

4

PLANNING ACTIVITIES AND COMMISSIONER DELEGATED APPROVALS INFORMATION REPORT JULY 1 TO SEPTEMBER 30, 2006

The Planning and Economic Development Committee recommends the adoption of the recommendations contained in the following report November 30, 2006, from the Commissioner of Planning and Development Services:

1. RECOMMENDATION

It is recommended that this report be received for information.

2. PURPOSE

This information report is submitted to advise Planning Committee and Regional Council of planning activities under the Commissioner's delegated authority from July 1 to September 30, 2006 as well as provide updates respecting various planning matters.

3. BACKGROUND

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 Committee on a regular basis. This report provides a list of the following delegated approvals including:

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.

This report also provides a summary and update of major development applications that are reviewed by Regional Staff and approved by Regional Council including Regional Official Plan Amendments and Regionally significant local official plan amendments. These OPA applications impact Regional interests and are the subject of a report to Planning Committee.

4. ANALYSIS AND OPTIONS

4.1 Planning Activities – July to September 2006

4.1.1 Regionally Significant Local Official Plan Amendments

Staff issued decisions of approval on 3 Regionally Significant Official Plan Amendments from July 1 to September 30, 2006, as indicated in *Table 1*. These Regionally Significant Official Plan Amendments represent key local planning initiatives that are vital to community planning.

Table 1
Regionally Significant Local Official Plan Amendments
July to September 2006

MUNICI- PALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT /STATUS
Markham 149	Designates the majority of lands for employment uses and completes the Victoria Square and Cathedral residential communities.	Town Initiated	Between Highway 404 and Woodbine Avenue, extending from North of Elgin Mills Road and North of 19 th Avenue.	320	135	Decision Issued on 06/09/2006 Appealed to the OMB 17/10/2006
Markham 154	Implements recommendations of the Thornhill Yonge Street Study by encouraging a vibrant, mixed-use "main street" on Yonge Street.	Town Initiated	Yonge Street, East and West Side of Yonge Street from the Don River Valley to 1 lot South of Elgin Mills Road/Arnold Avenue.	Undeter- mined	70	Decision Issued on 06/09/2006 Approved 09/10/2003
Vaughan 669	Implements recommendations of the Thornhill Yonge Street Study by encouraging a vibrant, mixed-use "main street" on Yonge Street.	Town Initiated	Yonge Street, East and West Side of Yonge Street from the Don River Valley to 1 lot South of Elgin Mills Road/Arnold Avenue.	Undeter- mined	62	Decision Issued on 06/09/2006 Approved with a deferral and modifications 09/10/2003

4.1.2 Routine Official Plan Amendments

Staff commented on 7 local official plan amendments by way of the "Routine" process from July 1 to September 30, 2006, as indicated in *Table 2*.

Table 2
Routine Official Plan Amendments
July to September 2006

MUNICIPALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT /STATUS
Aurora 64	To redesignate lands from "Office Commercial" and "Parks and Open Space" to "Community Commercial Centre Special" to permit a wider range of commercial/retail uses.	Rice Commercial Group Limited	15320 Bayview Avenue, Northwest corner of Bayview Avenue and Wellington Street.	0.00	43	Approved 30/08/2006
East Gwillimbury 128	To permit development of detached dwellings on existing lots of record, without requiring a further rezoning application, provided the proposed use was permitted prior to November 15, 2001.	Town initiated	These lands fall within the boundary of the Oak Ridges Moraine in the Town of East Gwillimbury.	Undetermined	58	Approved 03/08/2006
Markham OPA 155	Site specific amendment to permit a plan of subdivision comprised of 71 residential units and one commercial block for a high end grocery store.	The Gates of Kylemore Post Homes Ltd	North side of 16th Avenue, West of Kennedy Road.	71	42	Approved 23/08/2006
Richmond Hill 240	To increase the permitted density from 247 units per hectare to 265 units per hectare. This increases the total unit count by 37 between two 12 storey buildings.	The Gates of Bayview Glen (Phase III) Corporation	110 to 122 Bantry Avenue, North side of Bantry Avenue, West of Red Maple Road.	284	47	Approved 23/08/2006
Vaughan 634	To redesignate subject property from "Medium Density Residential/Commercial" to "High Density Residential/Commercial" to permit a mixed-used development comprising multiple buildings at a max height of 12-storeys and a max residential density of 200 uph.	1275621 Ontario Inc.	Southeast corner of Major Mackenzie Drive and Dufferin Street.	Approx. 1092 (based on unit per hectare)	69	Approved 17/07/2006

Report No. 1 of the Planning and Economic Development Committee
Regional Council Meeting of January 25, 2007

