


I, JOHN D. LEACH, City Clerk of the Corporation of the City of Vaughan, in the Regional Municipality of York, do hereby certify that attached is a true copy of Amendment Number 649 to the Official Plan of the Vaughan Planning Area, which was approved by the Ontario Municipal Board, as per Order #1558, dated November 19, 2003.



JOHN D. LEACH
City Clerk
City of Vaughan

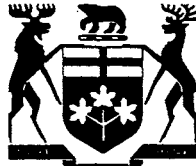
DATED at the City of Vaughan
this 6th day of May, 2004.

ISSUE DATE:

Nov. 19, 2003

DECISION/ORDER NO:

1558



Ontario

Ontario Municipal Board
Commission des affaires municipales de l'Ontario

PL010267

RECEIVED
DEC 2 2003

Majorwest Development Corp. has appealed to the Ontario Municipal Board under subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, from Council's refusal or neglect to enact a proposed amendment to Zoning By-law 1-88 of the City of Vaughan to rezone lands respecting Part Lot 20, Concession 5 from Agricultural to Community Commercial to implement a comprehensive vision and development concept for the Vellore Woods Community Village Centre as set out in OP 600 and which complements the adjacent residential neighbourhood

OMB File No: Z010101

Majorwest Development Corp. has appealed to the Ontario Municipal Board under subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, from Council's refusal or neglect to enact a proposed amendment (Tertiary Plan) to the Official Plan for the City of Vaughan to redesignate lands at Part Lot 20, Concession 5 to permit a planned development of the Vellore Village Centre

City's File No: OP.01.006

OMB File No: O010160

Major West Development Corp. has appealed to the Ontario Municipal Board under subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, from Council's refusal or neglect to enact a proposed amendment to Zoning By-law 1-88 of the City of Vaughan to rezone lands respecting Part Lot 20, Concession 5 from Agricultural Zone (A) to Residential Urban Village Multiple Dwelling Zone (RVM1[S-A]) and to Residential Urban Village (RW4[WS]) to permit the development of a residential plan of subdivision

OMB File No. Z020038

Major West Development Corp. has appealed to the Ontario Municipal Board under subsection 51(34) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, from the failure of the City of Vaughan to make a decision respecting a proposed plan of subdivision on lands composed of Part Lot 20, Concession 5

City's File No. 19T01V08

OMB File No. S020026

Major West Development Corp. has referred to the Ontario Municipal Board under subsection 41(12) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, determination and settlement of details of a site plan for lands composed of Part Lot 20, Concession 5, in the City of Vaughan

OMB File No. M020035

BEFORE:

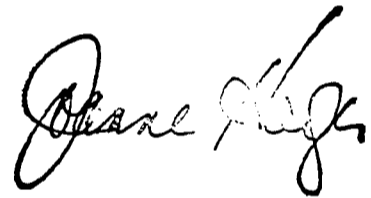
J. de P. SEABORN)	
Vice-Chair)	Wednesday, the 30 th of
)	
N. A. CRAWFORD)	July, 2003
Member)	

THIS MATTER having come on for public hearing, and the Board having issued its Decision No. 0930 on July 9, 2002, and withheld its Order subject to the fulfillment of certain conditions, and the Board being satisfied that certain conditions have now been fulfilled;

THE BOARD ORDERS that the appeal under section 34(11) [Board File No. Z020038] is allowed and Zoning By-law 1-88 is amended in the form as set out in Attachment "1". The Municipal Clerk is hereby authorized to assign a by-law number to this document for record-keeping purposes.

AND THE BOARD FURTHER ORDERS that the draft plan of subdivision (residential phase) is approved, subject to the conditions as set out in Attachment "2".

→ THE BOARD ORDERS that the appeal with respect to the Official Plan is allowed and the Official Plan is amended in the manner as set out in Attachment "3".



ACTING SECRETARY

AMENDMENT NUMBER 649
TO THE OFFICIAL PLAN
OF THE VAUGHAN PLANNING AREA

The following text to Amendment Number 649 to the Official Plan of the Vaughan Planning Area and Schedules "A" and "B" constitute Amendment Number 649.

A. PURPOSE

The purpose of this Amendment to the Official Plan is to:

1. Respond to the policies of OPA 600 which requires the preparation of a tertiary plan, in the form of an Official Plan Amendment to guide future development in any portion of the Vellore Village Centre area including the Subject Land being located in the south east quadrant of the Village Centre;
2. Provide planning rationale for the Subject Lands to guide the initial stage of their development and provide a framework which can evolve further as the district centre and the surrounding community matures;
3. Provides an initial framework for an Urban Design Plan to guide the first phase of development within the Centre;
4. Provide the opportunity to accommodate a broader range of mixed use development through subsequent policy documents emerging from the completion of the Vellore District Centre Study.

