

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 29, 2020

Item 1, Report No. 28, of the Committee of the Whole (Public Hearing), which was adopted without amendment by the Council of the City of Vaughan on June 29, 2020.

**1. TDC MEDICAL PROPERTIES INC. ZONING BY-LAW AMENDMENT
FILE Z.20.012 400 BRADWICK DRIVE VICINITY OF HIGHWAY 7 AND
BRADWICK DRIVE**

The Committee of the Whole (Public Hearing) recommends:

- 1) That the recommendation contained in the following report of the Acting Deputy City Manager, Planning and Growth Management, dated June 23, 2020, be approved; and**
- 2) That the following deputation and communication be received:**
 - 1. Ms. Rosemarie Humphries, Humphries Planning Group, representing the applicant and communication C3, presentation material.**

Recommendations

- 1. THAT the Public Hearing report for Zoning By-law Amendment File Z.20.012 (TDC Medical Properties Inc.) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.**

Committee of the Whole (Public Hearing) Report

DATE: Tuesday, June 23, 2020

WARD(S): 4

**TITLE: TDC MEDICAL PROPERTIES INC.
ZONING BY-LAW AMENDMENT FILE Z.20.012
400 BRADWICK DRIVE
VICINITY OF HIGHWAY 7 AND BRADWICK DRIVE**

FROM:

Bill Kiru, Acting Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To receive input from the public and the Committee of the Whole on Zoning By-law Amendment File Z.20.012 for the subject lands shown on Attachment 1. The Owner proposes to permit regulated health professional and pharmacy uses in addition to the uses permitted in the “EM1 Prestige Employment Area Zone” within the existing two-storey multi-unit building, as shown on Attachment 2.

Report Highlights

- To receive input from the public and the Committee of the Whole regarding the Zoning By-law Amendment application to permit regulated health professional and pharmacy uses in addition to the uses permitted in the “EM1 Prestige Employment Area Zone” within the existing two-storey multi-unit building
- A Zoning By-law Amendment application is required to permit the proposed uses
- A technical report prepared by the Development Planning Department will be considered at a future Committee of the Whole meeting

Recommendations

1. THAT the Public Hearing report for Zoning By-law Amendment File Z.20.012 (TDC Medical Properties Inc.) BE RECEIVED; and that any issues identified be addressed by the Development Planning Department in a comprehensive report to the Committee of the Whole.

Background

The subject lands ('Subject Lands') are municipally known as 400 Bradwick Drive and are located on the southwest corner of Highway 7 and Bradwick Drive. The Subject Lands are currently developed with a two-storey multi-unit building currently being used as an office building. The surrounding land uses are shown on Attachment 1.

A Zoning By-law Amendment application has been submitted to permit the proposed uses

TDC Medical Properties Inc. (the 'Owner') has submitted Zoning By-law Amendment File Z.20.012 (the 'Application') to amend Zoning By-law 1-88 to permit regulated health professional and pharmacy uses in addition to the permitted uses in the "EM1 Prestige Employment Area Zone" on the Subject Lands, together with site-specific zoning exceptions identified in Table 1 of this report.

Public Notice was provided in accordance with the Planning Act and Vaughan Council's Notice Signs Procedures and Protocol

- a) Date the Notice of Public Hearing was circulated: June 2, 2020

The Notice of Public Hearing was also posted on the City's web-site at www.vaughan.ca and Notice Signs were installed along the Bradwick Drive and Highway 7 frontages in accordance with the City's Notice Signs Procedures and Protocols.

- b) Circulation Area: To all property owners within a 150 m radius from the Subject Lands, the Concord West Ratepayers Association and anyone on file with the Office of the City Clerk having requested notice.
- c) Comments Received to Date: None

Any written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication. All written comments received will be reviewed by the Development Planning Department as input in the Application review process and will be addressed in a technical report to be considered at a future Committee of the Whole meeting.

Previous Reports/Authority

The following links provide information regarding the Application:

[January 16, 2020, Committee of Adjustment Staff Report, Minor Variance File A19/179](#)

[May 21, 2002, Committee of the Whole, Site Development File DA.02.016](#)

Analysis and Options

The Application conforms to City of Vaughan Official Plan 2010

The Subject Lands are designated “Prestige Employment” by Vaughan Official Plan 2010 (‘VOP 2010’). The “Prestige Employment” designation permits low-rise buildings, office uses up to a maximum Gross Floor Area (‘GFA’) of 10,000 m², and ancillary retail uses. The Owner proposes to permit regulated health professional and pharmacy uses within the existing two-storey multi-unit building having a GFA of approximately 3,044 m². The proposed uses conform to VOP 2010.

Amendments to Zoning By-law 1-88 are required to permit the proposed uses

The Subject Lands are zoned “EM1 Prestige Employment Area Zone”. The Committee of Adjustment on January 24, 2020, approved Minor Variance Application A179/19 to permit an Office of a Regulated Health Professional up to maximum of 35% of the GFA for a period of two years and 99 parking spaces on the Subject Lands. A Zoning By-law Amendment is required to permit an Office of a Regulated Health Professional and pharmacy uses in addition to the use permitted in the “EM1 Prestige Employment Area Zone”, together with the following site-specific exceptions to Zoning By-Law 1-88.

Table 1:

	Zoning By-law 1-88 Standard	Requirements of EM1 Prestige Employment Area Zone	Proposed Exceptions to EM1 Prestige Employment Area Zone
a.	Permitted Uses	<ul style="list-style-type: none">• Business and Professional Offices, not including regulated health professional• Employment Use• Accessory Retail Sales to an Employment Use• Accessory Office Uses to an Employment Uses• Banquet Hall• Bowling Alley	<ul style="list-style-type: none">• 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

