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PLANNING ACTIVITIES AND COMMISSIONER DELEGATED APPROVALS INFORMATION REPORT - APRIL TO SEPTEMBER 2004

The Planning and Economic Development Committee recommends the adoption of the recommendation contained in the following report, October 8, 2004, from the Commissioner of Planning and Development Services:

1. RECOMMENDATION

It is recommended that:

1. This report listing approvals and plan review activities issued by the Commissioner of Planning and Development Services, during the period from April 1, 2004 to September 30, 2004, 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, April to September 2004.

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. These items, which include Regionally significant local official plan amendments, official plan amendments by way of "routine", local official plan amendments that are exempt from Regional approval, conditions of draft approval for plans of subdivision and condominium, and final plan approvals for plans of subdivision, are listed in Section 4.

4. ANALYSIS AND OPTIONS

4.1 Routine Official Plan Amendments

During the months of April to September staff commented on 10 local official plan amendments by way of the "Routine" process.

Table 1

MUNICIPALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT/ STATUS
Aurora OPA 51	To redesignate the lands from "Commercial Special" to "Urban Residential" and to establish site-specific policies to eliminate the requirement for a commercial use and to increase the number of residential units from 30 to 42.	McGrath Hunter Properties	East of Yonge Street and south of Church Street, 15085 Yonge Street	42	1	Approved May 11, 2004
East Gwillimbury OPA 121	To redesignate to permit a revised residential draft plan of subdivision	Mount Fonteselva	Southeast of Highway 48 and Mount Albert	69	32	Approved April 23, 2004
Aurora OPA 53	To redesignate from Estate Residential to Commercial Special to permit the construction of a funeral home and professional offices, including a medical clinic, in 2 buildings on the lands.	Trusthouse 88 Inc.	Part of Lot 76, Con 1 EYS, 520 Industrial Pkwy	0	25	Approved July 20, 2004
Newmarket OPA 35	To redesignate from Business Park to General Industrial to permit the expansion of an existing recycling facility on the abutting property to the north (395 Harry Walker Parkway) onto these lands.	Halton Recycling (2003) Ltd.	Part of Lot 31, Concession 3 EYS	0	26	Approved July 20, 2004
Richmond Hill OPA 222	To permit a free-standing automobile dealership within the "Special Commercial" designation under OPA 155 (Bayview Glen Secondary Plan).	Robert McAlpine Ltd.	77 16th Avenue, east of Yonge Street, Bayview Glen	0	21	Approved August 11, 2004

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Richmond Hill OPA 223	To increase the permitted residential density from 1.25 FSI & 136 UPH to 1.51 FSI & 172 UPH, respectively, to complete the construction of a six-storey apt. bldg.	Arten Developments	35 Hunt Avenue, west of Yonge Street (Yonge-Crosby Secondary Plan)	66	20	Approved August 25, 2004
Richmond Hill OPA 224	To redesignate lands from Residential Area to General Commercial to permit a two-storey office building with underground parking.	1456924 Ontario Inc.	8854 Yonge Street, adjacent to Bayview Glen	0	21	Approved September 8, 2004
Vaughan OPA 609	Add outside display and storage of motor vehicles to the permitted uses in the "General Commercial" designation	Riceton Holdings Ltd.	Northeast corner of Dufferin and Viceroy, north of Steeles	0	1	Approved July 6, 2004
Vaughan OPA 607	Amends 600 to permit General Commercial and High Density Residential/Commercial	City Initiated	North of Rutherford Rd to Springside Rd, East of Jane to the valley	0	4	Approved September 10, 2004
Whitchurch-Stouffville OPA 114	To redesignate the lands from "Special Rural Area" to "Ballantrae Residential Golf Course Area" and "Natural Feature Conservation Area" to permit the relocation of two golf holes and protect a woodlot feature	Schickedanz Brothers	West side of Ninth Line, north of Aurora Road, Ballantrae	0	3	Approved September 1, 2004

4.1.1 Official Plan Amendments Exempt from Regional Approval

During the months of April to September staff exempted 15 local official plan amendments from the Regional approval process.

