

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
- Consideration to be given to providing access to employee parking from Yonge Street
- 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
- Landscaping to be provided in front of EMS facility where feasible; increased landscaping to be provided along westerly side of property
- 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

APPLICATION WILL REQUIRE A PUBLIC INFORMATION CENTRE (PIC) BE HELD, UNLESS OTHERWISE DIRECTED BY COMMITTEE