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PLANNING ACTIVITIES AND COMMISSIONER DELEGATED APPROVALS INFORMATION REPORT

JANUARY 1, 2008 TO MARCH 31, 2008

The Planning and Economic Development Committee recommends the adoption of the recommendation contained in the following report dated May 12, 2008, from the Commissioner of Planning and Development Services:

1. RECOMMENDATION

It is recommended that:

1. This report be received for information.

2. PURPOSE

This report is submitted to advise Council of planning activities under the Commissioner's delegated authority from January 1, 2008 to March 30, 2008.

This report provides a summary and update of major development applications and planning initiatives that have been reviewed by Regional Staff and approved by Regional Council including Regional Official Plan Amendments, regionally significant local Official Plan Amendments and development related initiatives. The report also provides an update on the land supply available within the current urban boundary to accommodate ground-related residential growth.

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 Committee and Council on a quarterly basis. This report provides a list of the following delegated approvals including:

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

4.1 OFFICIAL PLAN AMENDMENTS (OPA)

In total, Regional staff issued decisions/reported on a total of 5 OPA applications in the first quarter of 2008 compared to 9 in the first quarter of 2007, as indicated in Tables 1 and 2. The Region is experiencing an interim decrease in major OPA applications while a number of the local municipalities assess growth management opportunities and complete Official Plan reviews. The Community Planning Branch had therefore predicted this level of development activity in the *'Planning Activities and Commissioners Delegated Approvals Information Report – 2007 Year End Summary'* considered by Regional Council on March 5, 2008.

Table 1
Regional Official Plan Amendments
January 01, 2008 to March 31, 2008

MUNICI- PALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT /STATUS
Aurora ROPA 53 (Aurora 2C Lands)	Urban boundary expansion to permit the development of 94 developable hectares of strategically located employment land and 114 developable hectares of residential and related uses.	Town of Aurora	Northwest Aurora, An area bounded by the Newmarket/Aurora Boundary, Highway 404, Wellington Street and Bayview Avenue.	4000 jobs and 8000 persons	90	Approved February 20, 2008

Table 2
Official Plan Amendments Exempted from Regional Approval
January 01, 2008 to March 31, 2008

MUNICI- PALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT /STATUS
Markham OP.08.106544	Site specific exemption to allow business and office space on the ground floor	1456924 Ontario Inc.	161 Main Street, Unionville	0	5	Exempted 19/03/2008
Richmond Hill D01-07006	Site specific exemption to increase the number of permitted residential units from 284 to 289, an increase of five units.	Gates of Bayview Glen (Phase III) Corporation	110 and 122 Bantry Avenue	289	1	Exempted 18/03/2008
Vaughan OP.08.003	Site specific exemption to permit an increase in the maximum residential density from a total of 223 to 238.	1720447 Ontario Incorporated	520 Steeles Avenue West, North side of Steeles, East of Bathurst Street	238	5	Exempted 25/03/2008
Vaughan OP.07.007	Site specific exemption for a future severance of two existing lots into five residential lots.	Giovanni Masili & Helene Moore	146 and 160 Waymar Heights Boulevard	3	2	Exempted 2008/03/19

Newmarket Official Plan Review Process Nearing Completion

Currently, the municipalities of Vaughan, Richmond Hill, East Gwillimbury and Markham are undergoing reviews to their Official Plans. Newmarket's Official Plan review process has been completed. Regional Council adopted the recommendation to approve the Newmarket Official Plan, subject to modifications, on April 24, 2008, and the Notice of Decision was issued by Regional staff on May 08, 2008

4.2 PLANS OF SUBDIVISION AND CONDOMINIUM

During the first quarter of 2008, the Region forwarded conditions of approval on two plans of subdivision and a one plan of condominium representing 257 residential units, as indicated in Table 3. This represents a significant decrease compared to the 1st quarter of 2007 when comments/conditions were provided on 14 plans of subdivision and 5 plans of condominium comprising a total of 1,712 residential units and 52 hectares of industrial/commercial land.