Table 2

MUNICI- PALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT/ STATUS
Aurora D09-02-04	Redesignation from General Industrial to Service Commercial Special to permit 2 buildings for medical and dental offices and accessory uses.	St. John's Bay Land Company	248 Earl Stewart Drive (sw corner of Isaacson Cres, Earl Stewart Dr)	0	21	Exempted April 22, 2004
Markham OP.04.1006802	Redesignate the site from "Business Park Area" to "Business Corridor Area" to permit an automobile dealership.	Don Valley North Automobile Inc.	3300 Steeles Avenue East - northwest corner of Steeles & Victoria Park	0	22	Exempted April 20, 2004
Markham OP.04.013040	To permit business and professional office uses within an existing heritage building currently designated "Urban Residential" and located within the Markham Village Heritage District	Verdex Capital Corporation	55 Albert Street (Northeast of Hwy 48 and Hwy 7)	0	3	Exempted May 28, 2004
Markham OP 04-015823	Consolidate and update the existing Secondary Plan and implement the urban design vision for Markham Road	Town Initiated	North of Steeles Ave East on both sides of Markham Rd – south of 14th	0	7	Exempted June 15, 2004
Markham OP.04.102884	Redesignate lands from "Low Density Residential" and "Park" to "Business Corridor" and "General Industrial" in the Armadale West Industrial Area.	Town Initiated	North of 14th Avenue, east of McCowan Road	0	15	Exempted May 4, 2004

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Markham OP.04.111893	Relocate Community Park Symbol from northeast corner of 14th Avenue & McCowan Road to the northeast corner of Denison St & Middlefield Road where park was built	Town Initiated	Northeast corner of Denison Street & Middlefield Road	0	8	Exempted May 4, 2004
Markham OP 04 009862	Redesignate lands from "Medium Density Housing" to "Low Density Housing" to permit 85 condominium townhouses.	Borron Construction Inc. (Fram Building Group)	Lakeside Vista Way - Swan Lake	85	9	Exempted June 16, 2004
Markham OP.04.013980	Change the existing "Neighbourhood Commercial" designation to "Low Density Housing"	Minto Markham Partnership	Northwest corner of Rouge Bank Drive & 9th Line	0	22	Exempted July 16, 2004
Markham OP.04.017774	To amend the current "Business Corridor Area" designation to "Major Commercial Area" to reflect the existing and proposed uses.	Town Initiated	Northeast corner of Bullock Dr & McCowan Rd	0	22	Exempted August 20, 2004
Vaughan OP.04.009	Redesignate surplus works yard to "Community Commercial" or "Neighbourhood Commercial"	City Initiated	Northeast corner of Rutherford Rd & Melville Ave. (Maple Community)	0	1	Exempted September 3, 2004
Vaughan OP.04.008	To amend the "Low Density Residential" to permit restaurants, take-out restaurants & patio uses	Roybridge Holdings Limited	Southeast of Weston Rd & Ashberry Blvd.	0	11	Exempted August 20, 2004
Vaughan OP.04.010	Amend the plan to permit a 6 storey residential condo with ground floor retail	Sceptre Developments	Southeast corner of Kipling Avenue and Woodbridge Avenue	146	1	Exempted August 18, 2004
Vaughan OP.04.015	Redesignate from "Low Density Residential" to "Local Convenience Commercial"	Pianora Holdings Corp.	Southwest corner of Jane Street and Teston Road	0	20	Exempted August 24, 2004

Georgina OP.02.142	To increase the maximum permitted residential density	Lionshead Homes	Southwest corner of Lake Drive East and Grew Blvd.	25	14	Exempted September 17, 2004
Markham OP.03.119515	To permit a private elementary school and accessory uses on lands designated Agricultural	Unionville Montessori School	9302 Kennedy Road west side, north of 16 th Avenue	0	20	Exempted September 9, 2004

4.2 Plans of Subdivision

During the months of April to September, the Region forwarded conditions of draft approval to the area municipalities for 34 plans of subdivision and 7 plans of condominium for a total of 8,695 units. Table 3 (*Attachment 1*) identifies plans of subdivision that Regional comments and recommended conditions of approval were forwarded to the area municipality, or Ontario Municipal Board, by staff in the period covered by this report.

Of the 34 plans of subdivision, 27 plans were part of the Bathurst/Langstaff Collector Development Charge Credit Agreement. These plans of subdivision have since received draft plan approval by the City of Vaughan and they were appealed by the Town of Richmond Hill and others. On September 3, 2004 a tentative settlement was reached between the Town and the owners of the plans of subdivision. The appeals have since been withdrawn.

It is noted that draft plan of subdivision approvals have been greatly impacted by the delays in the approval for critical infrastructure. This decline in draft plan approvals will filter through the development process and lead to a decline in subdivision clearances and registrations in 18 months to two years. The Region may see a short term drop in building lots available for new home construction as a result.

During the months of April to September, the Region provided its approval on 42 final plans for a total of 3,981 units. Table 4 (*Attachment 1*) identifies plans of subdivision that clearance of Regional conditions of approval on final plans were forwarded to the area municipality, or Ontario Municipal Board, by staff in the period covered by this report.

