

THE REGIONAL MUNICIPALITY OF YORK

**REPORT NO. 2 OF THE
COMMISSIONER OF PLANNING AND DEVELOPMENT SERVICES**

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

**1
PLANNING ACTIVITIES AND COMMISSIONER DELEGATED APPROVALS
INFORMATION REPORT JULY 1 TO SEPTEMBER 30, 2010**

1. RECOMMENDATION

It is recommended that Council receive this report for information.

2. PURPOSE

This report has been prepared to advise Planning and Economic Development Committee and Regional Council of planning approvals under the Commissioner's delegated authority throughout Q3 of 2010 (July 1 to September 30, 2010).

This report provides a summary of the planning development activity that Regional staff have been engaged in and the applications that have been approved by the Commissioner and Regional Council, and include: Regional Official Plan Amendments (ROPAs), local Official Plan Amendments (OPAs), and plans of subdivision and condominium. This report also provides an overview and update of major development proposals, other planning initiatives and the land supply available within the current urban boundary to accommodate ground related-residential growth. In addition, a brief update on the Regional review of the local municipal Official Plan conformity exercises is provided.

3. BACKGROUND

Commissioner has been delegated the authority to issue recommendations or approvals for development applications

Regional Council has delegated authority to the Commissioner of Planning and Development Services to issue recommendations or approvals related to development applications that are routine in nature, subject to a requirement that such approvals be reported to Council through the Planning and Economic Development Committee on a quarterly basis. This report represents Q3 of 2010, and presents a summary of the following delegated approvals:

1. Local “routine” Official Plan Amendments.
These are minor applications with no outstanding Regional or local issues that the Regional Planning Commissioner has been authorized by Council to approve.
2. Local “exempt” Official Plan Amendments.
These are minor applications with no Regional issues, which the Regional Planning Commissioner exempts from the Regional approval process, thereby allowing the local municipality to make a decision on the application.
3. Conditions of approval for plans of subdivision and condominium.
As a commenting agency, the Region provides a letter to the local municipality outlining Regional requirements of draft plan approval including transit, water and wastewater, roads, financial and planning conditions.
4. Final approval for plans of subdivision and condominium.
As a commenting agency, the Region provides a letter to the local municipality outlining how each Regional condition of draft plan approval has been satisfied.

4. ANALYSIS AND OPTIONS

Staff rendered decisions/reported on nine OPA applications

Regional staff rendered decisions/reported on a total of nine OPA applications in Q3 of 2010. As shown in *Tables 1 and 2*, below, six Routine local OPA applications were approved by Regional staff. In addition, three local OPAs were exempted from Regional approval. In comparison, staff rendered decisions on eight OPA applications in Q3 of 2009.

Table 1
Routine Official Plan Amendments
July 1, 2010, to September 30, 2010

MUNICIPALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT /STATUS
Aurora OPA 72	To permit an increase in maximum height at the street façade from three (3) storeys to four (4) storeys and an increase in maximum building height for the portion of the building across the Yonge Street frontage from five (5) to seven (7) storeys.	1556615 Ontario Limited	NE Corner of Yonge Street and Centre Street	74	29	Approved July 9, 2010
King OPA 70	Site specific amendment to amend No. 540 (K.C Community Plan) which proposes to increase the maximum height permitted from 3 to 4 storeys and increase the maximum gross density from 25 units/ha to 87 units/ha, within the "Medium Density Residential area"	Valley King Developments Limited (Rossbro Group)	Southwest corner of King Road and Keele Street.	143	33	Approved September 23, 2010
King OPA 71	Site specific amendment to amend OPA 23. To redesignate the subject lands from "Institutional" to "Hamlet Residential - Exception Area 1" to facilitate the replacement of the existing institutional buildings with one single detached dwelling	Holland Marsh Christian Reformed Church	Northwest corner of Dufferin Street and Emma Road	1	2	Approved September 22, 2010
King OPA 72	Amendment to the King City Community Plan (OPA 540). The amendment proposes to provide a range of commercial uses for the "Mixed Use Area" designation.	King North Developments CR Inc.	Northwest corner of Dufferin Street and King Road.	n/a	1	Approved September 23, 2010

