



## **Staff Report for Council Meeting**

**Date of Meeting:** July 8, 2020  
**Report Number:** SRPRS.20.102

**Department:** Planning and Regulatory Services  
**Division:** Development Planning

**Subject:** **SRPRS.20.102 – Request for Comments – Site Plan Application – 57 King Road – The Regional Municipality of York – City File D06-20013**

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### **Owner:**

The Regional Municipality of York  
17250 Yonge Street  
Newmarket, Ontario  
L3Y 6Z1

### **Agent:**

AECOM Canada Inc.  
105 Commerce Valley Drive West  
Markham, Ontario  
L3T 7W3

### **Location:**

**Legal Description:** Part of Lot 65, Concession 1, W.Y.S.  
**Municipal Address:** 57 King Road

### **Purpose:**

A request for comments concerning a Site Plan application to facilitate the construction of a two storey building to accommodate an air management facility on the subject lands.

### **Recommendation:**

- a) **That SRPRS.20.102 regarding a Site Plan application submitted by The Regional Municipality of York for lands known as Part of Lot 65, Concession 1, W.Y.S., municipally known as 57 King Road, City File D06-20013, be received and that all comments be referred back to staff.**

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### Contact Person:

Simone Fiore, Planner II – Subdivisions, phone number 905-771-2479 and/or  
Deborah Giannetta, Manager of Development – Site Plans, phone number 905-771-5542

### Report Approval:

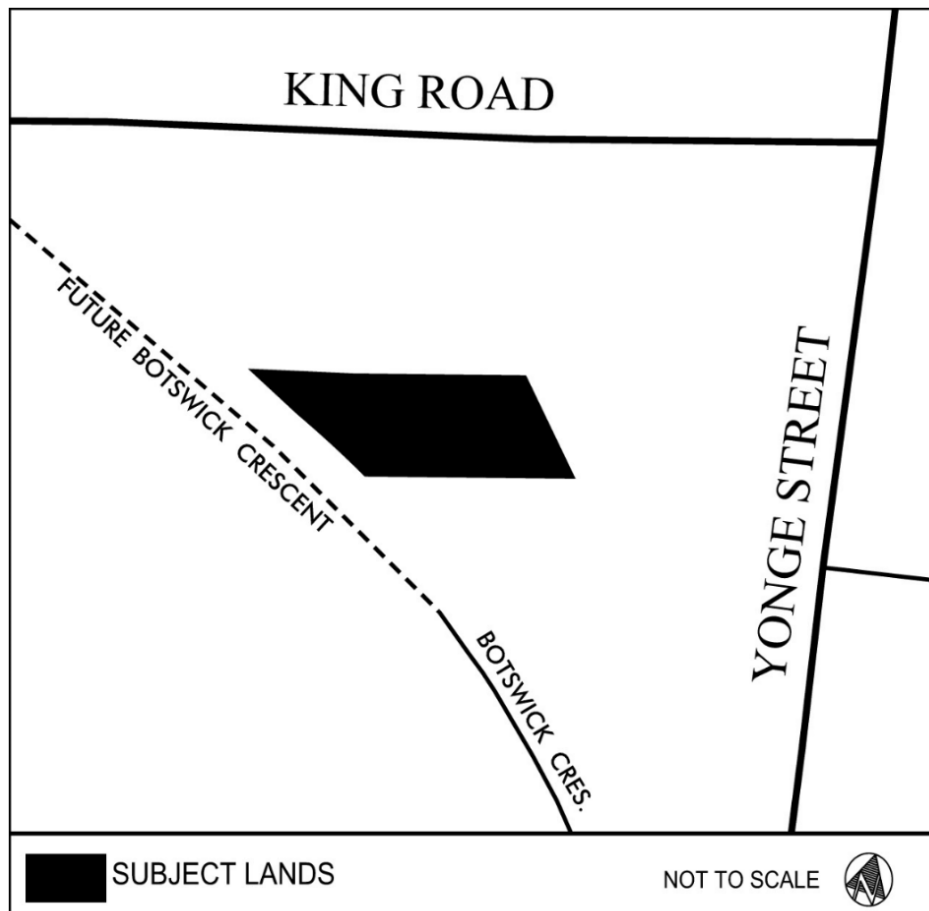
**Submitted by:** Kelvin Kwan, Commissioner of Planning and Regulatory Services

**Approved by:** Mary-Ann Dempster, City Manager

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), City Solicitor (as required), Commissioner and Interim 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 the person listed under “Contact Person” above.



