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PLANNING ACTIVITIES AND COMMISSIONER DELEGATED APPROVALS INFORMATION REPORT

JANUARY 1 TO MARCH 31, 2005

The Planning and Economic Development Committee recommends the adoption of the recommendation contained in the following report, May 17, 2005, 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 to March 31, 2005, 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, 2005.

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. Regionally significant local official plan amendments, "routine" official plan amendments, 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 considered by Regional staff, are listed in Section 4.

4. ANALYSIS

4.1 Regionally Significant Local Official Plan Amendments

Staff commented on 2 Regionally significant Official Plan Amendments from January 1 to March 31, 2005, as described in Table 1. These Regionally significant Official Plan Amendments represent key local planning initiatives that are vital to community planning.

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Table 1

MUNICI-PALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT /STATUS
East Gwillimbury OPA 122	To delete and replace the previous Sharon Plan (OPA 55); to amend the policies of Section 4.5.4 of the East Gwillimbury Official Plan; and to amend Schedule C and Section 8.3 of the East Gwillimbury OP to reflect the transportation requirements to support OPA 122.	Town-initiated	Sharon Community Plan	0	90	Approved March 1, 2005 ▪ appealed to the Ontario Municipal Board
Aurora D09-09-03	To amend the Official Plan of the Town of Aurora to redesignate 5.07 ha (12.5 acres) of land from "Industrial" to "Residential".	Lebovic Enterprises and Revlis Ltd	East side of Industrial Parkway North, between Wellington Street and St. John's Sideroad	273	0	Appealed to the Ontario Municipal Board by the applicant for lack of decision by the area municipality within the timeframe prescribed by the Planning Act

4.2 Routine Official Plan Amendments

Staff commented on 7 local official plan amendments by way of the "Routine" process from January 1 to March 31, 2005, as represented in Table 2.

Table 2

MUNICI-PALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT /STATUS
East Gwillimbury OPA 115	To introduce a number of amendments to Official Plan Amendment No. 89 (Queensville Community Plan).	Town-initiated	Between 2 nd Concession and Woodbine Avenue, North of Doane Road and South of Queensville Sideroad	0	217	Approved January 14, 2005 ▪ appealed to the Ontario Municipal Board
Georgina OPA 88	Partial approval of OPA 88. Deferrals 1 and 2 are approved at the request of the Town (the landowner withdrew his deferral request.	Town-initiated	Town of Georgina	0	1	Approved February 9, 2005

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Markham OPA 126	To permit a place of worship in an existing building located on a minor collector road.	Olive Branch Community Church	175 Anderson Avenue, East of Highway 48 and North of Bur Oak	0	6	Approved March 3, 2005
Newmarket OPA 35	This is a town-initiated OPA to permit the development of a portion of the subject site that includes a new recreation complex, a York Region low-rise rental apartment building and detached residential lots.	Town-initiated	South side of Mulock Drive, West of Leslie Street	210	35	Approved February 9, 2005
Richmond Hill OPA 226	To permit a redesignation from "Residential" to "High Performance Industrial/Commercial".	Baif Developments Inc.	9801 Leslie Street	0	8	March 11, 2005
Vaughan OPA 621	To increase the permitted residential density and height permissions within the existing "High Density Residential" designation of OPA 210 (Thornhill-Vaughan Community Plan).	Liberty Development Corporation	North of Centre Street, Between Bathurst Street and Westminster Drive	1749	35	March 14, 2005
Vaughan OPA 622	Redesignate lands from "Neighbourhood Commercial" to "Medium Density Residential".	Maple Heights Shopping Centre inc.	South of Teston Road and West of Keele Street	66	44	Approved March 16, 2005

4.3 Official Plan Amendments Exempt from Regional Approval

During the months of January to March staff exempted 4 local official plan amendments from the Regional approval process, as represented in Table 3.

