

THE CORPORATION OF THE TOWN OF GEORGINA

COUNCIL ADDENDUM

Wednesday, September 27, 2017
7:00 PM

11. PUBLIC MEETINGS

(1) STATUTORY MEETING(S) UNDER THE PLANNING ACT OR MEETINGS PERTAINING TO THE CONTINUATION OF PLANNING MATTERS

(7:30 p.m.)

- (B) Application to Amend Zoning By-law No. 500
OULAHEN, Paul
Plan 351, Part Lots 122 and 123, Lot 124, Part Block C and Part Original
Road Way; Duclos Point Road
AGENT: Michael Smith Planning Consultants

Report NO. DS-2017-0112

Updated Recommendations:

1. That Council receive Report DS-2017-0112 prepared by the Planning Division, Development Services Department dated September 27, 2017 respecting an application to amend Zoning By-law No. 500 submitted by Michael Smith Planning Consultants; Development Coordinators Ltd. on behalf of Paul Oulahen for lands legally described as Plan 351, Part Lots 122, 123 & 124, Part Block C and Part Original Road Way, and further described as RS 65R-15160, Part 2.
2. That in the event no public or Council concerns are raised at the public meeting warranting investigation and a further meeting, Staff recommend the following:
 - I) That Council approve the application to amend Zoning By-law No. 500 submitted by Michael Smith Planning Consultants; Development Coordinators Ltd. on behalf of Paul Oulahen for lands legally described as Plan 351, Part Lots 122, 123 & 124, Part Block C and Part Original Road Way, and further described as RS 65R-15160, Part 2.
 - II) That prior to the passing of the amending by-law, the applicant's solicitor provide a legal opinion demonstrating that the subject property is one parcel to the satisfaction of the Town's solicitor or the applicant obtain and register on title a deeming by-law to merge the subject property into one lot.
 - III) That pursuant to Section 34(17) of the Planning Act, in the event minor revisions are necessary respecting the proposed amending Zoning By-law, further notice shall not be required.

Or alternatively,

- 3. That in the event concerns are raised by the public or Council which require further investigation, Staff recommend the following:
 - I) That Staff report further to Council following the receipt and assessment of the public and Council's comments.
 - II) That Staff provide written notice of the next public meeting, a minimum of two weeks in advance of the date of said meeting, to the following:
 - i. Any person or public body that has requested to be notified of any future public meeting(s); and,
 - ii. Any person or public body that has requested to be notified of Council's decision regarding the approval or refusal of the subject application

Additional Correspondence:

Page 1

- William and Linda Wahrer, 577 Duclos Point Road, indicating support of the application

Page 2

- John Marquis, 562 Duclos Point Road, indicating support of the application

12. REPORTS

(2) REPORTS REQUIRING SEPARATE DISCUSSION

Report from the Emergency Services Department:

Pages 3-5

- (A) Award of Contract – FES2017-034
Design Services – Pefferlaw Fire Station

Report No. ES-2017-0004

Recommendation(s):

- 1. That Council receive Report No. ES-2017-0004 prepared by the Emergency Services Department dated September 27, 2017 respecting the award of contract FES2017-034 – Design Services – Pefferlaw Fire Station.
- 2. That Council approves and authorizes the Purchasing Agent to enter into a contract with Thomas Brown Architects Inc. for the purposes of preparing the design of the Pefferlaw Fire Station.

- (E) Application for Deeming By-law Approval
DAVISON, Anthony & Jennifer
Plan 367, Lot 1 and Part Lot 2, 44 Regent Street

Report No. DS-2017-0117

Updated Recommendations:

1. That Council receive Report No. DS-2017-0117 prepared by the Planning Division, Development Services Department, dated September 27, 2017 respecting an application for deeming by-law approval for 44 Regent Street.
2. That Council receive the Memo prepared by the Planning Division, Development Services Department, dated September 27, 2017 respecting an application for deeming by-law approval for 44 Regent Street.
3. That Council approve the application submitted by Anthony & Jennifer Davidson to deem Plan 367, Lot 1 and Part Lot 2 not to be lots on a registered plan of subdivision for the purpose of Section 50(3) and in accordance with Section 50(4) of the *Planning Act*, R.S.O. 1990.
4. That Council pass a by-law to deem Plan 367, Lot 1 and Part Lot 2 not to be lots on a registered plan of subdivision for the purpose of Section 50(3) and in accordance with Section 50(4) of the *Planning Act*, R.S.O. 1990.

