

# Committee of the Whole (1) Report

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**DATE:** Tuesday, March 1, 2022

**WARD:** 4

**TITLE: REGIONAL MUNICIPALITY OF YORK  
SITE DEVELOPMENT FILE DA.21.022  
53 JACOB KEFFER PARKWAY  
VICINITY OF RUTHERFORD ROAD AND KEELE STREET**

**FROM:**

Haiqing Xu, Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

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**Purpose**

To seek approval from the Committee of the Whole for Site Development File DA.21.022 for the subject lands shown on Attachment 2. York Region proposes to construct a paramedic response station with two tandem ambulance bays to house a total of four trucks as shown on Attachments 3 to 6.

**Report Highlights**

- York Region proposes to construct a paramedic response station with two tandem ambulance bays.
- The Development Planning Department supports the development, subject to the Recommendations of this report, as it is consistent with the Provincial Policy Statement 2020 and conforms to the Growth Plan 2019, the York Region Official Plan 2010 and City of Vaughan Official Plan 2010, and is compatible with the existing and planned land uses in the surrounding area.

**Recommendation**

1. THAT Site Development File DA.21.022 (York Region) BE DRAFT APPROVED SUBJECT TO CONDITIONS of Site Plan Approval included on Attachment 1, to the satisfaction of the Development Planning Department, to permit a paramedic response station with two tandem ambulance bays as shown on Attachments 3 to 6.

## **Background**

The subject lands (the 'Subject Lands') shown on Attachment 2, are located at the east side of Jacob Keffer Parkway, south of Rutherford Road and municipally known as 53 Jacob Keffer Parkway. The Subject Lands are currently vacant with some vegetation. The surrounding land uses are also shown on Attachment 2.

***A Site Development Application has been submitted to permit the Development***  
York Region has submitted Site Development File DA.21.022 (the 'Application') on the Subject Lands shown on Attachment 2, to permit a paramedic response station with two tandem ambulance bays to house a total of four trucks (the 'Development'). The proposed Development shown on Attachments 3 to 6 would have a total gross floor area of 490 m<sup>2</sup>, including 218 m<sup>2</sup> of office space and 272 m<sup>2</sup> of indoor ambulance bay storage space to accommodate four ambulances. In addition, 14 parking spaces will be provided on-site and vehicular access would be provided from Jacob Keffer Parkway.

## **Previous Reports/Authority**

Not applicable.

## **Analysis and Options**

### ***The Development is consistent with the Provincial Policy Statement 2020***

In accordance with Section 3 of the *Planning Act*, all land use decisions in Ontario "shall be consistent" with the Provincial Policy Statement 2020 (the 'PPS'). The PPS provides policy direction on matters of provincial interest on land use planning and development. The policies support the overall goal of enhancing the quality of life for all Ontarians. The key policy objectives of the PPS include building strong, healthy communities; the wise use and management of resources; protecting public health and safety and recognition of local character and context. The *Planning Act* requires Vaughan Council's planning decisions be consistent with the PPS.

The Development is consistent Sections 1.1.1 g), 1.1.3.1 and 1.6.1 which promote healthy, livable and safe communities by ensuring necessary infrastructure and public services are or will be in place to meet current and projected needs and focusing growth and development in settlement areas. The Development is also consistent with Section 1.6.4 regarding the strategic location of infrastructure and public services to support the efficient delivery of emergency management services, to ensure the protection of public health and safety.

The Subject Lands are located within a "Settlement Area," as defined by the PPS. The proposed paramedic response station supports public health and safety by providing additional public infrastructure and public services. The Development would be strategically located to meet the current needs of the surrounding community and the projected needs of future communities in the surrounding area.

In consideration of the above, the Development is consistent with the PPS.

***The Development conforms to A Place to Grow - Growth Plan for the Greater Golden Horseshoe 2019***

The Provincial Growth Plan: A Place to Grow - Growth Plan for the Greater Golden Horseshoe 2019, as amended ('Growth Plan') is intended to guide decisions on a range of issues, including economic development, land use planning, urban form and housing. The Growth Plan provides a framework for managing growth, including directions for where and how to grow; the provision of infrastructure to support growth; protecting natural systems and cultivating a culture of conservation. Council's planning decisions are required by the *Planning Act* to conform, or not conflict with the Growth Plan.

Section 3.2.8 of the Growth Plan states, new public service facilities should be located in settlement areas and preference should be given to sites that are easily accessible by active transportation and transit, where that service is available. The Development is located within a Settlement Area and the Subject Lands are easily accessible being located close proximity (140 m) to a Major Arterial Road (Rutherford Road). The paramedic response station will serve the existing community and the projected needs of future residents. The Development conforms to the Growth Plan.

***The Development conforms to the York Region Official Plan 2010***

The York Region Official Plan 2010 ('YROP 2010') guides economic, environmental and community building decisions across York Region and encourages compact built form, transit supportive communities, diverse land uses, and a range and mix of housing types.

