

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

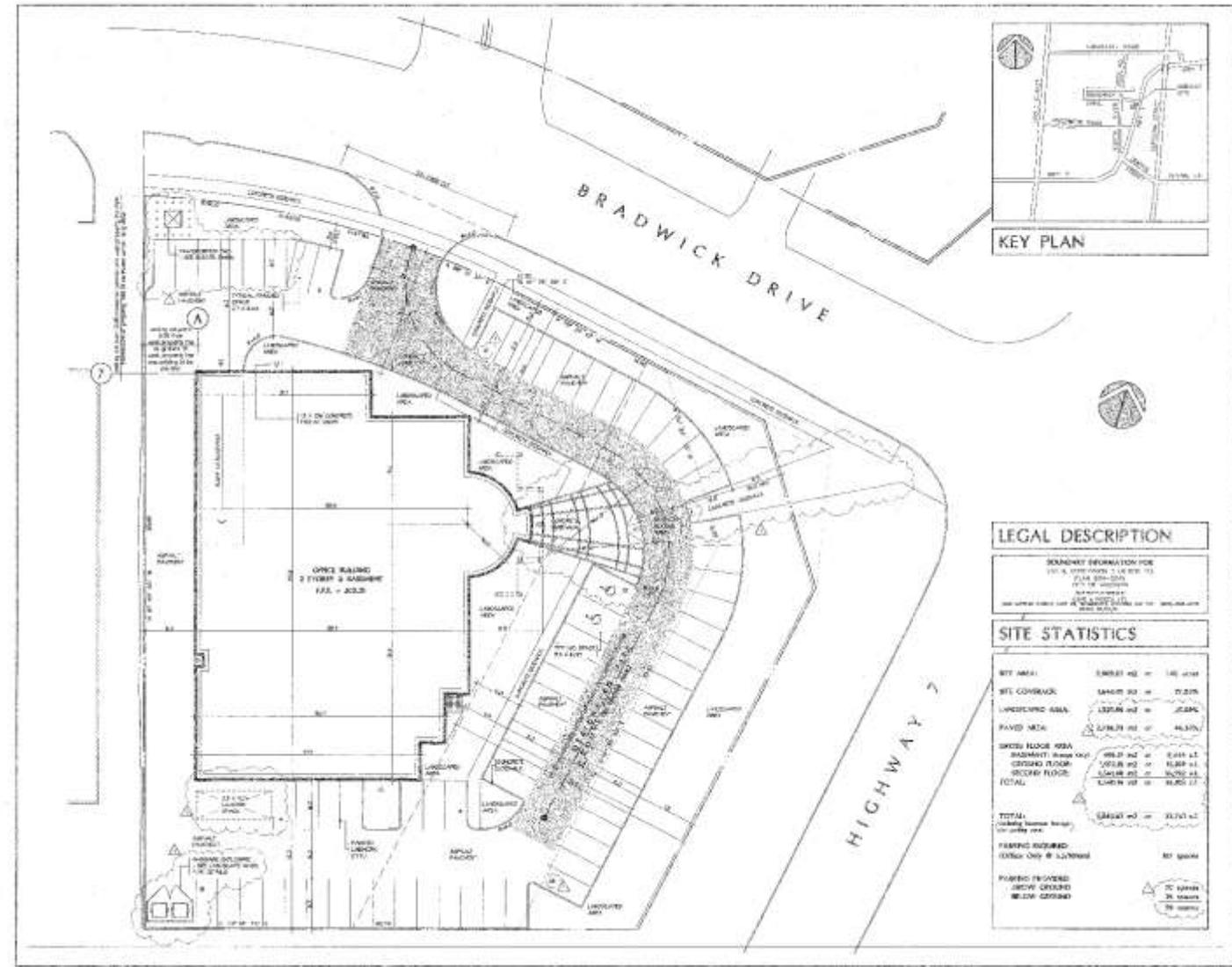
 - Other Lands owned by Applicant



SITE PLAN

Existing on-site:

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



NO.	REVISION	DATE
1	ISSUED TO CLIENT FOR REVIEW	JUNE 26, 2020
2	ISSUED TO CITY FOR REVIEW	JULY 10, 2020
3	ISSUED FOR SITE PLAN APPROVAL	NOV 18, 2020
4	RE-ISSUED FOR SITE PLAN APPROVAL	DEC 16, 2020
5	ISSUED FOR SITE PLAN APPROVAL	MAY 11, 2021
6	ISSUED FOR SITE PLAN APPROVAL	MAY 28, 2021

