

Committee of the Whole (1) Report

DATE: Tuesday, January 19, 2021

WARD: 1

TITLE: YORK REGION

SITE DEVELOPMENT FILE DA.20.037

2960 TESTON ROAD

VICINITY OF TESTON ROAD AND JANE STREET

FROM:

Nick Spensieri, Deputy City Manager, Infrastructure Development

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole for Site Development File DA.20.037 for the subject lands shown on Attachment 2. York Region proposes a paramedic response station with two ambulance bays as shown on Attachments 3 to 6.

Report Highlights

- York Region proposes to construct a paramedic response station with two 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
- York Region must obtain approval from the Committee of Adjustment for the necessary exceptions to Zoning By-law 1-88 identified in Table 1 of this report to permit the development

Recommendation

1. THAT Site Development File: DA.20.037 (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 ambulance bays as shown on Attachments 3 to 6.

Background

The subject lands (the 'Subject Lands') shown on Attachment 2, are located at the northeast corner of Teston Road and Jane Street and are municipally known as 2960 Teston Road. The Subject Lands are currently occupied by a residential dwelling and accessory structure. 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.20.037 (the 'Application') on the Subject Lands shown on Attachment 2, to permit a paramedic response station with two ambulance bays (the 'Development'). The proposed Development shown on Attachments 3 to 6 would have a total gross floor area of 396 m², including 209 m² of office space and 177 m² of ambulance bay storage space, and 9 surface parking spaces. Vehicular access would be provided from Teston Road.

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 at the intersection of two Major Arterial roads, Jane Street and Teston Road. The paramedic response station will serve the existing community, the projected needs of future communities in Block 27 and the surrounding area. Block 27 is a new community area within Vaughan's Urban Structure comprised of a mix of uses including low-rise and mid-rise residential uses. 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 3.1.5 and 3.3.5 of the YROP encourages public health and other human services be incorporated into the design of new community areas and 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 in a new community area within the City of Vaughan (Block 27) and is adjacent to a York Region Transit stop at the southwest corner of Teston Road and Jane Street. The development of a paramedic response station provides an essential human service to support the achievement of a healthy and complete community in Block 27 and will also serve the existing residential community on the south side of Teston Road. The Development conforms to the YROP.

Section 5.2.9 of the YROP encourages institutional structures to be carefully designed in a compact form and be pedestrian-oriented, transit-supportive, and multi-storey where appropriate. The Subject Lands are served by an existing sidewalk along Jane Street. A new sidewalk is proposed along the Teston Road frontage of the Subject Lands. The Development is also supported by a York Region Transit stop at the southwest corner of Teston Road and Jane Street. The Development includes a single-storey building; however, the design of the building serves the functional needs of the paramedic station use. The Development conforms to the YROP.

The Development conforms to Vaughan Official Plan 2010

The Subject Lands are designated “Low-Rise Mixed-Use” by Vaughan Official Plan 2010 (VOP 2010), Volume 2, Block 27 Secondary Plan. 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 metres or greater. The proposed paramedic response station is a public safety service located at the intersection of Jane Street and Teston Road, each with an existing right-of-way width of 36 metres. The Development conforms to VOP 2010.

Exceptions to Zoning By-law 1-88 are required to permit the Development

The Subject Lands are zoned “A Agricultural Zone”, 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. However, the following exceptions to the “A Agricultural Zone”, are required to permit the Development:

Table 1:

	Zoning By-law 1-88 Standard	A Agricultural Zone Requirements	Proposed Exceptions to the A Agricultural Zone Requirements
a.	Minimum Front Yard Setback	15 m	11 m (Jane Street)
b.	Minimum Exterior Side Yard Setback	15 m	3.0 m (Teston Road)
c.	Minimum Interior Yard Setback	15 m	5.9 m
d.	Minimum Rear Yard Setback to a Generator	13.5 m	1.3 m

The Development Planning Department supports the approval of the proposed zoning standards listed in Table 1. The reduced building setbacks contribute to an urban built form of a civic use and are considered appropriate and minor in nature.

York Region shall apply and successfully obtain approval of a Minor Variance Application for the required exception from the Committee of the Adjustment ('Committee'). Should the Application be approved, the Committee's decision shall be final and binding, and York Region shall satisfy any conditions of approval imposed by the Committee prior to final Site Plan Approval. A condition to this effect is included in Attachment 1.

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 internal ambulance storage bays. The Subject Lands are proposed to be accessed from Teston Road and will connect to an internal driveway, roundabout and 9 surface parking spaces. Garbage will be stored within the enclosed canopy adjacent to the ambulance bays. 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 Plan

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 deeply buried human remains and/or 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 points and an Overall Community Score of 62 points, exceeding the City's minimum standard of 31 points.

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 Services

The Development will be serviced for domestic and fire water servicing via connection to the watermain on Giotto Crescent. The existing water service is proposed to be decommissioned and replaced with a new 150 mm diameter water service connection. The configuration of the proposed watermain connection complies with the City Standards and the DE Department is generally satisfied that the Development can be adequately supplied with water service.

Sanitary Services

The Development will be serviced for sanitary drawing via a new 150 mm sanitary connection and outlets to the existing sanitary manhole located at the southeast corner Subject Lands through a gravity-based system. The DE Department is generally satisfied that the Development can be adequately supplied with sanitary service.

Stormwater Services

Stormwater servicing is provided for the Subject Lands via a proposed minor storm conveyance system including a series of underground storm sewers, catch basins, and manholes to convey surface flows from the internal paved areas (roads and driveways) to the proposed storm service connection tying to the existing municipal storm sewer on Teston Road.

Roof drainage is proposed to discharge to a proposed infiltration feature consistent with current Toronto and Region Conservation Authority ('TRCA') water balance objectives. During severe storm events, or when an outlet is blocked, overland flows from the Subject Lands will be conveyed to the west limit of the site to the Teston Road right-of-way. The DE Department is satisfied that the proposed lands stormwater outflow can be adequately serviced.

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 Toronto and Region Conservation Authority has been circulated

The Subject Lands are partially located within the TRCA regulated area. The Application has been circulated to the TRCA for review and comment. 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.20.037 has been reviewed in consideration of the applicable Provincial Policies, the policies of YROP 2010 and VOP 2010, the requirements of Zoning By-law 1-88 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.20.037, 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. South and West Elevations
6. North and East Elevations

Prepared by

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Approved by

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Reviewed by

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Jim Harnum, City Manager

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