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PLANNING ACTIVITIES AND COMMISSIONER DELEGATED APPROVALS INFORMATION REPORT

OCTOBER 1 TO DECEMBER 31, 2006 AND YEAR END SUMMARY

The Planning and Economic Development Committee recommends the adoption of the recommendation contained in the following report, January 2, 2007, from the Commissioner of Planning and Development Services:

1. RECOMMENDATION

It is recommended that this report be received for information.

2. PURPOSE

This report is submitted to advise Planning Committee and Regional Council of planning activities under the Commissioner's delegated authority from October 1 to December 31, 2006 and for all of 2006.

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 (OPAs) and Regionally significant local official plan amendments. These OPA applications impact Regional interests and are the subject of a report to Planning Committee.

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.

4. ANALYSIS AND OPTIONS

4.1 Planning Activities – October to December 2006

4.1.1 Regionally Significant Local Official Plan Amendments

Staff issued decisions of approval on 2 Regionally Significant Official Plan Amendments and 1 Regional Official Plan Amendment (ROPA) from October 1 to December 31, 2006, as indicated in Table 1 (*See Attachment 1*). The 2 OPAs and 1 ROPA represent key local planning initiatives that are vital to community planning.

4.1.2 Local Routine Official Plan Amendments

Staff commented on 2 local official plan amendments by way of the “Routine” process from October 1 to December 31, 2006, as indicated in Table 2 (*see Attachment 1*).

4.1.3 Local Official Plan Amendments Exempt from Regional Approval

Staff exempted 4 local official plan amendments from the Regional approval process in the period from October 1 to December 31, 2006, as described in Table 3 (*see Attachment 2*).

4.1.4 Plans of Subdivision

During the 4th quarter of 2006 staff provided Regional comments and recommended conditions of approval to the area municipalities or Ontario Municipal Board on 5 proposed plans of subdivision, the details of which are provided in Table 4 (*see Attachment 3*). The 5 plans of subdivision comprise a total of 2845.5 residential units and 20.92 hectares of industrial /commercial lands. This represents a significant increase over 4th quarter 2005 when conditions/comments were provided on 8 draft plans comprising a total of 227 residential units and 0.6 hectares of 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 27 plans of subdivision, as indicated in Table 5 (*see Attachment 4*). The 27 plans comprise a total of 2694.5 residential units and 41.44 hectares of industrial/commercial lands. This represents an increase over 4th quarter 2005 when clearance was provided on a total of 25 plans of subdivision representing a total of 2,471.5 residential units and 34.65 hectares of industrial/commercial land.

4.1.5 Plans of Condominium

During the 4th Quarter of 2006, staff provided Regional comments and recommended conditions of approval to the area municipalities or Ontario Municipal Board on 5 proposed plans of condominium, the details of which are provided in Table 6 (see *Attachment 5*). The 5 plans of condominium comprise a total of 265 residential units and 0.565 hectares of industrial /commercial land. This represents an increase compared to the 4th quarter of 2005 when no comments or conditions of approval were forwarded to the area municipalities or Ontario Municipal Board.

No clearances for final plan of condominium were issued in the 4th quarter of 2006.

4.1.6 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 28 new planning applications from October to December 2006 including 11 official plan amendments, 16 plans of subdivision and condominium and 1 site plan. The number of applications reviewed at DRC during the fourth quarter of 2006 represents an increase over third quarter 2006 where 25 new planning applications were reviewed.

4.1.7 Summary of Activities – October to December 2006

During the months of October to December, 2006 the Commissioner of Planning:

- Issued decisions on 3 Regionally significant Official Plan Amendments.
- Issued approval on 2 local Official Plan Amendments by way of the “Routine” process.
- Exempted 4 local Official Plan Amendment applications from Regional approval.
- Provided conditions of draft approval to the area municipalities or Ontario Municipal Board on 5 plans of subdivision and 5 plans of condominium consisting of 2845.5 residential units and 20.92 hectares of industrial/commercial lands.
- Provided clearance of Regional conditions to area municipalities and issued final plan approval on 27 plans of subdivision comprising a total of 2694.5 residential units and 41.44 hectares of industrial/commercial land.
- 28 new planning applications were reviewed at Development Review Committee including 11 official plan amendments, 16 plans of subdivision and condominium and 1 site plan.

4.2 PLANNING ACTIVITIES – ALL OF 2006

4.2.1 Official Plan Amendments (OPA)

In 2006, Regional staff reported on 2 Regional Official Plan Amendments and 11 Regionally Significant local official plan amendments. In addition, Regional staff approved 14 local official plan amendments by way of the “routine” process and exempted 22 local official plan amendments from the Regional approval process, as

indicated in Table 7 (*see Attachment 6*). Regional staff issued decisions on a total of 49 official plan amendment applications compared to 51 in 2005.

4.2.2 Plans of Subdivision and Condominium

During the months of January to December 2006, the Region forwarded conditions of approval on 73 plans of subdivision and 21 plans of condominium representing 12,811.5 residential units and 414.23 hectares of industrial/commercial lands, as indicated in Tables 8 and 9 (*see Attachment 6*). Comparatively, the Region provided comments/condition on 26 plans of subdivision and 10 plans of condominium in 2005, representing 2,774 residential units and 8.1 hectares of industrial/commercial lands. This represents a 360% increase in the number of residential units and a substantial increase in the amount of industrial/commercial lands on which staff provided comments/conditions. As indicated in Table 9 (*see Attachment 6*), nearly 60% of the total residential units proposed within the subdivision/condominium applications for which the Region provided comment/conditions were multi family residential units.

