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PLANNING ACTIVITIES AND COMMISSIONER DELEGATED APPROVALS 2009 YEAR END SUMMARY

The Planning and Economic Development Committee recommends the adoption of the recommendation contained in the following report dated December 31, 2009, from the Commissioner of Planning and Development Services.

1. RECOMMENDATION

It is recommended that this report be received for information.

2. PURPOSE

This 2009 year end report provides a summary and update of major development applications and planning initiatives that have been reviewed by Regional Staff and approved by Regional Council including Region Official Plan Amendments (ROPAs), local Official Plan Amendments (OPAs), and plans of subdivision and condominium. This report also provides an update on the land supply available within the current urban boundary to accommodate ground-related residential growth and a summary of the broader ongoing policy related programs of the Community Planning Branch.

In addition, this report advises Committee and Council of planning activities under the Commissioner's delegated authority for the 4th quarter of 2009 (October 1st to December 31st, 2009).

3. BACKGROUND

Commissioner delegated authority to issue recommendations or approvals related to development applications

Regional Council has delegated authority to the Commissioner of Planning and Development Services to issue recommendation 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 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.

4. ANALYSIS AND OPTIONS

In 2009, Regional staff rendered decisions on 29 Official Plan Amendments

Decisions were rendered on a total of 29 local OPAs in 2009 (*see Table 1, Council Attachment 1*). Community Planning Branch staff reviewed and approved one (1) regionally significant local Official Plan amendment and approved 12 local Official Plan amendments through the “Routine” approval process. In addition, 16 local Official Plan amendments were exempted from the regional approval process. In comparison, reports and decisions were issued on a total of 45 Regional and local OPAs in 2008. The 2009 totals are in line with annual results from previous years, such as 2007 in which staff issued decisions/reported on 30 OPAs in total.

In the 4th quarter of 2009, Regional staff issued decisions/reported on five (5) OPAs. One (1) OPA was approved through the “Routine” process and four (4) OPAs were exempted from Regional approval (*see Tables 3 and 4, Council Attachment 2*).

In addition to the above, Regional staff held one (1) statutory public meeting on February 4, 2009, for ROPA 62, a site specific amendment to the Regional Official Plan to expand the Region’s urban boundary.

2009 saw an overall increase in the percentage share of townhouse and semi-detached residential units when compared to 2008 annual results

In 2009, Regional staff issued conditions of draft plan approval on a total of 26 plans of subdivision and eight (8) plans of condominium comprising a total of 5,086 units (*see*

Table 1, Council Attachment 1). This represents a decrease compared to the 45 plans of subdivision and eight (8) plans of condominium and 9,873.5 residential units on which Regional staff provided conditions of draft plan approval in 2008. In 2009, however, there was an overall increase in the percentage share of townhouse and semi-detached residential units with a resulting decrease in the percentage share of detached residential units compared to the 2008 annual results (*see Table 2, Council Attachment 1*).

In the 4th quarter of 2009, the Region provided comments and conditions of draft plan approval on four (4) plans of subdivision consisting of 736 residential units (*see Table 5, Council Attachment 2*).

In 2009, the Region provided clearance for 43 plans of subdivision and condominium, facilitating registration of 3,899 residential units and 87.8ha of commercial industrial land

Throughout 2009, Regional staff provided clearance of Regional conditions of draft plan approval for 42 plans of subdivision and one (1) plan of condominium (*see Table 1, Council Attachment 1*). The clearances provided account for 3,899 residential units and 87.80 ha of commercial/industrial land. In 2008, clearance of Regional draft plan conditions for 83 plans of subdivision and condominium were issued totalling 9,539.5 residential units and 105.69 ha of commercial/industrial land.

In the 4th quarter of 2009 clearance of draft plan conditions were issued for four (4) plans of subdivision accounting for 986 residential units and 17.62 ha of commercial/industrial land (*see Table 6, Council Attachment 2*).

The Region maintains a 3.2 year supply of draft approved units based on the average rate of growth

As of December 31, 2009, Region wide there are currently 30,118 units awaiting registration, of which 25,520 units are ground related supply. This represents approximately a 3.2 year supply of draft approved units available for registration. There is also an approximate 1 year inventory of registered-unbuilt units. Calculation of the above results is based on the forecasted average rate of growth in York Region of 9,500 units/year.