The Subject Lands are designated "Urban Area" in the YROP 2010. This designation permits a range of residential, commercial, employment and institutional uses, subject to the policies of the YROP 2010. Section 5.0 of the YROP states that "intensification within the Urban Area will accommodate a significant portion of the planned growth in the Region." Section 3.3.5 of the YROP directs public buildings and facilities to be located in close proximity to public cycling and transit systems. Section 5 of the YROP focuses on the creation of complete communities and states new community areas shall be planned to consider human services needs, including educational, social, health, arts, cultural and recreational facilities.

The Subject Lands are located adjacent to a York Region Transit stop at the southwest corner of Rutherford Road and Jacob Keffer Drive. The Subject Lands are also in close proximity to the Rutherford GO station. The Development provides an essential human service to support the achievement of a healthy and complete community and will also serve the existing residential community on the south side of Teston Road. The Development conforms to the YROP.

***The Development conforms to Vaughan Official Plan 2010***

The Subject Lands are designated "General Employment" by Vaughan Official Plan 2010 ('VOP 2010'). Sections 7.2.5 and 9.2.1.9.f) of VOP 2010 permits public safety services in all land use designations provided the lands have access to a public street with a right-of-way of 26 m or greater. The proposed paramedic response station is a public safety service located on Jacob Keffer Parkway with an existing right-of-way of 24 m. Jacob

Keffer Parkway connects directly to Rutherford Road which has an existing right-of-way width of 36 m. The Subject Lands are located approximately 140 m from Rutherford Road and permit a paramedic response station as of right in Zoning By-Law 1-88.

The Subject Lands contain vegetation in the form of a woodland. VOP 2010 considers woodland features as “Core Features” of the Natural Heritage Network. Section 3.3.3 of VOP 2010 states that woodlands are to be protected from development and site alteration. Notwithstanding, VOP 2010 does allow for development or site alteration within a woodland provided certain criteria are met. The applicant submitted an Environmental Impact Statement (‘EIS’) justifying the removal of the feature. Appropriate compensation plantings have been identified. The Policy Planning and Environmental Sustainability Department has reviewed the EIS and is satisfied. Further discussion regarding the removal of the feature found in the Woodland Replacement Section of this report.

The Development conforms to VOP 2010.

***The Development complies to Zoning By-law 1-88***

The Subject Lands are zoned “EM1 – Prestige Employment Area”, subject to site-specific Exception 9(873) (east portion) by Zoning By-law 1-88, as shown on Attachment 2. Public Use Section 3.10 of Zoning By-law 1-88 permits the use of any land in any zone for a civic purpose by the City, York Region or other Government Authority provided no goods, materials or equipment is stored in the open and lot coverage and yard setbacks for the respective zone are complied with. The paramedic response station is a civic use operated by York Region and therefore, complies with the “Public Use” section of Zoning By-law 1-88

***Comprehensive Zoning By-law 001-2021 does not apply to the Development***

The Applications were deemed complete on August 4, 2021 in accordance with VOP 2010. Vaughan City Council on October 20, 2021, enacted the City’s Comprehensive Zoning By-law 001-2021 (‘By-law 001-2021’), which was appealed. In accordance with the transition provisions in Section 1.6.3.3(1) of By-law 001-2021, the Application does not apply to prevent the approval of the Applications. On this basis, the existing Zoning By-law 1-88 as amended continues to apply to the Development.

***The Development Planning Department supports the Development, subject to the Recommendation of this report***

**Site Plan**

The site plan shown on Attachment 3, includes a single-storey paramedic response station with two tandem ambulance storage bays to house a total of four trucks. The Subject Lands have access from Jacob Keffer Parkway and will connect to an internal driveway with 14 surface parking spaces. Garbage will be stored within an enclosure at the rear of the property. The final site plan must be to the satisfaction of the Development Planning Department. A condition to this effect is included in Attachment 1.

### Landscape

The Landscape Plan shown in Attachment 4 includes a mix of hard and soft landscaping. The hard landscaping is comprised of concrete pavers for internal walkways and a new concrete sidewalk. The soft landscaping includes deciduous and coniferous trees shrubs with ornamental grasses to frame the Development. The Development also includes a covered patio for an outdoor gathering space for employees. The final landscape plan, details and cost estimate must be to the satisfaction of the Development Planning Department. A condition to this effect is included in Attachment 1.

### Building Elevations

The proposed building elevations are shown on Attachments 5 and 6. The final building elevations and materials must be to the satisfaction of the Development Planning Department. A condition to this effect is included in Attachment 1.

### Archaeology

The Development Planning Department, Urban Design and Cultural Heritage Division has advised there are no built heritage concerns on the Subject Lands, but it is a location with archaeological potential. Construction monitoring by a licensed archaeologist must occur to confirm the absence of archeological resources. A condition to this effect is included in Attachment 1.

### Sustainability Performance Metrics

The Applicant submitted a complete Sustainability Scoring Tool and Summary Letter ('Sustainability Metrics Package') in support of the Development. The Development achieves the Silver Sustainability Threshold Score with an Overall Application Score of 52 and an Overall Community Score of 62 points, exceeding the City's minimum standard of 31 points.