	Zoning By-law 1-88 Standard	Requirements of EM1 Prestige Employment Area Zone	Proposed Exceptions to EM1 Prestige Employment Area Zone
		<ul style="list-style-type: none"> • Club, Health Centre, provided that the use is not located in a building which abuts a provincial highway, except Highway 7 • Convention Centre, Hotel, Motel • Funeral Home • Car Brokerage • Office Building • Recreational Uses • Service and Repair Shop • Any Public Garage legally existing as of the date of enactment of By-law 80-95 	
b.	Definition of 'Office Building'	A pharmacy not exceeding 75m ² shall be permitted in an office building not exceeding 3-storeys in height	Permit a pharmacy not exceeding 140m ² in the existing two-storey office building
c.	Minimum Parking Requirements (More than 1 Use in a Building)	<p><u>Office Building</u> 3,044m² @ 3.5 spaces/100 m² = 107 spaces</p> <p><u>Pharmacy</u> 140m² @ 6 spaces/100 m² = 9 spaces</p> <p>Total Required = 116 spaces</p>	<p><u>Office Building</u> 3.0 spaces/100 m²</p> <p><u>Pharmacy</u> 140 m² @ 0 spaces/100 m² = 0 spaces</p> <p><u>Office of a Regulated Health Professional</u> 5.0 spaces per practitioner operating on the site at any one time</p> <p>Total Proposed = 99 spaces</p>

	Zoning By-law 1-88 Standard	Requirements of EM1 Prestige Employment Area Zone	Proposed Exceptions to EM1 Prestige Employment Area Zone
d.	Location of Required Parking	Parking spaces and areas shall be provided and maintained on the lot which the building is erected	Permit 37 parking spaces to be located and maintained off-site on an adjacent property (267 North Rivermede Road)

Additional zoning exceptions may be identified through the detailed review of the Application and will be considered in a technical report at a future Committee of the Whole meeting.

Following a preliminary review of the Application, the Development Planning Department has identified the following matters to be reviewed in greater detail

	MATTERS TO BE REVIEWED	COMMENT(S)
a.	Conformity and Consistency with Provincial Policies and Official Plans	<ul style="list-style-type: none"> The Application will be reviewed for consistency and conformity with the applicable policies of the Provincial Policy Statement 2020 (the 'PPS'), A Place to Grow: The Growth Plan for the Greater Golden Horseshoe 2019 (the 'Growth Plan'), the York Region Official Plan (the 'YROP 2010') and Vaughan Official Plan 2010 policies
b.	Appropriateness of the proposed Zoning and Site-Specific Exceptions	<ul style="list-style-type: none"> The appropriateness of the site-specific zoning exceptions identified in Table 1, required to permit the regulated health professional and pharmacy uses will be reviewed in consideration of the existing and planned surrounding land uses, with consideration given to the appropriate development standards including parking, accessible parking and off-site parking provisions
c.	Studies and Reports	<ul style="list-style-type: none"> The following studies and reports were submitted in support of the Application and must be approved to the satisfaction of the City and/or respective public approval authority:

	MATTERS TO BE REVIEWED	COMMENT(S)
		<ul style="list-style-type: none"> – Functional Servicing Letter – Traffic Impact Brief – Phase 1 Environmental Site Assessment <ul style="list-style-type: none"> • These reports are available on the city's website at https://maps.vaughan.ca/planit/ (PLANit Viewer) • Additional studies and/or reports may be required as part of the Application review process
d.	Off-Site Parking	<ul style="list-style-type: none"> • The Owner has advised the Development Planning Department they have arranged to enter into a Parking Space Rental Agreement with an adjacent property owner (267 North Rivermede Road). The agreement would allow the Owner of the Subject Lands the use of 37 parking spaces. • A Parking Space Rental Agreement does not provide certainty to ensure the required parking for the proposed uses will be maintained in perpetuity. Off-site parking will only be considered through an easement / agreement being registered on the title of 267 North Rivermede Road with the City as a third party to ensure the long-term provision of these parking spaces. • The Owner must provide the necessary site information (i.e. site plan and site statistics) regarding the adjacent property to determine if the site would continue to comply with Zoning By-law 1-88. Should the proposal result in a parking deficiency for the adjacent property, the Owner must successfully obtain approval of a Minor Variance application from the Committee of Adjustment.
e.	Toronto and Region Conservation Authority (the 'TRCA')	<ul style="list-style-type: none"> • The Subject Lands are located within the TRCA's Regulated Area pursuant to Ontario Regulation 166/06. The Application has been circulated to the TRCA for review and comment. The Owner must satisfy the requirements of the TRCA.

Financial Impact

There are no funding requirements associated with this report.

Broader Regional Impacts/Considerations

The Application has been circulated to the York Region Community Planning and Development Services Department for review and comment. Any issues will be addressed when the technical report is considered.

Conclusion

The preliminary issues identified in this report and any other issues identified through the processing of this Application will be considered in the technical review of the Application. Comments from the public and Vaughan Council expressed at the Public Hearing or in writing will be addressed in a comprehensive report to a future Committee of the Whole meeting.

For more information, please contact: Daniela DeGasperis, Planner, Development Planning, Extension 8382.

