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PLANNING ACTIVITIES AND COMMISSIONER DELEGATED APPROVALS INFORMATION REPORT JANUARY 1 TO JUNE 30, 2007

The Planning and Economic Development Committee recommends the adoption of the recommendation contained in the following report dated July 31, 2007, from the Commissioner of Planning and Development Services:

1. RECOMMENDATION

It is recommended that this report be received for information.

2. PURPOSE

This report is submitted to advise Planning and Economic Development Committee and Regional Council of planning activities under the Commissioner's delegated authority from January 1 to June 30, 2007.

This report also provides a summary and update of major development applications that are reviewed by Regional Staff and approved by Regional Council including Regional Official Plan Amendments (OPAs) and Regionally significant local official plan amendments. These OPA applications impact Regional interests and are the subject of a report to Planning and Economic Development Committee.

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 and Economic Development Committee on a regular 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 draft 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 or “clearance” 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 Planning Activities – January 1, 2007 to June 30, 2007

4.1.1 Regionally Significant Local Official Plan Amendments

Staff issued decisions of approval on 3 Regionally Significant Official Plan Amendments from January 1 to June 30, 2007, as indicated in Table 1. The 3 OPAs represent key local planning initiatives that are vital to community planning.

Table 1
Regionally Significant Local Official Plan Amendments
January to June 2007

MUNICI- PALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT /STATUS
Vaughan 631	To add lands to OPA 450, and designate them as “Prestige Area”, “Employment Area General” and “Valley Lands” to permit the establishment of a business park. OPA 631 also includes policies to phase development relative to transportation infrastructure capacity.	Boca East Investments	Block 64, Vaughan Enterprise Zone	NA	162	Approved by Council on 03/29/2007
Vaughan 633	To amend the Kleinburg-Nashville Community Plan (OPA 601) to implement the City-adopted Kleinburg-Nashville Heritage Conversation District Plan and the recommendations of the City-initiated Kleinburg Core Area Policy Review.	City Initiated	Kleinburg Core Area - Islington Ave. and Nashville Rd.	NA	25	Approved by Council on 03/29/2007

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Aurora 66	Town OP review to strengthen viability of employment and commercial areas while achieving desirable ratio of residential to employment lands.	Town Initiated	Town-wide	NA	43	Approved by Council on 06/21/2007
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4.1.2 Local Routine Official Plan Amendments

Staff commented on 6 local official plan amendments by way of the "Routine" process from January 1 to June 30, 2007, as indicated in Table 2.

Table 2
Routine Official Plan Amendments
January to June 2007

MUNICI- PALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT /STATUS
Georgina OPA 98	To permit the severance of the existing lot into two for the purposes of one new single detached dwelling.	Anton and Ella Wolf	25524 Valley View Drive	NA	37	Approved 07/03/2007
Markham OPA 157	To permit, on a site-specific basis, a private school and the addition of a student residence as an accessory use to a private school within the "Industrial-Business Corridor Area" designation.	NA	2 Valleywood Drive, between Highway 404 and Woodbine Avenue	NA	39	Approved 08/03/2007
Vaughan OPA 656	To amend OPA 600 by redesignating site from "Medium Density residential/Commercial" to "High Density Residential/Commercial" to permit a high density development to a maximum density of 150 uph and to a maximum height of 10 storeys.	Tony and Germana Guglietti	Southside of Major Mackenzie Drive, east of Dufferin Street	470	9	Approved 25/04/2007
Vaughan OPA 639	To amend OPA 450 by redesignating the site from "Parkway Belt West Plan" to "Valley Lands" and a site-specific "Prestige Area" designation to establish a waste recycling and processing facility, and a fuel pellet manufacturing plant.	Dongara Pellet Factory Inc.	Northeast quadrant of Highway 407 and Highway 27	NA	50	Approved 14/06/2007
Vaughan OPA 666	To redesignate lands from various open space designations under OPA 604 to permit a range of industrial uses and related commercial uses.	York Major Holdings Inc.	North of McNaughton Road extension, east of CN Rail line, Maple	NA	20	Approved 21/06/2007

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MUNICI- PALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT /STATUS
Vaughan OPA 658	To require site plan control to be applied to new individual (not within a plan of subdivision) single detached dwellings located within the Kleinburg-Nashville Heritage District.	NA	Kleinburg-Nashville Heritage Conservation District	NA	41	Approved 27/06/2007

4.1.3 Local Official Plan Amendments Exempt from Regional Approval

Staff exempted 7 local official plan amendments from the Regional approval process January 1 to June 30, 2007, as described in Table 3.

