

To be held on Monday, June 1, 2015 at **2:00 p.m.** Committee Members are asked to meet in the **Council Chambers** at 395 Mulock Drive, Newmarket, Ontario.

Councillor Vegh, Chair.

Unfinished Business

1. Application for Amendment to Site Plan Approval p. 1
18106 and 18110 Yonge Street – Ward 7
(North of Davis Drive, West Side of Yonge Street)
Our File No.: D11-Np1508
The Regional Municipality of York

Reconsideration of application for Amendment to Site Plan Approval to permit an addition having a gross floor area of 3,546 m² to the existing bus storage facility and a new Emergency Medical Services facility having a gross floor area of 555 m² together with a parking lot expansion on the subject lands.

Martin Silver, Manager of Capital Delivery of The Regional Municipality of York and Lauren Capilongo, Associate of Malone Given Parsons Ltd. will be present to address the Committee.

The following people will also be in attendance:

York Region Transit:

- Rick Takagi, Director, Operations, TRN - Transit
- Kyle Catney, Acting Program Manager, TRN - Transit
- Dave Partington, Manager, Capital Assets, TRN - Transit

Emergency Medical Services:

- Tim Balsdon, Superintendent/Supervisor of EMS, Community and Health Services – Emergency Medical Services
- Blair Croker, Commander/Program Manager, Fleet and Facilities, Community and Health Services – Emergency Medical Services

Property Service Branch:

- Vikas More, Project Manager, Corporate Services – Property Services (Capital Delivery)
- Erica Tsang Trinaistich, Property Services Portfolio Coordinator, Corporate Services – Property Services

Howe Gastmeier Chapnik Limited:

- Sheeba Paul, Senior Acoustical Engineer

Cole Engineering:

- Joseph Gowrie, Transportation Engineer

Plans attached: Concept Site Plan (Drawing No. SP-1 Rev. 1 dated September 9, 2014)
 Site Plan (Drawing No. A1.1 Rev. 3 dated February 2, 2015)

Documents attached: GIS photograph overlay map
 Memorandum – Planning Services dated May 28, 2015
 Review Notes

**Full-size drawings are available for viewing by contacting the
Councillors Office or Planning and Building Services**

NUMBER	DATE	REMARKS
001	2008-02-02	FOUNDER GOT DATA
002	2008-02-02	FOUNDER GOT REMOTE
003	2008-02-02	FOUNDER GOT REMOTE
004	2008-02-02	FOUNDER GOT REMOTE

PROJECT TITLE
EMS STATION 18110
YONGE ST.

18110 YONGE ST.
NEWMARKET ONTARIO

DRAWING TITLE
SITE PLAN & KEYPLAN

ORIGIN @ V

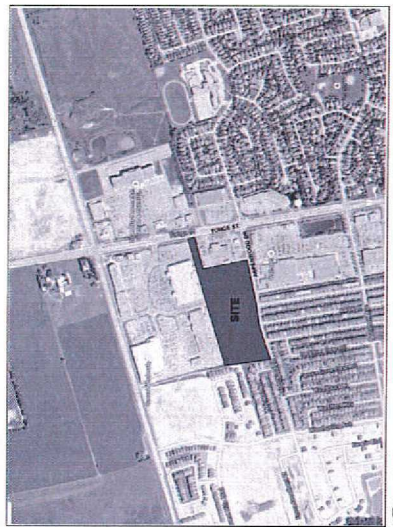
SCALE

DATE _____

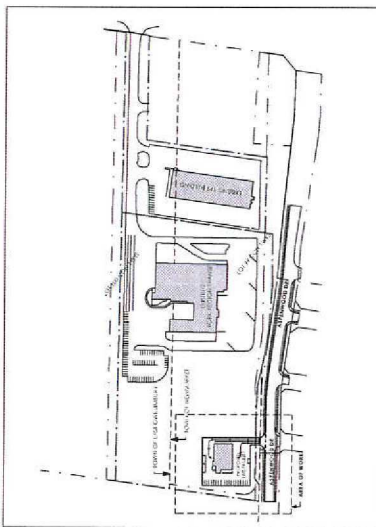
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PROJECT NUMBER

