

**5. VELLORE VILLAGE DISTRICT CENTRE PLAN
FILE 15.80.2**

P.2003.40

The Commissioner of Planning recommends:

“THAT the Public Hearing for File 15.80.2 (Vellore Village District Centre Plan) BE RECEIVED, and that the issues identified by the public and Council be addressed by Staff in a comprehensive report to Committee of the Whole.”

Purpose

The City has initiated a tertiary plan in the form of an amendment to OPA 600 for the Vellore Village District Centre Plan.

Location

The Vellore Village District Centre Plan is approximately 60 hectares 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.

Land Use Status - Background Analysis and Options

Existing Uses

The existing uses in the Plan area are predominantly agricultural/rural in nature. In the southwest quadrant of the District Centre is the Ministry of Transportation’s “Maple Patrol Yard” that serves as a maintenance facility for Highway 400 operations.

Official Plan

OPA 600, in particular Section 4.2.1.5, sets out detailed objectives and policies for the District Centres that serve the two new urban village areas in Vaughan: Vellore and Carrville. This includes policies to “ensure that attractive pedestrian-friendly streetscapes will result from the implementation of the plan.” OPA 600 requires that a tertiary plan in the form of an official plan amendment is adopted by Council prior to the development of a District Centre. This Vellore Village District Centre Plan (OPA 650) is the tertiary plan that fulfills this requirement of OPA 600.

When York Region approved OPA 600 in June of 2001, the residential density provisions in Section 4.2.1.5. respecting the Vellore Village Centre were deferred, pending the completion of the District Centre Study and Plan. The density policies were deferred because the reduction in permitted densities may not conform to policies in the Regional Official Plan, particularly in regard to the Community Building (Section 5.2) and Centres (Section 5.3) policies. In addition, York Region modified OPA 600 to limit the proportion of townhouses in District Centres to no more than 20% of the Centre’s total housing stock. How OPA 650 addresses these and other issues regarding conformity to the York Region Official Plan will be addressed in a subsequent technical report to the Committee of the Whole.

Zoning

The lands are predominantly zoned A Agricultural Zone, with a few scattered RR Rural Residential Zone lots. The lands at the southeast corner of Major Mackenzie and Weston Road are to be zoned C5 Community Commercial Zone with exceptions, and are subject to Ontario Municipal Board conditions regarding an implementing site plan application.

Development Applications

In the southeast quadrant, Majorwest Development Corp. made development applications for the District Centre Study Area of the Block 32 West Block Plan. The applications for an Official Plan Amendment (OPA 649), rezoning, and plan of subdivision were approved by an Ontario Municipal Board decision of July 9, 2002. The required site plan application for the commercial development on the southeast corner has not yet been submitted and will be implemented through the Board approved OPA and zoning. Any subsequent applications, beyond that which has been dealt with by the Board, will be assessed in the context of OPA 650, which is a further refinement of the policies in OPA 600 and OPA 649.

In the southwest quadrant, fronting onto Weston Road, Council has approved an official plan amendment (OPA 591) applicable to the second phase of a residential subdivision. Fronting onto Major Mackenzie Drive, an application for an official plan amendment has been made to permit a residential subdivision, which has been considered at a public hearing.

In the northeast quadrant, the Block 33 West Block Plan received conditional approval from Council on March 31, 2003. The landowners group is currently addressing the conditions, following which the Block Plan would be forwarded to Council for final approval. The Vellore Village District Centre Plan has been prepared in conjunction with the surrounding road network, residential, commercial, institutional, and stormwater management facility uses in the 33 West Block Plan. Also in the northeast quadrant, a portion of a draft plan of subdivision for a mix of semi, row and apartment units, lies within the District Centre Plan.

In the northwest quadrant, the Block Plan for Block 40 has not been submitted.

Process Followed to Prepare the OPA

Council approved the original terms of reference for the Vellore Village District Centre Plan on February 26, 2001. On May 30th, 2001, Council directed Staff to expand the terms of reference to include lands on the north side of Major Mackenzie Drive, extending to Highway #400, for the purpose of establishing a new City Centre.