Report No. 2 of the Commissioner of Planning and Development Services
Regional Council Meeting of November 25, 2010

MUNICIPALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT /STATUS
Richmond Hill OPA 260	The proposed development consists of two fifteen storey apartment buildings with a total of 251 residential units (228 plus 23 live-work units), and 3,584 sq.m. (38,600 sq.ft.) of retail/commercial and office space. The total FSI is 2.52.	2060578 Ontario Inc.	9076, 9090, and 9104-9106 Yonge Street, and 8 Edgar Avenue	251	21	Approved July 14, 2010
Vaughan OPA 715	To amend OPA 508 to facilitate the development of a hospital and associated healthcare campus uses. This will create a local urban centre focused around the hospital and associated uses.	City of Vaughan	Northwest corner of Major Mackenzie Drive and Jane Street.	0	34	Approved September 2, 2010

Table 2
Official Plan Amendments Exempted from Regional Approval
July 1, 2010, to September 30, 2010

MUNICIPALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT /STATUS
Markham OP10.121403	Redesignate from "Medium Density Housing" to "Low Density Housing"	Proctor Investments Ltd.	34 Proctor Ave.	3	7	Exempted August 31, 2010
Markham OP10.120306	To increase the permitted residential unit count by 103 units (from 1,205 to 1,308)	Times Group Corporation	South side of Highway 7, between Bayview Ave. and Leslie Street	1,308	1	Exempted August 12, 2010
Markham OP10.114631	To permit 38% of retail GFA to be located in designated units with a GFA of less than 300 sq.m and designated industrial units to have a 20% accessory retail function.	Bridlepath (Bullock) Developments Inc.	162 Bullock Drive	n/a	1	Exempted September 3, 2010

Comments and conditions of draft plan approval were issued for seven plans of subdivision and condominium, totalling 1,119 residential units

In Q3 of 2010, the Region issued comments and conditions of draft plan approval on a total of six plans of subdivision and one plan of condominium, details of which are presented in *Council Attachment 1*. The seven plans of subdivision and condominium comprise a total of 1,119 residential units. In comparison, in Q3 of 2009, Regional staff issued comments and conditions of draft plan approval on eight plans of subdivision and seven plans of condominium, totalling 3,921 residential units and 11.05 ha of industrial/commercial land.

Regional staff issued clearance on 37 plans of subdivision and condominium comprising of 2,890 residential units

Regional staff issued clearance of Regional conditions for final approval on 35 plans of subdivision and two plans of condominium in Q3 of 2010. These 37 plans consist of 1,718 single-detached, 597 semi-detached and 575 townhouse residential units, totalling 2,890 residential units and 0.47 ha of industrial/commercial land (*see Council Attachment 2 for details*). In comparison, in Q3 of 2009 13 plans of subdivision and one plan of condominium, comprised of 1,122 residential units and 48.12 ha of industrial/commercial land, were cleared for final approval. The significant increase in the volume of clearances in Q3 can be attributed to those Owners wishing to pay Regional Development Charges prior to the increase effective September 24, 2010.

There is an approximate four year supply of residential units within draft approved and registered plans

The Provincial Policy Statement, 2005 (PPS) requires all municipalities to maintain a three year supply of serviced residential lands which are appropriately zoned, draft approved or awaiting registration. Region-wide there are currently 37,273 residential units awaiting registration, of which 26,046 are ground related supply. An additional one year supply of residential units exists within registered un-built developments. Accordingly, this represents an approximate four year supply of draft approved and registered residential units. The above calculation is based on a forecasted growth rate of 10,000 units/year.

