

## **9**

### **SITE PLAN APPROVALS JULY 1, 2011 TO DECEMBER 31, 2011**

**The Transportation Services Committee recommends the adoption of the recommendation contained in the following report dated April 11, 2012, from the Commissioner of Transportation and Community Planning.**

#### **1. RECOMMENDATION**

It is recommended that this report be received for information.

#### **2. PURPOSE**

This report provides information to Council with respect to the number, location, and deadline performance of site plan applications processed by the Region in the second half of the year 2011.

#### **3. BACKGROUND**

**The Commissioner of Transportation and Community Planning has been directed to report on approved site plans**

On November 23, 1995, 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. As part of this responsibility, the Commissioner of Transportation and Community Planning will continue to report, on a regular basis, on recently approved site plan applications.

**The Roads Branch of the Transportation and Community planning department is responsible for processing site plan applications**

The Development Approvals Section, within the Roads Branch of Transportation and Community Planning, is responsible for co-ordinating, reviewing, and approving site plan applications adjacent to Regional roads, infrastructure, or may have significant impacts on the Region (i.e. well head protection areas on Transit).

**In addition to Site Plan Applications, the Roads Branch also reviews a variety of development-related applications concerning Regional interests**

The Development Approvals Section is also responsible for the review and approval of other types of submissions related to development proposals. Submissions include zoning applications, engineering submissions related to draft approved subdivisions or municipal projects, and consent and minor variance applications. Staff review these applications with respect to legal considerations arising from the *Planning Act*, protection of Regional wellheads, as well as a wide range of technical details including property requirements, travel demand management 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 the Roads Branch, staff also work closely with the Region's Community Planning Branch in terms of reviewing and commenting on official plan amendments, secondary plans, and draft plans of subdivision and condominium for applications adjacent to Regional roads.

#### **4. ANALYSIS AND OPTIONS**

##### **DEVELOPMENT ACTIVITY**

##### **Site Plan approvals in the Region are on the increase**

There were 32 site plan approvals processed between July 1, 2011 and December 31, 2011. This is eight more than was approved during previous six months, and 11 more than was approved during the same period last year.

Figure 1 on the next page illustrates the semi annual trend of site plan approvals between the years of 2009, 2010, and 2011.

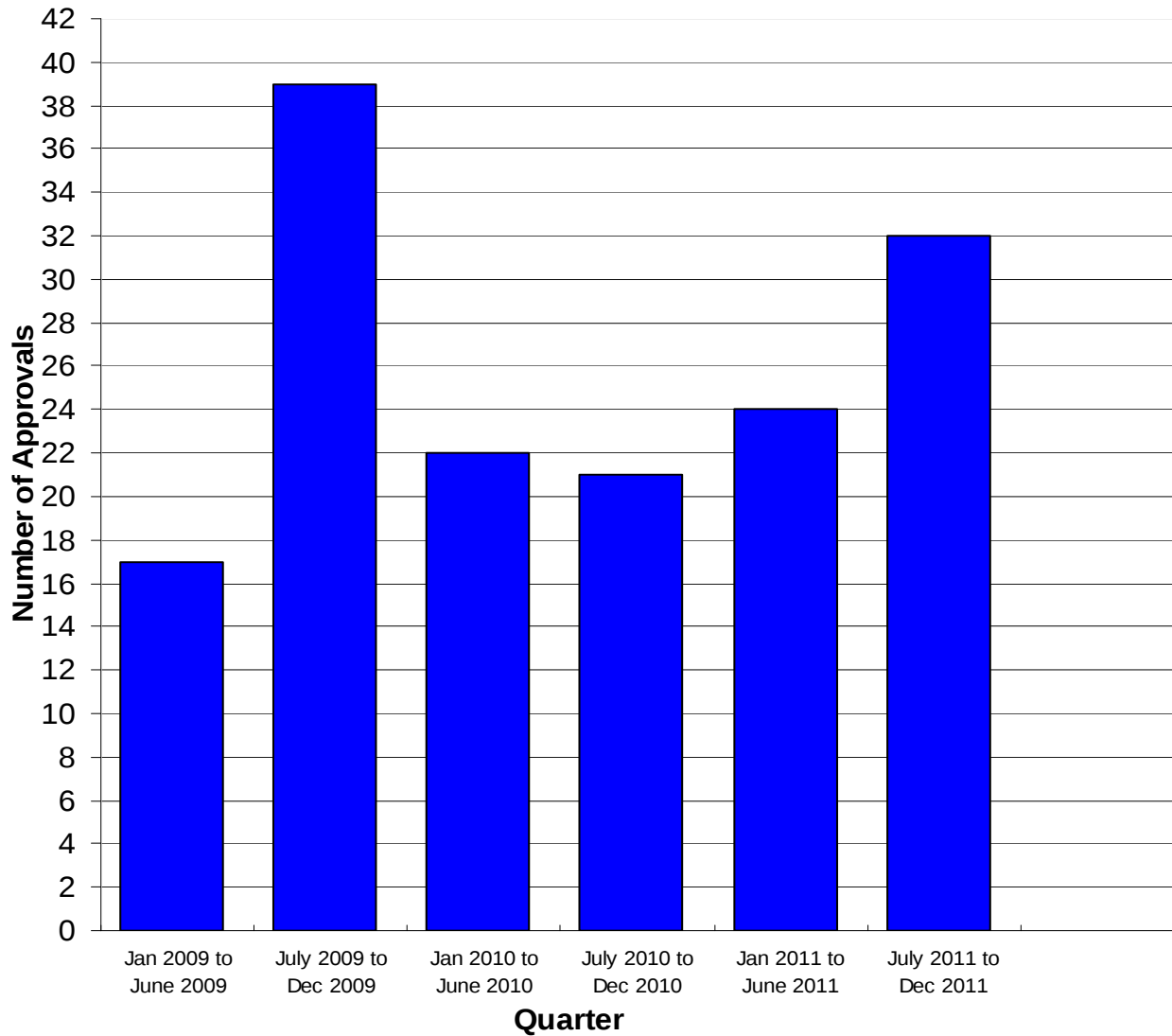
##### **Site plan activity continues to be focused in the southern portion of York Region. However, there are increases in development activity to the north**

