

8

PLANNING ACTIVITIES AND APPROVALS 2011 YEAR END SUMMARY

The Planning and Economic Development Committee recommends the adoption of the recommendation contained in the following report dated January 19, 2012, from the Commissioner of Transportation and Community Planning.

1. RECOMMENDATION

It is recommended that Council receive this report for information.

2. PURPOSE

This report provides a summary of the planning and development activity that Regional staff have been engaged in, and the applications approved under the Planning and Development Services Commissioner's delegated authority throughout 2011. These applications include Regional Official Plan Amendments (ROPAs), local Official Plan Amendments (OPAs), and plans of subdivision and condominium. This report also provides an update and overview of major development proposals, Regional planning initiatives and the land supply available within the current urban boundary to accommodate ground related-residential growth.

3. BACKGROUND

The authority to issue recommendations or approvals for development applications has been delegated to the Director of Community Planning, Transportation and Community Planning Department

The Director of Community Planning has been delegated the authority 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 for the year ending December 31, 2011, 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 Director of Community Planning 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 2011 staff issued decisions/reported on 18 Official Plan Amendment applications

Regional staff rendered decisions/reported on a total of 18 Official Plan Amendment (OPA) applications in 2011 (*see Table 1, Council Attachment 1*). Community Planning branch staff reviewed and approved three regionally significant local OPAs and approved a further 10 local OPAs through the “Routine” approval process. In addition, a total of five local OPAs were exempted from Regional approval. Further, Council rendered a decision on one Regional OPA. For comparison, in 2010 staff issued decisions and reported on 24 local OPAs.

In 2011, comments and conditions of draft plan approval were issued for 47 plans of subdivision and condominium, totaling 7,305 residential units

In 2011, staff issued comments and conditions of draft plan approval on a total of 34 plans of subdivision and 13 plans of condominium (*see Table 1, Council Attachment 1*). The 47 plans comprise a total of 7,305 residential units and 20.88 hectares of industrial/commercial land. In comparison for 2010, comments and conditions of draft plan approval were issued on a total of 45 plans of subdivision and condominium, consisting of 17,126 residential units. It should be noted that for 2009 the number was 5,086 residential units – which averages the cycle out over a number of years. The 2010 results were higher than average as the results included a number of revised applications submitted in the Holland Landing and Sharon communities and the Upper Unionville draft plan of subdivision in Markham.

The Region-wide housing mix for 2011 indicates that the proportionate share of single-detached, semi-detached and townhouse units increased over the results for 2010. Subsequently, 2011 saw a decrease in the proportionate share of apartment units from a

level of 37.85% in 2010 to 20.96% in 2011 for draft plan approval (*see Table 2, Council Attachment 1*). As Table 2 reflects, historically, the final quarter of each year is generally slower in activity than earlier in the year.

In 2011, clearance letters were issued on 56 plans of subdivision and condominium comprising 6,077 residential units

Regional staff issue clearance letters to the local municipalities, confirming that the applicant has satisfied the Regional conditions of draft plan approval, permitting plans of subdivision and condominium to proceed to registration for the purposes of issuing building permits. In 2011, Regional staff issued clearances for 56 plans of subdivision and condominium (*see Table 1, Council Attachment 1*). These 56 plans are comprised of 6,077 residential units and 14.77 hectares of industrial/commercial land. In comparison, for 2010, staff issued clearance on 94 plans of subdivision and condominium, consisting of 7,107 residential units and 29.38 hectares of industrial/commercial land. The reason for the significant volume of clearances in 2010 can be attributed to those applicants wishing to avoid the increase in Regional Development Charges and the completion of Regional infrastructure required to release 2011 and 2012 servicing capacity.

The supply of residential land within draft approved and registered plans is consistent with the Provincial Policy Statement

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 27,564 residential units awaiting registration, of which 19,697 are ground-related supply. An additional one-year supply of residential units exists within registered un-built developments. Accordingly, this represents an approximate four-year supply of residential units within draft approved, registered and registered un-built developments. The above calculation is based on a forecasted growth rate of 10,000 units/year.

Development Review Committee reviewed 115 new and revised development proposals in 2011

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 2011, 115 new and revised planning applications were reviewed by the committee, including 53 OPAs, 39 plans of subdivision, 16 plans of condominium and seven other applications including requests to remove land from the Parkway Belt West Plan and zoning by-law amendments. In comparison, 79 new and revised applications were reviewed by the Development Review Committee in 2010.