Additional Correspondence:

Pages 6-7

- Memo to Council concerning updates to Deeming By-law No. 2017-0104 (PL-1)

17. BY-LAWS

Updated By-law:

Page 8

- (2) By-law Number 2017-0104 (PL-1), being a by-law to Deem Plan 367, Lot 1 not to be a lot on a Registered Plan of Subdivision, DAVISON, Anthony and Jennifer, Plan 367, Lot 1 and Part Lot 2, 44 Regent Street
(Advisement: Refer to Report No. DS-2017-0117, Item No. 12(2)(E) of the September 27, 2017 agenda)

William/Linda Wahrer

577 Duclos Point Rd

Sept 1, 2017

To: Ingrid Fung
Area Planner
Town of Georgina
26557 Civic Centre Road, R.R. #2
Keswick, Ontario L4P 3G1
ifung@georgina.ca

To: Gord Mahoney
Michael Smith Planning Consultants; Development Coordinators Ltd
Sharon House Commercial Centre
19027 Leslie Street, Suite #200
Sharon, Ontario L0G 1V0
gord@msplanning.ca

Sent via electronic mail transmission

RE: Application for Zoning By-Law Amendment
Applicant: Paul Oulahen
Town of Georgina File #: 03.1110
Address of Proposed Development: Lot 124 and Part Lots 122 and 123, RP 351

Dear Madam,

I am the (owner/resident) of 577 Duclos Point Rd and I am supporting the applicant in his application for amendment of the Zoning By-Law from Open Space to Residential in order for him to construct a single detached dwelling.

I have reviewed the proposal and support the proposed amendments to the Zoning of this land.

Feel free to contact me, if there are any further questions.

Best regards,

Name:

B. Wahrer

Tel Number:

705 242 8748

Email:

JOHN MARQUEE'SS62 Duclos Point Rd09/03, 2017

To: Ingrid Fung
 Area Planner
 Town of Georgina
 26557 Civic Centre Road, R.R. #2
 Keswick, Ontario L4P 3G1
 ifung@georgina.ca

To: Gord Mahoney
 Michael Smith Planning Consultants; Development Coordinators Ltd
 Sharon House Commercial Centre
 19027 Leslie Street, Suite #200
 Sharon, Ontario L0G 1V0
 gord@msplanning.ca

Sent via electronic mail transmission

RE: Application for Zoning By-Law Amendment
Applicant: Paul Oulahen
Town of Georgina File #: 03.1110
Address of Proposed Development: Lot 124 and Part Lots 122 and 123, RP 351

Dear Madam,

I am the (owner/resident) of S62 Duclos Point Rd and I am supporting the applicant in his application for amendment of the Zoning By-Law from Open Space to Residential in order for him to construct a single detached dwelling.

I have reviewed the proposal and support the proposed amendments to the Zoning of this land.

Feel free to contact me, if there are any further questions.

Best regards,

Name:

JOHN MARQUEE'S

Tel Number:

905 431-0911

Email:

JOHN.MARQUEE.7@GMAIL.COM

THE CORPORATION OF THE TOWN OF GEORGINA**REPORT NO. ES-2017-0004****FOR THE CONSIDERATION OF
COUNCIL
SEPTEMBER 27, 2017****SUBJECT: AWARD OF CONTRACT – FES2017-034
DESIGN SERVICES – PEFFERLAW FIRE STATION**

1. RECOMMENDATION:

- 1. That Council receive Report No. ES-2017-0004 prepared by the Emergency Services Department dated September 27, 2017 respecting the award of contract FES2017-034 – Design Services – Pefferlaw Fire Station.**
- 2. That Council approves and authorizes the Purchasing Agent to enter into a contract with Thomas Brown Architects Inc. for the purposes of preparing the design of the Pefferlaw Fire Station.**

2. PURPOSE:

This report is to seek Council approval for the awarding of Contract FES2017-034 for Design Services of the Pefferlaw Fire Station.

