

Development Services Memorandum

To: Committee of the Whole Council

Date: March 18, 2025

Subject: Proposed Site Plan Application
18182 Yonge Street (SPA.24.11)

Origin: Nicole Schroder, Planner
Jack Krubnik, Acting General Manager of Development Services

The purpose of this memorandum is for information and to advise Council of a Site Plan application submitted by Costco Wholesale Canada Ltd. to the Development Services, Planning Branch in December 2024.

Costco Wholesale Canada Ltd., which currently operates in East Gwillimbury, is proposing to retrofit the existing Costco Warehouse Membership Club into a Costco Business Centre. As part of this proposed conversion, the gross floor area of the existing building and gas bar will remain the same. The proposal includes slight changes to the building elevations to update signage to reflect the Business Centre as well as a reconfiguration of the parking area at the southwest corner of the site to accommodate a fenced compound including 13 new (electric) delivery truck stalls and a shore power building. These delivery trucks deliver goods to their customers throughout the local area. The proposed converted facility will provide a total of 574 parking stalls, including 13 accessible parking stalls. Most of the changes for the proposed conversion would occur within the existing building to accommodate the new merchandising concept.

The subject property is located at 18182 Yonge Street, on the south side of Green Lane East and west of Yonge Street, as shown in the location map included as Appendix 1.

The purpose of the application is to facilitate the proposed development which consists of a fenced compound including 13 new (electric) delivery truck stalls, an 8.6 square metre proposed shore power building, changes to the building elevations to update signage and interior changes for the proposed conversion to accommodate the new merchandising concept. The proposed Costco Business Centre will be the only location in York Region. The new delivery trucks would generate additional jobs at this location. The Town's Manager of Economic Development, Brennan Kenny, will provide support through the Advantage EG program as this development represents new investment in East Gwillimbury.

Given that the application was submitted after July 1, 2022; the application is subject to the new legislative changes made to the *Planning Act* under Bill 109 (*More Homes for Everyone Act*, 2022). As such, approval of the site plan application will be delegated to the Acting General Manager of Development Services and be considered for approval within 60 days after the application has been deemed complete.

This memo is provided to advise Council that an application has been received only. It does not address the merits of the application as those will be addressed through the technical review process.

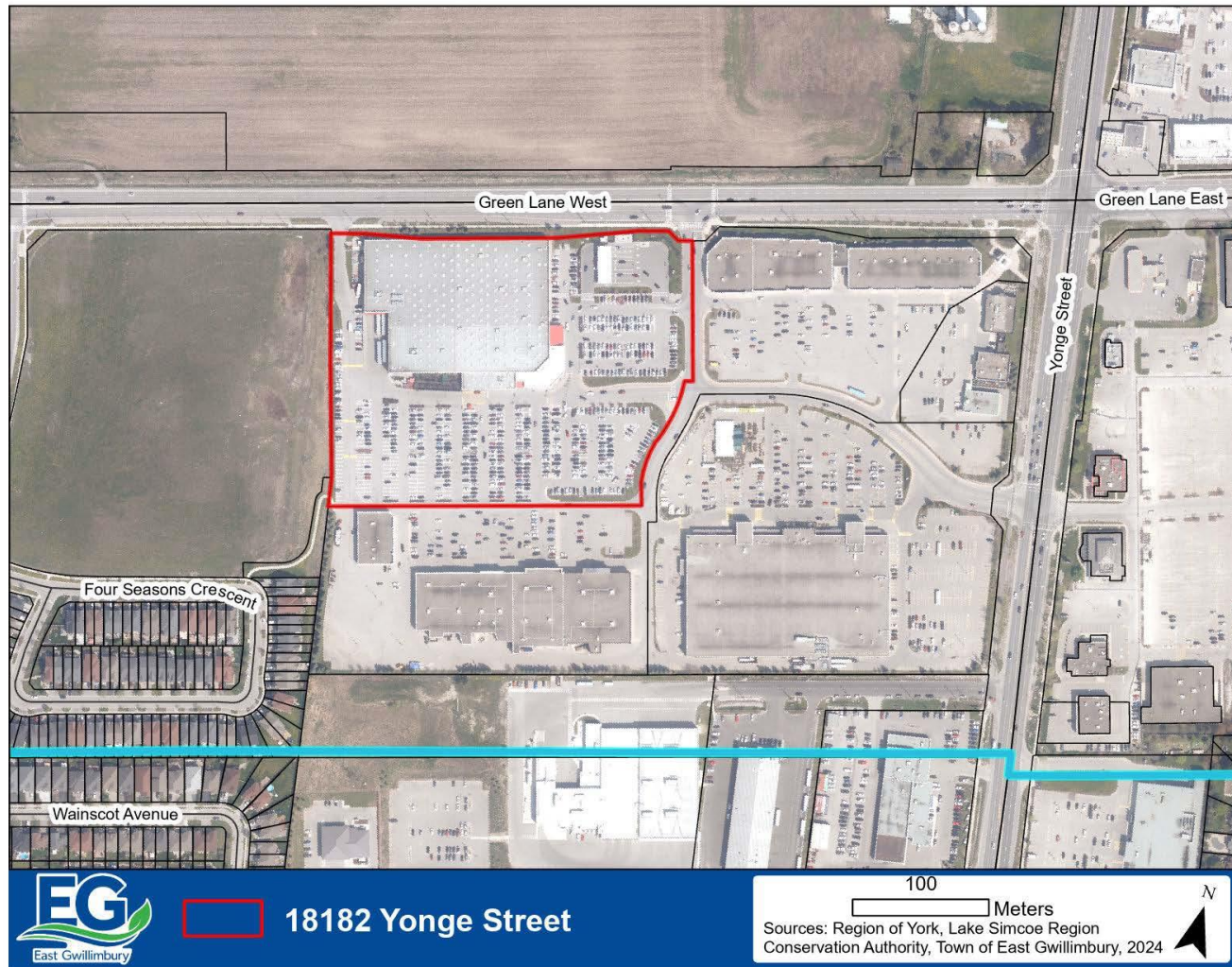
A sign regarding the proposal is required on the property and the application will be listed on the Town's active applications webpage.

ATTACHMENTS

Appendix 1 – Location Map

Appendix 2 – Proposed Site Plan

APPENDIX 1 – Location Map



APPENDIX 2 – Proposed Site Plan

GREEN LANE

