

January 23, 2023

150 First Gulf Boulevard

Official Plan, Secondary Plan & Zoning By-law Amendment
Application # OZS-2022-0043

Prepared for 2849150 Ontario Inc.
Presented by Jennifer Gaudet, RPP, MCIP



Platinum
member



Agenda

01 Subject Property

02 Proposed Development

03 Secondary Plan Amendment

04 Official Plan Amendment

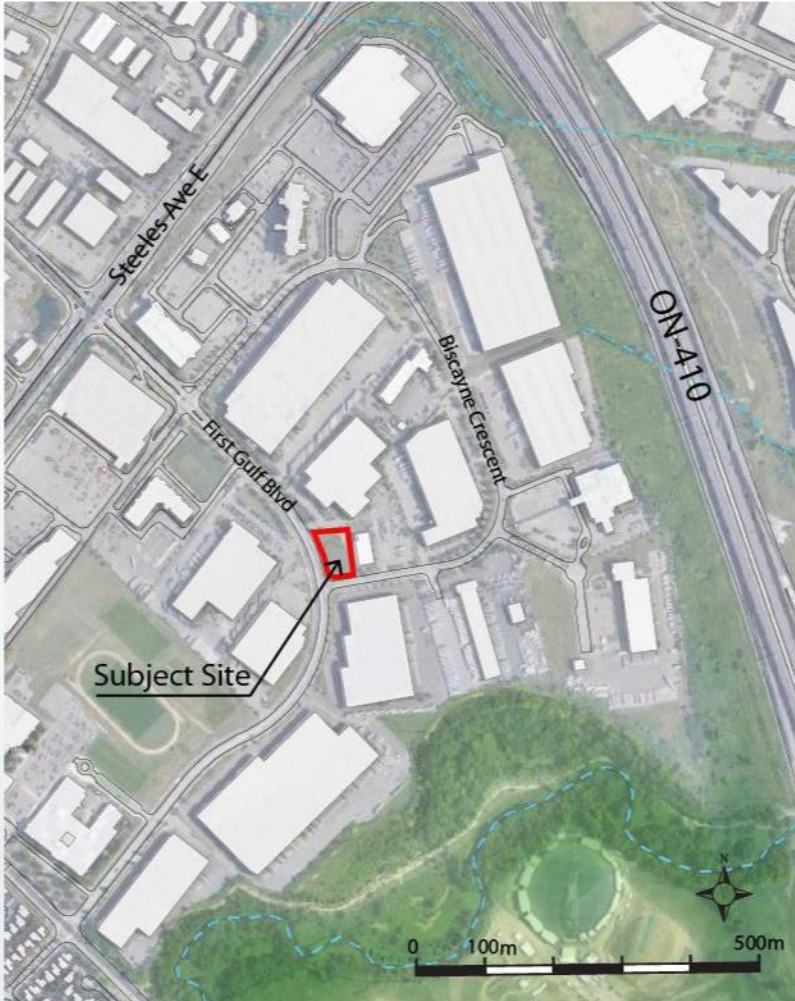
05 Zoning By-law Amendment

06 Supporting Studies

07 Summary

08 Questions/Discussion

Subject Property



150 First Gulf Boulevard

- Northeastern corner of the intersection of First Gulf Boulevard & Biscayne Crescent, west of Highway 410 and south of Steeles Avenue East
- **Area:** 3,014 m² (0.3 ha or 0.74 ac)
- **Frontage:** 41 m on Biscayne Crescent & 68 m on First Gulf Boulevard

Subject Property



150 First Gulf Boulevard

- **Official Plan Designation:** Industrial
- **Secondary Plan Designation:** General Employment 2
 - Highway 410 & Steeles Secondary Plan Area (SPA5)
- **Zoning:** Industrial (M2)

