

THE REGIONAL MUNICIPALITY OF YORK

**REPORT NO. 3 OF THE
COMMISSIONER OF TRANSPORTATION SERVICES**

**For Consideration by
The Council of The Regional Municipality of York
on November 25, 2010**

**1
SITE PLAN APPROVALS
JANUARY 1, 2010 TO JUNE 30, 2010**

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 first half of the year 2010.

3. BACKGROUND

Site plan applications with frontage on a Regional road are reviewed by York Region Transportation Services staff. In addition to the legal considerations arising from the *Planning Act*, staff review and approve a wide range of technical details including property requirements, transit requirements, intersection design, road and servicing design, and development implications to the Regional road system.

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 January 1, 2010 to June 30, 2010 the Region approved 22 site plan applications, five more than in the first half of last year

There has been an increase in the number of applications approved over the same period last year.

The following is a breakdown of the approvals by municipality:

Town of Aurora	-	1	Town of East Gwillimbury	-	0
Town of Georgina	-	3	Township of King	-	0
Town of Markham	-	9	Town of Newmarket	-	0
Town of Richmond Hill	-	4	City of Vaughan	-	5
Town of Whitchurch-Stouffville	-	0			

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

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.

Table 1 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, during the period from January 1, 2010 to June 30, 2010.

Table 1
Site Plan Deadline Performance from January 1, 2010 to June 30, 2010

Municipality	Number of Times Deadline Achieved	Number of Times Deadline not Achieved	Total
Town of Aurora	4	0	4
Town of Georgina	8	0	8
Town of Richmond Hill	5	4	9
Town of Whitchurch-Stouffville	0	0	0

Town of Markham	15	4	19
City of Vaughan	9	0	9
Township of King	0	0	0
Town of Newmarket	0	0	0
Town of East Gwillimbury	0	0	0
Total	41	8	49
Percent	84%	16%	100%

From January 1, 2007 to June 30, 2010, the Region's ability to achieve the goal of a four week response time to site plan submissions has averaged 81% on a semi-annual basis. For the period of January 1, 2010 to June 30, 2010, development approvals staff achieved an overall Regional level of service of 84%. Increases in the number and complexity of site plan circulations in the Town of Richmond Hill and Markham were noticeably felt in the early part of 2010 and are reflected in the half-year numbers. Existing management processes and resources have now been adjusted to account for these changes. Management will also work with new staff and local municipalities in a continuous effort to improve on the customer service goals of this unit.

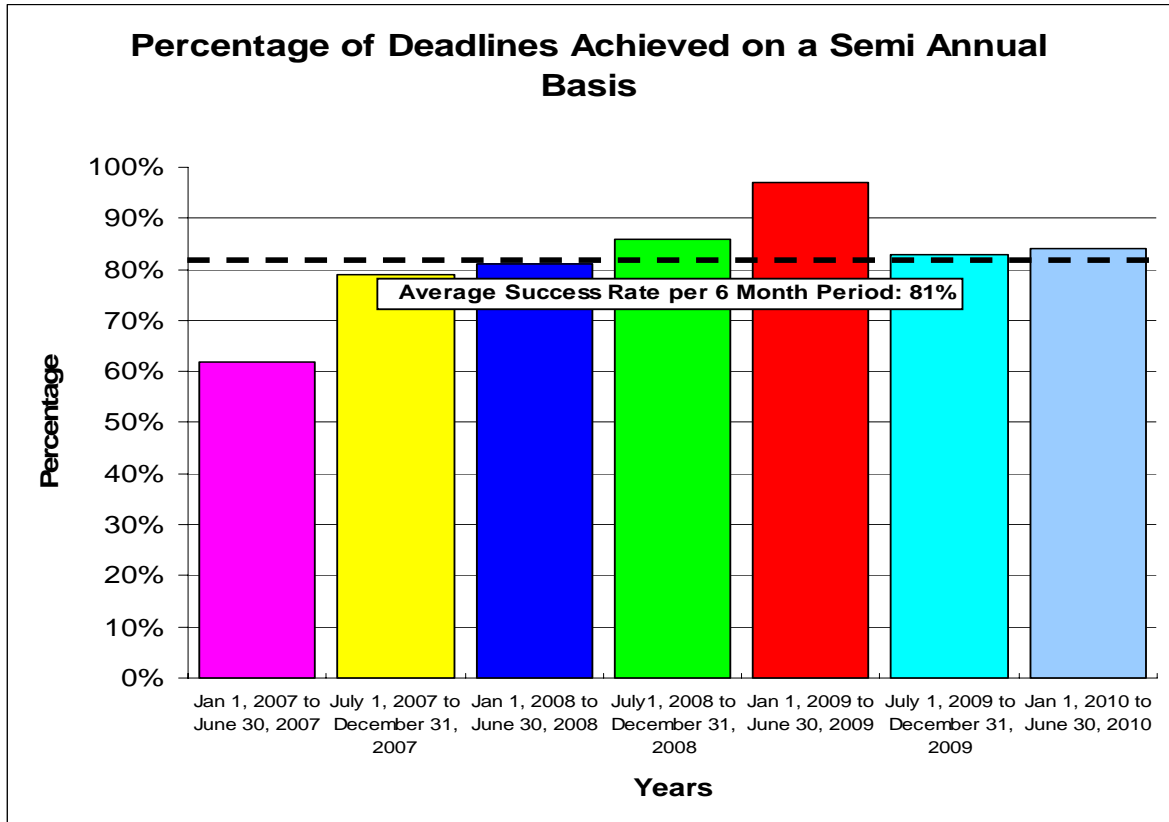
The Region continues to meet its goal of responding within the four-week window over 80% of the time