Table 3

MUNICIPALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT /STATUS
Markham OP.05.00624 3	To permit the development of commercial self storage buildings.	Rushkinvale Developments Limited	337 John Street	0	3	Approved March 4, 2005

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Markham OP 05 006539	To permit a new, stand-alone management office in conjunction with an existing residential condominium complex. The subject site is currently designated "Open Space."	York Condominium Corporation No. 279	31 Porterfield Crescent, South of John Street and East of Bayview Ave	0	5	Approved February 25, 2005
Richmond Hill A10-YO	To add Holding (H) provision policies to the Official Plan to ensure that water and sanitary sewer provision policies are available and allocated by Council prior to the final approval of any new residential development.	Town-initiated	Town of Richmond Hill	1	4	Approved March 17, 2005
Vaughan OP.04.012	Redesignate from "Office Commercial" to "Neighbourhood Commercial to permit a mixed use buildings with ground floor commercial and residential above.	1556615 Ontario Limited	South of McNaughton Road, East side of Keele Street (OPA 350 area)	30	2	Approved January 12, 2005

4.4. PLANS OF SUBDIVISION

During the months of January 1 to March 31, 2005, the Region forwarded conditions of draft approval to the area municipalities for one plan of subdivision for a total of 163 units. Table 4 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.

Table 4

MUNICI- PALITY	APPLIC- ATION #	LOCATION	Total Units	Ind/Com	RESPONSE TIME (days)	RESPONSE DATE
Vaughan	19T-03V10	South Side of major Mackenzie Drive, East of Pine Valley Drive	163	0	35	March 10, 2005

Draft plan of subdivision approvals have been impacted by the delays in the approval for critical infrastructure. The total number of units the Region has forwarded draft plan approval conditions on has declined by approximately 96% compared to 2004 first quarter results. This decline is dramatic and is amplified by ongoing sanitary sewer capacity issues. The decline in draft plan approvals is also an indication that the area

municipalities have been focusing on assigning servicing allocation and completing development applications already proceeding through the approvals process.

During the months of January to March the Region provided its clearance for final approval on 15 final plans for a total of 2,678 units. Table 5 (*Attachment 1*) identifies those plans of subdivision that did received clearance of Regional conditions. As a result of the ongoing sanitary sewer capacity issues, subdivision clearance has been the primary focus of all subdivision work undertaken during this first quarter. This is illustrated by an approximate 45% increase in the total number of units the Region has provided clearance for when compared to first quarter results for 2004.

4.5 PLANS OF CONDOMINIUM

No Regional comments and recommended conditions of approval on plans of condominium were forwarded to the area municipality by staff in the period covered by this report.

4.6 UPDATE ON STAFF REPORTS PREPARED FOR REGIONAL COUNCIL BETWEEN OCTOBER AND DECEMBER 2004

In February 2005, Planning and Economic Development Committee and Regional Council adopted Regional Official Plan Amendment No. 47 and approved East Gwillimbury Official Plan Amendment No. 122 to introduce the new Sharon Community Plan and facilitate the extension of full municipal servicing to the west-Sharon area. Both OPAs were subsequently appealed to the Ontario Municipal Board. A hearing has not been scheduled to date but it is anticipated before the end of 2005.

Planning and Economic Development Committee and Regional Council will be considering the adoption of Regional Official Plan Amendment No. 48 and approval of Georgina Official Plan Amendment No. 94 at the June meetings. The amendments will permit the extension of municipal water and sewer servicing into Sibbald Point Provincial Park from the existing system in Sutton to secure the long-term safety and cost-efficiency of the Park's servicing scheme.

In March 2005, Planning and Economic Development Committee and Regional Council approved Richmond Hill Official Plan Amendment 225 to permit an "open air retail centre", with a maximum floor area of approximately 44,000 square metres (473,628 sq. ft.) to be anchored by a food store and a home improvement facility. The decision has been appealed and the application is currently before the Ontario Municipal Board.

5. FINANCIAL IMPLICATIONS

Fee Revenue received between January and March for approvals and plan review within the Community Planning Branch totalled, \$ 52,280. The represents a 38% decline in Fee Revenue when compared to first quarter results for 2004.

There are no direct financial implications associated with this report. Development from the applications listed in Tables 1 to 5 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 3 Regionally significant local Official Plan Amendments. The Commissioner of Planning issued approval to 7 local Official Plan Amendment applications by way of the “Routine” process and exempted 4 local Official Plan Amendment applications from the Regional approval process.

During the first three months of 2005, the Region forwarded conditions of draft approval to the area municipalities for one plan of subdivision for a total of 163 units comprised entirely of single detached units. For the same period the Region provided its approval on 15 final plans for a total of 2,678 units of which 63.16 % were single detached units, 16.73 % were semi-detached units and 20.11% were townhouse units.

The Senior Management Group has reviewed this report.

(The attachment referred to in this clause is included with this report.)