Proposed Development

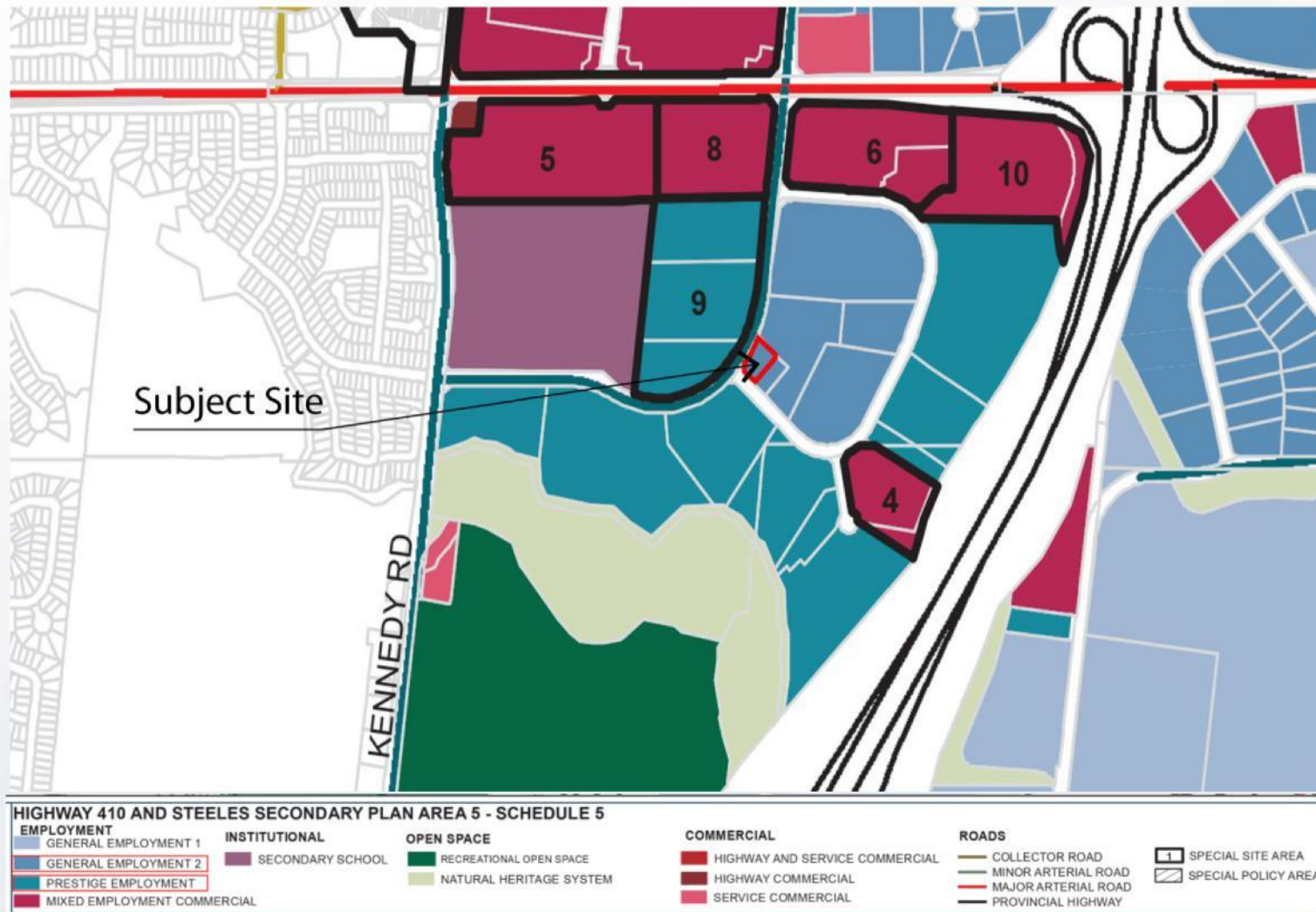
- Official Plan Amendment, Secondary Plan Amendment & Zoning By-law Amendment (the “proposed applications”) requested to permit a four-storey office building with accessory commercial and private recreational uses:

- Display showroom/sales centre for Pearl Builders
- Private indoor badminton courts for employees