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.

From January 1, 2007 to June 30, 2010, the Region has averaged a success rate of 81% per 6-month-review period in terms of achieving their goal of a four week response time to site plan submissions.

The chart below summarizes, on a semi-annual basis, the total percentage of submissions responded to within the four week deadline from 2007 to the beginning of 2010. Details for each six month period are provided in Figure 1.

Figure 1
Submission Response Percentages



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.

From July 1, 2009 to December 31, 2009 the total number of submissions that achieved the four week deadline was 80 out of 96 or 82% of the total.

From January 1, 2010 to June 30, 2010 the total number of submissions that achieved the four week deadline was 41 out of 49 or 84% of the total.

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 January 1, 2010 to June 30, 2010, a total of 22 site plan applications were approved compared to 17 for the same period last year. At the same time, the success rate for processing submissions on time remains consistent with the average success rate achieved over the last several years (81%)-, increasing slightly by 2% from the second half of last year to 84%.

For more information on this report, contact Paul Jankowski, General Manager, Roads at extension 5901 in the Transportation Services Department.

The Senior Management Group has reviewed this report.

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

Respectfully submitted,

**November 15, 2010
Newmarket, Ontario**

**K. Llewellyn-Thomas
Commissioner of
Transportation Services**

(Report No. 3 of the Commissioner of Transportation Services was adopted without amendment, by the Council of The Regional Municipality of York at its meeting on November 25, 2010.)

**APPROVED SITE PLAN APPLICATIONS
FIRST QUARTER
JANUARY 2010 – MARCH 2010**

TOWN OF AURORA

SP-A-010-08

Dr. Dean McClelland and Caroline McClelland
65 Wellington Street, East of Yonge Street
Town of Aurora

This application for site plan approval was submitted to permit the development of a commercial/office located at 65 Wellington 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 via a full movements driveway onto Wellington Street.

Date of Submission: September 9, 2008
Date of Response: September 17, 2008
Date of Submission: May 12, 2009
Date of Response: May 28, 2009
Date of Submission: July 20, 2009
Date of Response: July 23, 2009
Date of Submission: January 28, 2010
Date of Approval: February 18, 2010

TOWN OF GEORGINA

SP-G-003-09

EMS Paramedic Satellite Station
160 Morton Avenue, northeast corner of The Queensway and Morton Avenue
Town of Georgina

This application for site plan approval was submitted to develop an EMS Satellite Station located at 160 Morton Avenue. The conditions of approval included 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 onto Morton Avenue.

Date of Submission: September 23, 2009
Date of Response: October 15, 2009
Date of Submission: January 26, 2010
Date of Approval: February 18, 2010

TOWN OF MARKHAM

SP-M-003-06

2022662 Ontario Inc. - Markham Honda
7, 13 & 21 Main St. and 8220 Kennedy Road
Town of Markham

This application for site plan approval was submitted to develop a car dealership located at 8220 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: January 18, 2006
Date of Response: January 24, 2006
Date of Submission: March 1, 2006
Date of Response: March 22, 2006
Date of Submission: August 10, 2009
Date of Response: September 9, 2009
Date of Submission: September 29, 2009
Date of Response: October 13, 2009
Date of Submission: December 29, 2009
Date of Approval: January 28, 2010

SP-M-003-10

1756845 Ontario Inc.
7475 McCowan Road
Town of Markham

This application for site plan approval was submitted to permit the development of a medical office, pharmacy and office located on the northeast corner of McCowan Road and Denison 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 from McCowan Road.

