

Preparations being made for new King office property

By Mark Pavilons

There don't seem to any issues standing in the way of slightly altering the land use issues with King's new municipal office property. Council held a public meeting regarding a bylaw amendment for the 10-acre site, to accommodate non-profit uses and an sub-station for York Regional Police, at the Township's future home on King Road (formerly Holy Name school).

Planning director Stephen Kitchen noted they're redesigning the building the site to accommodate Township staff, community and non-profit uses, as well as a satellite station for the police.

Currently zoned institutional and environmental protection, it's compatible with local uses. The amendment would add office uses. Part of the changes also include reducing the number and size of parking spots. Kitchen said there will be 105 spots available.

Councillor Debbie Schaefer said this number seems "shy."

The two-storey building of roughly 39,000 square feet, will be home to roughly 94 full-time municipal staffers.

The Township's application has been circulated to various agencies, and staff are still waiting to hear back from some. No concerns have been raised so far.

The redevelopment of the site would represent employment intensification, which is consistent with the overall goals of the provincial Growth Plan. Since the property is also located in the Greenbelt Plan and Oak Ridges Moraine Area, the application has to comply. The plan to relocate the municipal offices and establish a police substation is permitted under the King City Community Plan.

The site is buffered on three sides by woodlots and wetlands and these areas would be maintained.

While the property currently does not have access to municipal water, these services will be installed.

Once they have all of the relevant services at their disposal, their property manager (if they have one) may want to think about using something like an IWMS software that can help to aid with scheduling future maintenance activities that may need seeing to, as well as other areas like accounting and finances. As anyone in this sector will know, this will be a huge weight off their shoulders, and it will also be beneficial to the property too.

On a related matter, council gave its approval for a third party project manager to oversee this relocation, known as "Project MOVE."

Staff believe getting the assistance from a consultant would be beneficial for this scale of projects.

The project manager will ensure the project is delivered on time and on budget. They will work closely with King's staff and steering committee to ensure the building is built in accordance with all requirements.

MHPM?Project Leaders were retained, coming out on top of seven bidders. Their quote, however, was also the highest, at \$263,910.

The cost will be part of the overall budget for the project, pegged at between \$11 and \$13 million.