Of the 32 site plan applications approved, approximately 70 percent come from the southern municipalities of Richmond Hill, Markham, and Vaughan. There have been increases in development activity to the north, particularly in the Township of King. The following is a breakdown of the approvals by municipality:

|                                |      |                          |     |
|--------------------------------|------|--------------------------|-----|
| Town of Aurora                 | - 0  | Town of East Gwillimbury | - 2 |
| Town of Georgina               | - 1  | Township of King         | - 4 |
| Town of Markham                | - 13 | Town of Newmarket        | - 1 |
| Town of Richmond Hill          | - 8  | City of Vaughan          | - 2 |
| Town of Whitchurch-Stouffville | - 1  |                          |     |

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

**Figure 1**  
**Semi Annual Site Plan Approvals between 2009 and 2011**



Note: The period of July 2009 to December 2009 shows a spike in number of site plan approvals. This was due to the announcement of an increase in development charges coming into effect November, 2009.

**Development activity is expected to increase during the first half of 2012 as a result of proposed increases in Regional development charges**

As illustrated in Figure 1, there has been an upward trend in development activity since 2010.

In addition, Figure 1 also shows there was a surge in development activity during the sixth month period from July 2009 to December 2009. This increase is largely attributed to the announcement of increases to Regional development charges that were to take effect in November 2009.

Proposed increases to Regional development charges have been announced for June 2012. It is anticipated these increases will have similar effects on development activity during the first 6 months of this year. These increases will be in addition to increased development activity experienced over the last several years.

**SITE PLAN CIRCULATION AND RESPONSE TIMES**

**The goal of the Region 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.

**Site plan applications are becoming more complex**

As development applications become more complex, more and more often they require review input from multiple departments and more than one submission before final approval can be issued. With the increases in circulation, it is more important to keep the process moving by providing timely responses.

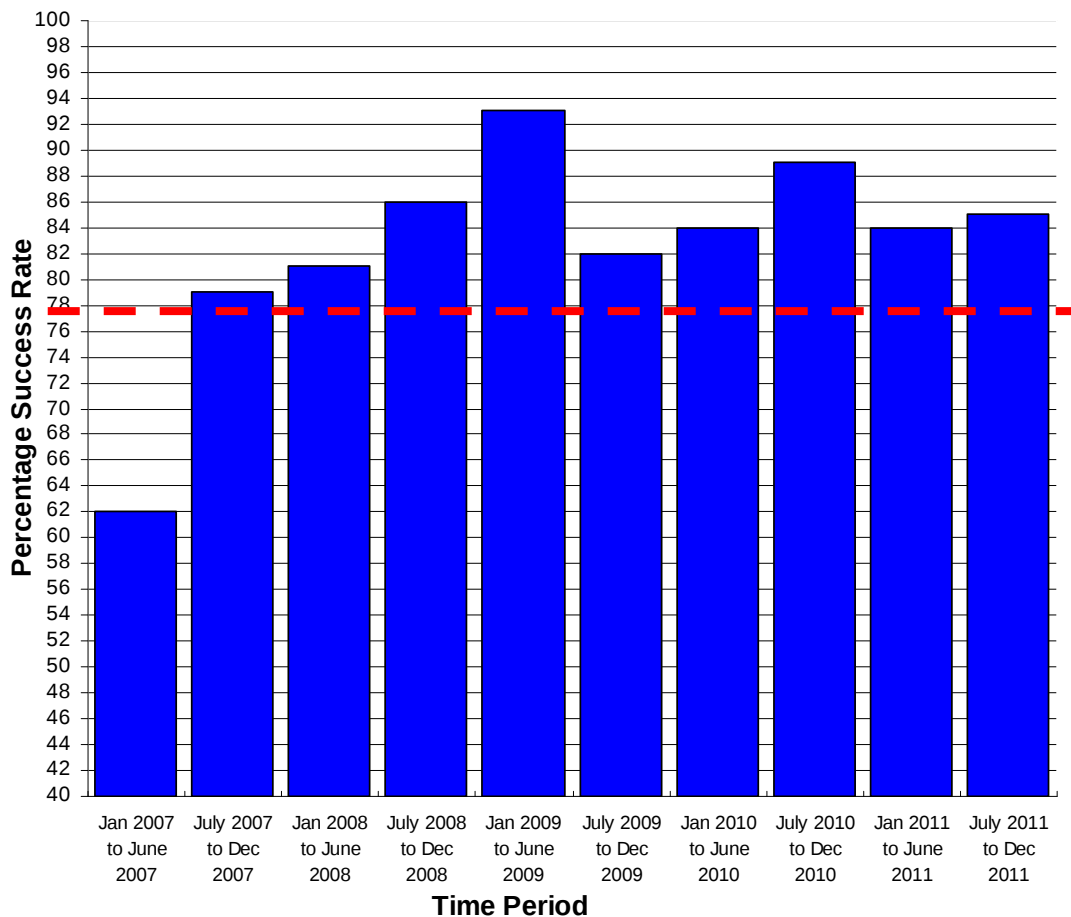
Between July 1, 2011 and December 31, 2011, there were 102 submissions received as part of the 32 site plan applications approved, which averages just over three submissions per application.

