

6

PLANNING ACTIVITIES AND COMMISSIONER DELEGATED APPROVALS INFORMATION REPORT JANUARY 1 TO MARCH 31, 2010

The Planning and Economic Development Committee recommends the adoption of the recommendation contained in the following report dated April 6, 2010 from the Commissioner of Planning and Development Services.

1. RECOMMENDATION

It is recommended that this report be received for information.

2. PURPOSE

This report has been prepared to advise Planning and Economic Development Committee and Regional Council of planning activities under the Commissioner's delegated authority throughout Q1 of 2010 (January 1 to March 31, 2010).

This report provides a summary and update of major development applications and planning initiatives that have been reviewed by Regional Staff and approved by Regional Council and include: Region Official Plan Amendments (ROPAs), local Official Plan Amendments (OPAs), and plans of subdivision and condominium. This report also provides an update on the land supply available within the current urban boundary to accommodate ground-related residential growth.

3. BACKGROUND

Council has delegated authority to the Commissioner to issue recommendations or approvals related to development applications

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 and Economic Development Committee on a quarterly basis. This report represents Q1 of 2010, and provides 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 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

Staff rendered decisions/reported on a total of five (5) OPA applications

In Q1 of 2010 (January 1 to March 31, 2010), Regional staff rendered decisions on a total of five (5) OPA applications. Decisions on four (4) local OPAs were issued by way of the “Routine” process and one (1) local OPA was exempted from Region approval (*see Tables 1 and 2*). There were no decisions rendered for Regionally Significant OPAs in Q1 of 2010. This represents a minor decrease when compared to the six (6) OPA applications commented on in Q1 of 2009.

Table 1
Routine Official Plan Amendments
January 1, 2010, to March 31, 2010

MUNICI- PALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT /STATUS
East Gwillimbury OPA 130	To amend the designations and policies of the Sharon CP by: increasing the pop. from 9,200 to 12,100, re-designation of lands from "Low Density Residential" to "Medium Density Residential", re-classification of portions of the road system and a cost sharing agreement.	Sharon Village Landowners Group	Sharon Community Plan Area		12	Approved 01/02/2010

Report No. 4 of the Planning and Economic Development Committee
Regional Council Meeting of May 20, 2010

MUNICI- PALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT /STATUS
Vaughan OPA 704	To permit a 6 storey, 135 unit assisted living seniors retirement residence with accessory ground floor uses, and a 15 storey, 162 apartment units (seniors condominium) with ground floor commercial.	Madison Bathurst Holdings Limited	Northwest corner of Bathurst Street and Lebovic Campus Drive	297	24	Approved 07/01/2010
Vaughan OPA 705	City wide amendment to implement the provisions of Bill 51 with respect to complete applications.	City of Vaughan	City of Vaughan		53	Approved 01/02/2010
Vaughan OPA 706	City wide and initiated amendment to implement the provisions of Bill 51 related to enhanced site plan control tools including matters exterior, sustainable and accessible design.	City of Vaughan	City of Vaughan		54	Approved 01/02/2010

Table 2
Official Plan Amendments Exempted from Regional Approval
January 1, 2010, to March 31, 2010

MUNICI- PALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT /STATUS
Markham OP 09 126880	Site specific amendment to permit a medical clinic, pharmacy and office use within the "Urban Residential" designation.	1756845 Ontario Inc.	Northeast corner of McCowan Road and Denison Street		5	Exempted 20/01/2010

York Region issued comments and conditions of draft plan approval on eight (8) applications representing 2,129 residential units

In Q1 of 2010, the Region issued comments and conditions of draft approval on seven (7) plans of subdivision and one (1) plan of condominium, details of which are presented in *Table 3 (see Attachment 1)*. The eight (8) plans of subdivision and condominium comprise a total of 2,129 residential units and 2.72 hectares of industrial/commercial land. In comparison, in Q1 of 2009 Regional staff issued comments and conditions of

draft plan approval for twelve (12) plans of subdivision and condominium totalling 1,570 residential units and 9.19 hectares of commercial/industrial land. Q1 of 2010 represents an increase in the proposed number of residential units over the same period in 2009.