A1.1



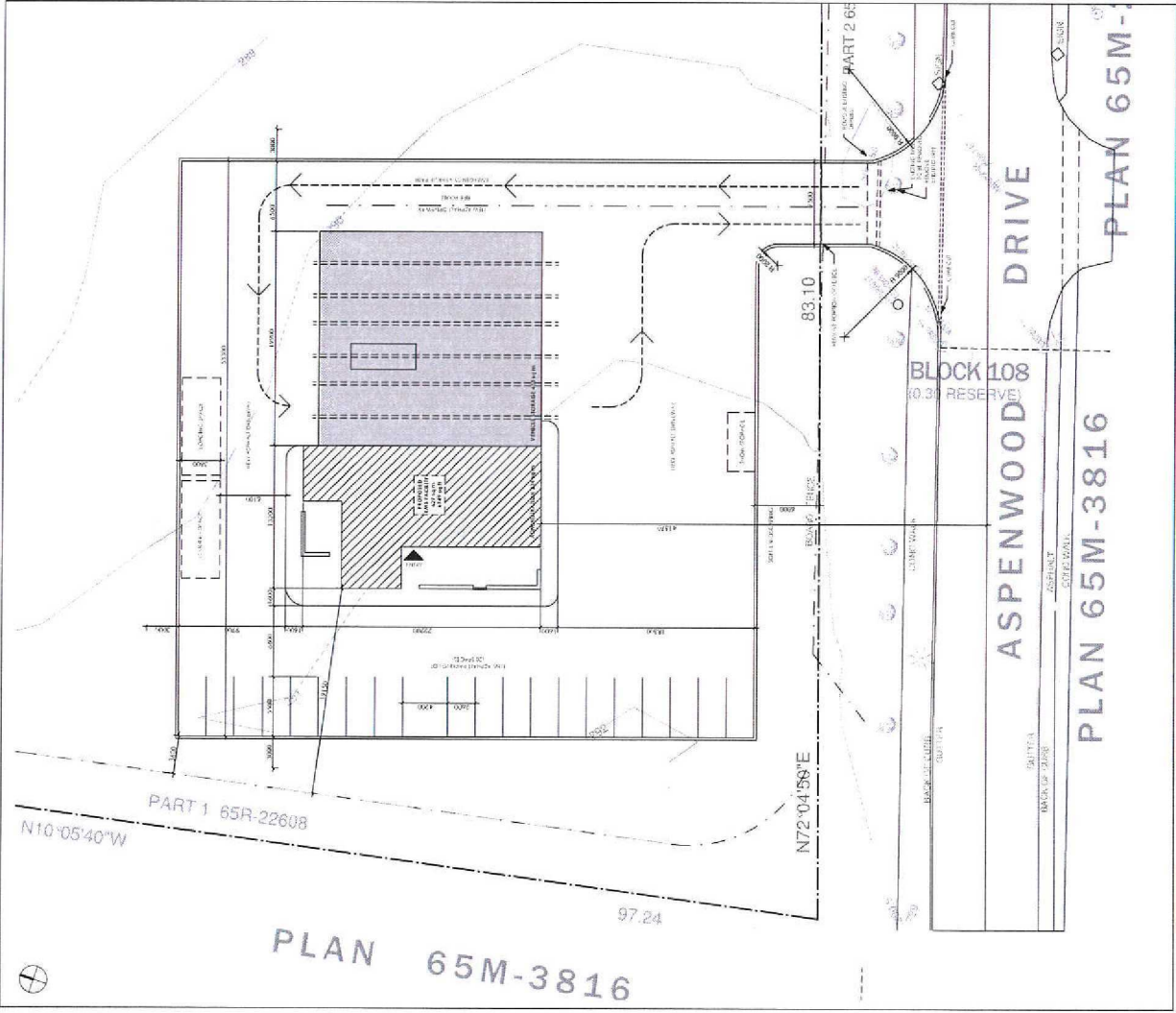
AERIAL PHOTO



2 KEY PLAN

[illegible]

