS OF COUNCIL

FROM: TONY IACOBELLI, ACTING DIRECTOR, POLICY PLANNING AND ENVIRONMENTAL SUSTAINABILITY

RE: COMMUNICATION – COMMITTEE OF THE WHOLE (PUBLIC MEETING) – OCTOBER 6, 2020 – ITEM 5

**MAJOR WESTON CENTRES LIMITED OFFICIAL PLAN AMENDMENT
FILE OP.20.008 ZONING BY-LAW AMENDMENT FILE Z.20.016 - 3600
MAJOR MACKENZIE DRIVE WEST VICINITY OF MAJOR MACKENZIE
DRIVE WEST AND WESTON ROAD**

Purpose

The Policy Planning and Environmental Sustainability department is responding to a resolution passed at the October 6, 2020 meeting of the Committee of the Whole (Public Meeting) to determine the feasibility of undertaking a Secondary Plan for an area centered at Major Mackenzie Drive and Weston Road.

Report Highlights

- Options for land use studies are provided
- Staff request additional time for investigation of options for land use studies and to seek feedback from stakeholders

Recommendation

1. 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.

Background

In response to the Official Plan Amendment application of Major Weston Centres Limited at the October 6, 2020 meeting of the Committee of the Whole (Public Meeting), Council approved Recommendation #2:

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

The quadrants at the intersection of Major Mackenzie Drive and Weston Road are designated Mid-Rise Mixed-Use with maximum heights ranging from 6 to 12 storeys and densities ranging from 1.581 FSI to 2.0 FSI as shown on Schedule 13 in the Vaughan Official Plan 2010 (VOP 2010).

Major Mackenzie Drive and Weston Road is a Local Centre in the VOP 2010

The lands at Major Mackenzie Drive and Weston Road 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 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, approvals and development proposals in the Local Centre

The northeast quadrant of Major Mackenzie Drive and Weston Road is subject to Area Specific Policies (Section 12.6) in the VOP 2010. The Area Specific Policies of Section 12.6 generally address the urban design framework and define a Village District and a Commercial District, with a Village Promenade located within the Village District. The Village District 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 in the northeast quadrant are 2.55 hectares and municipally known as 3600 Major Mackenzie Drive. They are currently undeveloped and were the subject of a report to the October 6, 2020 meeting of the Committee of the Whole (Public Meeting) to:

- 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 and site-specific amendments to the Urban Design policies
- permit a Seniors Supportive Living Building use with 185 units per hectare and a maximum building height of 12-storeys and site-specific urban design policies

The northwest quadrant is zoned by By-law 1-88 Section 9(1351) that allows for two residential apartment buildings up to 12 storeys, block townhouse and block semi-detached buildings, and two commercial buildings. This follows the approval by the Ontario Municipal Board in November 2011 of implementing Official Plan Amendment #712 and Zoning By-law 234-2010. The proposed development was the subject of a report to the Committee of the Whole (Public Hearing) on April 29, 2014 for Draft Plan of Subdivision File 19T-14V001.

The southwest quadrant is zoned 'A' Agriculture and the southeast quadrant is an existing low rise commercial development.

The area is defined as Vellore-Urban Village 1 in OPA 600

Vellore-Urban Village 1 is described in OPA 600 and built form was to be guided by a detailed tertiary plan. The Vellore Village Centre as described in OPA 600 includes the four quadrants of the intersection of Major Mackenzie and Weston Road and is intended to be comprised of a Village District and Commercial District. OPA 600 is superceded by VOP 2010.

The Vellore Village District Centre Secondary Plan, approved in 2003, provides policy direction for a Village Core centered at Major Mackenzie Road and Weston Road, with generally a Low Rise Residential designation surrounding the Village Core

The Vellore Village District Centre Secondary Plan was approved in 2003 in accordance with the direction in OPA 600 to develop a tertiary plan for the area. The main land use designations include ‘Low-Rise Residential’ and ‘Village Core’. Most of the low rise residential development identified in the Vellore Village District Centre Secondary Plan

has built out at this time. As such, the current Vellore Centre, as a Local Centre in VOP 2010, is coincident with the Village Core as shown on Attachment 1 of the Vellore Village District Centre Secondary Plan. Select policies from the Secondary Plan are provided below that are relevant to the build out of the Local Centre.

- *It is an objective of this Secondary Plan to establish a grid of roads as early in the development process as possible ... development approvals will require that all identified road rights-of-way be dedicated to the City.*
- *The long-term development of the Vellore Village District Centre will be based on the main street model rather than shopping centre model of an urban centre.*
- *A crucial element in the establishment of the Vellore Village District Centre and its long-term success, will be its establishment as a hub for local transit facilities serving the Vellore community, and linked to inter-regional and regional transit services.*
- *This Secondary Plan has taken a policy approach that:*
 - *encourages development by allowing a wide variety of uses;*
 - *provides flexibility to achieve the desired form, scale and intensity of development over time, in keeping with the needs of the market and the residents of the Vellore community;*
 - *secures at the initial stage of development, the required road rights-of-way and parkland needed to accommodate the future needs of the District Centre as envisioned in this Plan;*
 - *allows for phased development that fully achieves the desired urban character of the District Centre; and,*
 - *establishes elements of the urban design character at the initial stages of the Plan by providing street-related uses.*
- *Policy 6.2.1.f) refers to a ring road for the Village Core, "The modified 'ring road' is to be provided approximately 230 metres to the north, south and west of the Major Mackenzie Drive and Weston Road intersection, and is to enable traffic flow through and around the Village Core area while minimizing traffic infiltration on the local roads in the Low-rise residential areas. The detailed design and geometries of the 'ring-road' will need to be addressed as part of development applications. Alternative road alignments and designs may need to be considered to address operational issues."*
- *Policy 7.2.c) encourages that, "The existing MTO Maple Patrol Yard on the south side of Major Mackenzie Drive, west of Weston Road, is encouraged to relocate as soon as possible and practical. Its development in the form envisioned by this Plan is important to the creation of a mixed use, pedestrian-friendly retail shopping environment."*

Lands in the vicinity that are subject to Site Specific Policies do not alter the policy context

Areas subject to Site Specific Policies in the vicinity of Major Mackenzie Drive and Weston Road include the Vaughan Healthcare Campus (13.6) and NW Corner of Cityview Blvd and Major Mackenzie Drive (13.27).

