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PLANNING ACTIVITIES AND APPROVALS - APRIL 1 TO JUNE 30, 2012

The Planning and Economic Development Committee recommends the adoption of the recommendation contained in the following report dated August 2, 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 Q2 of 2012, (April 1 to June 30, 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. 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 planning activities and related 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 planning activity between April 1 and June 30, 2012, 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 Director of Community Planning has been authorized by Council to approve.

2. Local “exempt” Official Plan Amendments.
These are 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 Q2 2012 staff rendered decisions/reported on seven OPA applications

Regional staff rendered decisions/reported on a total of seven Official Plan Amendment (OPA) applications in Q2 of 2012 (see *Tables 1 and 2* below). Five decisions were rendered by way of “routine” process. There were two OPAs exempted from Regional approval. In Q2 of 2011 staff rendered decisions/reported on a total of five OPAs.

Table 1
“Routine” Official Plan Amendments
April 1 to June 30, 2011

MUNICI- PALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT /STATUS
Aurora OPA 75	To redesignate the subject site from 'Private Open Space' to 'Estate Residential' to permit the development of two estate residential lots	2177111 Ontario Ltd.	North side of Elderberry Trail	2	8	Approved May 2, 2012
Georgina OPA 114	To amend the Sutton Secondary Plan (OPA 72) to introduce site-specific provisions to permit residential and non-residential uses independent of one another, to increase the maximum residential density, to permit townhouses as a stand-alone use.	2241439 Ontario Ltd. (c/o OLRM Developments)	Southwest quadrant of Lake Drive East and Grew Boulevard	42	14	Approved May 23, 2012

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MUNICI- PALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT /STATUS
Newmarket OPA 8	To redesignate the subject lands from 'Emerging Residential' to 'Commercial' to permit a variety of retail and service commercial uses.	Garden Commercial (Newmarket) Inc.	Northeast quadrant of Bayview Avenue and Stonehaven Avenue	n/a	8	Approved May 24, 2012
Vaughan OPA 721	To amend the Woodbridge Community Plan (OPA 240, as amended by OPA 597) by redesignating the subject lands from 'Low Density Residential' to 'Medium Density Residential' with a site specific exception to permit 13 townhouses and a density of 42 uph	Ravines of Islington Holdings Inc.	8469 Islington Avenue	13	56	Approved May 17, 2012
Vaughan OPA 728	To redesignate the subject lands to 'Medium Density Residential-Commercial' to permit 1 residential building not exceeding 6 storeys and 98 dwelling units with a maximum FSI of 2.0	Royal Pine Homes	9939 Pine Valley Drive	98	24	Notice of Decision June 22, 2012

Table 2
Official Plan Amendments Exempted from Regional Approval
April 1 to June 30, 2011

MUNICI- PALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT /STATUS
Markham OP 08.06659	To permit three residential buildings (10-29 storeys) on the north side of Enterprise Boulevard.	Markham Centre Development Corporation	North side of Enterprise Boulevard between the GO Rail Line and Ravis Road	980	14	Exempted May 10, 2012
Vaughan OP 12.005	To increase the permitted height from 2 to 3 storeys for a medical/general office building with limited ground floor retail	Dr. Somesh Sharma	7651 & 7661 Keele Street	n/a	20	Exempted May 31, 2012

Comments and conditions of draft plan approval were issued for eight plans of subdivision and six plans of condominium, totalling 973 residential units

Regional planning staff issued comments and conditions of draft plan approval on a total of eight plans of subdivision and six plans of condominium in Q2 of 2012, details of which are presented in *Attachment 1*. The 14 plans comprise a total of 973 residential units and 29.956 hectares of industrial/commercial land. In Q2 2011, Regional staff issued comments and conditions on ten plans of subdivision and three plans of condominium totalling 1,408 residential units.