SITE DATA
1:40



1 SITE PLAN



Location Map

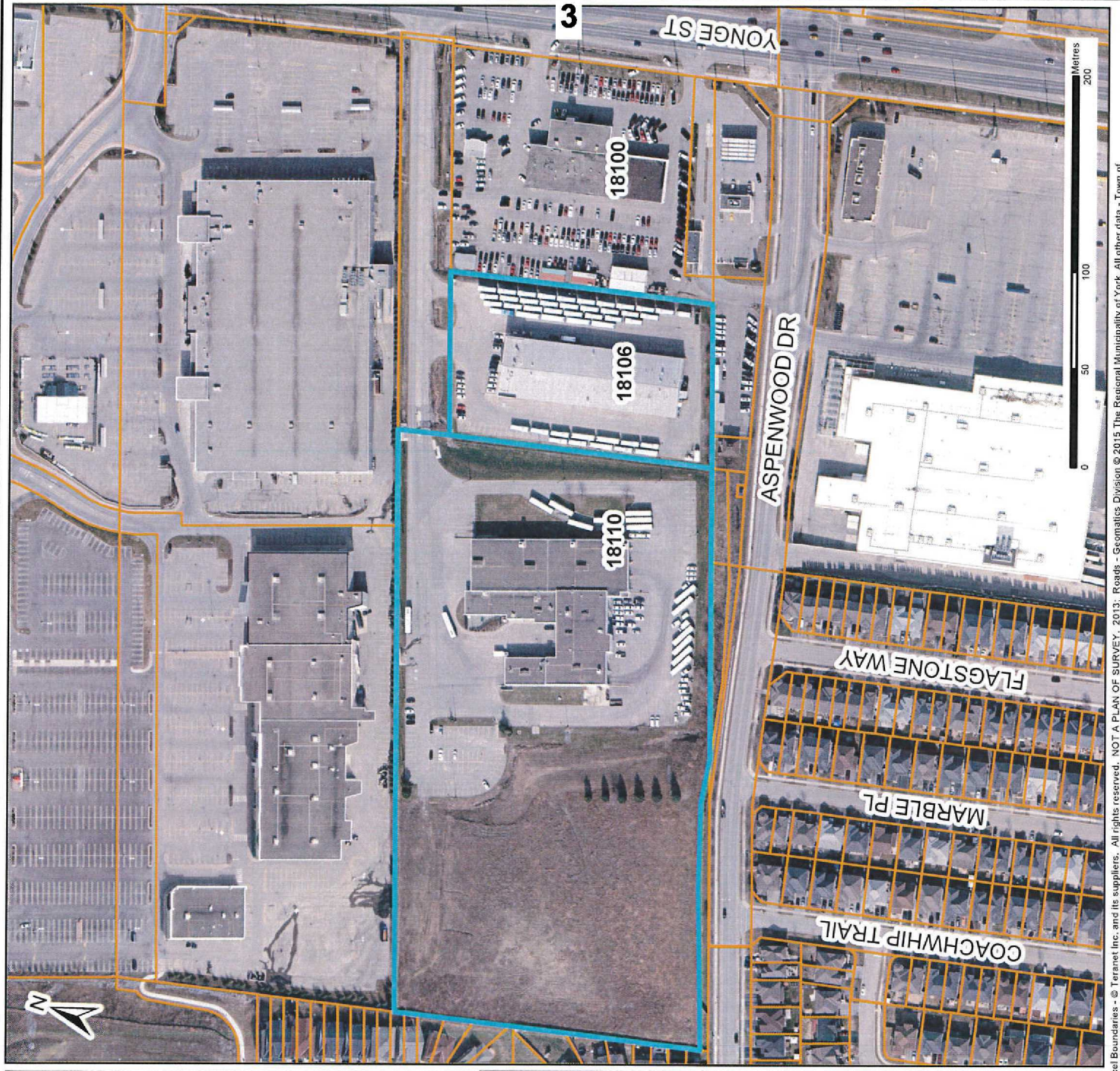
Region of York

18106 and 18110 Yonge Street



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- Legend**
- Subject Lands
 - Property Lines
 - Municipal Boundary




PLANNING AND BUILDING SERVICES
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MEMORANDUM

TO: Site Plan Review Committee
FROM: Linda L. Traviss, MCIP, RPP
 Senior Planner - Development
DATE: May 28, 2015
RE: Application for Amendment to Site Plan Approval – Public Information Centre
 18106 and 18110 Yonge Street
 The Regional Municipality of York

At its meeting on March 30, 2015 Site Plan Review Committee (SPRC) considered the above noted application for amendment to site plan approval and directed the applicant to hold a Public Information Centre (PIC) and following the PIC bring the application back to Committee for further consideration. Committee also directed that the applicant upgrade the existing fence along Aspenwood Drive and provide appropriate landscaping for screening the paramedic response station.