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

Development approvals staff were able to achieve the prescribed timelines on 85% of the applications with respect to the submissions received as part of the site plan applications approved during the period of July 1, 2011 to December 31, 2011. This is consistent with the Region's ability to achieve the goal of a four week response time on site plan applications over the last several years. As illustrated in Figure 2, the Region has

significantly improved its performance since the first half of 2007, and has an average success rate of 80% from January 1, 2007 to December 31, 2011.

**Figure 2**  
**Submission Response Times**



**Anticipated increases in development activity may have an impact on the ability of Regional staff to achieve response time goals**

The Development Approvals section of the Roads Branch is currently operating near capacity at current staffing levels. Should the anticipated increases in development activities be realized, current staff may have challenges maintaining the current response times on applications. This issue will be compounded toward the end of the six month period as there will be pressure to shorten response times in order to achieve approvals in

advance of the anticipate June 2012 Regional development charge increases. Staff may have to be reallocated or additional staff may have to be hired on a temporary basis to address any backlogs.

## **5. FINANCIAL IMPLICATIONS**

There may be significant financial implications to the development industry should the Region not be able to process pending applications prior to the proposed increase in Development Charges scheduled for June 2012.

There may be additional financial implications to the Region should additional staffing be required on a temporary basis to address the anticipated increase in applications.

## **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**

The number of site plan applications approved by the Region has steadily increased since 2010. From July 1, 2011 to December 31, 2011, 32 site plan applications were approved, up 50% from the same period in the pervious year and up 33% from the previous six months.

The majority of the site plan applications are still focused in the southern three municipalities of Vaughan, Richmond Hill, and Markham. It should be noted there have also been increases in activity in the other municipalities, and particularly in the Township of King. The complexity of the site plan applications in the southern three municipalities has increased, primarily due to intensification and the associated high density development along the major growth corridors. As a result, the Region has been averaging over three submissions per application over the last six months of 2011.

Even with the increase in the complexity and amount of site plan approvals, Development Approvals staff have been able to achieve four-week response time objectives over 80% of the time since 2007, averaging 86% for the entire year in 2011.

With increases to Regional development charges scheduled for June 2012, it is anticipated there will be a surge in development activity in the first six months of this year. In order to achieve the prescribed response times during this surge, staff may have to be reallocated or additional staff may have to be hired on a temporary basis.

Report No. 5 of the Transportation Services Committee  
Regional Council Meeting of May 17, 2012

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For more information on this report, please contact Brian Titherington, Director 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 May 2, 2012 Committee meeting.)*

**APPROVED SITE PLAN APPLICATIONS  
THIRD QUARTER  
JULY 2011 – SEPTEMBER 2011**

**TOWN OF EAST GWILLIMBURY**

SP-E-003-11

Fetlar Holdings

181 Green Lane, Southeast corner of Green Lane and Yonge Street

Town of East Gwillimbury

This application for site plan approval was submitted to permit the development of a commercial building located at 181 Green Lane. The Region's standard conditions of approval were applicable and included financial and insurance requirements, as well as adherence to Regional processes, engineering design guidelines and construction practices. Access to the site is via a signalized entrance from both Green Lane and Yonge Street.

