

**SUBJECT:** Recommendation Report  
Regional Municipality of York  
Proposed Emergency Medical Services Station (EMS)  
5590 14<sup>th</sup> Avenue  
File SC 16 135822

**PREPARED BY:** Stephen Corr, ext 2624  
Planner II, East District

**REVIEWED BY:** Sally Campbell, MCIP, RPP, ext 2645  
Manager, East District

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**RECOMMENDATION:**

- 1) That the Report dated March 29, 2016, titled "Regional Municipality of York, Proposed Emergency Medical Services Station (EMS), 5590 14<sup>th</sup> Avenue, File Number SC 16 135822", be received;
- 2) That the presentation by the Applicant, Thomas Brown Architects Inc., regarding a proposed EMS Station submitted by the Regional Municipality of York at 5590 14<sup>th</sup> Avenue, be received;
- 3) That the site plan control application for an EMS station submitted by the Regional Municipality of York at 5590 14<sup>th</sup> Avenue (File SC 16 135822), be endorsed in Principle, subject to the Conditions in Appendix 'A';
- 4) That site plan approval, as it relates to a site plan control application for an EMS Station submitted by the Regional Municipality of York at 5590 14<sup>th</sup> Avenue (File SC 16 135822), be delegated to the Director of Planning and Urban Design;
- 5) That matters identified during the ongoing review of this application be resolved to the satisfaction of the Director of Planning and Urban Design;
- 6) And that staff be authorized and directed to do all things necessary to give effect to this resolution.

**PURPOSE:**

This report recommends that the site plan application for a proposed EMS Station submitted by the Regional Municipality of York (the "Region") at 5590 14<sup>th</sup> Avenue (File No. SC 16 135822) be endorsed in principle, and that site plan approval be delegated to the Director of Planning and Urban Design.

**BACKGROUND**

The 0.44 hectare (1.1 acre) subject property is located on the north side of 14<sup>th</sup> Avenue, west of Markham Road, as shown in Figure 1 and is currently vacant. An extension to Middlefield Road north of 14<sup>th</sup> Avenue is anticipated along the east side of the subject

property, which will be constructed at a future date as part of the comprehensive development of a future plan of subdivision on adjacent lands to the north and west of the subject property. Surrounding uses include:

- Vacant/undeveloped lands to the north and west;
- Light industrial and commercial buildings to the east;
- The Southeast Markham Community Centre (under construction) and a City of Markham Fire Station to the south (both across 14<sup>th</sup> Avenue); and
- A low density residential subdivision to the south and southwest (also across 14<sup>th</sup> Avenue).

### **OFFICIAL PLAN AND ZONING**

#### **In-force Official Plan (Revised 1987) and Armadale West Secondary Plan**

- Designated 'Industrial' and 'Business Corridor Area'.
- Secondary Plan provides for offices, light industrial uses and service uses (amongst other uses), consistent with the planned function of the 'Business Corridor Area' designation.

#### **2014 Official Plan (Partially Approved – 2015)**

- Designated 'Service Employment'.
- Provides for offices, light industrial uses and service uses (amongst other uses).

#### **Zoning By-law 90-87, as amended**

- Zoned Residential Development Zone (RD) under By-law 90-81, as amended.
- Permits one existing single detached dwelling, which existed on the date of passing of Amending By-law 119-87 (March 24, 1987).
- Notwithstanding the above, the proposed Region of York EMS station is permitted on the subject lands as a Public Use.

### **OPTIONS/ DISCUSSION:**

The site plan application was submitted by the Region on January 20, 2016 and proposes a new one-storey EMS station. The west side of the building comprises an ambulance parking bay. The east of the building will be used as ancillary space, such as office and meeting rooms, in support of the EMS station. Vehicular access is proposed to be provided to 14<sup>th</sup> Avenue via two driveways which separate ambulance traffic from all other vehicular traffic to and from the site. The Site Plan shows the non-ambulance driveway will be relocated to access Middlefield Road once it is extended north of 14<sup>th</sup> Avenue in the future. Onsite parking is provided to accommodate up to 15 vehicles, including one accessible parking space. The remainder of the site will be landscaped. The Site Plan and Elevation drawings are shown in Figures 2 and 3, respectively.

The approval authority of site plan applications for new institutional development on arterial roads, such as 14<sup>th</sup> Avenue, is Development Services Committee (By-law 2002-02). The Region has indicated that construction of this EMS station is subject to stringent time restrictions and in order to meet these time lines, the Region is requesting that site plan approval be delegated to staff to assist in expediting site plan approval.