Attachments

1. Context and Location Map
2. Site Plan

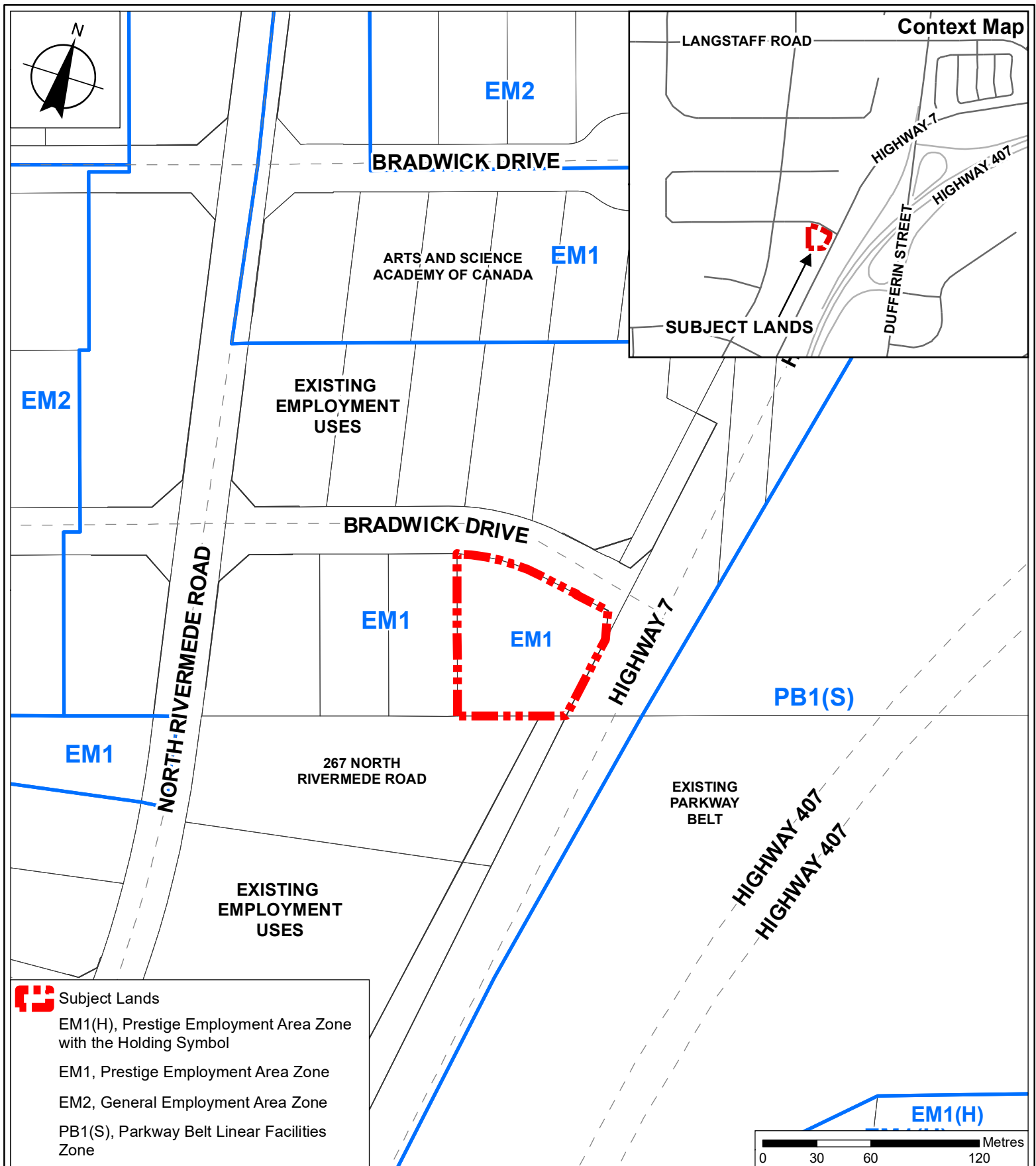
Prepared by

Daniela DeGasperis, Planner, ext. 8382

Margaret Holyday, Senior Planner, ext. 8216

Nancy Tuckett, Senior Manager of Development Planning, ext. 8529

Mauro Peverini, Director of Development Planning, ext. 8407



Context and Location Map

LOCATION:
Part of Lot 9, Concession 3; 400 Bradwick Drive

APPLICANT:
TDC Medical Properties Inc.

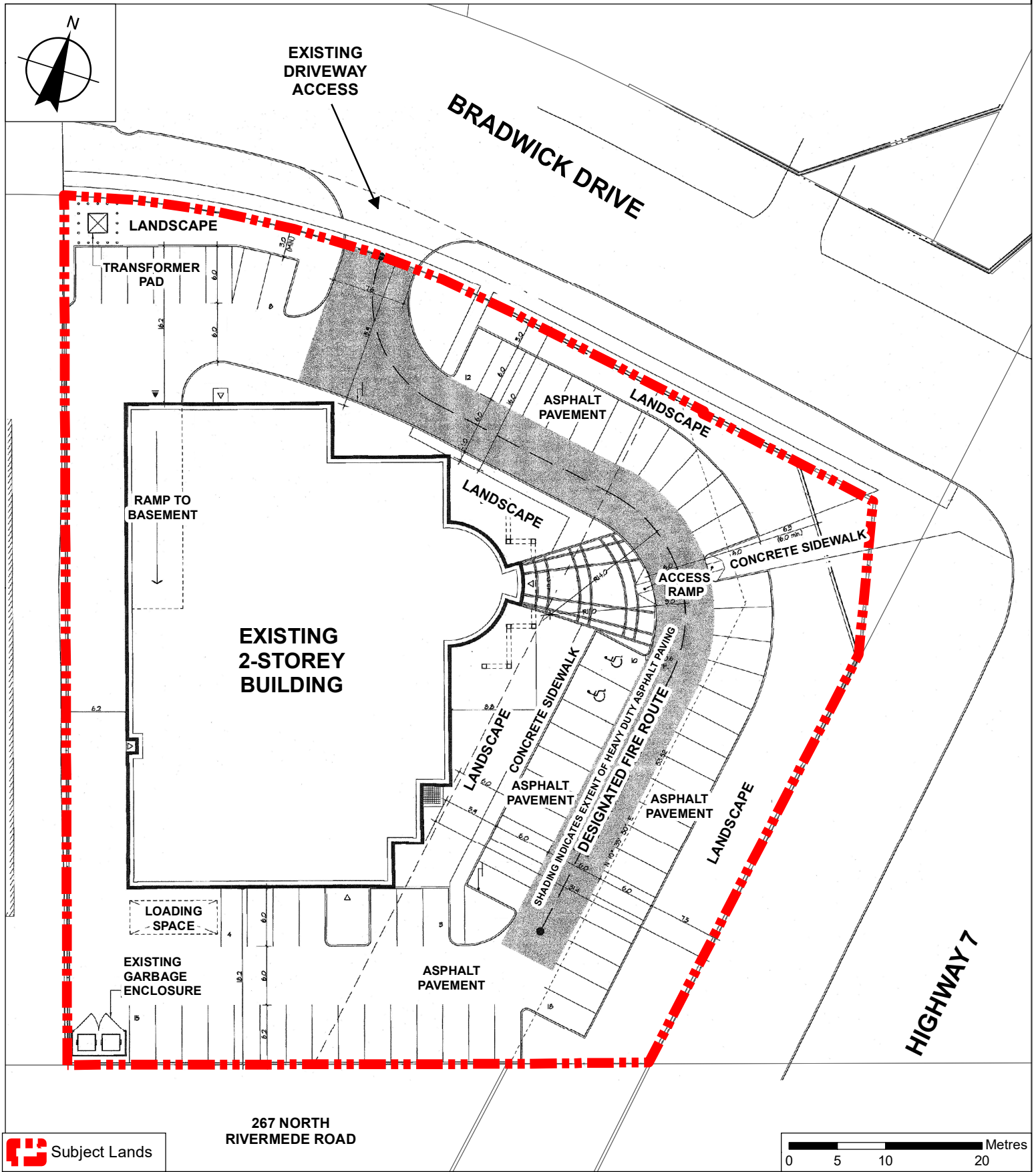


Attachment

FILE:
Z.20.012

DATE:
June 23, 2020

1



Subject Lands

Site Plan

LOCATION:
Part of Lot 9, Concession 3; 400 Bradwick Drive

APPLICANT:
TDC Medical Properties Inc.



