



Staff Report for Council Meeting

Date of Meeting: November 10, 2021

Report Number: SRPI.21.110

Department: Planning and Infrastructure

Division: Development Planning

Subject: SRPI.21.110 – Request for Comments – Site Plan Application – Urbacon Properties Limited – City File D06-19010

Owner:

Urbacon Properties Limited
750 Lake Shore Boulevard East
Toronto, ON M4M 3M3

Agent:

Same as Owner

Location:

Legal Description: Block 8 and Part of Block 6, Plan 65M-4114
Municipal Address: 10 Sofia Court

Purpose:

A request for comments with respect to a Site Plan application to facilitate the construction of a two storey data centre and warehouse and on the subject lands.

Recommendations:

- a) That Staff Report SRPRS.21.110 with respect to a Site Plan application submitted by Urbacon Properties Limited for lands known as Block 8 and Part of Block 6, Plan 65M-4114 (Municipal Address: 10 Sofia Court), City File D06-19010, be received and that all comments be referred back to staff; and,
- b) That the proposed mural sign to be included as part of the subject development proposal pursuant to Section 7.8 of the City's Sign By-law, 52-09, as amended, be approved.

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Contact Person:

Sarah Mowder, Acting Planner II – Site Plans, phone number 905-771-5475 and/or
Deborah Giannetta, Manager of Development, Site Plans, phone number 905-771-5542

Report Approval:

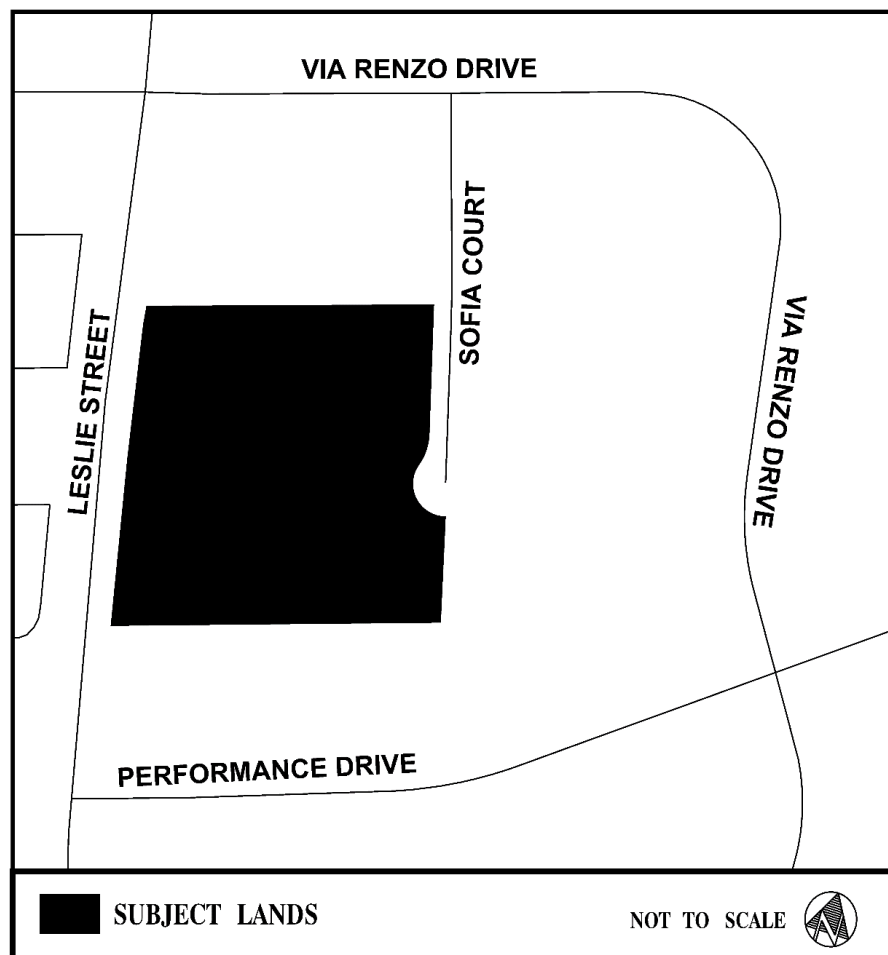
Submitted by: Kelvin Kwan, Commissioner of Planning and Infrastructure

Approved by: Mary-Anne Dempster, 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 person listed under “Contact Person” above.



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Background:

At its meeting of September 9, 2020, Council considered Staff Report SRPRS.20.106 with respect to the applicant's proposal to construct a two storey data centre and warehouse on its land holdings. The report included a recommendation that all comments be referred back to staff and noted that a mural sign was to be included which requires Council approval. As definitive details about the proposed mural were not available at that time, Council requested that staff report back to Council with respect to the design of the mural prior to granting final approval of the applicant's Site Plan application (refer to Appendix "A").

The finalization of the applicant's Site Plan is nearing completion and the applicant has provided staff with additional information pertaining to the proposed mural for Council's consideration (refer to Appendix "B"). Accordingly, the purpose of this report is to seek Council's comments on the applicant's Site Plan application and to seek its approval of the proposed mural as part of the proposed development to be constructed on the subject lands.

