

To be held on Monday, May 26, 2014 at **2:00 p.m.** Committee Members are asked to meet in the **Council Chambers** at 395 Mulock Drive, Newmarket, Ontario.

Councillor Hempen, Chair.

NEW BUSINESS

1. REQUEST FOR EXEMPTION FROM SITE PLAN APPROVAL p. 1
380 BAYVIEW AVENUE - WARD 3
(WEST SIDE OF BAYVIEW PARKWAY, NORTH OF ELGIN STREET)
(OWNER: THE REGIONAL MUNICIPALITY OF YORK)

- a) The Regional Municipality of York is requesting an exemption for Site Plan Approval for a proposed external emergency generator and replacement of the electrical substation; and
- b) The Regional Municipality of York is requesting an exemption for Site Plan Approval for a proposed temporary modular unit for office space at the Newmarket Sewage Pumping Station located on the subject lands.

James Steele, Manager of Engineering and Allan Hewitt, Manager of Business Support and Administration, Engineering Services of The Regional Municipality of York will be present to address the Committee.

- Documents attached:
 - Letter dated April 30, 2014 prepared by James Steele, Manager, Engineering of The Regional Municipality of York
 - Letter dated May 15, 2014 prepared by Allan Hewitt, Manager, Business Support and Administration, Engineering Services of The Regional Municipality of York
 - Review Notes

UNFINISHED BUSINESS

2. APPLICATION FOR SITE PLAN APPROVAL p. 16
17150 YONGE STREET - WARD 7
(NORTH SIDE OF EAGLE STREET, WEST SIDE OF YONGE STREET)
OUR FILE NO.: D11-NP1403
THE REGIONAL MUNICIPALITY OF YORK

Further consideration of Application for Site Plan Approval to permit an 8 storey Administrative Centre Annex Building with a gross floor area of 37,628.6 m² together with 2 levels of underground parking and a pedestrian bridge of 137.76 m² connecting the proposed annex building to the main administrative building at 17250 Yonge Street on the subject lands.

The following people will be in attendance:

Region of York:

- Jim Davidson, Commissioner, Corporate Services, Commissioner's Office
- Rene Masad, Director, Property Services Branch
- Martin Silver, Manager, Capital Delivery, Property Services Branch
- Michael Del Buono, Project Manager, Capital Delivery, Property Services Branch
- Laura Van Vliet, Project Coordinator, Capital Delivery, Property Services

Branch

AECOM Canada Ltd.:

- Wiktor Moskaliuk
 - WZMH Architects:
 - Len Abelman
 - Rino Filippelli
 - Malone Given Parsons Ltd.:
 - Lauren Capilongo
 - MMM Group:
 - Derek Dagleish (Transportation)
 - Shawn Walters (Civil)
-
- Documents attached:
 - Site Plan (Drawing No. A-100 Rev. 3, dated January 24, 2014)
 - Memorandum - Planning Services dated May 22, 2014
 - Review Notes dated May 26, 2014

**Full-size drawings are available for viewing by contacting the
Councillors Office or Planning and Building Services**



Environmental Services

April 30, 2014

Rick Nethery
 Director
 Planning & Building Services
 Town of Newmarket
 395 Mulock Drive
 Newmarket, Ontario L3Y 4X7

Dear Mr. Nethery:

**Re: Request for Exemption of Site Plan Approval
 Newmarket Sewage Pumping Station Upgrades
 Our File No.: W03, 78531-EI08010**

The Regional Municipality of York is requesting the Town of Newmarket grant an exemption for Site Plan Approval for the proposed upgrades at the Newmarket Sewage Pumping Station located at 360 Bayview Parkway in Newmarket.

The station was constructed in 1985 and despite several equipment upgrades over the intervening years, many of the systems and equipment have reached their life expectancy. The Region is proposing the upgrades to address age, condition related issues and to modernize the control and electrical system to improve reliability, functionality and safety within the station. It is of vital importance that the pumping station operate efficiently and effectively especially during a power outage. The two existing generators installed inside the station building are planned to be replaced with a single emergency, diesel fuelled generator installed outside of the station. The incoming electrical power supply is transformed from 44,600 Volts down to 600 Volts at an electrical substation that is installed outside of the pumping station. To augment the reliability of the station, the electrical substation be replaced as well.

The proposed emergency generator will be installed to the east of the station on a concrete pad at grade with approximate dimensions of 9.4m by 3.9m. The generator will be inside a steel sound attenuating enclosure approximately 8.8m by 3.9m by 3.7m high. The diesel fuel is contained in a fuel tank that is integral with the generator base frame. The total weight of the generator with enclosure and fuel is approximately 30,000kg. Please refer to the attached drawing *E-621* detailing the dimensions and configuration of the generator. The Generator has been selected to meet, or exceed, MOE guidelines for both noise and air emissions. This should provide an overall improvement to the environment during operation of the generators, since generator technology has improved significantly over the years since the original construction of the facility.

May 2, 2014 Letter from Richard to Nethery
re: Request for Exemption of Site Plan Approval
Newmarket Sewage Pumping Station Upgrades
Our File No.: W03, 78531-EI08010

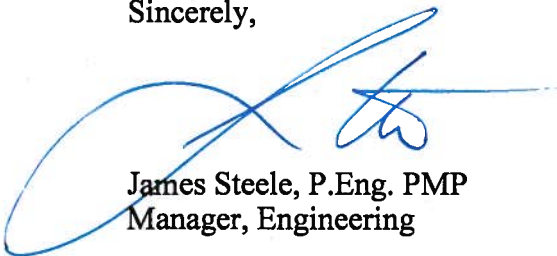
To reduce the visual impact of the generator enclosure from the residential neighbourhood and surrounding area, we are enhancing the facility with landscaping, which includes planting a live visual screen as shown on the attached site plan drawing, *C-001*. Furthermore, a fence will also provide additional visual screening, especially during the growth period of the plantings. Finally, the generator enclosure will be supplied in a colour chosen to blend into the environment.

The existing substation will be replaced with an electrical mini-substation in the same location. The proposed substation is smaller than the existing substation and will be installed on a concrete pad on-grade behind the existing barrier wall. Please refer to attached drawing *E-109* for the layout and dimensions of the proposed mini-substation. It is expected that the reduced footprint will improve the overall visual impact of the substation to the surrounding neighborhood.

Building Permit Application (*ref 2014-00116*) has been submitted to the Town of Newmarket for their review and approval. Construction is estimated to commence in June 2014 and completed by the end of December 2015. The work to construct the base pads for both pieces of equipment is expected to be approximately 2 weeks in duration. The equipment will be placed on the respective pads in one day followed by approximately eight weeks of wiring and cable connection.

We trust this information is satisfactory. We would be willing to meet with you to discuss this request. Also, if you require further information, please contact me at 905-830-4444 extension 73018.

Sincerely,



James Steele, P.Eng. PMP
Manager, Engineering

SR/aa

Attachments (5) Aerial Photo
 Enclosure detail
 Drawing C-001
 Drawing E-621
 Drawing E-109

Copy to: Rick Jarvis, Project Manager, AECOM

YORK-# 5486826



Proposed Minisub
Location

Proposed
Generator Location

ENCLOSURES



Image shown may not reflect actual package

SOUND ATTENUATED ENCLOSURES FOR C27 and C32 GENERATOR SETS

These sound attenuated, factory installed enclosures are designed for safety and aesthetic value. Rugged construction provides weather protection and the ability to withstand exposure to the elements.

