

THE CORPORATION OF THE
TOWN OF GEORGINA



SITE PLAN REVIEW COMMITTEE
OF COUNCIL

**** AGENDA ****

Thursday, July 12, 2018

9:30 a.m.

THE CORPORATION OF THE TOWN OF GEORGINA

SITE PLAN REVIEW COMMITTEE OF COUNCIL AGENDA

Thursday, July 12, 2018
9:30 a.m.

1. CALL TO ORDER
2. ROLL CALL
3. INTRODUCTION OF ADDENDUM ITEM(S)
4. APPROVAL OF AGENDA
5. DECLARATION OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF
6. SPEAKERS
7. REPORTS - SITE PLAN APPLICATION(S) UNDER THE PLANNING ACT OR MEETINGS PERTAINING TO THE CONTINUATION OF PLANNING MATTERS

WARD 5

- 7 (i) Site Plan Control Approval Application
- | | |
|-------------|--|
| Owner: | Town of Georgina |
| Agent: | Thomas Brown Architects Inc. |
| Proposal: | Fire Hall in Pepperlaw |
| Location: | 270 & 272 Pepperlaw Road, Pepperlaw |
| Town Files: | B.1.380 / Roll No. 054-280 and 054-285 |

Recommendation(s):

1. That the Site Plan Review Committee receive Report DS-2018-0090 prepared by the Development Engineering Division, Development Services Department dated July 12, 2018 respecting a proposed site plan for a new Fire Hall located at 270 Pepperlaw Road, Pepperlaw.
2. That the site plan included as Attachment 2 to Report No. DS-2018-0090 including all associated plans and drawings, submitted and prepared by Thomas Brown Architects Inc., and Basetech Consulting Inc., for the construction of a Fire Hall, located at 270 Pefferlaw Road, Pefferlaw, be approved, at such time as the following condition is fulfilled:

i. The requirements of all Town departments and other agencies having jurisdiction with respect to the development have been met.

3. That staff be authorized to incorporate any minor modifications to the site plan in order to accommodate any Town department or other agencies requirements.

8. COMMUNICATIONS

9. OTHER BUSINESS

10. MOTION TO ADJOURN

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. DS-2018-0090

**FOR THE CONSIDERATION OF
SITE PLAN REVIEW COMMITTEE OF COUNCIL
JULY 12, 2018**

**SUBJECT: PROPOSED SITE PLAN FOR A NEW FIRE HALL
GEORGINA FIRE STATION 1-8
270 PEFFERLAW ROAD, PEFFERLAW**

1. RECOMMENDATIONS:

- 1. That the Site Plan Review Committee receive Report DS-2018-0090 prepared by the Development Engineering Division, Development Services Department dated July 12, 2018 respecting a proposed site plan for a new Fire Hall located at 270 Pefferlaw Road, Pefferlaw.**
- 2. That the site plan included as Attachment 2 to Report No. DS-2018-0090 including all associated plans and drawings, submitted and prepared by Thomas Brown Architects Inc., and Basetech Consulting Inc., for the construction of a Fire Hall, located at 270 Pefferlaw Road, Pefferlaw, be approved, at such time as the following condition is fulfilled:
 - (i) The requirements of all Town departments and other agencies having jurisdiction with respect to the development have been met.****
- 3. That staff be authorized to incorporate any minor modifications to the site plan in order to accommodate any Town department or other agencies requirements.**

2. PURPOSE:

The purpose of this report is to provide the Site Plan Review Committee (SPRC) with staff's analysis and recommendations respecting a proposed site plan for the construction of a new Fire Hall in Pefferlaw.

3. INFORMATION:

OWNER: Town of Georgina,

AGENT: Thomas Brown Architects Inc.

PROPERTY DESCRIPTION: 270 & 272 Pefferlaw Road, Pefferlaw
CON 7 PT LOT 12
CON 5 PT LOT 22 RS65R16564 PART 1

FILE NUMBERS: File No. B.1.380

Roll No. 197000005428000
Roll No. 197000005428500

4. BACKGROUND:

The subject land is situated at 270 Pefferlaw Road, Pefferlaw as shown on Attachment 1 hereto.

On December 13, 2017, Report No. FRS-2017-0009 presented Council with various design options for a new Pefferlaw Station 1-8 Fire Hall. Council chose Option 1 for the design and rebuild of the new fire station which will incorporate the historical Cooke's United Church/Pefferlaw Youth Centre as per Resolution No. C-2017-0654.

A technical advisory committee made up of staff from all Town departments was established to provide feedback and requirements for the project. As per Report No. CAO-2018-0002 dated January 31, 2018 with Resolution No.C-2018-0051 a Project Liaison Committee was also formed to engage and involve key stakeholders throughout the process.