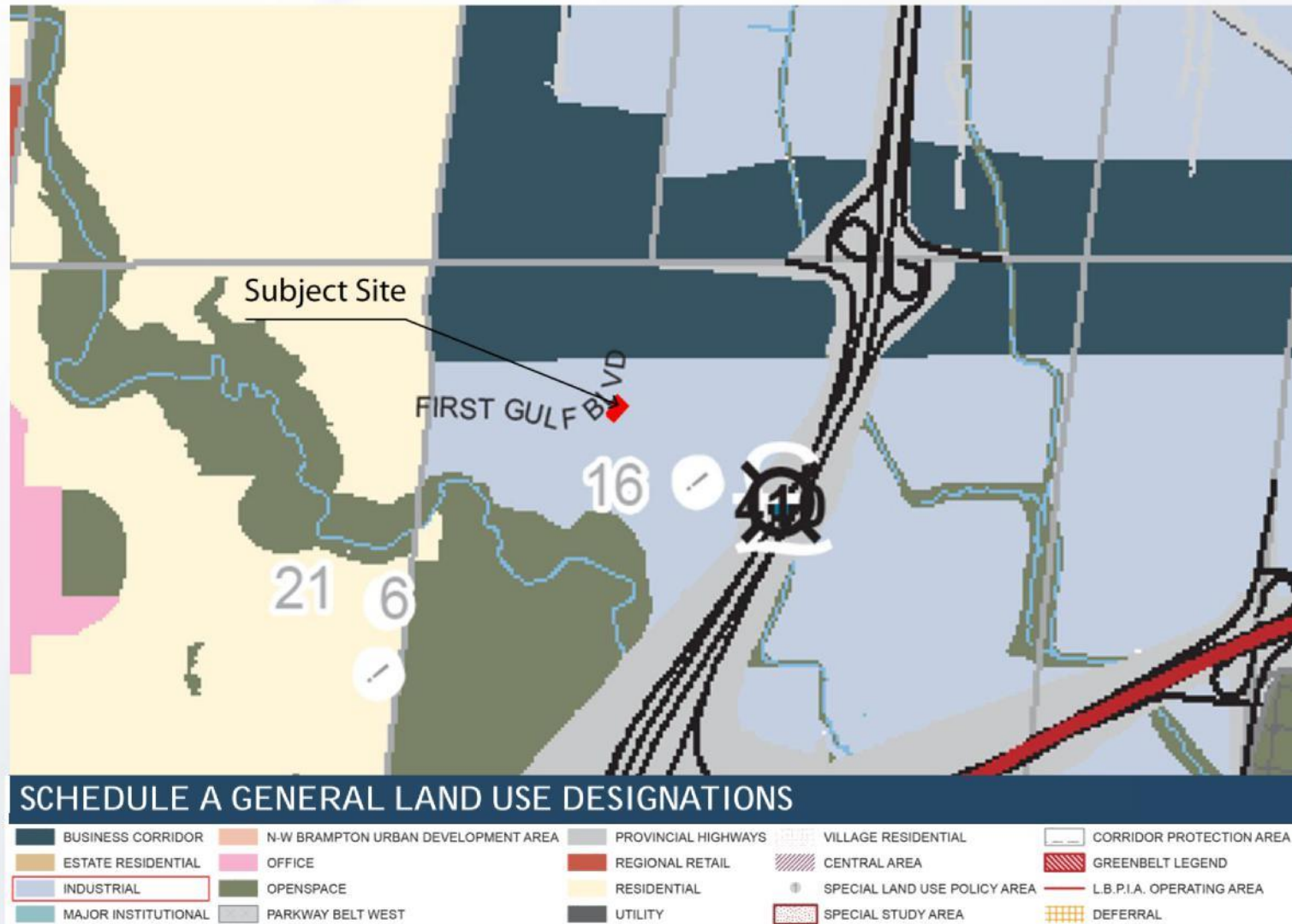
- Building Area: 975.8 m²
- Total Ground Floor Area: 3276.3 m²
 - Office: 2,167.6 m²
 - Commercial: 226.0 m²
 - Recreational: 842.7 m²