FEATURES

ROBUST/HIGHLY CORROSION RESISTANT CONSTRUCTION

- Environmentally friendly, polyester powder baked paint in Caterpillar yellow.
- Zinc plated or stainless steel fasteners
- 14 gauge steel construction
- Pitched roof for improved rain ingress protection
- Critical grade internally mounted muffler/exhaust system
- Vibration spring isolators
- 75 dBA at 7m

EXCELLENT ACCESS

- Control panel mounted on left side or right side of package
- Large cable entry area for ease of installation
- Left hand or right hand bottom entry access to power cable bus or circuit breaker
- Double doors on both sides
- Lube oil and coolant drains piped to exterior of enclosure and terminated drain valves

OPTIONS

- Interior AC lighting system and AC receptacles (interior and exterior)
- AC distribution box
- Interior DC lighting system with automatic shutoff timer
- Cold weather bundle, including motorized louvers (powered closed), back draft dampers and enclosure space heater
- Yellow (default), white, grey, or beige paint
- 1000 gal., 2000 gal., 3600 gal. fuel tanks
- 120 mph wind loading

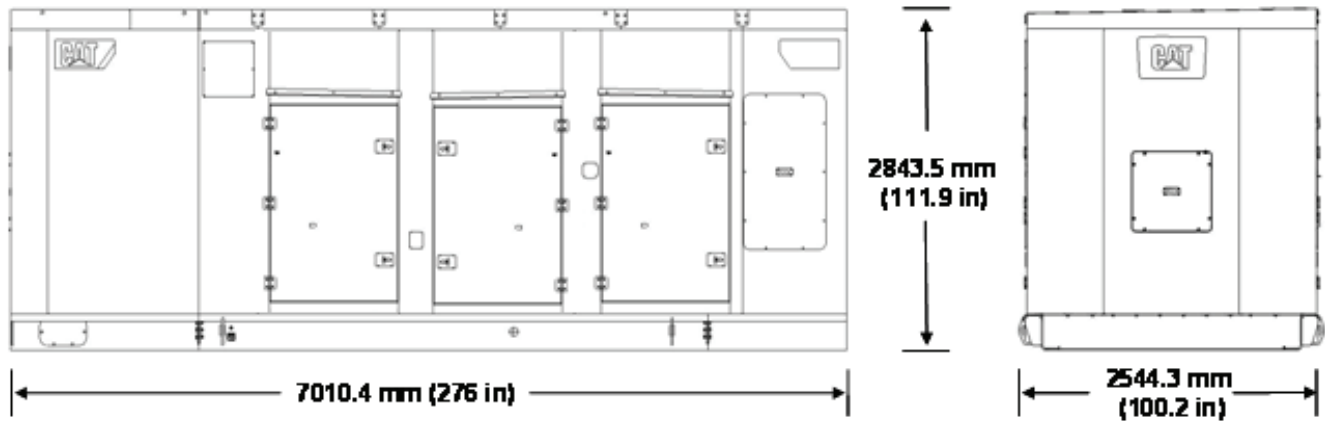
SECURITY AND SAFETY

- Lockable access doors with standard key utilization
- Cooling fan and battery charging alternator fully guarded
- Oil fill and battery can only be reached via lockable access
- External fuel connections.
- Externally mounted emergency stop button
- Designed for spreader-bar lifting to ensure safety

CERTIFICATIONS

- UL Listed
- Seismic certification per applicable building codes: IBC 2000, IBC 2003, IBC 2006, IBC 2009, IBC 2012 CBC 2007
- IBC certifiable for 120 mph wind loading
- Tested and analyzed in accordance with: ASCE 7-98, ASCE 7-02, ASCE 7-05, ICC-ES AC-156

ENCLOSURES



Note: For reference only – do not use for installation design. Please contact your dealer for exact weights and dimensions.

Package Dimensions and Weights

Length	7010.4 mm	276.0 in
Width	2544.3 mm	100.2 in
Height	2843.5 mm	111.9 in
Approx. Enclosure Weight (with C27 package)	9,478 kg	20,895 lbs
Approx. Enclosure Weight (with C32 package)	10,661 kg	23,503 lbs

Information contained in this publication may be considered confidential. Discretion is recommended when distributing.

Materials and specifications are subject to change without notice.

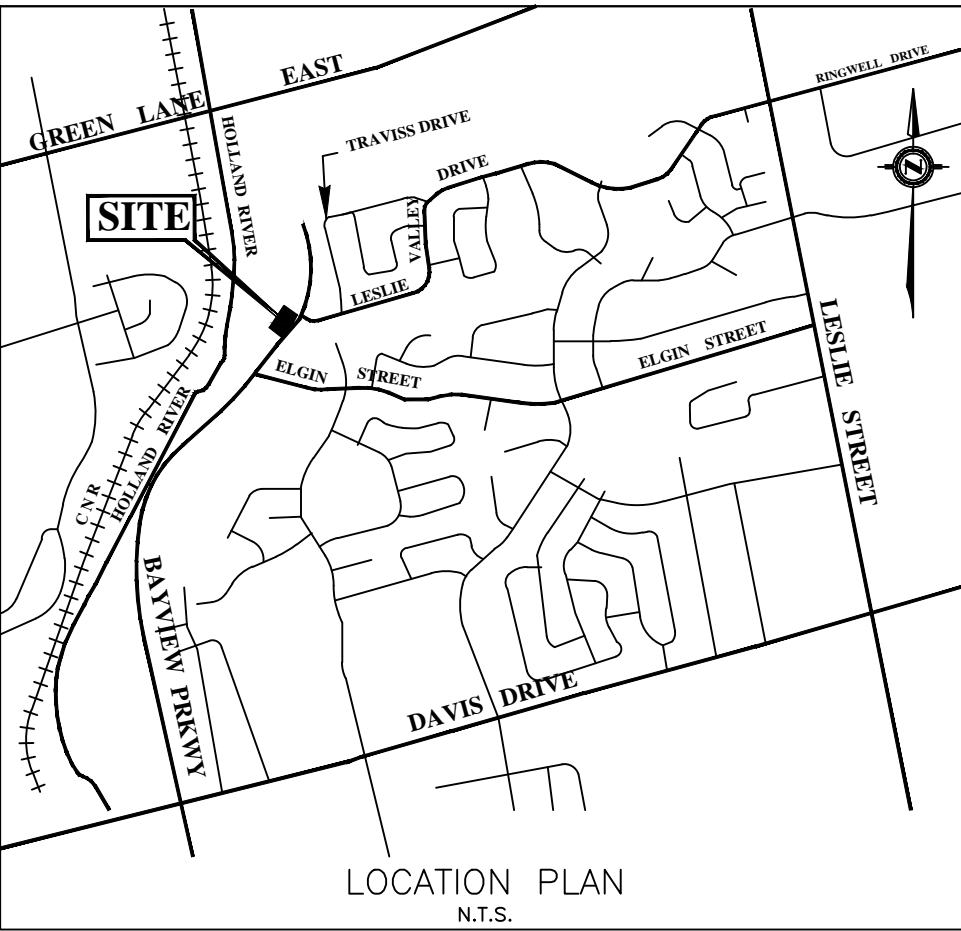
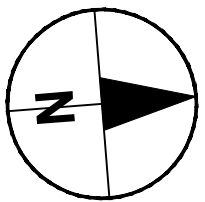
CAT, CATERPILLAR, their respective logos, "Caterpillar Yellow," the "Power Edge" trade dress as well as corporate and product identity used herein, are trademarks of Caterpillar and may not be used without permission.

PLANT LISTS:

Trees

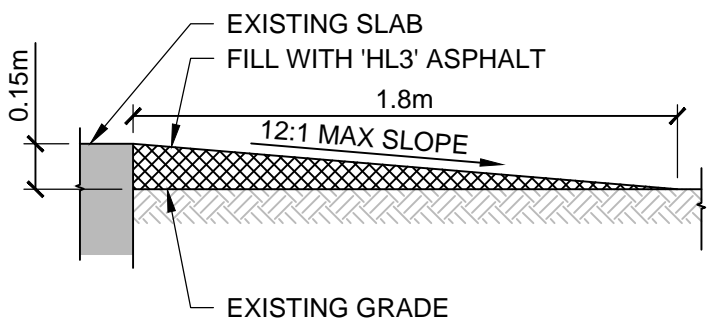
KEY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPAC'ng	CALIPER	ROOT	REMARKS
10 Pg1	Picea glauca	White Spruce	1.80 m	as/plan	---	W.B.	FULL FORM

HOLLAND RIVER

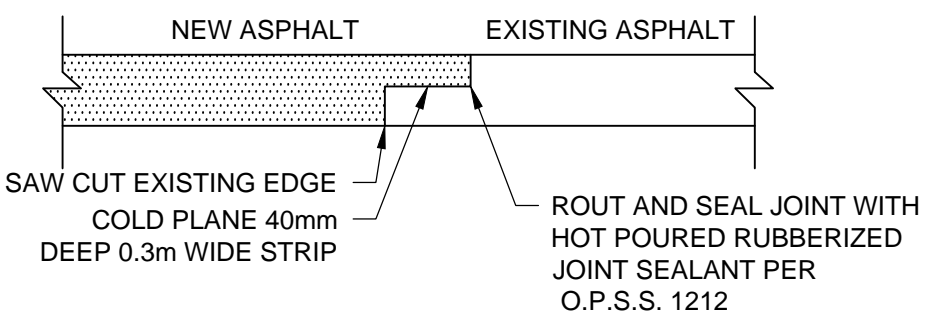


LEGEND:

	ASPHALT
x 234.28	ELEVATION
x 234.15(EX)	EXISTING ELEVATION TO REMAIN
---	PROPERTY LINE
- - - -	EASEMENT
---	CONTOUR
o-o-o-o	VISUAL SCREEN FENCE 3.0m HIGH
	2.5:1 MAX SLOPE
	CONIFEROUS TREE
EX. 100Ø WM	EXISTING WATERMAIN
EX. 900Ø SAN	EXISTING SANITARY SEWER
EX. 900Ø FM	EXISTING FORCEMAIN
E-E-E	EXISTING ELECTRICAL CABLE
B-B-B	EXISTING BELL LINE
FO-FO-FO	EXISTING FIBER OPTIC AND HIGH VOLTAGE CONDUITS
x-x-x	EXISTING FENCE
---	EXISTING CONTOUR
-----	REVISED FLOOD LINE ELEV = 233.33
-----	EXISTING FLOOD LINE ELEV = 233.33
EX.LS	EXISTING LIGHT STANDARD
EX.MH	EXISTING MANHOLE
EX.HPOLE	EXISTING HYDRO POLE
EX.BPED	EXISTING BELL PEDESTAL
EX.HW	EXISTING HAND WELL
EX.BMARK	EXISTING BENCHMARK LOCATION
	EXISTING BUSHLINE
	EXISTING ASPHALT DRIVEWAY
	EXISTING TRAIL

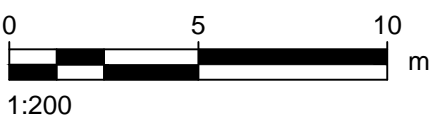


ASPHALT RAMP



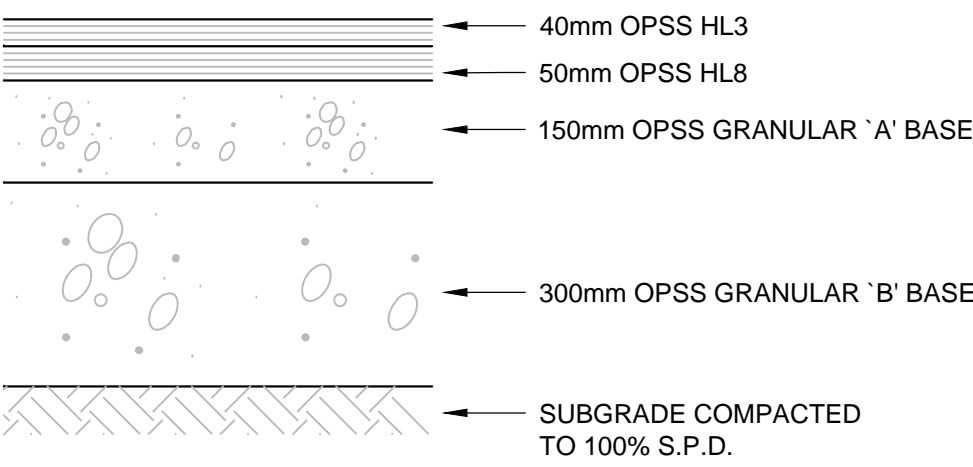
PAVEMENT JOINT TREATMENT DETAIL

N.T.S.



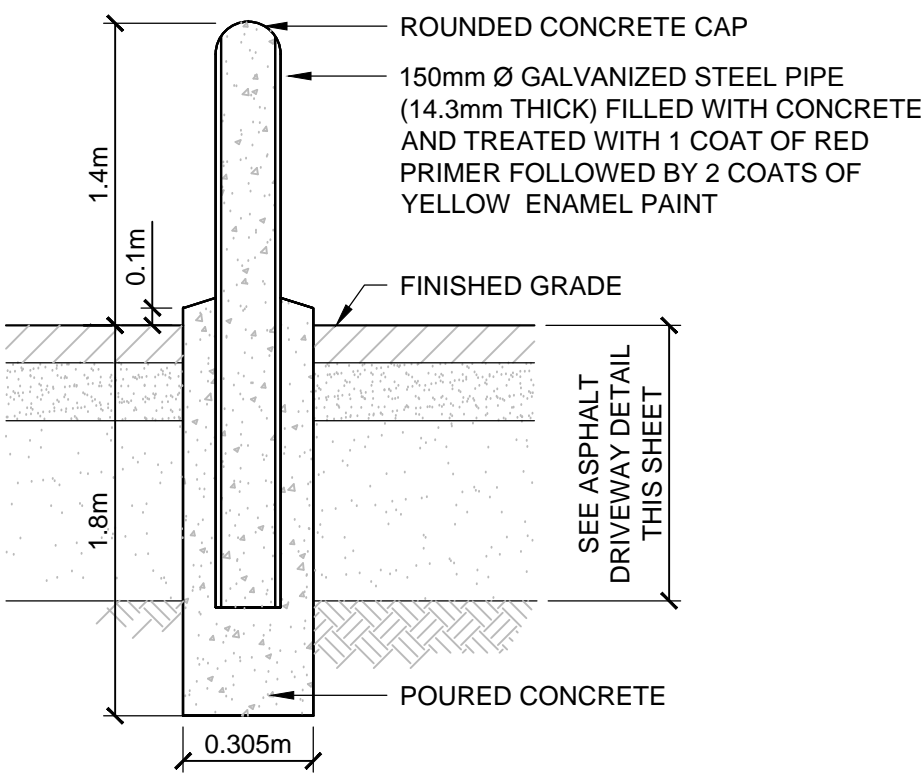
GRADING DETAIL

1:100



ASPHALT DRIVEWAY

N.T.S.



BOLLARD

N.T.S.

NOTE:
THE LOCATION OF UTILITIES IS APPROXIMATE ONLY, AND THE EXACT LOCATION SHOULD BE DETERMINED BY CONSULTING THE MUNICIPAL AUTHORITIES AND UTILITY COMPANIES CONCERNED. THE CONTRACTOR SHALL PROVE THE LOCATION OF UTILITIES AND SHALL BE RESPONSIBLE FOR ADEQUATE PROTECTION FROM DAMAGE DURING CONSTRUCTION.

AECOM



No.	DATE	REVISIONS	BY
0	2014-03	Issued for Tender	R.J.



Environmental
Services

DESIGN R.J.
DRAWN D.B.
CHECKED R.J.