Major Mackenzie Drive is a Regional Rapid Transit Corridor

York Region 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).

Previous Reports/Authority

[Draft Plan of Subdivision File 19T-14V001](#), for the lands at the northwest quadrant of the Local Centre, was the subject of a Committee of the Whole (Public Hearing) on April 29, 2014.

[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.

Transportation Network and Urban Design

The design principles and objectives set out in OPA 600 and VOP 2010 for the Vellore Centre remain relevant. The focus is to develop the communities as mixed-use, pedestrian-friendly places and allow for multi-family development. The existing and approved developments at the southeast and northwest quadrants lack public roads comprising a fine-grain street network and common amenity open spaces.

Parks, Open Space and Community Facilities

It is a goal of the City and the Active Together Master Plan (ATMP) to ensure that Vaughan residents have equitable access to parks and facilities. Based on the current distribution of recreational facilities within the area, the subject area will require a variety

of recreational opportunities in planning approaches, park designs and funding mechanisms.

Traditional parkland development currently exists and services the surrounding community. The development of a Local Centre, while more urban in character, will require urban park forms to serve areas of intensification. The Area Specific Policies for Weston Road and Major Mackenzie Drive envisages an urban square and village promenade.

Within the ATMP, the service area around this Local Centre already contains indoor community facilities at the Vellore Village Community Centre and Library and the Pierre Berton Resource Library. Although no new indoor community facilities or large parks are planned for the Local Centre, the requirement of a public urban park and open space will be required to meet the policy direction for urban squares and a village promenade.

Land Use Planning Approaches

Secondary Plans

Section 10.1 of VOP 2010 directs that “Council may pass Secondary Plans, to be included in Volume 2 of the Official Plan, to provide additional structure for the *development* of **New Community Areas**, **Employment Areas** or **Intensification Areas**, to provide a framework for an appropriate street and block pattern, adequate municipal servicing and infrastructure and to determine the appropriate mix, location and intensity of certain uses.” While the Vellore District Centre Secondary Plan was approved in 2003, a revised or new Secondary Plan is not warranted given:

- the geographic extent of the area limited to the immediate quadrants of an intersection
- no demand for additional servicing and community facility studies
- completed block plans for Blocks 32 West, 33 West, 39 and 40 South

Site and Area Specific Policies

The northeast quadrant of Major Mackenzie Drive and Weston Road is subject to an Area Specific Policy (Section 12.6). Policies in VOP 2010 provide for new Site and Area Specific Policies:

- 10.1.1.28. *That Site and Area Specific Policies reflect historical conditions or development permissions that were established prior to approval of this Plan but still maintain the goals and objectives of this Plan. Such Site and Area Specific Policies have been established because the existing development or development permission do not otherwise fit within the specific policy structure of this Plan.*

- 10.1.1.29. *That Council will establish, from time to time, new Site and Area Specific policies, to be contained in Volume 2 of this Plan, through the processing of development applications where it has been demonstrated that the goals and objectives of this Plan are being met.*

Further consideration of the entire Local Centre within an Area Specific Policy is warranted and will require consultation with appropriate stakeholders. As with Section 12.6 of VOP 2010, possible future Area Specific Policies for the Vellore Centre, should this approach be taken, can have a focus on transportation and urban design matters and an emphasis on ensuring the provision of public roads and local greenspaces.

Streetscape Master Plan

The City-Wide Streetscape Implementation Manual and Financial Strategy (Streetscape Manual) provides an integrated design and financial framework to manage the design and costing of streetscapes in Intensification Areas, including Local Centres, and Heritage Conservation Districts. The Streetscape Manual is a reference tool developed to guide the design, construction and long term operations and maintenance of urban streetscapes in Vaughan. The Manual emphasizes the design of the pedestrian realm in an urban context. It is recommended that any future streetscape plan for Vellore Centre follow a land use study.

Financial Impact

The financial impact will depend on the land use planning approach determined for the area. A Secondary Plan must be budgeted through the City's annual budget process. A possible modification to the existing Area Specific Policies may require a request to Council to amend an existing capital project or may be accommodated through a change work order to an existing capital project.

Broader Regional Impacts/Considerations

The Region's Municipal Comprehensive Review is underway. Any consideration of higher densities for the Local Centre will need to be reflected in the Region's Land Needs Assessment.

Conclusion

The policy and urban development context is provided in response to Council's recommendation to consider the feasibility of a Secondary Plan for all or part of the Vellore Centre. While a Secondary Plan is likely not to be warranted for the Local Centre, other options for land use and other supporting studies are identified that can guide urban development. Staff seek more time, to report back to Council on possible

options for the studies, so that additional analysis can be undertaken and including seeking feedback from stakeholders.

Respectfully submitted by

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cc. Nick Spensieri, Deputy City Manager of Infrastructure Development
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