

TO: Mayor and Members of Council
FROM: James Baird, Commissioner of Development Services
DATE: June 13, 2011
PREPARED BY: Rick Cefaratti, Planner, East District, ext. 3675
SUBJECT: Proposed Regional Maintenance Facilities
LOCATIONS: Northwest corner of Box Grove By-Pass/ Rouge Bank Drive,
and the York Durham Line Right-of-Way



RECOMMENDATION:

1. THAT the Staff memorandum dated June 13, 2011, entitled "Proposed Regional Maintenance Facilities", be received;
2. THAT the presentation by "York Region" be received;
3. THAT Site Plan approval for the Regional Maintenance Facilities at the northwest corner of Box Grove By-Pass at Rouge Bank Drive and the west side of York Durham Line, be delegated to the Director of Planning and Urban Design or his designate; and
4. THAT Staff be authorized and directed to do all things necessary to give effect to this resolution.

BACKGROUND:

The purpose of memorandum is to provide preliminary information on two proposed ancillary maintenance facilities proposed by the Regional Municipality of York and to request authorization from Council to delegate Site Plan approval to the Director of Planning & Urban Design.

The facilities are required as part of the South East Collector (SEC) trunk sewer, an integral component to the York Durham Sewage System (YDSS). The expansion of the entire YDSS is required to accommodate additional sanitary sewage flows projected from future growth in the Region.

Odour Control Facility on York Durham Line

The proposed Odour Control Facility (OCF) will be located on the west side of the York Durham Line (Regional Road 30), approximately 600 m (1,968 ft.) north of Steeles Avenue East (See Location Map, Figure 1). This facility will be sited entirely within the right-of-way of the York Durham Line which is partially owned and managed by the Regional Municipality of York. The closest residence is located approximately 290 m (950 ft.) north east of the site in the City of Pickering. The closest residence within the Town of Markham is located approximately 408 metres (1,340 ft.) north of the site. The OCF will treat airflow from the new SEC trunk sewer, prior to release into the atmosphere.

The Region of York will be making a presentation on this matter and will be seeking approval from the Town to develop the site with up to three buildings including a generator building, a bio-filter building, and the main OCF building. Staff has determined that the proposed OCF falls within the definition of a Public Use under Zoning By-law 304-87. A zoning amendment is not required. However, a Site Plan Control application is required and staff anticipates that the application will be submitted in the near future.