Development Review Committee reviewed 13 new and revised proposed development applications

The joint Development Review Committee (DRC) meets bi-weekly to discuss all recently-submitted proposed development applications and other related matters including trends, changes in legislation and/or process and emerging uses. In Q3 of 2010, 13 new and revised planning applications were reviewed by DRC, including 10 OPAs, and three plans of subdivision.

Staff's involvement with Local Technical Advisory Committees and Working Groups helps to identify and protect Regional interests

Community Planning Branch staff are actively involved and participate on a number of Regional and Local Technical Advisory Committees and Working Groups. Staff's commitment and participation on these committees is important to ensuring that Regional and Local municipal interests are identified and protected early in the planning process. Staff's involvement also helps to facilitate timely and effective co-ordination of future planning approvals.

Currently, Community Planning staff participate on the following working groups and committees including:

- East Gwillimbury Official Plan Review Team
- Markham Centre Advisory Group
- Markham Cornell Advisory Group
- Richmond Hill/Langstaff Gateway Planning Coordination Sub-Groups
- Yonge Subway Extension Working Group
- GTA Agricultural Action Committee - Working Group
- East Gwillimbury Water Conservation Group
- Woodbridge Study SPA Review Working Group
- Vaughan Metropolitan Centre Working Group
- Vaughan Metropolitan Centre and Surrounding Area Transportation Study Working Group

Minister approves the Regional Official Plan

On September 7, 2010 the Region received a decision from the Minister of Municipal Affairs and Housing to approve the Regional Official Plan. The Regional Official Plan provides key principles and direction on how the Region will manage growth between now and 2031. Approval of this Official Plan brings Regional planning policy into conformity with key Provincial legislation including Places to Grow, the Greenbelt Plan, Oak Ridges Moraine Conservation Plan and the Lake Simcoe Protection Plan. In addition, on September 23, 2010, Regional Council approved Regional Official Plan Amendments (ROPAs) 1, 2 and 3, to expand the urban area boundaries in East Gwillimbury (ROPA 1), Vaughan (ROPA 2) and Markham (ROPA 3).

Regional Staff received four adopted local Official Plans and five Secondary Plans

To date, Regional staff have received four adopted local Official Plans (Aurora, Vaughan, East Gwillimbury, and Richmond Hill) and five secondary plans, in response to the Provincial and Regional conformity exercise. Regional staff have been actively engaged in policy development, submission of early and timely comments on drafts, and meetings with local staff and proponents. Now that staff have received the formal

documents, these plans are being reviewed in the context of Provincial policy (eg. Provincial Policy Statement, Places to Grow), the approved Regional Official Plan including ROPAs 1, 2 and 3, and the recent appeals to those Regional documents. They are being circulated to external agencies including the Province as part of the Region's formal approval authority responsibilities and further consultation will occur where appropriate.

5. FINANCIAL IMPLICATIONS

\$64,820 in fee revenue was received in Q3 for approvals and plan review

The Regional Planning and Development Services Department collects fees in accordance with Regional By-law 2010-15 for approvals and plan review within the Community Planning Branch. Fee revenue received between July 1 and September 30, 2010 totalled \$64,820.

There are no direct financial implications associated with this report. Development from the applications listed in *Tables 1 to 4* will provide a tax assessment to both the Region and the area municipalities.

6. LOCAL MUNICIPAL IMPACT

Official Plan Amendments approved or exempted by the Region establish the principle of development that leads to further development approvals at the local level. Conditions of approval and clearances provided by the Region on plans of subdivision and condominium facilitate approvals issued by the local municipalities.

7. CONCLUSION

Between July 1 and September 30, 2010, the Commissioner of Planning:

- Issued approval on six Local Official Plan Amendments by way of the "Routine" process.
- Exempted three local Official Plan Amendment applications from Regional approval.
- Provided conditions of draft approval to the local municipalities or Ontario Municipal Board on seven plans of subdivision comprising a total of 1,119 residential units; and
- Provided clearance of Regional conditions to area municipalities on 37 plans of subdivision and condominium comprising a total of 2,890 residential units.