2	REVISED AS SHOWN	JULY 28, 2020
2	REVISED AS SHOWN	MAY 11, 2021
2	REVISED FOR FINAL APPROVAL	JUNE 16, 2021

GSP REALTY CORP.
 400 Bradwick Drive
 VAUXHAM ONTARIO

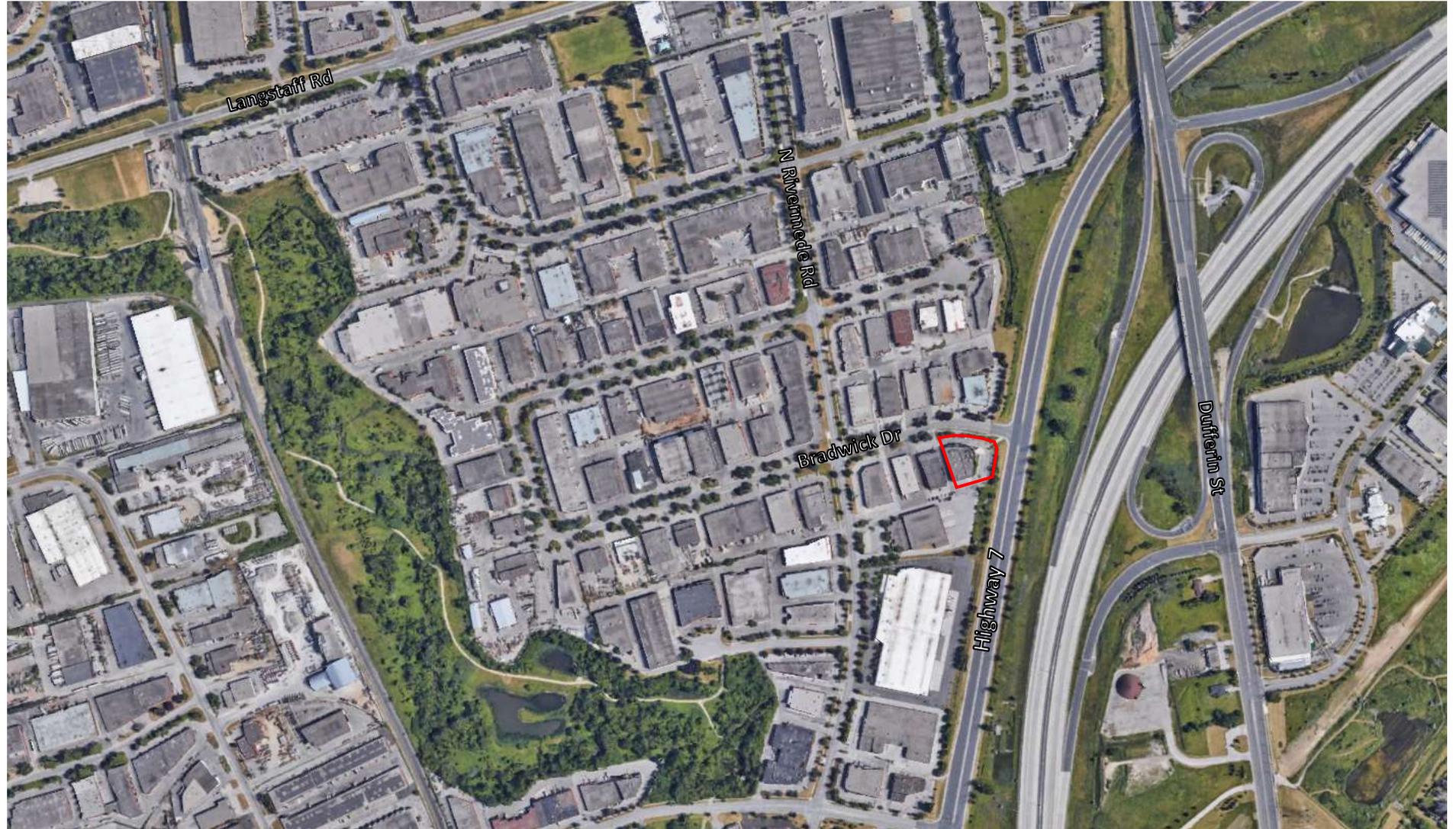
A. BALDASSARRA
 Architect Inc.
 7100 GARD STREET
 SUITE 100, SCARBOROUGH, ONTARIO
 M1V 4K2
 (416) 583-0700
 (416) 583-7115 (FAX)



DATE: 1/1/21
 SCALE: AS SHOWN
 SHEET NO. 02-10 A-10

SITE CONTEXT

Site is surrounded by employment & industrial uses.