Staff continue to actively participate with Local Technical Advisory Committees (TACs) and Working Groups

Community Planning Branch staff continue to be actively involved and participate on a number of Regional and local Technical Advisory Committees and Working Groups. Staff's commitment and input 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:

- Markham Centre Advisory Group
- Markham Cornell Advisory Group
- Richmond Hill/Langstaff Gateway Planning Implementation
- Yonge Subway Extension Working Group
- GTA Agricultural Action Committee - Working Group
- East Gwillimbury Water Conservation Group
- Vaughan Metropolitan Centre (VMC) Implementation Group and support for VMC Sub-Committee
- West Vaughan Sewage Servicing EA Technical Advisory Committee
- Green Lane Corridor Secondary Plan Technical Advisory Committee
- Newmarket Secondary Plan and Transportation Study Steering Committees

Ontario Municipal Board approves the Regional Official Plan (2010) urban area and greenbelt land use designations within the Vaughan 400 North Employment Area

On November 8, 2011, the Ontario Municipal Board (OMB) released its decision to approve the urban area and greenbelt land use designations of the Regional Official Plan (2010) with respect to lands located within the Vaughan 400 North Employment Area. This OMB decision helps protect for future employment uses along the Highway 400 corridor, and supports the 2011 to 2015 Strategic Plan through increasing the economic vitality of the Region, promotes the protection of employment land and generates employment opportunities.

Update on applications before the Ontario Municipal Board (OMB)

Throughout 2011, Community Planning Branch staff have participated in a number of appeals before the Ontario Municipal Board (OMB), including the Aurora 2C Secondary Plan and related site-specific appeals. Currently, staff are actively involved in the appeals associated with the review and conformity exercises for the Official Plans for the Towns of Richmond Hill and East Gwillimbury, and the City of Vaughan. These appeals are in their early stages and have yet to progress past pre-hearing and procedural

discussions. Further, staff remain actively involved in the OMBI process related to the Aurora 2C Secondary Plan with a motion for a re-hearing scheduled for the second quarter of 2012.

Regional staff are also participating in appeals before the OMB related to the David Dunlap Observatory lands. Staff are currently monitoring OMB mediation discussions that may determine the extent of development for this secondary plan application.

Link to Key Council-approved plans

The comments, conditions and decisions issued by the Community Planning Branch support the policies and vision of the Regional Official Plan (2010) and Regional Official Plan (1994, as amended) including achieving the forecasted population and employment targets in Table 1 of the Regional Official Plan. In addition, the results and highlights contained within this report provide information used in support of the 2011 to 2015 Strategic Plan and the Strategic Priority Areas, including “Continue to deliver and Sustain Critical Infrastructure” and “Increase Economic Vitality of the Region”.

5. FINANCIAL IMPLICATIONS

Revenue from planning application fees totalled \$215,345 in 2011

The Community Planning Branch collected fees in accordance with Regional By-law No. 2010-15 for approvals and plan review within the Community Planning Branch. Table 3, below, indicates the amount of fees received in each quarter of 2011. Fee revenue received in 2011 totalled \$215,346. This compares to \$258,410 in 2010.

Table 1
Fee Revenue for Approvals and Review
Year 2011

	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	2011 Total
Fee Revenue	\$45,880	\$42,240	\$60,340	\$66,885	\$215,345

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 local 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

This report provides a summary of activities undertaken by the Community Planning Branch for the year ending December 31, 2011. Planning activities and approvals are reported on a quarterly basis with a summary of activities for the year provided annually. A summary of approvals issued in Q4 of 2011 is provided in Tables 4 to 7 (*See Council Attachment 2*).

For the year ending December 31, 2011, the Commissioner of Planning and Development Services:

- Rendered decisions or approved or exempted 18 local Official Plan Amendments.
- Provided comments and conditions of draft plan approval on 34 plans of subdivision and 13 plans of condominium, totalling 7,305 residential units and 20.88 hectares of industrial/commercial land.
- Issued clearance of Regional draft plan conditions and final approval on 56 plans of subdivision and condominium, totalling 6,077 residential units and 14.77 hectares of industrial/commercial land.

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.)

2011 Year End Summary

Table 1
Planning Applications Reviewed

Application Type	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	2011 Total
ROPA or Regionally Significant LOPA	1	2	0	0	3
Routine Local OPA	2	2	5	1	10
Exempt OPA	0	1	0	4	5
Regional Comments/ Conditions					
Subdivision	8	9	11	6	34
Condominium	3	3	3	4	13
Regional Clearance/ Final Approval					
Subdivision	17	6	21	9	53
Condominium	1	0	1	1	3

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	42.43	12.48	26.79	18.30	2,355.5
2	31.38	9.20	42.84	16.58	1,260.5
3	55.57	9.19	15.89	19.34	3,045.5
4	49.14	0.00	50.86	0.00	643
2011 Total	3,231 (44.23%)	690 (9.45%)	1,853 (25.37%)	1,531 (20.96%)	7,304.5
2010 Total	37.25%	7.15%	17.75%	37.85%	

* Conditions provided to local municipalities (as approval authority)

**Fourth Quarter 2011 Summary
October 1, 2011 to December 31, 2011**

Table 1
Routine Official Plan Amendments

Municipality/ Amend. #	Land Use Change	Owner	Location	Total Res. Units	Decision Time (Days)	Comment /Status
Richmond Hill OPA 266	To re-designate the subject lands from 'Commercial Area' to 'Residential Area' to permit a high density mixed use development proposal.	Guizzetti Development Inc.	9612 Yonge Street (Southwest corner of Yonge Street and Yongehurst Road)	600	55	Approved December 15, 2011