Table 3
Official Plan Amendments Exempted from Regional Approval
January to June 2007

MUNICI- PALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT /STATUS
Georgina OP.02.148	To redesignate from "Low Density Residential" to "Medium Density Residential" to permit a 21 unit condo townhouse development.	1084466 Ontario Limited c/o A&TH	33 High Street	21	4	Exempted 09/03/2007
Markham OP.06.128453	To expand the site-specific policies permitting the existing school within the Town's "Agricultural 1" designation, which includes a "Future Urban Area" overlay. The OPA will permit the addition of an auditorium to the existing school building.	Unionville Montessori School	9322 Kennedy Road at 16th Avenue, NW corner.	NA	17	Exempted 08/02/2007
Markham OP.06.132795	To redesignate lands from "Commercial Corridor" to "Industrial" to permit the modernization of an existing concrete plant.	Dufferin Concrete	7655 Woodbine Avenue, approximately 200 metres south of 14th Avenue	NA	8	Exempted 09/03/2007
Markham OP.06.031	To amend the site-specific policies (OPA 356) applying to the site to permit 68 live-work townhouse units within the "Medium Density Residential" designation.	Spectre Developments Inc.	8198 to 8204 Kipling Avenue, 500 metres north of Woodbridge Ave.	68	20	Exempted 07/03/2007

MUNICI- PALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT /STATUS
Markham OP.06.133377	To clarify the intent of the Rural Residential policies contained within Section 3.12 of the Markham Official Plan, and to reinforce and further explain the rationale for the minimum 0.4 ha (1 acre) lot size for the Catchet Community.	Town Initiated	Town-wide	NA	35	Exempted 18/06/2007
Markham OP.06.129531	To permit severance and conveyance of 2.9 hectares from the adjacent landowner to The Markhaven Foundation for a senior's long-term care facility.	The Markhaven Foundation	Northeast corner of Major Mackenzie Drive and McCowan Road	NA	28	Exempted 10/01/2007
Vaughan OP.07.002	To amend OPA 450 by redesignating site from "Parkway Belt West Plan" to "Employment Area General" to permit a range of employment uses.	Galcat Investments Inc.	South of Highway 407, 650 metres east of Pine Valley Drive	NA	32	Exempted 22/05/2007

4.1.4 Plans of Subdivision

During the first half of 2007, staff provided Regional comments and recommended conditions of approval to the area municipalities or Ontario Municipal Board on 26 proposed plans of subdivision, the details of which are provided in Table 4 (*see Attachment 1*). The 26 plans of subdivision comprise a total of 5,947.5 residential units and 260.5 hectares of industrial/commercial lands. This represents a decrease over the same time period in 2006 when conditions/comments were provided on 46 draft plans comprising a total of 5,646 residential units and 324.65 hectares of industrial/commercial land.

In the same time period, staff provided clearance of Regional conditions of approval on final plans to the area municipalities and issued final plan approval on a total 47 plans of subdivision, as indicated in Table 5 (*see Attachment 2*). The 47 plans comprise a total of 4,357.5 residential units and 132.0 hectares of industrial/commercial lands. This represents a significant increase during the same period of time in 2006 when clearance was provided on a total of 28 plans of subdivision representing a total of 4,521 residential units and 46.96 hectares of industrial/commercial land.

4.1.5 Plans of Condominium

During the first half of 2007, staff provided Regional comments and recommended conditions of approval to the area municipalities or Ontario Municipal Board on 12 proposed plans of condominium, the details of which are provided in Table 6. The 11 plans of condominium comprise a total of 702 residential units and 14.51 hectares of industrial/commercial land. This represents an increase compared to the same period in 2006 when comments or conditions of approval were provided on 8 plans of

condominium comprising a total of 233 residential units and 4.65 hectares of industrial/commercial land.

Table 6
Regional Comments/Conditions sent re: Proposed Plans of Condominium
January to June 2007