Local municipalities are utilizing this supply of draft approved units to complete existing communities by committing limited resources, such as servicing capacity, to applications already proceeding through the application process. It is expected that new draft plan of subdivision applications will increase once the local municipalities have completed their Official Plan reviews and growth management exercises.

Table 3
Regional Comments/Conditions
Proposed Plans of Subdivision/Condominium
January 01, 2008 to March 31, 2008

MUNICI- PALITY	APPLIC- ATION #	LOCATION	Total Units	Ind/ Com (ha)	RESPONSE TIME (days)	RESPONSE DATE
Georgina	19CDM-05G06	The Southeast corner of The Queensway South and Church Street	55	0	10	14/03/2008
King	19T-05K01	East of Highway 27, North of King Road	86	0	6	20/03/2008
Vaughan	19T-06V03	East side of Kipling Avenue, North of Highway 7	116	0	20	20/02/2008
Total	3		207			

During the months of January to March, the Region provided its clearance for final approval on 16 final plans for a total of 1067 residential units and 9.52 hectares of Industrial/Commercial Land. Table 4 (Attachment 1) identifies those plans that received clearance of Regional conditions.

Staff time invested in the review of development applications has increased in response to the growing complexity of these applications as a result of provincial legislation and infrastructure planning complexities related to water and wastewater, transit and rapid transit related issues.

Current Residential Land Supply

Region-wide, there are currently 38,521 draft approved units awaiting registration which represent a 3.8 year supply of draft approved units available for registration. This represents a 3 year supply of ground related units and a 0.8 year supply of high density units.

The Provincial Policy Statement (PPS) requires municipalities to maintain a 3 year supply of serviced residential lands which are appropriately zoned, draft approved or registered. It should be noted that while the Region currently has over 3 year supply of draft approved units, not all have servicing allocation available. The supply of serviced residential units, which includes both draft approved and registered unbuilt units, is 2.7 years. This Regional supply will continue to diminish until significant new infrastructure such as the Duffin Creek WPCP expansion is complete. It is therefore important that the key infrastructure completion targets are met.

The PPS also requires municipalities to maintain a 10 year supply of residentially designated lands. The above noted draft approval supply does not complete the build out

of designated residential lands within the current urban boundary. It is estimated, in addition to this supply, there remains up to an estimated 8 year supply of ground related residentially designated lands within the existing urban boundary Region wide. In order to maintain the prescribed land supply minimum, with a variety of housing types and densities, both urban boundary expansions and designation of new intensification areas within the existing urban boundary need to be planned for. York Region in partnership with the local municipalities will address this issue through comprehensive planning reviews and intensification strategies.

Staff will continue to carefully monitor both the availability of serviced and designated lands.

4.3 DEVELOPMENT REVIEW COMMITTEE (DRC)

The DRC meets bi-weekly to discuss all recently-submitted development applications and other related matter including trends, changes in legislation and/or process and emerging issues. In the 1st quarter of 2008, DRC reviewed a total of 34 new planning applications including 25 official plan amendments, 5 plans of subdivision, and 4 plans of condominium.

4.4 TECHNICAL ADVISORY COMMITTEES AND WORKING GROUPS

A large portion of the work being done by staff in the Community Planning Branch includes participating on Technical Advisory Committees and Working Groups. Participation in these committees, while intensive, is extremely valuable. Regional and local issues are identified and resolved early in the planning process ensuring that future development applications can be dealt with in an efficient and timely manner.

Community Planning staff have/and continue to participate on the following working groups and committees including:

- Richmond Hill Downtown Yonge Street Study
- Markham Yonge/Steeles Corridor Study
- Vaughan Official Plan Technical Advisory Committee
- Sutton Secondary Plan Technical Advisory Committee
- East Gwillimbury Official Plan Review Team
- Cornell Advisory Group and
- Markham Centre Advisory Group

4.5 UPDATE OF VARIOUS PLANNING MATTERS

Westhill (Aurora) OPA

On January 24, 2008, Regional Council adopted the recommendation to support the OPA, draft plan of subdivision and draft plan of condominium applications that were submitted by Westhill Redevelopment Company Limited. The purpose of these applications is to facilitate the development of 75 single detached residential units and a golf course on private communal services. Council also authorized Regional staff to prepare and present conditions of draft plan approval to the Ontario Municipal Board. Adjacent landowners have made a motion for Leave to Appeal to Divisional Court in an effort to consolidate the Ontario Municipal Board Hearing with the Environmental Assessment process.

