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PLANNING ACTIVITIES AND COMMISSIONER DELEGATED APPROVALS INFORMATION REPORT – APRIL 1 TO JUNE 30, 2011

The Planning and Economic Development Committee recommends the adoption of the recommendation contained in the following report dated August 2, 2011 from the Acting Commissioner of Planning and Development Services.

1. RECOMMENDATION

It is recommended that Council receive this report for information.

2. PURPOSE

The purpose of this report is to advise Planning and Economic Development Committee and Regional Council of planning approvals under the Commissioner's delegated authority throughout Q2 of 2011, (April 1 to June 30, 2011).

This report provides a summary of the planning and development activity that Regional staff have been engaged in and the applications that have been approved by the Commissioner and 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 proposals, other planning initiatives and the land supply available within the current urban boundary to accommodate ground related-residential growth.

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 summarizes development activity between April 1 and June 30, 2011, 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

Throughout Q2 of 2011 Staff rendered decisions/reported on five OPA applications

Regional staff rendered decisions/reported on a total of five Official Plan Amendment (OPA) applications in Q2 of 2011 (*see Table 1, 2, and 3 below*). Two decisions were issued for Regionally Significant OPAs and two decisions were rendered by way of the “Routine” process. There was one OPA exempted from Regional approval in Q2 of 2011. In Q2 of 2010, staff rendered decisions/reported on a total of four OPAs.

Table 1
Regionally Significant Official Plan Amendments
April 1, 2011 to June 30, 2011

MUNICI- PALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT /STATUS
Markham OPA 183	The purpose of this amendment is to establish secondary plan policies for the Langstaff Gateway Urban Growth Centre	Town Initiated	East side of Yonge Street, south of Highway 407	5,000	373*	Approved June 30, 2011
Markham OPA 184	A technical amendment to create the Langstaff Gateway Planning District	Town Initiated	East side of Yonge Street, south of Highway 407	n/a	373*	Approved June 30, 2011

* Decision time includes time associated with the planning coordination process for the Richmond Hill/Langstaff Urban Growth Centre.

Table 2
"Routine" Official Plan Amendments
April 1, 2011 to June 30, 2011

MUNICI- PALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT /STATUS
Whitchurch- Stouffville OPA 130	To add a site specific exception to permit a minimum lot size of 0.3 ha to facilitate a proposed 67 unit residential development.	2036737 Ontario Inc. 2022988 Ontario Inc.	Southeast quadrant of Bloomington Road and Ninth Line	67	2	Approved May 20, 2011
Markham OPA 191	To redesignate the subject lands "Institutional" to permit the development of a long-term care facility, an assisted living facility and retirement homes.	Milliken Developments Corporation	31, 67, 73 Old Kennedy Road and 4550, 4576 Steeles Avenue east	360	17	Approved April 1, 2011

Table 3
Official Plan Amendments Exempted from Regional Approval
April 1, 2011 to June 30, 2011

MUNICI- PALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT /STATUS
Richmond Hill D01-09004	To amend OPA 138 (Jefferson Secondary Plan) by re-designating the use from "General Commercial" to "Village Centre-Residential/Commercial" to permit a 3 storey mixed use commercial/residential building, yielding 4 residential units.	SKN Developments Inc.	11575 Yonge Street	4	1	Exempted May 6, 2011

Comments and conditions of draft plan approval were issued for 13 plans of subdivision and condominium, totalling 1,408 residential units

Regional planning staff issued comments and conditions of draft plan approval on a total of 10 plans of subdivision and three plans of condominium in Q2 of 2011, details of which are presented in *Table 3*, attached. The 13 plans of subdivision and condominium consist of a total of 1,408 residential units and 1.96 hectares of industrial/commercial land. In Q2 2010, Regional staff issued comments and conditions on 22 plans of subdivision totalling 10,154 residential units. Q2 2010 results include 4,777 units

proposed under the Times Development Application in the Town of Markham and comments that were issued on revised plans consisting of 2,510 units in the Town of East Gwillimbury.