Attachment

FILE:
Z.20.012

DATE:
June 23, 2020

2

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

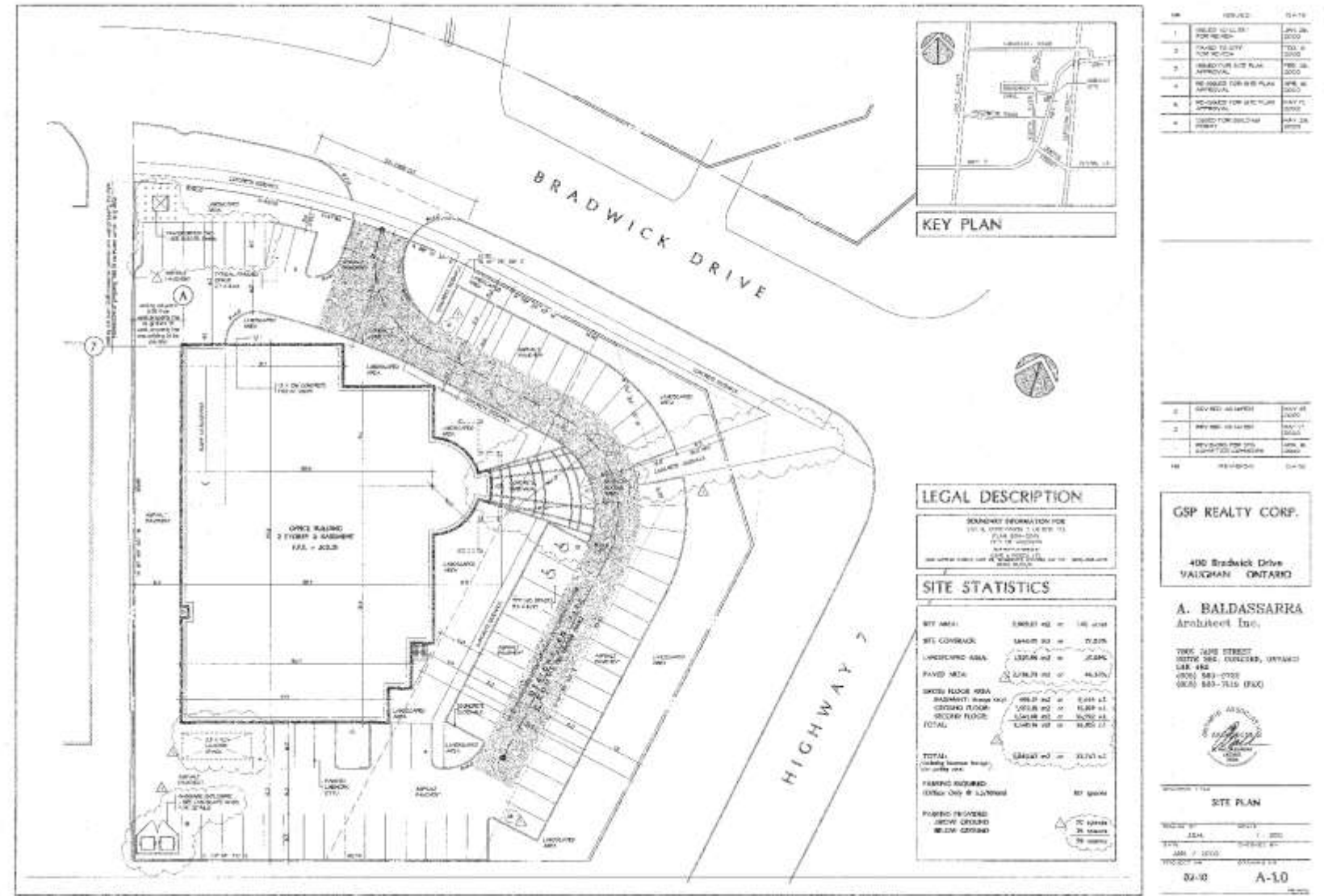
 - Subject Site

 - Other Lands
owned by
Applicant



Existing on-site:

