

9

PLANNING ACTIVITIES AND COMMISSIONER DELEGATED APPROVALS INFORMATION REPORT OCTOBER TO DECEMBER 2004

The Planning and Economic Development Committee recommends the adoption of the recommendation contained in the following report, January 31, 2005, 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 October 1, 2004 to December 31, 2004, 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, 2004.

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 considered by Regional staff, are listed in Section 4.

4. ANALYSIS AND OPTIONS

4.1 Regionally Significant Local Official Plan Amendments

Staff commented on 3 Regionally significant Official Plan Amendments from October 1 to December 31, 2004, as described in Table 1. These Regionally significant Official Plan Amendments represent key local planning initiatives that are vital to community planning.

Table 1

MUNICI- PALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT /STATUS
Aurora OPA 52	To remove a portion of a collector road as it affects the OPA 30 lands	MI Developments	Southeast Corner of Bayview Avenue and Wellington Street.	0	5	Approved October 12, 2004
Georgina OPA 93	Introduce a revised Keswick Secondary Plan, delete OPA 71, add a business park study area outside the urban boundary and introduce the concept of an interchange at the future Highway 404 And Glenwoods Avenue Intersection	Town Initiated	Keswick Secondary Plan	685.00	27	Approved October 05, 2004 ▪ one site specific appeal.
Vaughan 610	Preparation of a Corridor Management Plan and assessment of potential low intensity development for four parcels situated on the valley floor but outside any environmental hazards.	Town Initiated	Refinement to the Kleinburg Community Plan	To be determined	26	Approved November 26, 2004

4.2 Routine Official Plan Amendments

Staff commented on 5 local official plan amendments by way of the “Routine” process from October 1 to December 31, 2004, as represented in Table 2.

Report No. 3 of the Planning and Economic Development Committee
Regional Council Meeting of March 31, 2005

Table 2

MUNICI- PALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT /STATUS
Aurora OPA 56	To refine the boundaries of Industrial and Open Space lands to reflect changes to the flood prone areas on the property that resulted from a realignment of an abutting watercourse.	Bricon Construction Limited	Lot 13, Blocks A and B, Plan M-51 - 27 Allaura Blvd.	0	30	Approved October 22, 2004
East Gwillimbury OPA 123	To amend the Green Lane West Community Plan (OPA 110) to refine the land use boundaries and to remove the "future" restrictions on the residential designations.	Minto Homes, Dunlap Family	Part of Lot 100, Concession 1 WYS, Southside of Green Lane West of Yonge Street	685	3	Approved October 19, 2004
Newmarket OPA 34	To reflect the results of environmental, open space and parks needs assessments and to refine the locations of school sites within the secondary plan area.	Town Initiated	Northwest Newmarket Secondary Plan	0	4	Approved October 26, 2004
Vaughan 616	Redesignation Low Density Residential to Medium Density Residential to permit townhouses on a common element condominium road	Stone Manor Developments	Southwest corner of Highway 7 and Helen Street - 4713 to 4751 Hwy 7	86	30	Approved December 17, 2004
Vaughan 617	Redesignation from Low Density Residential to Medium Density Residential to permit townhouses on a common element condominium road	Town Initiated	South Side of Highway 7 West of Helen Street	30	0	Approved December 17, 2004

4.2.1 Official Plan Amendments Exempt from Regional Approval

Staff exempted 6 local official plan amendments from the Regional approval process in October 1 to December 31, 2004, as described in Table 3.

Table 3

MUNICI- PALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT/ STATUS
Markham OP.04.011140	Redesignation from Transportation & Low Density Housing to Medium Density Housing to permit the construction of 10 townhouse units.	Proctor Investments Ltd.	Northeast corner of Henderson Ave. and Proctor Ave.	10	16	Exempted October 14, 2004
Vaughan OP.04.011	Redesignation from Office Commercial to Neighbourhood Commercial.	Variety (The Children's Charity) Ontario	North of McNaughton Road on the west side of Keele Street	0	18	Exempted October 15, 2004
Markham MI.491	To refine the policies of the Industrial - Business Corridor Areas to reduce the maximum gfa of retail and further clarify the planned function of the designation.	Town Initiated	Town wide - Business Corridor Area designation	0	1	Exempted November 17, 2004
Markham OP 04 025537	To permit a Montessori school.	Woodbine Montessori School	9921 Woodbine Avenue East side of Woodbine, south of Major Mackenzie	0	28	Exempted December 2, 2004
Markham OP.04.017782	Redesignation from High Density Housing to Medium Density Housing to ensure compatibility with the existing Legacy Community	Town Initiated	North of McNaughton Road on the west side of Keele Street	0	7	Exempted December 2, 2004
Markham OP.04.025509	Redesignation from Community Amenity Area - Corridor to Community Amenity Area - Arterial to permit a gas bar, car wash and a future commercial plaza	Dovcom Realty Inc., Danvest Wismer Investments Ltd.	Southeast corner of Major Mackenzie Drive East & McCowan Road	0	1	Exempted December 13, 2004