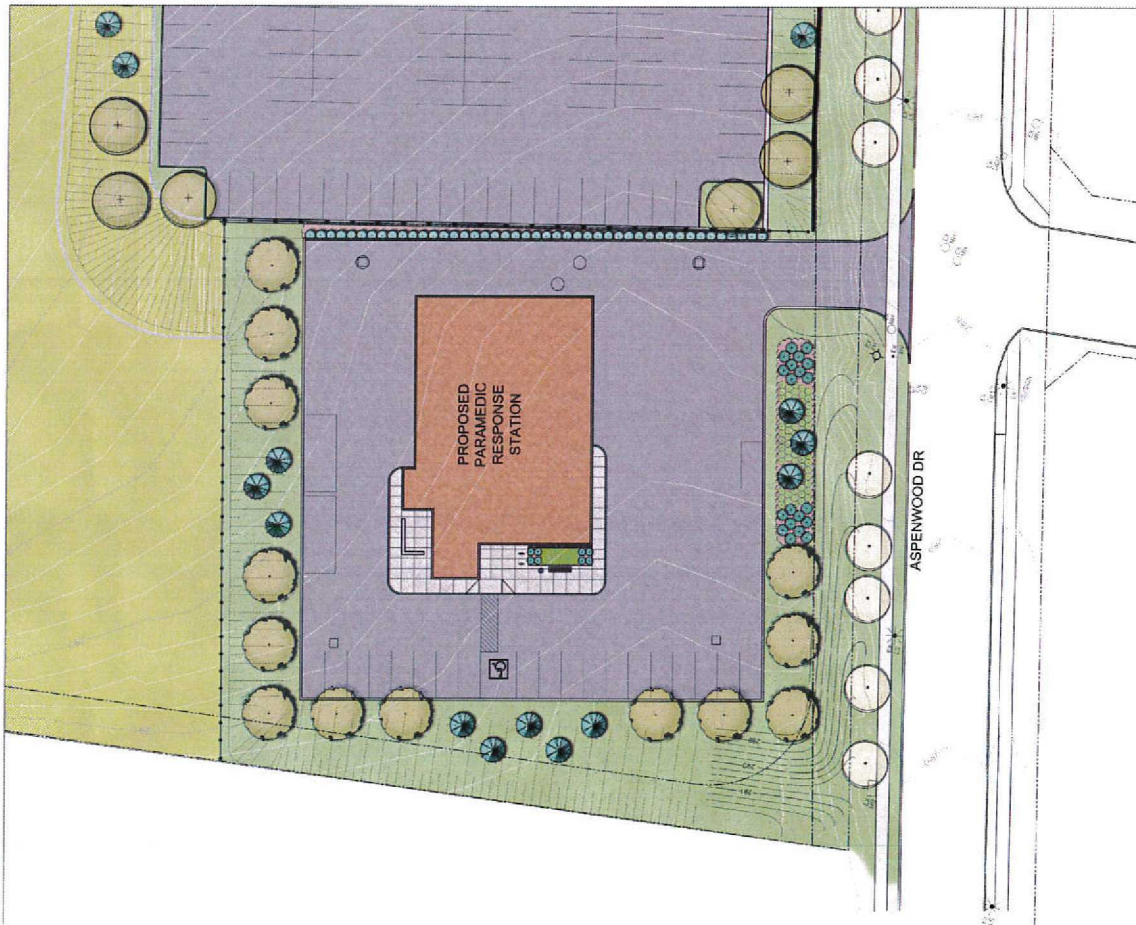
To address the above comments of SPRC, the applicant has agreed to replace the existing wood fence along Aspenwood Drive. Furthermore, the applicant has agreed to provide enhanced landscaping along Aspenwood Drive to screen the paramedic response station and a landscape buffer strip between the parking areas of the paramedic response station and York Region Transit. Attached to this memorandum are the revised conceptual landscape plans for the entire site and for the paramedic response station along with details of the proposed fencing.

The PIC was held on May 5, 2015 and was attended by approximately five residents. Written comments were received from two residents. Public comments received generally focused on the operation of the paramedic response station and the interface with existing residential development.

The written comments received from the public have been provided to the applicant and, if the application is granted an approval in principle by Committee, will be included in the first technical submission package circulated for staff and agency review. Staff of the Town of East Gwillimbury and the Town of Newmarket will undertake a detailed review of the plans and reports submitted with the application and will work with the applicant to address the comments received from the community.

Linda L. Traviss, MCIP, RPP
 Senior Planner - Development





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York Region

REVIEW NOTES**SITE PLAN REVIEW – 18106 & 18110 YONGE STREET**

The Regional Municipality of York

- Property is zoned Regional Urban Centre (UC-R) by By-law Number 2010-40, as amended
- As portion of property is located within Town of East Gwillimbury applicant has filed site plan approval applications with both municipalities
- Use of emergency service facility is permitted; bus garage is permitted as “public use”
- Minor Variances will be required to permit parking in exterior side yard, increase in number of parking spaces and reduction in number of loading spaces
- Traffic Briefs, Noise Studies, and Arborist Report and Tree Protection Plan will be peer reviewed
- Construction Management Plan (CMP) required prior to issuance of any building permits
- Landscaping to include a mixture of trees, shrubs and perennials along Aspenwood Street frontage
- Elements of low impact development to be incorporated into site
- Plans to be revised to indicate private hydrants on site, fire access route, Ontario Building Code Data Matrix, and siamese connections; addressing to be prominently displayed