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SITE PLAN APPROVALS

The Transportation Services Committee recommends the adoption of the recommendation contained in the following report dated September 23, 2009, from the Commissioner of Transportation Services.

1. RECOMMENDATION

It is recommended that:

1. This report be received for information.

2. PURPOSE

This report is intended to provide information to Regional Council with respect to site plan applications processed in the first half of the year 2009.

3. BACKGROUND

At its meeting of November 23, 1995, Regional Council authorized the Commissioner of Transportation Services to approve the conditions of site plan approval and execute site plan agreements on behalf of the Region. At that meeting, the Commissioner of Transportation Services was directed to report, on a regular basis, on recently approved site plans.

4. ANALYSIS AND OPTIONS

Site Plan Approvals

During the period from January 1, 2009 to June 30, 2009, the Region approved 17 site plan applications, 30 less than the same period last year.

The following is a breakdown of the approvals by municipality:

Town of Aurora	-	3	Town of East Gwillimbury	-	0
Town of Georgina	-	0	Township of King	-	1
Town of Markham	-	6	Town of Newmarket	-	0
Town of Richmond Hill	-	2	City of Vaughan	-	4
Town of Whitchurch-Stouffville	-	1			

A description of each approved site plan is provided in *Attachment 1*.

Response to Site Plan Submissions

The Region's goal is to respond to site plan applications within four weeks.

While the Region endeavours to keep the site plan approval process as efficient as possible, in some cases more than one submission may be required for a site plan application before an approval can be issued. In order to keep the process moving, the Region's goal is to respond to each submission within a four week time period.

The table below indicates for each municipality, the total number of submissions received, the number of times the response deadline was achieved, and the number of times it was not, between the periods of January 1, 2009 to June 30, 2009:

Table 1
Site Plan Deadline Performance from January 1, 2009 to June 30, 2009

Municipality	Number of Times Deadline Achieved	Number of Times Deadline not Achieved	Total
Town of Aurora	16	1	17
Town of Georgina	0	0	0
Town of Richmond Hill	7	0	7
Town of Whitchurch-Stouffville	4	0	4
Town of Markham	10	1	11
City of Vaughan	24	0	24
Township of King	1	3	4
Town of Newmarket	0	0	0
Town of East Gwillimbury	0	0	0
Total	62	5	67
Percent	93%	7%	100%

From January 1, 2007 to June 30, 2007, the total number of submissions that achieved the four week deadline was 100 out of 162 or 62% of the total.

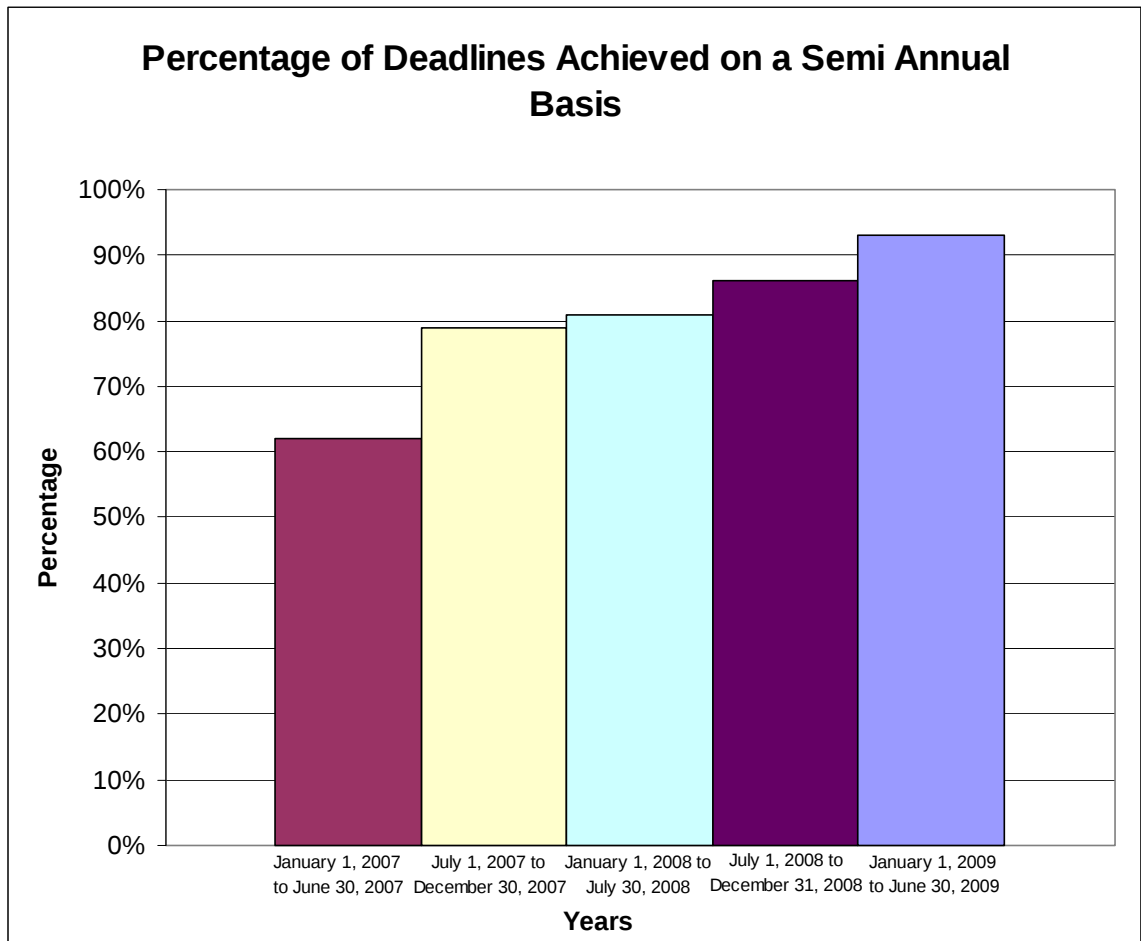
From July 1, 2007 to December 31, 2007, the total number of submissions that achieved the four week deadline was 100 out of 127 or 79% of the total.

