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PLANNING ACTIVITIES AND
COMMISSIONER DELEGATED APPROVALS
INFORMATION REPORT
JULY 1, 2003 TO DECEMBER 31, 2003

The Planning and Economic Development Committee recommends the adoption of the recommendation contained in the following report, February 18, 2004, from the Commissioner of Planning and Development Services:

1. RECOMMENDATION

It is recommended that:

1. This report listing approvals and plan review activities issued by the Commissioner of Planning and Development Services, during the period from July 1, 2003 to December 31, 2003, 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, since the previous report.

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. These items, which include 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, are listed in Section 4.

4. ANALYSIS AND OPTIONS

4.1 Routine Official Plan Amendments

During the months of July to December staff commented on sixteen local official plan amendments by way of the "Routine" process.

Table 1

MUNICI- PALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT /STATUS
Aurora 47	Redesignates site from "Industrial" to "Site Specific Industrial" to permit used car sales	Puccini's Auto Centre	218 Edward Street, west of Industrial Parkway South		21	Approved 29/10/03
East Gwillimbury 119	To redesignate a portion of the subject lands from "Low Density Residential" to "Medium Density Residential" to permit townhouse and apartment dwellings.	767731 Ontario Limited	Holland Landing, SS of Mount Albert Road, b/w Yonge & 2nd Con.	276	20	Approved 30/09/03
East Gwillimbury 118	To redesignate from "Urban Buffer Area" to "Regional Entertainment Commercial Area" in order to permit additional retail and restaurants	Fetlar Holding Limited	Yonge Street, east side, immediately north of the EG/Nmkt boundary		26	Appealed to the OMB 04/08/03
Markham 109	To add site specific policies to Section 4.3.12.3 regarding minimum lot size, frontage and setbacks in accordance with OMB decision on the Zoning By-law	Sixteenth Warden Limited, Cachet Enclave	West of Warden Ave, south of Major Mackenzie & Bernadotte & Willow Creek	36	36	Approved 30/07/03
Markham 107	To adopt a new secondary plan for the Unionville Historic Core Area in response to a study undertaken to examine the increased number of pubs and restaurants on Main Street and parking supply.	Town of Markham	Unionville Core Area, Markham		31	Approved 22/07/03
Newmarket 27	Redesignate lands from "Business Park" to "Light Industrial" to permit an 11-lot industrial plan of subdivision (19T-03N01).	1159661 Ontario Limited	Terminus of Harry Walker Pkwy S, N of Mulock Dr, Between Leslie & 404		21	Approved 31/07/03

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Newmarket 26	To add "accessory dwelling unit" to the permitted uses in the "Low Density Residential" designation to permit accessory apartments in single and semi detached dwellings.	Town-initiated	Town-wide		26	Approved 03/09/03
Newmarket 31	Redesignate from "Medium Density Residential" to "Neighbourhood Commercial"	Town Initiated	West of Yonge Street and north of Davis Drive		14	Approved 11/11/03
Newmarket 32	To amend the "Downtown Main Street District" designation to add a union hall as a permitted use on the lands.	C.U.P.E. Local 905	20 Charles Street		11	Approved 15/12/03
Richmond Hill 219	To redesignate the lands from "Residential Low Density" to "General Commercial" to permit an automobile dealership.	1214420 Ontario Limited	East side of Yonge Street, north of Nineteenth Avenue		15	Approved 18/11/03
Richmond Hill 216	To permit an auto service station car wash in the "Neighbourhood Commercial Area"	Pickseed Canada	11151 Yonge Street at Silverwood Avenue, NE corner		21	Approved 16/09/03
Richmond Hill 215	To redesignate from "High Performance Industrial Commercial" to "Commercial" to permit large-format retail commercial development.	Yonge Bayview Holdings	High Tech Road, south side, at Silver Linden (Bayview Glen)		28	Approved 21/10/03
Richmond Hill 220	To redesignate the lands from "Rural" and "Urban Fringe" to "Village Centre" to permit comprehensive townhouse development.	Autumn Grove Builders Ltd.	11980, 11970, and 11960 Yonge Street, south of Jefferson Sideroad	17	3	Approved 16/12/03
Vaughan 595	To permit the redesignation from "Office Commercial" to "Medium Density Residential" to permit 60 semi-detached units.	Maplevit Estates Inc.	Southeast corner of Keele St & Drummond Dr in Maple Community Plan	60	25	Approved 28/07/03

Vaughan 606	To permit a motor vehicle sales establishment use, in addition to the commercial uses already permitted on site.	Bulk Transfer Systems	Northeast corner of Highway 50 and Albion-Vaughan Road		16	Approved 20/11/03
Whitchurch-Stouffville 111	Redesignate a portion of the lands from "Special Commercial Area" to "Activity Node Area" and "Residential Area" to permit the development of 100 to 110 clustered senior's res units with acc recreation, resource and community facilities.	Stouffville Stockyards Ltd.	East side of 10th Line, north Stouffville Rd., Pt. Lot 2, Con. 10 -	110	6	Approved 11/11/03

4.2 Official Plan Amendments Exempt from Regional Approval

During the months of July to December staff exempted five local official plan amendments from the Regional approval process.