It is also noted that applications commented on by Regional staff in the 2nd and 3rd quarters were markedly higher than those in the 1st and 4th quarters. This is most likely attributable to the November municipal elections resulting in an associated reduction in Council meetings and consequently increased pressure for approvals in advance of the municipal elections.

From January to December 2006, staff provided clearance of Regional conditions of approval on final plans to the area municipalities and issued final approval on 68 plans of subdivision and condominium involving a total 8158.5 residential units and 103.80 hectares of commercial/industrial lands, as indicated in Tables 10 and 11(*see Attachment 7*). In comparison, in 2005, staff provided clearance/final approval on 84 plans of subdivision and condominium involving 10,443 residential units and 157 hectares of industrial/commercial lands. This represents a moderate decrease in the number of residential units and amount of industrial/commercial lands on which staff provided clearance/final plan approval.

4.2.3 Development Review Committee (DRC)

In 2006, the DRC reviewed a total of 132 new planning applications including 65 official plan amendments, 36 plans of subdivision, 24 plans of condominium and 7 site plans, as indicated in Table 12 (*See Attachment 7*).

4.2.4 Summary of Activities – All of 2006

In the year 2006, the Commissioner of Planning and Development Services:

- Reported on/approved or exempted 49 Official Plan Amendment applications.
- Provided comments/conditions of draft approval to the area municipalities or Ontario Municipal Board on 94 plans of subdivision and condominium representing 12811.5 residential units and 414.23 hectares of industrial/commercial lands.

- Provided clearance of Regional conditions to area municipalities and issued final plan approval on a total 68 plans of subdivision and condominium comprising a total of 8158.5 residential units and 103.80 hectares of industrial/commercial land.
- 132 new planning applications were reviewed at DRC including 65 official plan amendments, 36 plans of subdivision, 24 plans of condominium and 7 site plans.

4.3 Update of Various Planning Matters

4.3.1 Town of Georgina Official Plan Amendment (OPA) 97

In October 2006, Regional Council adopted ROPA 51 and approved OPA 97 to permit the expansion of the existing urban boundary to facilitate the implementation of the Keswick Business Park Secondary Plan. Subsequently, two appeals, including one from Municipal Affairs and Housing to OPA 97, and one appeal by a local landowner to ROPA 51 were received and forwarded to the Ontario Municipal Board.

4.3.2 City of Vaughan OPA 620

The Steeles Avenue Study was implemented by the City of Vaughan to comprehensively address development centred on a proposed station site of the Spadina Subway extension. The purpose of this Secondary Plan is to create a vibrant live-work community consisting of mixed-use higher density buildings in a compact pedestrian-friendly urban form. The Steeles Avenue study area is located on the north side of Steeles Avenue between Keele and Jane Streets directly north of York University in the City of Toronto. OPA 620 was approved by Regional Council and the Notice of Decision was issued on November 10, 2006. The Amendment has been appealed to the Ontario Municipal Board by three appellants.

4.3.3 Water and Wastewater Servicing Protocol – Provision of Regional Conditions of Draft Plan Approval

On February 16, 2006, Regional Council endorsed the Water and Wastewater Servicing Protocol, which established a procedure and a set of criteria for providing Regional conditions of Draft Plan Approval on plans of subdivision to the area municipalities. The purpose of this protocol is to permit the planning process to proceed while providing a method for restricting the sale and building of residential units/lots until the appropriate water and wastewater infrastructure is available. Confirmation of water and wastewater servicing capacity will be required prior to clearance of conditions of draft plan approval by the Region.

4.3.4 Water and Wastewater Capacity and Servicing Assignment Update on Unit Mix and Related Populations

In April 27, 2006 Regional staff took a report to Council providing an update on how the assignment of servicing capacity was determined based on the average persons per unit (PPU) for each municipality. An analysis was undertaken to examine the actual PPU being achieved in existing and newly approved developments. The analysis demonstrated a reduced average PPU in Markham, Richmond Hill and Vaughan which

resulted in additional water and wastewater servicing capacity in these municipalities.

4.3.5 Refinement to the Region's Final Plan of Subdivision Process

On April 27, 2006 Regional Council endorsed a refinement to the Region's Final Plan of Subdivision Process, which established a two-step procedure and submission requirements for processing final plans of subdivision. The purpose of this refinement is to ensure that requests for clearance for plans of subdivision are processed in a consistent and timely manner, that the development industry has a clear understanding of the Region's requirements and to provide a trigger mechanism that ensures Regional development charges are collected near the end of the approval process.

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 October to December 2006, the Community Planning Branch collected approximately \$75,757 in fee revenue for approvals and plan review. This represents a 73% increase in fee revenues compared to the 3rd quarter of 2006 when \$43,865 was collected. On a per annum basis, fee revenues for approvals and plan review totalled approximately \$264,757, which represents a 2% increase from 2005 when fees totalled \$259,246 (*see Attachment 7*).

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. CONCLUSIONS

Of particular significance in the 4th quarter of 2006 is the increase in the number of subdivisions on which the Region provided clearance/final approval compared to the 3rd quarter of 2006.

In 2006, the Community Planning Branch saw an increase in the number of applications staff provided Regional comments and recommended conditions of approval to the area municipalities. This increase is most likely associated with the assignments of servicing capacity to local municipalities in June 2005 and April 2006 and the implementation of

the Water and Wastewater Servicing Protocol related to the provision of Regional conditions of Draft Plan Approval.

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.)