



Staff Report for Council Meeting

Date of Meeting: June 8, 2022

Report Number: SRPI.22.065

Department: Planning and Infrastructure

Division: Development Planning

Subject: **SRPI.22.065 – Request for Approval – Draft Plan of Condominium – East Beaver Creek Holdings Inc. – City File D05-21004 (19CDM(R)-21004**

Owner:

East Beaver Creek Holdings Inc.
802 Cochrane Road, Unit 1
Markham, Ontario
L3R 8E1

Agent:

JKO Planning Services Inc.
27 Fieldflower Crescent
Richmond Hill, ON
L4E 5E9

Location:

Legal Description: Block 2, Plan 65M-2202
Municipal Address: 2 East Beaver Creek Road

Purpose:

A request for approval of a draft Plan of Condominium (Standard) to apply condominium tenure to an existing four building office/commercial development on the subject lands.

Recommendations:

- a) That the proposed draft Plan of Condominium application submitted by East Beaver Creek Holdings Inc. for lands known as Block 2, Plan 65M-2202 (Municipal Address: 2 East Beaver Creek Road) City File D05-21004 (19CDM(R)-21004), be draft approved, subject to the following:
 - (i) that draft approval be subject to the conditions as set out in Appendix A to SRPI.22.065;

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- (ii) that prior to draft approval being granted, the applicant pay the applicable processing fees in accordance with the City's Tariff of Fees By-law 68-21; and,
- (iii) that the Mayor and Clerk be authorized to execute a Condominium Agreement, as may be required, referred to in Appendix A to SRPI.22.065.

Contact Person:

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

Report Approval:

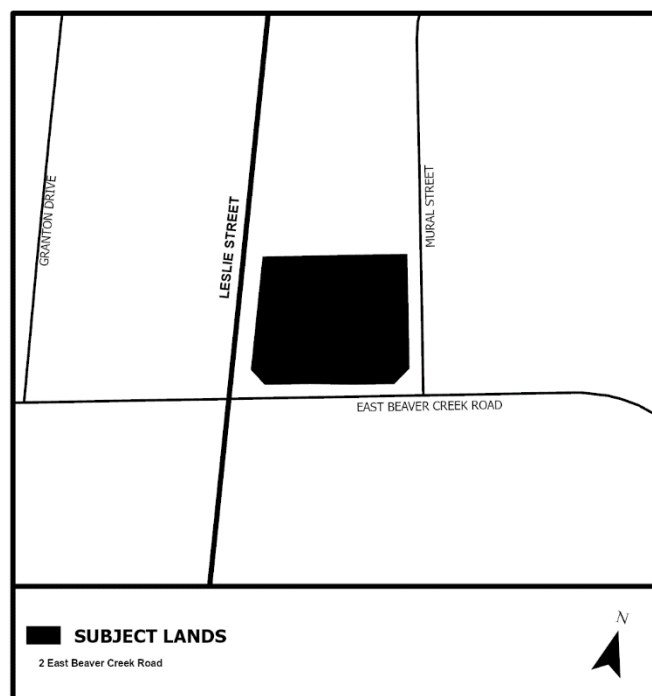
Submitted by: Kelvin Kwan, Commissioner of Planning and Infrastructure

Approved by: Darlene Joslin, 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 person listed under "Contact Person" above.



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Background:

The subject draft Plan of Condominium application was received and deemed complete by the City on September 29, 2021. The application was subsequently circulated to City 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 northeast corner of East Beaver Creek Road and Leslie Street (refer to Map 1) and have a total lot area of 1.84 hectares (4.55 acres). The lands currently support four two-storey office/commercial buildings, surface parking and interconnected driveways that were constructed in 1987. The lands abut Leslie Street to the west, Mural Street to the east, East Beaver Creek Road to the south and an existing multi-unit office/industrial building to the north.

Development Proposal

The applicant is seeking Council's approval of a draft Plan of Condominium in order to establish standard condominium tenure to the existing four office/commercial buildings 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 City:

- **Site Area:** 1.84 hectares (4.55 acres)
- **Total Gross Floor Area:** 4,848.2 square metres (5,211.9 square feet)
 - **Building 1:** 967.9 square metres (10,418.4 square feet)
 - **Building 2:** 967.1 square metres (10,409.8 square feet)
 - **Building 3:** 1,099.9 square metres (11,839.2 square feet)
 - **Building 4:** 1,813.3 square metres (19,518.2 square feet)
- **Number of Buildings:** 4
- **Parking Spaces:** 219

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 (2010) (the "Plan") (refer to Map 2). In accordance with the **Employment Area** designation, the predominant use of lands in this designation are high performance industrial, office and major office uses however, other uses are permitted in the **Employment Area** including, but not limited to, warehousing, hotels, community uses, linear parks, and automotive services subject to certain criteria, in addition to ancillary uses such as commercial uses, subject to certain criteria, that serve to support the employment lands. As no changes to the permitted

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uses are proposed, the subject proposal is consistent with the **Employment Area** designation of the Plan.

Zoning

The subject lands are zoned **Special Commercial (MC-2) Zone** under By-law 150-80, as amended (refer to Map 3). Uses permitted within the **MC-2 Zone** include banks and financial establishments, business and professional offices, hotels, clubs and health centres, restaurants and taverns, technical and commercial schools, parking garages and research and development, warehousing, assembly and manufacturing, printing establishments, and accessory offices. No changes are proposed to the permitted uses or development standards 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 City departments and external agencies for their review and comment. The circulated City departments and external agencies have advised of no concerns or objections to the application and/or have provided conditions of draft approval. The existing buildings and land use are in conformity with the Plan and in compliance with applicable Zoning By-law. As there are four existing buildings on the subject lands, each building would become part of the standard condominium which will share common elements, including the existing parking lot, drive aisles and loading spaces. No site works are required to facilitate the proposed draft Plan of Condominium. Based on the preceding, the conversion of the land tenure from freehold to standard condominium is considered appropriate for the continued functioning of the uses on site. As such, staff recommends 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 Council's Strategic Priorities 2020-2022:

The recommendations of this report are aligned with **Fiscal Responsibility** for providing for a different tenure for the existing developed lands.

Climate Change Considerations:

Climate change considerations are not applicable to this staff report.

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Conclusion:

The applicant is seeking Council's approval of its draft Plan of Condominium that will establish standard condominium tenure to the existing four office/commercial buildings on the subject lands. Development 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 draft Plan of Condominium subject to the conditions of approval outlined in Appendix A to this report.

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, Schedule of Draft Conditions, 19CDM(R)-21004
- Map 1 Aerial Photograph
- Map 2 Official Plan Designation
- Map 3 Existing Zoning
- Map 4 Draft Plan of Condominium, 19CDM(R)-21004

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Report Approval Details

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|----------------------|--|
| Document Title: | SPRI.22.065 - Request for Approval - D05-21004.docx |
| Attachments: | <ul style="list-style-type: none">- Appendix A Conditions - D05-21004.docx- SRPI.22.065 - Map 1 - Aerial Photograph.docx- SRPI.22.065 - Map 2 - Official Plan Designation.docx- SRPI.22.065 - Map 3 - Existing Zoning.docx- SRPI.22.065 - Map 4 - Draft Plan of Condominium.docx |
| Final Approval Date: | May 23, 2022 |

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

Task assigned to Gus Galanis was completed by delegate Deborah Giannetta

Deborah Giannetta on behalf of Gus Galanis - May 20, 2022 - 1:54 PM

Kelvin Kwan - May 20, 2022 - 3:02 PM

Darlene Joslin - May 23, 2022 - 5:19 PM