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PLANNING ACTIVITIES AND COMMISSIONER DELEGATED APPROVALS INFORMATION REPORT - JANUARY TO MARCH 2006

The Planning and Economic Development Committee recommends the adoption of the recommendation contained in the following report, May 16, 2006, from the Commissioner of Planning and Development Services:

1. RECOMMENDATION

It is recommended that this report 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 January 1 to March 31, 2006 as well as provide updates respecting various planning matters.

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 and condominium considered by Regional staff, are listed in Section 4.

4. ANALYSIS AND OPTIONS

4.1 Planning Activities – January to March 2006

4.1.1 Regionally Significant Local Official Plan Amendments

Staff commented on 2 Regionally Significant Official Plan Amendments from January 1 to March 31, 2006, as indicated in Table 1. These Regionally significant Official Plan Amendments represent key local planning initiatives that are vital to community planning.

Table 1
Regionally Significant Local Official Plan Amendments
January to March 2006

MUNICI- PALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT /STATUS
Whitchurch- Stouffville OPA 116	To change the existing policy framework of the "Western Approach Area – Mixed Use", the "Western Approach Area – Commercial", and the "Gateway Mixed Use Area" designations of the Stouffville Secondary Plan. Also, change the Flea Market designation.	Town Initiated	Main Street from Ninth Line to Hwy. 48	0.00	121	Approved by Council Mar 03, 2006
Whitchurch- Stouffville OPA 117	To redesignate the northerly 40% of the Anderson Haulage lands from "Residential Area" to "Western Approach Area – Mixed Use" in keeping with the designation of the southerly portion of the subject lands.	Rice Commercial Group Limited	5472 Main Street	0.00	37	Approved by Council Mar 03, 2006

4.1.2 Routine Official Plan Amendments

Staff commented on 2 local official plan amendments by way of the "Routine" process from January 1 to March 31, 2006, as indicated in Table 2.

Table 2
Routine Official Plan Amendments
January to March 2006

MUNICI- PALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT /STATUS
Markham OPA 103	A technical amendment to the Town of Markham Official Plan to correct errors and to consolidate approved amendments, as required, since the last consolidation.	Town Initiated	Town-wide	0.00	7	Approved Jan 11, 2006
Newmarket OPA 38	To permit a professional office only in conjunction with a residential unit within the existing building.	Family Speech Clinic	130 Prospect Street	0.00	33	Approved Jan 11, 2006

4.1.3 Official Plan Amendments Exempt from Regional Approval

Staff exempted 7 local official plan amendments from the Regional approval process in the period from January 1 to March 31, 2006, as described in Table 3.

Table 3
Official Plan Amendments Exempt from Regional Approval
January to March 2006

MUNICIPALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT /STATUS
Aurora OPA 62	To redesignate the lands from Convenience Commercial Centre to Institutional Special to permit the development of a Montessori type school and related accessory uses.	Priestly Holding Corporation	NW Corner of Bayview Ave and Stone Road	0.00	24	Exempted Jan 02, 2006
Aurora D09-01-06	To redesignate the lands from "High Density Residential" to "Institutional" to permit a retirement residence with a maximum of 150 units.	Origin Retirement Communities Inc.	NW Corner of John West Way and Hollandview Trail	150	40 (req'd discussion re: servicing)	Exempted February 21, 2006
Aurora D09-02-06	To permit the first storey of the mixed use 5 storey building to have both commercial and residential uses.	Aurora Heights Development Inc.	15,450 Yonge Street	64.00	1	Exempted March 21, 2006
Georgina 02.149	To permit the creation of one new residential lot within a hamlet that currently exceeds a population of 500 people.	Michael and Bonnie Butler	7702 Black River Road	1.00	7	Exempted February 14, 2006
Markham OP 06 106110	To subdivide the property into two single family rural residential lots	Dudley Kissoore	South of Major Mackenzie Drive and east of Woodbine Avenue	2.00	22	Exempted February 14, 2006
Richmond Hill D01-05007	To expand the permitted uses in the "Special Commercial Area" to also permit additional retail and service commercial uses, including a supermarket but excluding restaurants.	Haulover Investments Ltd.	9251 Yonge Street	0.00	10	Exempted March 13, 2006
Vaughan OP.06.00 1	To redesignate the subject lands to the same designation as the adjacent property to the north, which is also owned by the applicant. The new designation of "General Commercial" will permit the existing auto campus.	Woodstream Plaza Inc.	24 Woodstream Boulevard	0.00	15	Exempted February 10, 2006

