

743- 28th St Project Summary.

Normar Developments Ltd is requesting a Development Permit at 743 – 28th St to facilitate modernizing the existing building. We are proposing adding to the parking as well as improving and adding to the existing landscaping for the purpose of allowing the building to accommodate multiple tenants.

Normar Developments, an associate company of Noort Investments, purchased the vacant “Saputo/ Dairyland” building in late 2019 with the intent of leasing the building as there is very little industrial space available in the Valley. Leasing the building has proved challenging as the building is set up as a single tenant user and the building is approx. 40 years. Recently we have had an offer to lease from a tenant in one of our existing industrial properties on Kilpatrick Ave that requires additional space which we cannot offer at that location. The tenant is requesting approx. 5,000 sq. ft. and due to the current layout of the building we are looking at reconfiguring the landscaping and parking and adding additional storefront entrance to accommodate the potential for multiple tenants at this location. Currently the existing building layout and storefront entrances on 28th St do not allow for multiple demised units in the building and the parking is currently set up with only 4 stalls in the front of the building which will not be conducive to a multi tenanted building that will have customers coming to the tenants business. We are proposing to reconfigure the front of the property to allow for 12 parking stalls. This will require re-working the exiting landscaping in addition to adding new landscape areas as designed by PMG Landscape Architects. We are also proposing to paint the South and East face a dark grey on the existing blue metal cladding and a white on the concrete block as soon as the weather allows. The North and West face will be painted at a later date.

Normar Dev will also be constructing a waste/recycling compound to accommodate the building as well as adding a bike storage and an outdoor area with a picnic table for outdoor gatherings. In addition we have outlined a total of 44 parking stalls for the property. We will also be demolishing a small section of the building on the West side that was a covered loading area for Saputo but does not work well with the new layout.

This project is unique as we are dealing with an existing building and site layout that was constructed in the early 1980's. We are requesting to amend the landscaping on 28th St as per our Landscape Architects design and work within the existing layout as well as adding additional plantings on 28th St. We believe this will be a major improvement to the property and the area. The outdoor lighting is existing as well as fencing and drive aisles. Working with an existing building and site layout proves challenging in meeting all the DP guidelines however we believe we are completing a major upgrade to the property and the area.