From January 1, 2008 to June 30, 2008, the total number of submissions that achieved the four week deadline was 131 out of 162 or 81% of the total.

From July 1, 2008 to December 31, 2008, the total number of submissions that achieved the four week deadline was 61 out of 71 or 86% of the total.

From January 1, 2009 to June 30, 2009 the total number of submissions that achieved the four week deadline was 62 out of 67 or 93% of the total.

The chart below summarizes, on a semi-annual basis, the total percentage of submissions that were responded to within the four week deadline from the first half of 2007 to the first half of 2009.



5. FINANCIAL IMPLICATIONS

There are no financial implications associated with this report.

6. LOCAL MUNICIPAL IMPACT

Providing timely responses to site plan submissions enables local municipal staff to respond/approve development applications within their prescribed customer service delivery objectives.

From January 1, 2007 to June 30, 2009, there has been a 31% improvement in the Region's ability to achieve the goal of a four week response time to site plan submissions. Resource allocation and existing processes are constantly being reviewed in order to improve on the customer service goals of this department in each of the local municipalities.

7. CONCLUSION

From January 1, 2009 to June 30, 2009, a total of 17 site plan applications have been approved compared to 47 for the same period last year. The success rate for processing submissions on time has improved by 7% from the previous period, to 93%.

For more information on this report, please contact Paul Jankowski, General Manager, Roads, at Ext. 5901.

The Senior Management Group has reviewed this report.

(The attachment referred to in this clause was included in the agenda for the October 7, 2009 Committee meeting).

**APPROVED SITE PLAN APPLICATIONS
FIRST QUARTER
JANUARY 2009 – MARCH 2009**

TOWN OF AURORA

SP-A-003-09

Aurora GO Station Parking Facility
Southside of Wellington Street East, West of Industrial Parkway
Town of Aurora

This application for site plan approval was submitted to permit a temporary construction access to the GO Parking Facility located on the Southside of Wellington Street East, West of Industrial Parkway. The conditions of approval included the requirements for liability insurance, notification of the Regional Construction Coordinator, and adherence to other matters related to engineering and design practices.

Date of Submission: March 3, 2009
Date of Approval: March 12, 2009

TOWN OF RICHMOND HILL

SP-R-017-08

Imperial Oil Ltd.
11815 Yonge Street, North of 19th Avenue
Town of Richmond Hill

This application for site plan approval was submitted to permit the construction of an addition of a drive through facility in attached to an existing convenience store located at 11815 Yonge Street. The conditions of approval included the requirements for a security deposit, liability insurance, review fees, notification of the Regional Construction Coordinator, and adherence to other matters related to engineering and design practices. Access to the site is provided via a full movements driveway onto Yonge Street.

