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SITE PLAN APPROVALS

The Transportation and Works Committee recommends the adoption of the recommendation contained in the following report, August 1, 2008, 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 Committee and Regional Council with respect to site plan applications processed in the second half of 2007, and the first half of 2008.

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 York 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

During the period from July 1, 2007 to December 31, 2007 the Region approved 44 site plan applications, one less than the same period a year earlier.

The following is a breakdown of the approvals by municipality:

Town of Aurora	-	3	Town of East Gwillimbury	-	3
Town of Georgina	-	3	Township of King	-	0
Town of Markham	-	10	Town of Newmarket	-	1
Town of Richmond Hill	-	7	City of Vaughan	-	15
Town of Whitchurch-Stouffville	-	2			

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

During the period of January 1, 2008 to June 30, 2008 the Region approved 47 site plan applications, 14 less than the same period a year earlier.

The following is a breakdown of the approvals by municipality:

Town of Aurora	-	4	Town of East Gwillimbury	-	1
Town of Georgina	-	7	Township of King	-	1
Town of Markham	-	6	Town of Newmarket	-	5
Town of Richmond Hill	-	7	City of Vaughan	-	14
Town of Whitchurch-Stouffville	-	2			

A description of each approved site plan is provided in *Attachment 2*.

Submissions should be responded to within four weeks

The Region's goal is to respond to every submission of a Site Plan application within a deadline of four weeks from the date of a submission. Below are two tables that indicate how many times this response deadline has been achieved and how many times it has not, between the period July 1, 2007 to December 31, 2007 and January 8, 2008 to June 30, 2008:

Table 1
Site Plan Deadline Performance from July 1, 2007 to December 31, 2007

Municipality	Number of Times Deadline Achieved	Number of Times Deadline not Achieved	Total
Town of Aurora	2	2	4
Town of Georgina	10	2	12
Town of Richmond Hill	11	6	17
Town of Whitchurch-Stouffville	7	2	9
Town of Markham	23	5	28
City of Vaughan	35	9	43
Township of King	0	0	0
Town of Newmarket	1	0	1
Town of East Gwillimbury	11	1	12
Total	100	27	127
Percent	79%	21%	100%

Table 2
Site Plan Deadline Performance from January 1, 2008 to June 30, 2008

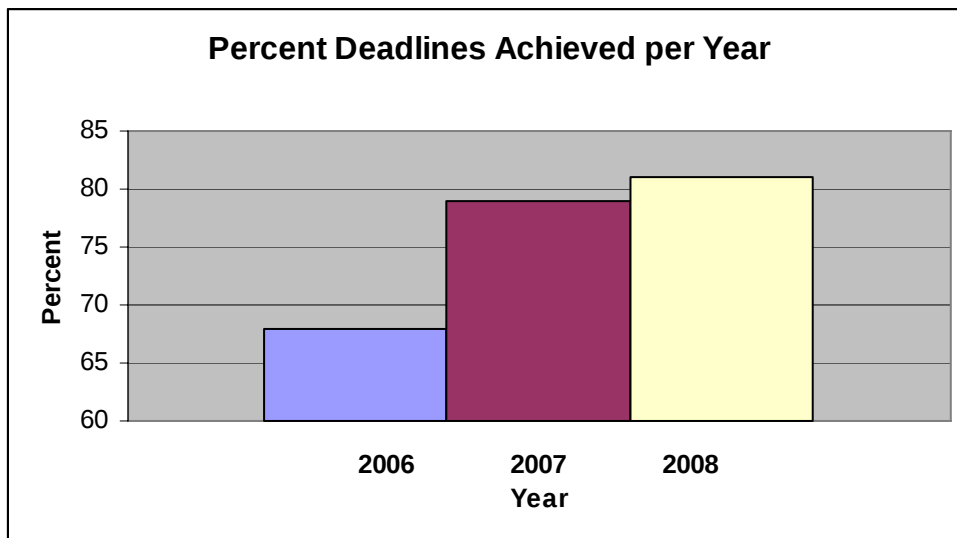
Municipality	Number of Times Deadline Achieved	Number of Times Deadline not Achieved	Total
Town of Aurora	9	1	10
Town of Georgina	20	6	26
Town of Richmond Hill	13	2	15
Town of Whitchurch-Stouffville	6	1	7
Town of Markham	19	4	23
City of Vaughan	43	13	56
Township of King	3	0	3
Town of Newmarket	10	3	13
Town of East Gwillimbury	8	1	9
Total	131	31	162
Percent	81%	19%	100%

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.

For all of 2007 the total number of submissions that achieved the four week deadline was 200 out of 289 or 69% of the total.

In 2006 the total number of submissions that achieved the four week deadline was 220 out of 324 or 68% 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.



The Transportation Services Department has been engaged over the last several months with the local municipalities and with the development industry, regarding improvements to the site plan process. This effort has included a customer satisfaction survey, as well as numerous collective and individual negotiations with the local municipalities to address specific concerns. As a result of this work, new or improved administrative practices and protocols have been developed with a number of the local municipalities. This has resulted in a movement away from a uniform approach to Regional review and input to the site plan approval/agreement process. The approaches now tailored to better harmonize with individual local municipal processes should serve to further improve the timelines of Regional and local approvals and better meet the needs of the development industry.

It is anticipated, in the future, the rate of 81% deadlines achieved will be improved with the implementation of the new site plan process.

5. FINANCIAL IMPLICATIONS

There are no financial implications associated with this report.

6. LOCAL MUNICIPAL IMPACT

There are no local municipal impacts resulting from this report.

7. CONCLUSION

From July 1, 2007 to December 31, 2007, a total of 44 approvals have been processed compared to 45 for the same period one year ago. For the period of January 1, 2008 to June 30, 2008, a total of 48 approvals have been processed compared to 62 for the same period one year ago.

For more information on this report, please contact Faris Georgis, Manager Development Approvals at Ext. 5751.

The Senior Management Group has reviewed this report.

(The attachments referred to in this clause were included in the agenda for the September 3, 2008 Committee meeting.)