

## **SITE PLAN REVIEW – 17150 YONGE STREET**

### **YORK REGION ADMINISTRATIVE CENTRE ANNEX BUILDING**

- Property is zoned Provincial Urban Centre (UC-P) and Private Open Space (OS-2) by By-law Number 2010-40, as amended
- Use is permitted
- Minor Variance Application No. D13-A09-14 was granted by Committee of Adjustment on May 14, 2014 to permit parking in front and exterior side yards; increase in number of entrances; and reduction in number of loading spaces
- Number of parking spaces meets by-law requirements
- Approval required from Lake Simcoe Region Conservation Authority
- Town's Consulting Arborist to review Arborist Report and Tree Protection Plan
- Construction Management Plan (CMP) required prior to issuance of any building permits
- Phase 1 Environmental Site Assessment to be updated
- Landscaping to include a mixture of trees, shrubs and perennials along Yonge and Eagle street frontages
- Accessible parking spaces to be 4.2m wide by 5.5m long with curb depression for access to sidewalk
- Details of proposed pedestrian bridge required
- Landscaping at corner of Yonge and Eagle to be coordinated with proposed streetscape improvements
- A minimum 5m wide east-west secondary active transportation connection (off-road) be provided as contemplated in the draft Active Transportation Network Summary Report with clearance height for maintenance
- Staff is satisfied that this phase does not preclude future implementation of draft Secondary Plan