

11

PLANNING ACTIVITIES AND COMMISSIONER DELEGATED APPROVALS INFORMATION REPORT APRIL 1 TO JUNE 30, 2009

The Planning and Economic Development Committee recommends the adoption of the recommendations contained in the following report dated July 27, 2009, from the Commissioner of Planning and Development Services.

1. RECOMMENDATIONS

1. It is recommended that this report be received 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 April 1 to June 30, 2009.

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 including 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 and a summary of the broader ongoing policy related programs of the Community Planning Branch.

3. BACKGROUND

Regional Council has delegated authority to the Commissioner of Planning and Development Services to issue recommendation 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, 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

4.1 OFFICIAL PLAN AMENDMENTS (OPAs)

In the 2nd quarter of 2009 (April 1- June 30, 2009) Regional staff rendered decisions/reported on a total of 10 OPA applications, compared to 13 in the 2nd quarter of 2008. As observed in *Tables 1 and 2*, below, Regional staff approved three (3) OPAs through the “Routine” approval process and exempted seven (7) OPAs from the Regional approval process.

Table 1
Routine Official Plan Amendments
April 1, 2009, to June 30, 2009

MUNICI- PALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT/ STATUS
King 67	To redesignate from “Environmental Constraint Area and Commercial – District Commercial” to “Residential – Medium Density”	Bachly Developments Ltd.	Part of Lot 34, Concession 9 – Cooper Drive, Schomberg	7.0	15	Approved 02/04/2009
Whitchurch- Stouffville OPA 125	This amendment introduces policies related to complete applications and the implementation of part of Bill 51	Town initiated	Town wide	N/A	6	Approved 13/05/2009
Whitchurch- Stouffville OPA 127	The amendment refines and expands the Community Improvement Area in Downtown Stouffville	Town initiated	Community of Stouffville Secondary Plan	N/A	8	Approved 10/06/2009

Table 2
Official Plan Amendments Exempted from Regional Approval
April 1, 2009, to June 30, 2009

MUNICI- PALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT /STATUS
Georgina OPA 105	This amendment establishes submission requirements for complete applications and concerns matters relating to exterior building design and sustainable design within an adjoining municipal right-of-way	Town initiated	Entire Town of Georgina	N/A	3	Exempted 18/06/2009
Georgina OPA 106	This amendment establishes submission requirements for complete applications and concerns matters relating to exterior building design and sustainable design within an adjoining municipal right-of-way	Town initiated	Keswick Secondary Plan	N/A	3	Exempted 18/06/2009
Georgina OPA 107	This amendment establishes submission requirements for complete applications and concerns matters relating to exterior building design and sustainable design within an adjoining municipal right-of-way	Town initiated	Keswick Business Park Secondary Plan	N/A	3	Exempted 18/06/2009
Georgina OPA 108	This amendment establishes submission requirements for complete applications and concerns matters relating to exterior building design and sustainable design within an adjoining municipal right-of-way	Town initiated	Sutton Secondary Plan	N/A	3	Exempted 18/06/2009
Georgina OPA 109	This amendment establishes submission requirements for complete applications and concerns matters relating to exterior building design and sustainable design within an adjoining municipal right-of-way	Town initiated	Pefferlaw Secondary Plan	N/A	3	Exempted 18/06/2009

MUNICI- PALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT /STATUS
Markham OP.09.113402	This amendment refines policies restricting the type, location and form of commercial uses, and includes design criteria that will assist in preserving the historic integrity of the Hamlet of Victoria Square	Town initiated	Hamlet of Victoria Square	N/A	13	Exempted 15/06/2009
Vaughan OPA 695	This amendment provides appropriate land use and urban design policies to guide development and redevelopment within the Kipling Avenue Corridor Area, between Ellerby Square and Langstaff Road	Town initiated	Kipling Avenue Corridor Area	N/A	44	Exempted 29/05/2009

4.2 PLANS OF SUBDIVISION AND CONDOMINIUM

Throughout the 2nd quarter of 2009, the Region provided comments and conditions of draft approval on four (4) plans of subdivision, details of which are presented in *Table 3 (see Council Attachment 1)*. Regional staff did not forward any conditions of draft approval in regard to plans of condominium in the 2nd quarter of 2009. The four (4) plans of subdivision comprise a total of 37 residential units and 3.4 ha of industrial/commercial land. In comparison, during the 1st quarter of 2009 Regional staff provided comments and conditions relating to 11 plans of subdivision and one (1) plan of condominium, totalling 1,570 residential units and 9.195 ha of industrial/commercial land.