4.3 PLANS OF SUBDIVISION

During the months of October to December, the Region forwarded conditions of draft approval to the area municipalities for 12 plans of subdivision and 4 plans of condominium for a total of 1,487 units. Table 4 (*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.

Draft plan of subdivision approvals have been impacted by the delays in the approval for critical infrastructure. The total number of units the Region has forwarded draft plan approval conditions on has declined by approximately 70% compared to first and second quarter results, as illustrated in Table 5. While this decline is dramatic, it should be noted that similar quarterly results have been experienced in 2000, 2001 and 2003. The decline is amplified because the first two quarters were extraordinarily high and the last two quarters were impacted by ongoing sanitary sewer capacity issues.

Table 5

Total Number of Units	Quarter 1	Quarter 2	Quarter 3	Quarter 4	2004 Total
Forwarded Conditions of Draft Approval	3,420	7,100	1,595	1,487	13, 602
Provided Clearance for Final Approval	1,487	2,237	1,744	1,209	6,677

During the months of October to December the Region provided its clearance for final approval on 14 final plans for a total of 1, 209 units. Table 6 (*Attachment 1*) identifies those plans of subdivision that did received clearance of Regional conditions. The decline in draft plan approvals has begun to filter through the development process and led to a decline in subdivision clearances and registrations. This is illustrated by an approximate 37% decline in the total number of units the Region has provided clearance for when compared to first and second quarter results. It is likely this trend will continue over the next eight to twelve months.

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 7

MUNICIPALITY	APPLICATION #	LOCATION	Total Units	Ind/Com	RESPONSE TIME (days)	RESPONSE DATE
Vaughan	19CDM-04V06	North of Highway 7 and West of Highway 400	0	1.03	35	October 14, 2004
Markham	19CDM-04M08	North Side of Sixteenth Ave., West of Ninth Line	44	0	31	November 11, 2005
Markham	19CDM-04M07	South of Highway 7, West of Bayview Avenue	124	0	28	November 19, 2004
Markham	19CDM-04M06	Northwest Corner of Steeles Avenue East and Valloncliffe Road	9	0	36	October 08, 2004
Vaughan	19CDM-04V05	North of Four Valley Drive, East of Highway 400 between Rutherford Road and Langstaff Road	0	1.73	57	October 18, 2004

4.5 UPDATE ON STAFF REPORTS PREPARED FOR REGIONAL COUNCIL BETWEEN OCTOBER AND DECEMBER 2004

In November 2004, Regional staff reported on the West Gormley Official Plan Amendment and related draft plans of subdivision. Since that time, staff attended a preliminary pre-hearing conference on November 17, 2004, and participated in an Ontario Municipal Board (OMB) teleconference call on January 15, 2004. The OMB has scheduled a Motion Hearing to commence May 25, 2005.

The City of Vaughan Official Plan Amendment 610 – Highway 27 Valley Corridor Study was approved by Regional Council on November 17, 2004. The Amendment came into force on December 16, 2004 and provides for the completion of the Kleinburg-Nashville Community Plan by providing detailed policies for the environmental area currently designated “Regional Road 27 Valley Corridor Study Area”.

Regional Official Plan Amendment (ROPA) 43 – Regional Centres and Regional Corridors was adopted by Regional Council on December 16, 2004. A formal notice of decision was issued December 17, 2004 and ROPA 43 came into force January 7, 2005.

4.6 2004 ANNUAL SUMMARY OF DEVELOPMENT ACTIVITIES

A more comprehensive report will be forwarded to Planning Committee and Council entitled “Planning Activities and Commissioner Delegated Approvals Information Report January 1, 2004 to December 31, 2004” which identifies and compares existing and emerging development trends based on annual data and Regional Key Performance Indicators. For these reasons, the following provides a brief summary of the

development activities of the Community Planning Branch during the period from January 1, 2004 to December 31, 2004.

4.6.1 2004 Summary of Official Plan Amendments

In 2004, Regional staff commented on 4 Regionally significant local official plan amendments 16 local official plan amendments by way of the “Routine Process, and exempted 27 local official plan amendments for the Regional approval process, as described in Table 8. The number of Official Plan Amendments staff have reviewed remain consistent with 2003 levels.