The Provincial Policy Statement, 2005 (PPS) requires municipalities to maintain a three (3) year supply of serviced residential lands which are appropriately zoned, draft approved or registered. The Region can service a four (4) year supply based on the completion and implementation of new infrastructure including upgrades to the Duffin Creek Water Pollution Control Plant (WPCP) and the flow control measures in the York-Durham Sanitary Sewer (YDSS). These key infrastructure targets are on track for completion in Q4 2010 and Q2 2010 respectively, which will ensure the availability of a serviced residential land supply in keeping with the PPS.

On December 23, 2009, Regional Environmental Services staff advised the respective local municipalities that the pre-sale of units with servicing allocation contingent upon the above infrastructure will be permitted, as per current servicing assignment protocol. The ongoing pursuit of completion of future key infrastructure, such as the Southeast Collector Sewer, within the targeted timeframes will be required to ensure an adequate serviced residential land supply is maintained in accordance with the PPS.

Development Review Committee reviewed 88 planning applications in 2009

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 uses. In 2009, DRC members reviewed 88 planning applications, including 28 new or revised planning applications in the 4th quarter of 2009, comprising 13 OPAs, 13 plans of subdivision and 2 plans of condominium.

Community Planning Branch staff continue to actively participate in over 15 working groups and committees

Work being done by Community Planning Branch staff involves active participation 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 issues are identified and resolved early in the planning process. Staff's involvement also helps to facilitate the timely and effective co-ordination of future development approvals.

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

- East Gwillimbury Official Plan Review Team
- Sutton Secondary Plan Technical Advisory Committee
- Markham Centre Advisory Group
- Markham Cornell Advisory Group
- Langstaff Area Secondary Plan Study
- Vaughan Official Plan Technical Advisory Committee
- Vaughan Yonge Street Study
- Yonge Subway Extension Working Group
- York Region Agricultural Liaison Group
- GTA Agricultural Working Group
- East Gwillimbury Water Conservation Group
- Aurora Yonge-Wellington Corridor Study
- Woodbridge Study SPA Review Working Group
- Vaughan Metropolitan Centre Technical Advisory Committee

- Vaughan Technical Advisory Committee for the Jane Street and Major Mackenzie Drive Planning Study
- Newmarket Visualization Team
- Richmond Hill/Langstaff Gateway Urban Growth Centre and Regional Centre Planning Coordination
- Vaughan Health Campus of Care Technical Advisory Committee

Regional Planning staff play a large role in the local municipal Official Plan conformity exercises

Throughout 2009 Regional Planning Department staff have been involved in the local municipal Official Plan conformity exercises. A report to Committee and Council in December of 2009 identified key Provincial and Regional interests and policies to be incorporated into local Official Plan reviews as a result of the introduction of and updates to Provincial legislation and the new Regional Official Plan.

York Region has been the approval authority for local Official Plans and Official Plan amendments since the introduction of the Region's 1st Official Plan in 1994. In this role, York Region, in conjunction with the Ministry of Municipal Affairs and Housing, is required to ensure that the review of local Official Plans conforms to the policies and interests of the Province and the Region. Regional staff have been providing comments and technical advice through participation in a number of Technical Advisory Committee meetings directly related to each municipalities' conformity exercises.

Richmond Hill/Langstaff Gateway Urban Growth Centre

In 2006, the Province designated 25 urban growth centres in Ontario as part of the Growth Plan for the Greater Golden Horseshoe. The Richmond Hill/Langstaff Gateway urban growth centre is unique because it is located across the boundaries of two local municipalities, being the Town of Markham and the Town of Richmond Hill. In 2009, Community Planning staff, with the support and participation of Markham, Richmond Hill, York Region Transportation Services, and York Region Rapid Transit Corporation (YRRTC) established a Regionally-led planning coordination process to promote unified and coordinated development within the centre. Guided by a set of mutually-agreed upon shared principles, this ongoing process is aimed at fostering a common understanding and the development of innovative policies on physical infrastructure, planning and urban design, community facilities and services, and financial tools and models.

Sustainable Home Incentive Program (SHIP)

During the past year the Community Planning Branch has continued to advance plans for green building in York Region. In April 2009, Regional Council endorsed the Sustainable Home Incentive Program (SHIP) which provides development proposals with a supplementary servicing allocation of 10% or 20%. The program encourages the

construction of energy efficient homes and a reduction in water consumption within the Region. In September 2009, Council approved an implementation guide for the SHIP program. The implementation guide was developed as a guide for the development industry.