Diversion Chamber /Corrosion Control Facility – Box Grove

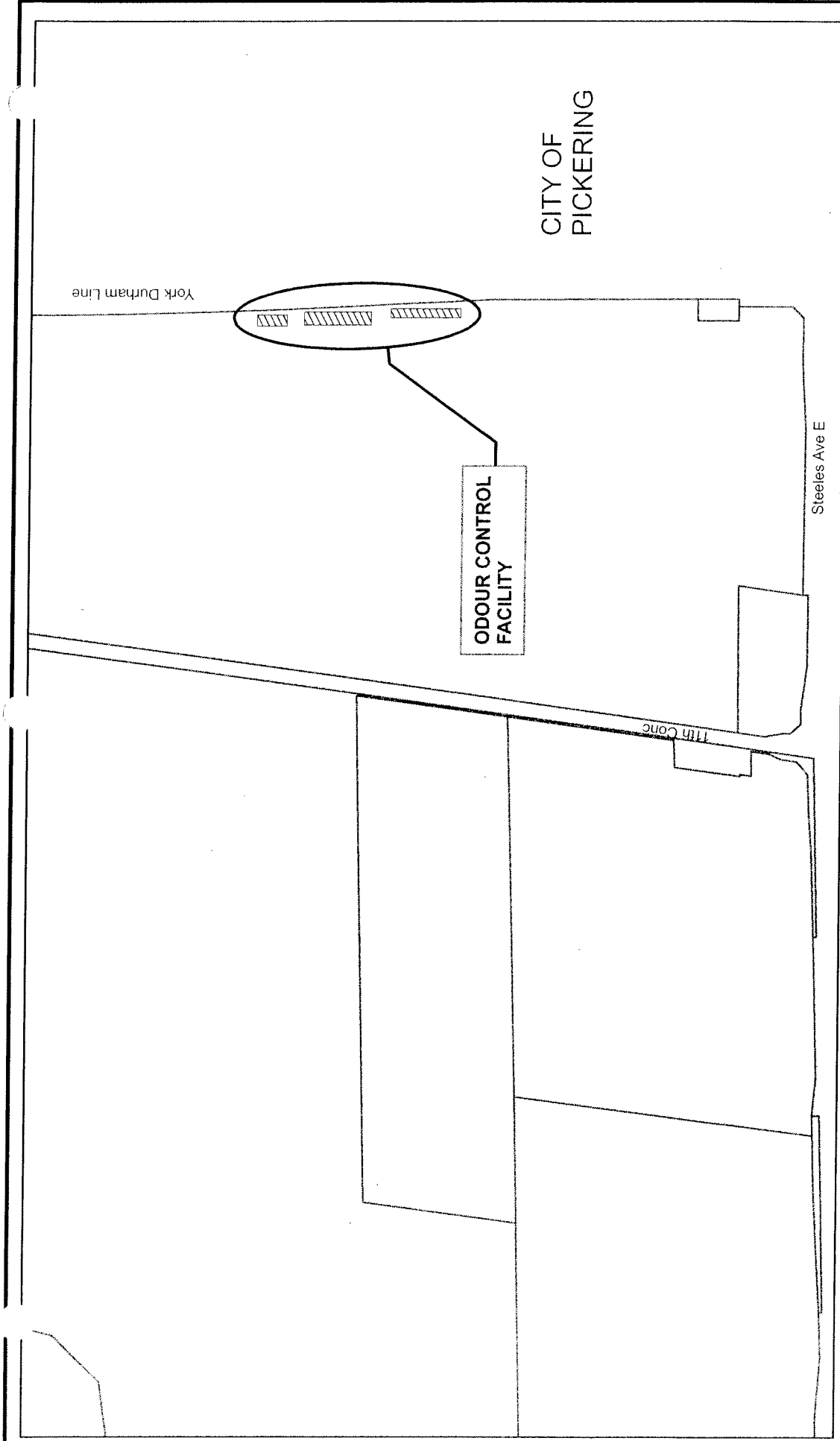
The proposed Diversion Chamber/Corrosion Control Facility (DC/CCF) will be located at the northwest corner of the Box Grove By-Pass and Rouge Bank Drive (See Location Map, Figure 2). The Region of York is in the process of acquiring these lands from Box Grove Developers Group. Residential dwellings within the Legacy Community are located approximately 50 m (164 ft.) from the west side lot line, across 9th Line. The Diversion Chamber is a below ground structure that will divert sewage flows within the new and existing elements of the SEC trunk sewer. The Corrosion Control Facility controls corrosion within the existing and new SEC trunk sewer and will require a service building on the site.

The Region of York staff will be making a presentation on this matter as well, and again will be seeking approval from the Town to develop the site with an above ground building, access driveway and landscaping. Staff has determined that the proposed facility falls within the definition of a Public Use under Zoning By-law 177-96, as amended. A zoning amendment application is not required. However, a Site Plan Control application is required and staff anticipates that the application will be submitted in the near future.