MUNICI- PALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT /STATUS
Vaughan 651	To establish a Tertiary Plan for the District Centre for the Carrville - Urban Village 2 . This proposal will accommodate 11,000 to 12,000 residents and 4,000 jobs in a compact, mixed-use and transit-supportive form.	Town initiated	The four quadrants are centred on Dufferin Street and Rutherford Road.	Approx 5,400 (based on unit per hectare)	41	Approved 17/07/2006
Vaughan 638	To redesignate the subject lands from "Low Density Residential" to "High Density Residential/Commercial" and "Neighbourhood Commercial Centre" to permit a development comprising buildings up to 12-storeys at a density up to 2.95 FSI and 250 uph.	Andridge Homes Five Limited	Southwest corner of Bathurst Street and Teston Road.	Approx 953 (based on unit per hectare)	41	Approved 17/07/2006

4.1.3 Official Plan Amendments Exempt from Regional Approval

Staff exempted 6 local official plan amendments from the Regional approval process in the period from July to September 2006, as described in *Table 3*.

Table 3
Official Plan Amendments Exempted from Regional Approval
July to September 2006

MUNICI- PALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT /STATUS
Markham OP 114566	A site specific amendment to redesignate the property from "Local Commercial Centre" to "Institutional" to permit a three-storey seniors residence with ground floor commercial uses.	Delpark Homes (Bondbrook) Ltd.	2 Havelock Gate, Southwest corner of 14th Avenue and Havelock Gate.	82	20	Exempted 30/08/2006
Richmond Hill D01-06007	A site specific amendment to relocate the approved north/south alignment of Vogell Road through the subject lands to a westerly configuration adjacent to the Rouge River Valley.	Honda Canada Inc.	1577-1621 Major Mackenzie Drive, South side of Major Mackenzie Drive, between Highway 404 and Leslie Street.	NA	22	Exempted 06/08/2006

Report No. 1 of the Planning and Economic Development Committee
Regional Council Meeting of January 25, 2007

MUNICI- PALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT /STATUS
Vaughan OP.05.025	A site specific amendment to OPA 350 (Maple Community Plan) to facilitate the development of a residential condominium.	Woodbridge Gates Inc.	7913 Kipling Avenue and 281 Woodbridge Avenue, Southeast corner of Kipling Avenue and Woodbridge Avenue.	30	28	Exempted 30/08/2006
Vaughan OP.06.008	A site specific amendment to redesignate the subject properties from "Low Density Residential" to "Medium Density Residential".	1463291 Ontario Inc.	8299 and 8355 Kipling Avenue, East side of Kipling Avenue, North of Chavender Place.	126	79	Exempted 12/07/2006
Vaughan OP.06.020	A site specific amendment to increase the maximum permitted residential density from 148 to 203 to facilitate the construction of a 180-unit, 9-storey residential condominium.	Alterra Custom Builders Inc.	Northeast corner of Maison Parc Court and Dufferin Street.	180	33	Exempted 30/08/2006
Vaughan OP.06.022	A site specific amendment redesignating the subject property from "Low Density Residential" to "Medium Density Residential" to permit a 10-unit block townhouse development.	2088756 Ontario Limited	8441 Islington Avenue, East side of Islington, South of Langstaff Road.	10	29	Exempted 30/08/2006

4.1.4 Plans of Subdivision

During the 3rd quarter of 2006 staff provided Regional comments and recommended conditions of approval to the area municipalities or Ontario Municipal Board on 22 proposed plans of subdivision, the details of which are provided in *Table 4 (see Attachment 1)*. The 22 plans of subdivision comprise a total of 2,610 residential units and 60.3 hectares of industrial /commercial lands. This represents an increase over 3rd quarter 2005 when conditions/comments were provided on 12 draft plans comprising a total of 1, 274 residential units and 58.12 ha industrial/commercial land.

In the same time period, staff provided clearance of Regional conditions of approval on final plans to the area municipalities and issued final plan approval on a total 10 plans of subdivision, as indicated in *Table 5 (see Attachment 2)*. The 10 plans comprise a total of 879 residential units and 15.4 hectares of industrial/commercial land. This represents a decrease compared to the 3rd quarter of 2005 when clearances were forwarded for 20 plans comprising a total of 1,704 residential units.

4.1.5 Plans of Condominium

During the 3rd Quarter of 2006, staff provided Regional comments and recommended conditions of approval to the area municipalities or Ontario Municipal Board on 8 proposed plans of condominium, the details of which are provided in *Table 6* below. The 8 plans of condominium comprise a total of 1,212 residential units and 3.15 hectares of industrial /commercial land. It is interesting to note that while the number of plans is similar, there is an increase in the number of units compared to the 3rd quarter 2005 when comments/conditions were issued on 7 plans of condominium comprising a total of 891 residential units and 4.37 ha industrial/commercial land.