3. BACKGROUND:

In April 2017 Council approved the site location of the rebuilding of Station 1-8 to include the current Town owned property and the adjacent, Town owned property, at 270 Pefferlaw Road, being the former Pefferlaw Youth Centre.

It was agreed upon that the Request for Proposal for the design and rebuild of the fire station would, if feasible, incorporate the existing structure at 272 Pefferlaw Road.

Request for Proposal (RFP) FES2017-034 closed on September 7, 2017. The RFP was a two bid process consisting of financial and technical components. Six bids were received. Upon the review of the technical portion by the Evaluation Committee, two qualifying Respondents were invited for interviews on September 25, 2017 to complete the technical scoring. Thereafter the financial component was reviewed and Thomas Brown Architects Inc. was the low bidder.

4. ANALYSIS:

Thomas Brown Architects Inc. has designed many fire stations within York Region and staff are looking forward to working with this architectural firm.

A further report will be brought to Council in December 2017 for approval of the design options of the new fire hall.

Below is a Schedule of Events for this contract.

Schedule of Events	
Launch Meeting	October 3, 2017
Completion of Options Analysis	December 1, 2017
Report to Council	December 2017
Completion of Design	April 30, 2018
Report to Council	May 9, 2018
Approval of Final Design/Construction Budget	May 15, 2018
Pre-qualification of General Contractors	May 30, 2018
Issue of Tender Documents for Construction	May 30, 2018
Construction Tender Close	June 30, 2018
Report to Council	July 11, 2018
Award of Contract	July 16, 2018
Commencement of Construction	July 31, 2018
Substantial Completion	September 27, 2019

5. RELATIONSHIP TO STRATEGIC PLAN:

This report addresses the following strategic goals:

- GOAL 2: "Promote a High Quality of Life" – Healthy, Safe, Sustainable; Communities – A vibrant, healthy, safe and accessible community;
- GOAL 3: "Engage Our Community & Building Partnerships" – Communication Engagement, Collaboration & Partnerships;
- GOAL 4: "Provide Exceptional Municipal Service" – Organizational & Operational Excellence.

6. FINANCIAL AND BUDGETARY IMPACT:

The bid received from Thomas Brown Architects Inc. was \$200,000 and is within the approved 2017 capital budget of \$205,000.

Future budgets to reflect the requirements necessary for implementation.

7. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:

This report is provided for Council's information as such there is no reference for public consultation or notice.

8. CONCLUSION:

As stated above, approval of the design will be brought to Council in December which will identify either incorporating the existing structure of the Pepperlaw Youth Centre or obtaining approval for the demolition of the structure.

Recommended by:



Ronald Jenkins, CMM III, CFO, Fire
Service Executive, CEMC
Director of Emergency Services/Fire Chief

Recommended by:



Dan Pisani, P.Eng
Director, Operations and Infrastructure

Approved by:



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

/hay

**GEORGINA**

Interoffice Memorandum

Planning Division, Development Services

To: Council

From: Ingrid Fung, Planner

Date: September 27, 2017

Re: Deeming By-law 06.224
44 Regent Street
Plan 367, Lot 1 and Part Lot 2
Roll No: 053-305
Applicants: Anthony and Jennifer Davidson

The applicants have submitted a Deeming By-law Application for 44 Regent Street (Plan 367, Lot 1 and Part Lot 2). The applicants are proposing to construct an addition to the existing dwelling over the dividing lot line of Lot 1 and Part Lot 2. As Zoning By-law 500 does not permit construction of buildings or structures over lot lines, the intent of the application was to merge Lot 1 and Part Lot 2 together in order to remove the dividing lot line.

