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PLANNING ACTIVITIES AND COMMISSIONER DELEGATED APPROVALS INFORMATION REPORT - 2010 YEAR END SUMMARY

The Planning and Economic Development Committee recommends the adoption of the recommendation contained in the following report dated December 30, 2010, from the Commissioner of Planning and Development Services.

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 2010, and also provides a summary of planning activities for Q4 of 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.

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 summarizes development activity throughout 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

Throughout 2010 Staff rendered decisions/reported on 24 OPA applications

Regional staff rendered decisions/reported on a total of 24 OPA applications in 2010 (*see Table 1, Council Attachment 1*). Community Planning branch staff reviewed and approved two regionally significant local OPAs and approved a further 16 local OPAs through the routine approval process. In addition, Regional staff exempted six (6) local OPAs from Regional approval. In 2009, decisions were rendered on a total of 29 OPAs.

In Q4 of 2010, Regional staff issued decisions/reported on five (5) local OPAs, all of which were processed under the routine approval process (*see Table 3, Council Attachment 2*).

In 2010, Comments and conditions of draft plan approval were issued for 45 plans of subdivision and condominium, totalling 17,126 residential units

In 2010, Regional planning staff issued comments and conditions of draft plan approval on a total of 41 plans of subdivision and four (4) plans of condominium, details of which are presented in *Table 2, Council Attachment 1*. The 45 plans of subdivision and condominium comprise a total of 17,126 residential units. This total includes 2,510 residential units in Holland Landing, which had previously received draft plan approval and were recently resubmitted in revised plans of subdivision. In 2010, the region-wide residential unit mix indicates that the percentage share of proposed apartment units and single-detached units is roughly equal. Further, the percentage share of semi-detached

units and townhouse units has decreased compared to 2009 annual results (*see Table 2, Council Attachment 1*). In comparison, throughout 2009, Regional staff issued comments and conditions of draft plan approval on 26 plans of subdivision and eight (8) plans of condominium, totalling 5,086 residential units.

In Q4 of 2010, the Region provided comments and conditions of draft plan approval on six (6) plans of subdivision, consisting of 162 residential units and 10.17 ha of industrial commercial land (*see Table 4, Council Attachment 2*).

In 2010, Regional staff issued clearance on 94 plans of subdivision and condominium comprising of 7,107 residential units

Regional staff issued clearance of Regional conditions for final approval on 88 plans of subdivision and six (6) plans of condominium throughout 2010 (*see Table 1, Council Attachment 1*) for a total of 94 plans. These 94 plans comprise a total of 7,107 residential units and 29.38 ha of industrial/commercial land. In comparison, 42 plans of subdivision and one (1) plan of condominium, totalling 3,899 residential units and 87.80 ha of industrial/commercial land, were cleared for final approval in 2009. This significant increase in the volume of clearances in the second half of 2010 can be attributed to those Owners wishing to pay Regional Development Charges prior to the increases effective September 24, 2010 and January 10, 2011. It should be noted that fee revenue for planning applications are collected on an application basis and not on a per-unit basis. In addition, fee revenue is not collected for requests for clearance where the clearance represents phase 1 of that development.

In Q4 of 2010, clearance of draft plan conditions were issued for 30 plans of subdivision and one (1) plan of condominium, accounting for 2,414 residential units and 1.04 ha of industrial/commercial land (*see Table 5, Council Attachment 2*).

There is an approximate five-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 40,442 residential units awaiting registration, of which 28,924 are ground related supply. An additional one year supply of residential units exists within registered un-built developments. Accordingly, this represents an approximate five 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 (DRC) reviewed 79 new and revised proposed development applications in 2010

The joint staff Development Review Committee 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 2010, 79 new and revised planning applications were reviewed by DRC, including 41 OPAs, 33 plans of subdivision and five (5) plans of condominium.

