

COMMITTEE OF THE WHOLE JUNE 16, 2003

VELLORE VILLAGE DISTRICT CENTRE PLAN (OPA 650) FILE 15.80.2

Recommendation

That the Commissioner of Planning recommends:

1. THAT the Vellore Village District Centre Plan (OPA 650) and supporting reports BE APPROVED.
2. THAT a Streetscape Committee be established consisting of members of the local ratepayers groups and chaired by the local Councillor.

Purpose

The purpose of this report is to address issues identified at the May 20th Public Hearing and in written submissions, and to receive approval for the Vellore Village District Centre Plan.

Background - Analysis and Options

The Vellore Village District Centre Plan is approximately 60 ha in size, located at the four quadrants around the intersection of Major Mackenzie Drive and Weston Road. The boundaries of the Plan are identified on Attachment 1.

Public Hearing

On May 20, 2003 the Public Hearing for the Vellore Village District Centre Plan was held. Notice of Public Hearing was circulated to the Stakeholders Consultation Group, as well as all landowners in Blocks 32 West, 33 West, 39 and 40, and also appeared in The Vaughan Citizen on Thursday April 24th, 2003.

On May 26, 2003, Council ratified the recommendation of the Committee of the Whole (Public Hearing) to receive the report of the Commissioner of Planning and the presentation by Mr. Paul Lowes of Sorensen Gravely Lowes, and to address any issues identified by Council and in the deputations and written submissions in a subsequent Staff report.

The following report addresses the concerns and issues expressed through the public process.

Block 33 West/Northeast Quadrant:

Concerns has been expressed about the ability to provide for a seniors' building in the northeast quadrant of the Village Core. Section 3.2.2 of the Plan provides for a building height of up to 3 ½ stories, and 50 to 75 units per hectare. Under specific bonusing situations, subject to a site specific application and in exchange for public benefits, such as underground parking or increased on-site open space, development may be permitted up to 6 stories in height and 100 units per hectare. A list of criteria is provided that such applications would be assessed against.

The concern expressed is that the density provisions may be overly restrictive in the context of an urban design-based plan and particularly for seniors' development with smaller unit sizes. In the case of seniors' developments, Staff agree and recommend that a policy be added to the Plan to allow a more urban design-based density solution in assessing subsequent plans of subdivision/condominium. In other cases, such as the Islington Avenue Corridor Secondary Plan, the regulation of density has been achieved through applying a maximum floor space index (FSI), which relates the size of the building to the area of the land parcel. Section 4.2.1.5.v. of OPA 600

already provides a maximum floor space index of 2.0 in the case of commercial uses in mixed-use development, and this policy would continue to apply to such proposals. To provide this opportunity, the following policy has been added to Section 3.2.2 of the Plan: “Development that requires smaller units sizes, such as seniors’ retirement, nursing homes, or long-term care facilities, may be permitted a density of a maximum floor space index of 2.0, subject to the criteria in Section 3.22 (j) and (k).”

The other concern related to the scale of the property in the Village Core Area, which would be available for a seniors’ proposal. The blocks established by the Plan are conceptual, at 100m x 100m square. On the east, the area of the site will be established through the extension of Starling Boulevard north of Major Mackenzie Drive, and on the north, it will be established through the location of the signalized intersection on Weston Road north of Major Mackenzie Drive. The Plan provides the opportunity to provide for a larger lot size through the final stages of subdivision approvals that will set the modified ‘ring road’ structure in place. Together with the above-noted floor space index density option, the Plan provides the flexibility to accommodate a seniors’ development that still meets the urban design criteria.

The landowners’ representative from the Block 33 West Block Plan provided two comments on the Concept Plan distributed in December. The first was regarding the location of the park in the northeast quadrant of the Village Core and the most northerly east-west primary street, in the low-rise residential area of the District Centre. Through the finalization of the Block Plan and the resulting parkland requirements for the Block 33 West Block Plan, the parkland provided in the Block Plan matches the requirements for the Block 33 West area. It does not include the Vellore Village District Centre. The parkland provided in the Vellore Village Centre Plan is related to the expected development in the District Centre, and does not need to be accommodated in the surrounding Block Plans. This concern therefore has been addressed.