B. LOCATION

The Subject Land is shown on Schedules "A" attached hereto as Area Subject to Amendment No. 649. The lands comprise a total of 4.26 ha. and are located on the south side of Major Mackenzie Dr., immediately east of Weston Rd. and west of the planned Starling Blvd. extension. The lands are located in Part of the west half of Lot 20, Concession 5 and form the south east quadrant of the Vellore Village Centre area.

C. BASIS

The decision to amend the Official Plan is based on the following considerations:

1. The City of Vaughan is preparing a comprehensive Tertiary Plan for the entire District Centre.
2. This Official Plan Amendment is a site-specific Tertiary Plan providing for an initial stage of development, and incorporates policies to enable the achievement of development of the District Centre vision as articulated in OPA 600.
3. It is recognized that the District Centre will develop and mature over time and that initial development forms may be intensified or redeveloped concurrent with the overall growth of both the community and the balance of the District Centre.
4. Appropriate planning policies can be established which facilitate the first phase of development within the subject portion of the Vellore District Centre which ensure a high quality of development upon which to base future phases of development.

5. The policies of OPA 600 provide that the minimum area required for the preparation of such an amendment shall be the lands designated "District Centre" in any Block Plan. The subject lands conform to this requirement.
6. Supporting traffic and retail market studies have been completed which satisfactorily address the respective issues of traffic, vehicular access and market impacts;
7. An Urban Design Plan has been prepared which provides a basis for an initial phase of development upon which the District Centre may evolve in the future.
8. The Urban Design Plan and the associated detailed site plans will provide an important building presence along Major Mackenzie Dr. and Weston Rd. with opportunity for direct pedestrian access to the buildings from a major pedestrian sidewalk system. The Urban Design Plan includes design elements which facilitate the ultimate achievement of the City's transit-supportive and pedestrian-friendly planning objectives.
9. The Vellore District Centre Study will address appropriate densities and development standards for this area. The Vellore District Centre Study will further refine the policies of this amendment and will build upon the initiatives established in this amendment.

D. DETAILS OF THE AMENDMENT AND POLICIES RELATIVE THERETO:

i) Tertiary Plan Policies

The following Tertiary Plan Policies apply to the Subject Lands identified on Schedules 1 and 2 attached hereto.

ii) Role and Function of the Subject Lands

1. The Subject Lands are envisioned to develop as a high quality commercial and residential centre complementing the adjacent residential area with an urban design fabric reflecting a strong street presence in terms of buildings, landscaping and pedestrian amenities.
 2. It is intended that the Centre will develop in its initial stage in a manner which provides commercial services to the residents of the broader area and retains the opportunity and potential to intensify in the future based upon evolving market needs for both commercial services and different forms of residential development.
 3. Built form and urban design initiatives for the Subject Lands will strive to establish a strong sense of place and identity focusing on Weston Rd. and Major Mackenzie Dr.
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iii) Land Use

1. Commercial development shall constitute the first phase of development within the Subject Lands. It shall comprise a maximum of approximately 12,500 sq. metres of gross floor area. Commercial uses shall include a full range of commercial uses as set out in Section 4.2.1.5 of OPA 600 with the exception of Service Stations and gas bars and convenience eating establishments with drive-through facilities, which shall not be permitted within the Subject Lands.
2. Residential and mixed use development will be encouraged in the Village Centre in the long term through intensification, conversion of existing buildings or redevelopment. Such forms of development shall be compatible with the surrounding neighbourhood and shall reinforce the street related, pedestrian focused vision for the Village Centre.
3. The Official Plan envisions and includes policies for a mix of residential and commercial development within the District Centre. The Residential density provisions of OPA 600 are currently deferred pending the completion of the overall Vellore District Centre studies. Upon completion of this Study, the City will consider a comprehensive Official Plan Amendment applicable to all lands within the Vellore District Centre Study including the Subject Lands.
4. The City, based on the results of further District Centre Studies, may provide in the zoning bylaw the opportunity for a full range of residential, office and commercial uses in order to provide the opportunity and encourage the intensification of the Centre in the future. Should the zoning bylaw provide for intensification it shall also regulate such matters as the maximum Floor Space Index, maximum density and maximum building height in order to ensure compatibility with the surrounding community. Such permissions for residential intensification may also be subject to an 'H' Holding symbol to be lifted upon satisfactory traffic and urban design studies in the future;
5. Within the first phase of commercial development compatibility with adjacent land use will be ensured through setbacks, landscape buffering, screening and built form and design.
6. Safe, visible and attractive pedestrian connections, walkways and spaces will be provided both within the Subject Lands and along the public street system to link the adjoining neighbourhoods with the District Centre.

