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PLANNING ACTIVITIES AND COMMISSIONER DELEGATED APPROVALS JANUARY 1, 2009 TO MARCH 31, 2009

The Planning and Economic Development Committee recommends the adoption of the recommendation contained in the following report dated June 17, 2009, from the Commissioner of Planning and Development Services.

1. RECOMMENDATION

It is recommended that:

1. Council receive this report for information.

2. PURPOSE

This report is submitted to advise Planning and Economic Development Committee and Regional Council of planning activities under the Commissioner's delegated authority from January 1 to March 31, 2009.

This report also provides a summary and update of major development applications and planning initiatives that have been reviewed by Regional staff and approved by Regional Council including Regional Official Plan Amendments (OPAs), local Official Plan Amendments, and plans of subdivision and condominium.

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 and Economic Development Committee on a quarterly basis. This report provides a list of the following delegated approvals including:

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, road, financial and planning conditions.
4. Final approval of 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

4.1 OFFICIAL PLAN AMENDMENTS (OPA)

In total, Regional staff issued decisions/reported on a total of 6 OPA applications in the first quarter of 2009 compared to 5 in the first quarter of 2008. As indicated in Tables 1 and 2 below, Regional staff approved 2 local Official Plan Amendments by way of the “Routine” process and exempted 4 local Official Plan Amendments from the Regional approval process. No regionally significant local Official Plan Amendments were approved in the first quarter of 2009.

Table 1
Routine Official Plan Amendments
January 1, 2009 to March 31, 2009

MUNICI- PALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT /STATUS
Whitchurch- Stouffville OPA 123	To redesignate the subject lands from “Convenience Commercial” to “Prestige Industrial” to permit industrial uses	Second Gormley Investments Ltd.	2379 Stouffville Road	0	22	Decision issued: 2009/02/12
Whitchurch- Stouffville OPA 124	To redesignate the subject lands from “Prestige Industrial” to “General Commercial” to permit a Tim Horton’s restaurant with a drive-thru	2054889 Ontario Ltd.	12332 Woodbine Avenue	0	13	Decision issued: 2009/02/12

Table 2
Official Plan Amendments Exempted from Regional Approval
January 1, 2009 to March 31, 2009

MUNICI- PALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT /STATUS
Markham OP.08.115891	To permit office and commercial uses on lands fronting onto Harlech Court and Guardsman Road	Town Initiated	Harlech Court and Guardsman Road, within the Thornhill Secondary Plan Area	0	22	Exempted: 2009/03/20
Markham OP.08.121619	To amend the "Business Corridor" designation to increase the permitted floor area of an individual retail premise from 6,000 sq.m. to 20,000 sq.m.	Box Grove Developments Inc.	Southwest corner of Highway 407 and Donald Cousens Parkway	0	2	Exempted: 2009/02/13
Markham OP.08.129443	Redesignate from "Agricultural 1" to "Urban Residential – Neighbourhood Commercial Centre" and to increase the maximum permitted GFA from 1,900 sq.m. to 3,128 sq.m.	Kylemore Post Road Limited (Village Grocer)	Northeast quadrant of Kennedy Road and 16 th Avenue	0	3	Exempted: 2009/01/23
Vaughan OP.08.018	Housekeeping amendment to apply "Corporate Centre Corridor" designation to property along Jane Street, north of the "Node" designation	Town Initiated	Vaughan Corporate Centre	0	10	Exempted: 2009/01/26

4.2 PLANS OF SUBDIVISION AND CONDOMINIUM

During the first quarter of 2009, the Region forwarded comments/conditions of approval on 11 plans of subdivision and one plan of condominium, representing 1,570 residential units and 9.195 ha of industrial/commercial land, as indicated in Table 3 (see Attachment 1). This represents an increase compared to the first quarter of 2008 when comments/conditions were provided on two plans of subdivision and one plan of condominium, representing 257 residential units and 0 ha of industrial/commercial land.

In the same period, staff provided its clearance for final approval on 8 plans of subdivision, representing 494 residential units and 22.06 ha of industrial/commercial land, as indicated in Table 4 (see Attachment 2). This represents a decrease compared to the first quarter of 2008 when clearances were provided on 16 plans of subdivision, representing a total of 1,067 residential units and 9.52 ha of commercial/industrial lands.