The Q3 results for 2010 should not be used as an indicator of broader development related trends. Overall, 2010 development trends are being analysed and a year end summary will be provided to Council in early 2011.

For more information on this report, please contact Josh Reis, Planner, Community Planning Branch at 905-830-4444, Ext. 1515 or Heather Konefat, Director of Community Planning at Ext. 1502.

The Senior Management Group has reviewed this report.

(The two attachments referred to in this clause are attached to this report.)

Respectfully submitted,

**November 9, 2010
Newmarket, Ontario**

**B. Tuckey
Commissioner of
Planning and Development Services**

(Report No. 2 of the Commissioner of Planning and Development Services was adopted without amendment, by the Council of The Regional Municipality of York at its meeting on November 25, 2010.)

Regional Comments/Conditions
Proposed Plans of Subdivision/Condominium
July 1 to September 30, 2010

MUNICIPALITY	APPLICATION #	LOCATION	TOTAL UNITS	IND/COM (ha)	RESPONSE TIME (days)	RESPONSE DATE
Whitchurch-Stouffville	19T-09W01	West side of Tenth Line, north of 19th Avenue, Stouffville	51	0	58	2010-07-16
Whitchurch-Stouffville	19T-04W05	North of 19th Avenue, between Highway 48 and 9th Line.	60	0	51	2010-07-08
Vaughan	19T-10V03 and 19CDM-10V01	East Side of Dufferin, North of Confederation Pkwy, between Langstaff Road and Rutherford Road. Current with 19CDM-10V01	52	0	56	2010-08-25
Richmond Hill	19T-96R13	Southwest corner of Dunlop Street and Coventry Court, east of Yonge Street, north of Major Mackenzie Drive	17	0	58	2010-07-30
Markham	19T-10M02	Part of Lots 12, 13, 14, and 15 Concession 9	914	0	101	2010-08-12
Markham	19T-09M05	East side of Harry Cook Drive, east of Kennedy Road, south of Highway 7.	24.5	0	104	2010-07-12
Total	7		1,119	0		

Clearances Sent/Final Plan Approval
Plans of Subdivision/Condominium
July 1 to September 30, 2010

MUNICIPALITY	APPLICATION #	LOCATION	TOTAL UNITS	IND/COM (ha)	RESPONSE DATE
Vaughan	19T-00V12 (Phase 3)	Southwest corner of Major Mackenzie Drive and Dufferin Street. (Block 18)	132	0	2010-08-27
Georgina	19T-95G33	Part of Lot 9, Concession 3 (NG)	11	0	2010-07-20
Vaughan	19T-89124 (Phase 2A)	West Side of Bathurst Street, South of Teston Road	3	0	2010-07-21
Vaughan	19T-99V08 (Phase 2B)	South of Teston Road and West of Bathurst Street	48.5	0	2010-08-05
Markham	19T-06M03 (Phase 3A)	Part of Lots 23 & 24, Concession 3	66	0	2010-09-15
Vaughan	19T-00V17 (Phase 3)	North of Rutherford Rd., West of Dufferin St.	137	0	2010-08-27
Whitchurch-Stouffville	19T-98W04 (Phase 3B)	east side of Tenth Line, south of Main Street	112	0	2010-08-10
Vaughan	19T-01V01 (Phase 3)	West of Dufferin Street, South of Rutherford Road (Block 18)	96	0	2010-09-13
Vaughan	19T-06V15	north side of Langstaff Road, west of Canadian Pacific Railway line	86	0	2010-09-29
Markham	19T-95075 (Phase 2)	South of Elgin Mills Rd., b/w Highway 404 and Woodbine Ave.	92	0	2010-07-27
Markham	19T-02M03 (Phase 3A and 4)	East side of McCowan Road, south of Bur Oak alignment	225	0	2010-08-24
Markham	19T-02M15 (Phase 2)	north of Major Mackenzie between Highway 404 and Woodbine Ave	129	0	2010-09-13
Richmond Hill	19T-03R23	North side of 19th Avenue, West of Bayview Avenue	19	0	2010-08-17