4.3 Plans of Condominium

Regional comments and recommended conditions of approval on plans of condominium forwarded to the area municipality by staff in the period covered by this report:

Table 5

MUNICI- PALITY	APPLIC- ATION #	LOCATION	Total Units	Ind/Com	RESPONSE TIME (days)	RESPONSE DATE
Aurora	19CDM-03A03	South of Wellington Street between Bayview Avenue and Leslie Street	12	0	44	June 2, 2004
Georgina	19CDM-04G01	North of Ravenshoe Road east of Leslie Street	0	0	79	June 18, 2004
Markham	19CDM-04M04	East of McCowan Road north of Highway 407	0	0.808	8	April 16, 2004
Markham	19CDM-04M01	East of Kennedy Road north of Highway 407	55	0	60	May 6, 2004
Markham	19CDM-04M05	North of Steeles Avenue between McCowan and Markham Road	10	.094	34	August 3, 2004
Vaughan	19CDM-03V03	South of Rutherford Road east of Highway 400	0	3.289	20	May 18, 2004
Vaughan	19CDM-04V02	North of Highway 7 west of Highway 27	0	2.13	39	June 14, 2004

4.4 Update on Staff Reports Prepared for Regional Council between April and September 2004

In June 2004, Regional staff reported on Hydro One's proposal to supply electric power to York Region. During the summer months Hydro One held a number of public consultation meetings with residents of York Region. Regional staff intend to report back to Planning and Economic Development Committee when Hydro One completes the Environmental Assessment process.

A joint report from Planning and Transportation & Works staff was adopted by the Committee on May 5, 2004; authorizing staff to appear before the OMB to support a proposed mid-block flyover of Highway 404 between Highway 7 and 16th Avenue, linking two major employment areas of Richmond Hill and Markham. Subject to the Ontario Municipal Board proceeding were the Official Plan Amendment, Zoning By-law Amendment and Site Plan applications by Campus 2000 Developments Inc. to redesignate lands from employment to residential to permit a high-rise apartment development on a 3.8 hectare site located on East Beaver Creek Drive in Richmond Hill. A three-week hearing on this matter was completed in September 2004, with a decision expected by the end of 2004.

Two Statutory Public Meetings were held in accordance with *Section 17(15)* of the *Planning Act* on June 24, 2004 in Richmond Hill and on September 8, 2004 in Newmarket to consider Regional Official Plan Amendment (ROPA) No. 43 – Regional Centres and Corridors. The purpose of this amendment is to enhance the existing policies of the Regional Official Plan to further shape the urban fabric of York Region in ways

that support and encourage transit ridership, quality environments for pedestrians and cyclists, infrastructure investment, a compact urban form, and better overall urban design. Staff are currently consolidating the comments received and incorporating them into a final version of ROPA 43. It is likely that Regional Council will consider the final version for approval by the end of 2004.

The Keswick Secondary Plan was approved by Regional Council on September 23, 2004 as Town of Georgina OPA 93. Approval of the Amendment replaces the existing Keswick Secondary Plan with updated planning and environmental policies that conform to the Town's parent Official Plan and to emerging Provincial and Regional planning policies. OPA 93 also introduces a business park study area with specific criteria for advancing an analysis on the introduction of future employment uses in the area, advances the concept of an additional Highway 404 interchange at Glenwoods Avenue and appends a set of new urban design guidelines. A formal notice of approval has been sent and the statutory appeal period ends on October 25, 2004.

5. FINANCIAL IMPLICATIONS

Fee revenue received between April and September for approvals and plan review within the Community Planning Branch totalled approximately \$144,550.00.

There are no direct financial implications associated with this report. Development from the applications listed in Tables 1 to 5 of this report will provide 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 provided by the Region on plans of subdivision and condominium facilitate approvals issued by the area municipalities.

7. CONCLUSION

During the months of April to September the Commissioner of Planning issued approval to 10 local Official Plan Amendment by way of the "Routine" approval process and exempted 15 local Official Plan Amendment applications from Regional approval.

During the same period, the Region forwarded conditions of draft approval to the area municipalities for 34 plans of subdivision and 7 plans of condominium for a total of 8,695 units, this consisted of 60.7% detached units, 18.6 % semi-detached units, 10.2% townhomes and 10.3% apartment units. For the same period the Region provided its

approval on 42 final plans for a total of 3,981 units of which 58.1% were for detached units, 17.6% for semi-detached units, 24.2% townhouses and 24.72 ha (61.09 acres) of industrial/commercial land.

The Senior Management Group has reviewed this report.

(The attachment referred to in this clause is attached to this report.)