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SITE PLAN APPROVALS JULY 1, 2010 TO DECEMBER 31, 2010

The Transportation Services Committee recommends the adoption of the recommendation contained in the following report dated March 16, 2011, from the Commissioner of Transportation Services.

1. RECOMMENDATION

It is recommended that this report be received for information.

2. PURPOSE

This report is to provide information to Regional Council with respect to the number, location, and deadline performance of site plan applications processed in the second half of the year 2010.

3. BACKGROUND

Transportation Services staff reviews and approves site plans, rezonings, engineering submissions, consents, and minor variances related to applications which abut Regional Roads

York Region Transportation Services staff are responsible for the review and approval of various types of submissions relating to properties which abut Regional roads including site plan applications, zoning applications, engineering submissions related to draft approved subdivisions, consent and minor variance applications. Staff review these applications with respect to legal considerations arising from the *Planning Act*, as well as a wide range of technical details including property requirements, transit requirements, intersection and access design, road and servicing design, and development implications to the Regional road system. In addition to the above noted submissions which are the primary responsibility of Transportation Services, staff also works closely with the Region's Planning group in terms of reviewing and commenting on official plan amendments, secondary plans, and draft plans of subdivision and condominium for applications abutting Regional roads.

On November 23, 1995, Regional Council delegated authority to approve the conditions of site plan approval and execute site plan agreements on behalf of the Region to the Commissioner of Transportation

At that meeting, the Commissioner was directed to report, on a regular basis, on recently approved site plans.

4. ANALYSIS AND OPTIONS

During the period from July 1, 2010 to December 31, 2010, the Region approved 21 site plan applications

The following is a breakdown of the approvals by municipality:

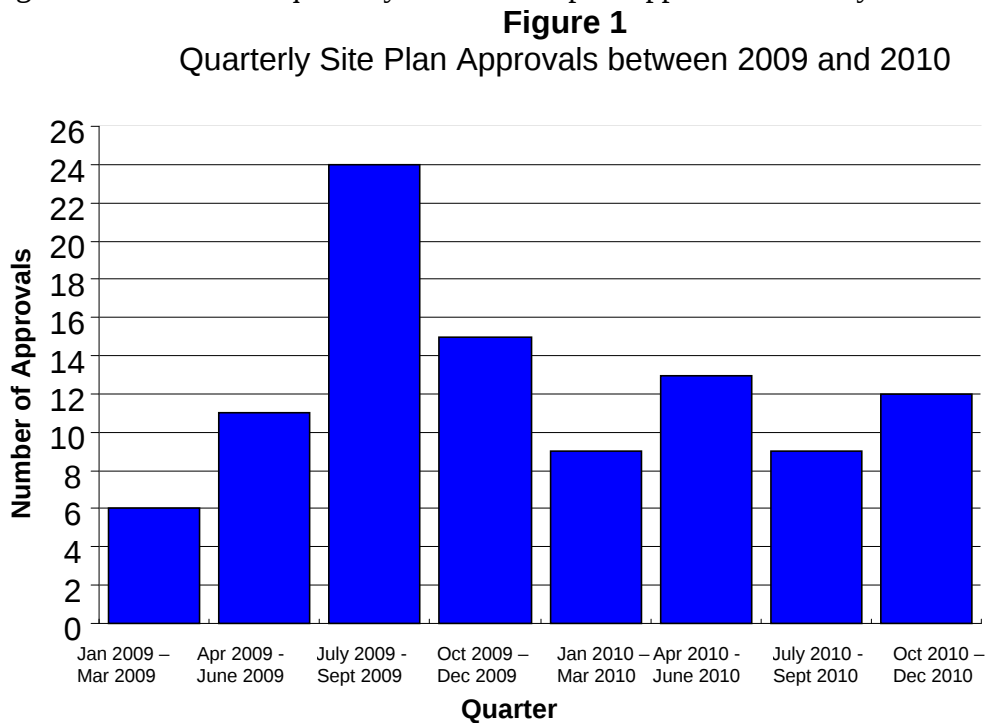
Town of Aurora	- 0	Town of East Gwillimbury	- 0
Town of Georgina	- 1	Township of King	- 1
Town of Markham	- 11	Town of Newmarket	- 1
Town of Richmond Hill	- 3	City of Vaughan	- 3
Town of Whitchurch-Stouffville	- 1		

A brief description of each site plan approval is provided in *Attachment 1*

There has been a decrease in the number of applications approved over the same period last year

The 21 site plan approvals processed between July 1, 2010 and December 31, 2010 represent decrease of almost 50 percent from the number approvals issued during the latter half of 2009.

