



## **Staff Report for Committee of the Whole Meeting**

**Date of Meeting:** September 4, 2018

**Report Number:** SRPRS.18.168

**Department:** Planning and Regulatory Services

**Division:** Development Planning

**Subject:** SRPRS.18.168 - Request for Approval – Draft  
Plan of Condominium Application – C2C  
Industrial Properties (GTA) Ltd. - Town File D05-  
18003 (19CDM(R)-18003)

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### **Owner:**

C2C Industrial Properties (GTA) Ltd.  
855 Matheson Boulevard East  
Mississauga, Ontario  
L4W 4L6

### **Agent:**

Weston Consulting  
201 Milway Avenue, Suite 19  
Vaughan, Ontario  
L4K 5K8

### **Location:**

Legal Description: Lot 72 and Part of Lot 71, Plan 65M-2104  
Municipal Address: 135 East Beaver Creek Road

### **Purpose:**

A request for approval of a draft Plan of Condominium – Standard with respect to the establishment of condominium tenure within an existing industrial building.

### **Recommendations:**

- a) That the proposed draft Plan of Condominium application submitted by C2C Industrial Properties (GTA) Ltd. for lands known as Lot 72 and Part of Lot 71 Plan 65M-2104 (Municipal Address: 135 East Beaver Creek Road) Town File D05-18003 (19CDM(R)-18003), be draft approved, subject to the following:

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- (i) that draft approval be subject to the conditions as set out in Appendix A to SRPRS.18.168;
- (ii) that prior to draft approval being granted, the applicant pay the applicable processing fees in accordance with the Town's Tariff of Fees By-law 79-17; and,
- (iii) that the Mayor and Clerk be authorized to execute the Condominium Agreement referred to in Appendix A to SRPRS.18.168.

### Contact Person:

Alison Long, Senior Planner – Site Plans, phone number 905-771-5563 and/or  
Deborah Giannetta, Manager of Development – Site Plans, phone number 905-771-5542

### Report Approval:

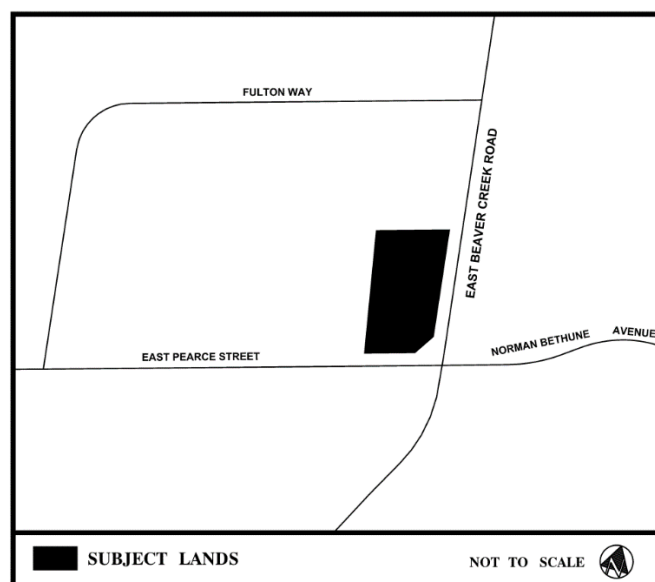
**Submitted by:** Kelvin Kwan, Commissioner of Planning and Regulatory Services

**Approved by:** Neil Garbe, Chief Administrative Officer

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), Town Solicitor (as required), Commissioner, and Chief Administrative Officer. Details of the reports approval are attached.

### Location Map:

Below is a map displaying the property location. Should you require an alternative format call person listed under "Contact Person" above.



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### Background Information:

The subject draft Plan of Condominium application was received and deemed complete by the Town on April 19, 2018. The application was subsequently circulated to Town departments and external agencies for review and comment. The purpose of this report is to seek Council's approval of the applicant's draft Plan of Condominium.

### Summary Analysis:

#### Site Location and Adjacent Uses

The subject lands are located on the north west corner of East Beaver Creek Road and East Pearce Street (refer to Map 1) and have a total lot area of 0.72 hectares (1.78 acres). The land currently supports a single storey industrial building and adjoins commercial/industrial uses to the north and west, with vacant commercial/industrial lands to the east.