Region issued clearance of Regional conditions for final approval for 721 residential units and 27.87 ha of industrial commercial land

During Q1 of 2010, staff provided clearance of Regional conditions for final approval on 10 plans of subdivision and two plans of condominium, comprised of 307.5 single-detached, 144 semi-detached and 104 townhouse units and 166 apartment units, for a total of 721 residential units and 27.87 hectares of industrial/commercial land (*see Table 4, Attachment 2 for details*). The above results represent an increase over the results of Q1 of 2009, in which the Region provided clearance for eight (8) plans representing 494 residential units and 22.06 hectares of commercial/industrial land.

York Region has 32,539 units awaiting registration representing a 3 year supply of draft approved units available for registration

Region wide, there are currently 32,539 units awaiting registration, of which 23,688 units are ground related supply. This represents a 3 year supply of draft approved units available for registration. Calculation of the above results is based on a forecasted rate of growth in York Region of 10,000 units/year.

The Provincial Policy Statement, 2005 (PPS) requires municipalities to maintain a three (3) year supply of serviced residential lands which are appropriately zoned, draft approved or registered. The Region can service a four (4) year supply based on the completion and implementation of new infrastructure including upgrades to the Duffin Creek Water Pollution Control Plant (WPCP) and the flow control measures in the York-Durham Sanitary Sewer (YDSS). These key infrastructure targets are on track for completion in Q4 of 2010 and Q2 of 2010 respectively, which will ensure the availability of a serviced residential land supply in keeping with the PPS. The ongoing pursuit of completion of future key infrastructure, such as the Southeast Collector Sewer, within the targeted timeframes will be required to ensure an adequate serviced residential land supply is maintained in accordance with the PPS.

Development Review Committee reviewed 35 new and revised applications

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 uses. In Q1 of 2010, a total of 35 new and revised planning application were reviewed by DRC, including 19 OPAs, 14 plans of subdivision and one (1) plan of condominium.

Participation on Local Technical Advisory Committees and Working Groups helps to facilitate the timely and effective co-ordination of development approvals

The Community Planning Branch staff are actively involved and participate on a number of Regional and Local Technical Advisory Committees and Working Groups. Staff's commitment and participation on these committees is important to ensuring that Regional and Local issues are identified and resolved early in the planning process. Staff's involvement also helps to facilitate the timely and effective co-ordination of future development approvals.

In Q1 of 2010, a substantial amount of work has been centered on the local municipal plan conformity exercises for *Places to Grow* (local conformity deadline June, 2010), the *Greenbelt Plan* and the Regional Official Plan.

Community Planning staff participate on the following working groups and committees including:

- East Gwillimbury Official Plan Review Team
- Sutton Secondary Plan Technical Advisory Committee
- Markham Centre Advisory Group
- Markham Cornell Advisory Group
- Langstaff Area Secondary Plan Study
- Vaughan Official Plan Technical Advisory Committee
- Vaughan Yonge Street Study
- Yonge Subway Extension Working Group
- York Region Agricultural Liaison Group
- GTA Agricultural Working Group
- East Gwillimbury Water Conservation Group
- Aurora Yonge-Wellington Corridor Study
- Woodbridge Study SPA Review Working Group
- Vaughan Metropolitan Centre Technical Advisory Committee
- Vaughan Technical Advisory Committee for the Jane Street and Major Mackenzie Drive Planning Study

Deferral #2 to Amendment No. 168 (Cornell Secondary Plan) Town of Markham

At its meeting of February 25, 2010, Council adopted the recommendations of a staff report for a 12 month extension to the time horizon for the Deferral #2 area within the Cornell Secondary Plan (OPA 168). The subject lands are located on the north side of Highway 7, between Ninth Line and Bur Oak Avenue, within the Cornell Centre. The purpose of this extension is to allow an opportunity for further discussion between the Town of Markham and the landowners on a revised development proposal for the site.

The Region approved OPA 168 in June 2008 subject to modifications and two deferrals. The Cornell Centre is a planned mixed-use centre, and envisions transit supportive residential densities and employment uses. The Town of Markham has not completed its study of the subject lands, and once complete a revised development proposal for the site may be required. Regional staff will be reporting back to Council on this matter in February 2011.

5. FINANCIAL IMPLICATIONS

Fee revenue received between January 1st and March 31st, 2010, for approvals and plan review within the Community Planning Branch totalled \$67,465. In comparison, the Community Planning Branch collected \$97,675 and \$77,750 in fee revenue over the same period in 2009 and 2008, respectively.