Figure 1 illustrates the quarterly trend of site plan approvals for the years 2009 and 2010.



The Region faces new challenges and increasing complexity with respect to site plan applications

While there is a downward trend in the number of approvals being issued by the Region, the site plan applications are becoming increasingly more complex as the Region is faced with new challenges surrounding land requirements, urban form, high density type structures, multi-modal transportation, etc., particularly in the southern and central portions of York Region.

As a result, while the Region endeavours to keep the site plan approval process as efficient as possible, more and more often site plan applications require more than one submission before an approval can be issued.

There were 62 submissions received as part the 21 site plan applications approved between July 1, 2010 and December 31, 2010 compared to the 96 submissions received as part of the 39 site plan applications approved during the same time period in 2009. This results in a 30% reduction in the number of circulations versus a 50% reduction in the number of approvals issued, which is indicative of the fact that each application now requires more time and effort from staff.

Table 1 indicates for each municipality, the total number of submissions received as part of the site plan applications approved in these areas during the period from July 1, 2010 to December 31, 2010.

Table 1
Submissions for Site Plans Approved from July 1, 2010 to December 31, 2010

Municipality	Number of Times Deadline Achieved	Number of Times Deadline not Achieved	Total
Town of Aurora	0	0	0
Town of Georgina	18	0	18
Town of Richmond Hill	9	2	11
Town of Whitchurch-Stouffville	2	1	3
Town of Markham	13	3	16
City of Vaughan	4	0	4
Township of King	2	1	3
Town of Newmarket	7	0	7
Town of East Gwillimbury	0	0	0
Total	55	7	62
Percent	89%	11%	100%

The Region's goal is to respond to site plan application submissions within a four-week period

In 2007, York Region in consultation with the local municipalities implemented a number of site plan process improvements with respect to the circulation, review, and response to site plan submissions in order to improve response times and achieve the customer service goals of the Region.

With the increase in submissions per site plan application, it has become more important than ever before to maintain to keep the process moving. In order to do so, the Region's goal is to respond to each submission within a four-week time period.

The Region continues to meet its goals of responding within the four-week time period

The Region's ability to achieve the goal of a four week response time on site plan applications approved between January 1, 2007 to December 31, 2010 has averaged 83% on a semi-annual basis. Development approvals staff achieved an overall Regional level of service of 89% with respect to the submissions received as part of the site plan applications approved during the period of July 1, 2010 to December 31, 2010

The Region's committed to continuous improvement of the site plan approval process

Challenges with delivering timely responses on applications in the Town of Richmond Hill and Town of Markham in the early part of 2010 have been addressed through changes in management processes and reallocation of resources. However, management will continue to work with staff and local municipalities in a continuous effort to improve on the customer service goals of this unit.

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.

7. CONCLUSION

From July 1, 2010 to December 31, 2010, a total of 21 site plan applications were approved. At the same time, 62 submissions were processed as part of these approvals. When compared to the latter half of 2009, there has been a 50% reduction in approvals, but only a 30% reduction in submissions, which is reflective of the increasing complexity the Region faces with respect to site plan applications, particularly in the southern and central areas of York Region. Region staff exhibited a success rate of 89% for processing these submissions within the four-week time period. This is well above the average success rate of 83% achieved over the last several years.

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

The Senior Management Group has reviewed this report.

(The attachment referred to in this clause is attached to this report.)