Attachments:

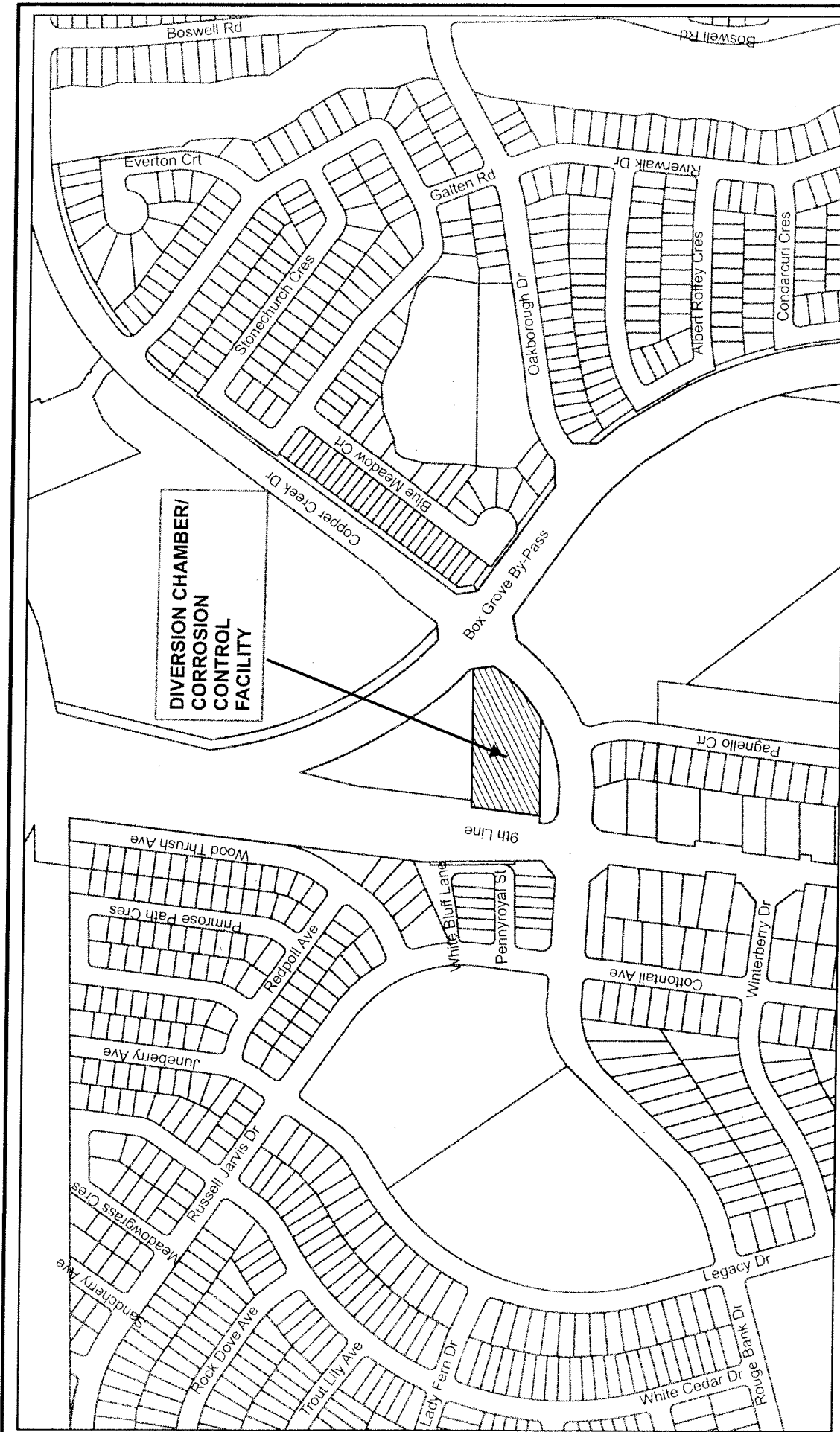
Location Map – Figure 1

Location Map – Figure 2




APPLICANT: REGIONAL MUNICIPALITY OF YORK
YORK DURHAM LINE RIGHT-OF-WAY

 SUBJECT LANDS



APPLICANT: REGIONAL MUNICIPALITY OF YORK
 PART OF LOT 7, CON.9
 NW CORNER OF ROUGE BANK DR. & BOX GROVE BY-PASS

 SUBJECT LANDS

Q:\Geomatics\New Operation\2011 Agenda\MISC\Regional Municipality of York\Figure 2.mxd