



Staff Report for Council Meeting

Date of Meeting: May 13, 2020
Report Number: SRPRS.20.065

Department: Planning and Regulatory Services
Division: Development Planning

Subject: Request for Comments – Site Plan Application –
Balco Developments Limited – City File D06-
19043

Owner:

Balco Developments Limited
3520 Pharmacy Avenue, Unit 1
Toronto, Ontario
M1W 2T8

Agent:

Balco Commercial Corporation
3520 Pharmacy Avenue, Unit 1
Toronto, Ontario
M1W 2T8

Location:

Legal Description: Part of Block 1, Plan 65M-4146
Municipal Address: 0 Performance Drive

Purpose:

A request for comments concerning a Site Plan application to facilitate the construction of two single storey office buildings on the subject lands.

Recommendation:

- a) That SRPRS.20.065 regarding a Site Plan application submitted by Balco Developments Limited for lands known as Part of Block 1 Plan 65M-4146, municipally known as 0 Performance Drive, City File D06-19043, be received and that all comments be referred back to staff.

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Contact Person:

Amanda Dunn, Planner II – Site Plans, phone number 905-747-6480 and/or
Deborah Giannetta, Manager of Development – Site Plans, phone number 905-771-5542

Report Approval:

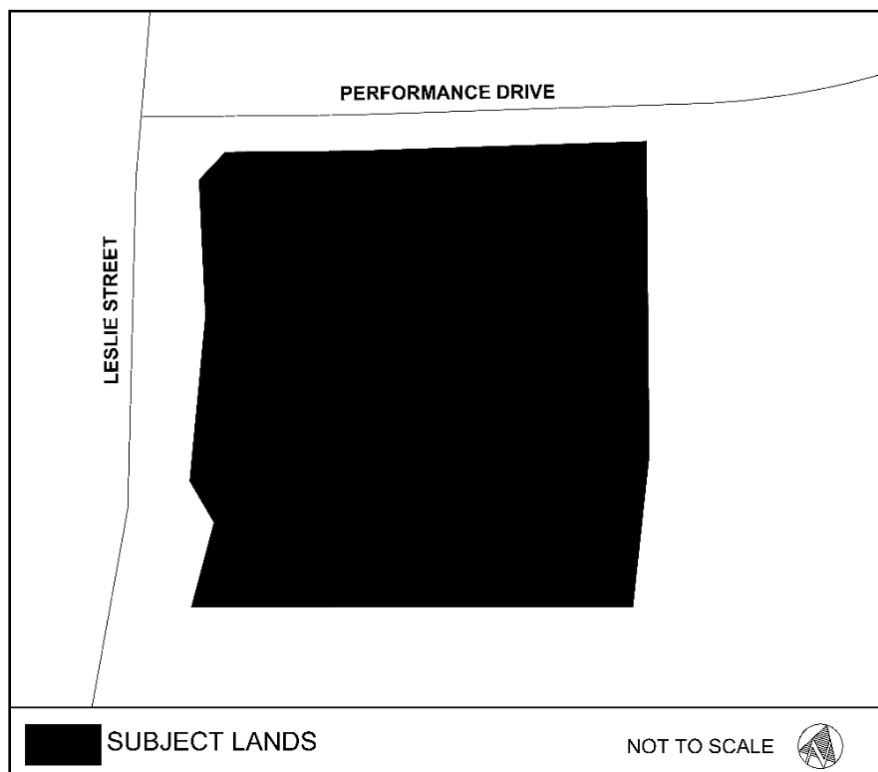
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

Approved by: Mary-Ann Dempster, Interim City Manager

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

Location Map:

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



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Background:

The subject Site Plan application was received by the City on August 23, 2019 and deemed complete on September 5, 2019. The application was subsequently circulated to relevant City Departments and external agencies for review and comment. The purpose of this report is to seek comments from Council with respect to the applicant's Site Plan application.