4.3 CURRENT RESIDENTIAL LAND SUPPLY

Region wide there are currently 26,973 units awaiting registration, of which 22,026 is ground related supply. This represents approximately a 2.8 year supply of draft approved units, based on the lower growth rate that the Region is currently experiencing.

The Provincial Policy Statement, 2005 (PPS) requires municipalities to maintain a 3 year supply of serviced residential lands which are appropriately zoned, draft approved or registered. The Region can service a 4 year supply based on the implementation of the upgrades to the Duffin Creek Water Pollution Control Plant (WPCP) and the flow control measures in the York-Durham Sanitary Sewer (YDSS). However, to ensure a 3 year supply of draft approved units, it is important that key infrastructure completion targets for both the WPCP expansion plan and the Southeast Collector are achieved, as this will ensure that the Region continues to meet the PPS requirement.

4.4 DEVELOPMENT REVIEW COMMITTEE (DRC)

The DRC meets bi-weekly to discuss all recently submitted development applications and other related matter including trends, changes to legislation and/or process and emerging issues. In the first quarter of 2009, DRC reviewed a total of 20 new planning applications including 15 Official Plan Amendments, 3 plans of subdivision, and 2 plans of condominium.

4.5 TECHNICAL ADVISORY COMMITTEES AND WORKING GROUPS

A large portion of the work being done by staff in the Community Planning Branch includes participation on Technical Advisory Committees and Working Groups. Participation in these committees is extremely valuable. Regional and local issues are identified and resolved early in the planning process ensuring that future development applications can be dealt with in an effective and timely manner.

Community Planning staff have/and continue to participate on the following working groups and committees including:

1. East Gwillimbury Official Plan Review Team,
2. Sutton Secondary Plan Technical Advisory Committee,
3. Richmond Hill Downtown Yonge Street Study,
4. Markham Yonge/Steeles Corridor Study,
5. Markham Centre Advisory Group,
6. Markham Cornell Advisory Group
7. Langstaff Area Secondary Plan Study,
8. Vaughan Official Plan Technical Advisory Committee,
9. Vaughan Yonge Street Study,
10. Yonge Subway Extension Working Group,
11. York Region Agricultural Liaison Group

12. GTA Agricultural Working Group, and
13. East Gwillimbury Water Conservation Group

4.6 SIGNIFICANT DEVELOPMENT ACTIVITIES/REPORTS

Richmond Hill OPA 246 Settled at Ontario Municipal Board

Community Planning Branch staff took part in the OMB negotiations, which lead to a settlement of the appeal to Richmond Hill's OPA 246. This Amendment adds important employment land conversion policies that are in conformity to the Provincial Growth Plan. The Amendment provides the Town with strong policies to protect their industrially designated lands by restricting amendments to add non-employment uses and by defining non-employment uses.

Extension granted to Deferral No. 2 to Amendment No. 168 (Cornell Secondary Plan)

In January 2009, Regional Council approved a request to extend the time period for Deferral No. 2 to the updated Cornell Secondary Plan, which was approved in June 2008. The purpose of deferring the land use designations and policies for this portion of the Plan was to allow the landowners to engage in further discussions with Town of Markham staff in respect to a revised development proposal on the site. Since the approval of the updated Secondary Plan for Cornell, the landowners within Deferral Area No. 2 have presented a mixed-use development plan to the Town. However, the Town of Markham required additional time to complete its review prior to the initial expiry date of the deferral (January 2009). An additional 12 month extension was granted.

Privately Initiated Application Proposes to Expand the Region's Urban Boundary Area

In February 2009, Community Planning Branch staff held a public meeting and reported on a privately initiated application for a site specific expansion to the Region's urban boundary. The request proposes to redesignate approximately 18 ha (44.6 acres) of land located at the northeast corner of Yonge Street and Green Lane from "Agricultural Policy Area" to "Urban Area". The proposed Regional amendment will facilitate the approval of a local Official Plan amendment, which will permit a full range of retail commercial uses, restaurants, entertainment and financial institutions. The application is awaiting completion of the Town of East Gwillimbury's new Official Plan.

5. FINANCIAL IMPLICATIONS

There are no direct financial implications associated with this report. Development from the applications listed in Tables 1 to 4 of this report will provide tax assessment to both the Region and local municipalities.

Fee Revenue received between January and March, 2009 for approvals and plan review within the Community Planning Branch totalled \$97,675. This represents a 25.6% increase when compared to the first quarter results for 2008 of \$77,750.