The second was regarding the ability to provide a small commercial development at the intersection of Weston Road and the northern east-west primary road. The District Centre Plan provides for a transition of land uses from the Village Core to the surrounding lower density residential land uses. Section 3.2.3.a)ii. of the Plan already permits block townhouses and other ground-related multiple housing forms on the blocks fronting onto Weston Road and Major Mackenzie Drive. This policy will allow the opportunity for the higher end of the 17-40 units per hectare density to be achieved. In addition, Section 3.2.4.d) supports mixed-used development in the low-rise residential designation by providing policy support for the use of the ground floor of units facing onto Weston Road and Major Mackenzie Drive for business and professional offices. For these same reasons, OPA 600 typically identifies these areas for medium density residential/commercial uses.

Accordingly, the Plan has been refined to add a policy to additionally permit, in accordance with the policies in OPA 600 and based on additional criteria, local convenience commercial uses. The criteria included is that the use be located at the corner of the intersections between Weston Road and a primary road, that the urban design policies that would apply to similar buildings in the Village Core be met, and that all of the gross floor area of the building is located on the Weston Road ‘build-to line’. This approach will permit this small-scale use to occur, while ensuring that its design remains as an effective transition to the Village Core designation in the District Centre.

Block 40/Northwest Quadrant:

A concern expressed at the Public Hearing was that the parkland in the northwest quadrant should be accommodated in the residential area rather than the commercial area, and that with the park there is insufficient lands left in the Block for the intended uses. The parkland in the Village Core is not typical of what has traditionally been provided in Vaughan. The ‘Park’ policies in Section 3.2.5 describe these designations as ‘Village Squares’, to be used as common green space and key social gathering spaces. The Village Squares are sized, designed, and located for

the purpose of providing passive, as opposed to active or programmed recreational use. Residential uses are permitted in the Village Core, and the 'Village Squares' are to provide an amenity area to attract and add value to the residential uses.

The success of the retail component in the District Centre, in particular a pedestrian-friendly retail component, is very much dependent upon the residential population that it will serve; and the Village Square will help to support the evolving residential uses in the Village Core area. More active recreational parks are also provided in close proximity to the low-rise residential area, on the immediate outskirts of the District Centre Plan. The parks account for 2 ha of the total 16.5 ha of net developable land in the Village Core. The land for commercial uses provided through the structure of the plan, is sufficient to provide for the ultimate planned development of the Village Core in the form of a compact, mixed-use pedestrian-friendly District Centre, as identified through the policies of OPA 600. The Vellore Village District Centre Plan provides a conceptual framework for the 'Village Squares'.

The amount and location of the parkland is identified, and alternative approaches to achieving this framework will be considered and assessed in terms of the overall policy goals and objectives. To this end, the Plan is a starting point, and the more precise design and configuration of the 'Village Squares' can be addressed in the more detailed subdivision applications, as part of the Development Concept report and Phasing Plan. Schedule A has accordingly been revised to change the 'Park' designation to 'Village Square', and to illustrate the designation more conceptually through a circle on a block in the Village Core.

A second issue raised in the context of the northwest quadrant, is the ability to shift the ring road and the first signalized intersection west of Weston Road, from approximately 230m west of Weston Road to approximately 215m. The proposal is to move the full access to Major Mackenzie Drive easterly onto another land holding to facilitate a service station and gas bar. In preparing the Vellore Village District Centre Plan, a Transportation Review was completed that included a modified 'ring road' system, with signalized intersections with Weston Road and Major Mackenzie Drive at between 230m to 300m. The report identified that this separation distance will maintain good traffic operations within and through the District Centre.