4.1.4 Plans of Subdivision

During the 1st quarter of 2006 staff provided Regional comments and recommended conditions of approval to the area municipalities or Ontario Municipal Board on 9 proposed plans of subdivision, the details of which are provided in Table 4 below. The 9 plans of subdivision comprise a total of 988 residential units and 106.85 hectares of industrial /commercial lands. This represents a significant increase over the 1st quarter

2005 when conditions/comments were provided on only one draft plan comprising a total of 163 residential units

Table 4
Regional Comments/Conditions sent re: Proposed Plans of Subdivision
January to March 2006

MUNICIPALITY	APPLICATION #	LOCATION	Total Units	Ind/Com (Ha)	RESPONSE TIME (days)	RESPONSE DATE
Richmond Hill	19T-05R04	East side of Leslie St, between Elgin Mills Road and Major MacKenzie Drive		20.09	94 (Meetings were required to address the protection of Hwy 404 Flyover)	05/01/2006
Markham	19T-03M12 Ph 2	Btwn Hwy 407 and 14 th Ave, East of 9 th Line	527	18.714	17	05/01/2006
Newmarket	19T-03N02	South of Gorham Street west of Leslie Street	29		27	17/01/2006
Markham	19T-05M17	East side of Markham Road south of 14th Avenue		9.98	65 (Required 2 sets of conditions for two different draft plan options)	12/01/2006
Aurora	19T-05A03	West of Bayview Ave and south of Wellington Street	48		48	23/01/2006
Vaughan	19T-04V06	North of Highway 407 between Highway 50 and Highway 27		35.14	23	07/02/2006
Richmond Hill	19T-94026	South Side of Gamble Road, between Yonge and Bathurst Streets	271		29	07/02/2006
Newmarket	19T-03N04	South of Green Lane between Yonge Street and Bathurst Street	113		5	06/02/2006
Aurora	19T-05A01	South of Wellington Street, between Leslie Street and Highway 404		22.93	33	21/02/2006
Total			988	106.85		

In the same time period, staff provided clearance of Regional conditions of approval on final plans to the area municipalities and issued final plan approval on a total 9 plans of subdivision, as indicated in Table 5 below. The 9 plans comprise a total of 2094.5 residential units and 13.76 hectares of industrial/commercial land. This represents a decrease compared to the 1st quarter of 2005 when clearances were forwarded on 15 plans comprising a total of 2678 residential units.

Table 5
Clearances Sent/Final Plan Approval re: Plans of Subdivision
January to March 2006

MUNICI-PALITY	APPLIC-ATION #	LOCATION	Total Units	Ind/Com (Ha)	RESPONSE DATE
Markham	19T-03M07 Ph 1	East of 9th Line, south of 16 th Avenue	214.5		25/01/2006
Vaughan	19T-03V08 Ph 1	Northwest Corner of Major Mackenzie Drive and Highway 400	125.5	13.76	27/01/2006
Whitchurch-Stouffville	19T-98W06 Ph 2a	East side of Ninth Line, south of Main Street	554.5		19/01/2006
Richmond Hill	19T-03R16 Ph 1	East Side of Bathurst, South of Carrville Road	10		15/02/2006
Markham	19T-03M06 Ph 1	Southeast corner of 16th Avenue & Existing Markham By-pass	432		24/02/2006
Richmond Hill	19T-03R08 Ph 1	South of Elgin Mills Road east of Bathurst Street	4		16/03/2006
Vaughan	19T-99V08 Ph 1	South of Teston Road and West of Bathurst Street	550		16/03/2006
Richmond Hill	19T-93025 Ph 6	East of Yonge Street and south of 16th Avenue	46		08/03/2006
Richmond Hill	19T-99R14 Ph 2	North of Gamble Road between Yonge Street and Bathurst Street	158		24/03/2006
Total			2094.5	13.76	

4.1.5 Plans of Condominium

During the 1st Quarter of 2006, staff provided Regional comments and recommended conditions of approval to the area municipalities or Ontario Municipal Board on 5 proposed plans of condominium, the details of which are provided in Table 6 below. The 5 plans of condominium comprise a total of 148 residential units and 2.46 hectares of industrial /commercial lands. No comments/conditions were provided in the 1st quarter of 2005.