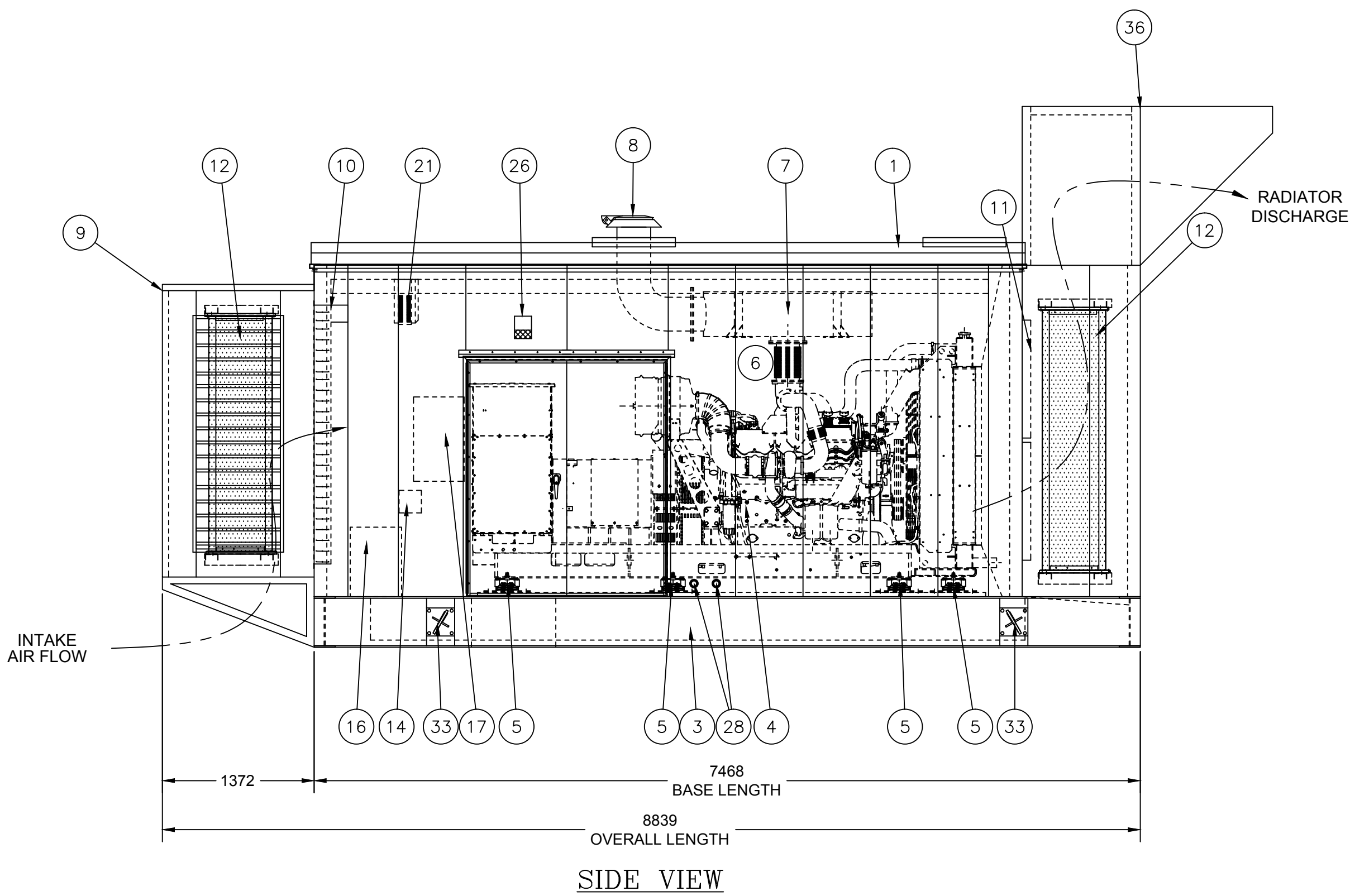
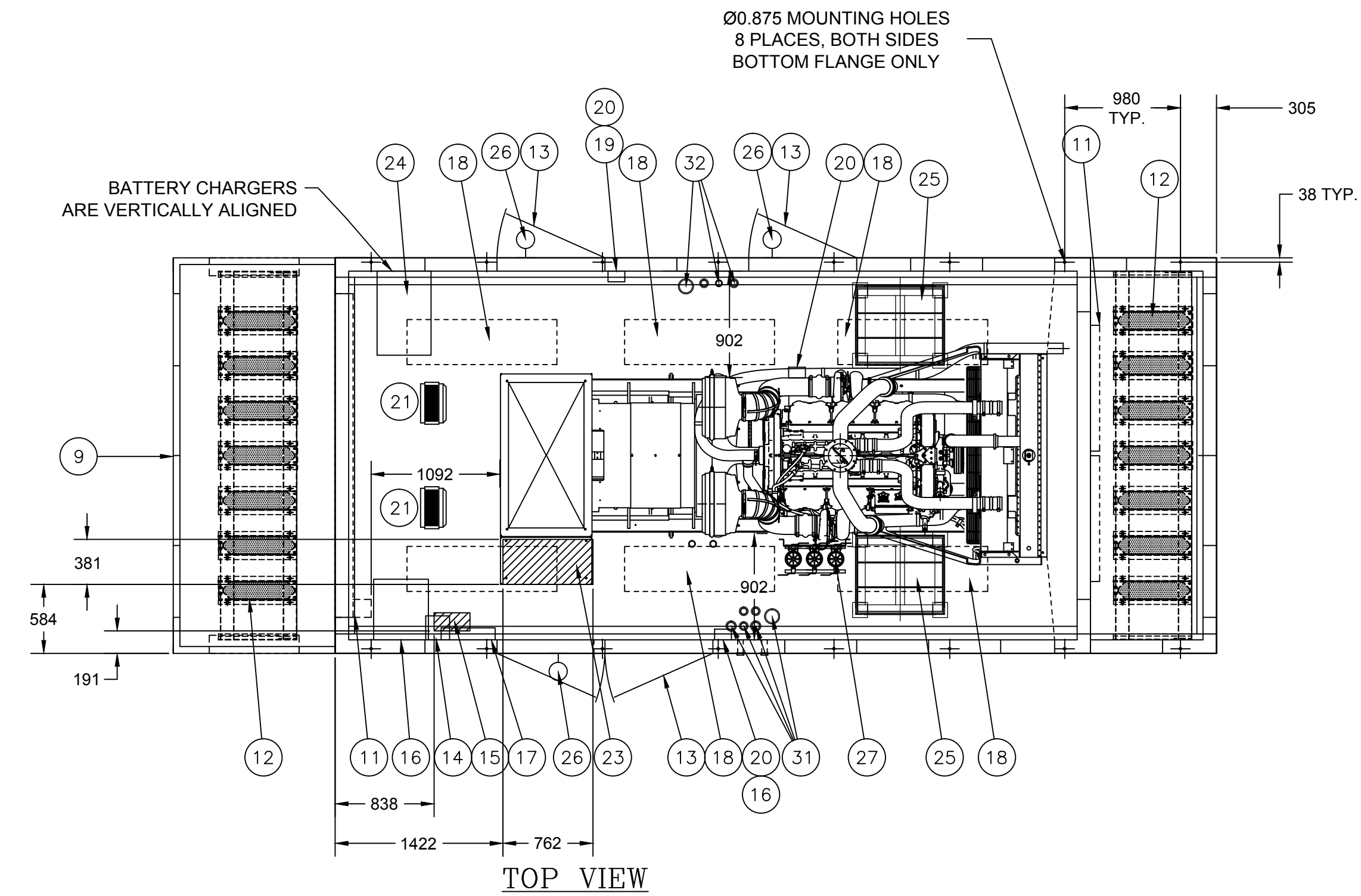
NEWMARKET SEWAGE PUMPING
STATION UPGRADES

