

**6. OFFICIAL PLAN AMENDMENT FILE OP.04.020
 ZONING BY-LAW AMENDMENT FILE Z.04.072
 IVANHOE CAMBRIDGE II INC. & VAUGHAN MILLS ADVISORY SERVICES INC.
 PRELIMINARY REPORT**

P.2005.13

Recommendation

The Commissioner of Planning recommends:

THAT the Public Hearing report for Files OP.04.020 and Z.04.072 (Ivanhoe Cambridge II Inc. & Vaughan Mills Advisory Services Inc.) BE RECEIVED; and, that any issues identified be addressed by Staff in a comprehensive report to the Committee of the Whole.

Purpose

The Owner has submitted applications to amend the Official Plan and Zoning By-law to increase the maximum permissible commercial floor area from 160,000m² to 189,535m², which amounts to an increase of 29,535m² on the subject lands shown on Attachment #1.

Background - Analysis and Options

Council previously approved development applications to amend the Official Plan and Zoning By-law, and for site plan and draft plan of subdivision approval (Files OP.97.028, Z.97.111, DA.98.089, and 19T-98V10) to redesignate and rezone approximately 81ha of land to facilitate the development of the Vaughan Mills Shopping Centre, including the associated outparcel development. The Official Plan and Zoning By-law currently caps the maximum permissible commercial floor area at 160,000m².

The subject lands (Attachment #1) are located on the south side of Rutherford Road, between Highway #400 and Jane Street. The site has an area of approximately 55.4ha and is currently developed with an enclosed shopping mall having a total commercial floor area of approximately 104,806m². The lands subject to the applications include the property lying within the ring road (Vaughan Mills Circle) around the main mall structure, and two of the six outparcel sites (fronting onto Jane Street and Bass Pro Mills Drive) as shown on Attachment #1. Four of the six outparcel sites are owned by others and subject to current site development applications (Limestone Gallery, File DA.04.034; Intonaco Investments Corp., Files DA.04.033 and DA.04.079; Amorino Ridge Developments, Files DA.04.032 and DA.05.002; and Ivanhoe Cambridge II Inc. et al, File DA.04.057) as shown on Attachment #1.

The subject lands are designated "Vaughan Centre Shopping Centre District" and "General Commercial (Special Policy)" by OPA #600. The property is zoned SCD Vaughan Shopping Centre District Zone and C1 (H) General Commercial Zone with the Holding Symbol (H) by By-law 1-88, and subject to Exception 9(1030). The Official Plan and Zoning By-law caps the maximum permissible commercial floor area at 160,000m². The surrounding land uses are as follows:

- North- Rutherford Road; supermarket and retail uses, vacant land (C5 Community Commercial Zone)
- South- Bass Pro Mills Drive, emerging employment area lands (EM1 Prestige Employment Area Zone)
- West - Highway #400; emerging employment area (A Agricultural Zone)
- East - Jane Street; vacant land, employment area (EM1 Prestige Employment Area Zone and C7 Service Commercial Zone)

On January 28, 2005, a Notice of Public Hearing was mailed to all property owners within 120m of the subject lands and to the Weston Downs, Maple Landing, Maple Sherwood, and Vellore Village Ratepayers' Associations, and to individuals having requested notification. To date, no comments have been received. Any responses received will be addressed in the technical report to a future Committee of the Whole meeting.

Preliminary Review

Following a preliminary review of the application, Staff has identified the following matters to be reviewed in greater detail:

- the applications will be reviewed in the context of the applicable City and Region of York Official Plan policies and the Provincial Policy Statement;
- the appropriateness of the proposed increase in commercial floor area will be reviewed in the context of the potential impact on the existing, proposed and developing land uses in the vicinity of the subject lands;
- a traffic and parking impact study is required in support of the proposed applications to the satisfaction of the City, Region of York and the Ministry of Transportation; and,
- the applicant should provide an analysis of the potential impacts of the proposed increased commercial floor area on the future development of the subject lands (i.e. coverage, massing, built form, parking, etc.).

Relationship to Vaughan Vision 2007

The applicability of this application to the Vaughan Vision will be determined when the technical report is completed.

Conclusion

The above issues, but not limited to, will be considered in the technical review of the application, together with comments from the public and Council expressed at the Public Hearing or in writing, and be addressed in a comprehensive report to a future Committee of the Whole meeting. In particular, consideration will be given to the appropriateness of increasing the maximum permissible commercial floor area on the subject lands, in the context of City and Regional Official Plan policies, the Provincial Policy Statement, traffic and parking considerations, and the potential implications for the future development of the site and impact to the surrounding land uses.