 - Subject Site

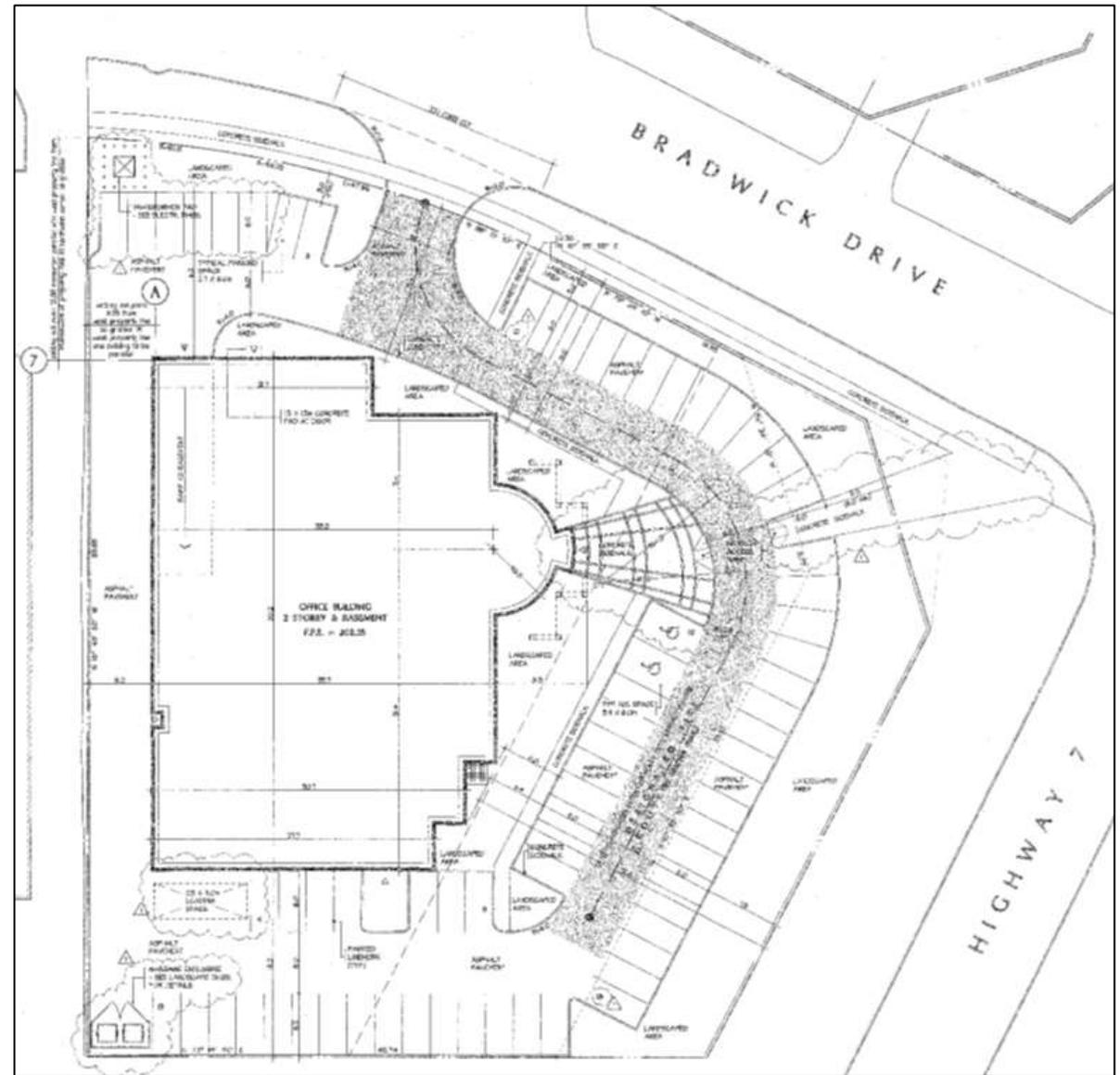
DEVELOPMENT PROPOSAL

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.