In the same period, staff provided clearance of Regional conditions for final approval on 12 plans of subdivision, comprised of 932.5 single-detached, 91 semi-detached and 273 townhouse units, for a total of 1,297 residential units (*see Table 4, Council Attachment 2 for details*). Similarly, over the same period in 2008, 23 plans of subdivision and condominium received Regional clearance for final approval, totalling 1,191 residential units.

No clearances of Regional conditions for final approval of plans of condominium were issued in the 2nd quarter of 2009.

Current Residential Land Supply

Region wide there are currently 27,733 units awaiting registration, of which 23,136 units are ground related supply. This represents approximately a 2.9 year supply of draft

approved units available for registration. The above results are based on the lower than average rate of growth York Region has been experiencing.

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 2010 and Q2 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.

4.3 DEVELOPMENT REVIEW COMMITTEE (DRC)

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 uses. In the 2nd quarter of 2009, DRC reviewed a total of 10 new planning applications including 8 OPAs and 2 plans of condominium.

4.4 TECHNICAL ADVISORY COMMITTEES AND WORKING GROUPS

Much of the work being done by Community Planning Branch staff involves active participation on a number of Technical Advisory Committed and Working Groups. Staff's commitment and participation on these committees is highly regarded. These committees ensure that Regional and Local issues are identified and resolved early in the planning process, and help facilitate the timely and effective co-ordination of future development applications.

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

- East Gwillimbury Official Plan Review Team
- Sutton Secondary Plan Technical Advisory Committee
- Richmond Hill Downtown Yonge Street Study
- Markham Yonge/Steeles Corridor Study
- 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

4.5 SIGNIFICANT DEVELOPMENT ACTIVITIES/REPORTS

During the first half of 2009, significant staff resources have been utilized to further the broader policy based programs of the Community Planning Branch, including Centres and Corridors Program, Sustainable Development incentive program development and other broader policy initiatives. These policy initiatives, in combination with pending completion of major infrastructure, such as the Duffin Creek Water Pollution Plant, and accompanied by servicing allocation, provide a good state of readiness for future development across the Region.

Richmond Hill Centre/Langstaff Gateway Regional Centre and Provincial Urban Growth Centre

The Planning and Development Services Department is leading the planning and implementation coordination for the Richmond Hill Centre/Langstaff Gateway Regional Centre and Provincial Urban Growth Centre, working with staff from the Towns of Richmond Hill and Markham, and the City of Vaughan. This Centre has been defined in the Regional Official Plan since 1994, designating lands north and south of the 407 as a Regional Centre, and as an Urban Growth Centre in 2006 as part of the Provincial Growth Plan. This Centre is unique as it straddles two local municipal jurisdictions (Richmond Hill and Markham). A report to the September 9, 2009 Planning and Economic Development Committee presents an outline of the multi-stakeholder approach and principles guiding the planning and development of this unique Regional centre. Draft secondary plans for the centre are expected by the end of 2009 for Regional review and approval.

The Sustainable Home Incentive Program (SHIP)

In April, 2009, Regional Council adopted in-principle, the Sustainable Home Incentive Program. This program will provide supplementary servicing allocation of 10% or 20% to developments who achieve a sustainable form of grade-related housing. Regional staff are currently in the process of developing an Implementation Guide for the Sustainable Home Incentive Program which will be presented to Council in Q3 2009.

The Demographic Profile of the Greater Toronto Area, 1986 – 2006

In June, 2009, Regional Council endorsed the Demographic Profile of the Greater Toronto Area, 1986-2006 (Profile). Using Statistics Canada data from five Census collection periods (1986, 1991, 1996, 2001, and 2006) the Profile depicts demographic trends in the Greater Toronto Area, which assists the agricultural industry in identifying

emerging consumer groups, opportunities for potential markets, commodities farming, and agricultural specialty products for niche markets.

The Profile is an important Action Item of the GTA Agricultural Action Committee through the GTA Agricultural Action Plan (Action Plan). The Action Plan was developed through partnership amongst the Regions of Durham, Halton, Peel, and York, the City of Toronto, the GTA Federations of Agriculture and the Province. This Action Plan provides a GTA-wide framework to keep the GTA agricultural industry competitive through the identification of 37 action items in the areas of economic development, education/marketing, land use policy, accountability and responsibility.