Date of Submission: January 19, 2010
Date of Approval: February 4, 2010

SP-M-007-10

Cornerstone Christian Community Church Inc.
9642 9th Line, Donald Cousens Parkway and Ninth Line
Town of Markham

This application for site plan approval was submitted to permit the development of a church located at 9642 Ninth Line, Donald Cousens Parkway and Ninth Line. 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 Ninth Line.

Date of Submission: February 23, 2010

Date of Approval: March 24, 2010

TOWN OF RICHMOND HILL

SP-R-002-10

St. George Antiochian Orthodox Church
9116 Bayview Avenue
Town of Richmond Hill

This application for site plan approval was submitted to permit the construction of a day nursery located at 9116 Bayview Avenue. We had no comments or objections to its approval.

Date of Submission: January 19, 2010

Date of Approval: March 8, 2010

SP-R-003-09

TNJ Holdings (Bathurst Glen Plaza)
9301 Bathurst Street, northeast corner of Bathurst Street and Carville Road
Town of Richmond Hill

This application for site plan approval was submitted to redevelop an existing commercial site located at 9301 Bathurst 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. Site access is provided via an existing full movements driveway onto Bathurst Street.

Date of Submission: January 26, 2009

Date of Response: February 12, 2009

Date of Submission: August 14, 2009

Date of Response: August 25, 2009

Date of Submission: December 17, 2009

Date of Approval: February 23, 2010

SP-R-014-09

Town of Richmond Hill
12895 Bayview Avenue, south of Bloomington Road
Town of Richmond Hill

This application for site plan approval was submitted for a temporary construction access located at 12895 Bayview Avenue. 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. Site access is provided via a full movements driveway to Bayview Avenue.

Date of Submission: March 3, 2010
Date of Approval: March 25, 2010

CITY OF VAUGHAN

SP-V-035-03

Vaughan Civic Centre
2141 Major Mackenzie Drive
City of Vaughan

This application for site plan approval was submitted for an interim east access point located at 2141 Major Mackenzie Drive. 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. Access to site is via a full movements from Major Mackenzie Drive.

Date of Submission: March 12, 2010
Date of Approval: March 30, 2010

**APPROVED SITE PLAN APPLICATIONS
SECOND QUARTER
MARCH 2010 – JUNE 2010**

TOWN OF GEORGINA

SP-G-001-09

2203610 Ontario Inc (Don Biback) - Shoppers Drug Mart
Southeast corner of The Queensway South and Dovedale Drive
Town of Georgina

This application for site plan approval was submitted to permit the construction of a retail establishment located on the southeast corner of The Queensway South and Dovedale 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 provided via a signalized entrance onto to The Queensway South.

Date of Submission: September 23, 2009
Date of Response: October 19, 2009
Date of Submission: December 8, 2009
Date of Response: December 18, 2009
Date of Submission: March 12, 2010
Date of Response: March 25, 2010
Date of Submission: March 31, 2010
Date of Approval: April 8, 2010

SP-G-002-09

Canadian Tire Real Estates Ltd.
24270 Woodbine Avenue
Town of Georgina

This application for site plan approval was submitted to permit the construction of a temporary garden centre located on the southwest corner of Morton Avenue and Woodbine Avenue. 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 moves access from Woodbine Avenue.

Date of Submission: September 9, 2009
Date of Response: September 23, 2009
Date of Submission: April 12, 2010
Date of Approval: April 29, 2010

TOWN OF MARKHAM

SP-M-009-10

Temara Developments - Primont Homes

South side of Major Mackenzie Drive, east of Highway 48

Town of Markham

This application for site plan approval was submitted to permit for a temporary sales trailer located on the south side of Major Mackenzie Drive, east of Highway 48. 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 from Major Mackenzie Drive.

Date of Submission: March 15, 2010

Date of Approval: April 7, 2010

SP-M-019-09

2069201 Ontario Ltd

7501 Woodbine Avenue, northeast corner of Woodbine Avenue and Esna Park Drive

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 Woodbine Avenue and Esna Park 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 provided via a right out only onto Woodbine Avenue and a right in/right out of Esna Park Drive.