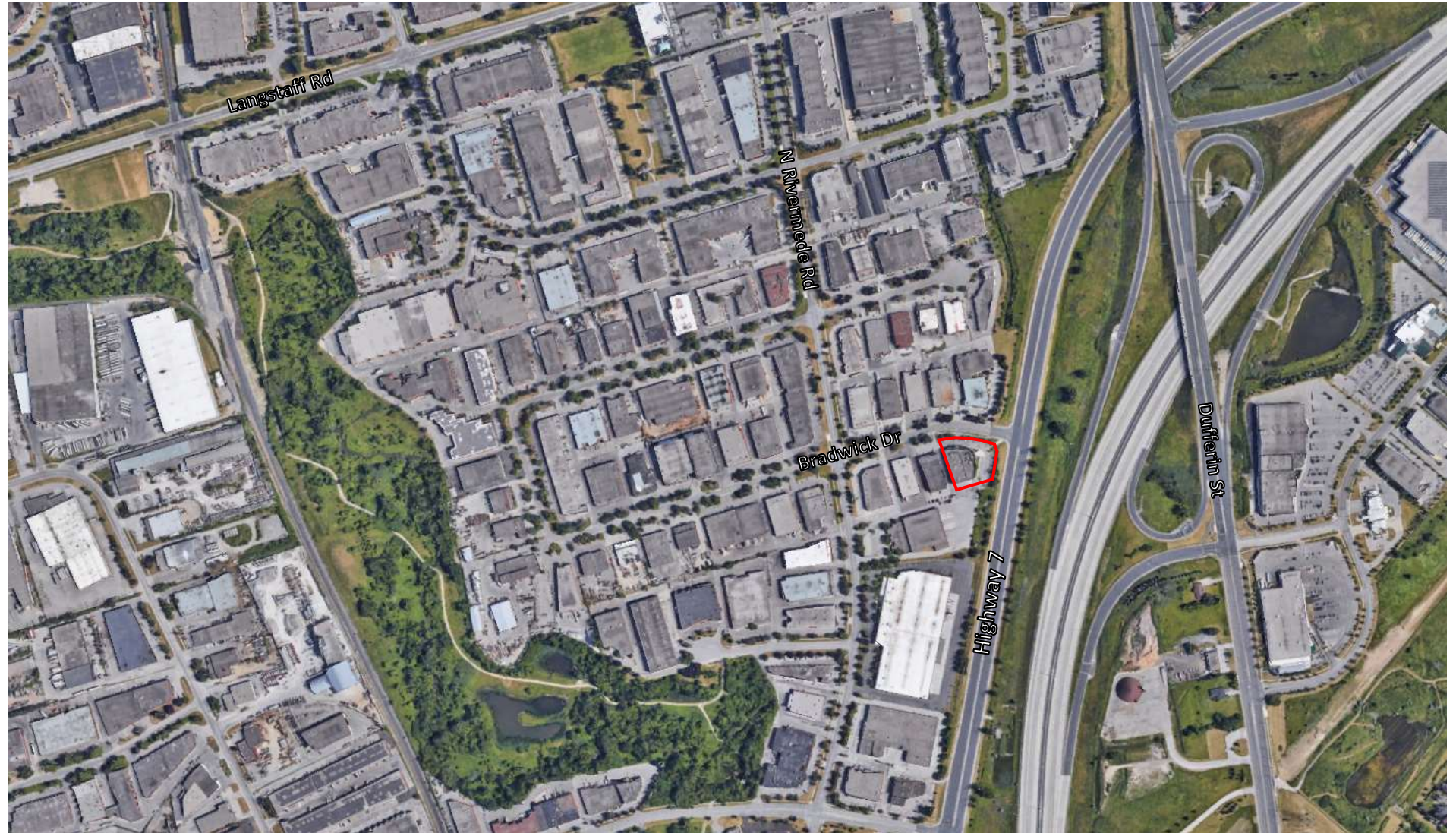
- 2-Storey office building.
- Associated surface and underground parking.
- Landscaping.
- Driveway access from Bradwick Dr.



SITE CONTEXT

Site is surrounded by employment & industrial uses.

 - Subject Site



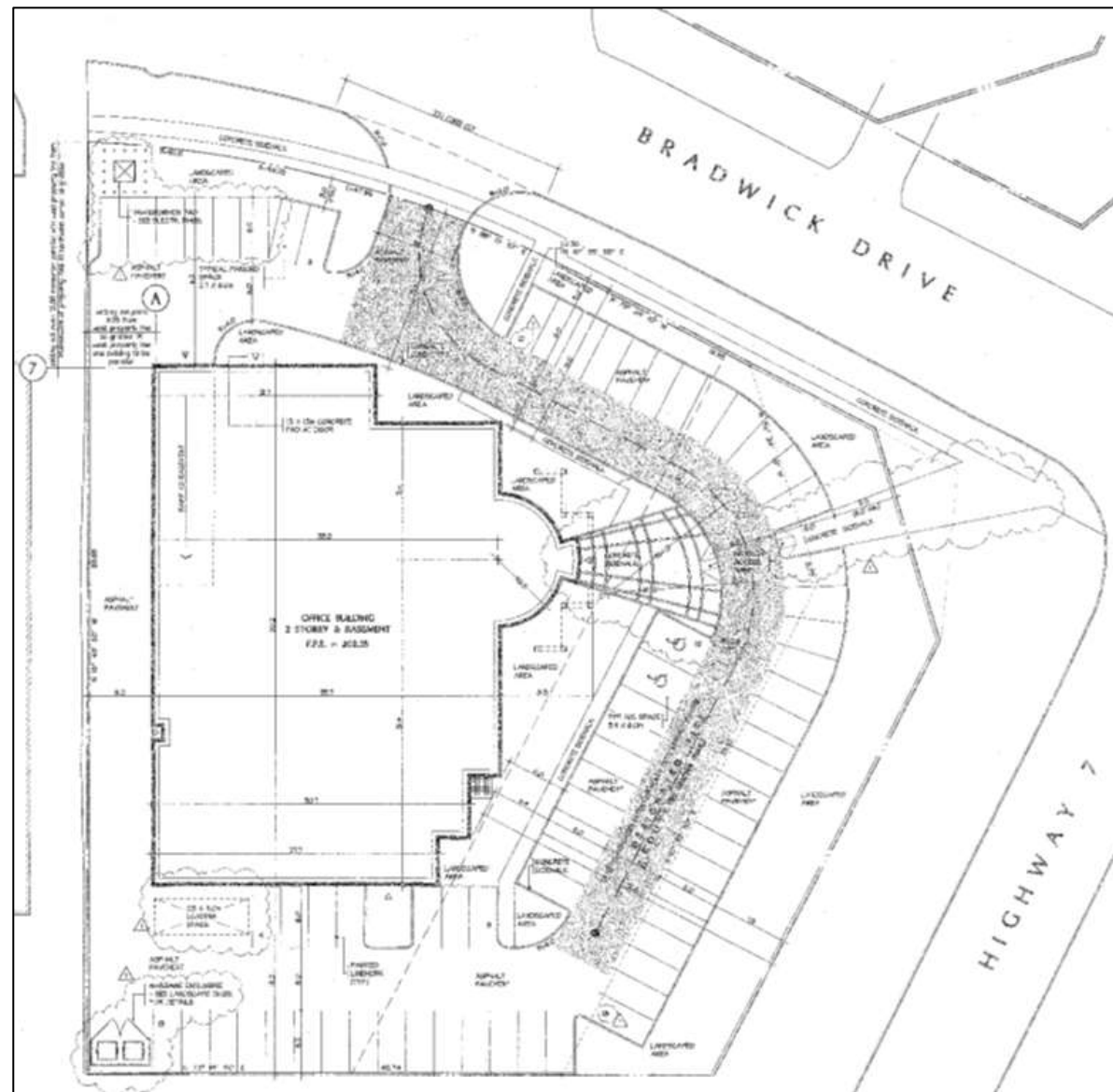
DEVELOPMENT PROPOSAL

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.

