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PLANNING ACTIVITIES AND COMMISSIONER DELEGATED APPROVALS INFORMATION REPORT

The Planning and Economic Development Committee recommends that Council adopt the recommendation contained in the following report dated October 27, 2008, from the Commissioner of Planning and Development Services:

1. RECOMMENDATION

It is recommended that:

1. Council receive this report for information.

2. PURPOSE

This report is submitted to advise Council of planning activities under the Commissioner's delegated authority from July 1, 2008 to September 30, 2008.

This report provides a summary and update of major development applications and planning initiatives that have been reviewed by staff and approved by Regional Council including Regional Official Plan Amendments (ROPA's), local official plan amendments (LOPA's), 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.

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 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 application 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, road, financial and planning conditions.
4. Final approval of 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

4.1 OFFICIAL PLAN AMENDMENTS (OPA)

In total, Regional staff issued decisions/reported on a total of 12 OPA applications in the 3rd quarter of 2008, as indicated in Tables 1 and 2. This represents an approximately 40% increase when compared to the 9 OPA applications reported in the 3rd quarter of 2007.

Table 1
Routine Official Plan Amendments
July to September 2008

MUNICI- PALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT /STATUS
King OPA 65	To redesignate from “Special Study Area” to “Low Density Residential 2” and Environmental Protection Area” with site specific policies regarding the “Environmental Protection Area”.	Osmington Inc.	East of Keele Street, north of King-Vaughan Line.	32.0	95	Approved Sept 19, 2008 Came Into Effect October 8, 2008
Richmond Hill OPA 251	To redesignate from “Community Commercial” to “Institutional” to permit a five storey, 130 unit seniors retirement residence.	North Elgin Centre Inc.	Northwest corner of Bernard Avenue and Yorkland Street	130	30	Approved Sept 17, 2008
Vaughan OPA 683	To redesignate from “Special Use Golf” and “Valley Area” to “Serviced Residential”, “Valley Area” and “Open Space. The permitted density will also increase from 7.5 to 8.0 units per hectare.	Molise Kleinburg Estates Inc.	South of Nashville Road, west of Highway 27	445	36	Approved July 2, 2008

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Vaughan OPA 686	To increase the density from 7.5 to 11.2 units per hectare and include provisions for the potential realignment of Major Mackenzie Drive.	Lake Rivers Inc.	North of Major Mackenzie, West of Highway 27	312	76	Approved August 11, 2008
Vaughan OPA 682	To increase the density from 85 to 150 units per hectare, reduce the minimum vegetation buffer and increase the building height.	1643750 Ontario Limited	North of Highway 7 between Pine Valley Drive and Wigwoss Drive	122	1	Approved August 21, 2008

Table 2
Official Plan Amendments Exempted from Regional Approval
July to September, 2008

MUNICIPALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT /STATUS
East Gwillimbury OPA.07.06	To re-orient a "Medium Density Residential Area" block and to redesignate a block from "Low Density Residential Area" to "Mixed Use Area".	Sharon Holdings Limited Partnership	West of Leslie Street, south of Mount Albert Road	0	18	Exempted September 29, 2008
East Gwillimbury OPA.07.05	To permit an increase in building height from 3 to 4 storeys and permit an increase in density from 40 to 90 units per gross hectare within the medium density designation.	Wycliffe Thornridge Sharon Limited	West of Leslie Street, south of Mount Albert Road	0	18	Exempted September 29, 2008
East Gwillimbury OPA. 07.07	To redesignate from "Low Density Residential Area" to "Medium Density Residential Area".	West Sharon Holdings Limited	West of Leslie Street, south of Mount Albert Road	0	18	Exempted September 29, 2008
East Gwillimbury OPA.07.08	To redesignate from "Low Density Residential Area" to "Medium Density Residential Area" and from "Park" to "Mixed Use Area".	Delmark Investments Company	West of Leslie Street, south of Mount Albert Road	0	18	Exempted September 29, 2008
East Gwillimbury OPA.07.09	To permit development on full municipal services.	Lethambridge Developments Limited	East of Leslie Street, north of Mount Albert Road	0	18	Exempted September 29, 2008
Richmond Hill D01-08002	To redesignate from "General Commercial" to "Neighbourhood Commercial" to permit a wider range of commercial uses	Devon Estates Limited	1485 Elgin Mills Road East	0	14	Exempted August 26, 2008
Markham OP 06 132776	To permit two new automobile dealerships in the "Commercial Community Amenity Area" designation.	Dougson Investments Ltd. et al.	Northeast corner of Kennedy Road and Helen Avenue	0	2	Exempted September 5, 2008

4.2 PLANS OF SUBDIVISION AND CONDOMINIUM

During the third quarter of 2008, the Region forwarded conditions of approval on 11 plans of subdivision, the details of which are provided in Table 3 (*See Attachment 1*). The 11 plans of subdivision comprise a total of 705 residential units and 12.85 hectares of industrial/commercial land. Despite a similar number of applications, the total amount of units decreased compared to the 3rd quarter of 2007 when comments/conditions were provided on 13 plans of subdivision and condominium comprising a total of 1,875 residential units.

In the same period, staff provided clearance of Regional conditions of approval on final plans to the area municipalities and issued final approval on a total of 21 plans of subdivision, as described in Table 4 (*See Attachment 2*). These 21 plans of subdivision comprise a total of 2,446 residential units. This represents a significant increase compared to the 3rd quarter of 2007 when clearance was provided on 15 plans of subdivision and condominium comprising a total of 1298.5 residential units.

Current Residential Land Supply

Region wide there are currently 36,534 units awaiting registration which represents an approximately 3.7 year supply of draft approved units available for registration. This represents a 3.0 year supply of ground related units and contributes approximately a 1 year supply of high density units.

