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PLANNING ACTIVITIES AND COMMISSIONER DELEGATED APPROVALS INFORMATION REPORT APRIL 1 TO JUNE 30, 2010

The Planning and Economic Development Committee recommends the adoption of the recommendation contained in the following report dated September 2, 2010, from the Commissioner of Planning and Development Services.

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 Regional Council of planning activities under the Commissioner's delegated authority throughout Q2 of 2010 (April 1 to June 30, 2010).

This report provides a summary of development applications that have been reviewed by Regional staff and approved by 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 applications, other planning initiatives and the land supply available within the current urban boundary to accommodate ground related-residential growth. In addition, an update on the Regional review and approval of the local municipal Official Plan conformity exercises is provided.

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 represents Q2 of 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

Staff rendered decisions/reported on four OPA applications

Regional staff rendered decisions/reported on a total of four OPA applications in Q2 of 2010. As shown in *Tables 1, 2 and 3*, below, one Regionally Significant local OPA and one Routine local OPA were approved by Regional staff. In addition, two local OPAs were exempted from Regional approval. This represents a decrease when compared to the 10 OPA applications for which decisions were rendered in Q2 of 2009.

Table 1
Regionally Significant Official Plan Amendments
April 1, 2010, to June 30, 2010

MUNICI- PALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT /STATUS
Whitchurch- Stouffville OPA 120	To establish Secondary Plan land use designations for lands within the Vandorf- Preston Lake Plan area.	Submitted by Town of Whitchurch- Stouffville	Vandorf-Preston Lake Planning Area, between Highway 400 and Warden Avenue		80	Approved 30/04/2010

Table 2
Routine Official Plan Amendments
April 1, 2010, to June 30, 2010

MUNICI- PALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT /STATUS
Richmond Hill 259	The purpose of this amendment is to increase the density permitted in the existing secondary plan to facilitate a mixed use residential commercial development.	Liberty Development Corporation	Northeast corner of Rockwell and Highway No. 7	650	24	Approved 20/04/2010

Table 3
Official Plan Amendments Exempted from Regional Approval
April 1, 2010, to June 30, 2010

MUNICI- PALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT /STATUS
Markham OPA 185	To amend the maximum building height from 8 to 12 storeys, and the maximum residential density from 80 to 105 units per hectare.	Jade Kennedy Development Corporation (South Unionville Square)	East side of Kennedy Road, between Castan Avenue and South Unionville.	285	14	Exempted 14/06/2010
Vaughan OP.10.003	Redesignate from "Low Density Residential" to "Medium Density Residential" for 12 duplex units.	Bungaloft Inc.	8450-8472 Islington Avenue	12	3	Exempted 19/04/2010

Comments and conditions of draft plan approval were issued for 22 plans of subdivision, totalling 10,154 residential units

In Q2 of 2010, the Region issued comments and conditions of draft plan approval on a total of 22 plan of subdivision applications, details of which are presented in *Table 4 (see Council Attachment 1)*. The 22 plans of subdivision comprise a total of 10,154 residential units and 57.37 hectares of industrial/commercial land. Of the 10,154 residential units, 4,777 are apartment units proposed under the Times Development application in the Town of Markham. A further 2,509.5 of the 10,154 residential units represent previously approved lands in Holding Landing for which the Region received revised plans. No comments and conditions of draft plan approval were issued for any plan of condominium applications. In comparison, in Q2 of 2009, Regional staff issued comments and conditions of draft plan approval on four plans of subdivision totalling 37 residential units and 3.4 ha of industrial/commercial land.

Regional staff issued clearance on 14 plans of subdivision and condominium comprising of 1,082 residential units

Regional staff issued clearance of Regional conditions for final approval on 13 plans of subdivision and one plan of condominium in Q2 of 2010. These 14 plans consist of 737 single-detached, 46 semi-detached, 115 townhouse and 184 apartment residential units, totalling 1,082 residential units (*see Table 5, Council Attachment 2 for details*). In comparison, in Q2 of 2009 12 plans of subdivision and 1,297 residential units were cleared for final approval.

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 registered. Region-wide there are currently 32,800 residential units awaiting registration, of which 26,165 are ground related supply. An additional one year supply of residential units exists within registered plans. Accordingly, this represents an approximate four year supply of draft approved and registered residential units. The above calculation is based on a forecasted growth rate of 10,000 units/year.

The Region can service a 4.5 year supply based on the completion and implementation of new infrastructure including the Duffin Creek Water Pollution Control Plant (WPCP) Expansion project. This project is on track for completion in Q4 of 2010 and will ensure consistency with the PPS with respect to serviced residential land supply. The ongoing pursuit of completion of future key Regional infrastructure, such as the Southeast Collector Sewer, within the targeted timeframes will be required to ensure an adequate serviced residential land supply is maintained.

Development Review Committee reviewed 17 new and revised proposed development applications

The Development Review Committee (DRC) 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 Q2 of 2010 a total of 17 new and revised planning applications were reviewed by DRC, including seven OPAs, eight plans of subdivision and two plans of condominium.