iv) Urban Design Plan - Structuring Elements

Schedule B identifies the primary Structuring Elements for the Village Centre which shall form the basis of overall design in accordance with the following objectives:

1. Village Centre

The Village Cross roads is located at Major Mackenzie Dr. and Weston Rd. Establishing a street related development form with direct pedestrian connections

to public sidewalk system in this area is essential to the long term evolution of the Village Centre. Development shall incorporate:

- A strong architectural statement.
- Building location adjacent to the public sidewalk system along the arterial roads;
- Clearly defined main entry to the building visible from Major Mackenzie Dr. and/or Weston Rd. connected to the public sidewalk system.
- Buildings shall have characteristics of a high quality building located close to the intersections, having prominent massing and architectural detailing.
- The balance of the commercial block site plan will be designed to create an attractive, pedestrian-friendly streetscape along the easterly edge of Weston Rd., and the southerly edge of Major Mackenzie Drive.
- Elements to be considered in the creation of this comprehensive streetscape image will be landscaping, pedestrian walkways, access points, built form and massing, architectural treatment, and signage.
- Spatial definition of Gateways, which include the "Village Cross Roads" and the "Community Gateway" shown on Schedule B will be established by street related development.

2. Pedestrian Plaza

The creation of a gathering space for the public within this quadrant of the Village Centre supports the evolving objective of establishing a pedestrian focused centre. A pedestrian plaza as shown on Schedule B shall be incorporated into the subject lands with the following characteristics:

- The built form should create a node where visitors and employees will have a sense of place.
- The sense of place will be created through definition of enclosure through careful massing, heights, and high quality architectural detailing.
- Relationship of built form and open space at the Central Plaza should create unified design theme through design of sidewalks and landscaping features.
- The detailed design of the pedestrian plaza is to consider microclimate factors such as sun and wind.
- The pedestrian circulation system within the centre shall be designed to focus on the Pedestrian Plaza with connections to the public sidewalk system through generous sidewalks and landscaping.

3. Village Centre Entry

The Village Entry Locations are identified on Schedule B. These are the primary access locations to the Centre from the adjacent arterial road system. They are important in reinforcing the urban design character of the centre. Entry locations shall incorporate the following design elements:

- Corner treatments containing either buildings and/or a combination of hard and soft landscaping elements;

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- Landscape treatment should be consistent at all community entries and be of a consistent design theme.
- Common architectural elements should dominate each entry.
- Visual qualities of gateway architecture shall create an identity and serve as way-finding elements.
- Community gateway architecture will serve as the "entry feature" through careful massing, minimized setbacks, and architectural detailing.

4. Community Edge

A comprehensively designed community edge treatment is required which incorporates coordinated elements of the landscape master plan for the surrounding community. The edge treatment should incorporate the following features:

- Loading and service areas will be located away from the community edge at the rear of the buildings and will be screened with built elements and/or landscaping.
- Architectural theme along the edge should be inspired by the importance of the street.
- Built form along the community edge should define spatial enclosure for the streets and blend harmoniously with buffer landscaping.
- The community edge treatment within the village centre should integrate seamlessly with the edge treatment of the adjacent residential neighbourhood.

5. Vehicular and Pedestrian Circulation

The design of the vehicular and pedestrian circulation system should reinforce the urban design principles and the objectives of a pedestrian friendly, street oriented development form. The following design objectives shall be applied:

- Built form should clearly define access points by massing and landscape treatment
- Where possible, roads should terminate at focal point buildings.
- Pedestrian routes, sidewalks and walkways are to be continuous, clearly defined and punctuated with gathering and seating areas at Community Entries and Features.
- Pedestrian routes within the development should seamlessly integrate with the sidewalk system in the public realm;
- Along the Weston Rd. frontage an enhanced pedestrian promenade shall be provided which shall extend southerly to Hawstone Rd.