Regional staff issued clearance on 14 plans of subdivision and 13 plans of condominium comprising 2,825.5 residential units

In Q2 of 2012, Regional staff issued clearance of Regional conditions for final approval on 14 plans of subdivision and 13 plan of condominium. These 22 plans comprise a total of 1441.5 single-detached, 372 semi-detached, and 876 townhouse and 136 apartment units for a total of 2,825.5 residential units and 94.0221 hectares of industrial/commercial land. *Attachment 2* provides a summary of clearances issued in Q2 of 2012. In comparison, in Q2 of 2011 staff issued clearance on a total of six plans of subdivision, totalling 540 residential units and 3.18 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 27,750.5 residential units awaiting registration, of which 20,596.5 are ground related supply. An additional one year supply of residential units exists within registered un-built developments. Accordingly, this represents an approximate four year supply of residential units within draft approved, registered and registered un-built developments.

Development Review Committee (DRC) reviewed 44 new and revised development proposals in Q2 2012

The joint Regional 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, 44 new and revised planning applications were reviewed by the Committee in Q2 of 2012, including 14 plans of subdivision, 13 plans of condominium, 16 Official Plan Amendments and one Regional Official Plan Amendment.

Staff continues 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 participates on the following working groups and committees including:

- Markham Centre Advisory Group
- Markham Cornell Advisory Group
- Yonge Subway Extension Working Group
- GTA Agricultural Action Committee - Working Group
- East Gwillimbury Water Conservation Group
- Woodbridge Study SPA Review Working Group
- Vaughan Metropolitan Centre Staff Liaison Committee
- Vaughan Metropolitan Centre and Surrounding Area Transportation Study Working Group
- Vaughan Mills Secondary Plan Technical Advisory 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

Regional Council approved in part, the Town of Aurora Official Plan

Regional Council approved in part and subject to modifications, the Town of Aurora Official Plan on June 28, 2012 save and except for section 3.3 of the Official Plan regarding population and employment figures. Additionally, an area of land that is adjacent to the Aurora Promenade was appealed to the Ontario Municipal Board.

Regional Council supports the approval of the City of Vaughan Official Plan

The City of Vaughan's new Official Plan (2010), Volume 1, was considered by the Region's Planning and Economic Development Committee and subsequently by Regional Council at their respective meetings in June 2012. Regional Council supported the Vaughan Official Plan to be approved by the Ontario Municipal Board.

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),

Vision 2051 and the Corporate Strategic Plan. The goals of Visions 2051 that this report assists in monitoring are providing 'Appropriate Housing for all Ages and Stages' as well as creating 'Liveable Cities and Complete Communities'/. Specific priority areas of the Corporate Strategic Plan that this report assists in monitoring are 'Focussing Growth along Regional Centres and Corridors' and 'Increasing the Economic Vitality of the Region'.

5. FINANCIAL IMPLICATIONS

Revenue from planning application fees totalled \$103,790.01 in Q2 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 April 1 and June 30, 2012 totalled \$103,790.01. In comparison, fee revenue totalled \$42,240 in Q2 of 2011.

In Q1 of 2012 it was reported that the Regional Transportation and Community Planning Department collected fees in accordance with the Regional By-Law No. 2010-15 for approvals and plan review within the Community Planning Branch totalling \$67,660. This number was understated given a change in financial reporting process. The restated Q1 2012 total is \$83,400.

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 April 1 and June 30, 2012, the Director of Community Planning:

- Issued approval on seven Local Official Plan Amendments by way of the "Routine" process.
- Exempted two Local Official Plan Amendment applications from Regional Approval.

- Provided conditions of draft approval to the local municipalities or Ontario Municipal Board on eight plans of subdivision and six plans of condominium comprising a total of 973 residential units and 29.956 hectares of industrial/commercial land.
- Provided clearance of Regional conditions to local municipalities on 14 plans of subdivision and 13 plans of condominium comprising a total of 2,825.5 residential units and 94.0221 hectares of industrial/commercial land.
- Considered, with Development Review Committee a total of 44 development applications including draft Local Official Plan Amendments and plans of subdivision and condominium.