Staff's involvement with Local Technical Advisory Committees and Working Groups helps to identify and protect Regional interests

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

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

- East Gwillimbury Official Plan Review Team
- Sutton Secondary Plan Technical Advisory Committee
- Markham Centre Advisory Group
- Markham Cornell Advisory Group
- Richmond Hill/Langstaff Gateway Planning Coordination Sub-Groups
- Yonge Subway Extension Working Group
- York Region Agricultural Liaison Group
- GTA Agricultural Working Group
- East Gwillimbury Water Conservation Group
- Aurora Yonge-Wellington Corridor Study
- Woodbridge Study SPA Review Working Group
- Vaughan Technical Advisory Committee for the Jane Street and Major Mackenzie Drive Planning Study

Significant staff resources are required to process the local municipal Official Plan conformity exercises and associated Ontario Municipal Board Hearings

York Region is the approval authority for local municipal Official Plans (OPs) and Secondary Plans (SPs). The Community Planning Branch is responsible for the processing of the OPs and SPs and as a result, staff are, and will continue to be investing a significant amount of time and resources for the review and approval of these documents and any related appeals to the Ontario Municipal Board (OMB).

Throughout 2010, Regional staff have continued to press forward in partnership with local municipalities on their respective conformity exercises, local Official Plan reviews, and associated Secondary Plans, including quick turnarounds on comments for draft chapters and complete drafts. Recently, Regional staff have received adopted local Official Plans from the Town of East Gwillimbury and the Town of Richmond Hill and has received the Sutton/Jackson's Point Secondary Plan from the Town of Georgina for review and approval. In addition, work is progressing quickly on the Aurora Official Plan and the Aurora 2C Secondary Plan.

Regional Planning staff expect appeals to the Regional Official Plan, once approved by the Province. Some of those appeals are expected to proceed to an OMB hearing. Similarly, Regional staff anticipates that there will be similar appeals to the local OPs and Secondary Plans, requiring additional time and resources.

Healthcare Campus Centre Plan , Official Plan Amendment No. 715

Official Plan Amendment 715, to the City of Vaughan Official Plan, was adopted on July 13, 2010. The purpose of the Amendment is to change the planning intent for the 33 ha site in the northwest quadrant of Major Mackenzie Drive and Jane Street from expansion land of a major theme park (Canada's Wonderland) to development of an urban centre that will be focused around the development of a hospital and associated healthcare campus. The Amendment sets out the further planning steps and analyses, such as a Hospital Precinct Plan, that will be required prior to development of the healthcare campus and other uses. Regional staff has been involved in reviewing and commenting on the background materials for the preparation of the Amendment through a Technical Advisory Committee.

Update on proposed Amendment No. 68 to the York Region Official Plan (1994, as amended), Dickson Hill Memorial Gardens, Town of Markham

Proposed Regional Official Plan Amendment No. 68 is a privately initiated application seeking to permit a cemetery and accessory uses by way of a notwithstanding clause. The property is located within and adjacent to the Hamlet of Dickson Hill, in the Town of Markham, and is designated "Oak Ridges Moraine", "Agriculture Policy Area", and "Greenlands System" in the York Region Official Plan (1994, as amended).

A Statutory Public Meeting was held at the May 5, 2010 Planning and Economic Development Committee meeting. At this meeting the information report was received and it was recommended that staff review comments from the public meeting, responses to the circulation regarding the proposed Amendment, and staff prepare a further report with recommendations for consideration at a future Planning & Economic Development Committee meeting. A report recommending Notice be issued to refuse the Amendment is proceeding to the same Planning and Economic Development Committee meeting as this report.

5. FINANCIAL IMPLICATIONS

\$83,715 in fee revenue was received in Q2 for approvals and plan review

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 April 1 and June 30, 2010 totalled \$83,715.

There are no direct financial implications associated with this report. Development from the applications listed in *Tables 1 to 5* will provide a 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 and clearances provided by the Region on plans of subdivision and condominium facilitate approvals issued by the local municipalities.

7. CONCLUSION

Between April 1 and June 30, 2010, the Commissioner of Planning:

- Approved one (1) Regionally Significant Local Official Plan Amendment.
- Issued approval on one (1) Local Official Plan Amendments by way of the “Routine” process.
- Exempted two (2) local Official Plan Amendment applications from Regional approval.
- Provided conditions of draft approval to the area municipalities or Ontario Municipal Board on 22 plans of subdivision comprising a total of 10,154 residential units and 57.37 hectares of industrial/commercial land; and
- Provided clearance of Regional conditions to area municipalities on 14 plans of subdivision and condominium comprising a total of 1,082 residential units.

These results represent Q2 of 2010 and should not be used as an indicator of broader development related trends. Development trends will be analysed on a yearly basis through a 2010 year end summary to be provided to Council in early 2011.