A Forum on Regional Centres and Corridors provided feedback and generated interest in enhanced Regional policies

On May 1st 2009, Community Planning Branch staff invited local municipal and development partners to a Forum on Centres and Corridors in an effort to get feedback on the development of enhanced policies for Centres and Corridors development in York Region.

The Forum included presentations by a number of well known industry professionals, an electronic questionnaire and group exercises in an effort to gain feedback and provoke interest and excitement in Regional efforts to further Regional policies and programs for Centres and Corridors development. The forum was a great success and feedback from this event lead to the refinement of policies included the new *Regional Official Plan* (adopted by Council on December 16, 2009).

5. FINANCIAL IMPLICATIONS

2009 Revenue from planning application fees totals \$205,765.00

Fee revenue received for the year ending December 31st, 2009 for planning approvals and plan review within the Community Planning Branch totalled \$205,765.00. In comparison, fee revenue received in 2008 totalled \$232,001.00. This decline in revenues is likely the result of potential development applications being held in abeyance awaiting the completion of the Places to Grow Regional and Local conformity exercises.

Table 7
Fee Revenue for Approvals and Review
Year 2009

	1 st Quarter	2 nd Quarter	3 rd Quarter	4 th Quarter	2009 Total
Fee Revenue (\$)	97,675	9,235	42,625	56,230	205,765

It should be noted that Regional planning fees do not apply to OPAs that have been initiated by a local municipality for policy or text changes to their Official Plan. In 2009, 15 of the 29 OPAs reviewed and commented upon were initiated by a local municipality and exempt from Regional fees.

There are no direct financial implications associated with this report. Development from the applications listed in the Council Attachments will provide a tax assessment to both the Region and the local municipalities.

6. LOCAL MUNICIPAL IMPACT

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

7. CONCLUSION

For the year ending December 31, 2009 the Commissioner of Planning and Development Services:

- Rendered decisions or approved or exempted a total of 29 Official Plan amendment applications.
- Provided conditions of draft approval for 26 plans of subdivision and eight (8) plans of condominium totalling 5,086 residential units.
- Issued clearance of Regional draft plan conditions and issued final approval on 43 plans of subdivision and condominium, permitting 3,899 residential units and 87.8 ha of commercial/industrial land to proceed to registration.
- Regional staff continue to aid local municipalities in their local Official Plan conformity exercises.

In the 4th quarter of 2009 (October 1 to December 31, 2009) the Commissioner of Planning and Development Services:

- Issued approval on one (1) local Official Plan amendment by way of the “Routine” process.
- Exempted four (4) local Official Plan amendment applications from Regional approval.
- Provided conditions of draft approval to the area municipalities or Ontario Municipal Board on four (4) plans of subdivision, comprising a total of 736 residential units; and
- Provided clearance of Regional conditions to area municipalities on 9 plans of subdivision comprising a total of 986 residential units and 17.616 ha of commercial/industrial land.

This report provides a summary of activities undertaken by the Community Planning branch for the year ending December 31, 2009 and the 4th quarter of 2009 (October 1, 2009 to December 31, 2009). Planning activities and Commissioner delegated approvals

are reported on a quarterly basis with a summary of activities for the year provided annually.

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.)

2009 Year End Summary

Table1
Planning Applications Reviewed

Application Type	1 st Quarter	2 nd Quarter	3 rd Quarter	4 th Quarter	2009 Total
ROPA or Regionally Significant LOPA	0	0	1	0	1
Routine Local OPA	2	3	6	1	12
Exempt OPA	4	7	1	4	16
Regional Comments/ Conditions					
Subdivision	11	4	7	4	26
Condominium	1	0	7	0	8
Regional Clearance/ Final Approval					
Subdivision	8	12	13	9	42
Condominium	0	0	1	0	1

Table 2
Residential Unit Mix/Total
Regional Comments/Conditions
Proposed Plans of Subdivision/Condominium