Staff continue their active involvement with local Technical Advisory Committees and Working Groups

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 and Surrounding Area Transportation Study Working Group

Decision to approve the Regional Official Plan has been appealed

The Minister of Municipal Affairs and Housing issued its decision to modify and approve the Regional Official Plan on September 7, 2010. Further, on September 23, 2010, Regional Council approved Regional Official Plan Amendments (ROPAs) 1, 2, and 3 to expand the urban boundaries in East Gwillimbury (ROPA 1), Vaughan (ROPA 2) and Markham (ROPA 3). The decisions on the Regional Official Plan and ROPAs 1, 2 and 3 have since been appealed to the Ontario Municipal Board.

To date, Regional planning staff have received four (4) adopted local Official Plans and 10 local secondary plans associated with the Provincial and Regional conformity exercise (see Table 6, below). The local conformity exercises will be evaluated in the context of

Provincial plan conformity and the goals and policy direction of the Regional Official Plan (2010) adopted as Regional Council policy.

Table 6
Local Conformity Exercises Received to Date

Local Official Plans Received	
	Town of Aurora Official Plan
	Town of East Gwillimbury Official Plan
	Town of Richmond Hill Official Plan
	City of Vaughan Official Plan
Total	4
Local Secondary Plans Received	
	Town of Aurora - 2C Secondary Plan*
	Town of Georgina – Sutton Secondary Plan
	Town of Markham – Langstaff Gateway Planning District Secondary Plan
	City of Vaughan – Vaughan Metropolitan Centre Secondary Plan
	City of Vaughan – North Kleinburg-Nashville Secondary Plan
	City of Vaughan – Yonge Steeles Corridor Secondary Plan
	City of Vaughan – Woodbridge Centre Secondary Plan
	City of Vaughan – 400 North Employment Area Secondary Plan (OPA 637)
	City of Vaughan – West Vaughan Employment Area Secondary Plan
	Town of Whitchurch-Stouffville – Stouffville Secondary Plan (OPA 129)
Total	10

* Dealt with by Regional Council on January 27, 2011

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 2010, Community Planning staff led a planning coordination process for the urban growth centre, with a strong focus on implementation. A planning report on this process is scheduled for March Committee.

5. FINANCIAL IMPLICATIONS

2010 revenue from planning application fees totals \$258,410

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 January 1, 2010 and December 31, 2010 totalled \$258,410. In comparison, fee revenue totalled \$205,765 in 2009.

Table 7
Fee Revenue for Approvals and Review
Year 2010

	1 st Quarter	2 nd Quarter	3 rd Quarter	4 th Quarter	2010 Total
Fee Revenue (\$)	67,465	83,715	64,820	42,410	258,410

There are no direct financial implications associated with this report. Development from the applications listed in the Council attachments will provide new 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 over-arching approvals for 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 related approvals to be issued by the local municipalities.

7. CONCLUSION

2010 has been a very active year in terms of development. In addition to the extensive work programs associated with our local partners on local plan conformity, there was significant increase in draft plans of subdivision reviewed at the Regional level with an associated 50% (approximately) increase in housing units coming forward for approval.

For the year ending December 31, 2010, the Commissioner of Planning and Development Services:

- Rendered decisions or approved or exempted a total of 24 Official Plan amendment applications
- Provided conditions of draft plan approval for 41 plans of subdivision and four (4) plans of condominium
- Issued clearance of Regional draft plan conditions and final approval on 94 plans of subdivision and condominium, permitting 7,107 residential units and 29.38 ha of industrial/commercial land to proceed to registration.

In Q4 of 2010 (October 1 to December 31, 2010), the Commissioner of Planning and Development Services:

- Issued approval on 5 local Official Plan Amendments by way of the “routine” process
- Provided conditions of draft approval to the local municipalities or Ontario Municipal Board on six (6) plans of subdivision, comprising a total of 162 residential units
- Provided clearance of Regional conditions to area municipalities on 31 plans of subdivision and condominium comprising a total of 2,414 residential units.

This report provides a summary of activities undertaken by the Community Planning branch for the year ending December 31, 2010, and Q4 of 2010 (October 1 to December 31, 2010). 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.)