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 4
Regional Comments/Conditions
Proposed Plans of Subdivision/Condominium
April 1 to June 30, 2010

MUNICI- PALITY	APPLICATION #	LOCATION	TOTAL UNITS	IND/COM (ha)	RESPONSE TIME (days)	RESPONSE DATE
East Gwillimbury	19T-89112	East side of Highway 11, north of Yonge Street, Holland Landing	133	5.45	47	14/06/2010
East Gwillimbury	19T-90015	East side of Highway 11, north of Yonge Street, Holland Landing	326.5	6.97	43	10/06/2010
East Gwillimbury	19T-90019	West side of 2 nd Concession Road, south of Mount Albert Road, Holland Landing	689	0.4	48	15/06/2010
East Gwillimbury	19T-94036	East side of Highway 11, north of Yonge Street, Holland Landing	159.5		47	14/10/2010
East Gwillimbury	19T-95088	West side of 2 nd Concession Road, south of Mount Albert Road, Holland Landing	626.5		43	11/06/2010
East Gwillimbury	19T-00E01	West side of 2 nd Concession Road, south of Mount Albert Road, Holland Landing	285		48	15/06/2010
East Gwillimbury	19T-88085	East side of Highway 11, north of Yonge Street, Holland Landing	290		47	14/06/2010
King	19T-08K02	Parts of lots 6 & 7, Concession 4	67		76	26/05/2010
Markham	19T-09M06	North Street Markham, north of Edward Jefeys	239		25	15/06/2010
Markham	19T-09M04	South side of Major Mackenzie Drive, east of Donald Cousens Parkway	479		77	17/06/2010
Markham	19T-09M03	Formerly 19T-03M03 Phase 3, Cathedral Town, north of Major Mackenzie Drive, between Hwy 404 and Woodbine Avenue	70		158	10/05/2010

MUNICI- PALITY	APPLICATION #	LOCATION	TOTAL UNITS	IND/COM (ha)	RESPONSE TIME (days)	RESPONSE DATE
Markham	19T-07M03	Part of Lot 10, Concession 5	4777		136	29/04/2010
Markham	19T-07M02	Part of Lot 28, Con 3, Town of Markham, North of Elgin Mills, from Woodbine to Hwy 404	0	16.801	127	06/04/2010
Markham	19T-07M01	North of Elgin Mills Road between Woodbine Avenue and Highway 404	266	21.38	124	18/05/2010
Markham	19T-05M09	Part of Lot 22 and Concession 22, Cathedraltown South	232	5.81	68	12/05/2010
Markham	19T-02M16	South of Major Mackenzie Drive between McCowan and 48	276		61	13/04/2010
Markham	19T-02M09	South of Major Mackenzie Drive, east of McCowan Road	632	0.558	64	01/04/2010
Richmond Hill	19T-09R05	East of Bathurst Street, south of Rutherford Road	6		17	24/06/2010
Richmond Hill	19T-04R03	North of 19th Avenue between Bayview Avenue and Yonge Street	22		13	22/04/2010
Vaughan	19T-10V01	South of Teston Road between Dufferin Street and Bathurst Street	29		97	20/05/2010
Whitchurch-Stouffville	19T-07W03	Part of Block 34, Concession 10	436		11	08/06/2010
Whitchurch-Stouffville	19T-03W05	East of Highway 48. North of Main Street	113		29	08/04/2010
Total	22		10,154	57.37		

Table 5
Clearances Sent/Final Plan Approval
Plans of Subdivision/Condominium
April 1 to June 30, 2010

MUNICI- PALITY	APPLICATION #	LOCATION	TOTAL UNITS	IND/COM (ha)	RESPONSE DATE
East Gwillimbury	19T-04E01	Part of Lot 100, Concession 1 WYS	61		04/06/2010
East Gwillimbury	19T-04E02	Part of Block D, Judge's Plan 403 - BeaverBrook Homes	55		28/05/2010
King	19T-03K01	Part of lots 7,8,9 and 10, Concession 8, Nobleton	190		09/04/2010
Markham	19T-04M03	East side of Old Kennedy Road north of Steeles Avenue	24	0.0787	06/05/2010
Markham	19T-05M18	Part of Lots 4 and 5 Block E, R.P. 19, Part of Lot 6, Concession 9, 6788 14th Avenue	27		23/06/2010
Newmarket	19T-90064	South of Mulock Dr., West of Highway 404	64		15/04/2010
Richmond Hill	19T-99R14	South of Jefferson SR, east of Bathurst Street, north of Gamble Road	234		18/06/2010
Richmond Hill	19T-04R05	127 Birch Avenue, west of Bathurst Street, plan 1960, Lot 68	12		29/04/2010
Richmond Hill	19T-03R14	SouthEast of Bathurst Street and King Road	62		28/04/2010
Richmond Hill	19T-00R04	Note: Block 32 on M-plan is actually 2 part lots.	32		13/04/2010
Vaughan	19T-06V02	West of Dufferin Street, north of Teston Road	20		05/05/2010
Vaughan	19T-02V12	South of old Major Mackenzie Drive east of Hwy 27	7		28/05/2010
Vaughan	19CDM-08V11	Northeast corner of Maison Parc Court and Dufferin Street, known municipally as 8 Maison Parc Court	181		12/04/2010

MUNICI- PALITY	APPLICATION #	LOCATION	TOTAL UNITS	IND/COM (ha)	RESPONSE DATE
Whitchurch- Stouffville	19T-03W05	East of Highway 48. North of Main Street	113		28/05/2010
Total	14		1,082	0.0787	