Table 8

Application Type	Quarter 1	Quarter 2	Quarter 3	Quarter 4	2004 Total
Regionally Significant OPA	1	0	0	3	4
Local OPA	1	2	8	5	16
Exempt OPA	6	7	8	6	27

4.6.2 Year End Summary of Plans of Subdivision and Plans of Condominium

During the months of January to December, the Region forwarded conditions of draft approval to the area municipalities for 55 plans of subdivision and 14 plans of condominium representing a total of 13,602 units, as described in Table 9. This represents a decline in the number of applications that have been commented by Regional staff compared to 2003 levels.

Table 9
Plans of Subdivision and Condominium
the Region Provided Conditions of Draft Plan Approval

Quarter	Percentage Housing Mix (%)				Unit Totals
	Detached	Semi-Detached	Townhomes	Apartments	
1	86.84	10.87	2.36	0	3420
2	60.25	21.33	12.22	0	7100
3	32.03	5.34	5.83	55.86	1595
4	51.17	24.34	13.58	11.23	1487
2004 TOTALS	62.63	17.17	9.14	7.77	13602

During the same period, the Region forwarded clearance for final approval to the area municipality for 71 plans of subdivision and condominium for a total of 6,931 units, as described in Table 10. This also represents declines in the number of clearances that have been commented by Regional staff compared to 2003 levels.

Table 10
Plans of Subdivision and Condominium
the Region Provided Clearance for Final Approval

Quarter	Percentage Housing Mix (%)				Unit Totals
	Detached	Semi-Detached	Townhomes	Apartments	
1	63.01	21.85	15.13	0	1487
2	64.59	13.67	21.72	0	2237
3	49.77	22.71	27.52	0	1744
4	71.62	15.05	13.31	0	1209
2004 TOTALS	61.64	18.10	20.24	0	6677

In 2004, analysis of York Region's housing mix indicated a continued improvement towards a range of housing opportunities. As illustrated in Tables 9 and 10, development activities in 2004 indicate a balanced housing stock that is in keeping with the 60%/40% housing mix target. This improvement has occurred despite the low percentage of apartment units that have been reviewed for draft approval and clearance. It is anticipated that apartment units, as a percentage of the housing mix, will increase over the next several years through the implementation of ROPA 43 – Regional Centres and Regional Corridors and Policy 5.2.4, which directs 30% of the Region's forecasted population increase to existing built-up urban areas.

It should also be noted, that development activity is expected to increase as we approach the in-service date for critical servicing infrastructure.

5. FINANCIAL IMPLICATIONS

There are no direct financial implications associated with this report. Development from the applications listed in Tables 1 to 7 of this report will provide tax assessment to both the Region and the area municipalities.

Table 11
Fee Revenue for Approvals and Plan Review

Quarter	1	2	3	4
Fee Revenue (\$)	83,450.00	88,050.00	62,736.60	46,258.00
2004 Total Revenue (\$)				280,494.60

Fee revenue received between January and December for approvals and plan review within the Community Planning Branch totalled approximately \$280, 494.60. During the months of October and December the Community Planning Branch collected approximately \$46,258.00 in fee revenue for approvals and plan review. This represents a decline in the fee revenues compared to the first, second and third quarters.

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

During the months of October to December the Commissioner of Planning reported on 3 Regionally significant local Official Plan amendments, issued approval to 5 local Official Plan Amendments by way of the “Routine” approval process and exempted 6 local Official Plan Amendment applications from Regional approval.

During the same period, the Region forwarded conditions of draft approval to the area municipalities for 12 plans of subdivision and 5 plans of condominium for a total of 1,487 units. Draft plan of subdivision approvals have been impacted by the delays in the approval for critical infrastructure. As such, the total number of units the Region has forwarded draft plan approval conditions on has declined by approximately 70% compared to first and second quarter results. The decline is amplified because the first two quarter were extraordinarily high and the last two quarter were impacted by ongoing sanitary sewer capacity issues.

The total residential housing mix for conditions of draft plan approval and clearances commented on by Regional staff in 2004 consists of the following 62.14% detached units, 17.9% semi-detached units, 14.69% townhouse units, and 3.88% apartments.

In 2004, house mix analysis indicated a continued improvement towards a range of housing opportunities and development activities indicate a balanced housing stock in keeping with the 60%/40% housing mix target.

The Senior Management Group has reviewed this report.

(The attachment referred to in this clause is attached to this report.)