SITE PLAN

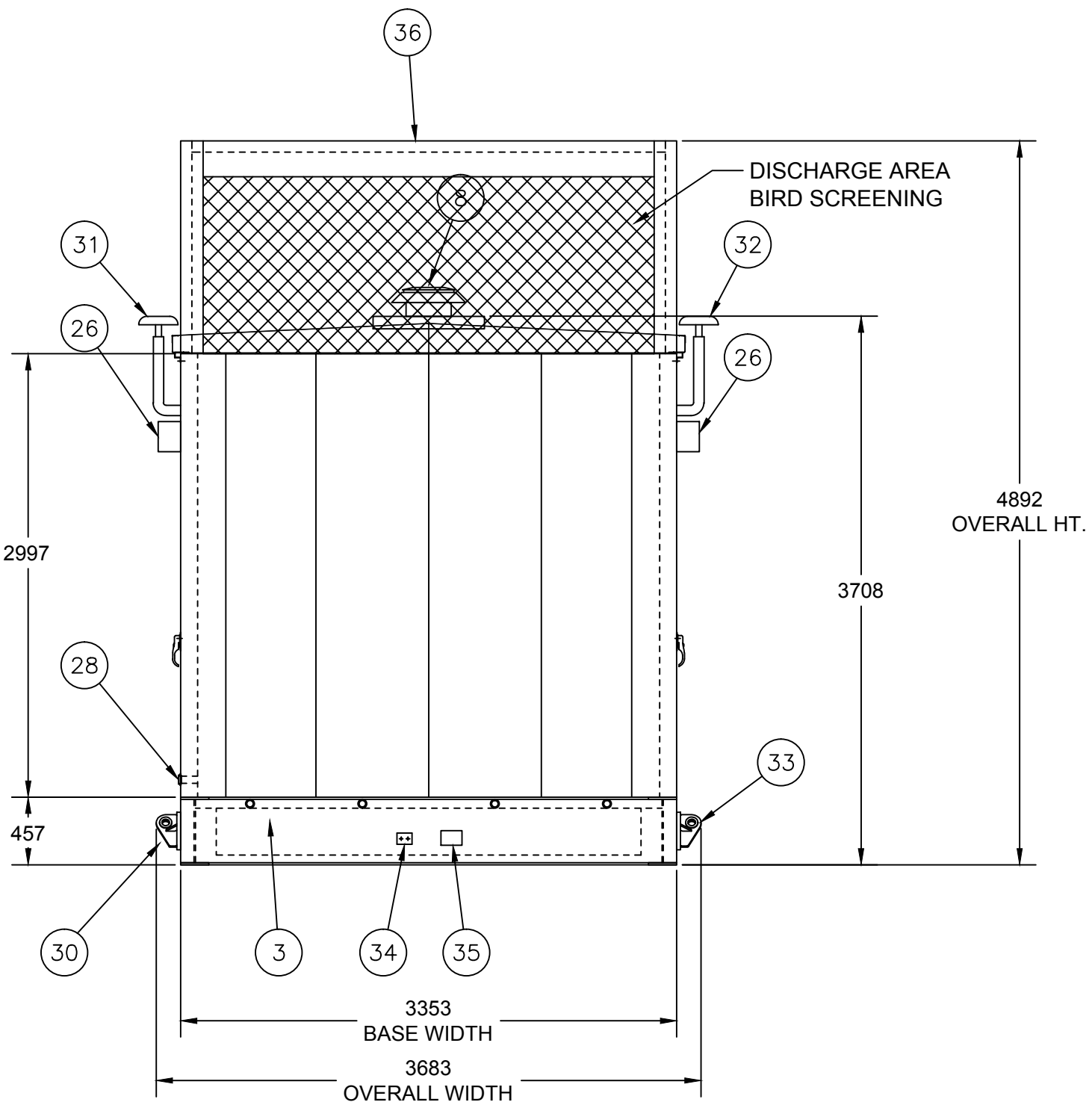
DWG. NO. C-001
CONT. NO. T-13-58
SHEET NO. 5

GENERATOR CONTROL PANEL- REAR MOUNTED
AIR FLOW REQUIREMENT-
COOLING AIR- 44,249 CFM
COMBUSTION AIR- 3,245 CFM
TOTAL- 47,494 CFM
MAX WALL PANEL WIDTH 24" FOR WIND REQUIREMENT
*ALL LOAD CENTER WIRING TO BE PIPED IN RIGID CONDUIT - PPPI PROVIDED

PPPI TO EXTEND CRANKCASE FUMES VENT TO DISCHARGE SIDE.
PPPI TO PROVIDE GALVANIZED DRIP TRAY UNDER ENGINE AND
SEPARATE ONE FOR FUEL / WATER SEPARATOR.
PPPI DOOR CONSTRUCTION TO INCLUDE: GALVANIZED STEEL,
WEATHER STRIPPING, SS THRESHOLD AND DRIP EDGE.
DOOR LATCH TO BE DETERMINED.



ITEM	QTY:	DESCRIPTION
1	1	SOUND ATTENUATED ENCLOSURE PACKAGE- GALVANIZED CONSTRUCTION
2	-	4.5"D WELDED INSULATED WALL PANEL
3	1	U.L. 142 BASE TANK- DOUBLE WALL CONSTRUCTION
4	1	1000KW CATERPILLAR C32 GENERATOR SET
5	8	VIBRATION ISOLATOR (CATERPILLAR PROVIDED)
6	1	SS EXHAUST FLEX
7	1	EXHAUST SILENCER- INTERIOR MOUNT W/ HIGH TEMP WRAP
8	1	EXHAUST OUTLET ELBOW- W/ RAIN CAP, SHIPPED LOOSE
9	1	SOUND ATTENUATED INTAKE HOOD W/ FIXED INTAKE LOUVERS
10	1	24VDC MOTORIZED INTAKE DAMPER
11	1	GRAVITY DISCHARGE DAMPER ASSEMBLY
12	14	SOUND ATTENUATION BAFFLE COLUMN
13	4	PERSONNEL ACCESS DOOR- PAD LOCKABLE W/ SS HARDWARE
14	1	DISCONNECT
15	1	6" X 12" CONDUIT ACCESS FOR SERVICE POWER
16	1	37.5KVA, 600-120/240 TRANSFORMER
17	1	SERVICE PANEL- 120/240V 1P3W, W/ 125A MAIN BREAKER
18	6	VAPOR TIGHT FLUORESCENT AC LIGHT FIXTURE
19	3	LIGHT SWITCH W/ WEATHER PROOF COVER (1 FOR EXTERIOR LIGHTS)
20	3	GFCI RECEPTACLE- W/ WEATHER PROOF COVERS
21	2	5KW ENCLOSURE HEATER W/ THERMOSTAT
22	-	-
23	1	CONDUIT ACCESS AREA- 15"W X 30"L
24	2	BATTERY CHARGER (TOROMONT PROVIDED)
25	2	STARTER BATTERY BOX (TOROMONT PROVIDED)
26	3	EXTERIOR MARINE LIGHTS
27	1	TRIPLE FUEL / WATER SEPARATOR (TOROMONT PROVIDED)
28	2	REMOTE FUEL SUPPLY AND RETURN FITTINGS, 1" NPT
29	1	SUPPLY CHECK VALVE (NOT SHOWN)
30	1	LEAK DETECTION FLOAT (NOT SHOWN)
31	6	MAIN TANK FUEL FITTINGS & VENTS
32	4	RUPTURE TANK FUEL FITTINGS & VENTS
33	4	LIFTING PROVISION- REMOVABLE
34	2	GROUND LUG
35	1	U.L. CANADA NAMEPLATE
36	1	DISCHARGE SNOW HOOD W/ BIRD SCREENING - SHIPPED LOOSE



FINISH COLOR:	UNDETERMINED
EST. BASE WEIGHT:	15,300 LBS
EST. GENSET WEIGHT:	18,600 LBS
EST. ENCLOSURE WEIGHT:	17,600 LBS
EST. MISC. WEIGHT:	3,000 LBS
EST. SHIPPING WEIGHT:	54,500 LBS
APPROXIMATE OVERALL DIMENSIONS	
LENGTH:	348"
WIDTH:	145"
HEIGHT:	154"
MAIN TANK CAPACITY:	24 HRS MIN
RUPTURE BASIN CAPACITY:	110%
SOUND LEVEL:	77dBA @ 23'

NOTES:

- FUEL FILL TO BE EXTERIOR OF ENCLOSURE. VENT / WHISTLE, EMERGENCY VENT AND SECONDARY VENT TO BE EXTENDED TO THE EXTERIOR OF THE ENCLOSURE. SUPPLY AND RETURN LINE PIPING BTW. GENSET AND FUEL TANK BY GENSET SUPPLIER.
- ACCESSORIES: 4 LEVEL SWITCHES, EMERGENCY VENT, LEAK DETECTOR, VENT / WHISTLE, MECHANICAL FUEL GAUGE AND FIRE VALVE.
- FLEXIBLE COOLANT AND LUBRICANT OIL DRAINS EXTENDED TO THE EXTERIOR OF THE ENCLOSURE.
- CONDENSATE PIPING FROM THE EXHAUST SILENCER TO BE EXTENDED AT 6" FROM ENCLOSURE FLOOR.
- OIL AND WATER DRAIN GROUP PLUS FUMES DISPOSAL LINES EXTENDED TO THE EXTERIOR OF THE ENCLOSURE.
- PROVIDE CONTAINMENT FOR FUEL FILL SYSTEM.

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AND SHALL BE RESPONSIBLE FOR ADEQUATE PROTECTION FROM
DAMAGE DURING CONSTRUCTION.