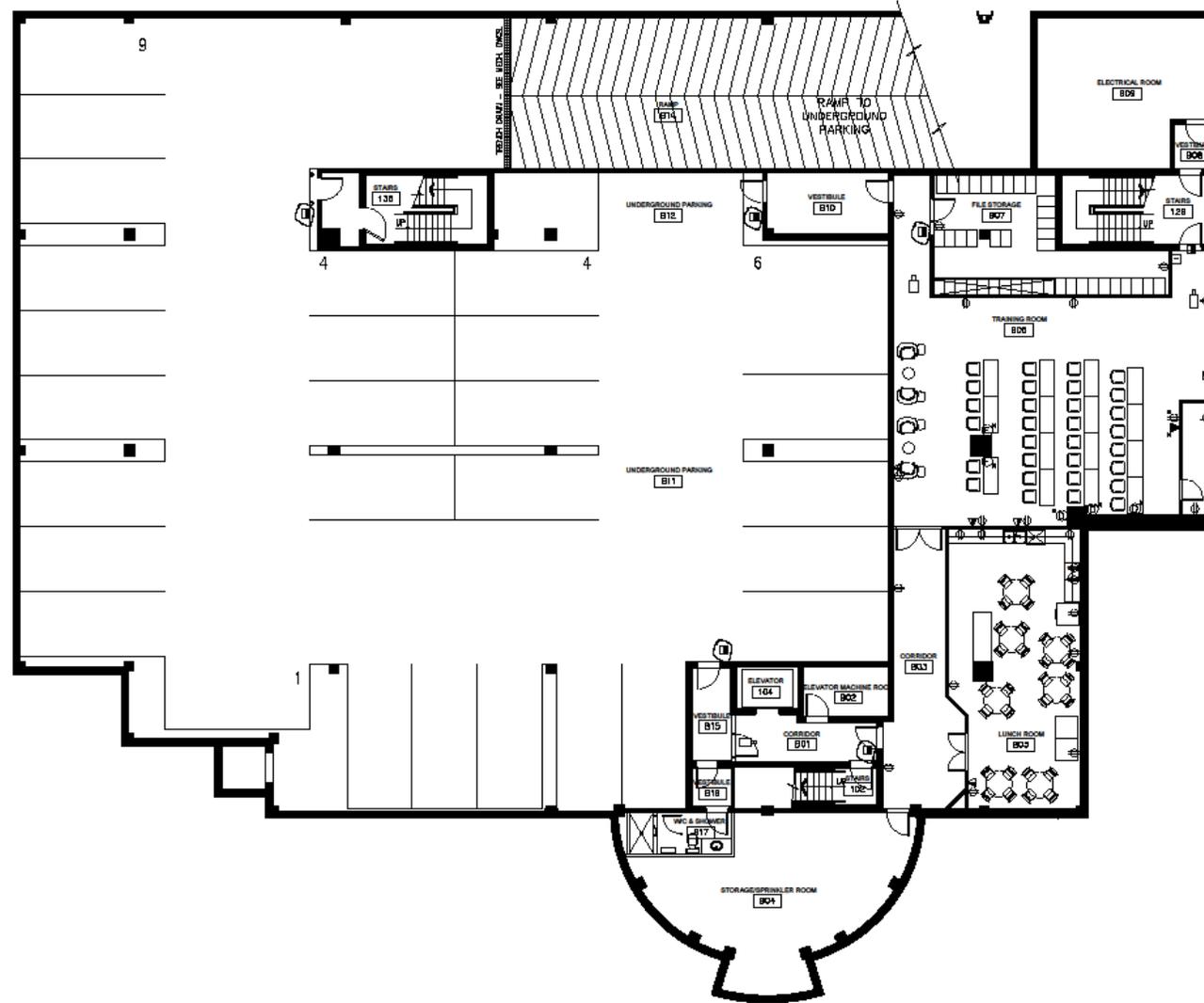
No structural changes are proposed.

