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PLANNING ACTIVITIES AND COMMISSIONER DELEGATED APPROVALS INFORMATION REPORT

OCTOBER TO DECEMBER 2005 AND YEAR END SUMMARY

The Planning and Economic Development Committee recommends the adoption of the recommendation contained in the following report March 1, 2006, from the Commissioner of Planning and Development Services:

1. RECOMMENDATION

It is recommended that this report 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 from October 1 to December 31, 2005 and for all of 2005.

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. The Regionally significant local official plan amendments, official plan amendments by way of the "routine" process, 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 and condominium considered by Regional staff, are listed in Section 4.

4. ANALYSIS AND OPTIONS

4.1 Planning Activities – October to December 2005

4.1.1 Regionally Significant Local Official Plan Amendments

Staff commented on two Regionally significant Official Plan Amendments from October 1 to December 31, 2005, as indicated in Table 1. These Regionally significant Official Plan Amendments represent key local planning initiatives that are vital to community planning.

Table 1
Regionally Significant Local Official Plan Amendments
October to December 2005

MUNICI- PALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT /STATUS
Aurora 58	To permit Regional Commercial uses, including a department store as an anchor with a full range of complementary retail and service commercial, recreational, cultural, office, entertainment, institutional and hospitality service uses.	Whitwell Developments Limited	NE corner of Leslie & Wellington to Highway 404	0.00	139	Approved by Council Oct 18, 2005
Vaughan 672	To implement the findings of the Thornhill Centre Street study.	City of Vaughan	Centre St from Dufferin to New Westminster	0.00	155	Approved by Council Oct 27, 2005

4.1.2 Routine Official Plan Amendments

Staff commented on three local official plan amendments by way of the "Routine" process from October 1 to December 31, 2005, as indicated in Table 2.

Table 2
Routine Official Plan Amendments
October to December 2005

MUNICI- PALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT /STATUS
Aurora 59	French High School Site	Conseil Scolaire De District Catholique Centre-Sud	NE Corner of Bathurst and Bloomington	0.00	28	Approved Nov 17, 2005
Richmond Hill 235	To increase the maximum average net density from 25 units per hectare to 48 units per hectare to permit the construction of nine townhouses.	1308536 Ontario Inc.	106 Lake Avenue (Oak Ridges), east of Yonge Street	9.00	56	Approved Oct 17, 2005
Vaughan 605	To re-designate lands from "Prestige Employment Area" and "Valleyland" to "Mixed High Density Residential/Commercial Use" and "Valleyland/Open Space" to facilitate the development of a seniors' retirement community and related commercial/recreation uses.	Ferma Properties Ltd	7082 Islington Avenue at Steeles Avenue, NW quadrant	0.00	32	Approved Nov 18, 2005

4.1.3 Official Plan Amendments Exempt from Regional Approval

Staff exempted two local official plan amendments from the Regional approval process in the period from October 1 to December 31, 2005, as described in Table 3.

Table 3
Official Plan Amendments Exempt from Regional Approval
October to December 2005

MUNICI- PALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT /STATUS
Markham OP.05.021516	This is a site specific amendment to permit a 506 m2 two-storey medical clinic in the "Urban Residential" designation.	Vic Tou Developments Inc.	7543 Kennedy Road	0.00	17	Exempted Nov 22, 2005
Markham OP.05.016647	To permit a private elementary school, a day nursery, and accessory uses.	Highglen Christian Montessori School	5002 14 th Avenue	0.00	11	Exempted Oct 28, 2005

4.1.4 Plans of Subdivision

During the 4th quarter of 2005 staff provided Regional comments and recommended conditions of approval to the area municipalities or Ontario Municipal Board on 8 proposed plans of subdivision, the details of which are provided in Table 4 (*Attachment 1*). The 8 plans of subdivision represent a total of 227 residential units and 0.6 hectares of industrial /commercial lands.