As discussed in Staff Report DS-2017-0117, the Deeming By-law was to only apply to Lot 1 as the dividing lot line would be removed if both the deemed whole lot and abutting part lot are under the same ownership, in most circumstances. Accordingly, Staff prepared a Deeming By-law to be passed by Council tonight that only applied to Lot 1.

However, through further investigation, it was discovered that Part Lot 2 was subject to a road widening (refer to Attachment 1). In this regard, pursuant to Section 50(5)(e) of the *Planning Act*, Part Lot 2 will remain separately conveyable from Lot 1 despite deeming Lot 1 not to be in a registered plan of subdivision. Therefore, the dividing lot line between Lot 1 and Part Lot 2 will not be removed and the intended effect of the Application will not be achieved.

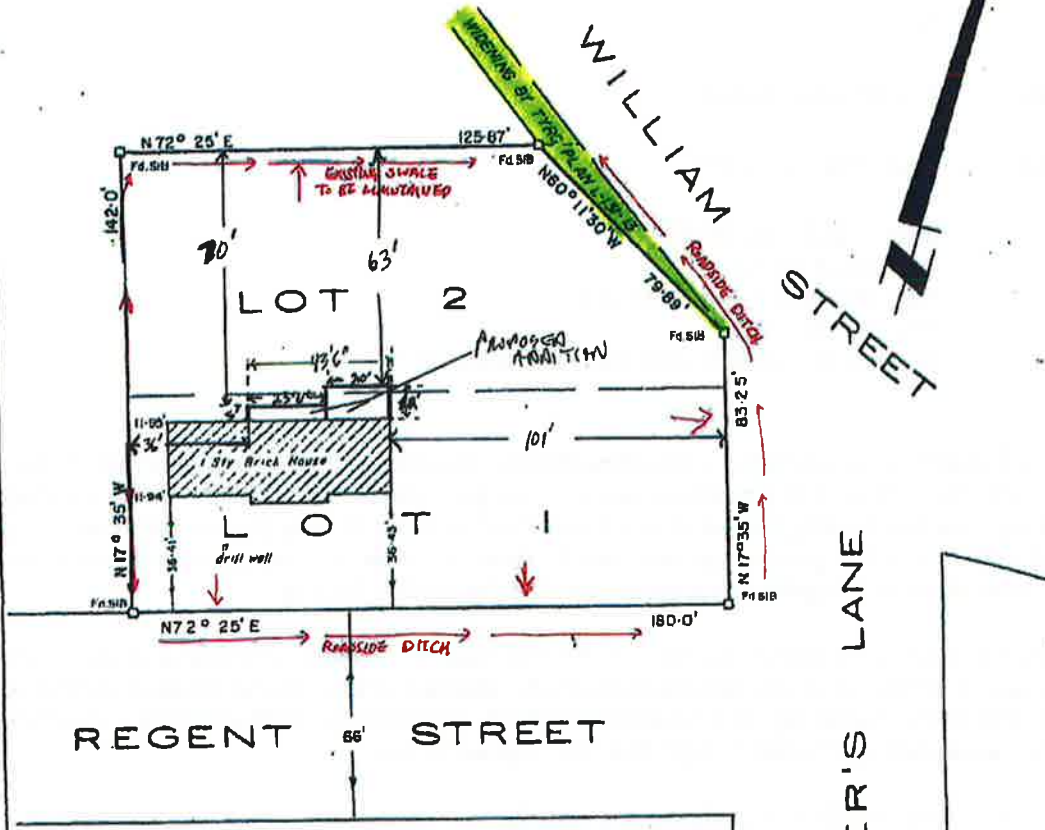
To remedy this situation, the Deeming By-law must apply to both Lot 1 and Part Lot 2. In this regard, Staff have updated the Deeming By-law prepared for tonight's meeting to include Part Lot 2. The Deeming By-law is included in the addendum to tonight's Council Meeting Agenda.