6. Building Design and Massing

The placement of buildings shall serve to reinforce the urban design objectives of a pedestrian friendly, street related development while recognizing the functional and parking requirements of certain large scale commercial uses such as supermarkets. The following objectives shall be applied to the site development:

- Those buildings located close to Major Mackenzie, Weston Road and Starling Blvd. shall be located close to the street edge as prescribed in the implementing zoning bylaw in order to provide building presence and containment of the street.
- Buildings located on Major Mackenzie Dr. and Weston Rd. shall be designed to relate to the street and buildings located to the south portion of the commercial block shall be designed to relate to the east west driveway. Such buildings shall present front facades and pedestrian entrances facing the street or driveway or such other comparable design arrangements satisfactory to the City to address pedestrian access and architectural design.
- The massing, scale and height of individual buildings shall have regard for all buildings within the site as well as for adjacent development.
- Massing relationships should provide for focal points and interesting roof scapes as viewed from public viewpoints.

E. IMPLEMENTATION

The policies of this Plan shall be implemented by:

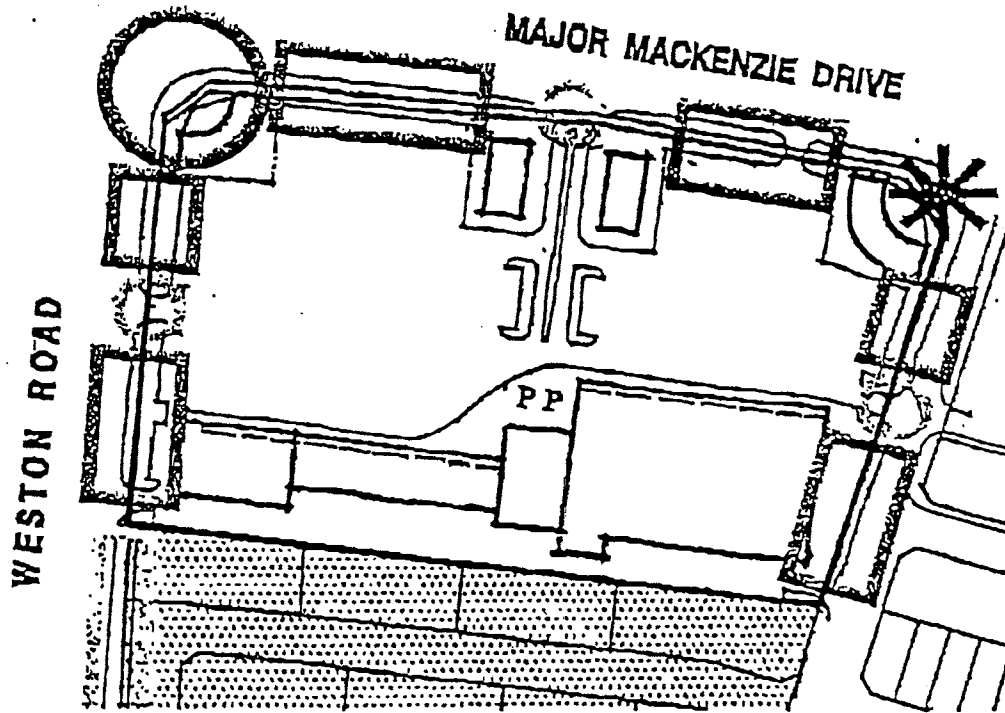
- 1) An amendment to the zoning bylaw to establish the permitted uses and any specific performance standards. The city may apply the use of "H" Holding provisions to phase the establishment of longer term land use permissions and to ensure that traffic, urban design and such other studies deemed necessary by the City shall be completed.
- 2) Approval of site development agreements as authorized by the Planning Act. In considering site development applications the City shall be satisfied that the Urban Design Policies of this amendment have been satisfactorily addressed.

F. INTERPRETATION

The provisions of the Official Plan of the Vaughan Planning Area as amended from time to time regarding interpretation of the plan shall apply with respect to this Amendment.

STRUCTURING ELEMENTS PLAN

Vellore Village South East Tertiary Plan Area



LEGEND

Village Centre



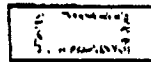
VILLAGE CROSS ROAD



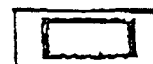
COMMUNITY GATEWAY (GLEN)



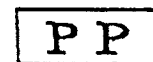
VILLAGE CENTRE ENTRY



RESIDENTIAL COMMUNITY EDGE
(Outside of Centre)



VILLAGE CENTRE EDGE



PEDESTRIAN PLAZA



Vellore Village Centre South East
Tertiary Plan Area

This is Schedule B to Official Plan Amendment No. **649**
Adopted the ___ day of ___, 2002

Mayor

Clerk