Regional Official Plan Amendment 53/Aurora 2C Lands

The purpose of ROPA 53 was to expand the Town of Aurora's urban boundary through the re-designation of approximately 445 hectares of land from 'Rural Policy Area' to 'Urban Area' creating approximately 94 hectares of strategically located employment land and 114 hectares of land for residential and related land uses. Development of the 2C lands will likely generate approximately 4,000 jobs and accommodate a population of approximately 8,000 persons. ROPA 53 was approved on January 24, 2008 and came into force and effect on February 20, 2008.

Regional Official Plan Amendment 60/Community Improvement Plan (CIP) Policies

On June 6, 2007, Ontario Regulation 221/07 was passed which "prescribed" York Region as an upper tier municipality to use CIPs to address infrastructure issues, land and building issues adjacent to transit corridors and the provision of affordable housing. The purpose of ROPA 60 is to introduce Community Improvement Plan policies within the Regional Official Plan to enable the creation of Regional Improvement Plans and the ability to participate in lower tier CIP's. Regional Council endorsed approval of ROPA 60 at their February 6, 2008 meeting. The Notice of Decision was issued on March 3, 2008 and came and came into force and effect on March 28, 2008.

Sustainable Development Through LEED® - Implementation Strategy

The Sustainable Development through LEED® program uses servicing allocation as an incentive to build greener high density development in Regional and local centres and corridors. This program provides a number of benefits including efficient use of resources including energy, water and land. The implementation strategy describes in detail the sustainability objectives to be included in candidate development proposals. A number of development applications are being reviewed by Regional staff under this strategy.

Relationship to Vision 2026

In reviewing, commenting and approving the development applications and planning initiatives identified above, York Region is advancing the goal areas of Vision 2026, and, in particular, “Responding to the Needs of our Residents,” and “Providing a Range of Housing Options.”

5. FINANCIAL IMPLICATIONS

Fee Revenue received between January and March, 2008 for approvals and plan review within the Community Planning Branch totalled \$77,750. This represents an approximately 16 % decrease when compared to the first quarter results for 2007 of \$92,215.

There are no direct financial implications associated with this report. Development from the applications listed in Tables 1 to 4 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

In the 1st quarter of 2008, the Commissioner of Planning and Development Services:

- Reported on/approved or exempted 5 OPA applications.
- Provided comments/conditions of draft approval on 3 plans of subdivision and condominium representing 207 residential units.
- Provided clearance of Regional conditions to local municipalities and issued final plan approval on a total of 16 plans representing 1067 residential units and 9.52 hectares of industrial/commercial lands.
- Reviewed 35 new planning applications at DRC including 25 Official Plan Amendments, 5 plans of subdivision and 4 plans of condominium.
- Region-wide, there are currently 38,521 draft approved units awaiting registration representing a 3.8 year supply of draft approved units available for registration.

Of particular significance in the 1st quarter of 2008 is the reduction in the number of new planning applications being submitted to York Region for review. This can be

contributed to the ongoing local municipal Official Plan reviews and a local municipal focus on completing existing communities. Once Official Plan reviews have been completed the number of new development applications will increase.

These results represent the first quarter of 2008 and should not be used as an indicator of broader development related trends. Development trends will be analysed a yearly basis through a 2008 year end summary to be provided to Council in early 2009.

For more information on this report, please contact Teresa Cline, Planner, Community Planning at (905) 830-4444 Ext. 1533 or Heather Konefat, Director of Community Planning at Ext. 1502.

The Senior Management Group has reviewed this report.

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