

COMMITTEE OF THE WHOLE JUNE 15, 2010

ZONING BY-LAW AMENDMENT FILE Z.10.006 OMERS REALTY CORPORATION WARD 2

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.10.006 (OMERS Realty Corporation) BE APPROVED, specifically to amend By-law 1-88, to require a minimum parking ratio of 0.6 spaces/100m² GFA on the subject lands shown on Attachments #1 to #3, as the minimum parking requirement to facilitate the conversion of the existing single-use employment building to a multi-unit employment building; and, that an additional 3 parking spaces be physically provided on the property, to the satisfaction of the Vaughan Development Planning Department.

Contribution to Sustainability

The applicant is proposing to convert an existing single-use employment building into a multi-unit employment building, while utilizing the existing site parking. Three (3) additional parking spaces will be required to be provided above the existing 592 spaces to comply with the minimum parking standard being considered in this report. No other changes are being proposed to the site or building.

Economic Impact

There are no requirements for new funding associated with this report.

Communications Plan

On February 26, 2010, a Notice of Public Hearing was circulated to all property owners within 150m of the subject lands and to the West Woodbridge Homeowners Association. To date, no written comments have been received by the Development Planning Department.

The recommendation of the Committee of the Whole to receive the Public Hearing report of March 23, 2010, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Council on April 13, 2010.

Purpose

The Owner has submitted an application to amend the City's Zoning By-law 1-88, specifically the EM2 General Employment Area Zone requirements in Exception 9(1013) to recognize 592 existing parking spaces on the subject lands shown on Attachments #1 and #2, to facilitate the conversion of the existing single-use employment building, into a multi-unit employment building, as shown on Attachment #3.

Background - Analysis and Options

Location

The subject lands shown on Attachments #1 and #2 are located southwest of Regional Road 27 and Regional Road 7 (100 Royal Group Crescent), being Part of Lot 4, Concession 9, City of Vaughan. The surrounding land uses are shown on Attachment #2.

Official Plan

The subject lands are designated "Employment Area General" by OPA #450 (Employment Area Plan), which accommodates uses that do not require high visual exposure, provides locational opportunities for industrial developments which may require outside storage or be undertaken outdoors, and facilitates a broad range of lot sizes and a diversity of building forms in order to meet the needs of any business or industry. Permitted uses include a full range of processing, warehousing and outside storage and transportation and distribution facilities. The proposed Zoning By-law Amendment does not propose any additional uses, but rather proposes to facilitate a parking reduction on the site to support the reconfiguration of the existing single-use building to a multi-unit format. On this basis, the proposal conforms to the policies of the Official Plan.

Zoning

The subject lands are zoned EM2 General Employment Area Zone by Zoning By-law 1-88 and subject to Exception 9(1013). Zoning By-law 1-88 requires 1.0 parking space for every 100m² of Gross Floor Area (GFA) for Warehousing Uses (single-use building), but requires 1.5 parking spaces for every 100m² GFA devoted to Employment Uses (multi-unit) and 2.0 parking spaces for every 100m² GFA devoted to ancillary office uses. The proposal to convert the existing single-use employment building to a multi-unit employment building would result in a parking deficiency of 1392 parking spaces, whereas 592 spaces currently exist. Therefore, an amendment to the Zoning By-law is required.

Parking

The required parking under By-law 1-88 to support the conversion of the existing single-use employment building to a multi-unit building format is calculated as follows:

$$\frac{99,086\text{m}^2 \text{ (Existing Building GFA)} \times 2 \text{ parking spaces}/100\text{m}^2}{100} = 1982 \text{ spaces}$$

Parking Provided	592 spaces
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According to By-law 1-88, 1,982 parking spaces are required, whereas the site currently only provides 592 spaces, resulting in a deficiency of 1,390 spaces (70.1%).