Secondary Plan Amendment



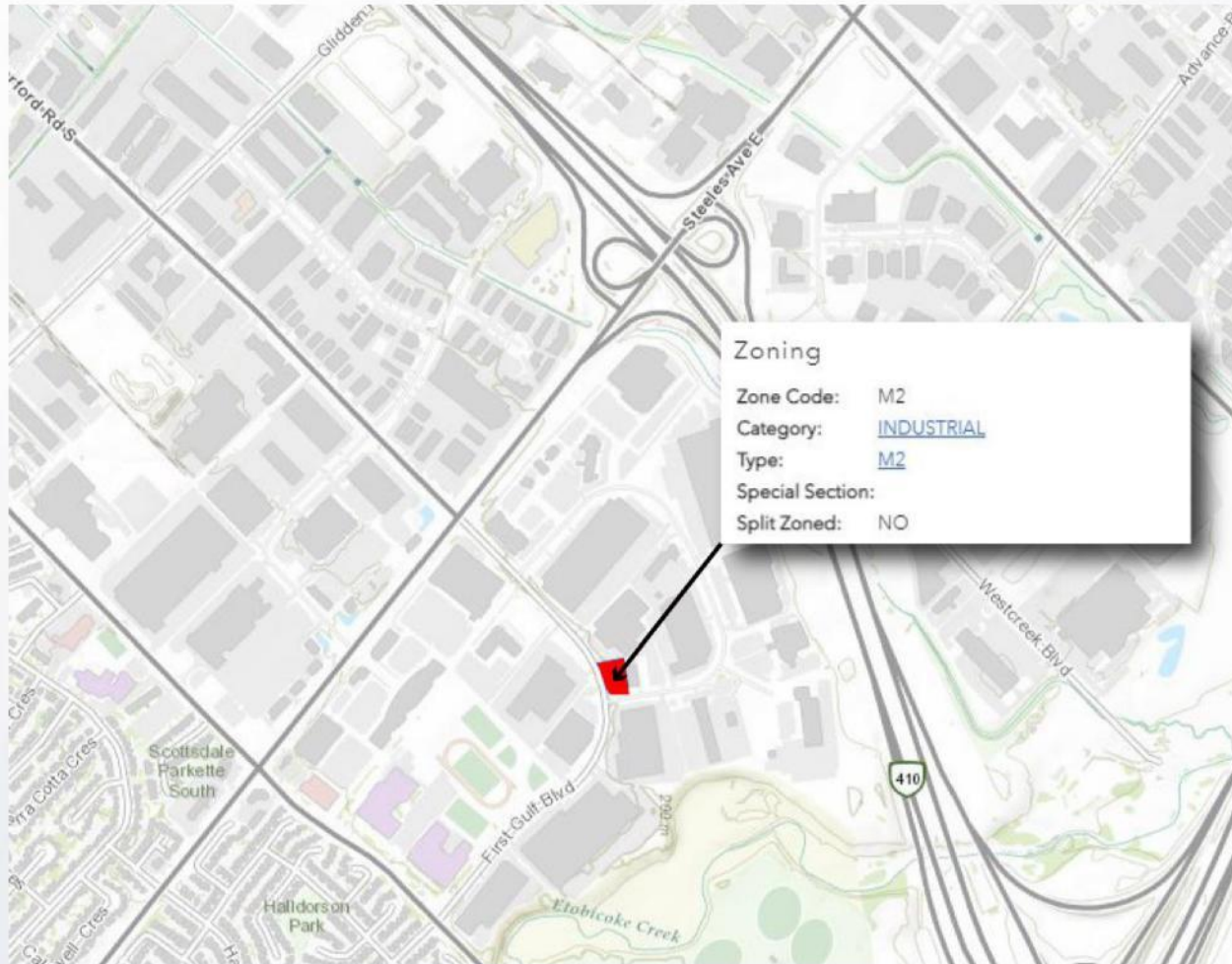
- “General Employment 2” designation in the Secondary Plan does not permit office, commercial, or private recreation uses.
- An amendment to the Secondary Plan is required to redesignate the subject property to the “Prestige Employment” designation to permit offices.

