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PLANNING ACTIVITIES AND
COMMISSIONER DELEGATED APPROVALS
INFORMATION REPORT
JANUARY, FEBRUARY, MARCH, 2004

The Planning and Economic Development Committee recommends the adoption of the recommendation contained in the following report, June 16, 2004, from the Commissioner of Planning and Development Services:

1. RECOMMENDATION

It is recommended that this report listing approvals and plan review activities issued by the Commissioner of Planning and Development Services, during the period from January 1, 2004 to March 31, 2004, 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, since the previous report.

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. These items, which include Regionally significant local official plan amendments, official plan amendments by way of "routine", 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, are listed in Section 4.

4. ANALYSIS AND OPTIONS

4.1 Regionally Significant Local Official Plan Amendment

During the months of January to March staff commented on one Regionally significant local Official Plan Amendment.

Table 1

MUNICI-PALITY	APPLICATION	DESCRIPTION	STATUS
Aurora OPA 34	Town initiated	To permit development in the Yonge Street South Expansion Area	Approved January 28, 2004

4.1.1 Routine Official Plan Amendments

During the months of January to March staff commented on one local official plan amendment by way of the “Routine” process.

Table 2

MUNICI-PALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT/ STATUS
Aurora OPA 20	To amend the “Medium-High Density Residential” and “Community Commercial” designations on the lands to permit a fire hall, recreational centre and accessory commercial uses in addition to the residential and commercial uses currently permitted.	Town initiated	Northwest of Wellington Street East and Leslie Street	0	22	Approved January 27, 2004

4.1.1.1 Official Plan Amendments Exempt from Regional Approval

During the months of January to March staff exempted six local official plan amendments from the Regional approval process.

Table 3

MUNICI- PALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT/ STATUS
Vaughan OP.03.027	Redesignate the site from "Special Complimentary Use Area" under the Parkway Belt West plan to "Prestige Area" and "Employment Area General" under OPA 450 to permit employment uses.	City of Vaughan	Southeast corner of Pine Valley Drive and Highway 407	0	7	Exempted February 9, 2004
Markham OP 03 116661	To amend the Armadale District Secondary Plan designation of "Commercial Shopping Centre" to permit a service station, drive-through restaurant and convenience retail	Forest Bay Homes LTD.	Northwest corner of Markham Road and Denison Street	0	6	Exempted February 24, 2004
Markham OP 03 117651	To amend the Armadale District Secondary Plan designation of "Commercial Shopping Centre" to permit low density residential	Forest Bay Homes LTD.	Northwest of Markham Road and Denison Street	134	6	Exempted February 24, 2004
Markham OP 03116717	To redesignate the site from "Community Shopping Centre" to "Community Amenity Area" to permit a 4 storey, 64 unit apartment building on the site	Forest Bay Homes LTD.	Westside of Markham Road, north of Denison Street	64	7	Exempted February 24, 2004
Aurora D09-15-03	To redesignate from "Prestige Industrial" to "Service Commercial Special" to permit a 3-building plaza incl. a drive-through restaurant.	EV-TAZ Development Ltd.	SW corner of Pedersen Drive and Bayview Avenue - 217 Earl Stewart Dr.	0	13	Exempted January 28, 2004
Aurora D09-13-03	To redesignate from "Prestige Industrial" to "Service Commercial Special" to permit retail, office and other commercial uses.	St. John's Bay Land Company Ltd	WS of Bayview Avenue, south of St. John's Sdrd - 243 Earl Stewart Dr.	0	19	Exempted January 28, 2004

4.2 PLANS OF SUBDIVISION

During the months of January to March, the Region forwarded conditions of draft approval to the area municipalities for 8 plans of subdivision and 2 plans of condominium for a total of 3,420 units. Table 4 (*Attachment 1*) identifies plans of subdivision that Regional comments and recommended conditions of approval were forwarded to the area municipality, or Ontario Municipal Board, by staff in the period covered by this report.

For the same period the Region provided its approval on 15 final plans for a total of 1,487 units. Table 5 (*Attachment 1*) identifies plans of subdivision that clearance of Regional conditions of approval on final plans were forwarded to the area municipality, or Ontario Municipal Board, by staff in the period covered by this report.

4.3 PLANS OF CONDOMINIUM

Regional comments and recommended conditions of approval on plans of condominium forwarded to the area municipality by staff in the period covered by this report:

Table 6

MUNICI- PALITY	APPLIC- ATION #	PROPOSAL	LOCATION	RESPONSE TIME (days)	RESPONSE DATE
Vaughan	19CDM-04V01	Common element condominium road	Northeast corner of Jane Street and Steeles Avenue West	47	March 24, 2004
Markham	19CDM-04M02	Industrial plan of condominium	Northeast corner of Steeles Avenue and Warden Avenue	32	March 22, 2004

4.4 APPLICATIONS BEFORE THE ONTARIO MUNICIPAL BOARD

For the first quarter of 2004 staff reported on two applications that are before the Ontario Municipal Board:

Plan of subdivision 19T-03001 is located within the approved Queensville Community Plan. On May 18, 2004 staff participated in an Ontario Municipal Board teleconference call and discussed the likelihood of Regional issues being adjourned until Fall 2004. A decision on an adjournment will be issued on May 25, 2004 at the start of the Ontario Municipal Board Hearing.

The second Ontario Municipal Board Hearing that staff reported on in the first quarter of 2004 was the Baldex application located at the southeast corner of Yonge Street and Harding Boulevard in the Town of Richmond Hill.

On April 13, 2004 the Ontario Municipal Board issued their decision on the subject lands. The Board approved the Official Plan Amendment, zoning by-law amendment and site plan applications. The Board decision permits a 14-storey, 412-unit apartment building and 12 townhouse dwellings at a density of 3.65 FSI on the 1.01 hectare parcel.

York Region staff did not participate in the Hearing.

5. FINANCIAL IMPLICATIONS

Fee revenue received between January and March for approvals and plan review within the Community Planning Branch totalled \$83, 450.00.

There are no direct financial implications associated with this report. Development from the applications listed in Tables 1 to 6 of this report will provide 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 provided by the Region on plans of subdivision and condominium facilitate approvals issued by the area municipalities.

7. CONCLUSION

During the months of January, February and March staff reported on 1 Regionally significant local Official Plan Amendment. The Commissioner of Planning issued approval to 1 local Official Plan Amendment by way of the "Routine" approval process and exempted 6 local Official Plan Amendment applications from the Regional approval process.

During the first three months of 2004, the Region forwarded conditions of draft approval to the area municipalities for 8 plans of subdivision and 2 plans of condominium for a total of 3,420 units, this consisted of 86.8% detached units, 10.7 % semi-detached units and 2.4% townhomes. For the same period the Region provided its approval on 15 final plans for a total of 1,487 units of which 64% were for detached units, 21% for semi-detached units and 15% townhouses.

The Senior Management Group has reviewed this report.

(A copy of the attachment referred to in the foregoing is included with this report and is also on file in the Office of the Regional Clerk.)