Summary Analysis

Site Location and Adjacent Uses

The applicant's land holdings are located at the southeast corner of Leslie Street and Via Renzo Drive within the City's Barker Business Park. The lands have a total lot area of 4.05 hectares (10.0 acres) with frontage on both Sofia Court and Leslie Street. The lands abut existing office buildings to the north, Leslie Street to the west, Sofia Court and employment lands to the east, and a designated heritage property to the south (George Baker House, barn and outbuildings) (refer to Maps 1).

Development Proposal

The applicant is seeking approval of its proposal to construct a two storey data centre and warehouse building with at-grade parking on its land holdings (refer to Maps 2 to 4). The following is a summary outlining the pertinent statistics of the applicant's development proposal based on the current plans and drawings submitted to the City:

- **Total Site Area:** **4.05 hectares (10.0 acres)**
 - **Developable Area:** **3.99 hectares (9.84 acres)**
 - **Road Widening (Leslie Street):** **0.06 hectares (0.16 acres)**
- **Building Height:** **14.0 metres (45.93 feet) or 2 storeys**
- **Gross Floor Area:** **13,251.5 square metres (142,638.0 square feet)**
- **Lot Coverage:** **33.2%**
- **Number of Parking Spaces:** **87 (including 5 barrier-free spaces)**
- **Proposed Bicycle Parking Spaces:** **9**

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The main entrance to the building is proposed to be oriented towards Leslie Street. The parking area is proposed to be located along the north property line from Sofia Court to Leslie Street, with the majority of parking to be supplied along Sofia Court. Vehicular access is proposed to be from Sofia Court. Landscape treatments have been integrated into the site design with two berms proposed along the Leslie Street frontage and a selection of trees and vegetation are proposed throughout the site (refer to Map 2).

As noted previously in this report, the applicant is proposing the inclusion of an artwork element as part of its development proposal in the form of a mural that is to be located along a segment of the proposed architectural screen wall fronting onto Leslie Street (refer to Map 2). The following is a summary of the proposed artwork:

- **Proposed Theme:** Community and Connectivity - the artwork portrays connectivity through technology and represents the proposed data centre's function and role in the digital world
- **Proposed Style:** Bright Colours; Large-Scale; Hyper-Realism
- **Proposed Size:** a minimum of 5 metres (16.4 feet) by 33 metres (108.27 feet), and total of 165 sq. metres (1,776.05 sq. feet).

Planning Analysis

Site Plan

The proposed Site Plan Application, City File D06-19010, remains under review at this time. Comments that remain to be addressed are related to minor technical matters from the City's Development Planning and Development Engineering Divisions and Zoning Section concerning plan details to be included in the submitted drawings. Additionally, the applicant must address outstanding matters with the Regional Municipality of York concerning the conveyance of lands along the Leslie Street frontage. It should be noted that final Site Plan approval shall be contingent on the approval of the proposed mural.

Sign By-law 52-09

The artwork element to be included as part of the applicant's development proposal is considered a "mural sign" in accordance with Section 7.8 of the City's Sign By-law 52-09, as amended. A mural sign is defined as ***"any type of display or artistic endeavor that is applied as paint or film, or a sculpture to any external wall or other part of a Premises or structure..."***. In accordance with the provisions of the City's Sign By-law, all mural signs are subject to Council approval.

The applicant has submitted a conceptual design of the proposed mural as part of its Site Plan Application (refer to Appendix "B"). City staff has reviewed the conceptual design and does not have any objections with respect to same. In this regard, staff is of

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the opinion that the proposed design would add an element of colour and vibrancy to the City's Barker Business Park and become a positive feature along Leslie Street. In this regard, staff recommends that Council approve the proposed mural design.

Financial/Staffing/Other Implications:

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

Relationship to Council's Strategic Priorities 2020-2022:

The proposed mural sign aligns with **Strong Sense of Belonging** by creating a more vibrant Richmond Hill. The mural establishes a sense of identity and promoting and enhancing the City's unique places and by improving the look of buildings, streets and neighbourhoods.

Climate Change Considerations:

Climate change considerations are not applicable to this staff report.

Conclusion:

The applicant is seeking Council's comments with respect to its Site Plan Application to construct a two storey data centre and warehouse building and approval of the proposed mural sign as part of the development. As the application is nearing finalization and staff have no objections to the proposed mural, it is recommended that all comments regarding the proposed development be referred back to staff and the proposed mural be approved.

Attachments:

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

- Appendix A – Council Meeting Extract C#35-20
- Appendix B – Proposed Conceptual Mural Plan
- Map 1 – Aerial Photograph
- Map 2 – Proposed Site Plan
- Map 3 – Proposed Elevations (East and West)
- Map 4 – Proposed Elevations (North and South)

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Report Approval Details

Document Title:	SRPI.21.110 - Request for Comments – Site Plan Application.docx
Attachments:	<ul style="list-style-type: none">- Appendix A - Council Meeting Extract.pdf- Appendix B - Proposed Conceptual Mural Plan.docx- SRPI.21.110 - Map 1 - Aerial Photograph.docx- SRPI.21.110 - Map 2 - Proposed Site Plan.docx- SRPI.21.110 - Map 3 - Proposed Elevations (East and West).docx- SRPI.21.110 - Map 4 - Proposed Elevations (North and South).docx
Final Approval Date:	Nov 3, 2021

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

Gus Galanis - Oct 21, 2021 - 4:15 PM

Kelvin Kwan - Nov 3, 2021 - 9:22 AM

MaryAnne Dempster - Nov 3, 2021 - 10:39 AM