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PLANNING ACTIVITIES AND COMMISSIONER DELEGATED APPROVALS INFORMATION REPORT – JANUARY 1 TO MARCH 31, 2011

The Planning and Economic Development Committee recommends the adoption of the recommendation contained in the following report dated June 1, 2011 from the Commissioner of Planning and Development Services.

1. RECOMMENDATION

It is recommended that Council receive this report for information.

2. PURPOSE

The purpose of this report is to advise Planning and Economic Development Committee and Regional Council of planning approvals under the Commissioner's delegated authority throughout Q1 of 2011, (January 1 to March 31, 2011).

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

3. BACKGROUND

Commissioner has been delegated the authority to issue recommendations or approvals for 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 summarizes development activity throughout 2010, and presents 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

Throughout Q1 of 2011 Staff rendered decisions/reported on three OPA applications

Regional staff rendered decisions/reported on a total of two Official Plan Amendment (OPA) applications in Q1 of 2011 (*see Table 1 and 2, below*). One decision was issued for a Regionally Significant OPA and two decisions were rendered by way of the “Routine” process. There were no OPAs exempted from Regional approval in Q1 of 2011. In Q1 of 2010, staff rendered decisions/reported on a total of five OPAs. The decrease in applications can be attributed to Owners wishing to withhold an application pending the approval of the local Official Plan conformity exercises.

Table 1
Regionally Significant Official Plan Amendments
January 1, 2011 to March 31, 2011

MUNICI- PALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT /STATUS
OPA 73	To establish secondary plan policies and land use designations within the Aurora 2C lands.	Town Initiated	Aurora 2C Secondary Plan Area	~8,500	119	Approved February 8, 2011

Table 2
“Routine” Official Plan Amendments
January 1, 2011 to March 31, 2011

MUNICI- PALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT /STATUS
Whitchurch- Stouffville OPA 129	To provide a greater mix of medium density development, a sustainable development strategy, and a phasing plan for the remaining undeveloped lands within the urban service boundary.	Town Initiated	Community of Stouffville Secondary Plan Area	n/a	65	Approved February 2, 2011
Vaughan OPA 712	To amend the Vellore Village District Centre Plan (OPA 650) to permit a mixed use (residential and commercial) development.	Chicchino Holdings Ltd.	Northwest corner of Major Mackenzie Drive and Weston Road -Vellore Village District Centre	500	121	Approved January 21, 2011

Comments and conditions of draft plan approval were issued for 11 plans of subdivision and condominium, totalling 2,421 residential units

In Q1 of 2011, Regional planning staff issued comments and conditions of draft plan approval on a total of eight plans of subdivision and three plans of condominium, details of which are presented in *Table 2*, below. The 11 plans of subdivision and condominium consist of a total of 2,421 residential units and 2.17 hectares of industrial/commercial land. This total includes 1,458.5 residential units associated with the Upper Unionville plan of subdivision in Markham. Similarly, In Q1 2010, Regional staff issued comments and conditions on seven plans of subdivision and one plan of condominium totalling 2,129 residential units and 2.72 hectares of industrial/commercial land.

Regional staff issued clearance on 17 plans of subdivision and condominium comprising of 1,366 residential units

Regional staff issued clearance of Regional conditions for final approval on 16 plans of subdivision and one plan of condominium in Q1 of 2011. These 17 plans comprise a total of 897 single-detached, 109 semi-detached and 630 townhouse units for a total of 1,366 residential units and 3.36 hectares of industrial/commercial land. In comparison, in Q1 of 2010 staff issued clearance on a total of 10 plans of subdivision and two plans of condominium, totalling 721 residential units and 27.87 hectares of industrial/commercial land. This increase over Q1 2010 can be attributed to the volume of applications received prior to the January 10, 2011 increase in Regional Development Charges.

There is an approximate four-year supply of residential units within draft approved and registered plans

The Provincial Policy Statement, 2005 (PPS) requires all municipalities to maintain a three year supply of serviced residential lands which are appropriately zoned, draft approved or awaiting registration. Region-wide there are currently 35,502 residential units awaiting registration, of which 24,094 are ground related supply. An additional one year supply of residential units exists within registered un-built developments. Accordingly, this represents an approximate four-year supply of residential units within draft approved and registered plans. The above calculation is based on a forecasted growth rate of 10,000 units/year.

24 new and revised development applications were reviewed by Development Review Committee (DRC) in Q1 of 2011

The joint staff Development Review Committee meets bi-weekly to discuss all recently-submitted proposed development applications and other related matters including trends, changes in legislation and/or process and emerging uses. In total, 24 new and revised planning applications were reviewed by DRC in Q1 of 2011, including five OPAs, 15 plans of subdivision and four plans of condominium.