The GTA Agricultural Action Committee was established to ensure the implementation of the Actions identified in the GTA Agricultural Action Plan and to champion the agricultural industry sector in the Greater Toronto Area. Regional efforts towards implementing the Action Plan are also being coordinated through the Regional Planning Commissioners of Ontario – GTA Caucus.

5. FINANCIAL IMPLICATIONS

Fee revenue received between April 1st and June 30th, 2009, for approvals and plan review within the Community Planning Branch totalled \$9,235. It should be noted that that no fees are collected for municipally initiated OPAs that provide policy or text changes only. In the 2nd quarter of 2009, nine (9) of the 10 OPAs in which a decision was rendered were municipally initiated. Fee revenue received between January 1, 2009, and June 30th, 2009 totalled \$106,910 compared with \$117,180 for the same period in 2008.

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 area 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

Between April 1 and June 30, 2009, the Commissioner of Planning:

- Issued approval on three (3) Local Official Plan Amendments by way of the “Routine” process.
- Exempted seven (7) local Official Plan Amendment applications from Regional approval.
- Provided conditions of draft approval to the area municipalities or Ontario Municipal Board on four (4) plans of subdivision comprising a total of 37 residential units and 3.4 hectares of industrial/commercial land; and
- Provided clearance of Regional conditions to area municipalities on 12 plans of subdivision and condominium comprising a total of 1,297 residential units.

These results represent the 2nd 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 Josh Reis, Associate 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 attachment referred to in this clause is attached to this report).

Table 3
 Regional Comments/Conditions
 Proposed Plans of Subdivision/Condominium
 April 1, 2009, to June 30, 2009

MUNICI- PALITY	APPLICATION #	LOCATION	TOTAL UNITS	IND/COM (ha)	RESPONSE TIME (days)	RESPONSE DATE
Vaughan	19T-05V01	South of Langstaff road between Regional Road 50 and Huntington Road, Part of Lot 8, Concession 10	0	3.4	57	2009/04/24
Richmond Hill	19T-07R01	South side of Elgin Mills Road West, west of Yonge Street	15	0	36	2009/05/13
Richmond Hill	19T-06R02	Part of Lot 13, RP 4667, 15 Colesbrook Road	4	0	49	2009/06/17
Richmond Hill	19T-05R08	Part 2 of Plan 65R-19803, Part of Lot 70, Concession 1, 575 Bloomington Road	18	0	24	2009/05/21
TOTAL	4		37	3.4		

Table 4
Clearances Sent/Final Plan Approval
Plans of Subdivision/Condominium
April 1, 2009, to June 30, 2009

MUNICI- PALITY	APPLICATION #	LOCATION	TOTAL UNITS	IND/COM (ha)	RESPONSE DATE
Vaughan	19T-03V01 (Phase 2)	East Side of Dufferin Street, South of Major Mackenzie Drive	48.5	0	26/06/2009
Vaughan	19T-99V08 (Phase 2A)	South of Teston Road and West of Bathurst Street	29	0	19/06/2009
Georgina	19T-03G01 (Phase 2)	North of Ravenshoe west of the Queensway	182	0	26/05/2009
Vaughan	19T-95062 (Phase 3)	North of Rutherford Road between Bathurst Street and Dufferin Street, Block 11	77	0	14/05/2009
Whitchurch-Stouffville	19T-98W04 (Phase 3A)	east side of Tenth Line, south of Main Street	147	0	04/04/2009
Vaughan	19T-95098	Part of Lots 26 and 27, Concession 9	21	0	02/04/2009
Whitchurch-Stouffville	19T-98W03 (Phase 3)	west side of Ninth Line, north of Elm Road	121	0	06/04/2009
Vaughan	19T-05V06	Part of Lot 16, Concession 2 - Southeast corner of Dufferin Street and Rutherford Road, in Block 10.	316	0	01/04/2009
King	19T-04K02	South of Highway 9 and west of Highway 27	53	0	09/04/2009
Georgina	19T-04G01 (Phase 1)	South of Church Street and east of the Queensway	29	0	26/06/2009
Vaughan	19T-97V15 (Phase 3)	South of Major Mackenzie Dr., B/w Pine Valley Dr., and Weston Rd.	175	0	19/06/2009
Whitchurch-Stouffville	19T-01W02 (Phase 3)	East side of Ninth Line, north of Millard St.	98	0	21/04/2009
TOTAL	12		1297	0	