

January 23, 2023

# 150 First Gulf Boulevard

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

Prepared for 2849150 Ontario Inc.  
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Platinum  
member



# Agenda

**01** Subject Property

**02** Proposed Development

**03** Secondary Plan Amendment

**04** Official Plan Amendment

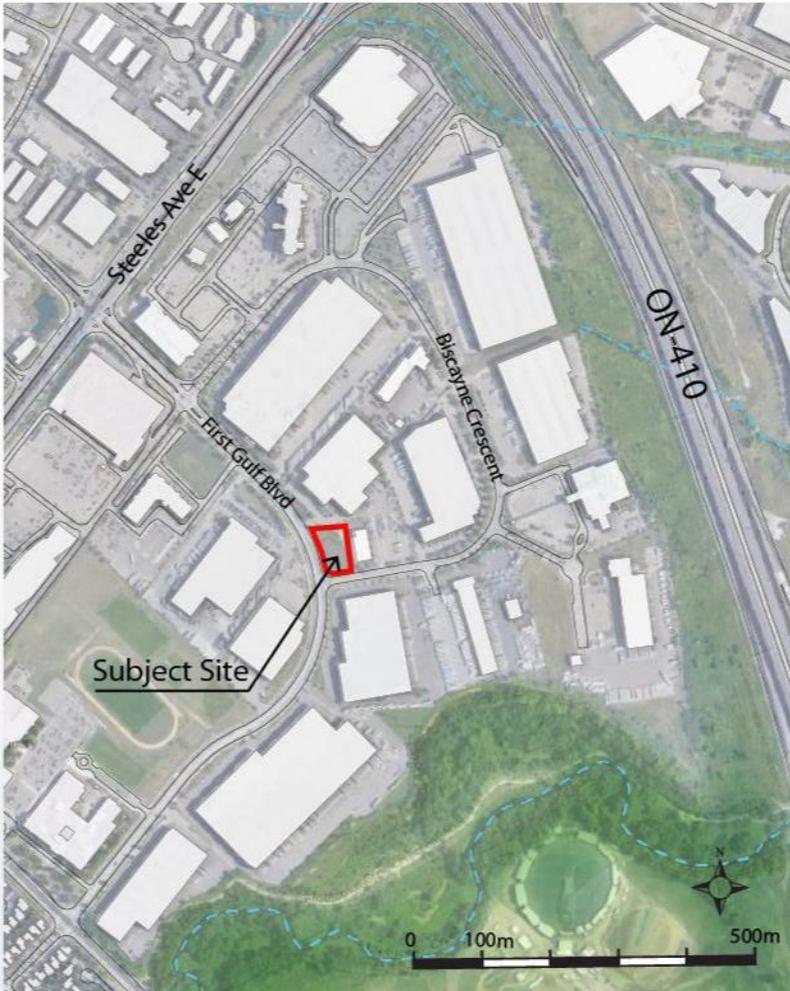
**05** Zoning By-law Amendment

**06** Supporting Studies

**07** Summary

**08** Questions/Discussion

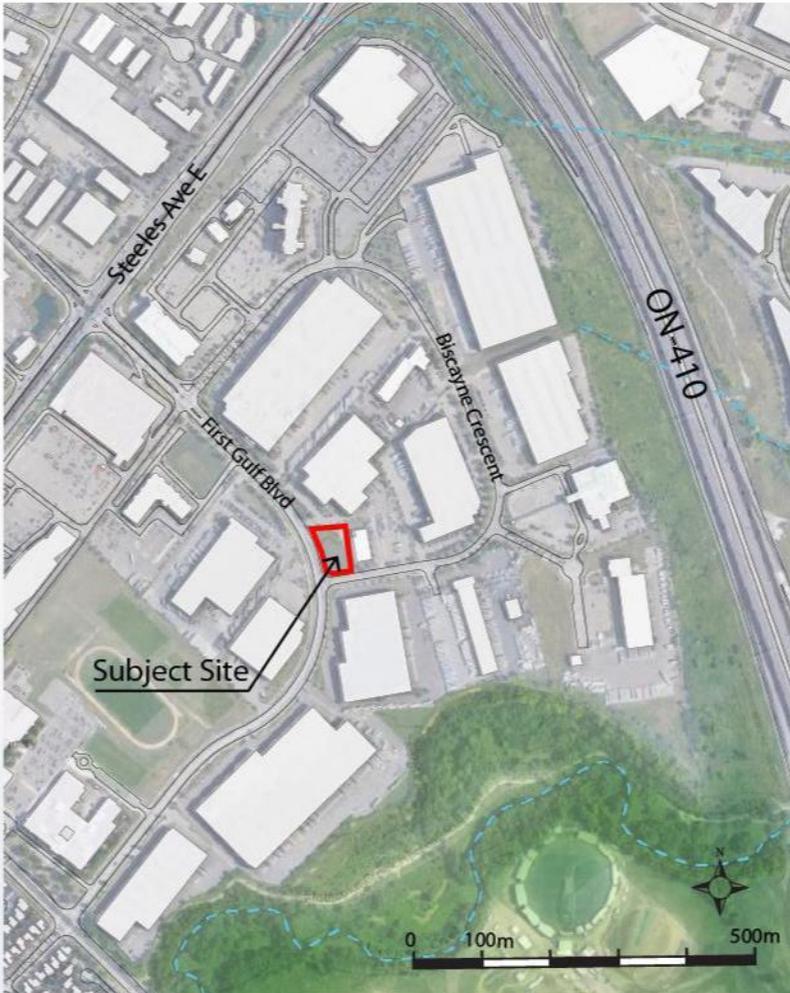
# Subject Property



## 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 m<sup>2</sup> (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 m<sup>2</sup>
- Total Ground Floor Area: 3276.3 m<sup>2</sup>
  - Office: 2,167.6 m<sup>2</sup>
  - Commercial: 226.0 m<sup>2</sup>
  - Recreational: 842.7 m<sup>2</sup>