Date of Submission: July 12, 2011  
Date of Response: July 27, 2011  
Date of Submission: August 19, 2011  
Date of Approval: September 14, 2011

SP-E-001-10

Preston/Fieldgate Commercial

Northeast corner of Yonge Street and Green Lane

Town of East Gwillimbury

This application for site plan approval was submitted to permit the development of right in access from Green Lane. The Region's standard conditions of approval were applicable and included financial and insurance requirements, as well as adherence to Regional processes, engineering design guidelines and construction practices. Access to the site is via a signalized entrance from Green Lane and Yonge Street, plus a right in only from Green Lane.

Date of Submission: May 5, 2011  
Date of Response: July 5, 2011  
Date of Submission: August 24, 2011  
Date of Approval: September 16, 2011

**TOWNSHIP OF KING**

SP-K-006-08

5978 King Road Enterprises Inc.

5978 King Road, Northside of King Road, East of Highway 27

Township of King

This application for site plan approval was submitted to redevelop an existing site located at 5978 King Road. The Region's standard conditions of approval were applicable and included financial and insurance requirements, as well as adherence to Regional processes, engineering

design guidelines and construction practices. Access to the site is via a full movements driveway from King Road.

Date of Submission: November 18, 2008  
Date of Response: December 3, 2008  
Date of Submission: April 23, 2009  
Date of Response: May 6, 2009  
Date of Submission: March 19, 2010  
Date of Response: March 29, 2010  
Date of Submission: October 19, 2010  
Date of Response: November 3, 2010  
Date of Submission: December 14, 2010  
Date of Response: January 7, 2011  
Date of Submission: January 26, 2011  
Date of Response: January 28, 2011  
Date of Submission: February 28, 2011  
Date of Response: March 6, 2011  
Date of Submission: June 17, 2011  
Date of Approval: July 5, 2011

SP-K-001-10

W-N Holdings Inc.

13135 Highway 27, North of King Road

Township of King

This application for site plan approval was submitted to develop a commercial located at 13135 Highway 27. This application required the conveyance of land along Highway 27 to protect for a 36 metre right-of-way, in addition to the Region's standard conditions of approval which include financial and insurance requirements, as well as adherence to Regional processes, engineering design guidelines and construction practices. Access to the site is via a full-movements driveway from Highway 27.

Date of Submission: March 9, 2010  
Date of Response: April 1, 2010  
Date of Submission: September 23, 2010  
Date of Response: October 1, 2010  
Date of Submission: October 5, 2010  
Date of Response: November 1, 2010  
Date of Submission: November 22, 2010  
Date of Response: December 10, 2010  
Date of Submission: May 16, 2011  
Date of Response: June 4, 2011  
Date of Submission: June 28, 2011  
Date of Approval: July 28, 2011

**TOWN OF MARKHAM**

SP-M-012-09

Anagni Homes Ltd.

9462 Highway 48, Northwest corner of Highway 48 and Edward Jefferies Avenue

## Town of Markham

This application for site plan approval was submitted as part of Phase 2 to develop 30 town homes located at northwest corner of Highway 48 and Edward Jefferies Avenue. The Region's standard conditions of approval were applicable and included financial and insurance requirements, as well as adherence to Regional processes, engineering design guidelines and construction practices. Access to the site is via a full-movements driveway from Edward Jefferies Avenue.

Date of Submission: June 14, 2011

Date of Approval: July 14, 2011

### SP-M-020-10

Alex Shaw - Scarded 7 Company Ltd. - Peak Garden Development Inc.

4038 Highway 7, East of Warden Avenue

Town of Markham

This application for site plan approval was submitted to redevelop an existing commercial building located at 4038 Highway 7, east of Warden Avenue. This application required the conveyance of land along Highway 7 to protect for a 45 metre right-of-way, key areas of complexity with this file were from the adjacent land owners and plans needed to be coordinated with the sites on the Southside of Highway 7 (Sheridan Nurseries and Times Development) , in addition to the Region's standard conditions of approval which include financial and insurance requirements, as well as adherence to Regional processes, engineering design guidelines and construction practices. Access to the site is via a full-movements driveway from Highway 7.

Date of Submission: October 5, 2010

Date of Response: November 29, 2010

Date of Submission: May 9, 2010

Date of Response: June 6, 2010

Date of Submission: September 13, 2010

Date of Response: October 3, 2010

Date of Submission: October 13, 2010

Date of Response: October 16, 2010

Date of Submission: October 26, 2010

Date of Response: November 3, 2010

Date of Submission: December 8, 2010

Date of Response: January 6, 2011

Date of Submission: January 25, 2011

Date of Response: February 13, 2011

Date of Submission: June 17, 2011

Date of Response: June 21, 2011

Date of Submission: July 18, 2011

Date of Approval: August 2, 2011

### SP-M-009-11

Mohan Subramaniyam - Property Max Realty Inc.