A consulting team led by the firm Sorensen Gravely Lowes Planning Associates Inc. was retained to conduct the study. Background research was conducted, and development scenarios and urban design options were developed and presented to a workshop on November 29, 2001, attended by approximately 100 people.

Results from the workshop provided input into preparation of a preferred scenario that was presented to a public open house attended by approximately 80 people, in April of 2002. The public response to the proposed scenario was negative, particularly to the proposed scale and height of development, and the perceived traffic problems that may result. Other concerns expressed were possible increased traffic infiltration to surrounding neighbourhoods, and the excessive amount of retail space. In response, a modified workplan was prepared for Council approval in June of 2002, that included extensive consultation with a Stakeholder Consultation Group (SCG) made up of representatives from ratepayer groups, landowners their representatives.

Through the summer of 2002, four meetings of the SCG were held to discuss four key issues: Vision, Transportation, Retail, and Residential. Approximately 50 people in total, including landowners, their representatives, and individuals from 8 different ratepayer groups, participated in the four SCG meetings.

A "Summary of Issues and Key Recommendations" coming out of the SCG meetings, was presented to a Committee of the Whole (Working Session) on November 12, 2002, and then distributed to the SCG participants for input prior to a December 12th open house. Approximately 40 people attended the open house, and the key recommendations received a positive response.

Prior to today's Public Hearing, a meeting of the Stakeholders Consultation Group (SCG) was held on May 8th, 2003, to review the key elements of the Vellore Village District Centre Plan and receive any questions or comments. Copies of draft OPA 650 were subsequently mailed to the SCG participants in advance of the public hearing.

In keeping with the process for the other public meetings for this Plan, the Notice of Public Hearing was circulated to Blocks 32 West, 33 West, 39 and 40. A news ad appeared in The Vaughan Citizen on Thursday April 24th, 2003.

Key Elements of the Plan

In the context of the Regional Official Plan, Vaughan OPA 600, and the extensive public consultation and Council process followed over the last two years, the attached Vellore Village District Centre Plan reflects the main elements presented at the December Open House.

The Plan includes the following key elements:

i) Land use structure

The Plan is "intersection-focused" around the crossroads of Weston Road and Major Mackenzie Drive. The "Village Core" is divided by the intersection into approximately four equal quadrants of mixed-use residential and commercial uses. To provide a transition from the Village Core towards the surrounding lower density residential areas, a low-rise residential area is provided to the south, west and north. The low-rise residential area permits a mix of up to 2-½ storey detached, semi-detached and townhouses. To the east of the Village Core, the medium density residential/commercial uses in Blocks 32 West and 33 West provide the transition.

ii) Village Core

The Plan permits multi-unit residential uses above retail stores and supports a height of up to 3 ½ stories. For assessing subdivision, rezoning, and site plan applications that may exceed 3 ½ stories, up to the 6 stories provided for in OPA 600, the Plan includes additional amenities that are to be provided, and criteria that are to be met, for example: underground parking, increased on-site open space, greater parkland dedication, community or transit facilities.

For clarity in applying the policy to development applications, the gross leasable area provided in OPA 600 has been translated into a gross floor area by adding 15%. This brings the total permitted retail gross floor area in the Centre to a maximum of 46,000 square metres. Policies provide for phasing in street-related retail uses at the same time as non street-related retail uses, so as to support transit users, pedestrians, and a 'village' streetscape in the initial phases of development. The majority of the street-related retail uses are to be provided on the Weston Road frontage in conjunction with a 'promenade' along the east side of Weston Road. To also support retail uses that present an active front facade to the Weston Road frontage, on-street parking in the form of lay-bys, have been incorporated as an additional lane beyond the planned Weston Road traffic lanes.

iii) Urban Design elements

In keeping with OPA 600 requiring an "Urban Design Plan", the Vellore Village District Centre Plan is an urban design-based plan. It includes policies regarding: built form; street wall; building massing; pedestrian realm; and road allowance and streetscaping. The key elements of the urban design policies include: a 'build-to' line to provide building fronts on Weston Road and Major Mackenzie Drive; setbacks that support the street edge, as well as the Weston Road 'Promenade'; and enhanced streetscapes on both Weston Road and Major Mackenzie Drive, including planted centre medians and brick strips,

iv) Transportation/Road block structure

A Transportation Review was conducted in preparing the Plan, and resulting in a number of features being incorporated, such as the modified 'ring road'. This primary road is located between the Village Core and the low-rise residential area in the southwest and northern quadrants. The ring road serves three main functions. It provides:

- i) a separation between the Village Core and the surrounding low-rise residential areas;
- ii) access to the Village Core that takes pressure off of the Major Mackenzie Drive/Weston Road intersection; and,
- iii) access to the Village Core that discourages traffic infiltration through the surrounding residential neighbourhoods.

v) Local roads/development blocks

In addition to the local roads in the low-rise residential area, the transportation review also establishes a network of local roads in the Village Core. These roads are to support the evolution of the Core, from predominantly single use retail buildings with parking lots in the initial stages of development, towards more mixed-use multiple-unit residential buildings with commercial uses at grade in the medium to longer term. The Plan allows for the City to secure these local roads as they become necessary to support the evolving development of the Core. The roads also establish the framework for development blocks and parks.

vi) Evolution/Phasing of the Village Core

The Plan requires development applications to proceed by way of a 'Development Concept Report' that includes as a component, a 'Phasing Plan'. The Phasing Plan will identify how a property can develop over time to ultimately achieve the vision of the Plan and how the intensification of the space-extensive uses, like retail stores with large parking lots, may occur over time.

vii) Stormwater Pond/Parks/Greenway/Library

Plan work identified the need for a stormwater management pond, which is conceptually provided in the low-rise residential area of the northwest quadrant. The pond block and surrounding road and lotting will need to be further reviewed and refined.

Parkland is a critical component of the Plan as it provides a very important amenity for the residential development in the Village Core area. The three parks are a new park type of 'Village Square', which are smaller than other parks in Vellore and act more as a key social gathering space for passive recreation. The neighbourhoods surrounding the District Centre have been well provided with neighbourhood parks for active recreational purposes.

A Greenway is provided at the north end of the Plan to provide an open space corridor linking the greenway in the Block 33 West Block Plan with Block 40.

The Plan also supports establishment of a new library within the District Centre, including criteria for size and location.

Conclusion

The Vellore Village District Centre Plan has been developed over the last two years through extensive consultation with and participation by ratepayer groups, landowners, City departments and agencies. Many issues were identified through this process that balance the need to conform to Regional Official Plan Policies; implement City policies in OPA 600; and, reflect the input of ratepayers and landowners. Any additional issues identified at this Public Hearing will be addressed in a comprehensive report to a future Committee of the Whole meeting.