Staff and external agencies, including the Region of York Community Planning and Development Services, are reviewing the first submission of the site plan application. To date no issues have been identified, however any comments received will be required to be addressed through subsequent resubmissions prior to site plan endorsement. The applicant will also be required to satisfy the conditions of site plan endorsement, as provided on Appendix 'A', which relate to complying with the City's Bird Friendly Guidelines. The applicant will also be required to execute of an undertaking with the City, which is standard practice for site plan applications submitted by Public Agencies.

**CONCLUSION**

Staff are of the opinion that the request is appropriate and note that the approval authority for similar developments, not on a major arterial road, is delegated to the Director of Planning and Urban Design. In order to assist the Region in meeting its time lines for this project, staff recommend that Development Services Committee delegate site plan approval to the Director of Planning and Urban Design.

**FINANCIAL CONSIDERATIONS AND TEMPLATE:**

Not Applicable.

**HUMAN RESOURCES CONSIDERATIONS**

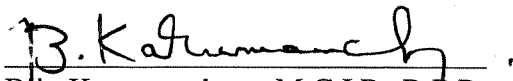
Not Applicable.

**ALIGNMENT WITH STRATEGIC PRIORITIES:**

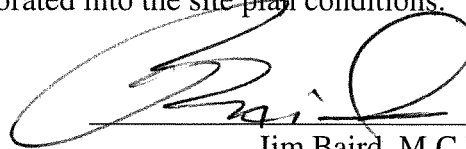
The applications are being considered within the context of the City's growth management and strategic priorities, including emergency preparedness and response.

**BUSINESS UNITS CONSULTED AND AFFECTED:**

The applications have been circulated to various City departments and external agencies, and are currently under review. All conditions and requirements received will be reviewed and if appropriate will be incorporated into the site plan conditions.



Biju Karumanchery, M.C.I.P., R.P.P.  
Director of Planning & Urban Design



Jim Baird, M.C.I.P., R.P.P.  
Commissioner of Development Services

**ATTACHMENTS:**

Figure 1 – Site Location Map

Figure 2 – Zoning/Area Context Map

Figure 3 – Aerial Photography

Figure 4 – Site Plan

Figure 5 – Building Elevations

Appendix 'A' – Conditions of Site Plan Endorsement/Approval

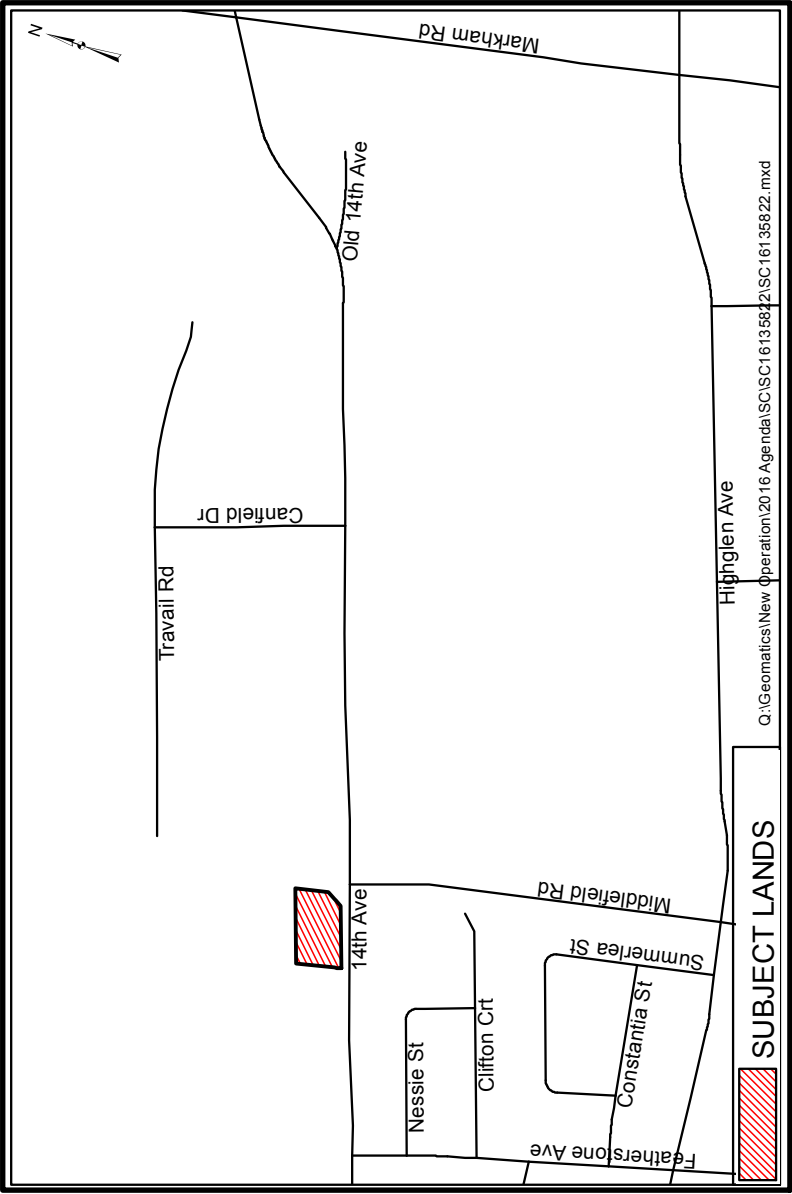
**APPENDIX 'A'**  
**SITE PLAN CONDITIONS**  
**REGIONAL MUNICIPALITY OF YORK**  
**5590 14<sup>TH</sup> AVENUE**  
**SC 16 135822**