Table 6
Regional Comments/Conditions sent re: Proposed Plans of Condominium
January to March 2006

MUNICI-PALITY	APPLIC-ATION #	LOCATION	Total Units	Ind/Com	RESPONSE TIME (days)	RESPONSE DATE
Vaughan	19CDM-05V09	South of Highway 7 east of Islington Avenue	Subject lands involved a private road		135	13/01/2006
Vaughan	19CDM-05V10	South of Highway 7, West of Helen Street, Between Pine Valley Drive and Islington Avenue	Subject lands involved a private road		112	13/01/2006
Vaughan	19CDM-05V12	South of Langstaff Road and east of Islington Avenue	148		19	01/02/2006
Vaughan	19CDM-05V11	East of Dufferin Street and north of Langstaff Road, Block 17		1.036	161	17/03/2006
Markham	19CDM-05M04	East of Kennedy Road south of Major Mackenzie Drive		1.419	222	15/03/2006
Total			148	2.46		

No clearances for final plan of condominium were issued in the 1st quarter of 2006, nor in the 1st quarter of 2005.

4.2 Update On Various Planning Matters

New Procedure for Regional Clearance of Subdivisions/Condominiums: In April 2006, Regional Council adopted planning staff's report that establishes new procedures for clearance of final plans of subdivisions and timing of payment of Development Charges for these plans of subdivision.

Seaton: Further modifications to the Central Pickering Development Plan (Seaton) were forwarded to the Ministry of Municipal Affairs and Housing. The additional modifications that deal with the provision of major infrastructure were subsequently endorsed by Regional Council. The "approved" Central Pickering Development Plan was issued in May 2006.

Keswick Business Park Secondary Plan: The Town of Georgina has submitted its first draft of the Keswick Business Park Secondary Plan for comments. The park is located on the east side of Woodbine Avenue over to the future extension of Highway 404, just north of Ravenshoe Road up to the Maskinoge River. The proposed land use designations include the following: Business Park I, Business Park II, Business Park III, and Greenlands System. The permitted uses would include all types of business and professional offices, prestige industrial uses, manufacturing, fabrication, warehousing, and other typical business park type uses.

Town of Newmarket Official Plan Review: The Town of Newmarket has submitted its first draft of the new Official Plan for the Town. A statutory Public Meeting on the Newmarket Official Plan has been scheduled for Monday, June 19, 2006 at 7 p.m. in the Council Chambers of the Town of Newmarket. The draft Plan includes recognition of the Yonge Street Regional Centre required by the Region Official Plan, and the creation of a Regional Healthcare Centre. Regional staff will be meeting with Town staff to review additional policies with respect to the Yonge Street Regional Centre.

5. FINANCIAL IMPLICATIONS

There are no direct financial implications associated with this report. Development from the applications listed in Section 4.1 of this report will provide tax assessment to both the Region and the area municipalities.

During the months of January to March, the Community Planning Branch collected approximately \$64,095 in fee revenue for approvals and plan review. This represents a 22.6% increase in fee revenues compared to the first quarter of 2005 when \$52,280 was collected.

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 January to March, 2006 the Commissioner of Planning:

- Reported on 2 Regionally significant local Official Plan amendments.
- Issued approval to 2 local Official Plan Amendments by way of the “Routine” process.
- Exempted 7 local Official Plan Amendment applications from Regional approval.
- Provided conditions of draft approval to the area municipalities or Ontario Municipal Board on 9 plans of subdivision and 5 plans of condominium consisting of 1136 total residential units and 109.31 hectares of industrial/commercial lands.
- Provided clearance of Regional conditions to area municipalities and issued final plan approval on a total 9 plans of subdivision, comprising a total of 2094.5 residential units and 13.76 hectares of industrial/commercial land.

For the 3 month period, development activity remained stable, with the number of residential units draft approved increasing compared to 2005 and the number of units cleared for final approval showing a moderate decrease. The number of hectares draft approved for industrial/commercial uses in the first three months of 2006 increased significantly over the same period in 2005.

The Senior Management Group has reviewed this report.