AECOM



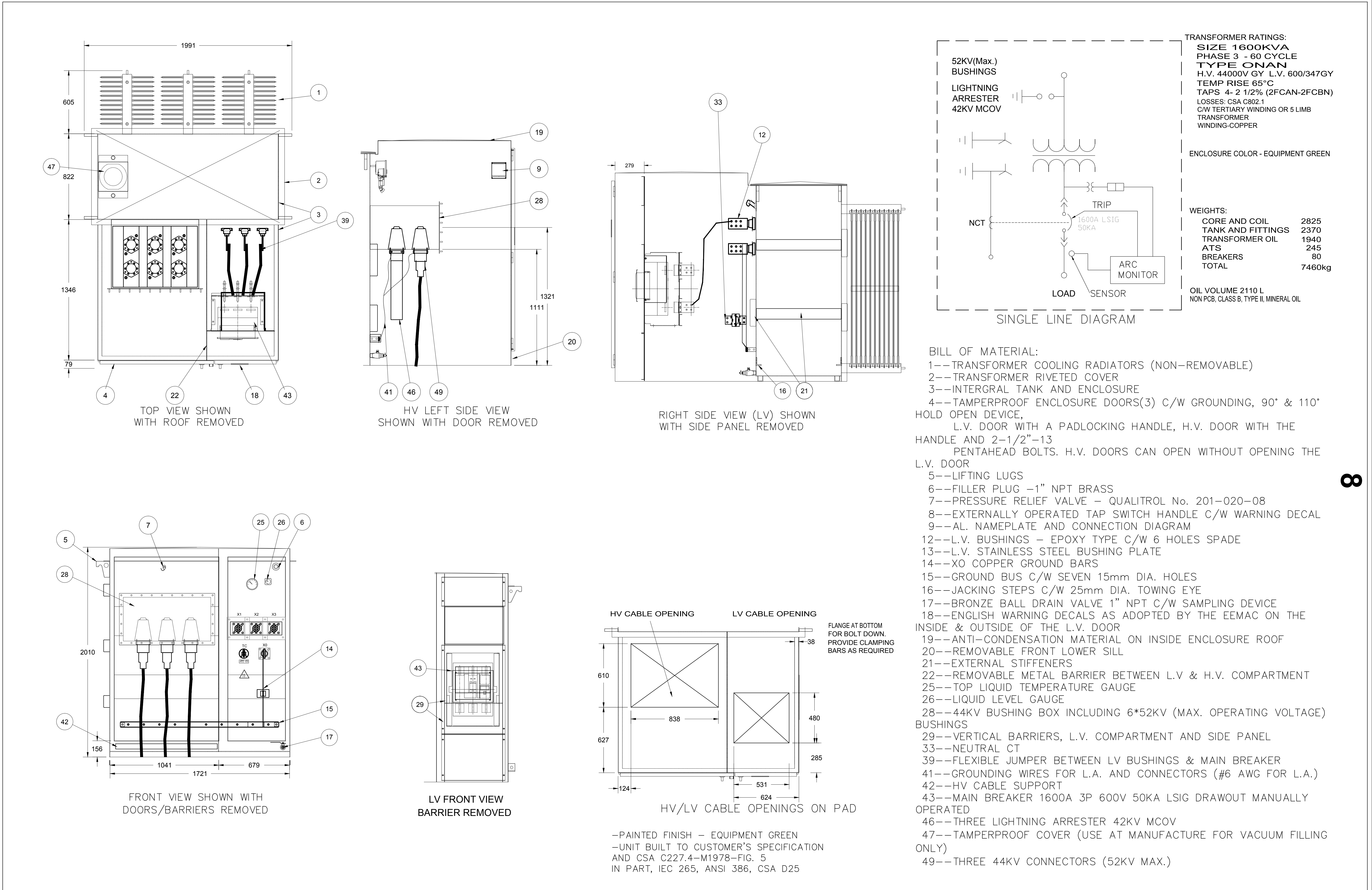
No.	DATE	REVISIONS	BY
0	2014-03	ISSUED FOR TENDER	M.K.B

York Region

Environmental
Services

DESIGN M.B.	NEWMARKET SEWAGE PUMPING STATION UPGRADES GENERATOR - OUTDOOR ENCLOSURE	DWG. NO. E-621
DRAWN Y.O.		CONT. NO. T-13-58
CHECKED M.B.		SHEET NO. 77

Last saved by: MENGB(2014-03-12) Last Plotted: 2014-03-17
Filename: \\CA1R14\FP001\PROJECTS\60277900\000-CADD\040 CADD-BIM\WIP\02-SHEETS\60277900-SHT-E-109.DWG



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AECOM



No.	DATE	REVISIONS	BY
0	2014-03	ISSUED FOR TENDER	M.K.B

York Region

Environmental Services

DESIGN M.B.	NEWMARKET SEWAGE PUMPING STATION UPGRADES MINISUB GENERAL ARRANGEMENT AND SINGLE LINE	DWG. NO. E-109
DRAWN B.M.		CONT. NO. T-13-58
CHECKED M.B.		SHEET NO. 58



May 15, 2014

Rick Nethery
 Director
 Planning & Building Services
 Town of Newmarket
 395 Mulock Drive
 Newmarket, ON L3Y 4X7

Dear Mr. Nethery:

**Re: Request for Exemption of Site Plan Approval
 Temporary Modular Unit - 380 Bayview Parkway, Newmarket
 Building Permit No. 2014-00159**

The Regional Municipality of York is requesting that the Town of Newmarket grant an exemption for Site Plan Approval for the proposed temporary modular unit at 380 Bayview Parkway in Newmarket.

This modular unit is required due to ongoing spacing issues in the main building at 380 Bayview Parkway. Currently the building is at 100 percent capacity with 72 staff. This spacing crisis makes hiring new staff difficult, preventing us from achieving some of our critical goals for 2014. The proposed unit is a temporary solution which would be on site for approximately 12 to 18 months. We plan to temporarily accommodate 20-25 staff in the unit.

The Region started looking for alternative space for staff from 380 Bayview Parkway in early 2013 but was unable to find appropriate space for our needs. In December 2013, the Region purchased 145 Harry Walker Parkway in Newmarket. We expect to move up to 30 staff from 380 Bayview Parkway to 145 Harry Walker Parkway in the summer of 2015 when that space is equipped for occupancy. At that point in time, the unit will no longer be required at 380 Bayview Parkway. The unit will be removed and the site returned to its original condition.

The temporary unit supplied by Modspace, will be 36 feet deep by 60 feet wide, and will be located 86 feet from the south side of the main building (see attached Site Plan SP-1). The unit will be 3 feet 2 inches max from grade to finished floor, and 9 feet 1 inch from finished floor to the underside of the roof joist. The temporary unit will be installed on a granular pad, with wood siding for exterior cladding, Smart Panel fascia and trim, vinyl windows, and Polyvinyl Chloride roofing. Electrical will be run from the main building to the unit, and the unit will have no plumbing or water.

May 15, 2014
Request for Exemption of Site Plan Approval
Temporary Modular Unit - 380 Bayview Parkway, Newmarket
Building Permit No. 2014-00159

2

Building Permit Application (*ref 2014-00159*) has been submitted to the Town of Newmarket for review and approval. Installation of the unit is estimated to commence in June 2014, subject to required permit approvals, and will take approximately two weeks to complete the work required for final occupancy. All work will be completed during normal business hours.

We have reviewed The Town of Newmarket's Site Plan Approval Process Manual, and the types of developments that are exempt from Site Plan Approval listed on page 5. In the Regional staff's opinion, as our proposed unit is temporary (12-18 months) and a minor addition with no significance, we believe that our proposal meets and agrees with the first exemption.

We trust this information is satisfactory. We would be happy to meet with you to discuss this request. If you require any further information, please do not hesitate to contact me at 905-830-4444 extension 75085.

Sincerely,



Allan Hewitt
Manager, Business Support and Administration
Environmental Services
The Regional Municipality of York

Attachments	Aerial Photo
	Site Plan SP-1
	Example of Proposed Unit
	Drawing A-1

Copy to: Brett Bloxam, Director, Operations Maintenance & Monitoring, Environmental Services, York Region
Chris Dunkling, Project Manager, Modspace



KEY PLAN

NOTES:

1. This plan is a schematic representation of the proposed project and is not intended to be used for construction purposes.
2. All dimensions are in feet and inches.
3. The site is located within the boundaries of the City of Tacoma.
4. The project is subject to the approval of the City of Tacoma.