Quarter	Percentage Housing Mix (%)				Unit Total
	Detached	Semi-Detached	Towns	Apartments	
1	60.00	14.01	11.40	14.59	1,570
2	100.00	0.00	0.00	0.00	37
3	22.64	7.62	33.54	36.20	2,743
4	34.10	25.54	40.35	0.00	736
2009 Total	1,851 (36.39%)	617 (12.13%)	1,396 (27.45%)	1,222 (24.03%)	5,086

4th Quarter 2009 Summary
October 1, 2009 to December 31, 2009

Table 3
 Routine Official Plan Amendments

MUNICI- PALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT /STATUS
East Gwillimbury OPA 136	To redesignate the lands from 'Rural' to 'Rural Area Special' to facilitate the construction of a four storey office, treatment and residential care facility.	Emmanuel Convalescent Foundation	Yonge Street and Old Yonge Street	N/A	1	Approved 16/07/2009

Table 4
 Official Plan Amendments Exempted from Regional Approval

MUNICI- PALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT /STATUS
Aurora D09-02-09	To re-designate part of the subject lands from 'Linear & Other Open Space' and 'Institutional' to 'Community Commercial' to permit the development of four (4) commercial buildings.	Chak Wai Cheng (In Trust) The Town of Aurora	15286 & 15306 Leslie Street	N/A	28	Exempted 15/12/2009
King OP-2009-04	To re-designate the lands from 'Residential' to 'Commercial' to permit the existing TV repair shop and some other similar low intensity uses.	Peter & Arnold Grandilli	13340 Highway 27, Nobleton	N/A	14	Exempted 17/11/2009
Vaughan OP.09.003	To add additional recreational uses for a nine-hole golf course, four baseball diamonds, soccer fields, tennis courts, a lawn bowling/bocce court, picnic area, a club house with restaurant, an ice rink and swimming pool building, and maintenance buildings	1539253 Ontario Group Ltd.	East side of Kipling Avenue, north of Teston Road	N/A	26	Exempted 28/10/2009

Markham OP 09 118339	To allow residential use on the ground floor of a proposed addition (135 units) to an existing retirement home.	Amica (Swan Lake) Corporation	6380- 16th Avenue	N/A	4	Exempted 20/10/2009
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Table 5
Regional Comments/Conditions
Proposed Plans of Subdivision/Condominium

MUNICI- PALITY	APPLICATION #	LOCATION	TOTAL UNITS	IND/COM (ha)	RESPONSE TIME (days)	RESPONSE DATE
Whitchurch- Stouffville	19T-06W02	West of Highway 48, south of Aurora Road, in the community of Ballantrae	53	0	28	2009/12/09
Richmond Hill	19T-09R02	North side of Puccini Drive, east of Bathurst Street, north of King Road	8	0	31	2009/12/24
Markham	19T-09M01	Southwest corner of Major Mackenzie Drive East and McCowan Road	250	0	41	2009/10/19
Markham	19T-01M15 (Phase 3)	South side of Donald Cousens Parkway, east of 9 th Line	425	0	48	2009/10/20
TOTAL	4		736	0		

Table 6
Clearances Sent/Final Plan Approval
Plans of Subdivision/Condominium

MUNICI- PALITY	APPLICATION #	LOCATION	TOTAL UNITS	IND/COM (ha)	RESPONSE DATE
Whitchurch- Stouffville	19T-03W05 (Phase 2B)	East of Highway 48, north of Main Street	88	0	29/10/2009
Whitchurch- Stouffville	19T-99W01 (Phase 3)	West side of Tenth Line, south of Main Street	323	0	08/10/2009
Vaughan	19T-06V13 (Phase 2) and 19T-07V05	East side of Regional Road 50, south of Rutherford Road, Block 64	0	14.22	02/10/2009
Richmond Hill	19T-98R04	North side of Puccini Drive, east of Bathurst Street	20	0	07/10/2009
Richmond Hill	19T-99R14 (Phase 3A)	South of Jefferson Sideroad, east of Bathurst Street, north of Gamble Road	296	1.305	05/10/2009

King	19T-04K02 (Phase 2)	South of Highway 9, west of Highway 27	158	1.23	05/10/2009
Vaughan	19T-03V24	South side of Major Mackenzie Drive, west of Weston Road	43	0.863	24/11/2009
East Gwillimbury	19T-03E02	East of Highway 48 on the south side of Mount Albert Road	58	0	07/10/2009
TOTAL	9		986	17.62	