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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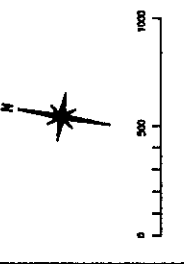
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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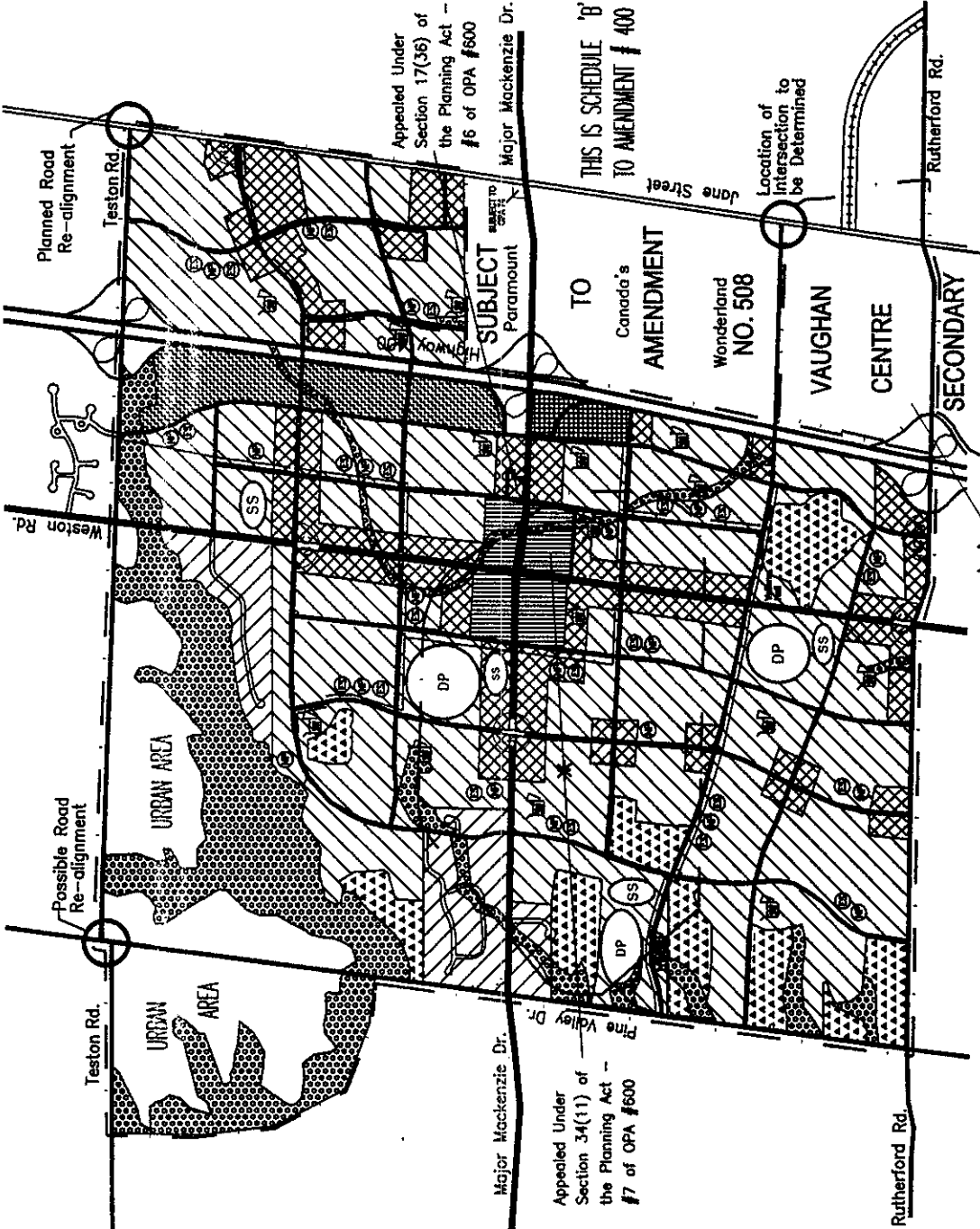
VELLORE URBAN VILLAGE 1



LEGEND

- ⊙ Elementary School
- ⊙ Secondary School
- ⊙ Neighbourhood Park
- ⊙ District Park
- ⊙ Neighbourhood Commercial Cen.
- ▨ Lots Subject to Vellore - Urban Village Area #1
- ▨ Low Density Residential
- ▨ Medium Density Residential (Commercial)
- ▨ Vellore Village Centre
- ▨ Estate Residential
- ▨ Urban Area
- ▨ High Performance Employment Area
- ▨ Valley Lands
- ▨ Stream Corridor
- ▨ Greenway System
- ▨ Tableland Woodlots
- ▨ General Commercial
- ▨ Storm Water Management
- ▨ Vaughan Centre
- ▨ Waste Disposal/Amusement Area (Power Station)

