

March 18, 2022

DELIVERED

Our File No.: 169791

Mayor David West and Members of City Council
City of Richmond Hill
225 East Beaver Creek Road
Richmond Hill, ON, L4B 3P4

Your Worship and Members of Council:

**Re: Staff Report SRPI.22.030
Application for Site Plan Approval – 10 Sofia Court, Baker Business Park
Urbacon Properties Limited
City File No. D06-19010**

Aird & Berlis LLP acts on behalf of Urbacon Properties Limited (the “**Owner**”), the registered owner of the property municipally known as 10 Sofia Court in the City of Richmond Hill (the “**Property**”). The Property is located in the Barker Business Park, which is generally located north of Major Mackenzie Drive, on the east side of Leslie Street. The Property is approximately 4.05 hectares in size and is currently vacant.

Overview

Our client is proposing to construct a state of the art data centre facility in the Barker Business Park. The project aligns with the City’s economic goals as outlined in its Strategic Plan and will benefit the local economy. The project will contribute to one of the City’s key Employment Areas, which is strategically located in the heart of Canada’s digital corridor. The project also represents excellent urban design and landscaping responses which will add vibrancy to the Barker Business Park.

Site Plan Approval Application

On February 28, 2019, the Owner submitted an application for site plan approval (the “**Application**”) to facilitate the construction of the data centre on the Property. Since filing the Application, the Owner has worked with City staff to address comments on the proposal, resulting in re-submissions of the Application on March 20, 2020 and August 16, 2021.

The previous version of the Application (in Staff Report SRPI.21.110) contemplated a mural on the west-facing precast screen wall of the proposed building. In response to concerns raised by residents in deputations to Council, the Owner has worked with City staff to replace the mural with additional design responses. The revised west elevation now includes a dark grey architectural screen wall panel that creates a distinctive feature along the façade length and introduces visual interest. This architectural screen wall also includes a red wine coloured metal insert at the upper third of the wall. This feature is tied to the architectural fin and canopy of the main entrance of the

March 18, 2022

Page 2

building, allowing the visual sense of arrival to extend along the west façade and achieve a grander main entrance experience.

Throughout the process, the Owner has worked very closely with City staff to resolve the outstanding issues with the proposal, all of which have now been addressed to their satisfaction. We have reviewed Staff Report SPRI.22.030, which recommends support for the Application, and we thank City staff for their efforts to date.

Our client looks forward to continued contributions to the long-term viability of the Barker Business Park and the City's economic base.

Should you have any questions about the foregoing, please contact the undersigned.

Yours truly,

AIRD & BERLIS LLP

A handwritten signature in black ink, appearing to read 'MB' followed by a flourish.

Maggie Bassani
MB/JGP

encl.

cc: client