The Owner has submitted a parking justification report prepared by Mark Engineering in support of the reduction to the required number of parking spaces. The report recognizes the unique character of this building consisting of over 1 million square feet (99,086 m²) of leasable area. To account for this, the consultant established average peak parking demands by conducting a parking survey of similar uses in the surrounding area. The parking demands for industrial uses in the surveyed area ranged from 0.22 to 0.55 spaces/100m², and 0.09 spaces/100m² for the warehouse uses. Based on the findings of the survey, the consultant determined that the following parking ratios would be appropriate on the site:

Warehousing/Truck Terminal	0.50 spaces/100m ² GFA
Industrial	0.75 spaces/100m ² GFA
Ancillary Office	1.25 spaces/100m ² GFA
Overall Site	0.60 spaces/100m ² GFA

As it is difficult to predict future uses within the proposed units, the traffic consultant reviewed one probable scenario based on information provided by the Owner regarding current market trends for potential uses in the newly created units, based on the above noted parking ratios as follows:

Tenant Area	1	2	3	4	5	Total
Land Use	Industrial	Industrial	Warehouse	Warehouse	Warehouse	
Office Area (m ²)	1,086	760	398	581	633	3,459
Parking	14 spaces (1.25 spaces /100m ²)	10 spaces (1.25 spaces /100 m ²)	5 spaces (1.25 spaces /100 m ²)	7 spaces (1.25 spaces /100 m ²)	8 spaces (1.25 spaces /100 m ²)	43 spaces
Warehouse/ Industrial Use GFA (m ²)	17,449	14,444	15,522	22,668	24,294	94,776
Required Parking	131 spaces (0.75 spaces /100m ²)	108 spaces 0.75 spaces /100m ²	78 spaces (0.5 spaces /100m ²)	113 spaces (0.5 spaces /100m ²)	123 spaces (0.5 spaces /100m ²)	554
Total Parking	144	118	83	121	131	597

Note: Proposed 98,235 m² GFA in chart does not include mezzanines.

The above-noted scenario would result in a parking requirement of 597 spaces or an overall parking requirement of 0.6 parking spaces/100m² GFA. The Vaughan Engineering Department has reviewed the report and concurs with the findings. Based on the maximum parking demands of 0.55 and 0.09 for industrial and warehousing uses identified respectively in the survey, and the findings in the above-noted table in support of an overall parking requirement of 0.6 spaces/100m² for the entire site, the proposed reduction in parking can be supported by the Vaughan Development Planning Department.

The site currently has 592 parking spaces. The Owner is required to physically provide three (3) additional parking spaces prior to occupancy to meet the proposed minimum parking requirement of 0.6 spaces/100m² (ie. 99,086 m² @ 0.6 spaces/100m² = 595), which is acceptable to the Owner's consultant, and must be undertaken to the satisfaction of the Vaughan Development Planning Department.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth & Economic Vitality".

Regional Implications

The property is located internal to an employment area and does not impact any Regional lands.

Conclusion

The Zoning By-law Amendment Application has been reviewed in accordance with the policies of OPA #450, the requirements of By-law 1-88, the comments received from City Departments and external public agencies, and the surrounding area context. The Development Planning Department is satisfied that the proposal to permit a parking ratio of 0.6 spaces/100m² GFA on the subject lands as the minimum requirement to facilitate the conversion of an existing single-use employment building into a multi-unit employment building, is appropriate and compatible with the uses on the site and the surrounding employment uses, and conforms to the Official Plan. The Owner will also be required to physically provide 3 additional parking spaces on the property, as discussed in the staff report. On this basis, the Development Planning Department can support the approval of the Zoning By-law Amendment Application.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan - Existing Building Showing Conceptual Unit Configuration

Report prepared by:

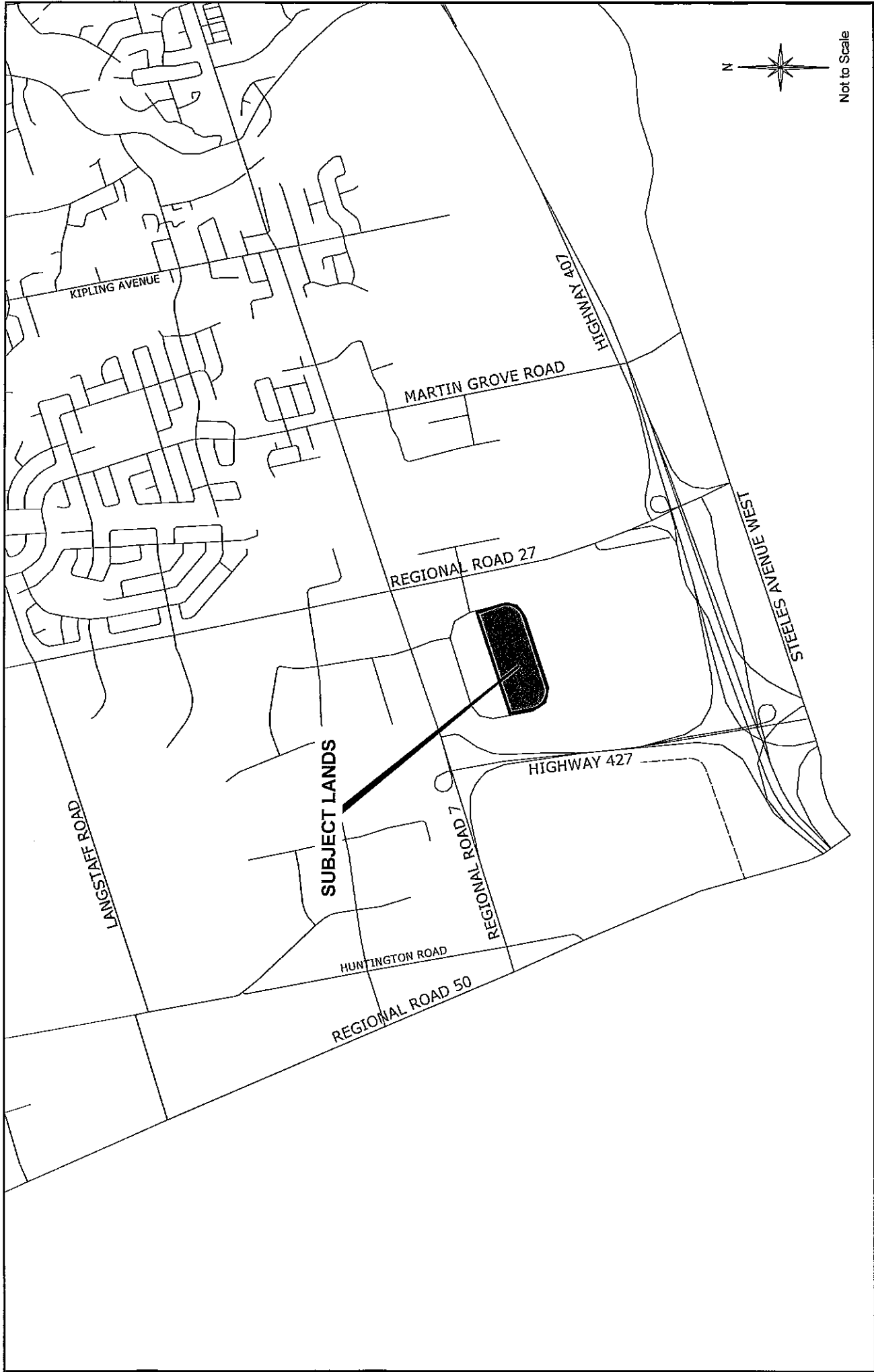
Ryan Mino, Planner, ext. 8213
Christina Napoli, Acting Senior Planner, ext. 8483
Carmela Marrelli, Acting Manager of Development Planning, ext. 8791

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

/CM



Context Location Map

Location: Part of Lot 4,
Concession 9

Applicant:
Ormers Realty Corporation

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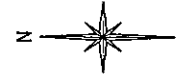
The City Above Toronto

