

**2. 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.2005.26

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.

Economic Impact

This will be addressed when the technical report is completed.

Purpose

The Owner has submitted applications to amend the Official Plan and Zoning By-law to:

1. 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; and
2. Permit high density residential uses in addition to the increase in permissible gross floor area and the commercial uses currently permitted on the property on Outparcel "D", as shown on Attachment #2. The applications would facilitate the use of Outparcel "D" for a single use (i.e. residential) or mixed use, mixed density project.

The applications propose a maximum residential density and building height of 200 units per hectare and 16 storeys, respectively. Parking for the residential use is proposed at a rate of 1.2 spaces per residential unit. The Owner has submitted 3 development concepts as shown on Attachments #3, #4 and #5.

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 cap the maximum permissible commercial floor area at 160,000m².

The Committee of the Whole at a Public hearing held on February 21, 2005 considered applications to amend the Official Plan and Zoning By-law to permit an increase in the maximum permissible commercial floor area from 160,000m² to 189,535m² on the subject lands. The Owner has since amended these applications to include the proposed high-density residential uses and therefore, another public hearing is required.

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 #2. 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 cap the maximum permissible commercial floor area at 160,000m² and does not permit the proposed residential use. 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 April 22, 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 applications, Staff has identified the following matters to be reviewed in greater detail:

- the applications will be reviewed in the context of the applicable City, Region of York and Provincial policies and objectives and the Vaughan Mills Urban Design Guidelines respecting outparcel development;
- the appropriateness of the proposed increase in commercial floor area and the introduction of high-density residential uses on the subject lands 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; the 3 proposed concept plans will also be considered in the review;
- the proposed residential density and building heights will be reviewed in the context of the surrounding land uses and existing Official Plan policies;
- a traffic and parking impact study is required in support of the proposed applications to be reviewed to the satisfaction of the City, Region of York and the Ministry of Transportation;
- the applicant should provide an analysis of the potential impacts of the proposed increased commercial floor area combined with the residential uses on the future development of the subject lands (i.e. coverage, massing, built form, parking, etc.);
- a noise study is required addressing all applicable Provincial Guidelines respecting land use planning matters; and
- the availability of water and sanitary servicing capacity for the proposed residential use must be identified and allocated by Council, if approved.

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 applications, 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 and the introduction of high-density residential uses on the subject lands, in consideration of City, Regional and Provincial policies and objectives, traffic and parking considerations, noise levels, and the potential implications for the future development of the site, land use compatibility and impact to the surrounding land uses.

Attachments

1. Location Map
2. Existing Site Plan
3. Proposed Development Concept – Option 1
4. Proposed Development Concept – Option 2
5. Proposed Development Concept – Option 3

Report prepared by:

Mauro Peverini, Senior Planner, ext. 8407

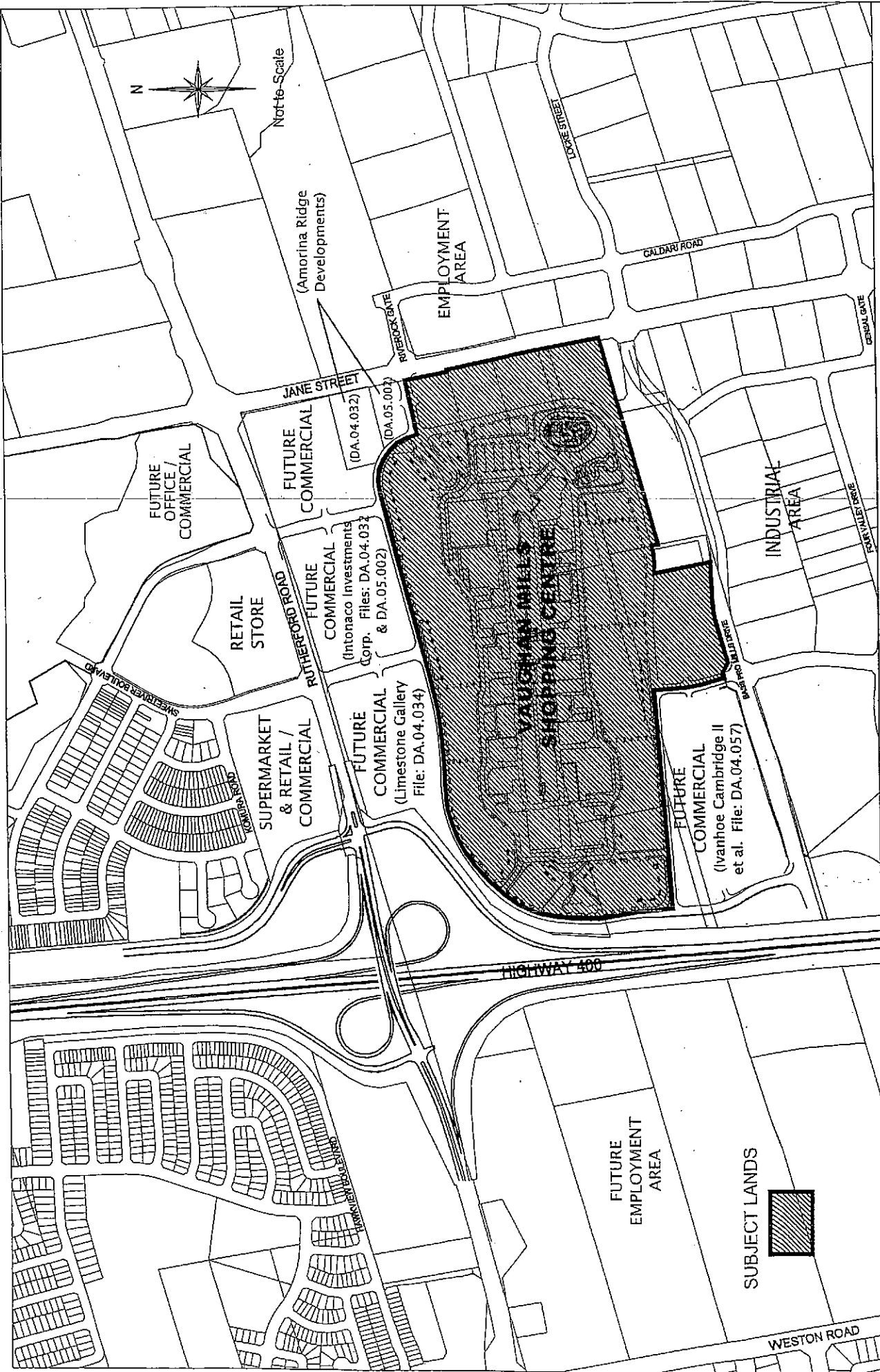
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/LG



