



## **Staff Report for Committee of the Whole Meeting**

**Date of Meeting:** June 12, 2024

**Report Number:** SRPBS.24.050

**Department:** Planning and Building Services

**Division:** Development Planning

**Subject:** **SRPBS.24.050 – Request for Approval – Draft Plan of Condominium Application – Richmond Hill Holdings Ltd. – City File CON-23-0002**

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### **Owner:**

Richmond Hill Holdings Ltd.  
130 Performance Drive  
Richmond Hill, ON  
L4S 1P2

### **Agent:**

Groundswell Urban Planners Inc.  
402-95 Mural Street  
Richmond Hill, ON  
L4B 3G2

### **Location:**

Legal Description: Block 3, Registered Plan 65M-4114  
Municipal Address: 130 Performance Drive

### **Purpose:**

A request for approval of a draft Plan of Condominium application to establish standard condominium tenure for the existing industrial building located on the subject lands.

### **Recommendations:**

- a) That the draft Plan of Condominium application submitted by Richmond Hill Holdings Ltd. for the lands known as Block 3, Registered Plan 65M-4114 (Municipal Address: 130 Performance Drive), City File CON-23-0002 be approved, subject to the following:
  - (i) the conditions of draft approval as set out in Appendix “A” to Staff Report SRPBS.24.050;

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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; and,
- (iii) that the Mayor and Clerk be authorized to execute the Condominium Agreement referred to in Appendix "A" to SRPBS.24.050, if required.

### Contact Person:

Umar Javed, Planner I, phone number 905-747-6470

Kaitlyn Graham, Acting Manager of Development Planning, phone number 905-771-5563

Deborah Giannetta, Acting Director of Development Planning, phone number 905-771-5542

### Report Approval:

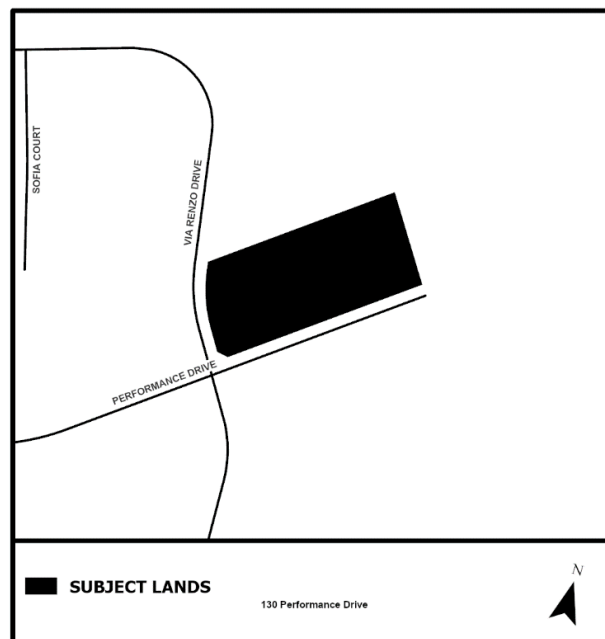
**Submitted by:** Gus Galanis, Acting Commissioner, Planning and Building Services

**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 "Contact Person" above.



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### **Background:**

On July 22, 2016, Richmond Hill Holdings Ltd. entered into a Site Plan Agreement with the City to facilitate the construction of a one-storey industrial warehouse building on its land holdings. The Agreement was registered on title of the subject lands on September 7, 2016 as Instrument Number YR2538803. Securities to ensure that site works would be completed to the City's satisfaction were provided in support of the Agreement and have since been released.

The subject draft Plan of Condominium application was received and deemed complete by the City on March 29, 2023. The application was subsequently circulated to City departments and external agencies for review and comment. The applicant is seeking Council's approval of its draft Plan of Condominium application in order to establish condominium tenure for the existing industrial building on its land holdings.

Accordingly, the purpose of this report is to seek Council's approval of the applicant's draft Plan of Condominium application.

### **Summary Analysis:**

#### **Site Location and Adjacent Uses**

The subject lands are located in the City's Barker Business Park north of Major Mackenzie Drive East, east of Via Renzo Drive, and west of Highway 404, and have a total lot area of approximately 2.66 hectares (6.57 acres). Abutting land uses include industrial uses to the north, south, and west, as well as vacant industrial lands to the east (refer to Map 1). The lands presently support an existing industrial warehouse building that was previously approved through a Site Plan application (City File D06-15042).