Official Plan Amendment



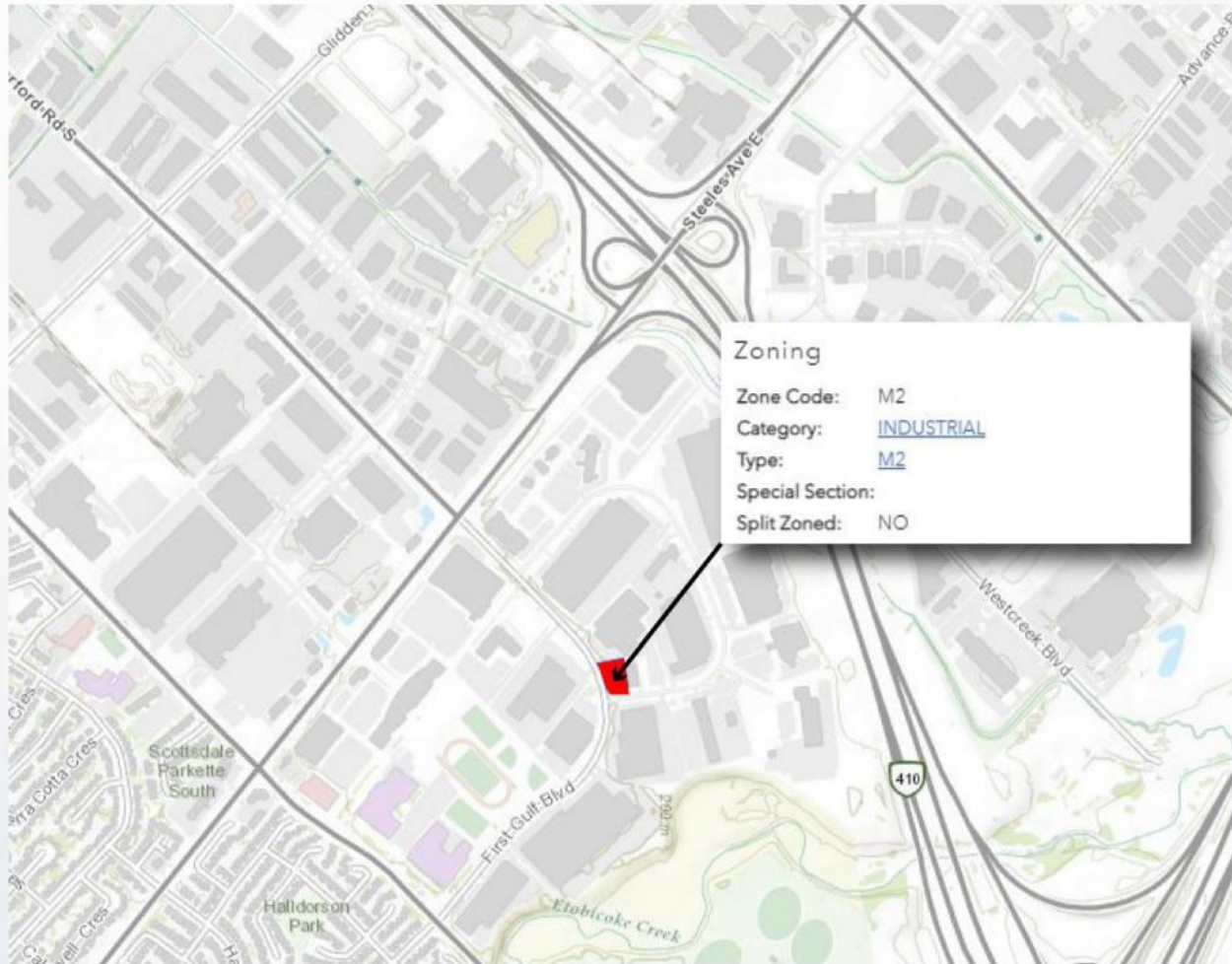
- Section 4.4.2.19 of the Official Plan (OP) establishes policies regarding Secondary Plan Amendments to permit local office and ancillary uses on lands designated “Industrial” on Schedule A of the OP.

Zoning By-law Amendment



- Subject property is zoned “Industrial (M2)”.
- Amendment to establish office use as a permitted principal use.
- Amendment to reduce minimum landscaped open space
 - > 3 m along First Gulf Boulevard & 0 m along Biscayne Crescent.

Zoning By-law Amendment



- Amendment to reduce minimum parking requirement and parking location
 - 95 parking spaces required
 - Propose 36 parking spaces on site
 - Easement to establish shared parking agreement at 69 First Gulf Boulevard, owned by applicant, to provide 58 parking spaces.
- Amendments to be refined in response to Site Plan comments.

Supporting Studies



Phase I Environmental Site Assessment

Limited Phase II Environmental Site Assessment

Geotechnical Investigation

Traffic Impact Study & Parking Study

Arborist Report & Tree Preservation Plan



Summary

150 First Gulf Boulevard



- Secondary Plan Amendment to redesignate subject property from “General Employment 2” to “Prestige Employment”.
- Official Plan Amendment to facilitate Secondary Plan Amendment permitting local office and ancillary uses on lands designated “Industrial”.
- Zoning By-law Amendment to establish office use as permitted principal use on lands zoned “Industrial (M2)”, reduce minimum landscaped area, reduce minimum parking requirement, and permit off-site parking location.

Thank you!



J.L. Richards

ENGINEERS · ARCHITECTS · PLANNERS



Jennifer Gaudet, RPP, MCIP
Planner

Ph: 226-771-4610

Email: jgaudet@jlrichards.ca



Platinum
member

www.jlrichards.ca