**APPROVED SITE PLAN APPLICATIONS
THIRD QUARTER
JULY 2010 – SEPTEMBER 2010**

TOWN OF GEORGINA

SP-G-003-02

Torkes Developments Inc

700 The Queensway South, Southwest corner of The Queensway and McMillan Drive

Town of Georgina

This application for site plan approval was submitted to develop a commercial/retail building located at the southwest corner of Queensway and McMillan Drive. 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 via full movements driveways onto both The Queensway and McMillan Drive.

Date of Submission:	June 17, 2002
Date of Response:	June 19, 2002
Date of Submission:	June 10, 2003
Date of Response:	June 13, 2003
Date of Submission:	June 28, 2003
Date of Response:	July 2, 2003
Date of Submission:	April 30, 2004
Date of Response:	May 10, 2004
Date of Submission:	June 4, 2004
Date of Response:	June 16, 2004
Date of Submission:	June 19, 2004
Date of Response:	June 23, 2004
Date of Submission:	November 1, 2004
Date of Response:	December 14, 2004
Date of Submission:	March 27, 2005
Date of Response:	April 5, 2005
Date of Submission:	June 13, 2005
Date of Response:	June 23, 2005
Date of Submission:	July 18, 2006
Date of Response:	July 31, 2006
Date of Submission:	October 10, 2007
Date of Response:	October 26, 2007
Date of Submission:	January 15, 2009
Date of Response:	February 12, 2009
Date of Submission:	August 20, 2009
Date of Response:	September 3, 2009
Date of Submission:	December 23, 2009
Date of Response:	January 14, 2010
Date of Submission:	March 3, 2010
Date of Response:	March 30, 2010

Date of Submission: April 1, 2010
Date of Response: April 8, 2010
Date of Submission: May 28 2010
Date of Response: June 15, 2010
Date of Submission: August 3, 2010
Date of Approval: August 19, 2010

TOWN OF MARKHAM

SP-M-053-07

Kennison Properties Ltd. (MICAH)
7792, 7802, 7812 Kennedy Road
Town of Markham

This application for site plan approval was submitted to develop a residential home located at 7792, 7802, 7812 Kennedy 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 via a full movements driveway from Kennedy Road.

Date of Submission: November 19, 2007
Date of Response: November 19, 2007
Date of Submission: May 25, 2010
Date of Response: June 23, 2010
Date of Submission: June 26, 2010
Date of Approval: July 5, 2010

SP-M-014-10

Angus Glen Tennis Structure
3990 Major Mackenzie Drive East
Town of Markham

This application for site plan approval was submitted to permit the development of a development of a tennis structure located at 3990 Major Mackenzie Drive East. 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 a full movements existing driveway from Major Mackenzie Drive East.

Date of Submission: July 13, 2010
Date of Approval: July 27, 2010

SP-M-003-08

Alderland Centre
201 Hood Road, Northwest corner of Gibson Drive and Warden Avenue
Town of Markham

This application for site plan approval was submitted to permit the development of a sanitary connection to the existing commercial building located at 201 Hood Road. The conditions of approval included the requirements for review fees, security deposit, insurance, notification of

the Regional Construction Coordinator, and adherence to other matters related to engineering and design practices.

Date of Submission: August 16, 2010

Date of Approval: August 19, 2010

SP-M-030-05

Amber Plain Investments Ltd.

Northeast corner of McCowan Road and Bur Oak Avenue

Town of Markham

This application for site plan approval was submitted to permit the development of a forty-six townhomes located at the Northeast corner of McCowan Road and Bur Oak Avenue. The conditions of approval included the requirements for review fees, security deposit, insurance, notification of the Regional Construction Coordinator, and adherence to other matters related to engineering and design practices. Access to the site is via a full moves entrance onto Bur Oak.

Date of Submission: September 30, 2005

Date of Response: October 25, 2005

Date of Submission: December 24, 2009

Date of Response: January 17, 2009

Date of Submission: July 21, 2010

Date of Approval: August 19, 2010

SP-M-015-10

1648438 Ontario Ltd. (J.Addison School)

2 Valleywood Drive, Northwest corner of Woodbine Avenue and Valleywood Drive

Town of Markham

This application for site plan approval was submitted to permit the development of a 3-storey private school located at 2 Valleywood Drive. 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 via a full moves driveway from Valleywood Drive.