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



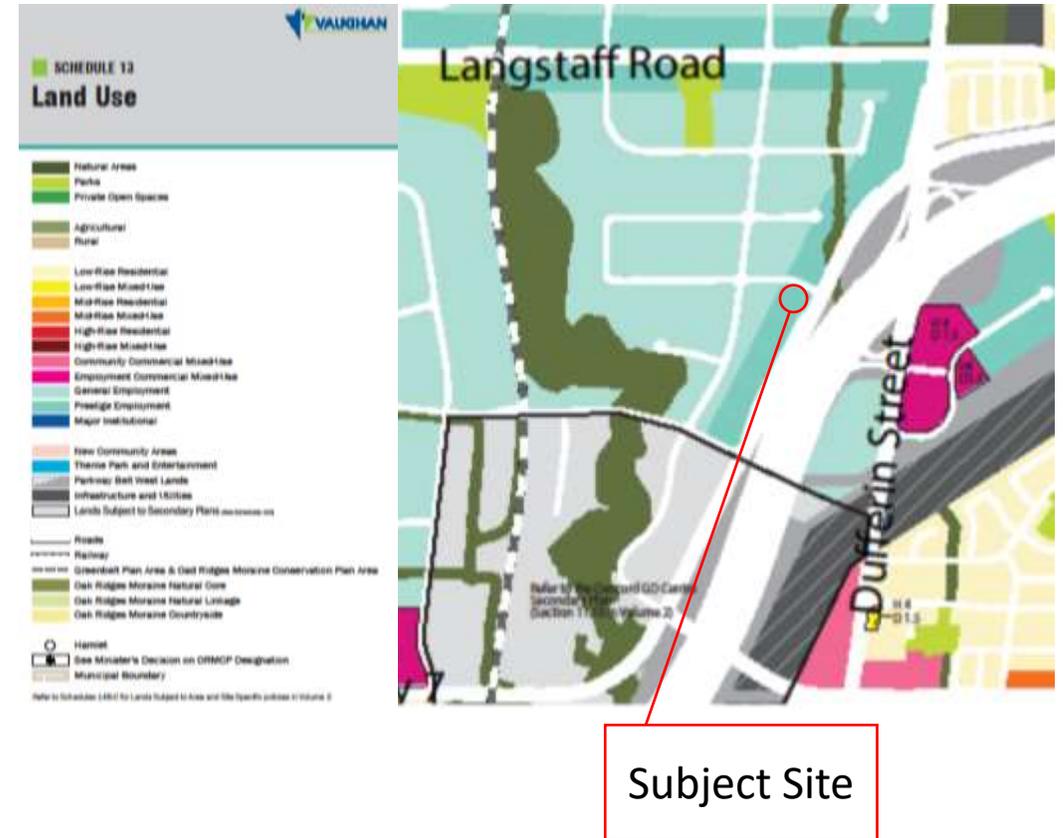
PARKING STATISTICS BREAKDOWN

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

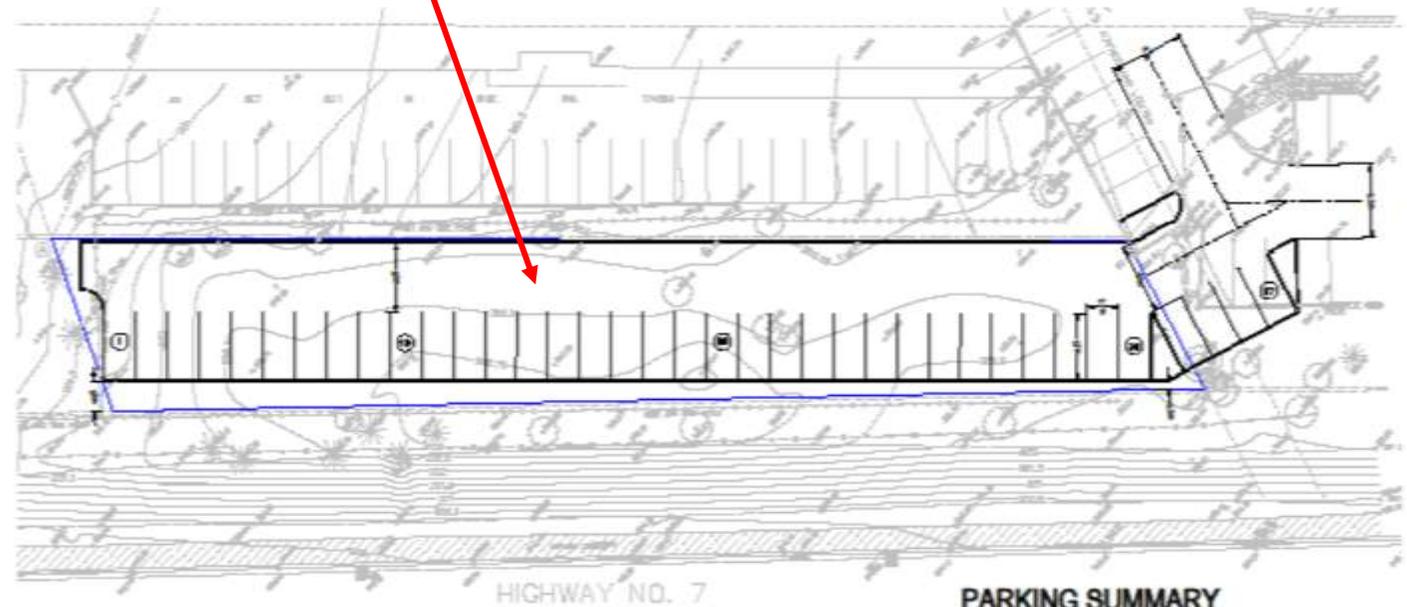
To facilitate the proposed development, the following Amendments to the bylaw have been requested:

- 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.**

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.



HIGHWAY NO. 7

PARKING SUMMARY

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

= 33 additional spaces

June 11, 2020

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