Summary Analysis

Site Location and Adjacent Uses

The subject lands are located at the southeast corner of Leslie Street and Performance Drive and have a lot area of approximately 2.73 hectares (6.74 acres). The lands are vacant and abut Performance Drive to the north, Leslie Street to the west, vacant employment lands to the east, and a single detached dwelling to the south (refer to Map 1).

Development Proposal

The applicant is seeking approval of its proposal to construct two single storey office buildings comprised of 16 units that are intended for the use of flex-office space. The following is a summary outlining the pertinent statistics of the applicant's development proposal based on the plans and drawings submitted to the City:

- **Total Lot Area:** 2.73 hectares (6.74 acres)
- **Building Height:** 8.6 metres (28.2 feet)
- **Gross Floor Area:** Building A - 3,701.40 square metres (39,842 square feet)
Building B - 4,133.40 square metres (44,466 square feet)
- **Total Number of Units:** 16 (8 units per building)
- **Size of Units:** 407.69 square metres (4,388 square feet) to 516.68 square metres (5,561 square feet)
- **Number of Parking Spaces:** 320 spaces (12 accessible)
- **Bicycle Parking Spaces:** 11

The proposed buildings are to front onto Performance Drive, with one building, Building A, having exposure onto Leslie Street (refer to Maps 5 and 6). Both buildings propose signage per unit that complies with the City's Sign By-law, exterior covered doors as well as architectural features such as spandrel glazing and metal canopies.

Supporting Documentation/ Reports

The applicant has submitted the following documents/information to the City in support of its development proposal:

- Site Plan;
- Elevation Plans;

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- Floor Plans;
- Site Servicing Plan;
- Site Grading Plan;
- Stormwater Management Report;
- Erosion and Sediment Control Plan;
- Exterior Lighting Plan;
- Tree Inventory and Preservation Plan;
- Landscape Plan;
- Building Elevations;
- Water Balance Assessment;
- Construction Management Plan;
- Transportation Demand Management Plan;
- Functional Servicing Brief;
- Phase I Environmental Site Assessment; and,
- Sustainability Metrics and Response Letter.

Planning Analysis:

City of Richmond Hill Official Plan

The subject lands are designated **Employment Area** in accordance with Schedule A2-Land Use of the City of Richmond Hill Official Plan (the Plan) (refer to map 3). Uses permitted within the **Employment Area** designation include high performance industrial, warehousing, office, and major office uses, among other permitted uses. The subject proposal is for flex-office space, therefore the proposed development is consistent with the land uses contemplated in this designation.

Additionally, **Section 4.8.1.2** of the Plan stipulates the design criteria for the **Employment Area** and identifies that development should be designed so as to provide for strong, vibrant identity and character by achieving various criteria. The proposed development meets the criteria as identified in **Section 4.8.1.2.4** by proposing an outdoor amenity space for employees and patrons of the proposed units, which includes, benches, bicycle racks and bicycle shelters. Further, the proposed development is in keeping with **Section 4.8.1.2.5** by providing additional trees and landscaping along the frontage of Leslie Street, thereby enhancing the quality of the public realm by providing appropriate landscaping and streetscaping along public streets.

Barker Business Park Urban Design Guidelines

Section 4.8.1.2(3) of the Plan requires that development shall be assessed on the basis of conformity with the applicable Council approved Urban Design Guidelines for the area. In this regard, the Barker Business Park Urban Design Guidelines (“Guidelines”) apply to the lands bound by Leslie Street, Highway 404, Major Mackenzie and Elgin Mills Road. The Guidelines provide a vision for the development of a “prestige”, corporate oriented business park with a focus on high quality design and landscape

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features. The primary design principles for the business park include visual and physical accessibility, including strong pedestrian connections, reinforcement of the site's prominence in the broader City and Regional context, enhancement of view-vistas and site views, and a comprehensive, cohesive image achieved through diverse and high-quality design. In addition, the Guidelines encourage the development of gateway points and edges that are designed to enhance the prominence and identity of the Business Park. Staff are satisfied that the proposed development achieves the objectives of the Barker Business Park Urban Design Guidelines for the following reasons:

- the proposed buildings will create a strong building edge along Leslie Street and Performance Drive by being located close to the streetlines and maintaining a significant street frontage that supports a pedestrian scale;
- the majority of the proposed parking is to be located away from the street edge;
- the proposal shall maintain a consistent quality of architecture on all building elevations; and,
- the proposed development shall promote pedestrian friendly public spaces.

