

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 19, 2013

Item 12, Report No. 9, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on March 19, 2013.

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**SITE DEVELOPMENT FILE DA.12.075
IVANHOE CAMBRIDGE
WARD 4 – VICINITY OF JANE STREET AND RUTHERFORD ROAD**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated February 26, 2013, be approved; and**
- 2) That the coloured elevation drawings submitted by the applicant, be received.**

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.12.075 (Ivanhoe Cambridge) BE APPROVED, to permit the development of a 18,356.74 m² addition to the east side of the existing Vaughan Mills Mall and the reconfiguration of a portion of the existing parking lot as shown on Attachments #3 to #7 inclusive, subject to the following conditions:
 - a) that prior to the execution of the amending Site Plan Agreement:
 - i) the final site plan, building elevations, landscape plan, and landscape cost estimate shall be approved by the Vaughan Development Planning Department;
 - ii) the final site servicing and grading plan, stormwater management report, noise study and transportation study shall be approved by the Vaughan Development/Transportation Engineering Department;
 - iii) the Owner shall satisfy all requirements of the Region of York Transportation and Community Planning Department; and,
 - iv) the Applicant shall enter into an agreement with the City to provide for the relocation of the existing municipal services and the conveyance of the necessary easements to the satisfaction of the Development/Transportation Engineering Department.

Contribution to Sustainability

The Owner has advised that the following sustainable features will be included within the site and building design:

- i) additional bicycle racks to promote an alternative to the automobile;
- ii) additional pedestrian walkways;
- iii) high efficiency plumbing features for water efficiency;
- iv) drought tolerant and native species plants;
- v) a light coloured roof for energy efficiency; and,
- vi) high energy efficient windows.

Economic Impact

There are no requirements for new funding associated with this report.

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Communications Plan

N/A

Purpose

The Owner has submitted Site Development File DA.12.075 (Ivanhoe Cambridge) on the subject lands shown on Attachments #1 and #2, to permit the development of a 18,356.74 m² addition to the east side of the existing Vaughan Mills Mall, and the reconfiguration of a portion of the existing parking lot as shown on Attachments #3 to #7 inclusive.

Background - Analysis and Options

Location

The subject lands shown on Attachments #1 and #2 are located southwest of Jane Street and Rutherford Road (1 Bass Pro Mills Drive), being Block 1 on Registered Plan 65M-3696, City of Vaughan. The proposed mall expansion and revisions to the parking area is to occur in the east area of the property.

Official Plan and Zoning

The subject lands are designated "Vaughan Shopping Centre District" by in-effect OPA #600, which permits the proposed commercial building expansion. The subject lands are also designated "High-Rise Mixed-Use" by the new City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010 (as modified on September 27, 2011, March 20, 2012, and April 17, 2012) as further modified and endorsed by Region of York Council on June 28, 2012, and is pending approval from the Ontario Municipal Board, which permits the proposed commercial building expansion. The proposed commercial building expansion conforms to the Official Plans.

The subject lands are zoned SCD Vaughan Shopping Centre District Zone by Zoning By-law 1-88, subject to Exception 9(1030), which permits the proposed shopping centre. The proposal for an 18,356.74 m² building expansion complies with the requirements of Zoning By-law 1-88.

Site Plan Review

The subject lands are developed with a 130,139.16 m² shopping centre known as the Vaughan Mills Mall as shown on Attachment #3, which was approved by Vaughan Council on October 9, 2000 (File DA.98.089). The Owner is proposing to develop an 18,356.74 m² addition to the east side of the existing building, as shown on Attachments #3 to #7 inclusive. The proposed addition will accommodate approximately 50 new tenants within the shopping centre. The Owner is proposing to replace the existing outdoor Nascar Race Tracks with the proposed building addition and a reconfigured parking area to serve the additional commercial GFA. Currently, there are 6,140 parking spaces. The Owner is proposing to add 375 parking spaces within the new parking area for a total of 6,515 parking spaces on the subject lands. The Owner is also proposing a new entrance on the south side of the addition as shown on Attachments #5 and #6. Loading will be required for the new tenants, which is provided for on the north, south and east elevations as shown on Attachments #4, #5 and #6.

Elevations

The proposed elevations are shown on Attachments #6 and #7, which include the use of building articulation, recesses, glazing and other architectural features. The Applicant has provided

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enhanced elevations by including the use of glazing and architectural masonry stone around the north, east and south facades. The north elevation will include an overhead roll up door to screen the proposed loading area. The east elevation incorporates glazing, which wraps around the proposed addition from the south elevation. The south elevations will include a main entrance primarily of glazing and illuminated tenant signage.

Landscape Plan

The landscape plan consists of a mix of deciduous and coniferous trees, shrubs and sodded areas, as shown on Attachment #5. Deciduous trees are proposed within the parking lot. Unit paving, concrete and impressed asphalt will be used to delineate pedestrian walkways throughout the site. A pedestrian walkway is proposed to extend from the new entrance through the existing ring road and connect to future development to the east. The Owner has provided the pedestrian walkways as requested by the Development Planning Department.

The Vaughan Development Planning Department will continue to work with the Owner to finalize the details of the proposed development. The final site plan, building elevations, landscape plan and landscape cost estimate must be approved to the satisfaction of the Development Planning Department and will form part of the amending Site Plan Agreement. A condition to this effect is included in the recommendation of this report.

Vaughan Development/Transportation Engineering Department

The proposed Vaughan Mills Mall expansion will conflict with existing municipal services (watermain, storm and sanitary sewers) located within an easement on the site. Accordingly, the applicant will be required to relocate these existing services to the satisfaction of the City prior to the construction of the building expansion. The applicant will be required to enter into an agreement with the City to provide for the relocation of these services and the conveyance of new easements.

The Vaughan Development/Transportation Engineering Department is working with the Owner to finalize the grading and servicing plans, stormwater management report, noise study and a transportation study for the proposed development. The final plans and reports must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department. A condition of approval to this effect is included in the recommendation of this report.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly “Plan & Manage Growth and Economic Well-being”.

Regional Implications

The application was circulated to the Region of York Transportation and Community Planning Department for review and comment. On November 7, 2012, the Region of York provided preliminary comments outlining requirements and conditions necessary to obtain Regional approvals. The Owner must satisfy all requirements and conditions of the Region of York Transportation and Community Planning Department. A condition to this effect is included in the recommendation of this report.

Conclusion

The Vaughan Development Planning Department has reviewed Site Development File DA.12.075 (Ivanhoe Cambridge) in accordance with OPA #600, Zoning By-law 1-88, comments from City

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Departments and external public agencies, and the area context. The Development Planning Department is satisfied that the development of the subject lands for a 18,356.74 m² addition to the east side of the existing shopping centre and the reconfiguration of the parking area, is appropriate and compatible with the existing and permitted uses in the surrounding area. Accordingly, the Development Planning Department can support the approval of the Site Development Application, subject to the conditions contained in this report.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Partial Site Plan
5. Landscape Plan
6. Elevations
7. Perspective Rendering

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(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)