Staff continue their active involvement with local Technical Advisory Committees and Working Groups

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 municipal interests are identified and protected early in the planning process. Staff's involvement also helps to facilitate timely and effective co-ordination of future planning approvals.

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

- East Gwillimbury Official Plan Review Team
- Markham Centre Advisory Group
- Markham Cornell Advisory Group
- Richmond Hill/Langstaff Gateway Planning Coordination Sub-Groups
- Yonge Subway Extension Working Group
- GTA Agricultural Action Committee - Working Group
- East Gwillimbury Water Conservation Group
- Woodbridge Study SPA Review Working Group
- Vaughan Metropolitan Centre and Surrounding Area Transportation Study Working Group

- West Vaughan Sewage Servicing EA Technical Advisory Committee
- Green Lane Corridor Secondary Plan Technical Advisory Committee

Region issues decision to modify and approve Aurora 2C Secondary Plan (OPA 73)

On February 8, 2011 York Region issued notice of a decision to modify and approve OPA 73 to the Town of Aurora Official Plan, being a comprehensive secondary plan for the Aurora 2C Area. The Aurora 2C Secondary Plan identifies primarily residential uses on the west side of Leslie Street and primarily business park and employment uses on the east side of Leslie Street. The Region's decision to approve OPA 73 has since been appealed to the Ontario Municipal Board (OMB), generally in opposition to proposed employment lands on the west side of Leslie Street. Community Planning Staff are participating with Aurora staff in the hearing.

Region refuses Regional Plan Amendment 68 (ROPA 68) to the 1994 Regional Official Plan

Regional Plan Amendment No. 68 (ROPA 68) to the 1994 York Region Official Plan was refused by Regional Council at its meeting of February 17, 2011. ROPA 68 is privately initiated application to permit a cemetery and accessory uses by way of a "notwithstanding" clause. The subject lands are located north of 19th Avenue, east of Highway 48 within and adjacent to the Hamlet of Dickson Hill. The York Region Official Plan designates the subject site "Agricultural Policy Area", "Oak Ridges Moraine" and "Regional Greenlands System". Regional staff determined that the proposed amendment was not consistent with the applicable policies of the PPS, nor does the proposal conform to policies of the Province, Region and Town. The applicant has subsequently appealed York Region's refusal to the OMB.

Landowners group appeals Vaughan 400 North Employment Area Secondary Plan (OPA 637)

The Vaughan 400 North Landowners Group has appealed OPA 637, as adopted by the City of Vaughan, to the OMB. OPA 637 is a comprehensive secondary plan for the Vaughan 400 North Employment Area and implements the findings of a study undertaken by the City of Vaughan in 2005, to address the City's future employment land requirements. In September 2006, York Region initiated ROPA 52, to expand the Urban Area to incorporate the lands subject OPA 637, to establish a new Regionally Significant Employment Area. In addition to the employment land designation, OPA 637 establishes provisions for ancillary retail, and the protection of lands for the GTA West Corridor and a Regional Connection within the Secondary Plan area. Regional staff have been authorized by York Region Council (April 21, 2011) to appear before the OMB in support of modifications to OPA 637 and have been actively involved in mediation sessions on this matter.

5. FINANCIAL IMPLICATIONS

Revenue from planning application fees totals \$45,880 in Q1 of 2011

The Regional Planning and Development Services Department collects fees in accordance with Regional By-law 2010-15 for approvals and plan review within the Community Planning Branch. Fee revenue received between January 1, 2011 and March 31, 2011 totalled \$45,880. In comparison, fee revenue totalled \$67,465 over the same period in Q1 2010. It should be noted that fee revenue for planning applications are collected on an application basis and not on a per-unit basis.

Planning staff are currently reviewing the applicable planning application fees to ensure that the fees collected reflect the work associated with the review and approval of planning and development applications. A committee report on this matter is scheduled for Fall 2011.

There are no direct financial implications associated with this report. Development from the applications listed in the Council attachments will provide new 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 over-arching approvals for 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 related approvals to be issued by the local municipalities.

7. CONCLUSION

Between January 1 and March 31, 2011, the Commissioner of Planning:

- Approved one Regionally Significant Local Official Plan Amendment.
- Issued approval on two Local Official Plan Amendments by way of the “Routine” process.
- Provided conditions of draft approval to the area municipalities or Ontario Municipal Board on 11 plans of subdivision and condominium comprising a total of 2,421 residential units and 2.17 hectares of industrial/commercial land; and
- Provided clearance of Regional conditions to area municipalities on 17 plans of subdivision and condominium comprising a total of 1,366 residential units.

These results represent Q1 of 2011 and should not be used as an indicator of broader development related trends. Development trends will be analysed on a yearly basis through a 2011 year end summary to be provided to Council in early 2012.