The 230m separation is already considerably less than York Region's typical 400m but can be justified on the basis of the supporting local road network and the policies in both the City's and Region's Official Plans that support alternative arterial road treatments in local centres. Further reducing the separation distance to 215m may be acceptable, but a technical analysis would be needed to ensure that it would function, especially considering the current and future high volumes of traffic on Major Mackenzie Drive. Such an analysis would take into account surrounding land uses, expected traffic volumes, turning movements, safety considerations, etc. This technical analysis would be undertaken by the applicant in support of a plan of subdivision application. Should the Vellore Village District Centre Plan be approved with its current wording, adjustments to the road pattern can occur through the subdivision plan without amending the Plan.

A third issue raised at the Public Hearing was regarding the location of the stormwater management pond in the northwest quadrant. Staff have requested the Block 40 lead consultant to provide input on a revised location and design of the pond, as identified through the latest work on the Master Environmental Servicing Plan (MESP). If the location cannot be updated, then policies in Section 5.1.c) of the Vellore Village District Centre Plan allow the pond location to be adjusted without an amendment to the Plan as a result of the finalized Block 40 MESP. If the MESP work is available prior to final approval of the plan by the Region, then there may be an opportunity to reflect the MESP in the final Schedule A.

Block 39/Southwest Quadrant:

A number of detailed issues were raised pertaining to a property on the south side of Major Mackenzie Drive, west of Weston Road, as follows:

The ability to vary the road pattern in the Plan:

While the Plan establishes a road pattern that has a basis in a land use distribution and supporting transportation network, it allows for some flexibility for the City to consider variations to the pattern, without an amendment, as long as the design objectives and policies of the Plan are satisfied. The assessment of whether the Plan allows for a particular road structure is best considered at the plan of subdivision stage.

Whether a service station/ gas bar is a permitted use outside of the Village Core Area:

The reference to the "extension of Fossil Hill Road" in Section 3.2.2.u) suggested that these uses are permitted outside of the Village Core. This reference was an error and has been deleted from the Plan.

The actual permitted uses and densities permitted on a particular property:

The Plan conceptually identifies the lots and blocks and the subdivision process will determine the precise relationship between the land use and property ownership. Based on the dimensions established in the Plan, and the information provided by the landowners in preparing the Plan, the property in question falls generally within the low-rise residential designation, and the uses and densities listed in Section 3.2.3.a)ii. The exact number of units permitted on individual properties will be further refined through the subdivision process.

The applicability of urban design guidelines:

The policies in Section 4 of the Plan will apply to applications within the District Centre. The policies indicate that urban design guidelines may be prepared to further refine these policies. In the event that subdivision applications are received prior to district centre design guidelines being prepared, in particular for the low-rise residential uses, urban design guidelines prepared for the requisite Block Plan will be assessed and considered for their applicability to the District Centre policies. The City's design standards review guideline may also be appropriate in reviewing these applications.

The applicability of Development Concept Reports and Phasing Plans:

Section 8.2 identifies a process for responding to the evolution of the District Centre Plan. These policies are largely oriented to the evolution of the Village Core from single-use commercial development, towards fully mixed-use residential/commercial uses. There is some concern that the policies may be applied to development that would be built in a single phase, such as in the low-rise residential areas. This policy has, as a result, been changed to emphasize that the Development Concept and Phasing Plan is intended to focus in particular on the Village Core area, and where uses are to evolve through a number of phases of development.

The potential costs of improvements associated with the Plan:

The costs associated with development will be addressed in the same manner as for all development in Vaughan. One notable exception to this is related to the improvements on Weston Road, where arterial roads lay-by parking bays have been included in the draft City-wide development charge. Other streetscaping improvements, such as centre medians, are being recommended on both Weston Road and Major Mackenzie Drive. This Plan sets out the concept for the Centre to develop and the City will work with the Region to address the detailed implementation, timing and financing of these improvements. The final Vellore Village Centre Planning and Urban Design Report recommended that a Streetscape Committee be established by Council. This should be undertaken soon, prior to consideration of plans of subdivision within the District Centre.