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 25 plans of subdivision, as indicated in Table 5 (*Attachment 2*). The 25 plans comprise 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 2005, no comments or conditions of approval were forwarded to the area municipalities, or Ontario Municipal Board, and only one clearance of Regional conditions of approval was forwarded relating to an 82 unit apartment building in Markham (19CDM-05M03, 7428 Markham Road, Milliken community).

4.1.6 Summary of Activities – October to December 2005

During the months of October to December, 2005 the Commissioner of Planning:

- Reported on two Regionally significant local Official Plan amendments.
- Issued approval to three local Official Plan Amendments by way of the "Routine" process.
- Exempted two local Official Plan Amendment applications from Regional approval.

- Provided conditions of draft approval to the area municipalities or Ontario Municipal Board on eight plans of subdivision and no plans of condominium consisting of 227 total residential units and 0.6 hectares of industrial/commercial lands.
- Provided clearance of Regional conditions to area municipalities and issued final plan approval on a total 26 plans of subdivision and condominium, comprising a total of 2,553.5 residential units and 34.65 hectares of industrial/commercial land.

4.2 Planning Activities – All of 2005

4.2.1 Official Plan Amendments

In 2005, Regional staff reported on no Regional Official Plan Amendments and 12 Regionally significant local official plan amendments as well as approved 21 local official plan amendments by way of the “Routine” process, and exempted 18 local official plan amendments from the Regional approvals process (refer to Table 6). The total number of Official Plan Amendments reviewed by staff in 2005 was 51 compared with 47 in 2004.

Table 6
Official Plan Amendments Reviewed
Year 2005

Application Type	Quarter 1	Quarter 2	Quarter 3	Quarter 4	2005 Total
Regionally Significant OPA	2	5	3	2	12
Local OPA	7	5	6	3	21
Exempt OPA	4	10	2	2	18

4.2.2 Plans of Subdivision and Plans of Condominium

During the months of January to December 2005, the Region forwarded conditions of draft approval on 26 plans of subdivision and 10 plans of condominium representing a total of 2,774 residential units and 8.1 hectares of industrial/commercial lands (refer to Tables 7 and 8). Comparatively, the Region provided comments/conditions on 54 plans of subdivision and 13 plans of condominium in 2004, involving a total of 13,602 residential units and 166.17 hectares of industrial/commercial lands.

As indicated in Table 8, nearly 60% of the total residential units proposed within the subdivision/condominium applications for which the Region provided comments/conditions were units other than single detached dwellings. It is also noted that the 3rd Quarter totals were markedly higher than the balance of the year primarily due to the release of additional servicing allocation by York Region in June 2005. This resulted in the Region forwarding comments/conditions that had previously been held in abeyance pending the availability of allocation.

Table 7
Regional Comments/Conditions Sent
Year 2005

Application Type	Quarter 1	Quarter 2	Quarter 3	Quarter 4	2005 Total
# of Subdivision Files	1	5	12	8	26
# of Condominium Files	0	3	7	0	10

Table 8
Residential Unit Mix/Totals
Regional Comments/Conditions sent re: Proposed
Plans of Subdivision and Condominium
Year 2005

Quarter	Percentage Housing Mix (%)				Unit Totals
	Detached	Semi-Detached	Towns	Apartments	
1	100	0	0	0	163
2	21.9	0	32.6	45.5	233
3	35.8	10.1	24.3	29.8	2,151
4	70.3	3.7	26	0	227
2005 TOTALS	41.2	8.1	23.7	27	2,774

From January to December 2005, staff provided clearance of Regional conditions of approval on final plans to the area municipalities and issued final plan approval on 84 plans of subdivision and condominium involving a total of 10,443 residential units and 157 hectares of industrial/commercial lands (refer to Tables 9 and 10). In comparison, in 2004, staff provided clearance/final approval on 71 plans of subdivision and condominium, involving a total of 6,677 units and 37.18 hectares of industrial/commercial lands. As such, between 2004 and 2005, there was a nearly 60% increase in the number of residential units and a 322% increase in the amount of industrial/commercial lands on which staff provided clearance/final plan approval. This increase serves to somewhat offset the considerable decrease in 2005 in the number of units and industrial/commercial lands on which staff provided draft plan conditions due primarily to servicing constraints. Further as indicated in Table 10, 40% of the residential units on which staff provided clearance were non-single detached dwelling units.

