



Staff Report for Committee of the Whole Meeting

Date of Meeting: May 17, 2023

Report Number: SRPI.23.051

Department: Planning and Infrastructure

Division: Development Planning

Subject: **SRPI.23.051 – Request for Comments – Site Plan Application – S&A Developments Limited – City File SP-23-0006**

Owner:

S&A Developments Limited

207 Weston Road

Toronto, ON M6N 4Z3

Applicant:

Nick Pileggi

Macaulay Shiomi Howson Ltd.

520 Industrial Parkway South, Suite 202

Aurora, ON L4G 6W8

Location:

Legal Description: Part of Lots 53 and 54, Plan 65M-2104

Municipal Address: 0 East Beaver Creek Road

Purpose:

A request for comments concerning a Site Plan application to permit an industrial/commercial building on the subject lands.

Recommendation:

- a) **That the Site Plan application submitted by S&A Developments Limited for the lands known as Part of Lots 53 and 54, Plan 65M-2104 (Municipal Address: 0 East Beaver Creek Road), City File SP-23-0006), be received for information purposes only and that all comments be referred back to staff.**

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Contact Person:

Giuliano La Moglie, Planner II - Subdivisions, phone number 905-747-6465 and/or
Sandra DeMaria, Manager of Development – Site Plans, phone number 905-747-6312

Report Approval:

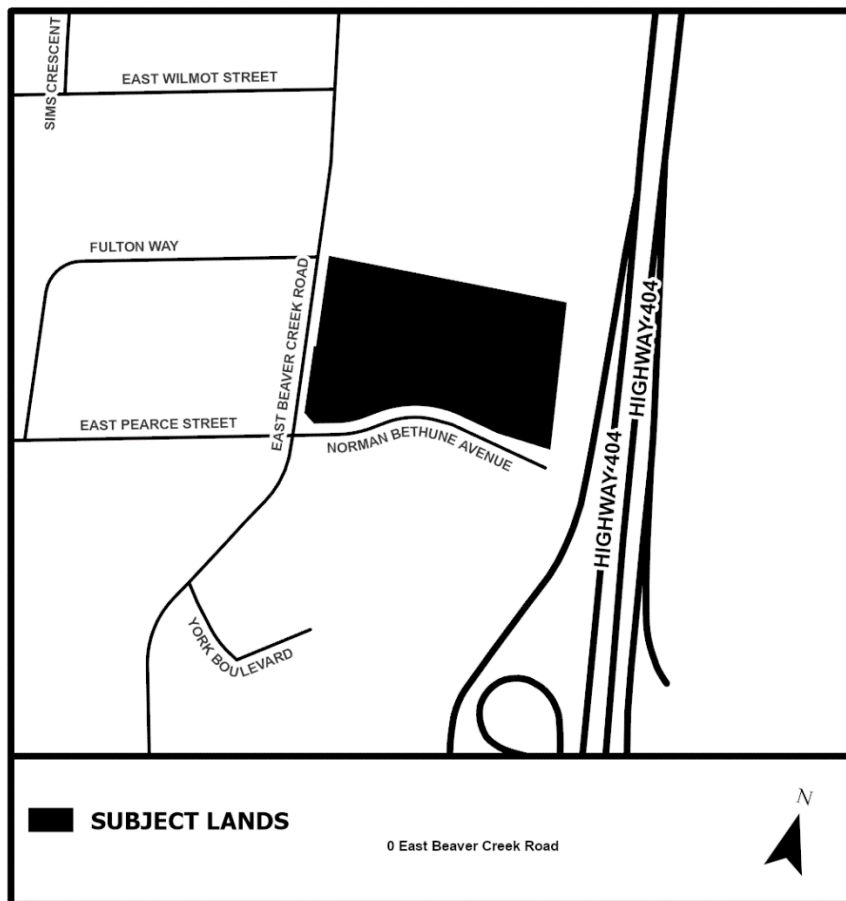
Submitted by: Kelvin Kwan, Commissioner of Planning and Regulatory Services

Approved by: Darlene Joslin, 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 the “Contact Person” above.