THIS IS SCHEDULE 'B' TO AMENDMENT # 600
 ADOPTED THE ___ DAY OF _____ 2000
 SEALS OFFICERS _____
 OIR _____



MODIFICATION #17 UNDER SECTION 17(9) OF THE PLANNING ACT

PLAN SEE SCHEDULE 'B2' AREA SUBJECT TO AMENDMENT NO. 512

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

Attachment 1

FILE No.: 15.80.2
 May 9, 2003

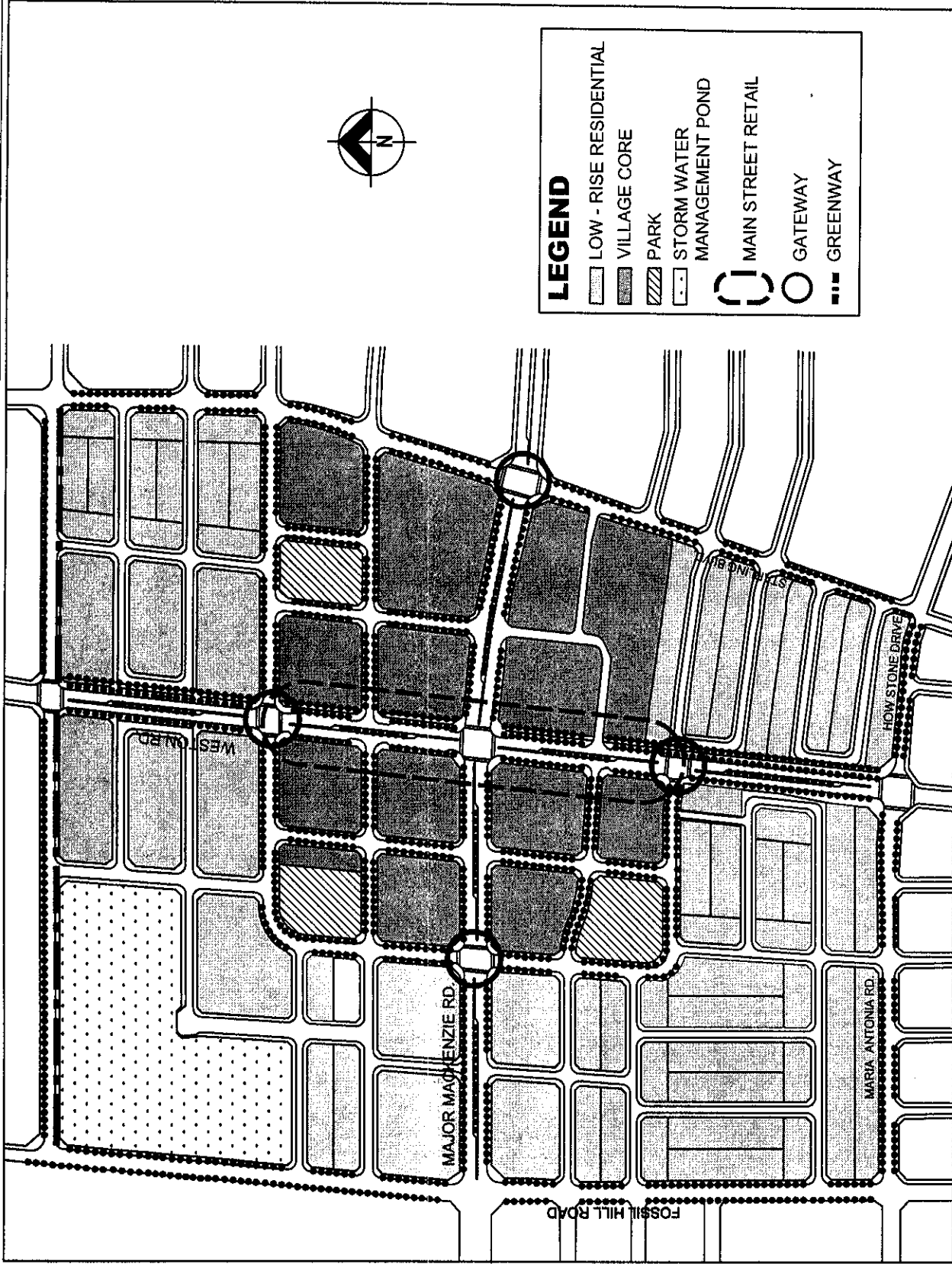


Community Planning Department

OPA #600 Schedule

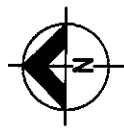
Lots 23, 24, & 25, Concessions 6 & 7
 Not to scale

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LEGEND

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



**Vellore Village District
Centre Plan**

Lots 20, & 21,
Concessions 5 & 6

N:\DPT\ ATTACHMENTS\15\15.80.2



Community Planning Department