Table 6
Regional Comments/Conditions sent re: Proposed Plans of Condominium
July to September 2006

MUNICI- PALITY	APPLIC- ATION #	LOCATION	Total Units	Ind/ Com (ha)	RESPONSE TIME (days)	RESPONSE DATE
Georgina	19CDM-06G01	North side of Black River Road, East side of Maple Road.	320	0	66	06/07/06
Markham	19CDM-06M01	312 and 314 John Street, North side of John Street, East of Bayview Avenue.	76	0	128	19/07/06
Markham	19CDM-06M02	312 and 314 John Street, North side of John Street, East of Bayview Avenue.	86	0	128	19/07/06
Markham	19CDM-06M03	312 and 314 John Street, North Side of John Street, East of Bayview Avenue.	58	0	128	19/07/06
Markham	19CDM-06M05	South of Highway 7, West of Times Avenue.	413	0	39	24/07/06
Markham	19CDM-06M06	9899, 9889, 9909 Highway 48, East side of Highway 48, South of Major Mackenzie Drive.	0	0.38	70	19/09/06
Vaughan	19CDM-06V05	South of Highway 7, West of Highway 27.	0	2.77	46	18/09/06
Vaughan	19CDM-06V06	Northwest corner of Bathurst Street and Centre Street.	259	0	38	06/07/06
Total	8		1212	3.15		

4.2 UPDATE ON VARIOUS PLANNING MATTERS:

4.2.1 Town of Markham Official Plan Amendment (OPA) 149 - Markham Highway 404 North Secondary Plan

Notice of decision to approve OPA 149 was issued by York Region on September 28, 2006. The Highway 404 North Secondary Plan facilitates the development of employment lands along Highway 404 and completes the residential communities of Victoria Square and Cathedral Town. The decision was appealed to the Ontario

Municipal Board; however it may be resolved through negotiation with the appellant, Town of Markham and Regional staff.

4.2.2 City of Vaughan OPA 669 and Town of Markham OPA 154 -Thornhill Yonge Street Study Implementation

The Thornhill Yonge Street Study was jointly initiated by the City of Vaughan and Town of Markham to comprehensively address development in the Thornhill core. The amendments implement the study recommendations for the creation of a vibrant, mixed-use, pedestrian friendly and transit-supportive Thornhill “main street”. OPA 669 and OPA 154 were approved with modifications on October 20, 2006 and came into full force and effect on November 9th, 2006. A site specific parcel affected by OPA 669 was deferred to allow Regional staff to work with the City of Vaughan and a landowner to resolve outstanding issues.

4.2.3 Development Review Committee (DRC)

The Development Review Committee (DRC) meets bi-weekly to discuss all recently-submitted development applications and other related matters including trends, changes in legislation and/or process, and emerging issues. The DRC reviewed 25 new planning applications from July to September 2006 including 17 official plan amendments, 8 plans of subdivision and condominium and 1 site plan. The number of applications reviewed at DRC during the third quarter of 2006 is lower than anticipated as a result of the recent municipal elections and summer hiatus. For the 4th quarter of 2006, it is expected that the number of planning applications reviewed at DRC will increase.

5. FINANCIAL IMPLICATIONS

There are no direct financial implications associated with this report. Development from the applications listed in Section 4.1 of this report will provide tax assessment to both the Region and the area municipalities.

During the months of July to September, 2006, the Community Planning Branch collected approximately \$43,865 in fee revenue for approvals and plan review. This represents a 20% decrease in fee revenues compared to the 3rd quarter of 2005 when \$54,520 was collected.

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 provided by the Region on plans of subdivision and condominium facilitate approvals issued by the area municipalities.

7. CONCLUSION

During the months of July to September, 2006 the Commissioner of Planning:

- Issued Decisions on 3 Regionally significant local Official Plan Amendments.
- Issued approval on 7 local Official Plan Amendments by way of the “Routine” process.
- Exempted 6 local Official Plan Amendment applications from Regional approval.
- Provided conditions of draft approval to the area municipalities or Ontario Municipal Board on 22 plans of subdivision and 8 plans of condominium consisting of 3,822 residential units and 63.45 hectares of industrial/commercial lands.
- Provided clearance of Regional conditions to area municipalities and issued final plan approval on a total 10 plans of subdivision comprising a total of 879 residential units and 15.34 hectares of industrial/commercial land.
- 25 new planning applications were reviewed at DRC including 17 official plan amendments, 8 plans of subdivision and condominium and 1 site plan.

Of particular significance in the 3rd quarter of 2006 is a reduction in number of subdivisions on which York Region provided comments/conditions compared to the volume experienced in the 2nd quarter of 2006. As expected, the increased activity in the 2nd quarter of 2006, which was attributed to the approaching municipal elections and the related limited number of Council meetings, has returned to regular levels and will be maintained in 4th quarter of 2006.

For further information about this report, please contact Teresa Cline, Planner, Community Planning Branch at (905) 830-4444, extension 1518 or teresa.cline@york.ca.

The Senior Management Group has reviewed this report.

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