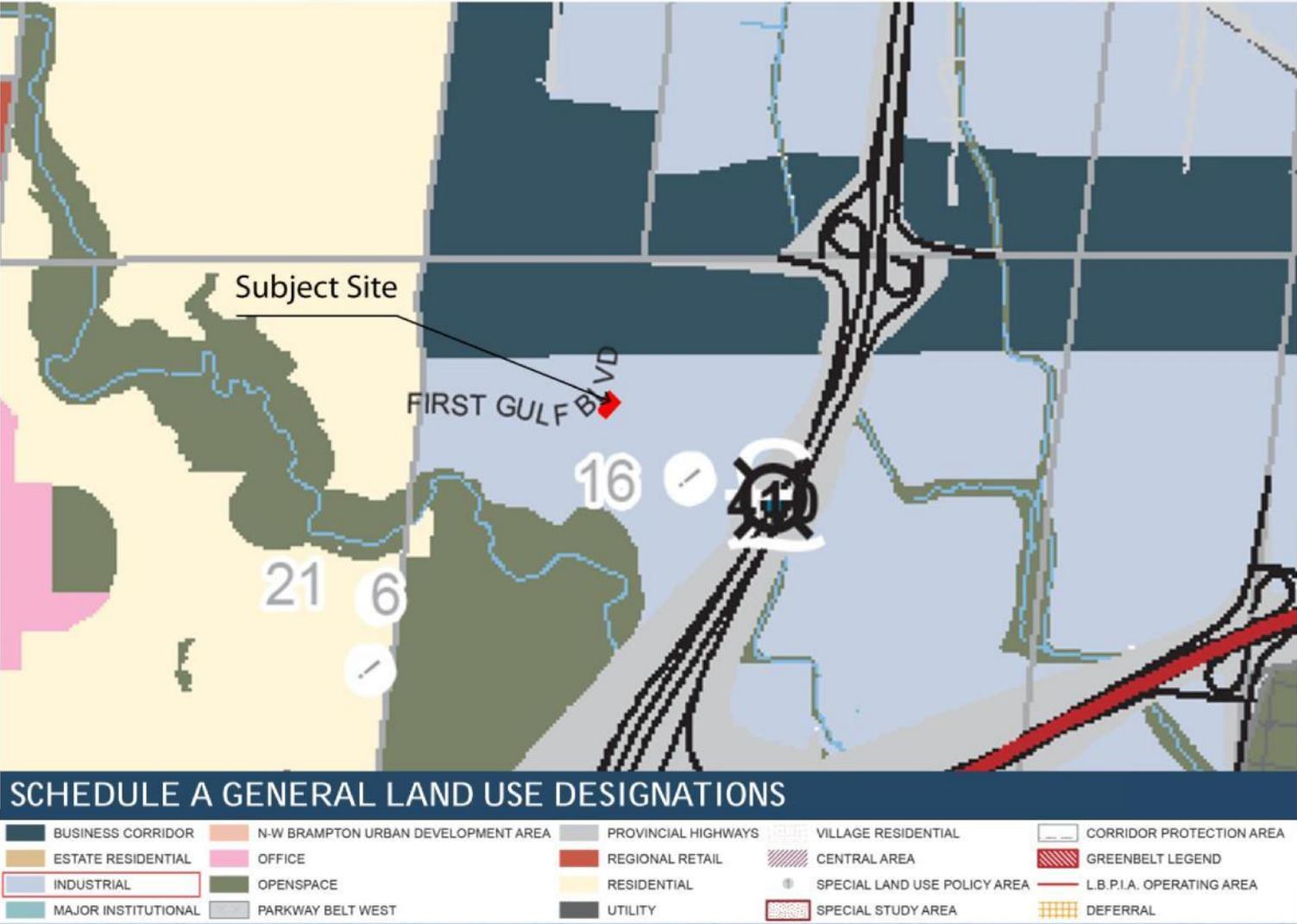
# Secondary Plan Amendment



HIGHWAY 410 AND STEELES SECONDARY PLAN AREA 5 - SCHEDULE 5					
<b>EMPLOYMENT</b>	<b>INSTITUTIONAL</b>	<b>OPEN SPACE</b>	<b>COMMERCIAL</b>	<b>ROADS</b>	<b>SPECIAL SITE AREA</b>
GENERAL EMPLOYMENT 1	SECONDARY SCHOOL	RECREATIONAL OPEN SPACE	HIGHWAY AND SERVICE COMMERCIAL	COLLECTOR ROAD	SPECIAL SITE AREA
GENERAL EMPLOYMENT 2		NATURAL HERITAGE SYSTEM	HIGHWAY COMMERCIAL	MINOR ARTERIAL ROAD	SPECIAL POLICY AREA