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

City of
Vaughan

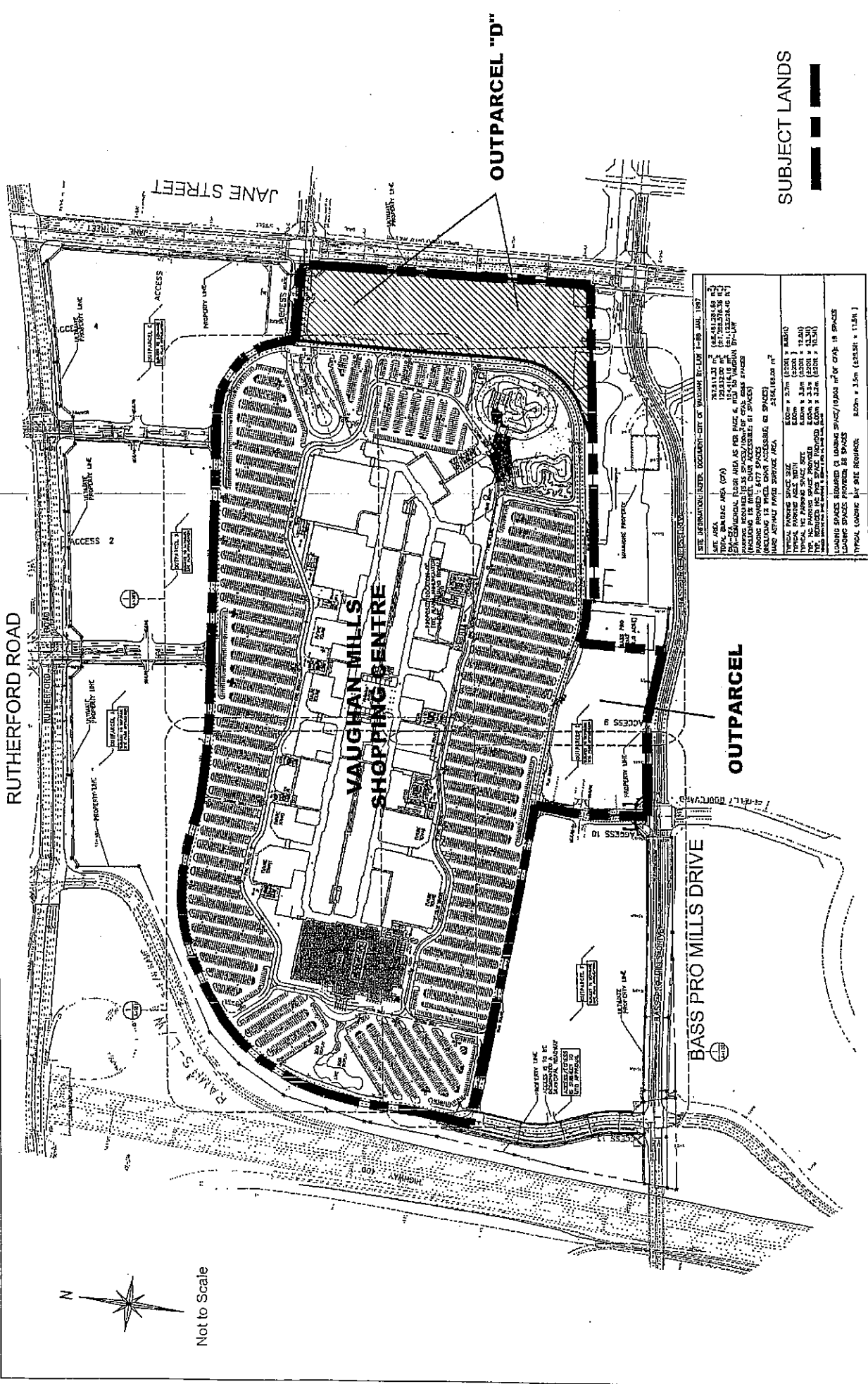
Development Planning Department

Location Map

Part Lot 13, 14, & 15,
 Concession 5

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

MAP 01 - ATTACHMENTS (OP.04.020 & Z.04.072)



OUTPARCEL "D"

SUBJECT LANDS

SITE INFORMATION: INTER. DOCUMENT - CITY OF VAUGHAN D.C. 148 JUL. 1997

NET AREA	324,812.31 m ² (82,481,283.58 sq ft)
TOTAL BUILDING AREA (GFA)	124,320.00 m ² (27,082,976.38 sq ft)
NET AVAILABLE FLOOR AREA AS PER PLANZ & NID (25% MAXIMUM GFA/LOT)	124,320.00 m ² (27,082,976.38 sq ft)
MINIMUM REQUIRED LEASING SPACES/LOT FOR GFA BASE SPACES	1:1.00
MINIMUM REQUIRED LEASING SPACES/LOT FOR GFA BASE SPACES (INCLUDING 1% WHEEL CHAIR ACCESSIBLE OR SPACES)	1:1.00
HARD ASPHALT PAVED SURFACE AREA	218,000.00 m ²
TYPICAL PARKING SPACE SIZE	8.00m x 3.70m (26'0" x 12'0")
TYPICAL 100% PARKING SPACE SIZE	8.00m x 3.30m (26'0" x 10'8")
TYP. 100% PARKING SPACE PROVIDED	8,000 x 3.30m (26'0" x 10'8")
MIN. REQUIRED 100% PARKING SPACE PROVIDED	8,000 x 3.30m (26'0" x 10'8")
LOADING SPACES REQUIRED (2 LOADING SPACES/10,000 m ² OF GFA): 18 SPACES	
LOADING SPACES PROVIDED: 28 SPACES	
TYPICAL LOADING BAY SIZE REQUIRED:	8.00m x 3.00m (26'3" x 11'8")

Attachment 2
 FILE No's:
 OP.04.20 & Z.04.072
 RELATED FILE No.:
 OPA.505.510, Z.97.111,
 19T-98V10, DA.98.089,
 Z.00.082, PLC.01.026