Date of Submission: July 27, 2010

Date of Approval: August 19, 2010

TOWN OF NEWMARKET

SP-N-003-09

Birock Investments Inc. - Tricap Properties

Northeast corner of Leslie Street and Stackhouse Road

Town of Newmarket

This application for site plan approval was submitted to permit the development of a commercial plaza located at the Northeast corner of Leslie Street and Stackhouse Road. The conditions of approval included the requirements for review fees, security deposit, insurance, notification of the Regional Construction Coordinator, and adherence to other matters related to engineering

and design practices. Access to the site is via full moves entrance onto Leslie Street and Stackhouse Road.

Date of Submission: November 12, 2009
Date of Response: November 26, 2009
Date of Submission: December 29, 2009
Date of Response: January 18, 2010
Date of Submission: January 26, 2010
Date of Response: February 2, 2010
Date of Submission: February 25, 2010
Date of Response: March 10, 2010
Date of Submission: March 12, 2010
Date of Response: March 31, 2010
Date of Submission: April 30, 2010
Date of Response: May 12, 2010
Date of Submission: June 15, 2010
Date of Approval: July 15, 2010

TOWN OF RICHMOND HILL

SP-R-010-09

Upper Yonge Place - TSMJC Properties Inc.
10909 Yonge Street, Yonge Street and Bernard Avenue
Town of Richmond Hill

This application for site plan approval was submitted to permit the development of a signalized intersection located at 10909 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 signalized entrance at Yonge Street.

Date of Submission: April 27, 2009
Date of Response: April 30, 2009
Date of Submission: July 17, 2009
Date of Response: August 14, 2009
Date of Submission: May 20, 2010
Date of Approval: August 6, 2010

SP-R-034-08

Harbor Developments Ltd. (Valentina Court)
145, 151,157 Essex Avenue, 431,425,417 Major Mackenzie Drive East
Town of Richmond Hill

This application for site plan approval was submitted to permit the development of nine-storey residential building located at 145, 151,157 Essex Avenue, 431,425,417 Major Mackenzie Drive East. 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. Access to the site is provided via a full movements driveway onto Essex Avenue.

Date of Submission: November 10, 2008
Date of Response: November 18, 2008
Date of Submission: May 3, 2010
Date of Response: May 25, 2010
Date of Submission: June 1, 2010
Date of Response: June 22, 2010
Date of Submission: June 29, 2010
Date of Response: July 9, 2010
Date of Submission: July 16, 2010
Date of Approval: September 17, 2010

**APPROVED SITE PLAN APPLICATIONS
FOURTH QUARTER
OCTOBER 2010 – DECEMBER 2010**

TOWNSHIP OF KING

SP-K-004-10

Rossbro Group - King Seniors
Southwest corner of King Road and Burns Blvd.
Township of King

This application for site plan approval was submitted to permit the development of a four-storey seniors home located on the Southwest corner of King Road and Burns Blvd. 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 local road.

Date of Submission: May 27, 2010
Date of Response: May 27, 2010
Date of Submission: September 23 2010
Date of Response: October 25, 2010
Date of Submission: November 26, 2010
Date of Approval: December 14, 2010

TOWN OF MARKHAM

SP-M-022-10

M.Behar Planning & Design Inc.
9201 Woodbine Avenue, South of 16th Avenue
Town of Markham

This application for site plan approval was submitted to permit the development of a one-storey Montessori Daycare located at 9201 Woodbine 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 an existing full moves entrance onto Woodbine Avenue.

Date of Submission: October 13, 2010
Date of Approval: November 13, 2010

SP-M-026-10

Cachet Woodbine Ltd. - Condor Properties (Valentina Management Corp) - Cachet Centre
9255 Woodbine Avenue, Northeast corner of 16th Avenue and Woodbine Avenue
Town of Markham

This application for site plan approval was submitted to permit an addition to an existing commercial building located on the Northeast corner of 16th Avenue and Woodbine 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 an existing full moves onto driveway Woodbine Avenue.

Date of Submission: November 11, 2010

Date of Approval: November 24, 2010

SP-M-019-10

SMNE Developments Ltd.