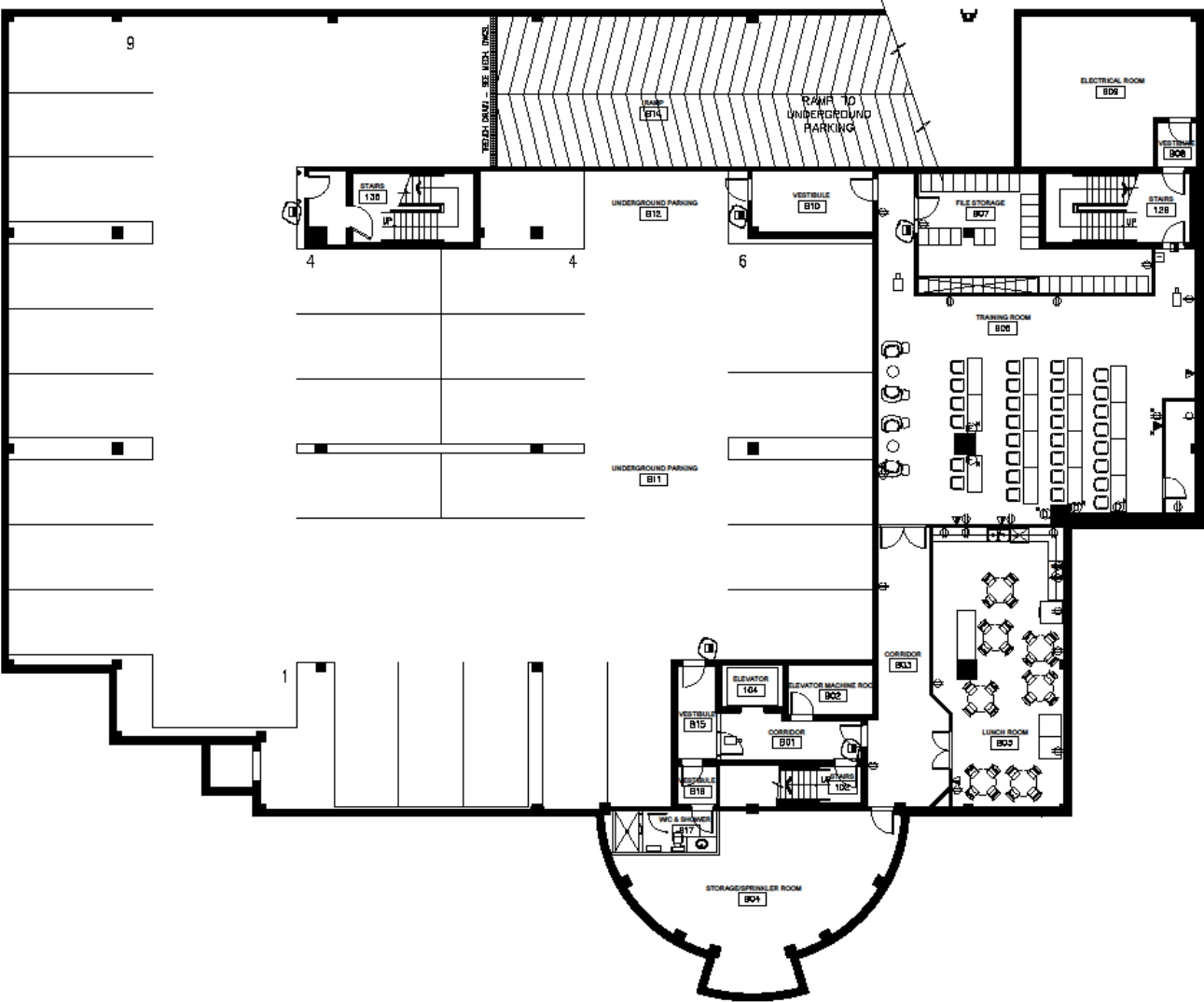
No structural changes are proposed.

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



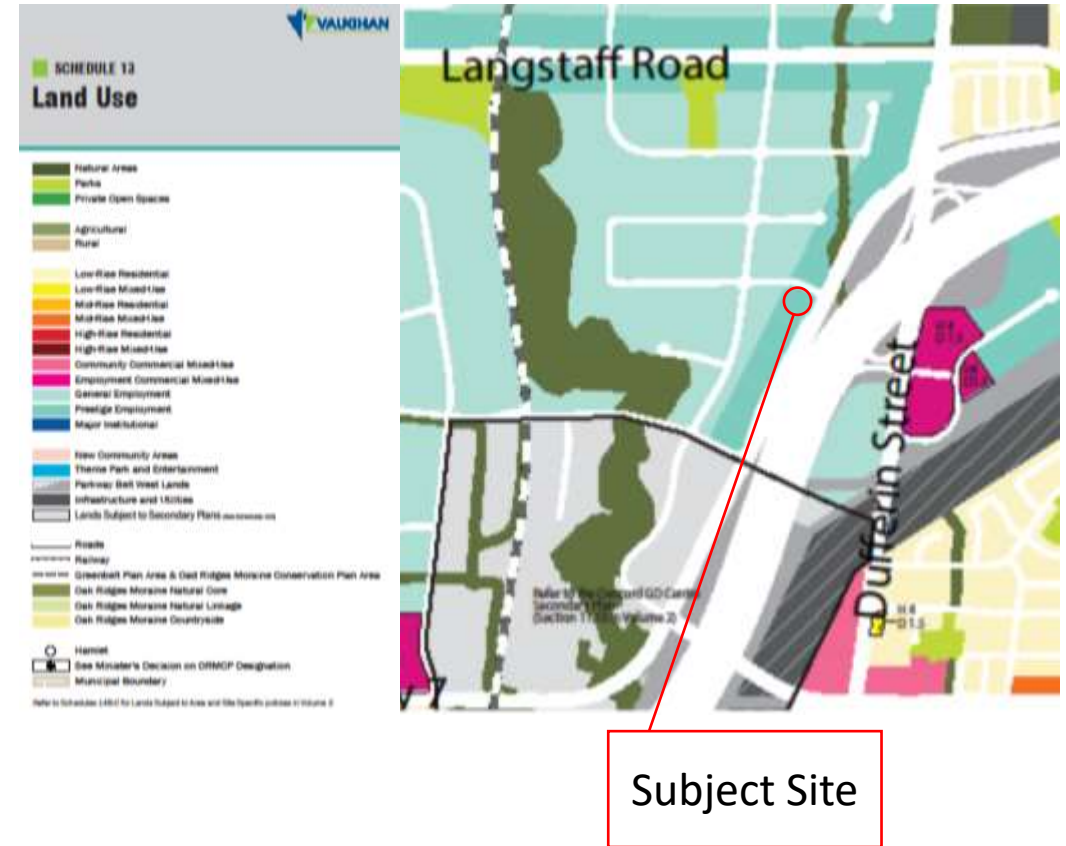
PARKING STATISTICS BREAKDOWN

REQUIRED PARKING	
Office Building	3,044m ² @ 3.5 spaces/100m ² = 107 spaces
Pharmacy	140m ² @ 6 spaces/100m ² = 9 spaces
Accessible	1 space plus 3% of total # of parking = 5
Total	116 spaces