City of Vaughan

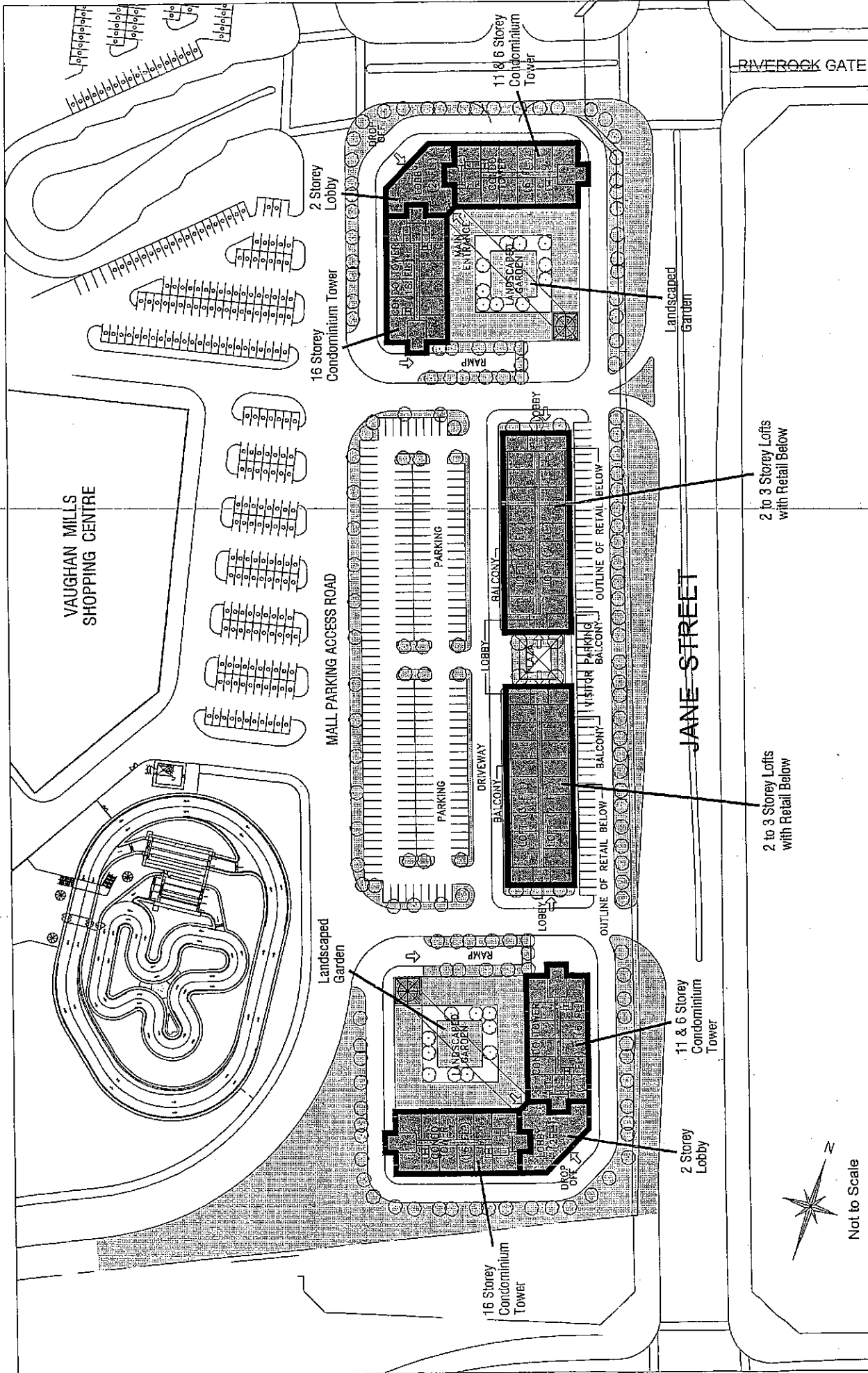
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Existing Site Plan

Part Lot 13, 14, & 15,
 Concession 5

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

MAP 071 ATTACHMENTS 04-09-04 0202-04-072



Attachment 3
 FILE No's.:
 OP 04.20 & Z.04.072
 RELATED FILE No.:
 OPA 505, 510, Z.97.111,
 19T-98V10, DA.98.089,
 Z.00.082, PLC.01.026