Also in the southwest quadrant, the landowner's representative for the Artibus Development Corporation requested a meeting to review their comments on the Plan. The lands have been approved by Council and York Region under OPA 591. OPA 591 is consistent with the policies in OPA 650 and the subsequent plan of subdivision will be processed in the context of OPA 591, as further refined by the additional policies in OPA 650.

Conclusion

Staff consider that the issues raised at the Public Hearing have been addressed through revisions to the Plan, or should be addressed through the more detailed consideration of subsequent subdivision plans. Should the Committee concur, the recommendation of this report can be adopted.

Attachments

1. OPA 600 - Schedule B
2. Schedule A - Vellore Village District Centre Plan
3. OPA 650 Vellore Village District Centre Plan (Councillors only)
4. Vellore Village Centre Planning and Urban Design Study (Councillors only)
5. Vellore Village Centre Study Transportation Review (Councillors only)

Report prepared by:

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Wayne McEachern, Manager of Policy, ext. 8026

Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/LG

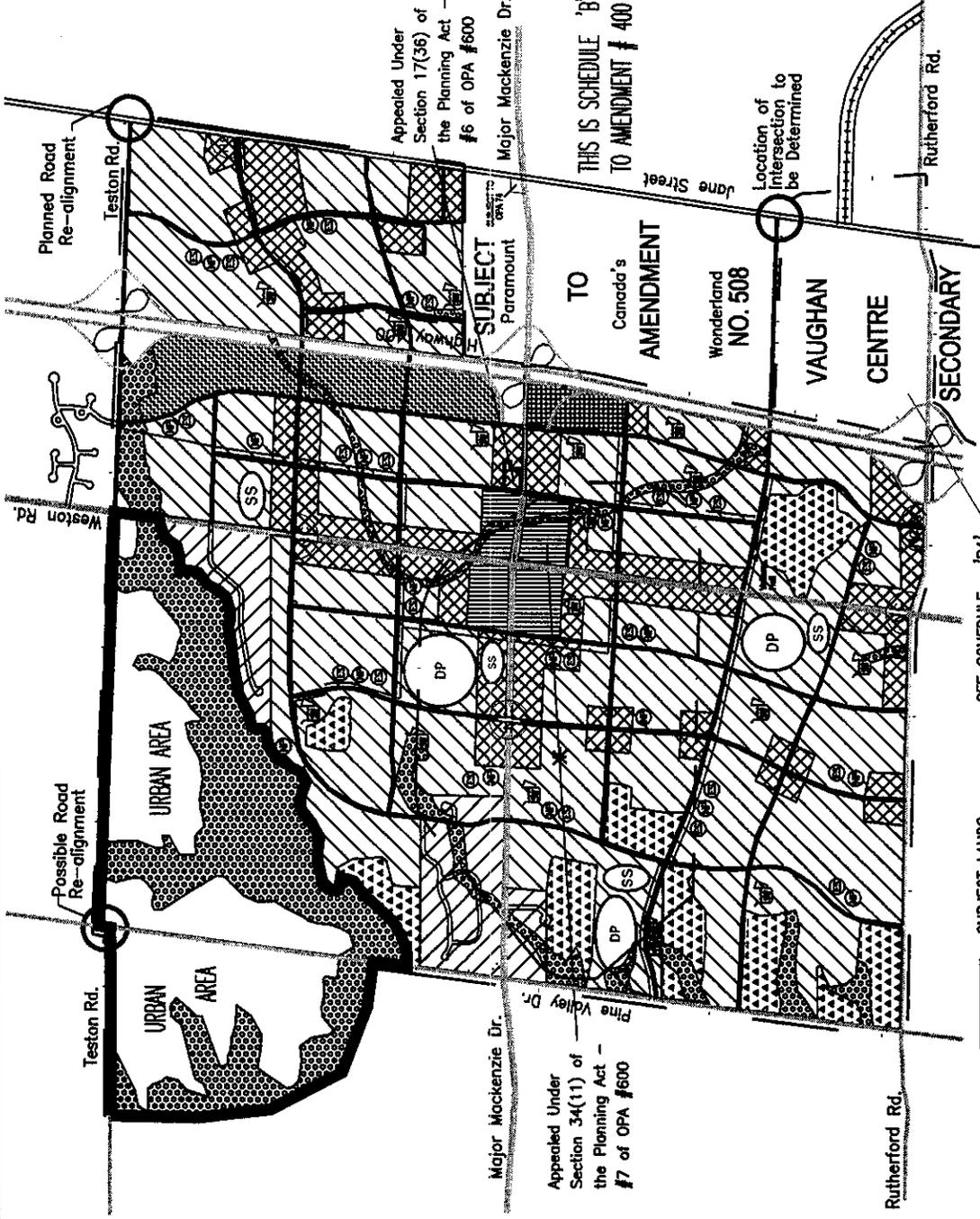
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VELLORE URBAN VILLAGE 1