7075 Markham Road, North of Steeles Avenue East

Town of Markham

This application for site plan approval was submitted to permit the development of a two commercial buildings located at 7075 Markham 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 movements driveway from Markham Road.

Date of Submission: September 23, 2010

Date of Approval: November 30, 2010

SP-M-004-10

Cesaroni Holdings Ltd.

10761 Woodbine Avenue, Eastside of Woodbine, North of Elgin Mills Road

Town of Markham

This application for site plan approval was submitted to permit the development of a two-storey resource centre located at 10761 Woodbine Avenue. The conditions of approval included the requirements for a 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 entrance from Woodbine Avenue.

Date of Submission: January 19, 2010

Date of Response: March 2, 2010

Date of Submission: November 22, 2010

Date of Approval: December 8, 2010

SP-M-028-10

Imperial Oil – Esso

8291 Woodbine Avenue- Eastside of Woodbine Avenue, South of Yorktech Drive

Town of Markham

This application for site plan approval was submitted to permit the development of a gas station located at 8291 Woodbine 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 from Woodbine Avenue.

Date of Submission: December 8, 2010

Date of Approval: December 13, 2010

SP-M-021-10

Mohammed Rahman

7160 Markham Road, Westside of Markham Road, North of Steeles Avenue

Town of Markham

This application for site plan approval was submitted to permit the development of a three-storey medical building located at 7160 Markham 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 movements driveway from Markham Road.

Date of Submission: October 13, 2010

Date of Approval: December 15, 2010

TOWN OF RICHMOND HILL

SP-R-027-08

Heathwood Homes (Rothbury) Inc. (1787858 Ontario Ltd)

11240 Yonge Street

Town of Richmond Hill

This application for site plan approval was submitted to permit the development of an automobile dealership located at 11240 Yonge Street. 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. Access to the site is provided via a full movements driveway onto Yonge Street.

Date of Submission: August 30, 2008

Date of Response: September 4, 2008

Date of Submission: July 26, 2010

Date of Response: September 6, 2010

Date of Submission: November 26, 2010

Date of Approval: December 14, 2010

CITY OF VAUGHAN

SP-V-019-10

Jalp Developments Inc.

8290 Highway 27, South of Langstaff Road

City of Vaughan

This application for site plan approval was submitted to permit the development of a two-storey office building located at 8290 Highway 27, South of Langstaff Road. The conditions of approval included security deposit, liability insurance, review fees, the notification of the Regional Construction Coordinator and adherence to other matters related to engineering and design practices. Access to the site is via a full moves entrance onto Highway 27.

Date of Submission: May 25, 2010
Date of Response: May 31, 2010
Date of Submission: September 20, 2010
Date of Approval: October 19, 2010

SP-V-031-10

Theresa Garibaldi

8934 Huntington Road, Westside of Huntington Road, North of Langstaff Road
City of Vaughan

This application for site plan approval was submitted to permit the development of two office condos, a total of eight buildings located at 8934 Huntington 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 via a full movements entrance from a local road.

Date of Submission: October 30, 2010
Date of Approval: November 3, 2010

SP-V-033-10

Conseil Scolaire De District Du Centre-Sud-Quest

10110 Islington Avenue, North of Major Mackenzie Drive, on the west side of Islington Avenue
City of Vaughan

This application for site plan approval was submitted to permit the development of an elementary school located at 10110 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 via a full movements driveway from a local road.

Date of Submission: October 13, 2010
Date of Approval: November 8, 2010

TOWN OF WHITCHURCH STOUFFVILLE

SP-W-002-09

GO Transit - Lincolnville Bus Transit Facility

Northeast corner of Bethesda and York Durham Line

Town of Whitchurch-Stouffville

This application for site plan approval was submitted to permit the development of a bus transit facility located at Northeast corner of Bethesda and York Durham Line. 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 via a full moves entrance onto York Durham Line.

Date of Submission: July 15, 2010

Date of Response: August 16, 2010

Date of Submission: September 20, 2010

Date of Response: October 1, 2010

Date of Submission: October 26, 2010

Date of Response: November 9, 2010