Development Planning Department

Attachment 1

File:
Z.10.006

Date:
May 28, 2010

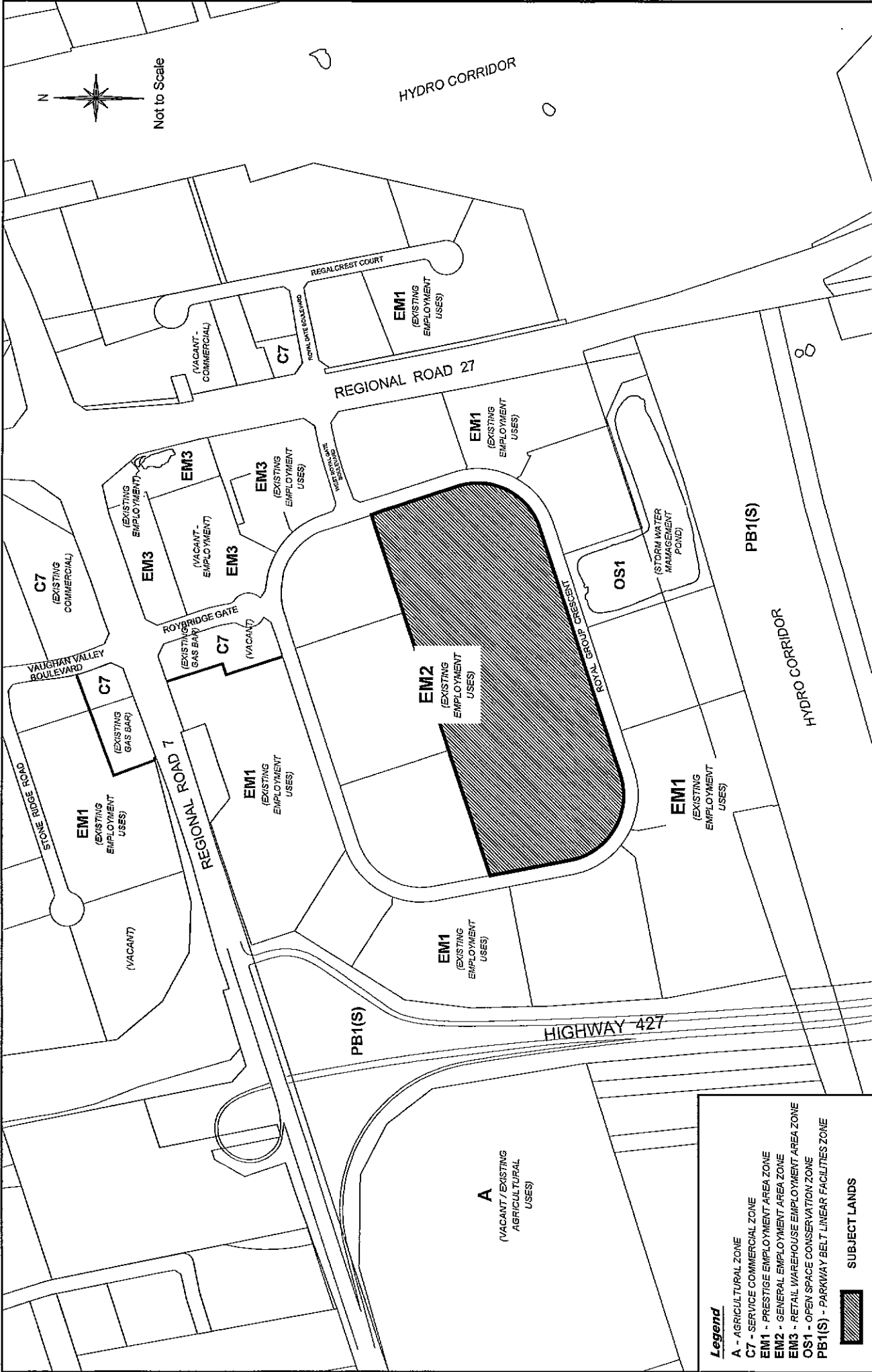


Not to Scale



Not to Scale

HYDRO CORRIDOR



Legend

- A - AGRICULTURAL ZONE
 - C7 - SERVICE COMMERCIAL ZONE
 - EM1 - PRESTIGE EMPLOYMENT AREA ZONE
 - EM2 - GENERAL EMPLOYMENT AREA ZONE
 - EM3 - RETAIL WAREHOUSE EMPLOYMENT AREA ZONE
 - OS1 - OPEN SPACE CONSERVATION ZONE
 - PB1(S) - PARKWAY BELT LINEAR FACILITIES ZONE
-  SUBJECT LANDS

A
(VACANT / EXISTING
AGRICULTURAL
USES)