LEGEND

(ES)	Elementary School
(SS)	Secondary School
(NP)	Neighborhood Park
(DP)	District Park
(NCC)	Neighborhood Commercial Cen.
(LUS)	Lands Subject to Urban Village Area #1
(LUD)	Low Density Residential
(MDR)	Medium Density Residential/Commercial
(VWC)	Village Village Centre
(ER)	Estate Residential
(UA)	Urban Area
(HPEA)	High Performance Employment Area
(VL)	Valley Lands
(SC)	Stream Corridor
(GS)	Greenway System
(TW)	Tableland Woodlots
(GC)	General Commercial
(SWM)	Storm Water Management
(VC)	Vaughan Centre
(WDA)	Waste Disposal/Assessment Area (Transfer Station)

THIS IS SCHEDULE 'B' TO AMENDMENT # 600
 ADOPTED THE ___ DAY OF _____ 2000
 SEEMS OFFICES



Planned Road Re-alignment
 Teston Rd.
 Possible Road Re-alignment
 Teston Rd.
 Major Mackenzie Dr.
 Rutherford Rd.
 Pine Valley Dr.
 Wonderland Dr.
 Canada's Parkway
 VAUGHAN CENTRE SECONDARY
 PLAN
 AREA
 SEE SCHEDULE 'B1'
 SEE SCHEDULE 'B2'
 AREA SUBJECT TO AMENDMENT NO. 512