TACOMA ENGINEERS

1000 1st Avenue, Suite 100
Tacoma, WA 98402
Phone: (253) 770-1234
Fax: (253) 770-1235
www.tacomaengineers.com

Modular

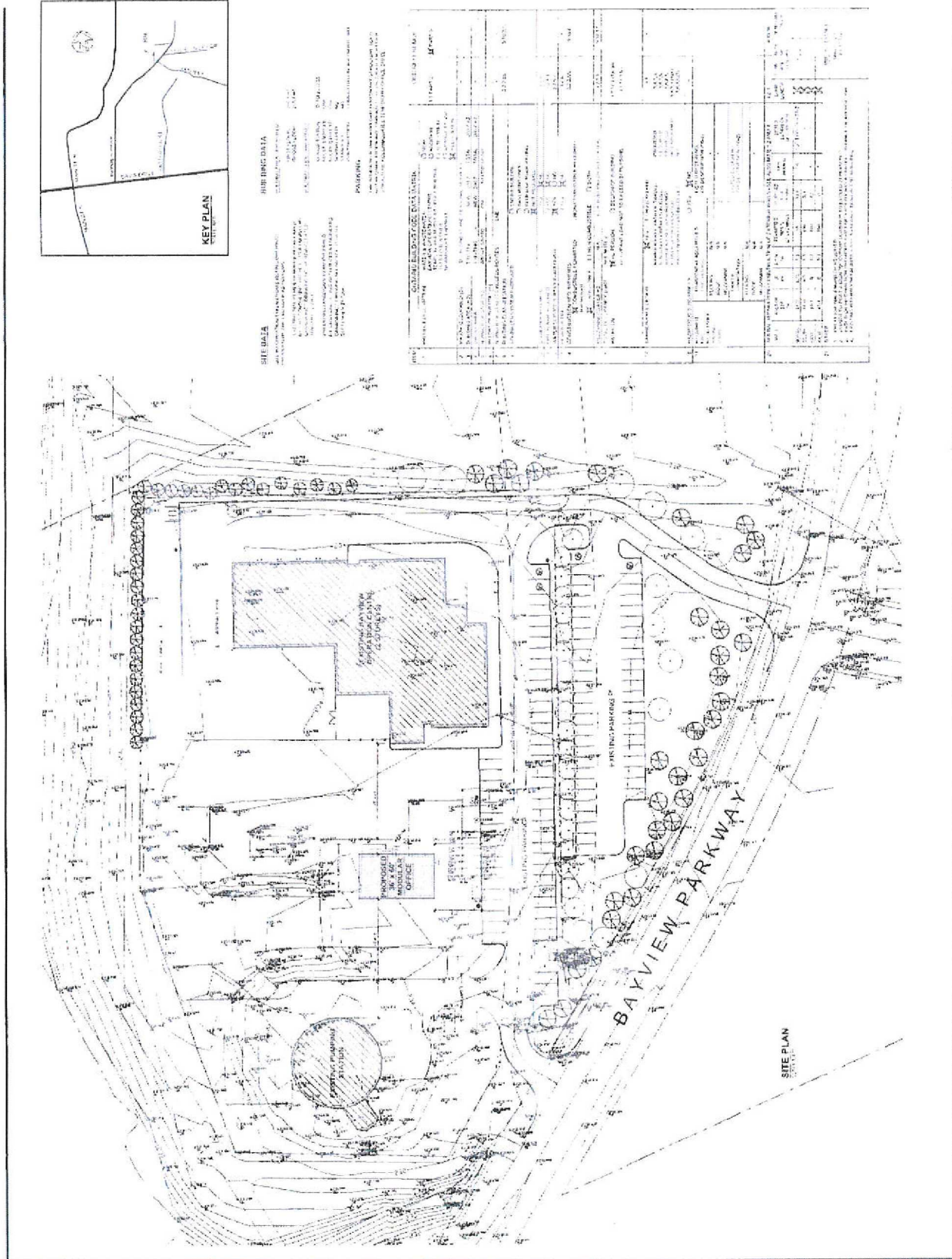
**NEWMARKET WWTP
35 x 50 TEMPORARY
MODULAR OFFICE BUILDING**

350 Pacific Street, Tacoma, WA 98402

**SCHEMATIC
SITE PLAN**

Scale: 1" = 100'

SP-1



Example of Proposed Unit from MODSPACE



Image is a representation of proposed unit

REQUESTS FOR EXEMPTION FROM SITE PLAN APPROVAL

380 Bayview Parkway
Regional Municipality of York

- Property is zoned Heavy Employment (EH) Zone by Bylaw Number 2010-40, as amended
- Use is permitted as “public use”
- Committee granted approval in 2002 for water and wastewater operation centre and pumping station
- Approval was granted in 2005 for underground sanitary sewer equalization tank with two above-ground access buildings for tank
- In 2005, exemption from site plan approval was granted to install the proposed chemical tank as a pilot project
- In November 2013, Committee granted exemption for permanent installation of chemical tank
- Region now proposing additional upgrades including installation of external emergency generator, replacing existing electrical substation, and placing a temporary modular unit for office staff on site and is requesting exemption from site plan approval
- Approval will be required from Lake Simcoe Region Conservation Authority

**PLANNING AND BUILDING SERVICES**

Town of Newmarket

395 Mulock Drive

P.O. Box 328, STN Main

Newmarket, ON L3Y 4X7

www.newmarket.ca

planning@newmarket.ca

T: 905.953.5321

F: 905.953.5140

MEMORANDUM

TO: Site Plan Review Committee

FROM: Linda L. Traviss, MCIP, RPP
Senior Planner - Development

DATE: May 22, 2014

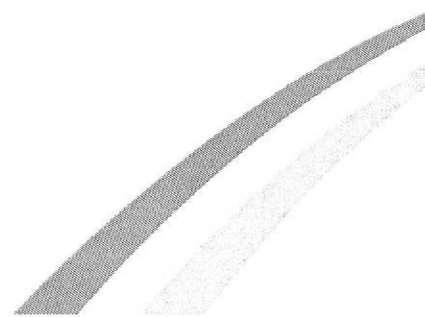
RE: Application for Site Plan Approval – Public Information Centre
17150 Yonge Street
The Regional Municipality of York

At its meeting on March 3, 2014 Site Plan Review Committee considered the above noted application for site plan approval and directed the applicant to hold a Public Information Centre (PIC) and then following the PIC bring the application back to Committee for further consideration.

The PIC was held on May 1, 2014 and was attended by approximately 30 residents. Public comments received generally focused on traffic and parking, stormwater management and landscaping. Included with the Site Plan Application filed with the Town were a Traffic Impact Study, Stormwater Management Report, Arborist Report, and Landscape Plans together with a Site Plan, Building Elevations, Site Grading Plan, Site Servicing Plan, Erosion and Sediment Control Plan, Hydro-Geological Report, Geotechnical Investigation Report, Site Lighting Plan, and a Tree Protection Plan.

The written comments have been provided to the applicant and, if the application is granted an approval in principle by Committee, will be included in the first technical submission package circulated for staff and agency review. Staff will undertake a detailed review of the plans and reports submitted with the application and will work with the applicant to address the comments received from the community.

