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PLANNING ACTIVITIES AND COMMISSIONER DELEGATED APPROVALS INFORMATION REPORT APRIL 1 TO JUNE 30, 2008

The Planning and Economic Development Committee recommends the adoption of the recommendation contained in the following report dated July 17, 2008, 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 April 1 to June 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 Region Official Plan Amendments (OPAs), local official plan amendments, plans of subdivision and condominium. This report also provides an update on the land supply available with 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 Council through the Planning and Economic Development Committee 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.

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.

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 13 OPA applications in the second quarter of 2008 compared to 6 in the second quarter of 2007, as indicated in *Tables 1, 2 and 3*. This increase in the number of major OPA applications can be attributed to efforts made by local municipalities in partnership with York Region to assess growth management opportunities and identify opportunities for intensification.

Table 1
Regionally Significant Local Official Plan Amendments
April to June 2008

MUNICI- PALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT /STATUS
Newmarket	Update to Town of Newmarket Official Plan.	Town of Newmarket	Town-wide.	0	195	Decision 29/05/2008 (Excluding site specific appeal)
Vaughan 660	The amendment encourages transit supportive land uses that include a series of urban centres that provide broad direction with respect to street and block patterns, land use, building heights and density, and urban design.	Dufferin Heights Estates Inc. & Ventana Homes Inc.	Highway 7 Corridor.	0	356	Decision Issued on 26/06/2008

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MUNICI- PALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT /STATUS
Vaughan 661	The amendment encourages transit supportive land uses that include a series of urban centres that provide broad direction with respect to street and block patterns, land use, building heights and density, and urban design.		Highway 7 Corridor.	NA	341	Decision Issued on 03/11/06
Vaughan 662	The amendment encourages transit supportive land uses that include a series of urban centres that provide broad direction with respect to street and block patterns, land use, building heights and density, and urban design.		Highway 7 Corridor.	0	356	Decision Issued on 10/11/2006

Table 2
Routine Official Plan Amendments
April to June 2008

MUNICI- PALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT /STATUS
East Gwillimbury OPA 115	To introduce a number of amendments to the Queensville Community Plan including policies related to the phasing of development, environmental linkages and identification of the preferred alignment of Highway 404.	Town initiated	Town-wide.		n/a Modified and Approved by the OMB	Further Approval Modified and Approved by the OMB 06/06/2008
Richmond Hill 246	The amendment introduces policies with respect to the long term protection of the Town's current employment lands from redesignation to other non-employment uses.	Town initiated	Town wide		92	Notice of Decision Issued 16/05/2008 (Appealed to the OMB)
Vaughan 663	The amendment encourages transit supportive land uses that includes a series of urban centres that provide broad direction with respect to street and block patterns, land use, building heights and density, and urban design.	Town initiated	Highway 7 Corridor.	NA	356	Approved 26/06/2008

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MUNICI- PALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT /STATUS
Vaughan 664	The amendment encourages transit supportive land uses that includes a series of urban centres that provide broad direction with respect to street and block patterns, land use, building heights and density, and urban design.	Town initiated	Highway 7 Corridor.	NA	356	Approved 26/06/2008
Vaughan OPA 681	The amendment permits an increase of density from 5.5 units per hectare to 6.14 units per hectare.		North of Teston Road, west of Dufferin Street.	103	26	Approved 02/04/2008

Table 3
Official Plan Amendments Exempted from Regional Approval
April 1, 2008 to June 30, 2008

MUNICI- PALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT /STATUS
Georgina 02.162	Exemption request to permit the construction of a detached dwelling on an existing lot of record on a private road.	Debbie & Warren Kimel	26 Lands End.	1.0	21	Exempted 02/06/2008
Markham OP 08 112499	Exemption request to permit the construction of a parking lot.	Estee Lauder Cosmetics	South of 14th Avenue and west of Warden Avenue.		34	Exempted 28/05/2008
Newmarket NP-A-07-31	Exemption request to permit an office use (a paediatric prosthetic clinic) within a residential designation.	OrthoProActive Consultants Inc.	873 Gorham Street.		4	Exempted 09/06/2008
Vaughan OP.08.004	An exemption request to permit an increase in the number of residential apartment units from 35 to 95 and to decrease the area dedicated to ground floor commercial/retail uses from 1,375 square metres to 1,073 square metres.	1556615 Ontario Limited	South of McNaughton Road and east of Keele Street.	95	7	Exempted 23/04/2008

