

Location Map

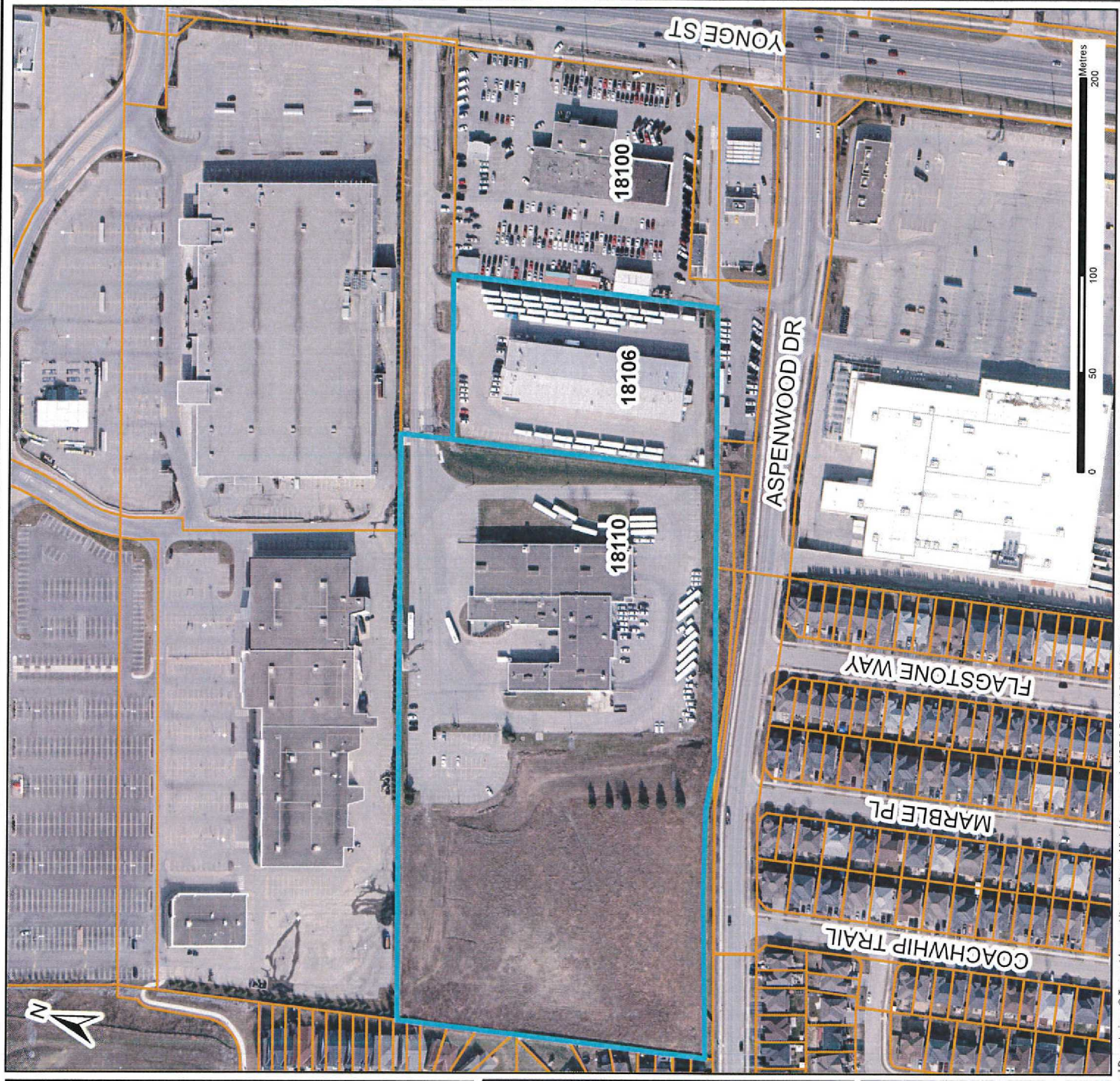
Region of York

18106 and 18110 Yonge Street



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



MEMORANDUM

TO: Site Plan Review Committee

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

DATE: May 28, 2015

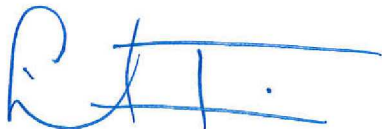
RE: Application for Amendment to Site Plan Approval – Public Information Centre
18106 and 18110 Yonge Street
The Regional Municipality of York

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.