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 local municipalities.

7. CONCLUSION

In the 1st quarter of 2009, the Commissioner of Planning and Development Services:

- Reported on/approved or exempted 6 Official Plan amendment applications.
- Provided comments/conditions of draft approval to the local municipalities or Ontario Municipal Board on 11 plans of subdivision and one condominium representing 1,570 residential units and 9.195 hectares of industrial/commercial lands.
- Provided clearance of Regional conditions to local municipalities and issued final plan approval on a total of 8 plans of subdivision representing 494 residential units and 22.06 ha of industrial/commercial lands.
- Reviewed 20 new planning applications at DRC including 15 Official Plan amendments, 3 plans of subdivision, and 2 plans of condominium.

These results represent the first quarter of 2009 and should not be used as an indicator of broader development related trends. Development trends will be analysed on a yearly basis through a 2009 year end summary to be provided to Council in early 2010.

For more information on this report, please contact Sabrina Bordone, Planner, Community Planning at (905) 830-4444, Ext. 1504 or Heather Konefat, Director, 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.)

Table 3
Regional Comments/Conditions
Proposed Plans of Subdivision/Condominium
January 1, 2009 to March 31, 2009

MUNICI- PALITY	APPLIC- ATION #	LOCATION	Total Units	Ind/ Com (ha)	RESPONSE TIME (days)	RESPONSE DATE (y/m/d)
Markham	19T-02M11 (Phases 3 & 4) & 19T-98M06	North of 16 th Avenue, east of McCowan Road	150.5	0	91	2009/01/06
Markham	19T-02M08 (Phase 4)	South of Major Mackenzie Drive, west of Highway 48	328	7.355	44	2009/02/02
Markham	19T-02M03 (Phase 4)	East of McCowan Road, south of the Bur Oak Alignment	363	0	76	2009/01/04
Markham	19T-06M09	South of Major MacKenzie Drive, east of Highway 48	300.5	0	55	2009/01/06
Richmond Hill	19T-07R02	North of King Road, east of Bathurst Street	11	0	47	2009/02/26
Richmond Hill	19T-07R07	South of Elgin Mills Road and west of Yonge Street	21	0	90	2009/02/25
Richmond Hill	19T-07R03	South of Gamble Road, west of Yonge Street	137	1.84	85	2009/01/12
Richmond Hill	19T-04R03	North side of 19th Avenue and west of Bayview Avenue	22	0	60	2009/02/02
Richmond Hill	19T-03R15	South side of Brookside Drive, East of Brookgreene Crescent	22	0	56	2009/01/08
Vaughan	19T-08V07	West side of Islington Avenue, north of Langstaff Road	34	0	73	2008/12/12
Vaughan	19CDM-08V11	Northeast corner of Maison Parc Court and Dufferin Street	181	0	55	2009/03/17
TOTAL	12		1,570	9.195		

Table 4
Clearances Sent/Final Plan Approval
Plans of Subdivisions/Condominium
January 1, 2009 to March 31, 2009

MUNICIPALITY	APPLICATION #	LOCATION	Total Units	Ind/ Com (ha)	RESPONSE DATE (y/m/d)
East Gwillumbury	19T-04E01 (Phase 2)	South side of Green Lane West, east of Bathurst Street	48	0	2009/02/21
Richmond Hill	19T-05R04 (Phase 2)	North of Major Mackenzie Drive, between Highway 404 and Leslie Street	0	3.6	2009/01/30
Richmond Hill	19T-06R06	North of Major Mackenzie Drive, between Highway 404 and Leslie Street	0	18.46	2009/01/30
Vaughan	19T-05V09	South side of Teston Road, west of Keele Street	76	0	2009/02/10
Vaughan	19T-07V03	East of Dufferin Street, north of Summeridge Drive	32	0	2009/03/17
Whitchurch- Stouffville	19T-01W03 (Phase 4)	West side of Ninth Line, south of Main Street	148.5	0	2009/03/30
Whitchurch- Stouffville	19T-03W05 (Phase 2A)	East of Highway 48, north of Main Street	73	0	2009/03/19
Whitchurch- Stouffville	19T-00W03 (Phase 3)	West side of 10th Line, north of Main Street	116.5	0	2009/02/13
Total	8		494	22.06	