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Background:

The subject Site Plan application was received and deemed complete on March 24, 2023. The application and supporting materials were subsequently circulated to relevant City departments and external agencies for review and comment. Accordingly, the purpose of this report is to seek comments from Council with respect to the applicant's Site Plan application for the proposed industrial/commercial building on the subject lands.

Summary Analysis:

Site Location and Adjacent Uses

The subject lands are situated at the northeast corner of East Beaver Creek Road and Norman Bethune Avenue within the City's Beaver Creek Business Park (refer to Maps 1 and 2). The lands have a total lot area of 6.31 hectares (15.58 acres) and a lot frontage of approximately 219.33 metres (719.59 feet) on East Beaver Creek Road and 355.70 metres (1167.00 feet) on Norman Bethune Avenue. A majority of the site is vacant while a portion is being used as a temporary parking area for the staff of the existing industrial/commercial use (Amico) to the north of the subject lands. The lands abut East Beaver Creek Road to the west, Highway 404 to the east, Norman Bethune Avenue to the south, and existing multi-unit industrial/commercial buildings to the north (refer to Map 2).

Development Proposal

The applicant is seeking approval of its Site Plan application to facilitate the construction of an industrial/commercial building with an accessory office component totaling 32,570.16 square metres in gross floor area on its land holdings (refer to Map 5). The following is a summary outlining the relevant statistics of the applicant's development proposal based on the plans and drawings submitted to the City:

- **Total Lot Area:** 6.31 hectares (15.58 acres)
- **Lot Frontage:** 219.33 metres (719.59 feet)
- **Total Gross Floor Area:** 32,570.16 square metres (350,582.28 square feet)
 - **Warehouse Space:** 30,249.24 square metres (325,600.11 square feet)
 - **Office Space:** 1,160.46 square metres (12,461 square feet)
- **Parking Spaces:** 436 spaces (11 accessible)
- **Bicycle Parking Spaces:** 50
- **Loading Spaces:** 36

The proposed development is to be oriented towards Norman Bethune Avenue with the principal entrance from this frontage. A secondary entrance is proposed from East Beaver Creek Road and will provide access to the rear of the building and leads to the loading area. A majority of the parking spaces are proposed along the perimeter of the building with the accessible parking spaces located near the main entrances of the

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building. An internal concrete walkway is proposed to wrap around the building which will connect to an existing sidewalk along Norman Bethune Avenue (refer to Map 5).

Supporting Documentation/Reports

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

- Site Plan;
- Survey;
- Elevations;
- Floor Plan;
- Landscape Plan;
- Tree Inventory and Preservation Plan;
- Erosion and Sediment Control Plan;
- Lighting Plan;
- Waste Management Plan;
- Exterior Material and Colour Palette Schedule;
- Phase One Environmental Site Assessment;
- Geotechnical Investigation;
- Noise Report;
- Site Servicing and Grading Plan;
- Traffic Impact Study;
- Functional Servicing Stormwater Management Report; and,
- Sustainability Metrics Summary;

Planning Analysis:

City of Richmond Hill Official Plan - North Leslie Secondary Plan

The subject lands are designated **Employment Area** in accordance with Schedule A2 – Land Use of the City of Richmond Hill’s Official Plan (the “Plan”) (refer to Map 4). In accordance with the **Employment Area** designation, the predominant use of lands in this designation are high performance industrial, office and major office uses. Other uses are permitted in the **Employment Area** including, but not limited to, warehousing, hotels, community uses, linear parks, and automotive services and ancillary uses such as commercial uses, that serve to support the employment lands, all of which are subject to certain criteria. The subject proposal is consistent with the policies of the **Employment Area** designation of the Plan.