PRESTIGE EMPLOYMENT			SERVICE COMMERCIAL	MAJOR ARTERIAL ROAD	
MIXED EMPLOYMENT COMMERCIAL				PROVINCIAL HIGHWAY	

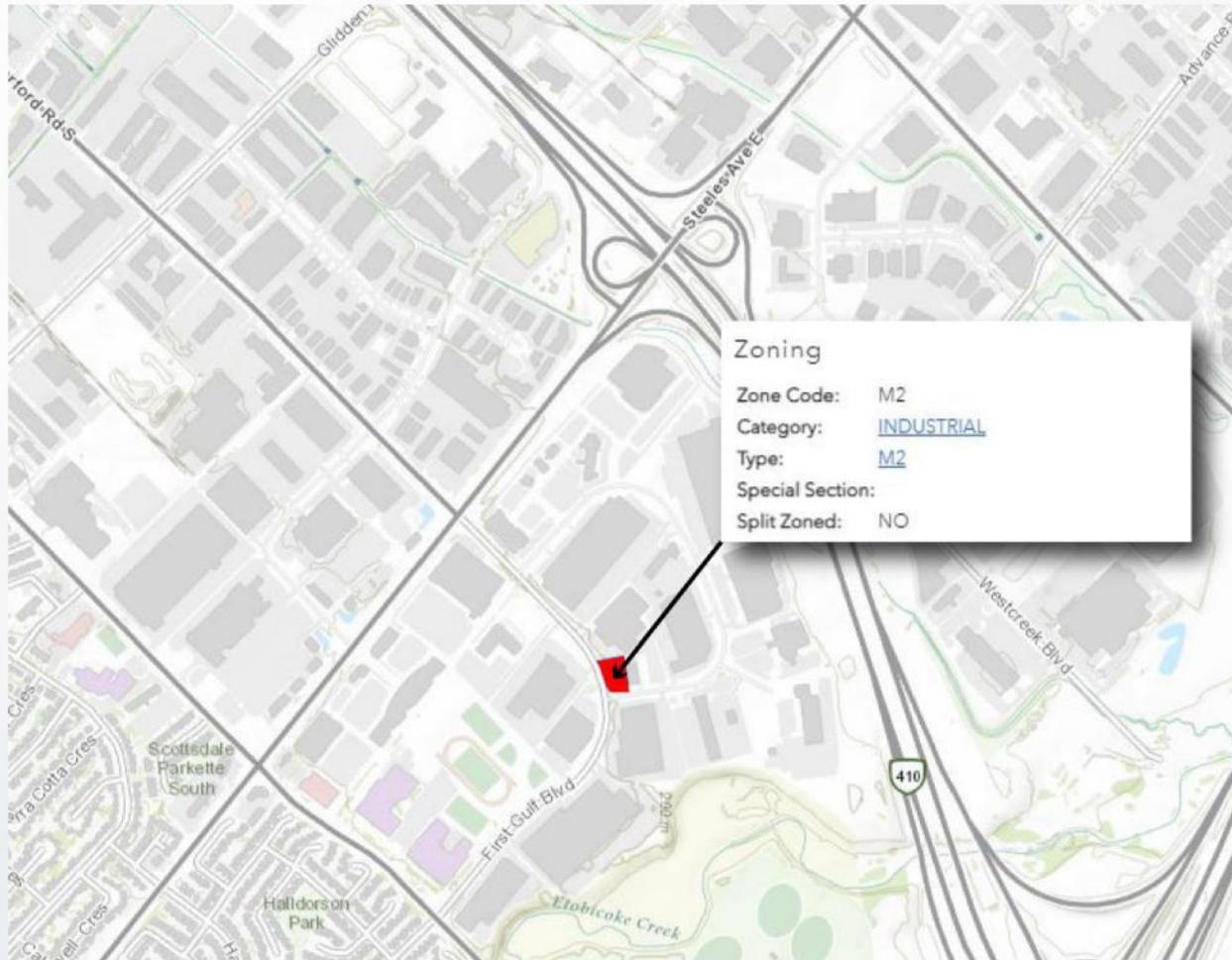
- “General Employment 2” designation in the Secondary Plan does not permit office, commercial, or private recreation uses.
- An amendment to the Secondary Plan is required to redesignate the subject property to the “Prestige Employment” designation to permit offices.