Regional staff issued clearance on six plans of subdivision comprising 540 residential units and 3.18 ha of industrial/commercial land

In Q2 of 2011, Regional staff issued clearance of Regional conditions for final approval on six plans of subdivision. These six plans comprise a total of 320 single-detached, 38 semi-detached, and 182 townhouse units for a total of 540 residential units and 3.18 hectares of industrial/commercial land. *Table 4*, attached, provides a summary of clearances issued in Q2 of 2011. In comparison, in Q2 of 2010 staff issued clearance on a total of 13 plans of subdivision and one plan of condominium, totalling 1,082 residential units. In Q2 of 2010, there was an increase in the number of requests for clearance due to the Region's review of residential Development Charges.

There is an approximate four-year supply of residential units within draft approved, registered and registered un-built developments

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 33,902 residential units awaiting registration, of which 22,485 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. The above calculation is based on a forecasted growth rate of 10,000 units/year.

33 new and revised development applications were reviewed by Development Review Committee (DRC) in Q2 of 2011

The joint 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, 33 new and revised planning applications were reviewed by DRC in Q2 of 2011, including 20 OPAs, eight plans of subdivision, three plans of condominium and two requests to remove land from the Parkway Belt West Plan.

Staff continue their active involvement with local Technical Advisory Committees 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 participate on the following working groups and committees including:

- East Gwillimbury Official Plan Review Team
- Markham Centre Advisory Group
- Markham Cornell Advisory Group
- Richmond Hill/Langstaff Gateway Planning Coordination Implementation
- 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 and Surrounding Area Transportation Study Working Group
- West Vaughan Sewage Servicing EA Technical Advisory Committee
- Green Lane Corridor Secondary Plan Technical Advisory Committee
- Newmarket Secondary Plan Steering Committee

Regional Council modified and approved the Town of Markham's Langstaff Gateway Secondary Plan

On June 23, 2011, Regional Council modified and approved OPA 183 and 184 to the Official Plan of the Town of Markham, to create the Langstaff Gateway Planning District and the Langstaff Gateway Secondary Plan. The Secondary Plan provides a planning and development framework for a transit-dependant and urban community of approximately 32,000 residents and 15,000 jobs. In addition, no appeals on the Region's decision to modify and approve OPA 183 and 184 were received within the statutory 20 days.

The Region's review of the Town of Markham's Langstaff Gateway Secondary Plan was informed by a Region-led planning coordination process for the larger Richmond Hill/Langstaff Gateway Urban Growth Centre, in partnership with the Towns of Markham and Richmond Hill and the neighbouring City of Vaughan. This process was aimed to enhance the coordination of planning, infrastructure and services across the Urban Growth Centre and will continue through the implementation process.

A Draft Regional Official Plan Amendment (ROPA) No. 4 was developed through the coordination process for the Urban Growth Centre to support and advance the implementation of the Centre. A statutory public meeting to consider ROPA 4 was held at the June 15, 2011 meeting of the Regional Planning and Economic Development Committee. Recommendations for the approval of ROPA 4 will be considered by Council on September 22, 2011.

5. FINANCIAL IMPLICATIONS

Revenue from planning application fees totals \$42,240 in Q2 of 2011

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, 2011 totalled \$42,240. In comparison, fee revenue totalled \$83,715 over the same period in Q2 2010. Q2 2010 fee revenue was larger due to a number of revised subdivision applications received in East Gwillimbury for developments in Holland Landing. It should be noted that fee revenue for planning applications are collected on an application basis and not on a per-unit basis.