Table 2
Official Plan Amendments Exempted from Regional Approval

Municipality/ Amend. #	Land Use Change	Owner	Location	Total Res. Units	Decision Time (Days)	Comment /Status
Richmond Hill D01.11005	To amend Bayview Hill Planning District Secondary Plan (OPA 29 as amended by OPA 195) to add townhouses as a permitted use within the 'Low Density Residential' designation to permit the development of 28 townhouses.	Bayview Sapphire	9751 and 9761 Bayview Avenue.	28	17	Exempted October 17, 2011
Vaughan OP.11.008	To amend the Woodbridge Community Plan to increase the permitted building height from 6 to 7 storeys to facilitate the development of a 122 unit, 7 storey building.	Vista Parc Ltd.	4700 Highway 7, north side of Highway 7, west of Pine Valley Drive	122	18	Exempted October 24, 2011
Vaughan OP.11.007	To redesignate the subject lands from 'Town Centre Commercial' to 'High Density Residential/Commercial' to permit two apartment point towers with heights of 18 and 32-storeys.	1541677 Ontario Limited (Liberty Development)	7890 Bathurst Street	560	20	Exempted November 10, 2011

Municipality/ Amend. #	Land Use Change	Owner	Location	Total Res. Units	Decision Time (Days)	Comment /Status
Richmond Hill D01-11004	To redesignate the lands from 'Residential' to 'Neighbourhood Commercial' to permit a 97000 sq.ft plaza with one supermarket.	Yonge and Bloomingt on Incorporated	Southeast quadrant of Yonge Street and Bloomington Road	0	99	Exempted November 11, 2011

Table 3
Regional Comments/Conditions
Proposed Plans of Subdivision/Condominium

Municipality	Application #	Location	Total Units	Ind/Com (Ha)	Response Time (Days)	Response Date
East Gwillimbury	19T-09E01	Part of Lot 109, Concession 1. West of Yonge Street. Town of East Gwillimbury	79	0	32	December 12, 2011
Markham	19T-95081 (Phase 2B)	West side of Markham Road, south of Bur Oak Avenue	352	0		November 15, 2011
Newmarket	19T-11N02	Part of Lot 33, Concession 2	60	0	56	November 21, 2011
Richmond Hill	19T-10R04	371-523 Elgin Mills Road West	59	0	56	November 28, 2011
Richmond Hill	19T-09R04	136 Douglas Road, east of Yonge Street, north of Stouffville Road.	5	0	6	December 14, 2011
Vaughan	19T-11V04	Block 64, Part of Lots 11 & 12, Concession 10; East side of Highway 50, north of Langstaff Road	0	6.6	90	October 20, 2011
Markham	19CDM-11M06	Part of Lot 23, Concession 3, Block 57, Registered Plan 65M-4196	88	0	52	December 22, 2011

Municipality	Application #	Location	Total Units	Ind/Com (Ha)	Response Time (Days)	Response Date
Markham	19CDM-11M05	15-41 Glenburn Forest Way, 3-15 Berzy Creek Way, 3-9 Forest Downs Way	0	0	29	November 22, 2011
Markham	19CDM-11M04	8300 Woodbine Avenue, Markham ON	0	4.249	17	October 17, 2011
Vaughan	19CDM-11V05	Part of Lot 12, Concession 5, and Block 59, Plan 65M-2854	0	1.61	34	December 12, 2011
TOTAL	10		291	12.46		

Table 4
Clearances Sent/Final Plan Approval
Plans of Subdivision/Condominium

Municipality	Application #	Location	Total Units	Ind/Com (Ha)	Response Date
Aurora	19T-01A01	North of Vandorf Sideroad, east of Bayview Avenue	56	0	October 18, 2011
King	19T-06K04 (Phase 1)	South of King Road between Dufferin Street and Keele Street	123	0	October 6, 2011
King	19T-06K04 (Phase 2)	South of King Road between Dufferin Street and Keele Street	59.5	0	October 6, 2011
Markham	19T-04M17	Part of Lot 19, Con 6, Plan 3536, west of William Kennedy Road, South of Major Mackenzie Drive	27.5	0	November 17, 2011
Markham	19T-06M09 (Phase 3)	Part of Lot 20, Concession 81	10	0	December 9, 2011
Markham	19T-09M01	Southwest corner of Major Mackenzie Drive East and McCowan Road. Part of Lot 20, Concession 6	251	0	October 11, 2011
Markham	19T-10M02	Part of Lots 12, 13, 14, and	864	0	December 20, 2011

Munici- Pality	Application #	Location	Total Units	Ind/Com (Ha)	Response Date
		15 Concession 9			
Richmond Hill	19T-09R02	Lot 22, RP M-807, east of Bathurst Street, north of King Road	8	0	October 6, 2011
Vaughan	19T-10V01	South of Teston Road between Dufferin Street and Bathurst Street	28.5	0	December 12, 2011
Markham	19CDM- 11M01	Block 123, 65M-4193, East side of McCowan Road, north of Bur Oak Avenue	0	0	October 14, 2011
TOTAL	10		1427.5	0	