# Official Plan Amendment



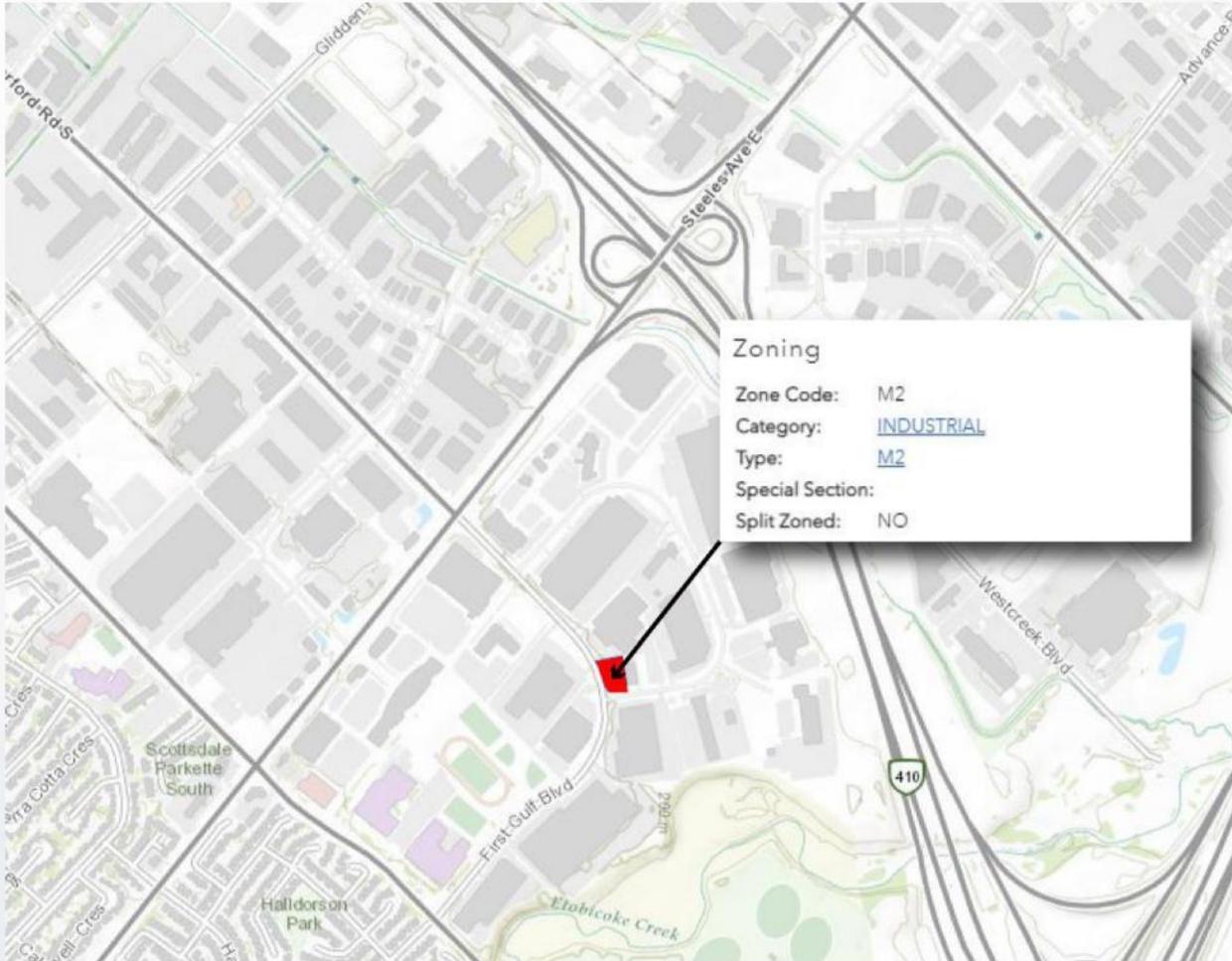
- Section 4.4.2.19 of the Official Plan (OP) establishes policies regarding Secondary Plan Amendments to permit local office and ancillary uses on lands designated “Industrial” on Schedule A of the OP.

# 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



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