### Tree Inventory, Preservation and Removals Plan

The Owner submitted an Arborist Report and Tree Preservation Plan ('Arborist Report'). The Arborist Report identifies 5 mature trees within the City's right-of-way that will be removed due to construction and 4 boulevard trees will be lost to the proposed driveway and parking lot installation. The municipally owned trees are valued at \$550.00 per tree. The Owner shall pay \$4,950.00 towards the City's Forestry Reserve Fund to fund new tree plantings within City-owned properties in the same community. A condition to this effect is included in Attachment 1.

### Woodland Replacement

The Owner proposes to remove cultural woodland on the Subject Lands to accommodate the Development. It was determined through the EIS that the woodland feature qualifies for removal in accordance with Policy 3.3.3.3 of VOP 2010 as stated above. A compensation plan was prepared in accordance with Toronto and Region Conservation Authority's ('TRCA') Guideline for Determining Ecosystem Compensation, June 2018 and it determined that 0.10 ha (land area) of cultural woodland needs to be restored. Environmental Planning staff recognizes the restoration works proposed

provides an ecological offset to the woodland area being lost. Cash-in-lieu is not required.

***The Development Engineering ('DE') Department supports the Development, subject to the comments and conditions in this report***

The DE Department has no objection to the Development subject to the conditions included in Attachment 1 and have provided the following comments:

Water Supply Network

The Development will be serviced for domestic and fire water servicing via an existing watermain on Jacob Keffer Parkway. The existing connection is complete with a 150 mm and a 50 mm diameter water service connection. The configuration of the proposed watermain connection complies with the City Standards and DE is generally satisfied that the Development can be adequately supplied with water service.

Sanitary Sewer Network

The Development will be serviced for sanitary drawing via an existing sanitary sewer connection on Jacob Keffer Parkway that has already been constructed. DE is generally satisfied that the Subject Lands can be adequately accommodated with sanitary service.

Stormwater Management and Storm Sewer Network

Stormwater servicing is proposed for the Subject Lands via an existing storm sewer located north-east of the Development. The Development will collect storm runoff through the minor system and discharge through an existing manhole complete with an orifice tube for quantity control at the rear property line. The stormwater will then ultimately discharge into an existing watercourse with TRCA approval at the eastern limit of the site. A stormwater management filter manhole (Jelly Fish 4-1-1) is proposed just upstream of the proposed orifice tube for quality control. DE is generally satisfied that the Subject Lands stormwater outflow can be adequately serviced and accommodated by the storm sewers.

Lot Grading and Drainage

The proposed site grading considers the existing topography, perimeter elevations at the Subject Lands, the vehicular access at the fire access route, and the eastern parking lot spaces as required to achieve the stormwater management objectives. Grading is proposed as required to provide safe vehicular and pedestrian movements, access within the Subject Lands and as required to convey storm flows to proposed drainage features. DE has reviewed the grading plan and has no objections.

Environmental Site Assessment ('ESA')

The DE Department has reviewed the submitted Phase 1 ESA and reliance letter and is satisfied that there were no areas of potential environmental concern identified with the ESA documentation.

***Cash-in-Lieu of the Dedication of Parkland is not required for the Development***

The Office of Infrastructure Development Department, Real Estate Services advises institutional uses, such as a paramedic response station, are exempt from the Cash-in-Lieu By-law 139-90. Therefore, cash-in-lieu of the dedication of parkland is not required for the Development.

***Development Charges are not required for the Development***

In accordance with the Development Charges By-law, York Region is exempt from paying Development Charges.

***The TRCA has no objection to the Development***

The Subject Lands are partially located within the TRCA regulated area of the Don River watershed. A TRCA Permit will be required for parts of the Development within the TRCA regulated area as shown on Attachment 3. TRCA has reviewed the flood plain buffer limits, landscape plantings and erosion and settlement control details and have no objections. Prior to final Site Plan Approval, York Region must satisfy the requirements of the TRCA. A condition to this effect is included in Attachment 1.

**Financial Impact**

There are no requirements for new funding associated with this report.

**Broader Regional Impacts/Considerations**

Prior to the final Site Plan approval, all the requirements of York Region's Community Planning and Development Services Branch must be satisfied. A condition to this effect is included in Attachment 1.

**Conclusion**

Site Development File DA.21.022 has been reviewed in consideration of the applicable Provincial Policies, the policies of YROP 2010 and VOP 2010, the requirements of Zoning By-laws 1-88 and 001-2021 and the surrounding area context. The Development shown on Attachments 3 to 6 is consistent with Provincial Policy and conforms to the YROP 2010 and VOP 2010. The Development Planning Department is satisfied the Development is a permitted use by Zoning By-law 1-88 and appropriate and compatible with the existing and permitted uses in the surrounding area. Accordingly, the Development Planning Department can support the approval of Site Development File DA.21.022, subject to the Recommendation of this report and the Conditions of Site Plan Approval in Attachment 1.

**For more information**, please contact: Daniela DeGasperis, Planner, Development Planning, extension 8382.

**Attachments**

1. Conditions of Site Plan Approval
2. Context and Location Map
3. Site Plan

4. Landscape Plan
5. West and South Building Elevations
6. East and North Building Elevations

**Prepared by**

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