6888 14<sup>th</sup> Avenue

Town of Markham

This application for site plan approval was submitted to permit the redevelopment of an existing site into a commercial building located at 6888 14th Avenue. The Region's standard conditions of approval were applicable and included financial and insurance requirements, as well as adherence to Regional processes, engineering design guidelines and construction practices. Access to the site is provided via a full-movements driveway from 14<sup>th</sup> Avenue.

Date of Submission: July 17, 2011  
Date of Approval: August 2, 2011

SP-M-001-11

MNR Investments Inc. -Esquire Homes  
6884 14th Avenue, Northwest corner of 14th Avenue and 9th Line  
Town of Markham

This application for site plan approval was submitted to permit the development of a commercial apartment located at 6884 14th Avenue. This application required the conveyance of land along 14<sup>th</sup> Avenue to protect for only a 36 metre right-of-way, this application was part of the Box Grove Developments where a less right of way was taken versus the Official Plan taking of 43 metres, in addition to the Region's standard conditions of approval which include financial and insurance requirements, as well as adherence to Regional processes, engineering design guidelines and construction practices. Access to the site is provided via a full-movements driveway from 14<sup>th</sup> Avenue.

Date of Submission: January 19, 2011  
Date of Response: January 31, 2011  
Date of Submission: May 11, 2011  
Date of Response: June 1, 2011  
Date of Submission: July 7, 2011  
Date of Approval: August 2, 2011

SP-M-019-11

Upper Unionville (Beckett Farms) - Arista Homes  
16th Avenue, East of Kennedy Road  
Town of Markham

This application for site plan approval was submitted to permit the development of a sales office located at 16<sup>th</sup> Avenue, east of Kennedy Road. The Region's standard conditions of approval were applicable and included financial and insurance requirements, as well as adherence to Regional processes, engineering design guidelines and construction practices. Access to the site is provided via a full-movements driveway from 16<sup>th</sup> Avenue.

Date of Submission: July 20, 2011  
Date of Approval: August 2, 2011

**TOWN OF NEWMARKET**

SP-N-003-11

Fieldstone Homes  
Southeast corner of Gorham and Prospect Street  
Town of Newmarket

This application for site plan approval was submitted to develop a development of four plex located at southeast corner of Gorham and Prospect Street. The application required that Prospect Street be kept free of mud tracking at all times, included financial and insurance requirements, as well as adherence to Regional processes, engineering design guidelines and construction practices. Site access is provided via an existing full-movements driveway from Prospect Street.

Date of Submission: April 29, 2011  
Date of Response: May 3, 2011  
Date of Submission: May 16, 2011  
Date of Response: June 1, 2011  
Date of Submission: June 7, 2011  
Date of Approval: July 13, 2011

## **TOWN OF RICHMOND HILL**

### SP-R-010-11

The Regional Municipality of York  
Intersection of Bayview Avenue and Highway 7  
Town of Richmond Hill

This application for site plan approval was submitted to develop VIVA - BRT station platforms located at 11384 Yonge Street. The Region's standard conditions of approval were applicable and adherence to Regional processes, engineering design guidelines and construction practices.

Date of Submission: April 18, 2011  
Date of Approval: July 5, 2011

### SP-R-009-11

Oak Ridges Development - RCG Oak Ridges Ltd. Partnership & Oak Ridges Retail Ltd  
Partnership (Rice Group)  
13265 Yonge Street  
Town of Richmond Hill

This application for site plan approval was submitted to develop a construction access located north of King Road - Between Regatta Avenue and Elm Grove-13231 Yonge Street. The Region's standard conditions of approval were applicable and included financial and insurance requirements, as well as adherence to Regional processes, engineering design guidelines and construction practices. Site access is provided via a full-movements driveway from Yonge Street.

Date of Submission: August 4, 2011  
Date of Approval: August 8, 2011

### SP-R-012-10

Altaf Ahmed (Leatherville)  
13390 Yonge Street  
Town of Richmond Hill

This application for site plan approval was submitted to develop three commercial buildings located at 13390 Yonge Street. The application required the conveyance of land along Yonge Street for the purpose of protecting a 45 meter right-of-way for the future Viva-Yonge Street bus rapid transit way as well as the in addition to the Region's standard conditions of approval which include financial and insurance requirements, as well as adherence to Regional processes, engineering design guidelines and construction practices. Site access is provided via an existing full-movements driveway from Yonge Street.

Date of Submission: August 19, 2010  
Date of Response: October 5, 2010  
Date of Submission: December 23, 2010  
Date of Response: January 27, 2011  
Date of Submission: May 2, 2011  
Date of Response: June 9, 2011  
Date of Submission: August 3, 2011  
Date of Approval: August 17, 2011

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 develop a car dealership located at 11240 Yonge Street. The application required the conveyance of land along Yonge Street for the purpose of protecting a 45 meter right-of-way for the future Viva-Yonge Street bus rapid transit way as well as the in addition to the Region's standard conditions of approval which include financial and insurance requirements, as well as adherence to Regional processes, engineering design guidelines and construction practices. Site access is provided via a full-movements driveway from Yonge Street.