Zoning

The lands are zoned **High Performance Commercial Industrial (MC-1) Zone** in accordance with Zoning By-law 150-80, as amended (refer to Map 3). The **MC-1 Zone** permits warehousing, assembly and manufacturing of goods and materials, research and development facilities, data processing centres, ancillary retail sales, banks and financial establishments, technical and commercial schools, restaurants, parking

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garages, business and professional offices, and hotels (subject to site specific standards). The proposed development is in keeping with the permitted uses and provisions of the Zoning By-law applicable to the lands.

City Department, External Agency and Public Comments:

The applicant's Site Plan application, including the associated studies and plans in support of same, have been circulated to various City departments and external agencies for review and comment. The applicant will be required to address all outstanding technical matters identified through the Site Plan review process. Staff notes that Site Plan approval will not be granted until such time as any outstanding comments have been satisfactorily addressed. Furthermore, any conditions provided by relevant City Departments and external agencies will be included in the Site Plan Agreement.

The following sections contain an overview of the comments received with respect to the Site Plan application and include a brief discussion on how concerns and issues have been addressed by the applicant. At this time, comments have been received from several external agencies, including Alectra Utilities and Enbridge Gas. The subject application remains under review by the City's Development Engineering Division, Economic Development Section, the Parks and Natural Heritage Planning Section, the Community Services Department, and Building Services.

Heritage and Urban Design Section

The City's Heritage and Urban Design Section has reviewed the subject application in accordance with the Council-approved *City-wide Urban Design Guidelines* and has provided detailed comments with respect to the organization of the site, built form, and consideration of the public realm and the proposed streetscape.

Development Planning Division

The City's Development Planning Section has reviewed the materials submitted in support of the applicant's Site Plan application and has the following comments:

- the proposed development is located within the Beaver Creek Business Park and is consistent with the **Employment Area** designation of the City's Official Plan;
- the proposed development is in keeping with the permitted uses and provisions of the Zoning By-law 150-80, as amended;
- the applicant must satisfactorily address comments and/or requirements identified by City departments and external agencies that have been requested to review the proposed development. In this regard, it is noted that the Site Plan application is currently under review by a number of city departments and external agencies;
- the applicant is required to address all technical matters related to its Site Plan application, including on-site circulation, parking, traffic management, landscaping, and accessibility; and,
- the Sustainability Performance Metrics Tool submitted in support of the proposed development remains under review by City staff. The applicant will be required to

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ensure that the minimum Sustainability Metrics threshold score for Site Plan applications is achieved.

Financial/Staffing/Other Implications:

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

Relationship to the Strategic Plan – 2020-22:

The recommendations of this report are aligned with **Goal Two - Strong Sense of Belonging** by providing more employment diversity within the Beaver Creek Business Park.

Conclusion:

Staff are seeking comments from Council with respect to the applicant's Site Plan application to facilitate the construction of an industrial/commercial building on its land holdings. The purpose of this report is to provide Council and the public with an overview of the development proposal and to discuss the regulatory regime governing the evaluation of this planning application. Accordingly, it is recommended that the staff report be received by Council and that all comments be referred back to staff for final consideration.

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, Existing Zoning
- Map 4, Official Plan Designation
- Map 5, Proposed Site Plan
- Map 6, Proposed Elevations
- Map 7, Proposed Floor Plans

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Report Approval Details

Document Title:	SRPI.23.051 - Request for Comments - Site Plan Application - 0 East Beaver Creek Road - City File SP-23-0006.docx
Attachments:	- Map 1 - Aerial Photograph.docx - Map 2 - Neighbourhood Context.docx - Map 3 - Existing Zoning.docx - Map 4 - Official Plan Designation.docx - Map 5 - Proposed Site Plan.docx - Map 6 - Proposed Elevations.docx - Map 7 - Proposed Floor Plans.docx
Final Approval Date:	Apr 27, 2023

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

Gus Galanis - Apr 27, 2023 - 11:05 AM

Kelvin Kwan - Apr 27, 2023 - 11:38 AM

Darlene Joslin - Apr 27, 2023 - 8:08 PM