Zoning

The subject lands are zoned **High Performance Commercial Industrial (MC-1) Zone** in accordance with By-law 150-80, as amended (refer to Map 4). Business and professional offices as proposed by the subject application are permitted under the **MC-1 Zone**.

Departments and External Agency Comments:

The subject Site Plan application and associated drawings and reports submitted in support of same were circulated to various City departments and external agencies for their review and comment. At the time of writing of this report, City departments and external agencies have identified no objections and/or have provided minor technical comments to be considered by the applicant prior to final approval. Final Site Plan approval shall not be granted until such time as all outstanding comments have been satisfactorily addressed. Staff will continue to work with the applicant towards finalization and execution of the Site Plan Agreement.

Sustainability Performance Metrics Tool

On February 24, 2014, Council adopted the recommendations of Staff Report SRPRS.14.004 with respect to threshold scores for the implementation of the City's Sustainability Metrics. Council has directed that staff use the threshold scores to ensure that a consistent performance level is met. Accordingly, for Site Plan applications, the minimum approved threshold score range is 32 to 45 points. The applicant has submitted a completed Sustainability Metrics Implementation tool with a score of 44 points which is consistent with the approved threshold range.

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Financial/Staffing/Other Implications:

The recommendation does not have any financial, staffing or other implications.

Relationship to the Strategic Plan:

The applicant's development proposal would align with **Goal One – Stronger Connections in Richmond Hill** by providing opportunities for connections to transit and increasing accessibility through design and site layout. The proposed development would also align with **Goal Two – Better Choice in Richmond Hill** in that it would contribute to ensuring better choice for employment and facilitating business development along Leslie Street, and in particular within the Barker Business Park. The proposal will further align with **Goal Four – Wise Management of Resources in Richmond Hill** by creating increased opportunities for live/work balance within the City by using land responsibly.

Conclusion:

The applicant has submitted a Site Plan application to the City to facilitate the construction of two single storey office buildings on the subject lands. At this time only minor technical matters remain to be resolved prior to the City's approval of the plans submitted in support of the proposed development. In consideration for the preceding, it is recommended that this Staff Report be received by Council and that all comments regarding the proposed development be referred back to staff.

Attachments:

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

- Map 1 – Aerial Photograph
- Map 2 – Neighbourhood Context
- Map 3 – Official Plan Designation
- Map 4 – Existing Zoning
- Map 5 – Proposed Site Plan
- Map 6 – Proposed Colour Elevations

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Report Approval Details

Document Title:	SRPRS.20.065 - Request for Comments - Site Plan Application - Balco Developments Limited - 0 Performance Drive.docx
Attachments:	- SRPRS.20.065_MAP_1_AERIAL PHOTOGRAPH.pdf - SRPRS.20.065_MAP_2_NEIGHBOURHOOD_CONTEXT_S619043.pdf - SRPRS.20.065_MAP_3_OFFICIAL_PLAN_DESIGNATION.pdf - SRPRS.20.065_MAP_4_ZONING.pdf - SRPRS.20.065_MAP_5_PROPOSED SITE PLAN.pdf - SRPRS.20.065_MAP_6_PROPOSED_COLOUR_ELEVATIONS.pdf
Final Approval Date:	Apr 24, 2020

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

Gus Galanis - Apr 23, 2020 - 4:36 PM

Kelvin Kwan - Apr 23, 2020 - 6:00 PM

MaryAnne Dempster - Apr 24, 2020 - 11:25 AM