Date of Submission: August 30, 2008  
Date of Response: September 6, 2008  
Date of Submission: July 26, 2010  
Date of Response: August 6, 2010  
Date of Submission: February 9, 2011  
Date of Response: February 23, 2011  
Date of Submission: March 6, 2011  
Date of Response: April 1, 2011  
Date of Submission: July 28, 2011  
Date of Approval: August 26, 2011

SP-R-017-11

Town of Richmond Hill - Fire Station  
103 Gamble Road, West of Yonge Street  
Town of Richmond Hill

This application for site plan approval was submitted to develop a fire station for the Town of Richmond Hill located at 103 Gamble Road, West of Yonge Street. The Region's standard conditions of approval were applicable and included financial and insurance requirements, as

well as adherence to Regional processes, engineering design guidelines and construction practices. Site access is provided via a full-movements driveway from Gamble Road.

Date of Submission: May 24, 2011  
Date of Response: June 17, 2011  
Date of Submission: July 12, 2011  
Date of Response: August 3, 2011  
Date of Submission: August 24, 2011  
Date of Approval: August 29, 2011

SP-R-008-10

2148991 Ontario Ltd. – Townhomes

68 Puccini Drive, 70 Puccini Drive - Northeast corner of Bathurst Street and Puccini Drive  
Town of Richmond Hill

This application for site plan approval was submitted to develop several townhomes located on the northeast corner of Bathurst Street and Puccini Drive. Reconstruction of Bathurst Street was completed in the Fall of 2009. Accordingly, the application required some coordination of all development related works on Bathurst Street with the Region's capital project, including the urbanization of this section. The Region's standard conditions of approval were applicable and included financial and insurance requirements, as well as adherence to Regional processes, engineering design guidelines and construction practices. Site access is provided via Puccini Drive.

Date of Submission: March 29, 2010  
Date of Response: April 13, 2010  
Date of Submission: October 19, 2010  
Date of Response: October 21, 2010  
Date of Submission: April 5, 2011  
Date of Response: April 18, 2011  
Date of Submission: June 7, 2011  
Date of Response: June 18, 2011  
Date of Submission: July 22, 2011  
Date of Response: August 3, 2011  
Date of Submission: August 18, 2011  
Date of Approval: September 1, 2011

SP-R-012-08

1612072 Ontario Inc. - Liberty Developments

15, 9 Rockwell Road, 372, 376, 382 Highway 7 East  
Town of Richmond Hill

This application for site plan approval was submitted to develop three-11 storey high rises. Buildings and 23 condo homes located on the northeast corner of Rockwell Road and Highway 7. The Region's standard conditions of approval were applicable and included financial and insurance requirements, as well as adherence to Regional processes, engineering design guidelines and construction practices. Site access is provided via a signalized intersection at Highway 7 and Rockwell Road.

Date of Submission: April 17, 2008

Date of Response: May 3, 2008  
Date of Submission: December 2, 2008  
Date of Response: January 27, 2009  
Date of Submission: October 27, 2009  
Date of Response: November 3, 2009  
Date of Submission: July 12, 2010  
Date of Response: August 30, 2010  
Date of Submission: May 9, 2011  
Date of Response: June 19, 2011  
Date of Submission: June 15, 2011  
Date of Response: July 19, 2011  
Date of Submission: August 5, 2011  
Date of Approval: September 8, 2011

## **CITY OF VAUGHAN**

### SP-V-006-09

Greenbrooke Home Owners Association  
Greenbrooke Drive and Weston Road  
City of Vaughan

This application for site plan approval was submitted to develop an entry wall located at Weston Road and Greenbrooke Drive. The Region's standard conditions of approval were applicable and included financial and insurance requirements, as well as adherence to Regional processes, engineering design guidelines and construction practices.

Date of Submission: June 29, 2009  
Date of Response: August 17, 2009  
Date of Submission: August 3, 2010  
Date of Approval: September 9, 2011

**APPROVED SITE PLAN APPLICATIONS  
FOURTH QUARTER  
OCTOBER 2011 – DECEMBER 2011**

**TOWN OF GEORGINA**

SP-G-002-11

Crates Landing - Steven Crate  
306 The Queensway South – Keswick  
Town of Georgina

This application for site plan approval was submitted to permit the development of temporary sales office located at 306 The Queensway South. The Region's standard conditions of approval were applicable and included financial and insurance requirements, as well as adherence to Regional processes, engineering design guidelines and construction practices. Access to the site is provided via a full-movements entrance from The Queensway South.