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 two 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, 2011

MUNICI- PALITY	APPLICATION #	LOCATION	TOTAL UNITS	IND/COM (ha)	RESPONSE TIME (days)	RESPONSE DATE
Markham	19T-10M05	East of Kennedy Road, South of Highway 7	21	0	50	January 19, 2011
Markham	19CDM-10M04	Existing condominium development located at 5 Swan Lake Blvd along 16th Avenue.	0	0.355	52	February 11, 2011
Markham	19T-10M03	Part of Lots 16 and 17, Concession 6 (9451 Kennedy Road and 4672 16th Avenue)	1458.5	0	110	February 14, 2011
Markham	19CDM-10M03	Part of Blocks 49 and 50, Registered Plan 65M- 3226. South Park Road	457	0	104	March 17, 2011
Richmond Hill	19T-10R05	20 Birch Avenue, South of Carville Road, West of Avenue Road	9	0	33	January 19, 2011
Richmond Hill	19T-10R02	Lots 53 and 54 and Part of Lots 51 and 52, Registered Plan 194	8	0	87	January 31, 2011
Richmond Hill	19T-02R04	200-300 Snively Street: South of Bloomington Road west of Bayview Avenue	22.5	0	63	March 15, 2011
Richmond Hill	19T-10R04	371-523 Elgin Mills Road West	59	0	89	March 16, 2011
Vaughan	19CDM-10V04	North side of Woodbridge Avenue, east of Kipling Avenue	1	1.81	184	January 7, 2011
Vaughan	19T-06V10	East of Pine Valley Drive, north of Major Mackenzie Drive	147.5	0	102	January 17, 2011
Whitchurch- Stouffville	19T-10W01	West side of Ninth Line, north of Main Street, in the Town of Stouffville	237	0	78	January 28, 2011
Total	11		2,421	2.17		

Table 4
Clearances Sent/Final Plan Approval
Plans of Subdivision/Condominium
January 1 to March 31, 2011

MUNICI- PALITY	APPLICATION #	LOCATION	TOTAL UNITS	IND/COM (ha)	RESPONSE DATE
Markham	19CDM-09M04	Part of Lots 1 and 3, RP 2382, 318, 320, 322, and 326 John Street	128	0	February 4, 2011
Markham	19T-10M01	East of Kennedy Road, north of Highway 407	56	0	February 18, 2011
Markham	19T-02M09 (Phase 3B)	South of Major Mackenzie Drive, east of McCowan Road	40.5	0	February 18, 2011
Markham	19T-09M05	East side of Harry Cook Drive, east of Kennedy Road, south of Highway 7.	22.5	0	February 24, 2011
Markham	19T-05M09 (Phase 1B & 2)	Part of Lot 22 and Concession 22, Cathedral town South	217	3.36	March 15, 2011
Markham	19T-08M02 (Phase 4A East & 4A west)	West of Donald Cousens Parkway, between Hwy 7 and 16th Ave.	210	0	March 31, 2011
Richmond Hill	19T-99R06 (Phase 5)	Between Yonge Street and Bathurst Street north of Jefferson Sideroad	8	0	January 31, 2011
Richmond Hill	19T-03R14 (Phase 3)	Southeast of Bathurst Street and King Road	8	0	January 31, 2011
Richmond Hill	19T-05R02	West of Yonge Street, north of Edgar Avenue, R-plan 1930	4	0	February 9, 2011
Richmond Hill	19T-05R05	Part of lot 47, RP 1987, Lot 58 RP 2027	6	0	March 9, 2011
Vaughan	19T-89056	West side of Clarence Street, south of Rutherford Road, west of Islington Avenue	5.5	0	January 14, 2011
Vaughan	19T-07V04	4150 Major Mackenzie Drive, within Planning Block 40, in Part of Lot 21, Concession 6	77.5	0	February 11, 2011

Vaughan	19T-06V04 (Phase 2A)	Part of Lot 23, Concession 6; south of Teston Rd., west side of Weston Rd.	196	0	February 8, 2011
Vaughan	19T-00V15 (Phase 2A)	West of Dufferin Street, south of Major Mackenzie Drive	103.5	0	February 9, 2011
Vaughan	19T-03V07	East Side of Kipling Avenue, North of Kirby Road	3	0	March 4, 2011
Vaughan	19T-06V07 (Phase 2)	North of Major Mackenzie Drive, on the west side of Weston Road, Part of Lot 22, Concession 6, Block 40	228	0	March 16, 2011
Whitchurch- Stouffville	19T-06W02	Part of Lots 19 and 18 and concession 7	52.5	0	March 9, 2011
Total	17		1,366	3.36	