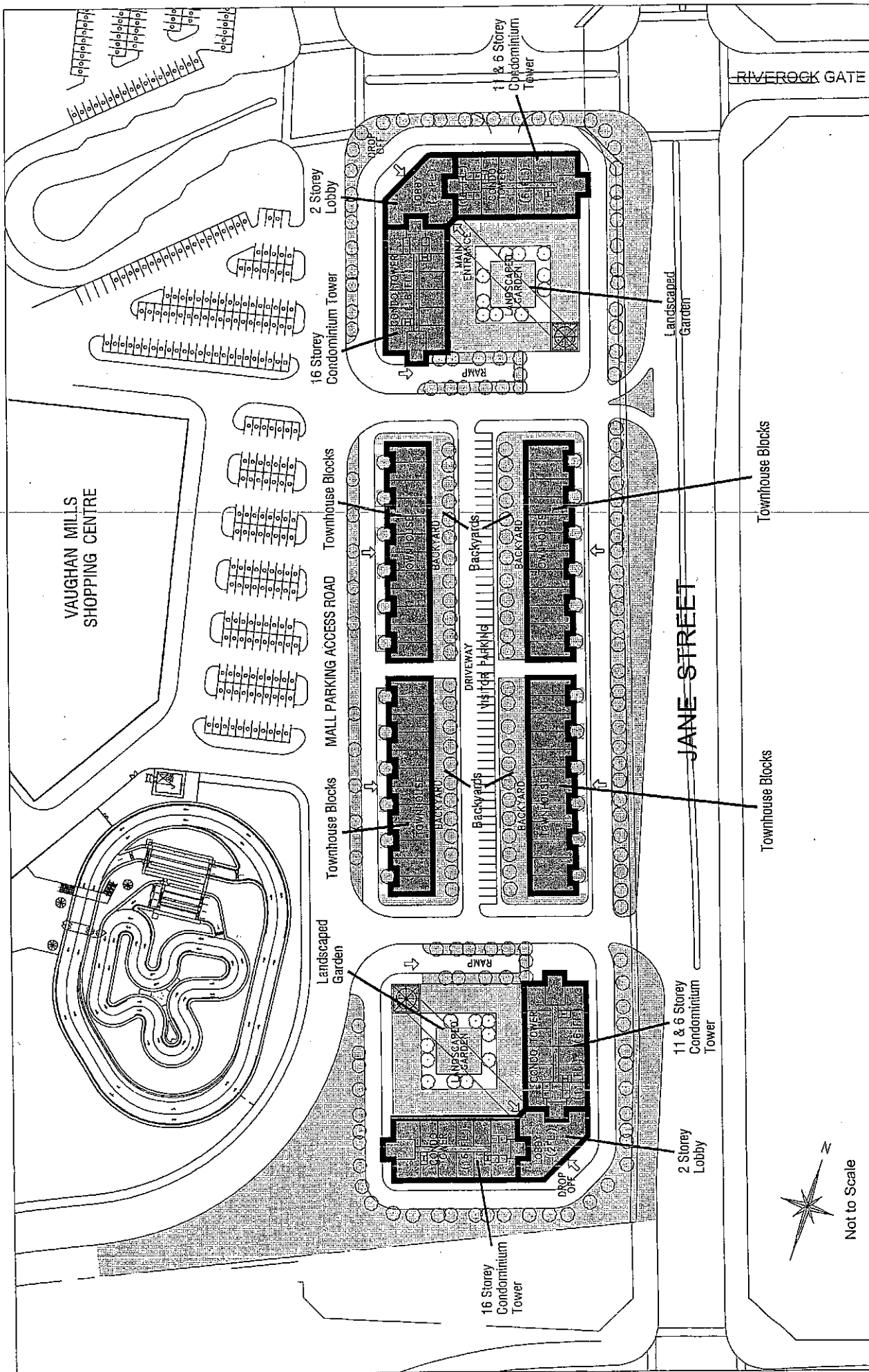
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Development Planning Department

**Proposed Development
 Concept - Option 1**

APPLICANT:
 IVANHOE CAMBRIDGE II INC. &
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 Part Lot 13, 14, & 15,
 Concession 5

\\N:\P\1 ATTACHMENTS\OP.04.0200-04.072



VAUGHAN MILLS SHOPPING CENTRE

RIVEROCK GATE

JANE STREET



Not to Scale

Attachment 4
 FILE No's.:
 OP.04.20 & Z.04.072
 RELATED FILE No.:
 OPA 505, 510, Z.97.111,
 19T-98V10, DA.98.089,
 Z.00.082, PLC.01.026