Table 2

MUNICIPALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (days)	RESPONSE DATE
Aurora D09-12-03	To eliminate site specific OP provision that new commercial floor space must be in the form of an indoor mall. No additional commercial floor area is being requested.	Morguard Real Estate Investment Trust	Blks 2 and 3, RP 65M-3074, s/w corner of Bayview Ave and Hollidge Blvd		27	Exempted 11/12/03
Markham OP.03.111462	To redesignate from Low Density to High Density in the Armadale Secondary Plan to permit the development of a 4 storey 80 unit apartment building	Forest Bay Homes LTD.	West of Highway #48, south of Highglen Avenue (south of 14th Ave)	80	28	Exempted 16/07/03

Markham OP 03 108632	To redesignate lands from "Residential" to "Commercial"	Seven Star Plaza Inc.	South of Highway 7 and east of McCowan Road		2	Exempted 20/08/03
Markham OP 03 116179	To facilitate the creation of eight semi-detached residential units .	Chiavatti Developments and Bramblewell Developments	Southeast corner of Highway 7 and Swansea Road.	8	8	Exempted 10/10/03
Richmond Hill D01-02015	To convert an existing single family dwelling for a day care centre.	Tam, Cynthia	Part of Lot 20, Concession 3 EYS, Richmond Hill		13	Exempted 12/08/03

4.3 Plans of Subdivision

Table 3 (*Attachment 1*) identifies plans of subdivision that Regional comments and recommended conditions of approval were forwarded to the area municipality, or Ontario Municipal Board, by staff in the period covered by this report.

Table 4 (*Attachment 1*) identifies plans of subdivision that clearance of Regional conditions of approval on final plans were forwarded to the area municipality, or Ontario Municipal Board, by staff in the period covered by this report.

4.4 Plans of Condominium

Regional comments and recommended conditions of approval on plans of condominium forwarded to the area municipality by staff in the period covered by this report:

Table 5

MUNICIPALITY	APPLICATION #	PROPOSAL	LOCATION	RESPONSE TIME (days)	RESPONSE DATE
Richmond Hill	19CDM-03R03	90 townhouse units	Northeast corner of Bayview Avenue and Blackmore Avenue	28	July 17, 2003

5. ANNUAL SUMMARY

This report covers approvals for July 1 to December 31, 2003, however, unit totals have been calculated to illustrate the yearly activity.

In 2003 the Region forwarded draft plan conditions totalling 13,704 units, consisting of 45% detached, 12% semi-detached, 20% townhouses and 23% apartment units. In the past three years there has been an increase in the number of apartment units proposed on plans of subdivision circulated for comments. Table 6 below, provides unit counts and percentage of housing mix from 2000 to 2003.

Similarly, in 2003 the Region provided clearance of draft plan conditions for a total of 8,906 units, consisting of 58% detached, 14% semi-detached, 21% townhouses and 7% apartment units. The trend identified above, an increase in apartment units, is not as pronounced for clearance of draft plan conditions (see Table 7).

The trend for both draft approvals and final approvals clearly shows an increase in units other than detached dwellings. This trend is expected to continue and could result in a 50/50 split of detached and non detached units for draft approval in 2004.

Table 6

**Plans of Subdivision and Condominium
that Region Provided Conditions of Draft Approval**

Year	Total Unit Count	Percentage by Housing Mix			
		Detached	Semi-Detached	TH	APT
		%	%	%	%
2000	8663	51	15	23	11
2001	5397	71	13	7	9
2002	13276	47	8	29	15
2003	13704	45	12	20	23

Table 7

**Plans of Subdivision and Condominium
that Region Cleared for Final Approval**

Year	Total Unit Count	Percentage by Housing Mix			
		Detached	Semi-Detached	TH	APT
		%	%	%	%
2000	7288	64	19	15	2
2001	7195	68	12	19	2
2002	8934	65	8	19	8
2003	8906	58	14	21	7

6. FINANCIAL IMPLICATIONS

Fee revenue received in 2003 for approvals and plan review within the Community Planning Branch totalled \$311,180.00.

There are no direct financial implications associated with this report. Development from the applications listed in Tables 1 to 5 of this report will provide tax assessment to both the Region and the area municipalities.

7. 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.

8. CONCLUSION

During the months of July to December staff commented on sixteen local official plan amendments by way of the “Routine” process and exempted five local official plan amendments from the Regional approval process.

During the months of July to December the Region provided conditions of approval to the area municipalities for 23 plans of subdivision and 1 plan of condominium consisting of 5,340 detached (66%), 1,399 semi-detached (17%), 1,293 townhouse (16%) units and 24.45 ha (60.42 acres) of industrial/commercial land.

For the same period the Region provided its clearance of conditions to 38 plans of subdivision consisting of 2,134 detached (53%), 553 semi-detached (14%), 709 townhouse (18%), 614 apartment (15%) units and 133.89 ha (330.84 acres) of industrial/commercial land.

The Senior Management Group has reviewed this report.

(A copy of the attachment referred to in the foregoing is included with this report and is also on file in the Office of the Regional Clerk.)