Date of Submission: July 20, 2011  
Date of Response: August 20, 2011  
Date of Submission: November 14, 2011  
Date of Approval: December 7, 2011

**TOWNSHIP OF KING**

SP-K-001-11

1808629 Ontario Ltd. - Fandor Homes.  
12931 Highway 27, Eastside of Highway 27, South of King Road  
Township of King

This application for site plan approval was submitted to permit the development of a commercial building located at 12931 Highway 27. This application required the conveyance of land along Highway 27 to protect for a 36 metre right-of-way, in addition to the Region's standard conditions of approval which include financial and insurance requirements, as well as adherence to Regional processes, engineering design guidelines and construction practices Access to the site is provided via a full-movements entrance from Highway 27.

Date of Submission: January 3, 2011  
Date of Response: February 8, 2011  
Date of Submission: May 27, 2011  
Date of Response: May 31, 2011  
Date of Submission: July 5, 2011  
Date of Response: August 3, 2011  
Date of Submission: September 28, 2011  
Date of Response: October 27, 2011  
Date of Submission: November 2, 2011  
Date of Approval: November 14, 2011

SP-K-008-08

Royal Oak Developments  
13255 Highway 27, North of Hill Farm Road  
Township of King

This application for site plan approval was submitted to permit a temporary construction access located at 13255 Highway 27. The Region's standard conditions of approval were applicable and included financial and insurance requirements, as well as adherence to Regional processes, engineering design guidelines and construction practices. Access to the site is provided via a full-movements entrance from Highway 27.

Date of Submission: December 2, 2011  
Date of Approval: December 15, 2011

**TOWN OF MARKHAM**

SP-M-024-11

Natural Gas Regulator Station - Enbridge Gas  
Northwest corner of Ninth Line and Rouge Bank Drive  
Town of Markham

This application for site plan approval was submitted to permit development of natural gas regulator station located on the northwest corner of Ninth Line and Rouge Bank Drive. The Region's standard conditions of approval were applicable and included financial and insurance requirements, as well as adherence to Regional processes, engineering design guidelines and construction practices. Access to the site is provided via full-movements from Rouge Bank Drive.

Date of Submission: September 20, 2011  
Date of Approval: October 3, 2011

SP-M-037-07

Sanatan Mandir & Cultural Centre  
9333 Woodbine Avenue, North of 16th avenue  
Town of Markham

This application for site plan approval was submitted to permit the development of a place of worship located at 9333 Woodbine Avenue, north of 16<sup>th</sup> Avenue. The Region's standard conditions of approval were applicable and included financial and insurance requirements, as well as adherence to Regional processes, engineering design guidelines and construction practices. Access to the site is via a full moves entrance onto Woodbine Avenue.

Date of Submission: August 16, 2007  
Date of Response: August 28, 2007  
Date of Submission: June 28, 2011  
Date of Response: July 16, 2011  
Date of Submission: September 27, 2011  
Date of Approval: October 6, 2011

SP-M-012-11

1691126 Ontario Ltd. - Liberty Development Corp. -Phase 2  
7161 Yonge Street, Northeast corner of Yonge Street and Meadowview Avenue  
Town of Markham

This application for site plan approval was submitted to permit the development of a construction access located at 7161 Yonge Street, northeast corner of Yonge Street and Meadowview Avenue. This portion of the development was already looked at extensively as part of the first phase, Regional file no. SP-M-044-06. Key challenges again on this application included the coordination amongst several Regional Departments from Environmental Services to VIVA. The Region's standard conditions of approval were applicable and included financial and insurance requirements, as well as adherence to Regional processes, engineering design guidelines and construction practices. Access to the site is provided via an entrance from Yonge Street.

Date of Submission: June 8, 2011  
Date of Response: June 23, 2011  
Date of Submission: September 28, 2011  
Date of Approval: October 6, 2011

SP-M-016-09

Town and Country BMW - Parking Expansion  
8111 Kennedy Road, North of Highway 407  
Town of Markham

This application for site plan approval was submitted to permit the redevelopment of an existing dealership located at 8111 Kennedy Road. This application required the conveyance of land along Kennedy Road to protect for a 36 metre right-of-way, in addition to the Region's standard conditions of approval which include financial and insurance requirements, as well as adherence to Regional processes, engineering design guidelines and construction practices. Access to the site is provided via a full- movements entrance from Kennedy Road.

Date of Submission: March 9, 2011  
Date of Response: March 14, 2011  
Date of Submission: September 30, 2011  
Date of Response: October 2, 2011  
Date of Submission: October 4, 2011  
Date of Approval: October 7, 2011

SP-M-016-11

Condor Properties  
Northwest corner of McDowell Gate and 14th Avenue  
Town of Markham

This application for site plan approval was submitted to permit the development of a one storey commercial plaza located at northwest corner of McDowell Gate and 14th Avenue. This application required the conveyance of land along 14<sup>th</sup> Avenue to protect for a 36 metre right-of-way, in addition to the Region's standard conditions of approval which include financial and insurance requirements, as well as adherence to Regional processes, engineering design guidelines and construction practices. Access to the site is provided via an entrance from McDowell Gate.