This report provides a summary of activities undertaken by the Community Planning Branch for Q2 2012 (April 1 to June 30, 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
April 1 to June 30, 2012

MUNICI- PALITY	APPLICATION #	LOCATION	TOTAL UNITS	IND/COM (ha)	RESPONSE TIME (days)	RESPONSE DATE
East Gwillimbury	19T-11E01	Part of Lot 11, Concession 2	145	0	58	04/05/2012
Markham	19CDM-12M05	Northwest corner of Highway 48 and Edward Jeffreys Avenue	0	0	34	20/06/2012
Markham	19CDM-12M03	11 & 15 Houghton Boulevard and 55 Joseph Street	10	0	50	17/04/2012
Markham	19CDM-12M01	Lots 55 & 56 of Registered Plan 65M- 2481	4	0.311	46	08/05/2012
Markham	19CDM-12M02	Lots 84 & 85 of Registered Plan 65M- 2481	2	0.255	46	08/05/2012
Richmond Hill	19T-11R05	Southeast Corner of Major Mackenzie Drive and Leslie Street	0	29.39	96	27/04/2012
Richmond Hill	19T-11R05	45 Stockdale Crescent and 112 & 114 Pemberton Road	4	0	82	19/06/2012
Vaughan	19CDM-12V03	Part of Lot 26, Concession 1	54	0	32	01/05/2012
Vaughan	19CDM-11V08	9589 Keele Street	22	0	109	08/05/2012
Whitchurch- Stouffville	19T-12W01	Part of Lot 2, Concession 8	24	0	30	29/06/2012
Whitchurch- Stouffville	19T-11W05	Part of Lot 3, Concession 8	227	0	83	17/04/2012
Whitchurch- Stouffville	19T-11W01	West side of Highway 48, between Aurora Road and Vandorf Sideroad	24	0	110	24/04/2012
Whitchurch- Stouffville	19T-11W03	12606 Ninth Line	164	0	114	27/04/2012

MUNICI- PALITY	APPLICATION #	LOCATION	TOTAL UNITS	IND/COM (ha)	RESPONSE TIME (days)	RESPONSE DATE
Whitchurch- Stouffville	19T-07W01	Part of Lot 3, Concession 9	293	0	44	12/04/2012
Total	14		973	29.956	AVG: 66.71	

COUNCIL ATTACHMENT 2

**Clearances Sent/Final Plan Approval
Plans of Subdivision/Condominium
April 1 to June 30, 2012**

MUNICI- PALITY	APPLICATION #	LOCATION	TOTAL UNITS	IND/COM (ha)	RESPONSE DATE
Markham	19CDM-11M02	Block 5, Registered Plan 65M-3876	4	0.0221	21/06/2012
Markham	19T-02M11 (Phase 3B)	North of 16 th Avenue, east of McCowan Road	103	0	01/05/2012
Markham	19T-02M08 (Phase 6)	South of Major Mackenzie Drive, west of Highway 48	70	0	24/05/2012
Markham	19T-10M03	Part of Lots 16 & 17, Concession 6	1458.5	0	23/05/2012
Markham	19T-03M08 (Phase 5)	North side of 16 th Avenue, east of McCowan Road	16	0	01/05/2012
Richmond Hill	19T-99R21 (Phase 2)	North of 19 th Avenue, between Yonge Street and Bayview Avenue	421	0	21/06/2012
Richmond Hill	19T-05R08	Part of Lot 70, Concession 1	18	0	04/06/2012
Richmond Hill	19T-96R13	Southwest corner of Dunlop Street and Coventry Court	17	0	04/06/2012
Vaughan	19T-10V03	East side of Dufferin, north of Confederation Parkway	51	0	22/06/2012
Vaughan	19T-06V13 (Phase 2)	Part of Lots 13-15, Concession 10	0	66.6	15/05/2012
Vaughan	19T-05V05 (Phase 2)	Part of Lots 21 & 22, Concession 3	0	27.4	14/06/2012
Vaughan	19T-07V04 (Phase 2)	Block 40 in Part of Lot 21, Concession 6	4.5	0	22/05/2012
Vaughan	19T-06V04 (Phase 3)	Part of Lot 23, Concession 6	168.5	0	29/05/2012
Vaughan	19CDM-10V01	Part of Lot 12, Concession 2	0	0	06/22/2012
Whitchurch- Stouffville	19T-10W01	West side of Ninth Line, north of Main Street	199	0	17/05/2012
Whitchurch- Stouffville	19T-11W02	5440, 5472 & 5508 Main Street	295	0	19/06/2012
Total	16		2825.5	94.0221	