2010 Year End Summary

Table1
Planning Applications Reviewed

Application Type	1 st Quarter	2 nd Quarter	3 rd Quarter	4 th Quarter	2010 Total
ROPA or Regionally Significant LOPA	1	1	0	0	2
Routine Local OPA	4	1	6	5	16
Exempt OPA	1	2	3	0	6
Regional Comments/ Conditions					
Subdivision	7	22	6	6	41
Condominium	1	2	1	0	4
Regional Clearance/ Final Approval					
Subdivision	10	13	35	30	88
Condominium	2	1	2	1	6

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	57.69	5.67	13.26	23.38	5,052
2	25.63	7.12	18.14	49.11	10,794
3	47.92	15.20	36.88	0.00	1,119
4	100	0.00	0.00	0.00	162
2010 Total	6,379 (37.25%)	1,225 (7.15%)	3,041 (17.75%)	6,482 (37.85%)	17,126

4th Quarter 2009 Summary
October 1, 2009 to December 31, 2010

Table 3
Routine Official Plan Amendments

MUNICI- PALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT /STATUS
Markham OPA 187	To add Section 37 Official Plan policies	Town initiated	Town wide	N/A	8	13/10/2010
Markham OP 10.128364	To redesignate the subject lands from "Open Space - Neighbourhood Park" to Medium Density 1 Housing".	Aurelio Filice	Southeast corner of Castan Avenue and Harry Cook Drive, within OPA 22	21	13	14/12/2010
Markham OPA 189	To redesignate from "Open Space" to "Low Density Housing", to permit 11 single detached and 8 semi- detached residential dwelling units.	World Tech Construction	Southeast corner of Castan Avenue and Harry Cook Drive	19	6	02/12/2010
Vaughan OPA 717	To permit a maximum of 855 residential units, aimed towards seniors, within four residential buildings ranging in height from 6 to 8 storeys.	Joseph and Wolf Lebovic	North of Rutherford Road and west of Bathurst Street	855	1	08/10/2010
Vaughan OPA 714	To redesignate the lands from "High Density Residential/ Commercial" to "High Density Residential/ Commercial" and Valley Lands", to facilitate a maximum of 600 residential units within three, 14-storey apartment buildings.	Tony and Germana Guglietti	South side of Major Mackenzie Drive between Dufferin and Bathurst St	600	7	13/10/2010

Table 4
Regional Comments/Conditions
Proposed Plans of Subdivision/Condominium

MUNICI- PALITY	APPLICATION #	LOCATION	TOTAL UNITS	IND/COM (ha)	RESPONSE TIME (days)	RESPONSE DATE
Richmond Hill	19T-03R04	West of Bayview Avenue, north of 19th Avenue	48	0	139	04/10/2010
Vaughan	19T-03V02	West side of Highway 27, south of Kirby Road	51	0	48	20/12/2010
Vaughan	19T-05V01	South of Langstaff road between Regional Road 50 and Huntington Road, Part of Lot 8, Concession 10	0	3.4	101	17/12/2010
Vaughan	19T-08V03	Parts 3-6 Reference Plan 65R-25928, within Part of Lot 10, Concession 9, Planning Block 58, North of Hwy 7, west of Hwy 27	0	6.77	23	10/12/2010
Vaughan	19T-08V04	West side of Highway 27, south of Kirby Road	55	0	42	14/12/2010
Vaughan	19T-08V05	West side of Highway 27, south of Kirby Road	8	0	51	23/12/2010
TOTAL	6		162	10.17		

Table 5
Clearances Sent/Final Plan Approval
Plans of Subdivision/Condominium

MUNICI- PALITY	APPLICATION #	LOCATION	TOTAL UNITS	IND/COM (ha)	RESPONSE DATE
Markham	19T-99M24 (Phase 1)	366, 370, and 376 Steeles Ave East. North of Steeles Ave., East of Bayview Ave.	8	0	26/10/2010
Markham	19T-95081 (Phase 2)	West side of Highway 48, south of Major Mackenzie Drive	28	0	29/11/2010
Markham	19T-06M09 (Phase 1)	South of Donald Cousens Parkway, west of Ninth Line. Part of Lot 20, Concession 8	288	0	06/12/2010
Markham	19T-06M09 (Phase 2)	South of Donald Cousens Parkway, west of Ninth Line. Part of Lot 20, Concession 8	11.5	0	06/12/2010

