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PLANNING ACTIVITIES AND APPROVALS JANUARY 1 TO MARCH 31, 2012

The Planning and Economic Development Committee recommends the adoption of the recommendation contained in the following report dated May 8, 2012, from the Commissioner of Transportation and Community Planning.

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 Council of planning approvals under delegated authority by Council to the Director of Community Planning (the Director) throughout Q1 of 2012, (January 1 to March 31, 2012).

This report provides a summary of the planning and development activity that Regional staff has been engaged in and the applications that have been approved by the Director and Council (See *Attachments 1 and 2*). These applications include: Regional Official Plan Amendments (ROPAs), local Official Plan Amendments (OPAs) and plans of subdivision and condominium. This report also provides an update and overview of major development proposals, Regional planning initiatives and the land supply available within the current urban boundary to accommodate ground related-residential growth.

3. BACKGROUND

The authority to issue recommendations or approvals for development applications has been delegated to the Director of Community Planning

Council has delegated authority to the Director of Community Planning 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 between January 1 and March 31, 2012, and presents a summary of the following delegated approvals:

1. Local “routine” Official Plan Amendments.
Minor applications with no outstanding Regional or local issues that the Director of Community Planning has been authorized by Council to approve.
2. Local “exempt” Official Plan Amendments.
Minor applications with no Regional issues, which the Director of Community Planning 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

In the first quarter 2012, staff rendered decisions/reported on three OPA applications

Regional staff rendered decisions/reported on a total of three Official Plan Amendment (OPA) applications in Q1 of 2012 (see *tables 1 and 2* below). Two decisions were rendered by way of “routine” process. There was one OPA exempted from Regional approval. In Q1 of 2011 staff rendered decision/reported on a total of three OPAs.

Table 1
“Routine” Official Plan Amendments
January 1, 2012 to March 31, 2012

MUNICI- PALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT /STATUS
Richmond Hill OPA 268	To re-designate from 'Low Density' to 'Medium Density' residential	Olimpia Del Zotto	24 Briggs Avenue	73	8	Approved February 22, 2012
Richmond Hill OPA 267	To implement site specific policies to permit a commercial music school in an existing single family dwelling	2219212 Ontario Inc.	273 16 th Avenue	0	23	Approved March 15, 2012

Table 2
Official Plan Amendments Exempted from Regional Approval
January 1 to March 31, 2012

MUNICI- PALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT /STATUS
Vaughan OP.11.010	To amend OPA 210 to permit the size of the business and professional office use (279 square metres) within the existing building on the site to exceed the restriction of 167.2 square metres.	Link Resource Management (Roy Murad)	7822 Yonge Street	0	28	Exempted January 12, 2012

Comments and conditions of draft plan approval were issued for 12 plans of subdivision and condominium, totaling 1,084 residential units and 6.6 hectares of industrial/commercial land

Regional planning staff issued comments and conditions of draft plan approval on a total of seven plans of subdivision and five plans of condominium in Q1 of 2012, details of which are presented in *Attachment 1*. The 12 plans of subdivision and condominium consist of a total of 1,084 residential units and 6.6 hectares of industrial/commercial land. In Q1 of 2011, Regional staff issued comments and conditions on eight plans of subdivision and three plans of condominium totalling 2,421 residential units and 2.17 hectares of industrial/commercial land.

Regional staff issued clearance on six plans of subdivision comprising 964.5 residential units and 0.4790 hectares of industrial/commercial land

In Q1 of 2012, Regional staff issued clearance of Regional conditions for final approval on six plans of subdivision. These six plans comprise a total of 415.5 single-detached, 32 semi-detached, 383 townhouse units, and 134 apartment units for a total of 964.5 residential units and 0.4790 hectares of industrial/commercial land. *Attachment 2* provides a summary of clearances issued in Q1 of 2012. In comparison, in Q1 of 2011 staff issued clearance on a total of 17 plans of subdivision, totalling 1,366 residential units and 3.36 hectares of industrial/commercial land.

The supply of residential land within draft approved and registered plans is consistent with the Provincial Policy Statement

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 25,216.5 residential units awaiting registration, of which 18,827.5 are ground related supply. An additional

one year supply of residential units exists within registered un-built developments. Accordingly, this represents an approximate three and a half year supply of residential units within draft approved, registered and registered un-built developments. The above calculation is based on a forecasted growth rate of 10,000 units/year.

There is an approximate four year supply of residential development based on the existing un-built and assigned residential servicing capacity (113,000 persons Region-wide) and the additional 38,355 persons of capacity assigned through the Council adopted April 2012 “Water and Wastewater Capacity Assignment to Support Approved Growth” report. The above four year supply is calculated as $113,000 + 38,355$ divided by the average growth rate for the past five years.

Development Review Committee (DRC) reviewed 66 new and revised development proposals in Q1 2012

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, 66 new and revised planning applications were reviewed by the Committee in Q1 of 2012, including 34 plans of subdivisions, 19 Official Plan Amendments, 11 plans of condominium and two Regional Official Plan Amendments.

Staff continue to actively participate with Local Technical Advisory Committees (TACs) and Working Groups

Community Planning Branch staff continue to be actively involved and participate on a number of Regional and local Technical Advisory Committees and Working Groups. Staff’s commitment and input 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:

- Markham Centre Advisory Group
- Markham Cornell Advisory Group
- Richmond Hill/Langstaff Gateway Planning Implementation
- GTA Agricultural Action Committee – Working Group
- East Gwillimbury Water Conservation Group
- Vaughan Metropolitan Centre (VMC) Implementation Group and Support for VMC Sub-Committee
- West Vaughan Sewage Servicing EA Technical Advisory Committee
- Green Lane Corridor Secondary Plan Technical Advisory Committee
- Newmarket Secondary Plan and Transportation Study Steering Committees

Community Planning staff have prepared a Draft Best Practices Guide for Planning Centres and Corridors

The draft “Best Practices Guide for Planning Centres and Corridors” is a research and information tool for city builders that highlights innovative programs and initiatives within York Region, North America and the globe.