Date of Submission: September 9, 2009

Date of Response: January 22, 2010

Date of Submission: March 2, 2010

Date of Response: March 8, 2010

Date of Submission: April 3, 2010

Date of Approval: April 12, 2010

SP-M-031-08

Fire Station 93

2930 Major Mackenzie Drive East, west of Woodbine Avenue

Town of Markham

This application for site plan approval was submitted to permit the development of a community fire station located on the east side of Woodbine Avenue, north of Highway 407. 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. Access to the site is provided via two full-movements driveways from Major Mackenzie Drive.

Date of Submission: December 4, 2008

Date of Response: January 13, 2009

Date of Submission: January 15, 2009

Date of Response: January 15, 2009

Date of Submission: March 18, 2010

Date of Approval: April 23, 2010

SP-M-010-10

Mintrock Inc.

9426 and 9442 Highway 48

Town of Markham

This application for site plan approval was submitted to permit the development of a mixed-use commercial plaza located at 9426 and 9442 Highway 48. 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 Highway 48.

Date of Submission: April 21, 2010

Date of Approval: May 5, 2010

SP-M-025-08

Marander Montessori School

5906 16th Avenue, west of Highway 48

Town of Markham

This application for site plan approval was submitted to permit the development of an addition to an existing school located at 5906 16th 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 16th Avenue.

Date of Submission: October 8, 2008

Date of Response: October 9, 2008

Date of Submission: April 7, 2010

Date of Response: May 17, 2010

Date of Submission: May 26, 2010

Date of Approval: June 3, 2010

SP-M-012-10

Markham Civic Centre
101 Town Centre Blvd
Town of Markham

This application for site plan approval was submitted to permit a temporary construction access located at 101 Town Centre Boulevard. 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 Town Centre Blvd.

Date of Submission: June 14, 2010

Date of Approval: June 15, 2010

TOWN OF RICHMOND HILL

SP-R-019-07

Oak Ridges Medical Building - 13291 Yonge Street Developments Inc.
131 Yonge Street, north of King Road
Town of Richmond Hill

This application for site plan approval was submitted to permit the development of a medical building located at 131 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: May 22, 2007

Date of Response: June 4, 2007

Date of Submission: June 10, 2009

Date of Response: June 22, 2009

Date of Submission: February 25, 2010

Date of Response: April 6, 2010

Date of Submission: May 3, 2010

Date of Approval: June 9, 2010

CITY OF VAUGHAN

SP-V-029-07

Corso Milano - 1556615/2043102 Ontario Inc.
Southeast corner of Keele Street and McNaughton Road
City of Vaughan

This application for site plan approval was submitted to permit a service connection located southeast corner of Keele Street and McNaughton 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.

Date of Submission: April 2, 2010
Date of Approval: April 15, 2010

SP-V-032-08

Leviathan Investments Inc.
South of Teston Road, east side of Cityview Boulevard, west of Highway 400
City of Vaughan

This application for site plan approval was submitted to permit the development of three industrial buildings located south of Teston Road, east side of Cityview Boulevard, west of Highway 400. 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 from a local road.

Date of Submission: May 28, 2008
Date of Response: June 28, 2008
Date of Submission: August 21, 2008
Date of Response: August 21, 2008
Date of Submission: June 22, 2009
Date of Response: June 22, 2009
Date of Submission: August 20, 2009
Date of Response: August 21, 2009
Date of Submission: April 12, 2010
Date of Approval: April 16, 2010

SP-V-013-10

City of Vaughan - Doctors Mclean District Park
8100 Islington Avenue
City of Vaughan

This application for site plan approval was submitted to permit a sanitary and water connection located 8100 Islington Avenue. The conditions of approval included the notification of the Regional Construction Coordinator, and adherence to other matters related to engineering and design practices.

Date of Submission: April 7, 2010

Date of Approval: April 20, 2010

SP-V-002-10

Ganz Realty Ltd.
Northwest corner Roybridge Gate and Royal Group Crescent
City of Vaughan

This application for site plan approval was submitted to permit the development of a two-storey employment building with 8 unit's located southwest corner of Highway 27 and Highway 7. 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 from a local road.

Date of Submission: April 7, 2010

Date of Approval: April 20, 2010