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### Background:

The subject Site Plan application was received by the City on April 9, 2020 and deemed complete on April 17, 2020. The application was subsequently circulated to relevant City Departments and external agencies for review and comment. The purpose of this report is to seek comments from Council with respect to the applicant's Site Plan application.

### Summary Analysis

#### Site Location and Adjacent Uses

The subject lands are located south of King Road, west of Yonge Street and have a lot area of approximately 0.2185 hectares (0.54 acres). The lands are vacant except for a manmade pond, which is proposed to be decommissioned as part of this development proposal. The subject lands were previously used for a wet well facility that has since been decommissioned. The lands abut the unopened Botswick Crescent road allowance to the west, a City owned building to the north (the Connor Building which is currently occupied by the Oak Ridges Soccer Club), and commercial buildings to the east and south (refer to Map 1).

#### Development Proposal

The applicant is seeking approval of its proposal to construct a two-storey building that will accommodate an air management facility on the subject lands. The following is a summary outlining the pertinent statistics of the applicant's development proposal based on the plans and drawings submitted to the City:

- **Total Lot Area:** 0.2185 hectares (0.54 acres)
- **Building Height:** 9.77 metres (32.05 feet) or 2 storeys
- **Gross Floor Area:** 538 square metres (5,790.98 square feet)
- **Number of Parking Spaces:** 2 spaces (1 accessible)

The purpose of the proposed air management facility is to address odour issues related to emissions from the York-Durham Sewer System. The proposed two-storey building will house and protect the odour treatment process equipment associated with the air management facility as well as related accessories required for the operation and function of the facility (i.e. back-up generator, electrical panels, etc.).

Primary access to the proposed facility will be from King Road following the existing entrance driveway alignment through the property to the north (39 King Road). The facility is proposed to be surrounded by a wooden privacy fence for security and visual screening purposes (refer to Maps 4 and 5).

#### Supporting Documentation/ Reports

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

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- Site Plan;
- Elevation Plans;
- Floor Plans;
- Site Servicing Plan;
- Site Grading Plan;
- Stormwater Management Report;
- Erosion and Sediment Control Plan;
- Exterior Lighting Plan;
- Electrical Plan;
- Tree Inventory and Preservation Plan;
- Landscape Plan; and,
- Topographical Survey.

### Planning Analysis:

#### City of Richmond Hill Official Plan

The subject lands are designated **Oak Ridges Local Centre** on Schedule - A2 (Land Use) to the Official Plan (the “Plan”) (see Map 2). The lands are also located within the **Lake Wilcox Special Policy Area**. The majority of the property is designated **Oak Ridges Local Centre**, which is envisioned as a low-rise, pedestrian-oriented, human-scaled, mixed-use centre serving the Oak Ridges Community. Permitted uses of the **Oak Ridges Local Centre** include medium density residential, office, commercial, retail and community uses, such as government facilities, in accordance with **Section 4.1** of the Plan. The subject proposal is for a regional government facility which is a community use and therefore is a permitted use under this designation.

The subject lands are also located within the **Lake Wilcox Special Policy Area**. Lands located within **Special Policy Areas** have historically existed in the floodplain. It is recognized that a strict adherence to the *Provincial Policy Statement (PPS)* may limit opportunities for development within the community, therefore this area is subject to a separate set of policies to allow for development subject to certain regulations. Development may occur within a **Special Policy Area** subject to Site Plan control with the implementation of appropriate flood measures to the satisfaction of the City and the Toronto and Region Conservation Authority (TRCA).

In June 2017, Council approved amendments to the **Lake Wilcox Special Policy Area** to address changes to the floodplain. Included within the changes was the removal of the King Road Special Policy Area sub-area from the **Lake Wilcox Special Policy Area** within which the lands are located. At the time of writing of this report, the approved amendments to the **Lake Wilcox Special Policy Area** are under review by the Province of Ontario. Until such time that the Province issues approval, the **Lake Wilcox Special Policy Area** remains in effect. Should the Special Policy Area be removed, the **Natural Hazard** policies of the Plan shall apply. Staff are of the opinion that the subject proposal conforms with the policies of the Plan as it relates to the **Special Policy Area**.