Location Map

Location: Part of Lot 4,
Concession 9

Applicant:
Olmers Realty Corporation

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The City Above Toronto

Development Planning Department

Attachment

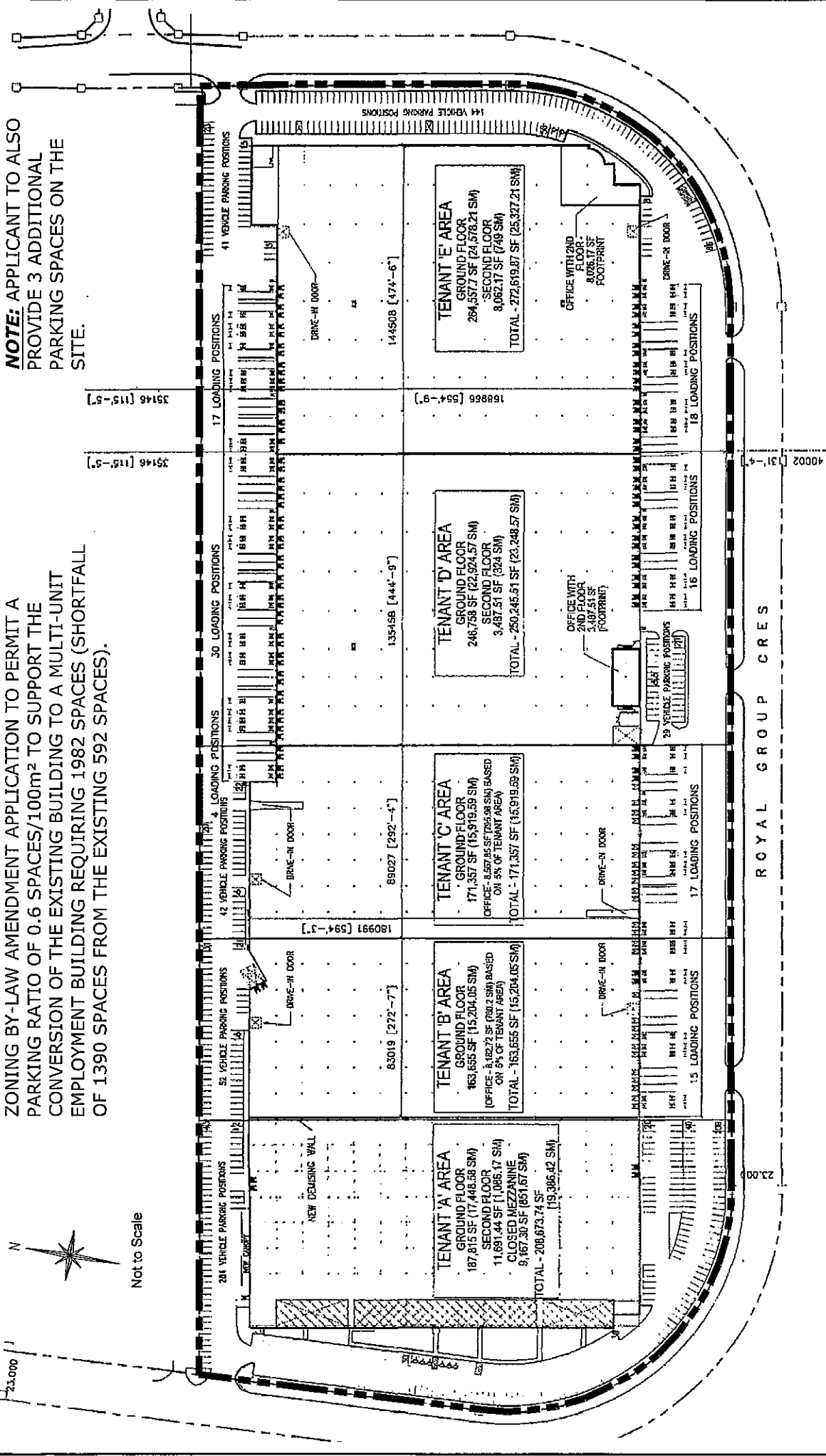
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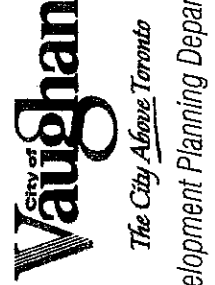
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ZONING BY-LAW AMENDMENT APPLICATION TO PERMIT A PARKING RATIO OF 0.6 SPACES/100m² TO SUPPORT THE CONVERSION OF THE EXISTING BUILDING TO A MULTI-UNIT EMPLOYMENT BUILDING REQUIRING 1982 SPACES (SHORTFALL OF 1390 SPACES FROM THE EXISTING 592 SPACES).

NOTE: APPLICANT TO ALSO PROVIDE 3 ADDITIONAL PARKING SPACES ON THE SITE.



Site Plan - Existing Building Showing Conceptual Unit Configuration



Applicant: Omer's Realty Corporation
 Location: Part of Lot 4, Concession 9

Development Planning Department