Date of Submission: May 22, 2008
Date of Response: June 10, 2008
Date of Submission: January 15, 2009
Date of Approval: January 29, 2009

SP-R-023-06

LBS Group Ltd
10870 Yonge Street, North of Elgin Mills Road
Town of Richmond Hill

ATTACHMENT 1

This application for site plan approval was submitted to permit the construction of a supermarket store located at 10870 Yonge Street, north of Elgin Mills Road. The conditions of approval included the requirements for a security deposit, liability insurance, review fees, notification of the Regional Construction Coordinator, conveyance of a road widening, and adherence to other matters related to engineering and design practices. Site access is provided via a signalized entrance onto Yonge Street and a right in/right out.

Date of Submission: November 13, 2006
Date of Response: November 22, 2006
Date of Submission: January 18, 2007
Date of Response: February 1, 2007
Date of Submission: November 24, 2007
Date of Response: December 10, 2007
Date of Submission: July 3, 2008
Date of Response: July 21, 2008
Date of Submission: January 5, 2009
Date of Approval: January 30, 2009

CITY OF VAUGHAN

SP-V-066-04

5 Star Plus Restoration Inc.

Southwest corner of Keele Street and Major Mackenzie, 9994 Keele Street
City of Vaughan

This application for site plan approval was submitted to permit the construction of an addition to an existing building at 9994 Keele Street. The conditions of approval included the requirements for a security deposit, liability insurance, review fees, notification of the Regional Construction Coordinator, and adherence to other matters related to engineering and design practices. Access to the station is provided from a right in/right out onto Keele Street.

Date of Submission: August 24, 2004
Date of Response: August 27, 2004
Date of Submission: October 1, 2005
Date of Response: October 11, 2005
Date of Submission: March 27, 2006
Date of Response: April 13, 2006
Date of Submission: October 5, 2006
Date of Response: October 25, 2006
Date of Submission: April 30, 2007
Date of Response: May 7, 2007
Date of Submission: June 16, 2007
Date of Response: July 3, 2007
Date of Submission: July 10, 2007
Date of Response: July 18, 2007
Date of Submission: October 31, 2008
Date of Response: November 7, 2008
Date of Submission: January 15, 2009
Date of Approval: January 19, 2009

SP-V-011-08

Imperial Oil - Esso.

7018 Islington, Northwest corner of Steeles Avenue West and Islington Avenue

Lot 24, Concession 9

City of Vaughan

This application for site plan approval was submitted to permit the redevelopment of an existing gas station located at the northwest corner of Steeles Avenue west and Islington Avenue. The conditions of approval included the requirements for review fees, notification of the Regional Construction Coordinator, and adherence to other matters related to engineering and design practices. Access to the site is provided from a right in/right out from Islington and two right in/right out from Steeles Avenue.

Date of Submission: February 5, 2008
 Date of Response: February 5, 2008
 Date of Submission: August 11, 2008
 Date of Response: September 2, 2008
 Date of Submission: November 20, 2008
 Date of Response: December 13, 2008
 Date of Submission: February 11, 2009
 Date of Approval: March 4, 2009

TOWN OF WHITCHURH STOUFFVILLESP-W-002-08

Sentinel Self Storage.

3809 Stouffville Road

Town of Whitchurch-Stouffville

This application for site plan approval was submitted to permit the redevelopment of a storage facility located at the southwest corner of Kennedy Road and Stouffville Road. The conditions of approval included the requirements for review fees, notification of the Regional Construction Coordinator, and adherence to other matters related to engineering and design practices. Access to the site is provided from a full move from both Kennedy Road and Stouffville Road.

Date of Submission: January 28, 2008
 Date of Response: February 12, 2008
 Date of Submission: March 30, 2008
 Date of Response: April 8, 2008
 Date of Submission: December 22, 2008
 Date of Response: January 9, 2009
 Date of Submission: March 1, 2009
 Date of Approval: March 12, 2009

**APPROVED SITE PLAN APPLICATIONS
SECOND QUARTER
APRIL 2009 – JUNE 2009**

TOWN OF AURORA

SP-A-001-06

Rice Development - Aurora Gateway Commercial
Northwest corner of Wellington Street and Bayview Avenue
Town of Aurora

This application for site plan approval was submitted to permit the construction of a commercial plaza located on the Northwest corner of Wellington Street East and Bayview Avenue. The conditions of approval included the requirements for a security deposit, liability insurance, review fees, notification of the Regional Construction Coordinator, and adherence to other matters related to engineering and design practices. Access to the site is provided via a full movements driveway onto Wellington Street East.