Date of Submission: July 7, 2011  
Date of Response: July 10, 2011  
Date of Submission: September 29, 2011  
Date of Approval: October 20, 2011

SP-M-025-11

Royal Cachet Montessori School - Mr/Mrs. Bobotsis  
Southeast corner of Woodbine Avenue and Major Mackenzie Drive  
Town of Markham

This application for site plan approval was submitted to permit the redevelopment of an existing site located at the southeast corner of Woodbine Avenue and Major Mackenzie Drive. The Region's standard conditions of approval were applicable and included financial and insurance requirements, as well as adherence to Regional processes, engineering design guidelines and construction practices. Access to the site is provided via an entrance from Woodbine Avenue.

Date of Submission: June 8, 2011  
Date of Response: June 23, 2011  
Date of Submission: September 28, 2011  
Date of Approval: October 6, 2011

SP-M-031-10

Sathiya Sinnathamby  
7300 Warden Avenue, Directly adjacent to Amber Street  
Town of Markham

This application for site plan approval was submitted to permit the development of an industrial building located at 7300 Warden Avenue, Directly adjacent to Amber Street. This application required the conveyance of land along Warden Avenue to protect for a 36 metre right-of-way, in addition to the Region's standard conditions of approval which include financial and insurance requirements, as well as adherence to Regional processes, engineering design guidelines and construction practices. Access to the site is provided via an entrance from Warden Avenue.

Date of Submission: December 17, 2010  
Date of Response: January 13, 2011  
Date of Submission: July 19, 2011  
Date of Response: August 1, 2011  
Date of Submission: September 29, 2011  
Date of Response: October 4, 2011  
Date of Submission: October 20, 2011  
Date of Approval: November 8, 2011

SP-M-010-11

David Robertson Enterprises Ltd. -Shoppers Drug Mart  
Northwest corner of Kennedy Road and Highway 7  
Town of Markham

This application for site plan approval was submitted to permit the development of a commercial building located on the northwest corner of Kennedy Road and Highway 7. This application required the conveyance of land along Highway 7 to protect for a 45 metre right-of-way, a key note is that a tree compensation was paid for the removal of Regional street trees for this development, in addition to the Region's standard conditions of approval which include financial and insurance requirements, as well as adherence to Regional processes, engineering design guidelines and construction practices. Access to the site is provided via a right in/right out on Kennedy Road and full-movements from Highway 7.

Date of Submission: May 27, 2011  
Date of Response: July 7, 2011  
Date of Submission: October 19, 2011  
Date of Response: October 16, 2011  
Date of Submission: November 9, 2011  
Date of Approval: November 22, 2011

## **TOWN OF RICHMOND HILL**

### SP-R-007-11

History Hill Group - Augusta Hill Plaza Corp.  
0 Alhart Street- Northeast corner of Tower Hill Road and Bathurst Street  
Town of Richmond Hill

This application for site plan approval was submitted to permit the development of a four one-storey commercial-retail buildings located at the northeast corner of Tower Hill Road and Bathurst Street. The Region's standard conditions of approval were applicable and included financial and insurance requirements, as well as adherence to Regional processes, engineering design guidelines and construction practices. Access to the site is provided via a full- movements access onto Tower Hill Road.

Date of Submission: March 29, 2011  
Date of Response: April 15, 2011  
Date of Submission: July 12, 2011  
Date of Response: July 22, 2011  
Date of Submission: August 24, 2011  
Date of Response: September 6, 2011  
Date of Submission: October 28, 2011  
Date of Approval: November 9, 2011

## **CITY OF VAUGHAN**

### SP-V-018-11

Auto Complex Ltd.  
7200 Yonge Street, North of Steeles Avenue  
City of Vaughan

This application for site plan approval was submitted to redevelop an existing dealership located at 7200 Yonge Street. The Region's standard conditions of approval were applicable and included financial and insurance requirements, as well as adherence to Regional processes,

engineering design guidelines and construction practices. Access to the site is via an existing signalized entrance to Yonge Street.

Date of Submission: July 20, 2011  
Date of Response: August 16, 2011  
Date of Submission: September 28, 2011  
Date of Response: October 6, 2011  
Date of Submission: October 26, 2011  
Date of Response: November 3, 2011  
Date of Submission: November 29, 2011  
Date of Approval: December 15, 2011

## **TOWN OF WHITCHURCH-STOUFFVILLE**

### SP-W-002-11

Rice Commercial - Leona Stone  
2379 Stouffville Road  
Town of Whitchurch-Stouffville

This application for site plan approval was submitted for a construction access located at 2379 Stouffville Road. The Region's standard conditions of approval were applicable and included financial and insurance requirements, as well as adherence to Regional processes, engineering design guidelines and construction practices. Access to the site is via Stouffville Road.

Date of Submission: September 19, 2011  
Date of Approval: September 28, 2011