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, 2011, the Commissioner of Planning and Development Services:

- Approved two Regionally Significant Local Official Plan Amendments.
- Issued approval on two Local Official Plan Amendments by way of the “Routine” process.
- Exempted one Local Official Plan Amendment application from Regional approval.
- Provided conditions of draft approval to the local municipalities or Ontario Municipal Board on 13 plans of subdivision and condominium comprising a total of 1,408 residential units and 1.96 hectares of industrial/commercial land.
- Provided clearance of Regional conditions to local municipalities on six plans of subdivision and condominium comprising a total of 540 residential units.
- Reviewed/commented on a total of 33 development applications including draft Local Official Plan Amendments.

These results represent Q2 of 2011 and should not be used as an indicator of broader development related trends. Development trends will be analysed on a yearly basis through a 2011 year end summary to be provided to Council in early 2012.

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, 2011

MUNICI- PALITY	APPLICATION #	LOCATION	TOTAL UNITS	IND/COM (ha)	RESPONSE TIME (days)	RESPONSE DATE
Vaughan	19T-06V10	East of Pine Valley Drive, north of Major Mackenzie Drive	147.5	0	22	April 26, 2011
Richmond Hill	19T-11R02	North of King Road, East of Bathurst Street.	13	0	54	May 4, 2011
Richmond Hill	19T-07R05	Southeast quadrant of Bethesda Road and Bayview Avenue.	414	0	11	April 29, 2011
Richmond Hill	19T-09R06	0 Windrow Street and 0 Silver Maple Road, west of Yonge Street, north of Jefferson Road, in the Town of Richmond Hill	48	0	29	April 7, 2011
Richmond Hill	19T-03R22	22 Lowther Avenue, east side of Bathurst Street, north of King Road	26	0	26	April 26, 2011
Richmond Hill	19T-00R11	South of Bloomington Rd., East of Bathurst	40	0	42	June 24, 2011
Richmond Hill	19T-11R01	0 Canyon Hill Avenue, west of Yonge Street, north of Elgin Mills Road West.	72.5	0	22	May 12, 2011
Markham	19T-02M12	South of Major Mackenzie, east of McCowan Road, west of Markham Road - directly west of Greenspire Avenue	320	0	26	June 28, 2011
King	19T-10K01	Part of Lot 10, Concession 4, west of Keele Street, south of 15th Sideroad.	100	0	88	June 28, 2011
Georgina	19T-05G04	West side of Dalton Road, north of Lake Drive East, Sutton	18	0	28	April 5, 2011

MUNICI- PALITY	APPLICATION #	LOCATION	TOTAL UNITS	IND/COM (ha)	RESPONSE TIME (days)	RESPONSE DATE
Vaughan	19CDM-11V03	9245 Jane Street, east side of Jane Street, north of Rutherford Road	209	0	35	May 4, 2011
Vaughan	19CDM-11V02	Southwest corner of Highway 400 and Teston Road.	0	1.96	62	May 3, 2011
Markham	19CDM-11M01	East side of McCowan Road, north of Bur Oak Avenue	0	0	54	June 20, 2011
Total	13		1,408	1.96		

Table 5
Clearances Sent/Final Plan Approval
Plans of Subdivision/Condominium
April 1 to June 30, 2011

MUNICI- PALITY	APPLICATION #	LOCATION	TOTAL UNITS	IND/COM (ha)	RESPONSE DATE
Vaughan	19T-03V01 (Phase 2A)	East side of Dufferin Street, south of Major Mackenzie Drive	29	0	May 6, 2011
Vaughan	19T-03V10 (Phase 2A)	South side of major Mackenzie Drive, east of Pine Valley Drive	27	0.83	April 18, 2011
Vaughan	19T-99V08 (Phase 2C)	South of Teston Road, West of Bathurst Street	68	0	May 26, 2011
Vaughan	19T-03V03	South of Major Mackenzie Drive, west of Weston Road	179.5	0	June 23, 2011
Newmarket	19T-90064 (Phase 2B)	South of Mulock Drive, west of Highway 404	136	0	June 7, 2011
Georgina	19T-95085	North of Baseline Road, west of Dalton Road	100	2.35	May 26, 2011
Total	6		540	3.18	