No formal site plan application was submitted for this site because the property is owned by the Town, however, the site plan review process was administered as would typically be done with a development of this nature.

The proposed site plan prepared by Thomas Brown Architects Inc. is provided as Attachment 2, while an artist's rendering of the building is provided as Attachment 3.

5. ANALYSIS:

The subject site is designated as Residential in the Pefferlaw Secondary Plan.

Compatible uses which may be located within the residential designation include: home occupations, open space uses such as parks and natural areas, institutional uses such as places of worship and nursing homes and local commercial uses. The existing and proposed use of the subject site as a Fire Hall conforms to the Pefferlaw Secondary Plan.

The subject site is zoned Institutional (I) under Zoning By-law 500. Section 5.39 of By-law 500 provides that the Zoning By-law does not apply to the Town of Georgina.

The property is not in the Town's municipal sanitary sewage and water servicing area and as such, the proposed fire hall is to be serviced by an onsite sewage system and well.

The subject proposal was reviewed by Staff in accordance with applicable Town policies and guidelines. The site design and functional program for the fire hall enhances the utility and efficiency of the facility while incorporating the former Cooke's United Church into the final design. The expansion maintains the basic civic presence of the buildings at the intersection of Pefferlaw Road and Pineview Court. Public access to the Station is provided from Pineview Court. Parking and other facilities are located in the rear of the site largely screened from view.

A brief summary of the internal department and external agency comments are as follows:

Development Engineering	Comments received. Stormwater Management concerns addressed. No further concerns.
Planning	Comments received. No further concerns subject to a stage 3 archaeological study.
Zoning	Comments received. Zoning By-law 500 states that the zoning bylaw does not apply to Town facilities.
Building	Complies with Ontario Building Code (OBC). Minor concerns outstanding relating to septic system and separations.
Operations	Comments Received. No concerns.
Recreation and Culture	Comments received. No further concerns subject to a stage 3 archaeological study.
Fire	Comments Received. No concerns.
Municipal Law Enforcement Office	No Comments.
Georgina Accessibility Advisory Committee	Comments received from committee January 22, 2018. No elevator is required at the present time. Design to incorporate GAAC needs at detailed design stage for colour and flooring options.
Georgina Heritage Committee	The property is listed on the Heritage Register. Committee circulated the proposed site plan on April 12, 2017.
York Region	Comments received. No concerns further to construction traffic plan.

It is expected that the applicant will address all internal department and external agency comments.

The agent will be making a short presentation of the site plan drawings for the Committee's consideration and discussion.

6. RELATIONSHIP TO STRATEGIC PLAN:

This report and the development proposed herein addresses the following strategic goals:

GOAL 2: "Promote a High Quality of Life" – HEALTHY, SAFE, SUSTAINABLE COMMUNITIES

GOAL 3: "Engage Our Community & Build Partnerships" – COMMUNICATION, ENGAGEMENT, COLLABORATION & PARTNERSHIPS

GOAL 4: "Provide Exceptional Municipal Service" – ORGANIZATIONAL AND OPERATIONAL EXCELLENCE

7. FINANCIAL AND BUDGETARY IMPACT:

The construction of the new Pefferlaw Station 1-8 is funded through the Town Capital Budget. \$1,890,000 is budgeted for 2018 with an additional funding of \$1,850,000 required for 2019 for a total of \$3,740,000.

8. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:

No formal public notice is required, however, notice of SPRC meeting has been published in the Advocate on July 5, 2018 and placed on the Town's website.

9. CONCLUSION:

Subject to compliance with the conditions and comments identified in the departmental comments, staff are of the opinion that the proposed site plan represents good planning.

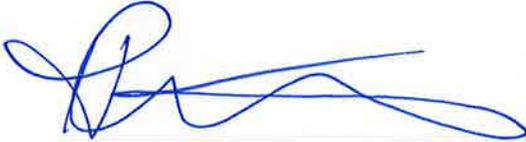
It is now respectfully recommended that the proposed new Fire Hall proposal by the Town of Georgina, Emergency Services Department to be located at 270 Pefferlaw Road, Pefferlaw be approved at such time as the condition as outlined within Recommendation 2 above is fulfilled.

Submitted by:



Zaidun Alganabi, M.Eng, P. Eng.
Manager of Development Engineering

Recommended by:



Harold W. Lenters, M.Sc.PI, MCIP, RPP
Director of Development Services

Approved by:



Winanne Grant, B.A., AMCT, CEMC
Chief Administrative Officer

Attachment 1 – Location Map
Attachment 2 – Proposed Site Plan
Attachment 3 – Site Rendering

SITE LOCATION