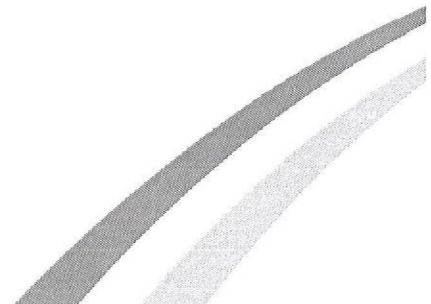
To address the above comments of SPRC, the applicant has agreed to replace the existing wood fence along Aspenwood Drive. Furthermore, the applicant has agreed to provide enhanced landscaping along Aspenwood Drive to screen the paramedic response station and a landscape buffer strip between the parking 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.

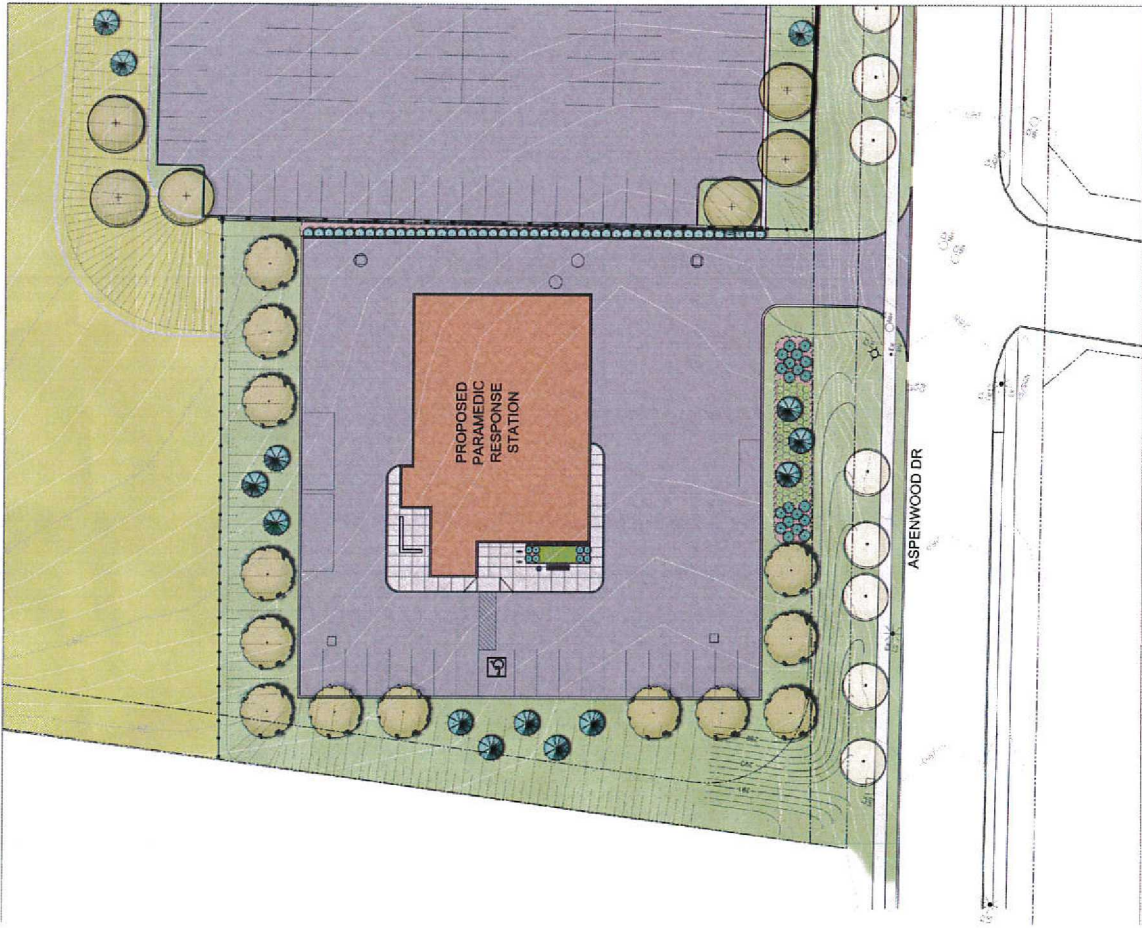
The written comments received from the public have been provided to the applicant and, if the application is granted an approval in principle by Committee, will be included in the first technical submission package circulated for staff and agency review. Staff of the Town of East Gwillimbury and the 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.



