COMMUNICATION – C3
ITEM 1
Committee of the Whole (Public Hearing)
June 23, 2020

400 BRADWICK DRIVE, CITY OF VAUGHAN
TDC Medical Properties Inc.

PUBLIC HEARING
DATE: JUNE 23, 2020

HUMPHRIES PLANNING GROUP INC.
ZONING BY-LAW AMENDMENT (Z.20.012)
SITE LOCATION

- **Site Area:**
  - 1.46 acres

- **Lot Frontage:**
  - Bradwick Dr: 92.27m
  - HWY 7: 62.56m

- Subject Site
- Other Lands owned by Applicant

TDC MEDICAL PROPERTIES INC.
PUBLIC HEARING
JUNE 23 2020

HUMPHRIES PLANNING GROUP INC.
Existing on-site:

- 2-Storey office building.
- Associated surface and underground parking.
- Landscaping.
- Driveway access from Bradwick Dr.
SITE CONTEXT

Site is surrounded by employment & industrial uses.
A Zoning By-law Amendment application has been submitted to the City of Vaughan to include “Office of a Medical Professional” as a permitted use.

No structural changes are proposed.

**Background:**
Minor Variance A179/19 was approved which permits Office of a Medical Professional use on a temporary basis while this zoning application is being processed by the City.
DEVELOPMENT PROPOSAL – Underground Parking
## PARKING STATISTICS BREAKDOWN

### REQUIRED PARKING

<table>
<thead>
<tr>
<th>Category</th>
<th>Area (m²)</th>
<th>Parking Spaces/100m²</th>
<th>Total Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office Building</td>
<td>3,044</td>
<td>3.5</td>
<td>107</td>
</tr>
<tr>
<td>Pharmacy</td>
<td>140</td>
<td>6</td>
<td>9</td>
</tr>
<tr>
<td>Accessible</td>
<td></td>
<td>1 space + 3% of total # of parking = 5</td>
<td>5</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td><strong>116</strong></td>
</tr>
</tbody>
</table>

### PROPOSED PARKING

<table>
<thead>
<tr>
<th>Category</th>
<th>Area (m²)</th>
<th>Parking Spaces/100m²</th>
<th>Total Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office Building</td>
<td>0</td>
<td>3.0</td>
<td>0</td>
</tr>
<tr>
<td>Pharmacy</td>
<td>140</td>
<td>6</td>
<td>9</td>
</tr>
<tr>
<td>Office of a Regulated Health Professional</td>
<td>5.0 spaces per practitioner operating on the site at any one time</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accessible</td>
<td></td>
<td>1 space + 3% of total # of parking = 5</td>
<td>5</td>
</tr>
<tr>
<td>Other spaces on-site <em>(estimated)</em></td>
<td>9</td>
<td></td>
<td>9</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td><strong>108</strong></td>
</tr>
<tr>
<td>Number of Practitioners permitted</td>
<td>21 practitioners operating on the site at any one time</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Subject site is designated as “Prestige Employment” in the City of Vaughan Official Plan per Schedule 13 – Land Use.

Applicable “Prestige Employment” policies permit:
- Industrial uses including, manufacturing, warehousing, processing, and distribution uses;
- Accessory office & retail for any industrial use listed above;
- Office uses;
- Ancillary retail; and
- Gas stations.
Subject site is zoned EM1 – Prestige Employment Area under Zoning By-law 1-88

Section 6.2.1 describes the permitted uses for this zone which include:
- Business and Professional Offices, not including regulated health professional; and
- Office Building.

Amendments to the Zoning By-law are required to permit offices of regulated health professionals as a use on the site.
ZONING AMENDMENTS

To facilitate the proposed development, the following Amendments to the bylaw have been requested:

- Permit an Office of a Regulated Health Professional and a pharmacy not exceeding 140m² in the existing building, in addition to the uses permitted in an EM1 Zone;

- Minimum parking requirements:
  - Office building – 3.0 spaces/100m² (by-law requires 3.5 spaces/100m²)
  - Pharmacy – 140m² @ 0 spaces/100m² (by-law required 6.0 spaces/100m²)
  - Office of a Regulated Health Professional – by-law requires 5.0 spaces per practitioner. Request by-law amendment to recognize number of practitioners operating on site at any one time.
Though not required to undertake changes to the site plan – the applicant has agreed to review on site improvements, requested by city staff, which include:

- accommodate directional signage and line painting on the site;
- formalize parking areas in-use on site; and
- Potential incorporation of additional accessible spaces.
The applicant recently acquired a sliver of land adjacent to the site subject to this application for the purposes of extending available parking on the site.

The concept would result in 33 additional spaces for the site while maintaining a minor landscape strip along Highway 7.
Traffic Brief – Prepared by Nextrans Consulting Engineers & dated March 20, 2020

- The proposed medical office building can be sufficiently accommodated by the existing transportation network;
- The traffic impact on the adjacent public roadways is considered manageable;
- Based on the analysis, the proposed development will generate less trips than the previous office use tenant (PWC).
THANK YOU