PROPOSED PARKING	
Office Building	0 m ² @ 3.0 spaces/100m ² = 0 spaces
Pharmacy	140m ² @ 0 spaces/100m ² = 0 spaces
Office of a Regulated Health Professional	5.0 spaces per practitioner operating on the site at any one time
Accessible	3 spaces
Other spaces on-site *(estimated)	9 spaces
Total	108 spaces
Number of Practitioners permitted	21 practitioners operating on the site at any one time

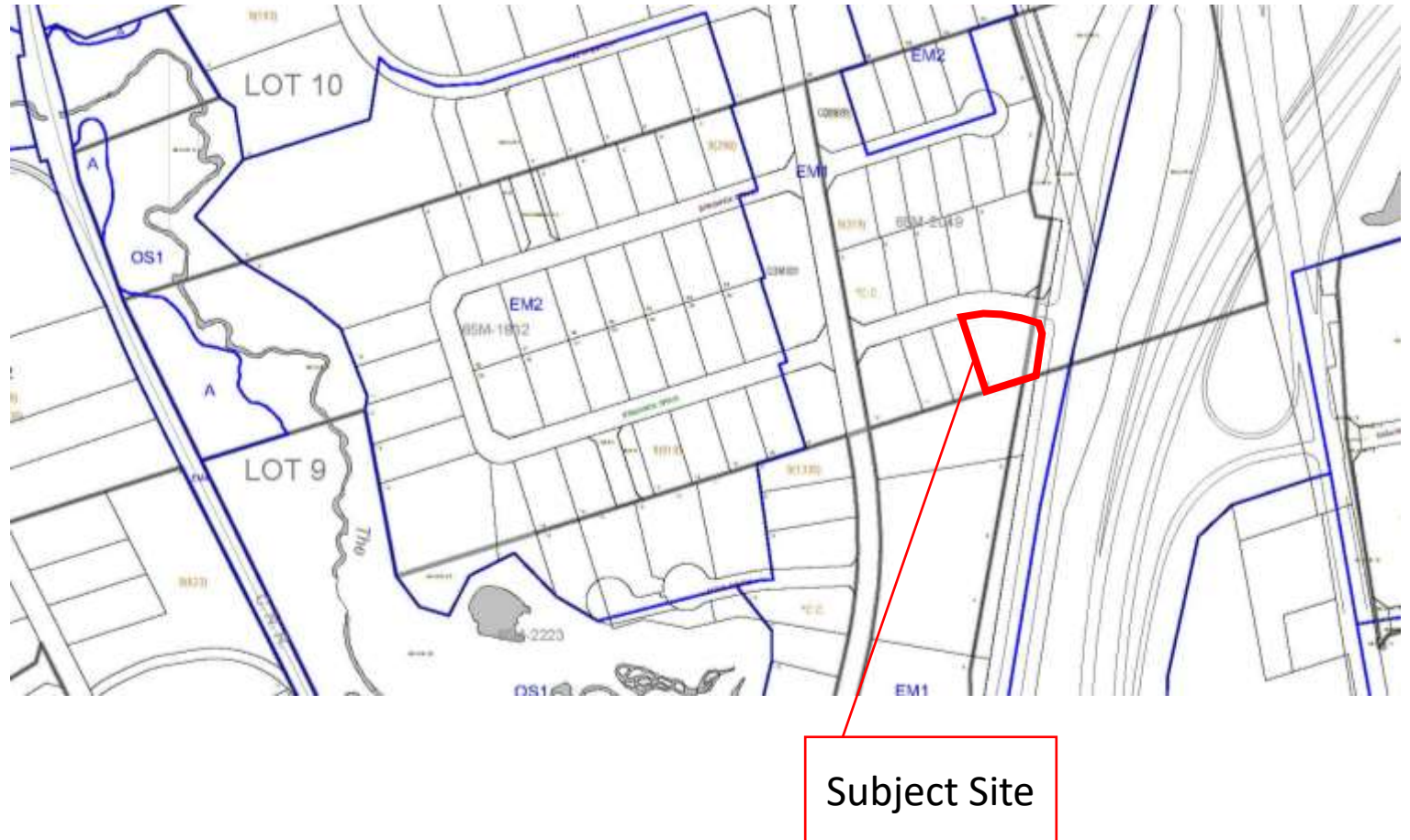
PLANNING CONTEXT – CITY OF VAUGHAN OFFICIAL PLAN

- 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.