Markham	19T-06M07 (Phase 1)	East side of Woodbine Avenue, north of Stony Hill Boulevard	120	0	10/12/2010
Markham	19T-05M06 (Phase 2)	North of Elgin Mills Road, east of the Woodbine Avenue By-Pass	136	0	02/12/2010
Markham	19T-03M08 (Phase 3)	North side Sixteenth Avenue, east of McCowan Road	44.5	0	05/11/2010
Markham	19T-03M04 (Phase 2A1)	South of Major Mackenzie Drive, west of Kennedy Road	13	0	05/10/2010
Markham	19T-03M04 (Phase 2A2)	South of Major Mackenzie Drive west of Kennedy Road	61	0	24/11/2010
Markham	19T-02M16 (Phase 4)	South of Major Mackenzie Drive, between McCowan Road and Highway 48	39.5	0	02/12/2010
Markham	19T-02M13 (Phase 3)	North of 16th Avenue, east of Ninth Line	122.5	0	04/11/2010
Markham	19T-02M11 (Phase 3)	North of 16th Avenue, east of McCowan Road	47.5	0	15/11/2010
Markham	19T-02M09 (Phase 3)	South of Major Mackenzie Drive, east of McCowan Road	208	0	03/12/2010
Markham	19T-02M09 (Phase 3A)	South of Major Mackenzie Drive, east of McCowan Road	31	0	12/11/2010
Markham	19T-02M08 (Phase 4)	South of Major Mackenzie Drive, west of Highway 48	269	0	18/11/2010
Markham	19T-01M20 (Phase 3)	West side of Highway 48, south of Bur Oak	28.5	0	11/11/2010
Markham	19T-01M15 (Phase 3)	North of 16th Avenue., East of Ninth Line	97	0	04/11/2010
Richmond Hill	19T-98R01	South of Gamble Road, between Yonge Street and Bathurst Street	12	0	07/12/2010
Richmond Hill	19T-95121 (Phase 2)	East side of Bathurst Street, north of King Road	131	0	10/11/2010
Richmond Hill	19T-07R02 and 19T-98R04 (Phase 2)	Lot 4, Plan M-807, Town of Richmond Hill. North side of Puccini Drive, east of Bathurst Street, north of King Road.	25	0	13/12/2010
Vaughan	19T-92020	West side of Bathurst Street, north of Teston Road	7	0	03/12/2010

Vaughan	19T-89124 (Phase 3)	West Side of Bathurst Street, south of Teston Road	40	0	08/10/2010
Vaughan	19T-03V23	South of Teston Road, west of Bathurst Street	16	0	13/10/2010
Vaughan	19T-03V17 (Phase 2A)	North of Major Mackenzie Drive west of Bathurst Street	77.5	0	10/12/2010
Vaughan	19T-00V19 (Phase 3)	West of Dufferin Street, south of Major Mackenzie Drive	154.5	0	15/12/2010
Vaughan	19T-00V10 (Phase 2A)	North of Major Mackenzie Drive, west of Highway 400	48	0	19/10/2010
Vaughan	19T-00V02 (Phase 3)	East of Dufferin Street, north of Major Mackenzie Drive	29.5	0	18/10/2010
Vaughan	19CDM-09V03 (Phase)	Lots 9 and 10, Concession 7, 8299 & 8355 Kipling Avenue. East side of Kipling Avenue, south of Langstaff Road	57	0	15/11/2010
Whitchurch-Stouffville	19T-04W06 (Phase 2)	North of 19th Avenue, east of Ninth Line.	99	0	30/11/2010
Whitchurch-Stouffville	19T-04W05	North of 19th Avenue between Highway 48 and Ninth Line.	60	0	09/11/2010
Whitchurch-Stouffville	19T-03W01	North side of Main Street, between Highway 48 and Ninth Line	104	1.04	18/11/2010
TOTAL	31		2,414	1.04	