Linda L. Traviss, MCIP, RPP
Senior Planner - Development



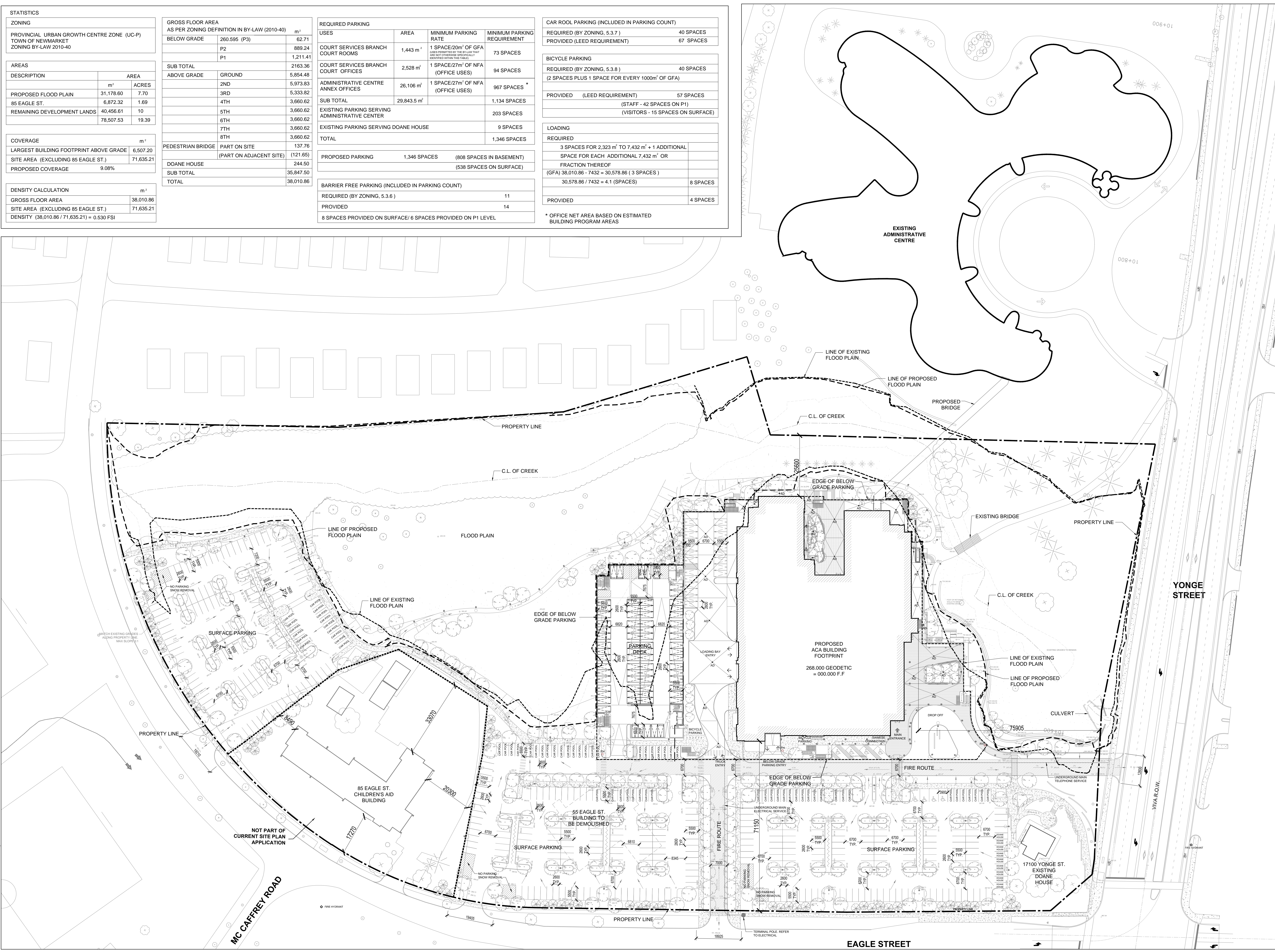
STATISTICS		
ZONING		
PROVINCIAL URBAN GROWTH CENTRE ZONE (UC-P) TOWN OF NEWMARKET ZONING BY-LAW 2010-40		
AREAS		
DESCRIPTION	m ²	ACRES
PROPOSED FLOOD PLAIN	31,178.60	7.70
85 EAGLE ST.	6,872.32	1.69
REMAINING DEVELOPMENT LANDS	40,456.61	10
	78,507.53	19.39
COVERAGE		
LARGEST BUILDING FOOTPRINT ABOVE GRADE		6,507.20
SITE AREA (EXCLUDING 85 EAGLE ST.)		71,635.21
PROPOSED COVERAGE	9.08%	
DENSITY CALCULATION		
GROSS FLOOR AREA		38,010.86
SITE AREA (EXCLUDING 85 EAGLE ST.)		71,635.21
DENSITY (38,010.86 / 71,635.21) =	0.530 FSI	

GROSS FLOOR AREA AS PER ZONING DEFINITION IN BY-LAW (2010-40)			m ²
BELOW GRADE	260.595 (P3)		62.71
	P2		889.24
	P1		1,211.41
SUB TOTAL			2163.36
ABOVE GRADE	GROUND		5,854.48
	2ND		5,973.83
	3RD		5,333.82
	4TH		3,660.62
	5TH		3,660.62
	6TH		3,660.62
	7TH		3,660.62
	8TH		3,660.62
PEDESTRIAN BRIDGE	PART ON SITE		137.76
	(PART ON ADJACENT SITE)		(121.65)
DOANE HOUSE			244.50
SUB TOTAL			35,847.50
TOTAL			38,010.86

REQUIRED PARKING			
USES	AREA	MINIMUM PARKING RATE	MINIMUM PARKING REQUIREMENT
COURT SERVICES BRANCH COURT ROOMS	1,443 m ²	1 SPACE/20m ² OF GFA <small>(GFA IS DEFINED BY THE B.A.U. THAT ARE NOT OTHERWISE SPECIFICALLY IDENTIFIED BELOW THIS TABLE)</small>	73 SPACES
COURT SERVICES BRANCH COURT OFFICES	2,528 m ²	1 SPACE/27m ² OF NFA (OFFICE USES)	94 SPACES
ADMINISTRATIVE CENTRE ANNEX OFFICES	26,106 m ²	1 SPACE/27m ² OF NFA (OFFICE USES)	967 SPACES *
SUB TOTAL	29,843.5 m ²		1,134 SPACES
EXISTING PARKING SERVING ADMINISTRATIVE CENTER			203 SPACES
EXISTING PARKING SERVING DOANE HOUSE			9 SPACES
TOTAL			1,346 SPACES
PROPOSED PARKING	1,346 SPACES	(808 SPACES IN BASEMENT) (538 SPACES ON SURFACE)	
BARRIER FREE PARKING (INCLUDED IN PARKING COUNT)			
REQUIRED (BY ZONING, 5.3.6)			11
PROVIDED			14
8 SPACES PROVIDED ON SURFACE/ 6 SPACES PROVIDED ON P1 LEVEL			

CAR ROOL PARKING (INCLUDED IN PARKING COUNT)	
REQUIRED (BY ZONING, 5.3.7)	40 SPACES
PROVIDED (LEED REQUIREMENT)	67 SPACES
BICYCLE PARKING	
REQUIRED (BY ZONING, 5.3.8)	40 SPACES
(2 SPACES PLUS 1 SPACE FOR EVERY 1000m ² OF GFA)	
PROVIDED (LEED REQUIREMENT)	57 SPACES
(STAFF - 42 SPACES ON P1)	
(VISITORS - 15 SPACES ON SURFACE)	
LOADING	
REQUIRED	
3 SPACES FOR 2,323 m ² TO 7,432 m ² + 1 ADDITIONAL SPACE FOR EACH ADDITIONAL 7,432 m ² OR FRACTION THEREOF	
(GFA) 38,010.86 - 7432 = 30,578.86 (3 SPACES)	
30,578.86 / 7432 = 4.1 (SPACES)	8 SPACES
PROVIDED	4 SPACES

* OFFICE NET AREA BASED ON ESTIMATED



SITE PLAN REVIEW – 17150 YONGE STREET

YORK REGION ADMINISTRATIVE CENTRE ANNEX BUILDING

- Property is zoned Provincial Urban Centre (UC-P) and Private Open Space (OS-2) by By-law Number 2010-40, as amended
- Use is permitted
- Minor Variance Application No. D13-A09-14 was granted by Committee of Adjustment on May 14, 2014 to permit parking in front and exterior side yards; increase in number of entrances; and reduction in number of loading spaces
- Number of parking spaces meets by-law requirements
- Approval required from Lake Simcoe Region Conservation Authority
- Town's Consulting Arborist to review Arborist Report and Tree Protection Plan
- Construction Management Plan (CMP) required prior to issuance of any building permits
- Phase 1 Environmental Site Assessment to be updated
- Landscaping to include a mixture of trees, shrubs and perennials along Yonge and Eagle street frontages
- Accessible parking spaces to be 4.2m wide by 5.5m long with curb depression for access to sidewalk
- Details of proposed pedestrian bridge required
- Landscaping at corner of Yonge and Eagle to be coordinated with proposed streetscape improvements
- A minimum 5m wide east-west secondary active transportation connection (off-road) be provided as contemplated in the draft Active Transportation Network Summary Report with clearance height for maintenance
- Staff is satisfied that this phase does not preclude future implementation of draft Secondary Plan