That prior to site plan endorsement:

1. The technical review of the site plan application be complete by Staff and external agencies to the satisfaction of the Director of Planning and Urban Design;
2. Written clearance from the Region of York Community Planning and Development Services, indicating that all of their requirements have been met, to be submitted to the satisfaction of the Director of Planning and Urban Design; and

That the Owner shall enter into a Site Plan Undertaking with the City, containing all standard and special provisions and requirements of the City and external agencies, including but not limited to:

1. Provisions for the payment by the Owner of all applicable fees, recoveries, and any other financial obligations;










# AIR PHOTO

APPLICANT: REGION OF YORK  
5590 14TH AVENUE

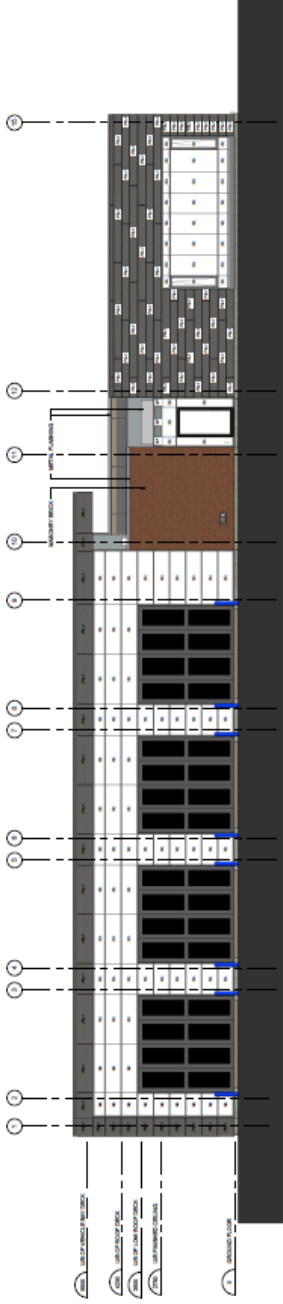
FILE No. SC. 16135822 (SC)

 SUBJECT LANDS





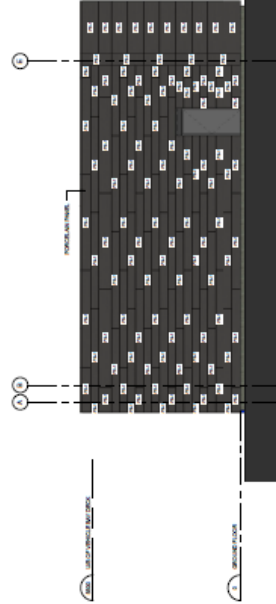




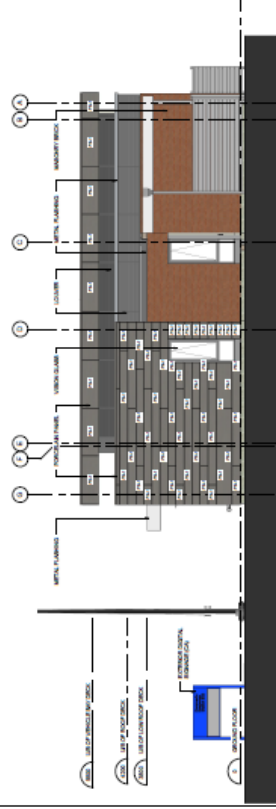
1. Front Elevation  
1:1.75



2. Side Elevation  
1:1.75



3. Rear Elevation  
1:1.75



4. Front Elevation  
1:1.75

# ELEVATIONS

APPLICANT: REGION OF YORK  
5590 14TH AVENUE

FILE No. SC. 16135822 (SC)

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**ARKHAM** DEVELOPMENT SERVICES COMMISSION

Drawn By: CPW

Checked By: SC

DATE: 01/03/2016

**FIGURE No. 4**