Date of Submission:	January 23, 2006
Date of Response:	January 23, 2006
Date of Submission:	October 2, 2007
Date of Response:	October 31, 2007
Date of Submission:	January 21, 2007
Date of Response:	February 8, 2007
Date of Submission:	March 16, 2007
Date of Response:	April 9, 2007
Date of Submission:	May 3, 2007
Date of Response:	May 17, 2007
Date of Submission:	July 13, 2007
Date of Response:	July 31, 2007
Date of Submission:	October 27, 2007
Date of Response:	November 9, 2007
Date of Submission:	December 13, 2007
Date of Response:	December 29, 2007
Date of Submission:	January 18, 2008
Date of Response:	February 6, 2008
Date of Submission:	April 16, 2008
Date of Response:	May 8, 2008
Date of Submission:	July 16, 2008
Date of Response:	August 8, 2008
Date of Submission:	February 2, 2009
Date of Response:	February 17, 2009
Date of Submission:	April 2, 2009
Date of Approval:	April 8, 2009

SP-A-003-09

Aurora GO Station Parking Facility
Southside of Wellington Street East, West of Industrial Parkway
Town of Aurora

This application for site plan approval was submitted to permit the construction of a five storey parking facility located on the south side of Wellington Street East, west of Industrial Parkway. The conditions of approval included the requirements for a liability insurance and notification of the Regional Construction Coordinator, and adherence to other matters related to engineering and design practices. Access to the site is provided via a right- in /right-out entrance on Wellington Street East.

Date of Submission: August 26, 2008
Date of Response: September 10, 2008
Date of Submission: September 25, 2008
Date of Response: October 7, 2008
Date of Submission: March 25, 2009
Date of Approval: April 30, 2009

TOWN OF KING

SP-K-003-05

AC Tech Holdings Inc.
3935 Aurora Road, Southwest corner of Aurora Road and Weston Road
Town of King

This application for site plan approval was submitted to permit the redevelopment of an existing site located at 3935 Aurora Road, Southwest corner of Aurora Road and Weston Road. The conditions of approval included the requirements for a security deposit, liability insurance, review fees, notification of the Regional Construction Coordinator, and adherence to other matters related to engineering and design practices. Access to the site is provided via a full move onto Aurora Road.

Date of Submission: August 30, 2005
Date of Response: October 26, 2005
Date of Submission: November 12, 2005
Date of Response: December 14, 2005
Date of Submission: March 5, 2009
Date of Response: April 13, 2009
Date of Submission: May 19, 2009
Date of Approval: June 23, 2009

TOWN OF MARKHAM

SP-M-007-09

Village Nissan - Dougson Investments Inc.
25 South Unionville Avenue, East of Kennedy Road, North of Highway 407
Town of Markham

This application for site plan approval was submitted to permit the redevelopment of an existing car dealership located on South Unionville Avenue, East of Kennedy Road, North of Highway 407. The conditions of approval included the requirements for a security deposit, liability insurance, review fees, notification of the Regional Construction Coordinator, and adherence to

other matters related to engineering and design practices. Access to the site would continue to be provided via an existing full movements driveway on South Unionville Avenue.

Date of Submission: March 30, 2009
Date of Approval: April 16, 2009

SP-M-005-09

Milliken Pumping Station & Reservoir Expansion
4375 14th Avenue, West of Kennedy Road
Town of Markham

This application for site plan approval was submitted to permit the expansion of an existing pumping station located at 4375 14th Avenue, West of Kennedy Road. The conditions of approval included the notification of the Regional Construction Coordinator, and adherence to other matters related to engineering and design practices. Access to the site is provided via an existing full movements driveway from 14th Avenue.