The Provincial Policy Statement, 2005 (PPS) requires municipalities to maintain a 3 year supply of serviced residential lands which are appropriately zoned, draft approved or registered. The Region currently has over 3 years supply of draft approved units. These units will be serviced based upon the current infrastructure completion timeframes. The Regional supply of serviced draft residential units based on the current Duffin Creek Water Pollution Control Plant (WPCP) capacity (which includes both draft approved and registered unbuilt units) is 2.2 years. This Regional supply is being managed until significant new infrastructure such as the Duffin Creek WPCP expansion is complete. It is therefore important that the key infrastructure completion targets are met.

The PPS also requires municipalities to maintain a 10 year supply of residentially designated lands. The above noted draft approval supply does not complete the build out of designated residential lands within the current urban boundary. It has been estimated using historical completion data, that Region-wide there remains approximately a 9 year supply of ground related residentially designated lands within the existing urban boundary. In order to maintain the prescribed minimum land supply both urban boundary expansions and designation of new intensification areas, within the existing urban boundary, need to be planned for. York Region, in partnership with the local municipalities, will be addressing this issue through comprehensive planning reviews and intensification strategies.

4.3 TECHNICAL ADVISORY COMMITTEES AND WORKING GROUPS

A large portion of the work being done by staff in the Community Planning Branch includes participation on Technical Advisory Committees and Working Groups. Participation in these committees is extremely valuable. Regional and local issues are identified and resolved early in the planning process ensuring that future development applications can be dealt with in an effective and timely manner.

Community Planning staff have/and continue to participate on the following working groups and committees including:

- East Gwillimbury Official Plan Review Team,
- Sutton Secondary Plan Technical Advisory Committee,
- Richmond Hill Downtown Yonge Street Study,
- Markham Yonge/Steeles Corridor Study,
- 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, and
- GTA Agricultural Working Group.

4.4 UPDATE ON VARIOUS PLANNING MATTERS

King Official Plan Amendment No. 65

Official Plan Amendment 65 redesignates approximately 10.6 hectares located in the southeast quadrant of the King City community from “Special Study Area” to “Low Density Residential 2 Area” and “Environmental Protection Area”, and adds specific policies with regard to protection of the “Environmental Protection Area”. On September 18, 2008, Regional Council endorsed approval of this official plan amendment. OPA 65 came into force and effect on October 8, 2008.

Update to the Cornell Secondary Plan

Official Plan OPA 168 updates the Cornell Secondary Plan (OPA 20) by incorporating the current planning context established through the new Provincial Plans and Regional Official Plan policies while maintaining the new urbanism foundations of the original secondary plan. The updated secondary plan provides for a series of compact, pedestrian friendly neighbourhoods and districts, linked by corridors that are served by transit. The secondary plan also recognises the importance of the Highway 7 corridor as a Regional and rapid transit corridor. Regional Council endorsed the recommendation to modify and approve with deferrals, this application in June, 2008. Regional staff are waiting for

additional information from the landowner and the Town of Markham in order to consider an extension of the timing for the one deferral beyond January 2009.

Priority Servicing Allocation for Non-Profit Housing

On September 18, 2008, Regional Council adopted the recommendation to support a policy to use of a portion of the Regional Reserve Servicing Allocation to facilitate the construction of multi-unit non-profit housing projects. There are approximately 200 units across the various municipalities served by the YDSS that could be constructed within the next two years. Regional Council will be advised on the status of these projects through project update reports recommended to Council by the Community Services and Housing Committee.

Alternative Servicing Triggers for High Density Residential Development

On September 18, 2008, Regional Council endorsed a revision to the existing Servicing Protocol. The revision included amending the servicing allocation trigger from the current 6 month trigger to an 18 month trigger for high density development proceeding through the site plan approval process. This distinction was required to recognize the differences between high density and lower density grade related housing in terms of construction times and approval processes and ensures that the Regional Servicing Protocol is responsive to a variety of development types.

Ontario Power Authority – Proposed Peaking Plan

During the 3rd quarter of 2008, Regional staff received 3 applications for Regional Official Plan amendments to facilitate the approval of a proposed 350 MW peaking plant. Subsequent to these submissions, Regional staff have received 5 Environmental Review Reports also submitted in support of the proposed peaking plant. Regional staff will be reviewing these documents during the months of November and December.

5. FINANCIAL IMPLICATIONS

Fee revenue received between July 1 and September 30, 2008 for approvals and plan review within the Community Planning Branch totalled \$130,901. This represents a significant increase when compared to the third quarter results for 2007 of \$ 53,260.

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 local 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 issues by the local municipalities.

7. CONCLUSION

During the months of July to September 2008, the Commissioner of Planning:

- Issued approval on 5 Local Official Plan Amendments by way of the “Routine” process.
- Exempted 7 Local Official Plan Amendment applications from Regional approval.
- Provided conditions of draft plan approval to the local municipality or Ontario Municipal Board on 11 plans of subdivision comprising a total of 705 residential units and 12.85 hectares of industrial/commercial land.
- Provided clearance of Regional conditions to the local municipalities and issued final plan approval on 21 plans of subdivision and condominium comprising a total of 2,446 residential units.
- 31 new planning applications were reviewed by the Planning and Development Services Department including 14 official plan amendments, 12 plans of subdivision, 4 of plans of condominium and 1 planning application from an adjacent municipality.

These results represent only the third quarter of 2008 and broader development related trends will be analysed on a yearly basis through a 2008 year end summary to be provided to Council in early 2009.

For more information on this report, please contact Teresa Cline, Planner, Community Planning Branch at (905) 830-4444, Ext. 1533 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.)