Attachments

1. Location Map
2. Existing Site Plan

Report prepared by:

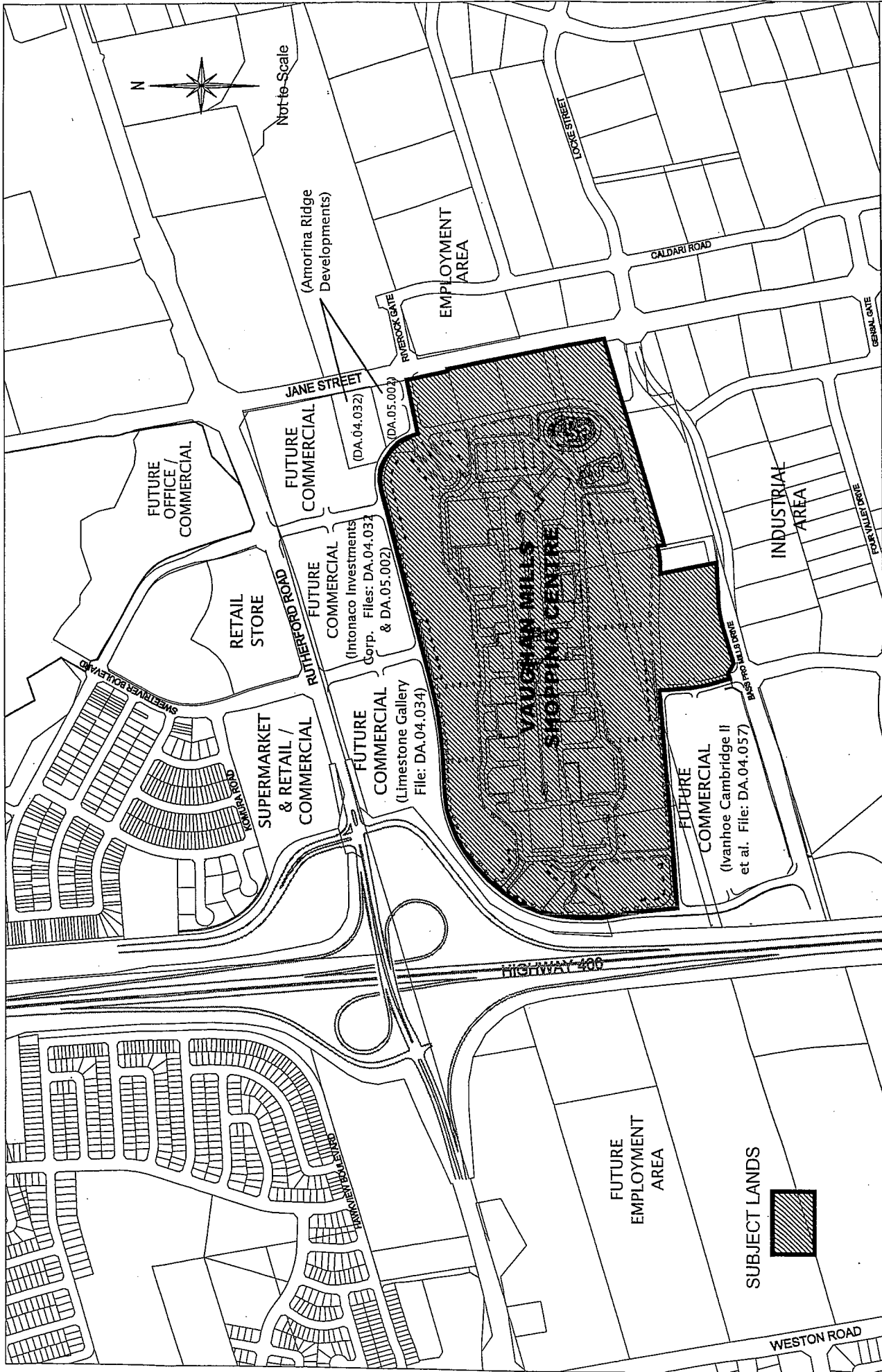
Mauro Peverini, Senior Planner, ext. 8407
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/LG



Location Map

Part Lot 13, 14, & 15,
Concession 5

APPLICANT:
IVANHOE CAMBRIDGE II INC. &
VAUGHAN MILLS ADVISORY SERVICES INC.



Development Planning Department

Attachment 1

FILE No's:
OP.04.020 & Z.04.072
RELATED FILE No.:
OPA 505, 510, Z.97.111,
19T-98V10, DA.98.089,
Z.00.082, PLC.01.026