Date of Submission: March 30, 2009
Date of Response: April 2, 2009
Date of Submission: April 15, 2009
Date of Approval: May 1, 2009

SP-M-001-08

Daleridge Developments (Dabba Developments Ltd.)
Southeast corner of Elson Street and Highway 48
Town of Markham

This application for site plan approval was submitted to permit the development of forty new semi-detached homes located on the southeast corner of Elson Street and Highway 48. The conditions of approval included, review fees and the notification of the Regional Construction Coordinator, and adherence to other matters related to engineering and design practices. Access to the site is provided via a full movements driveway from Elson Street.

Date of Submission: January 15, 2008
Date of Response: February 20, 2008
Date of Submission: April 17, 2009
Date of Approval: May 6, 2009

SP-M-009-08

Markham Stouffville Hospital
381 Church Street, Eastside of Ninth Line
Town of Markham

This application for site plan approval was submitted to permit the redevelopment of an existing hospital located at 381 Church Street on the eastside of Ninth Line. The conditions of approval included, review fees, securities, liability insurance and the notification of the Regional Construction Coordinator, and adherence to other matters related to engineering and design practices. Access to the site is provided via two existing full movements driveway from Ninth Line.

Date of Submission: April 25, 2008
Date of Response: May 8, 2008
Date of Submission: October 2, 2008
Date of Response: October 20, 2008
Date of Submission: April 27, 2009
Date of Approval: May 6, 2009

SP-M-006-09

McDonald's Restaurants

5225 Highway 7 East, Southwest corner of Hwy 7 and McCowan Avenue
Town of Markham

This application for site plan approval was submitted to permit the redevelopment of an existing restaurant located at 5225 Highway 7 East. The conditions of approval included, review fees, security deposit, insurance liability, conveyance of a road widening, the notification of the Regional Construction Coordinator, and adherence to other matters related to engineering and design practices. Access to the site is provided via a full moves from McCowan Avenue and Highway 7.

Date of Submission: May 7, 2009
Date of Approval: May 11, 2009

SP-M-001-09

Milliken Mills Secondary School

7522 Kennedy Road
Town of Markham

This application for site plan approval was submitted for a proposed right/right out entrance for the existing high school located at 7522 Kennedy Road. The conditions of approval included, review fees, security deposit, insurance liability, the notification of the Regional Construction Coordinator, and adherence to other matters related to engineering and design practices.

Date of Submission: January 15, 2009
Date of Response: February 2, 2009
Date of Submission: April 15, 2009
Date of Approval: May 15, 2009

CITY OF VAUGHAN

SP-V-022-08

FCHT Holdings (Ontario) Corp.- Rutherford Market Place
Northwest corner of Rutherford Road and Bathurst Street
Lot 16, Concession 2
City of Vaughan

This application for site plan approval was submitted to permit the construction of commercial building located on the Northwest corner of Rutherford Road and Bathurst Street. The conditions of approval included the requirements for a security deposit, liability insurance, review fees, legal fees, notification of the Regional Construction Coordinator, conveyance of a road

widening, and adherence to other matters related to engineering and design practices. Access to the site is provided via a right in/right out from both Rutherford Road and Bathurst Street.

Date of Submission: March 26, 2008
 Date of Response: March 28, 2008
 Date of Submission: July 31, 2008
 Date of Response: August 8, 2008
 Date of Submission: August 21, 2008
 Date of Response: August 23, 2008
 Date of Submission: September 15, 2008
 Date of Response: October 1, 2008
 Date of Submission: October 17, 2008
 Date of Response: November 2, 2008
 Date of Submission: November 18, 2008
 Date of Response: December 10, 2008
 Date of Submission: March 23, 2009
 Date of Approval: April 7, 2009

SP-V-056-08

The Regional Municipality of York
 Southwest of Bowes Road and Keele Street -8300 Keele Street
 Lot 9-10, Concession 4
 City of Vaughan

This application for site plan approval was submitted to permit the redevelopment of an existing site located at 8300 Keele Street. The conditions of approval included the requirements for notification of the Regional Construction Coordinator, and adherence to other matters related to engineering and design practices. Access to the site is provided via one right-in/right out from Keele Street and a full moves via Bowes Road.

Date of Submission: December 2, 2008
 Date of Response: December 2, 2008
 Date of Submission: January 15, 2009
 Date of Response: January 28, 2009
 Date of Submission: April 23, 2009
 Date of Response: May 4, 2009
 Date of Submission: May 27, 2009
 Date of Approval: June 2, 2009