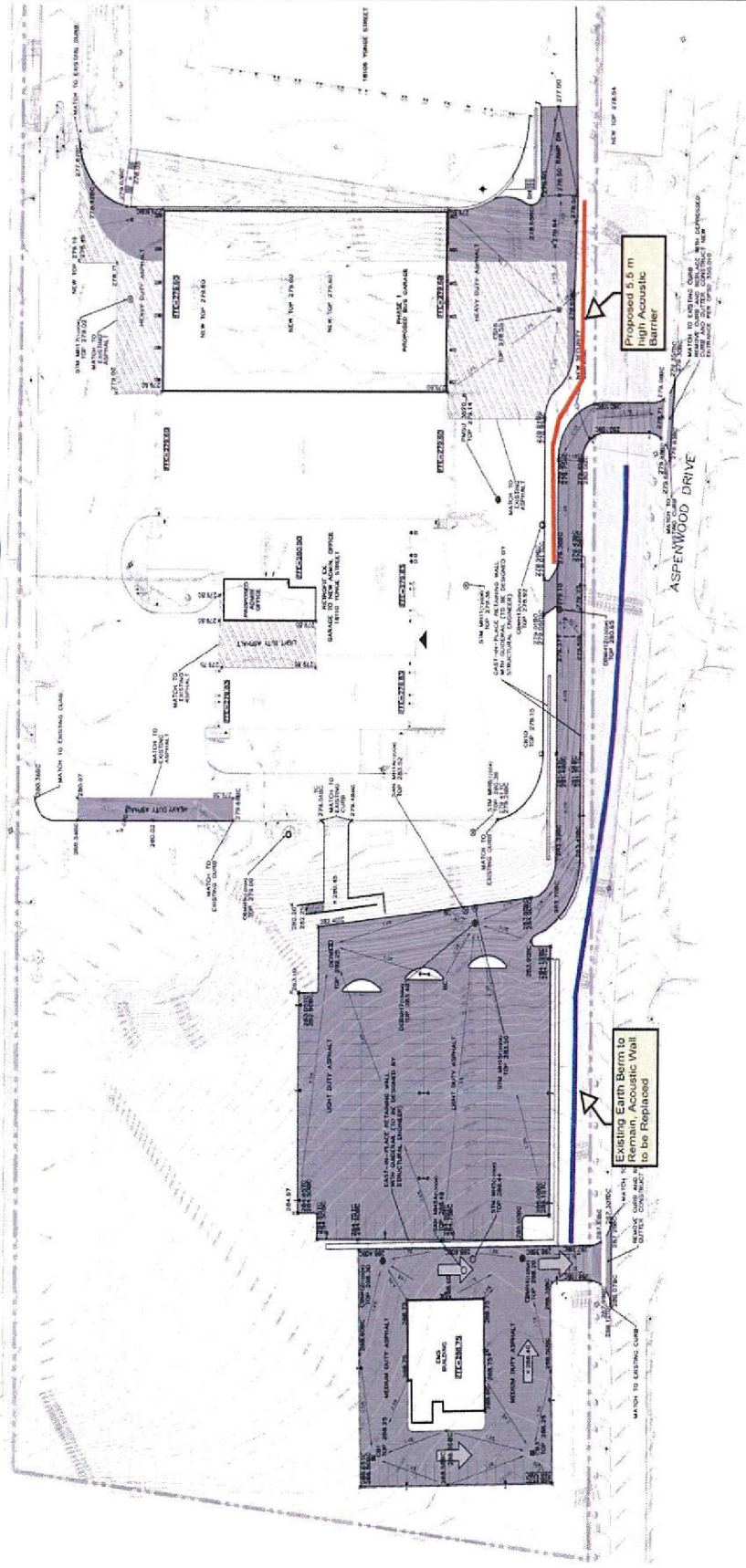
Linda L. Traviss, MCIP, RPP
Senior Planner - Development







Site Noise Mitigation



New Acoustic Fencing

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