SUBJECT LANDS
 SCHEDULE 'B' APPEALED: (APPEAL #4) INSO FAR AS IT APPLIES TO THE BLOCK 33 WEST AREA

Appealed Under Section 17(36) of the Planning Act - #6 of OPA #600

THIS IS SCHEDULE 'B' TO AMENDMENT # 400

SUBJECT TO AMENDMENT TO Canada's Wonderland NO. 508

Location of intersection to be Determined

Attachment 1

FILE NO.: 15.80.2

June 16, 2003



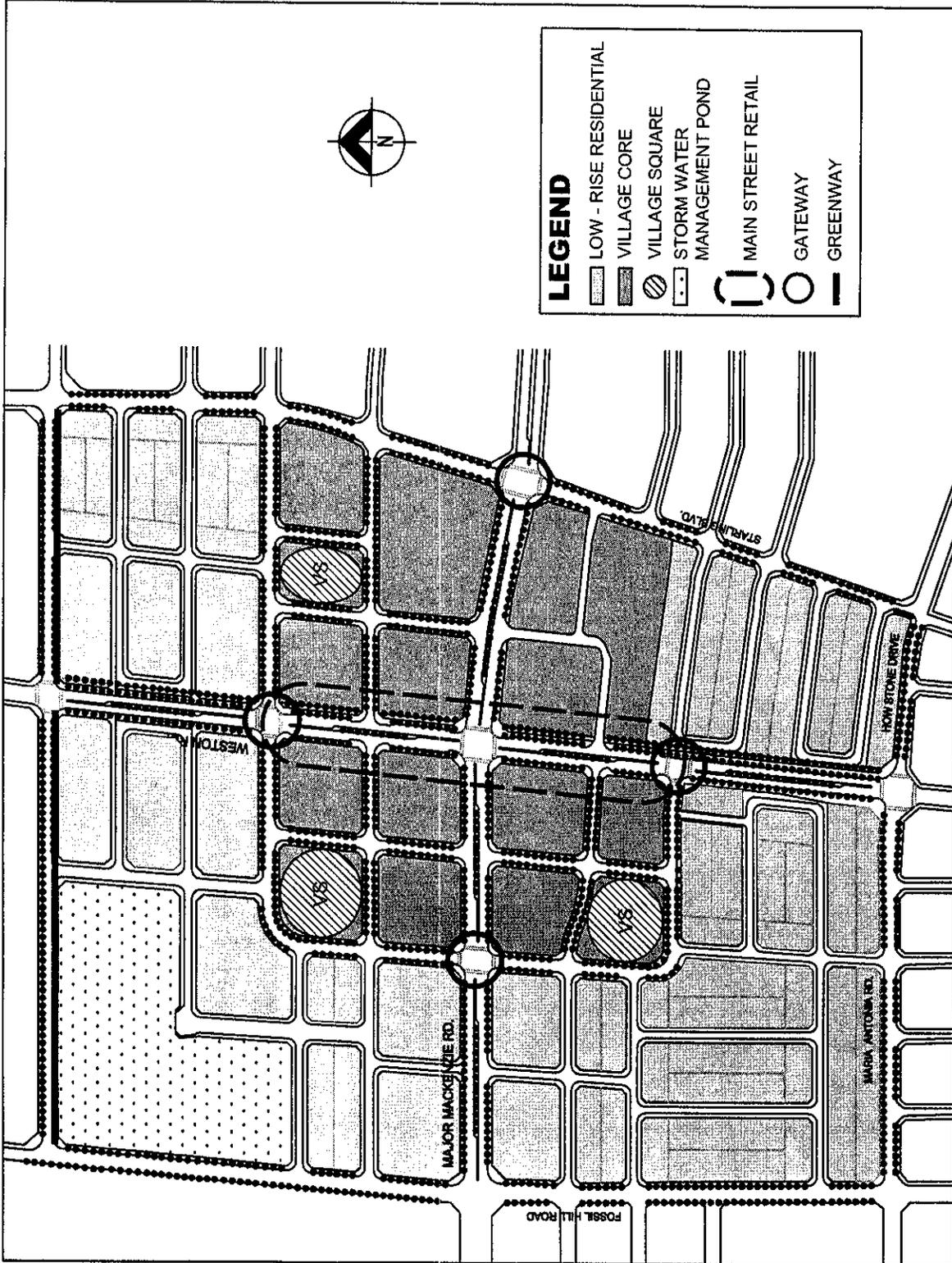
Community Planning Department

OPA #600 Schedule

Lots 23, 24, & 25, Concessions 6 & 7

Not to scale

N:\DPT\1 ATTACHMENTS\15.15.80.26



LEGEND

- LOW - RISE RESIDENTIAL
- VILLAGE CORE
- VILLAGE SQUARE
- STORM WATER MANAGEMENT POND
- MAIN STREET RETAIL
- GATEWAY
- GREENWAY

SCHEDULE A : VELLORE VILLAGE DISTRICT CENTRE PLAN

**Vellore Village District
Centre Plan**

Lots 20 & 21,
Concessions 5 & 6

**Attachment
2**

FILE No.:
15.80.2

June 16, 2003
Not to scale

City of
Vaughan

Community Planning Department