There are no direct financial implications associated with this report. Development from the applications listed in *Tables 1 to 4* will provide a 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 principle of 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 approvals issued by the local municipalities.

7. CONCLUSION

In Q1 of 2010 (January 1 to March 31, 2010) the Commissioner of Planning:

- Issued approval on four (4) Local Official Plan Amendments by way of the “Routine” process.
- Exempted one (1) local Official Plan Amendment applications from Regional approval.
- Provided conditions of draft approval to the local municipalities or Ontario Municipal Board on seven (7) plans of subdivision and one (1) plan of condominium, comprising a total of 2,129 residential units and 2.72 hectares of industrial/commercial land.
- Provided clearance of Regional conditions to local municipalities on 12 plans of subdivision and condominium comprising a total of 721 residential units and 27.87 ha of commercial/industrial land.

These results represent Q1 of 2010, and should not be used as an indicator of broader development related trends. Development trends will be analysed on a yearly basis through a 2010 year end summary to be provided to Council in early 2011.

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

Table 3
Regional Comments/Conditions
Proposed Plans of Subdivision/Condominium
January 1 to March 31, 2010

MUNICI- PALITY	APPLICATION #	LOCATION	TOTAL UNITS	IND/COM (ha)	RESPONSE TIME (days)	RESPONSE DATE
Richmond Hill	19T-08R02	East side of Bathurst Street, north of King Road	21		13	03/03/2010
Richmond Hill	19T-08R01	13301 Bathurst Street, east side of Bathurst Street between King Road and Bloomington Road	36		6	19/01/2010
Richmond Hill	19T-04R03 and 19T-98R07	North of 19 th Avenue between Bayview Avenue and Yonge Street	42		28	22/02/2010
Markham	19T-08M02	West of Donald Cousens Parkway, between Highway 7 and 16 th Avenue	996.5	2.125	83	15/03/2010
Markham	19T-03M08 (Phase 3)	North side of 16 th Avenue, east of McCowan Road	60		32	16/02/2010
Markham	19T-01M20 (Phase 3)	West side of Highway 48, south of Bur Oak Avenue	28.5		6	18/01/2010
Markham	19T-06M15	East side of Warden Avenue, south of Highway 7	945		75	11/01/2010
Richmond Hill	19CDM-09R03	East side of Yonge Street, south of Jefferson Forest Drive		0.6	49	27/01/2010
TOTAL	8		2,129	2.725		

Table 4
Clearances Sent/Final Plan Approval
Plans of Subdivision/Condominium
January 1 to March 31, 2010

MUNICI-PALITY	APPLICATION #	LOCATION	TOTAL UNITS	IND/COM (ha)	RESPONSE DATE
Richmond Hill	19T-05R03	East of Bathurst Street, south of Gamble Road	4		26/02/2010
Richmond Hill	19T-09R01	11151 Yonge Street, north side of Silverwood Avenue, east of Yonge Street, south of 19 th Avenue	216		02/02/2010
Richmond Hill	19T-09R03	Southwest corner of the intersection of Benson Street and Hall Street, west of Yonge Street, north of Major Mackenzie Drive	18		10/02/2010
Markham	19T-03M12 (Phase 2B2)	South of Highway 407, east of Ninth Line	236	15.441	29/01/2010
Markham	19T-95065 (Phase 2)	South side of Major Mackenzie Drive, east of Dufferin Street	7.5		05/01/2010
Richmond Hill	19T-99R21 (Phase 2)	North of 19 th Avenue, between Yonge Street and Bayview Avenue	106		22/02/2010
Vaughan	19T-03V11	West side of Dufferin Street, south of Kirby Road	83		27/01/2010
Richmond Hill	19T-01R07	South of Gamble Road, east of Bathurst Street	36		19/02/2010
Richmond Hill	19T-03R24	North side of 19 th Avenue, west of Bayview Avenue	15		29/01/2010
King	19T-98K01	East of Highway 27, south of Highway 9		9.694	27/01/2010
Richmond Hill	19CDM-09R03	East side of Yonge Street, south of Jefferson Forest Drive		0.6	15/03.2010
Markham	19CDM-09M01	Northeast corner of Highway 48 and New Delhi Drive		2.1385	08/02/2010
TOTAL	12		721.5	27.87	