Table 9
Clearances Sent/Final Plan Approval
Year 2005

Application Type	Quarter 1	Quarter 2	Quarter 3	Quarter 4	2005 Total
# of Subdivision Files	15	22	19	25	81
# of Condominium Files	0	0	2	1	3

Table 10
Residential Unit Mix
Clearances Sent/Final Plan Approval re: Plans of Subdivision and Condominium
Year 2005

Quarter	Percentage Housing Mix (%)				Unit Totals
	Detached	Semi-Detached	Townhomes	Apartments	
1	63.3	16.6	20.1	0.0	2679
2	64.3	13.0	22.4	0.3	3443.5
3	62.5	7.6	29.9	0	1767
4	49.6	3.1	9.2	38.1	2553.5
2005 TOTALS	60.0	11	19	10	10,443

4.2.3 Summary of Activities – All of 2005

In the year 2005, the Commissioner of Planning and Development Services:

- Reported on/approved or exempted 51 Official Plan Amendment files.
- Provided comments/conditions of draft approval to the area municipalities or Ontario Municipal Board on 36 plans of subdivision and condominium representing a total of 2,774 residential units and 8.1 hectares of industrial/commercial lands.
- Provided clearance of Regional conditions and issued final plan approval on 84 plans of subdivision and condominium involving a total of 10,443 residential units and 157 hectares of industrial/commercial land.

4.3 Update on Various Planning Matters

North Leslie Secondary Plan OMB Hearing: An OMB hearing concerning the North Leslie Secondary Plan Area in Richmond Hill commenced on February 6, 2006. A total of 13 weeks has been reserved to resolve the issues which include the following:

- determining if the lands should be designated urban
- application of the Greenbelt Plan
- hydrogeological constraints
- traffic issues

- servicing issues
- employment vs. residential uses adjacent to Hwy. 404.

The North Leslie lands are located between Bayview Avenue and Hwy. 404, from Elgin Mills Road north to 19th Avenue.

One Window Planning Review: The One Window Planning Review process - whereby applications and related comments are submitted through and co-ordinated by the Planning and Development Services Department - continues to be an efficient and effective method of providing Regional comments on planning applications in a comprehensive, coordinated and timely manner. Central to this process is the Development Review Committee (DRC); which is Chaired by the Community Planning Branch and comprised of representatives from Regional departments that routinely comment on applications. The 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 principle objectives of DRC are to identify Regional interests and potential issues at an early stage in the planning review process, provide a forum for new ideas and dispute resolution, and to achieve continual improvements to the Regional review process. This has generated a higher level of co-ordination among Regional Departments, more timely and value-added comments for local municipalities and applicants, and a more pro-active approach overall. The DRC reviewed over 200 applications in 2005.

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, the Community Planning Branch collected approximately \$45,260 in fee revenue for approvals and plan review (refer to Table 11). This represents a decline in the fee revenues compared to the first, second and third quarters. On a per annum basis, fee revenues for approvals and plan review totalled approximately \$259,246, which represents an 8.2% decrease from 2004 where fees totalled \$280,494.60.

Table 11
Fee Revenue for Approvals and Plan Review

Quarter	1	2	3	4
Fee Revenue (\$)	52,280	107,186	54,520	45,260
2005 Total				
Revenue (\$) 259,246				

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

A house mix analysis of the subdivision and condominium applications dealt with by Regional staff in 2005 suggests a continued shift towards a more diverse housing stock, inline with Regional housing policies and initiatives. Given recent Provincial planning direction (2005 Provincial Policy Statement, Oak Ridges Moraine Conservation Plan, Greenbelt Plan, proposed Growth Plan) as well as Regional and Local Municipal planning initiatives promoting increased densities and intensification, it is anticipated that this trend will continue into the future.

The Senior Management Group has reviewed this report.

(The attachments referred to in this clause are attached to this report.)