Despite the amendment to the Deeming By-law, Staff's review of the application as discussed in Report DS-2017-0117 remain the same and recommend the approval of the application and the passing of the Deeming By-law at today's meeting.

Ingrid Fung

Planner

PLAN OF SURVEY OF
LOT 1 & PART OF LOT 2
REGISTERED PLAN N^o 367
TOWNSHIP OF GEORGINA - REGIONAL MUNICIPALITY OF YORK
FORMERLY TOWNSHIP OF GEORGINA - COUNTY OF YORK
SCALE 1" = 40'
1977



ENGINEERING NOTES:

- Existing drainage paths of adjoining lands shall not be altered;
- All excess fill material shall be removed from the site;
- All work to be in strict compliance with the approved permit and grading plans.

TOWN OF GEORGINA ENGINEERING DIVISION	
REVIEWED	REVISED AND RESUBMITTED
APPROVED AS NOTED	SUBMISSION
<small>THIS REVIEW IS FOR THE SOLE PURPOSE OF ASCERTAINING CONFORMANCE WITH GENERAL DESIGN CONCEPTS. RESPONSIBILITY FOR ERRORS AND OMISSIONS SHALL REST ON THE PERSONS SUBMITTING THIS PLAN.</small>	
BY: KE	DATE: July 26/17
pg 1 of 2	

BEARING REFERENCE

Bearings are astronomic and derived from R.P. 367

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT:

1. This plan and survey are correct and in accordance with the Surveys Act and the Registry Act and the regulations made thereunder.
2. This survey was completed on the 18th day of JULY 1977.

Date: 21 July 1977
 R. A. Gordon, Ontario Land Surveyor
 P.O. Box 399, Sutton West, 722-5557

LEGEND

- S.I.B. Denotes Standard Iron Bar 1" x 1" x 48"
- S.S.I.B. Denotes Short Standard Iron Bar 1" x 1" x 24"
- I.B. Denotes Iron Bar 5/8" x 5/8" x 24"
- Fd. Denotes Found as noted as to apparent designation
- Pl. Denotes Planted as noted as to apparent designation

Measurements shown are in feet and decimal parts thereof. All hanging lines have been verified.

THE CORPORATION OF THE TOWN OF GEORGINA
IN THE
REGIONAL MUNICIPALITY OF YORK

BY-LAW NUMBER 2017-0104 (PL-1)

BEING A BY-LAW TO DEEM CERTAIN REGISTERED PLANS OF SUBDIVISION OR PARTS THEREOF NOT TO BE REGISTERED PLANS OF SUBDIVISION FOR THE PURPOSES OF SECTION 50(3) OF *THE PLANNING ACT*, R.S.O. 1990, AS AMENDED.

WHEREAS the registered owners of lands described as Plan 367, Lot 1 and Part Lot 2 desire to merge these lots together in order to create a single landholding to construct an addition to the existing dwelling;

AND WHEREAS Plan 367, Lot 1 and Part Lot 2 can be conveyed independently from each other;

AND WHEREAS all new development must comply with the provisions of Zoning By-law No. 500, as amended;

AND WHEREAS this deeming by-law will cause Plan 367, Lot 1 and Part Lot 2 to be legally merged in title, thereby creating a single landholding;

NOW THEREFORE, pursuant to Section 50(4) of the *Planning Act*, R.S.O. 1990, as amended, the Council of the Corporation of the Town of Georgina ENACTS AS FOLLOWS:

1. **THAT** Plan 367, Lot 1 and Part Lot 2 of the Town of Georgina in the Regional Municipality of York, are hereby deemed not to be lots within a registered plan of subdivision for the purposes of Section 50(3) of the *Planning Act*, R.S.O. 1990, as amended.

READ and enacted this 27th day of September, 2017.

Margaret Quirk, Mayor

John Espinosa, Town Clerk