On February 29, 2012, Regional Planning and Economic Development Committee received a presentation and report of the draft “Best Practices Guide for Planning Centres and Corridors”. Staff is currently consulting with the public, local staff and the building industry to further refine and finalize the Best Practices Guide.

Council endorsed Golden Horseshoe Food and Farming Action Plan, 2021

On February 16, 2012 Council endorsed the “Golden Horseshoe Food and Farming Action Plan, 2021” (Action Plan) and supported the formation of a Golden Horseshoe Food and Farming partnership, which will act as an overarching body committed to working with various partners on tasks and monitor the process for implementation of the Action Plan.

The Action Plan strives to establish the Golden Horseshoe as a globally renowned and vibrant food and farming cluster. The Action Plan identifies key opportunities to enhance public health, foster innovation, align policy tools to enable businesses to be competitive and profitable, and cultivate new approaches in food and farming.

Link to Key Council-approved plans

This report is an important measure towards monitoring the Region’s performance and our ability to achieve the goals and objectives of the Regional Official Plan (2010) and the Corporate Strategic Plan.

5. FINANCIAL IMPLICATIONS

Revenue from planning application fees totalled \$67,660 in Q1 2012

The Regional Transportation and Community Planning Department collects fees in accordance with Regional By-law No. 2010-15 for approvals and plan review within the Community Planning Branch. Fee revenue received between January 1 and March 31, 2012 totalling \$67,660. In comparison, fee revenue totalled \$45,880 in Q1 of 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 local 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, 2012, the Director of Community Planning:

- Issued approval on two Local Official Plan Amendments by way of the “routine” process.
- Exempted one Local Official Plan Amendment application from Regional approval.
- Provided conditions of draft approval to the local municipalities or Ontario Municipal Board on 12 plans of subdivision and condominium comprising a total of 1,084 residential units and 6.6 hectares of industrial/commercial land.
- Provided clearance of Regional conditions to local municipalities on six plans of subdivision comprising a total of 964.5 residential units and 0.4790 hectares of industrial/commercial land.
- The Development Review Committee reviewed/commented on a total of 66 development applications.

This report provides a summary of activities undertaken by the Community Planning Branch for Q1 2012 (January 1 to March 31, 2012). Planning activities and approvals are reported on a quarterly basis with a summary of activities for the year provided annually.

For more information on this report, please contact John Kazilis, Planner, Community Planning Branch at 905-830-4444, Ext. 1516 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.)

COUNCIL ATTACHMENT 1

Regional Comments/Conditions
Proposed Plans of Subdivision/Condominium
January 1 to March 31, 2012

MUNICI- PALITY	APPLICATION #	LOCATION	TOTAL UNITS	IND/COM (ha)	RESPONSE TIME (days)	RESPONSE DATE
Markham	19CDM-11M07	Part of Block 42, 65M-4060 and Part of Lots 8 & 9, Concession 5	378	0	54	13/02/2012
Markham	19T-10M05	East of Kennedy Road and south of Highway 7	21	0	40	21/02/2012
Markham	19T-11M03	304 & 312 Helen Avenue	44.5	0	119	21/02/2012
Newmarket	19T-11N02	Part of Lot 33, Concession 2	60	0	143	16/02/2012
Newmarket	19CDM-12N01	Part of Lot 33, Concession 2	0	0	36	15/03/2012
Richmond Hill	19CDM-11R06	Block 39 and Part of Block 2, 65M-3548	289	0	47	31/01/2012
Richmond Hill	19T-10R04	371-523 Elgin Mills Road West	59	0	147	27/02/2012
Richmond Hill	19T-06R03	Part of Lot 25, Concession 2	57	0	54	06/03/2012
Vaughan	19T-10V05	East side of Huntington Road, north of Major Mackenzie Drive	153.5	0	53	31/01/2012
Vaughan	19CDM-11V07	8450-8472 Islington Avenue	12	0	37	08/02/2012
Vaughan	19T-11V04	Block 64, Part of Lots 11 & 12, Concession 10	0	6.6	94	12/02/2012
Vaughan	19CDM-11V09	8441 Islington Avenue	10	0	55	05/03/2012
Total	12		1,084	6.6	AVG: 73.25	

COUNCIL ATTACHMENT 2

Clearances Sent/Final Plan Approval
Plans of Subdivision/Condominium
January 1 to March 31, 2012

MUNICI- PALITY	APPLICATION #	LOCATION	TOTAL UNITS	IND/COM (ha)	RESPONSE DATE
Aurora	19T-03A06	Part of Lot 25, Concession 2	154	0.4790	06/03/2012
Markham	19T-02M16 (Phase 5)	South of Major Mackenzie Drive between McCowan and Highway 48	41.5	0	07/03/2012
Richmond Hill	19T-10R02	Lots 53 & 54 and Part of Lots 51 & 52 of Registered Plan 194	8	0	13/01/2012
Richmond Hill	19T-09R06	West of Yonge Street, north of Jefferson Road	48	0	20/01/2012
Richmond Hill	19T-03R25	East side of Bathurst Street, north of Gamble Road	296	0	25/01/2012
Whitchurch- Stouffville	19T-07W03	Part of Block 34, Concession 10	417	0	29/03/2012
Total	6		964.5	0.4790	