#### **Development Proposal**

The applicant is requesting approval a draft Plan of Condominium in order to establish standard condominium tenure for the existing industrial building located on its land holdings. The building currently contains three units, 'Unit A', 'Unit B', and 'Unit C', which are held under one ownership. The proposed conversion to condominium tenure would facilitate division of ownership of the existing building and the surrounding lands into three (3) exclusive-use units and shared common element areas which include shared parking as well as two (2) mechanical and sprinkler rooms in 'Unit 1', inclusive of access to exterior doors (refer to Map 3). All three (3) units are proposed to be separately metered for services and utilities. The following is a summary of the development statistics for the proposed draft Plan of Condominium:

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<b>Total Number of Units:</b>	<b>3</b>
<b>Unit 1 Area:</b>	<b>8,338 square metres (89,752 square feet)</b>
<b>Unit 2 Area:</b>	<b>1,764 square metres (18,986 square feet)</b>
<b>Unit 3 Area:</b>	<b>1,810 square metres (19,484 square feet)</b>
<b>Common Element Area (Parking):</b>	<b>14,716 square meters (158,103 square feet)</b>
<b>Total Lot Area:</b>	<b>26,628 square metres (286,624 square feet)</b>

## 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). Uses permitted within the **Employment Area** designation include high performance industrial, warehousing, office, and major office uses, among other permitted uses. The lands are further identified as being located within the City's Barker Business Park, adjacent to Highway 404 and provide a range of high performance industrial and office uses that may not be accommodated elsewhere in the City, such as high-tech industries and knowledge based businesses in the form of advanced manufacturing plants, corporate headquarters, and research and development facilities. The existing industrial development complies with the uses contemplated in the **Employment Area** designation and in the Barker Business Park as outlined in the Plan.

### Zoning

The subject lands are presently zoned **High Performance Commercial Industrial (MC-1) Zone** in accordance with By-law 150-80, as amended (refer to Map 3). Staff have reviewed the subject draft Plan of Condominium application against the applicable zoning and have concluded that there are no areas of non-compliance and the subject application does not propose any changes that would require relief from the Zoning By-law applicable to the subject lands.

### Site Plan

As noted previously in this report, a Site Plan Agreement to facilitate the construction of the existing industrial building on the lands was registered on September 7, 2016 as Instrument Number YR2538803. There are currently no remaining obligations under the existing Site Plan Agreement.

### Draft Plan of Condominium

Staff has reviewed the applicant's draft Plan of Condominium application and advise that the application is consistent with the approved Site Plan for the industrial building which currently exists on the lands. Further, circulated City departments and external agencies have advised of no concerns or objections to the application and/or have provided conditions of approval for the proposed draft Plan of Condominium. The conditions of approval are included in the Schedule of Conditions attached hereto as Appendix "A".

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In consideration of the preceding, staff supports the applicant's request for the approval of the subject draft Plan of Condominium application.

### **Financial/Staffing/Other Implications:**

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

### **Relationship to Strategic Plan:**

The recommendations of this report are aligned with Pillar 3: Strengthening our Foundations by providing various employment opportunities in the Barker Business Park employment area and maintaining a continuous improvement mindset to support innovation and responsiveness to local businesses and their needs.

### **Climate Change Considerations:**

The recommendations of this report do not have any direct climate change considerations.

### **Conclusion:**

The applicant is seeking approval of its draft Plan of Condominium application in order to establish standard condominium tenure for the existing approved industrial building located on its land holdings. Planning staff are satisfied that the proposed draft Plan of Condominium is appropriate and represents good planning. Accordingly, staff recommends that the applicant's request be approved subject to the conditions set out in Appendix "A" of this report.

### **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.

- Appendix "A" – Draft Plan of Condominium Conditions of Approval
- Map 1 - Aerial Photograph
- Map 2 - Existing Zoning
- Map 3 - Draft Plan of Condominium CON-23-0002

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### Report Approval Details

Document Title:	SRPBS.24.050 Request for Approval - CON-23-0002.docx
Attachments:	<ul style="list-style-type: none"><li>- SRPBS.24.050 Request for Approval - CON-23-0002.docx</li><li>- Appendix A - Conditions.docx</li><li>- Map 1 - Aerial Photograph.docx</li><li>- Map 2 - Existing Zoning.docx</li><li>- Map 3 - Draft Plan of Condominium.docx</li></ul>
Final Approval Date:	May 22, 2024

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

**Deborah Giannetta - May 22, 2024 - 9:40 AM**

**Maria Flores on behalf of Gus Galanis - May 22, 2024 - 12:36 PM**

**Darlene Joslin - May 22, 2024 - 3:22 PM**