MUNICIPALITY	APPLICATION #	LOCATION	TOTAL UNITS	IND/COM (ha)	RESPONSE DATE
Richmond Hill	19T-01R03	West of Bayview; North of 19th Avenue	23.5	0	2010-08-09
Richmond Hill	19T-01R02	West of Bayview; North of 19th Avenue	43.5	0	2010-08-09
Richmond Hill	19T-07R03	Part of Lot 54, Con 1, 11240 Yonge Street,	136	0	2010-09-24
East Gwillimbury	19T-06E01	Part of Block D, Judge's Plan 403 - OXFORD HOMES	81.5	0	2010-07-12
East Gwillimbury	19T-04E01 (Phase 4)	Part of Lot 100, Concession 1 WYS	78	0	2010-07-29
Vaughan	19T-00V05 (Phase 3)	Southeast Corner of Teston Road and Weston Road	13	0	2010-09-27
Vaughan	19T-00V07 (Phase 2A)	Southwest Corner of Teston Road and Hwy 400	15	0	2010-09-27
Vaughan	19T-03V12 (Phase 2A)	North Side of Major Mackenzie Drive, East of Dufferin Street	37	0	2010-09-27
Vaughan	19T-95044 (Phase 2A)	South of Major Mackenzie Drive, west side of Bathurst Street - Part of Lot 18, Concession 2	79	0	2010-09-20
Vaughan	19T-95066 (Phase 2A)	Northeast Corner of Rutherford Road and Dufferin Street, Block 11	60	0	2010-09-22
Vaughan	19T-03V18 (Phase 3) 19T-03V15 (Phase 3)	South of Major Mackenzie Drive and west of Dufferin Street (Block 18)	34	0	2010-09-03
Markham	19T-09M03 (Phase 3B)	Formerly 19T-03M03 Phase 3, Cathedral Town, north of Major Mackenzie Drive, between Hwy 404 and Woodbine Avenue	70	0	2010-09-15
Vaughan	19T-00V18 (Phase 3)	South of Major Mackenzie Dr., East of the CNR lines (Block 18)	91	0	2010-09-01
Vaughan	19T-03V08 (Phase 2A)	Northwest Corner of Major Mackenzie Drive and Highway 400	14	0	2010-09-28

MUNICIPALITY	APPLICATION #	LOCATION	TOTAL UNITS	IND/COM (ha)	RESPONSE DATE
Richmond Hill	19T-99R07 (Phase 5)	Part of Lot 60, concession 1 WYS	210	0	2010-08-24
Newmarket	19T-03N04 (Phase 5C)	South of Green Lane between Yonge Street and Bathurst Street	102	0	2010-07-16
Vaughan	19T-03V16 (Phase 2A)	South side of Teston Road, East of Dufferin Street	15	0	2010-07-13
Vaughan	19T-04V05 (Phase 3)	Southwest corner of Major Mackenzie Drive and Bathurst Street	127	0	2010-08-23
Whitchurch-Stouffville	19T-98W06 (Phase 3D)	East side of Ninth Line, south of Main Street	262	0	2010-09-22
Whitchurch-Stouffville	19T-98W06 (Phase 3A)	East side of Ninth Line, south of Main Street	108	0	2010-09-22
Vaughan	19T-00V14 (Phase 3)	West side of Dufferin street, south of Major Mackenzie drive	134	0	2010-09-03
Richmond Hill	19CDM-09R02	East side of Bathurst Street, south of Carville Road	0	0	2010-09-20
Richmond Hill	19CDM-09M04	Northeast corner of Elgin Mills Road and John Birchall Road	0	0.47	2010-09-07
Total	37		2,890	0.47	