

COUNCIL, MAY 30, 2001

VAUGHAN MILLS MALL, HIGHWAY 400 INTERCHANGE

Recommendation

The Commissioner of Development Services recommends:

1. That Council of the City of Vaughan advise the Ministry of Transportation that arrangements satisfactory to the City for the completion of the construction of the partial interchange prior to occupancy of the Mills Centre will be made as part of registration of the Plan of Subdivision,
2. That the City of Vaughan will enter into a legal agreement with the Ministry with respect to the proposed new interchange on Highway 400 for the Mills Centre; and,
3. That this report be sent to both the Ministry of Transportation and the Region of York.

Background

The Vaughan Mills Mall development is located at the southwest corner of Rutherford Road and Jane Street. It includes a large central mall surrounded by out parcel development totaling about 1.7 million square feet. Related servicing infrastructure including a south-oriented interchange with Highway 400 is planned. Opening is anticipated by the end of 2002.

The Subdivision Agreement providing for the development of the Vaughan Mills Mall and related infrastructure is currently being finalized. The developer will be registering the plan of subdivision before the end of June 2001 in order to meet the planned development schedule.

Conditions of draft plan approval include the following:

- “15. The Owner shall agree in the subdivision agreement that prior to registration, arrangements satisfactory to the City, Region and MTO shall be in place to provide for the completion of the construction of the partial interchange prior to the occupancy of the Mills Centre.*
- 45. That prior to final approval, the City of Vaughan shall enter into a legal agreement with the Ministry of Transportation with respect to the proposed new interchange on Highway No. 400.”*

The Subdivision Agreement contains provisions requiring the Developer to construct the partial interchange with Highway 400 and requires the interchange to be in operation prior to the opening of the mall.

Agreements between the Developer and the City of Vaughan and between the City of Vaughan and the Ministry of Transportation are currently in place providing for the construction of and payment for the required bridge abutments, centre piers and associated works for the partial interchange at Highway 400. The Subdivision Agreement provides that the Developer will build the balance of the interchange structure, ramps and roadways and will be required to obtain an Encroachment Permit with MTO. An agreement between the City and the MTO will be required to set out the ownership and maintenance responsibilities of the City and the MTO for the completed interchange.

It will not be possible to complete this latter agreement prior to registration of the Plan of Subdivision. However, the Subdivision Agreement and the prior agreement for the substructure works will be in place prior to registration. To allow the MTO to clear condition No. 45 prior to

final approval, the MTO requested that Vaughan Council confirm that it will enter into a legal agreement with the Ministry with respect to the proposed new interchange. It is recommended that this report be sent to the MTO to provide the requested confirmation.

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Respectfully submitted,

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