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Staff will continue to work with the applicant and the TRCA to ensure conformity with all applicable policies.

The subject lands are also situated within the **Settlement Area** of the Oak Ridges Moraine, as defined in the ORMCP. In accordance with Section 3.2.1.1(18) of the Plan, all uses which are otherwise permitted under the Plan, shall be permitted within the **Settlement Area** and permitted uses shall be subject to the requirements of Section 19(3) and 31(4) of the ORMCP.

### Zoning

The subject lands are zoned **General Commercial One (GC1) Zone** in accordance with By-law 366-86, as amended (refer to Map 3). By-law 100-10 which amends By-law 366-86, as amended, permits a public authority to use any lot, building or structure in all zones for infrastructure purposes. In this regard, the proposed air management facility is considered as public authority infrastructure and is therefore permitted.

### Departments and External Agency Comments:

The subject Site Plan application and associated drawings and reports submitted in support of same have been circulated to various City departments and external agencies for their review and comment. The following is a summary of the comments received with respect to the applicant's development proposal.

#### Regional Municipality of York

The Regional Municipality of York has reviewed the subject application and has provided technical comments with respect to the proposed site servicing and the requirement of a Utility Plan, cross-sections, Traffic Management Plan, Fencing/Hoarding Plan and a Construction Management Plan.

#### Toronto and Region Conservation Authority (TRCA)

The TRCA has advised that the subject lands are located within a Regulated Area of the Humber River watershed under Ontario Regulation 166/06 and, as such, a permit is required prior to any development taking place on the subject lands. Further, application specific comments have been provided relating to water resources and ecology (refer to Appendix A).

#### Other Departments and External Agencies

Comments have also been received from Alectra Utilities, Canada Post, Enbridge, the City's Corporate and Financial Services Division, the City's Fire and Emergency Services Division, the City's Urban Design and Heritage Section, the City's Park and Natural Heritage Planning Section, and the City's Public Works Operations Division. These departments and external agencies have no objections to the application and/or have provided comments to be considered by the applicant during a more detailed implementation stage. All comments received by the City at the time of writing this

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report have been forwarded to the applicant for consideration but have not been appended to this report.

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

The recommendation does not have any financial, staffing or other implications.

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

The proposed Site Plan application does not have any direct implications with respect to the City's Strategic Plan. However, the proposed air management facility is generally aligned with **Goal Four, Wise Management of Resources**.

### **Conclusion:**

The applicant has submitted a Site Plan application to the City to facilitate the construction of a two storey building that will accommodate an air management facility on the subject lands. The application has been circulated to relevant City departments and external agencies for review and comment and at the time of writing this report, the proposal remains under review. In consideration for the preceding, it is recommended that this staff report be received by Council and that all comments regarding the proposed development be referred back to staff.

### **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, Memorandum from Toronto and Region Conservation Authority dated June 3, 2020
- Map 1 – Aerial Photograph
- Map 2 – Official Plan Designation
- Map 3 – Existing Zoning
- Map 4 – Proposed Site Plan
- Map 5 – Proposed Elevations

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### Report Approval Details

Document Title:	SRPRS.20.102 - Request for Comments - 57 King Road - Site Plan Application.docx
Attachments:	<ul style="list-style-type: none"><li>- Appendix A, TRCA Memorandum.pdf</li><li>- MAP_1_AERIAL PHOTOGRAPH.pdf</li><li>- MAP_2_OFFICIAL_PLAN_DESIGNATION.pdf</li><li>- MAP_3_EXISTING_ZONING.pdf</li><li>- MAP_4_PROPOSED SITE PLAN.pdf</li><li>- MAP_5_PROPOSED ELEVATIONS.pdf</li></ul>
Final Approval Date:	Jun 18, 2020

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

**Gus Galanis - Jun 17, 2020 - 1:44 PM**

**Kelvin Kwan - Jun 17, 2020 - 2:20 PM**

**MaryAnne Dempster - Jun 18, 2020 - 1:44 PM**