#### Development Proposal

The applicant is seeking Council's approval of a draft Plan of Condominium in order to permit the conversion of the existing commercial/industrial building to provide for nine standard condominium industrial units on its land holdings (refer to Map 4). The following is a summary of the pertinent development statistics for the development based on the plans and drawings submitted to the Town:

- **Site Area:** 0.72 hectares (1.78 acres)
- **Total Gross Floor Area:** 2,648 square metres (28,502.83 square feet)
- **Number of Buildings:** 1
- **Number of Units:** 9
- **Parking Spaces:** 65
- **Loading Spaces:** 9 (1 for each unit)

### Planning Analysis:

#### Town of Richmond Hill Official Plan

The subject lands are designated **Employment Area** in accordance with Schedule A2 – Land Use of the Town of Richmond Hill Official Plan (2010) (the "Plan") (refer to Map 2). In accordance with the **Employment Area** designation, the predominant use of land shall be for high performance industrial, office and major office uses. The subject proposal is consistent with the **Employment Area** designation of the Plan.

#### Zoning

The subject lands are zoned **General Commercial (M-2) Zone** under By-law 150-80, as amended (refer to Map 3). Uses permitted within the **M-2 Zone** include warehousing, assembly, manufacturing, printing, research and development, accessory offices, data

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processing, dry cleaning and open storage uses. Therefore, the subject proposal is consistent with the applicable zoning provisions.

### **Draft Plan of Condominium**

As noted previously, the draft Plan of Condominium application and related documents submitted in support of the same were circulated to various Town departments and external agencies for their review and comment. The circulated Town departments and external agencies have advised of no concerns or objections to the application and/or have provided conditions of draft approval. The existing building and land use is in conformity with the Plan and in compliance with applicable Zoning By-law. The existing units within the buildings will become standard condominium units, with common elements. The conversion of the land tenure from freehold to standard condominium is considered appropriate for the continued functioning of the industrial uses on site. On this basis, staff recommend that the applicant's draft Plan of Condominium be approved, subject to the conditions of approval set out in Appendix A to this report.

### **Financial/Staffing/Other Implications:**

The recommendations of this report do not have any financial, staffing or other implications.

### **Relationship to the Strategic Plan:**

The application would achieve **Goal Four, Wise Management of Resources in Richmond Hill** by being representing responsible use of available land.

### **Conclusions:**

The applicant is seeking Council's approval of its draft Plan of Condominium - Standard related to the conversion of the existing industrial building to nine industrial/commercial units on its land holdings. Planning staff is satisfied that the proposed draft Plan of Condominium is appropriate and represents proper and orderly planning. Accordingly, staff recommends that Council approve the applicant's request in accordance with the comments and conditions outlined in SRPRS.18.168.

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### **Appendix Contents and Maps:**

The following attached documents may include scanned images of appendixes, maps and photographs. If you require an alternative format please call contact person listed in this document.

- Appendix A, Schedule of Draft Conditions, 19CDM(R)-18003
- Map 1 Aerial Photograph
- Map 2 Official Plan Designation
- Map 3 Existing Zoning
- Map 4 Draft Plan of Condominium, 19CDM(R)-18003

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### Report Approval Details

Document Title:	SRPRS.18.168.docx
Attachments:	<ul style="list-style-type: none"><li>- MAP_1_AERIAL_PHOTOGRAPH.pdf</li><li>- MAP_2_OFFICIAL_PLAN_DESIGNATION.pdf</li><li>- MAP_3_EXISTING_ZONING_S518003.pdf</li><li>- MAP_4_DRAFT_PLAN_OF_CONDOMINIUM_19CDM_R_18003.pdf</li><li>- 135 East Beaver Creek Appendix A.pdf</li></ul>
Final Approval Date:	Aug 16, 2018

This report and all of its attachments were approved and signed as outlined below:

**Gus Galanis - Aug 16, 2018 - 11:15 AM**

**Kelvin Kwan - Aug 16, 2018 - 12:06 PM**

**Neil Garbe - Aug 16, 2018 - 4:15 PM**