MUNICI- PALITY	APPLIC-ATION #	LOCATION	Total Units	Ind/ Com (ha)	RESPONSE TIME (days)	RESPONSE DATE
Markham	19CDM-06M13	7755 Warden Avenue	0	1.63	4	03/02/2007
Markham	19CDM-06M12	West of Rodick Road and south of Highway 7 on Yorktech Drive	0	3.225	35	12/02/2007
Markham	19CDM-06M10	99 Lakeside Vista Way	40	0	18	17/01/2007
Markham	19CDM-06M09	1181 Dennison Street	0	8.34	52	07/02/2007
Markham	19CDM-07M06	South of Bur Oak Avenue, east of McCowan Road	0	0	33	11/06/2007
Markham	19CDM-07M05	Southeast corner of Denison Street and Clayton Drive	0	0.73	43	18/04/2007
Markham	19CDM-07M03	North of 16 th Avenue, west of 9 th Line, on the south side of Bur Oak Avenue	90	0	96	02/05/2007
Markham	19CDM-07M02	North of 16 th Avenue, west of 9 th Line, on the south side of Bur Oak Avenue	73	0	93	02/05/2007
Newmarket	19CDM-07N01	Northwest corner of Davis Drive and Ashton Road	21	0	40	15/05/2007
Vaughan	19CDM-07V02	East side of Keele Street, south of Teston Road	11	0.58	25	23/04/2007
Vaughan	19CDM-06V07	Northeast corner of Jane Street and Rutherford Road	467	0	202	26/01/2007
Total	11		702	14.51		

In the same time period, staff provided clearance of Regional conditions of approval on final plans to the area municipalities and issued final plan approval on a total of 4 plans of condominium, as indicated in Table 7. The 4 plans comprise a total of 583 residential units. This represents an increase during the same time period in 2006 when clearance was provided on 1 plan of condominium consisting of 64 residential units.

Table 7
Clearances Sent/Final Plan Approval re: Plans of Condominiums
January to June 2007

MUNICI-PALITY	APPLICATION #	LOCATION	Total Units	Ind/Com (ha)	RESPONSE DATE
Markham	19CDM-06M05	Block 41, 42, 43 on 65M-3226	413	0	02/05/2007
Vaughan	19CDM-06V02	Southside of Highway 7, east of Bruce Street	0	0	06/06/2007
Vaughan	19CDM-05V04	100 Promenade Circle	170	0	14/06/2007
Vaughan	19CDM-05V09	South of Highway 7, east of Islington Avenue	0	0	06/06/2007
Total	4		583	0	

4.1.6 Development Review Committee (DRC)

The Development Review Committee (DRC) meets bi-weekly to discuss all recently-submitted development applications and other related matters including trends, changes in legislation and/or process, and emerging issues. The DRC reviewed 66 planning applications from January to June 2007 including 21 official plan amendments, 25 plans of subdivision, 9 plans of condominium, 4 site plans and a heritage conservation plan. In addition, DRC reviewed 2 applications from Peel Region and the City of Toronto to discuss their implications within York Region.

4.2 Public Meeting for ROPAs

Regional staff conducted public meetings during the first half of 2007 for 3 ROPAs pursuant to Section 17(15) of the Planning Act, as amended, to inform the public and receive comments. On January 25, a public meeting was held for the Aurora 2C lands, and on June 21, 2007 public meetings were held for ROPA 57 (Lake-based water supply to Kleinburg) and ROPA 54 (Omnibus amendments). Decisions on these ROPAs are expected in the second half of 2007.

5. FINANCIAL IMPLICATIONS

There are no direct financial implications associated with this report. Development from the applications listed in Section 4.1 of this report will provide tax assessment to both the Region and the area municipalities.

During the months of January to June 2007, the Community Planning Branch collected approximately \$160,045 in fee revenue for approvals and plan review. This represents a 7% increase in fee revenues compared to January to June of 2006 when \$149,425 was collected.

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. CONCLUSIONS

During the months of January to June, 2007 the Commissioner of Planning:

- Issued decisions on 3 Regionally significant Official Plan Amendments.
- Issued approval on 6 local Official Plan Amendments by way of the “Routine” process.
- Exempted 7 local Official Plan Amendment applications from Regional approval.
- Provided conditions of draft approval to the area municipalities or Ontario Municipal Board on 26 plans of subdivision and 11 plans of condominium consisting of 6,649.5 residential units and 275.01 hectares of industrial/commercial lands.
- Provided clearance of Regional conditions to area municipalities and issued final plan approval on 47 plans of subdivision comprising a total of 4,357.5 residential units and 132.0 hectares of industrial/commercial land.
- 66 new planning applications were reviewed at Development Review Committee including 21 official plan amendments, 25 plans of subdivision, 9 condominiums and 4 site plans.

Of particular significance in the first half of 2007 is the significant increase of 68% in the number of subdivisions on which the Region provided clearance/final approval compared to the first half of 2006.

For further information about this report, please contact Kathryn Holland, Associate Planner, Community Planning Branch at (905) 830-4444, extension 1533 or kathryn.holland@york.ca.

The Senior Management Group has reviewed this report.

(The attachments referred to in this clause are attached to this report.)