City of **Vaughan**

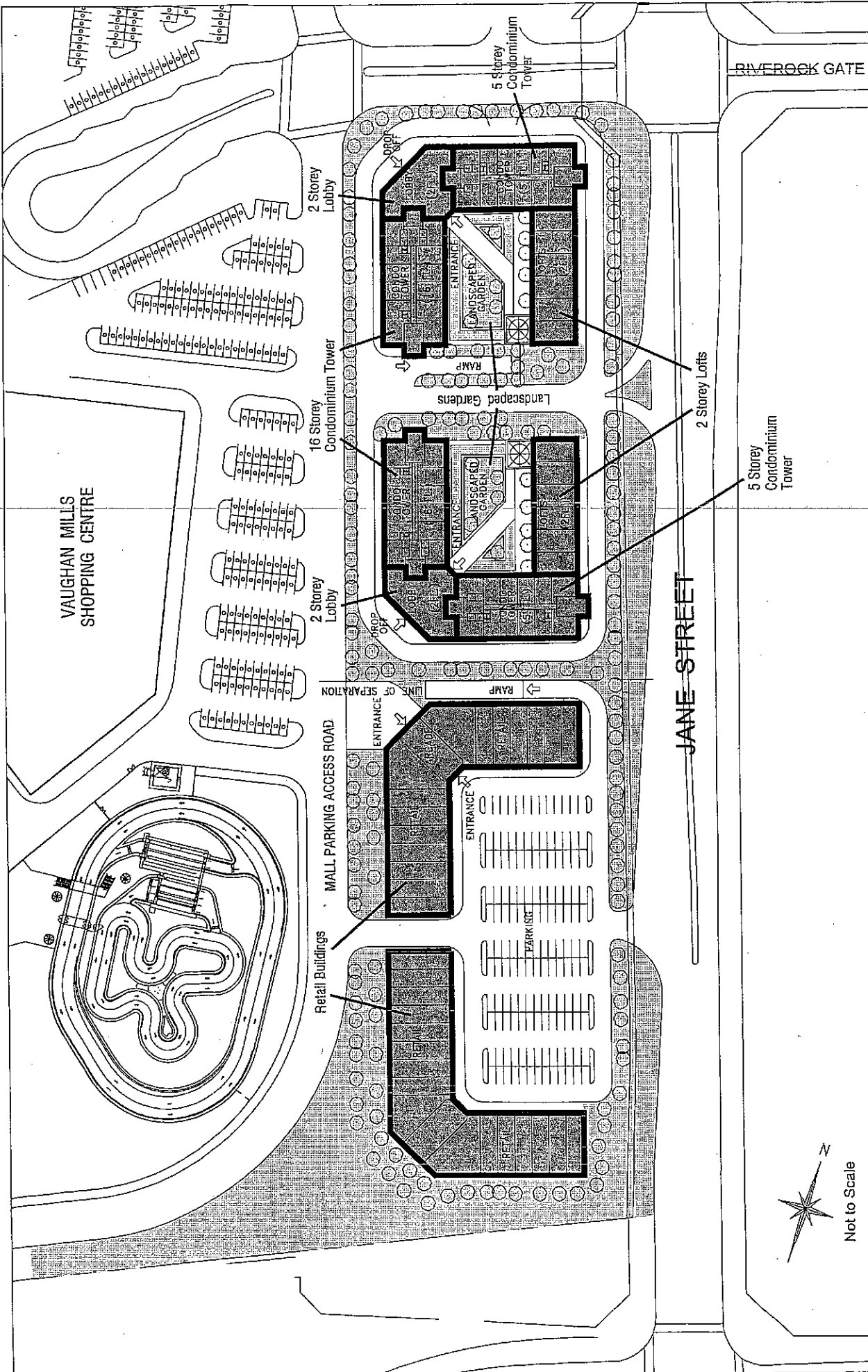
**Proposed Development
 Concept - Option 2**

Development Planning Department

Part Lot 13, 14, & 15,
 Concession 5

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

NS/DPT/1 ATTACHMENT5(OP.04.020;04.072)



Attachment 5
 FILE No's:
 OP.04.20 & Z.04.072
 RELATED FILE No.:
 OPA.505, 510, Z.97.111,
 19T-98V10, DA.98.089,
 Z.00.082, PLC.01.026

City of Vaughan

Development Planning Department

**Proposed Development
 Concept - Option 3**

Part Lot 13, 14, & 15,
 Concession 5

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

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