PLANNING CONTEXT – ZONING BY-LAW 1-88

- 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

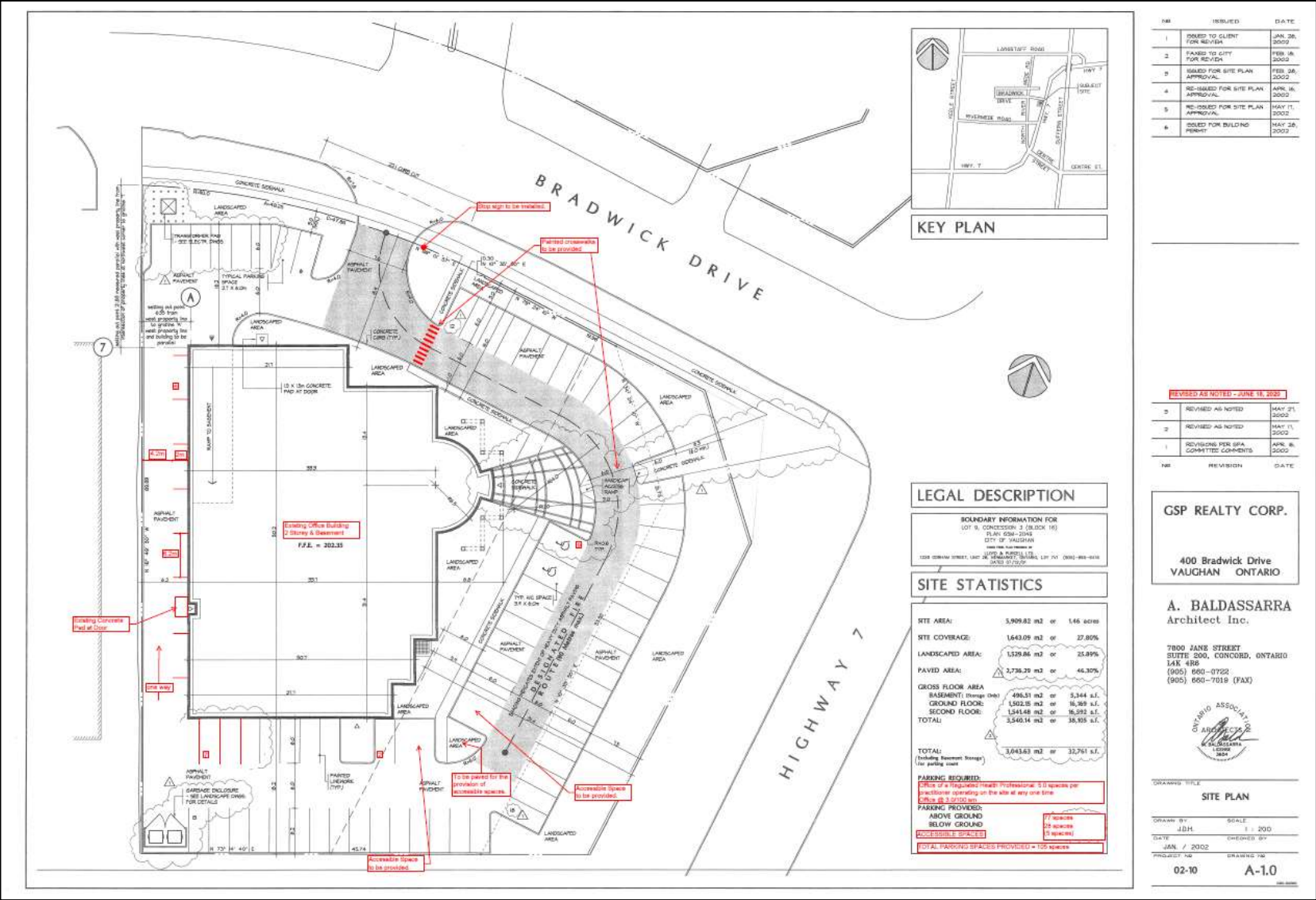
To facilitate the proposed development, the following Amendments to the bylaw have been requested:

- 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.**

PROPOSED CHANGES – RESPONSE TO STAFF COMMENTS

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:

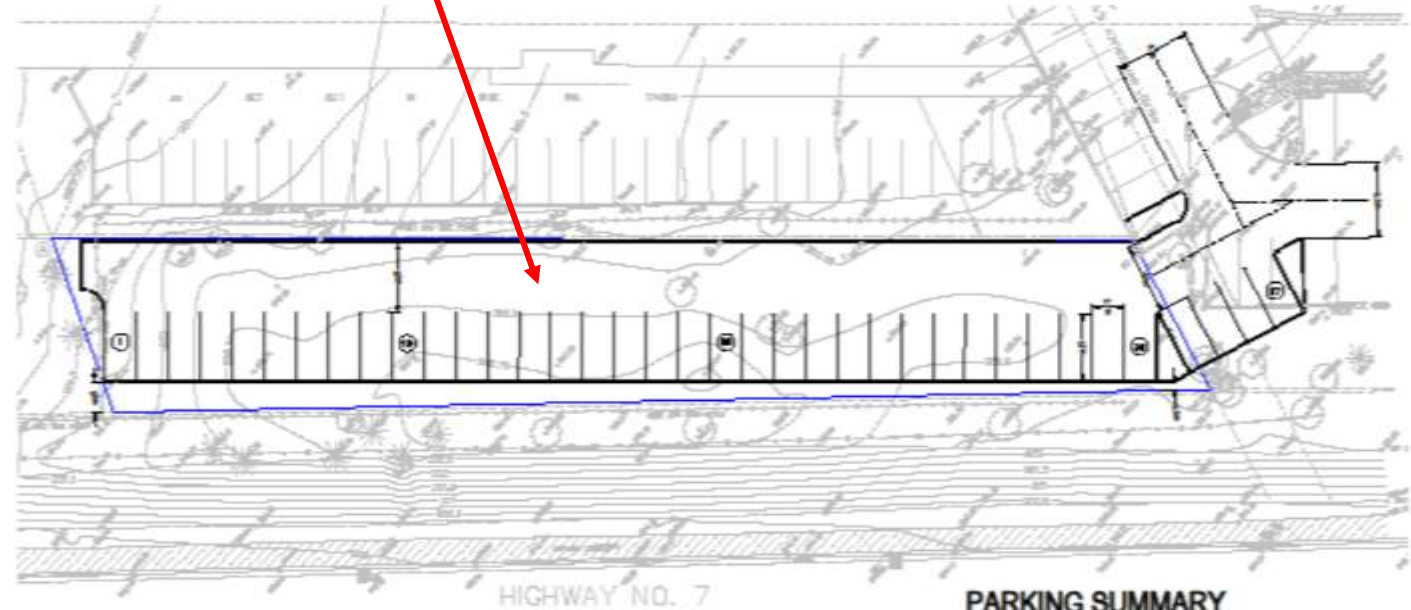
- accommodate directional signage and line painting on the site;
- formalize parking areas in-use on site; and
- Potential incorporation of additional accessible spaces.



FUTURE SITE PLAN APPLICATION

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.



June 11, 2020

PARKING SUMMARY

37 new spaces to be constructed
less 4 spaces to be removed

= 33 additional spaces

SUPPORTING STUDIES

- **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