4.2 PLANS OF SUBDIVISION AND CONDOMINIUM

During the second quarter of 2008, the Region forwarded conditions of approval on 10 plans of subdivision, the details of which are provided in *Table 4 (See Attachment 1)*. The 10 plans of subdivision comprise a total of 3486.5 residential units and 8.27 hectares

of industrial/commercial land. This represents a significant increase compared to the 1st quarter of 2008 when comments/conditions were provided on 3 plans of subdivision and condominium comprising a total of 257 residential units.

In the same period, staff provided clearance of Regional conditions of approval on final plans to the area municipalities and issued final approval on a total of 23 plans of subdivision and condominium, as described in *Table 5 (See Attachment 2)* and *Table 6* below. These 23 plans of subdivision and condominium comprise a total of 1190.5 residential units and 26.098 hectares of industrial/commercial land.

Table 4
Clearances Sent/Final Plan Approval re: Plans of Condominiums
April 1, 2008 to June 30, 2008

MUNICI- PALITY	APPLIC- ATION #	LOCATION	Total Units	Ind/ Com (ha)	RESPONSE DATE
Vaughan	19CDM-06V11	West side of Bathurst St., between Rutherford Rd and Hwy 7.	47	0	2/06/2008
Total	1		47	0	

Current Residential Land Supply

Region wide there are currently 37,128 units awaiting registration which represents approximately a 3.7 year supply of draft approved units available for registration. This represents a 3.0 year supply of ground related units and contributes approximately a 1 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. The Region currently has over 3 years supply of draft approved units. These units will be serviced based upon the current infrastructure completion timeframes. The Regional supply of serviced draft residential units based on the current Duffin Creek Water Pollution Control Plant (WPCP) capacity (which includes both draft approved and registered unbuilt units) is 2.2 years. This Regional supply is being managed 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 has been estimated; using historical completion data, that there remains approximately a 9 years supply of ground related residentially designated lands within the existing urban boundary Region wide. In order to maintain the prescribed land supply minimum 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.

4.3 DEVELOPMENT REVIEW COMMITTEE (DRC)

The 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 uses. In the 2nd quarter of 2008, DRC reviewed a total of 26 new planning applications including 15 official plan amendments, 4 plans of subdivision and 6 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 participation on Technical Advisory Committees and Working Groups. Participation in these committees 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 effective and timely manner.

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

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

4.5 UPDATE OF VARIOUS PLANNING MATTERS

The Newmarket Official Plan

On April 24, 2008, Regional Council adopted the recommendation to approve the Town of Newmarket's "new" Official Plan (OP). The Newmarket OP establishes a policy framework for managing growth recognizing the Town's evolution towards a mature urban structure. On May 29, 2008, the entire Newmarket OP came into full force and effect save and except for a minor site specific appeal by a landowner. At the writing of this report, an OMB hearing date had not been scheduled for this appeal.

Strategic Employment Corridors and Regional Official Plan Amendment (ROPA) 52

On May 15, 2008, York Regional Council adopted the recommendation confirming the importance of protecting strategic employment lands located along existing and future 400-Series Highways. Regional Council also supported, in-principle, an expansion to the urban area in the City of Vaughan to establish a strategic and Regionally-significant employment area. Regional Council will consider the approval of ROPA 52 in October 2008 when additional analysis has been completed as part of the municipal comprehensive review requirements of Places to Grow.

Richmond Hill OPA No 246 – Employment Land Conversions

On May 16, 2008, York Region issued a Notice of Decision to Modify and Approve Amendment No. 246. The purpose of this amendment is to establish Official Plan policies that protect employment lands in the Town of Richmond Hill by limiting the possibility of converting employment lands to non-employment uses, until a municipal comprehensive review is conducted. Subsequently, this amendment was appealed to the Ontario Municipal Board by the appellant on the grounds that the municipal amendment contradicts Provincial Policy by being too restrictive. To date, no hearing dates have been set.

Complete Applications, ROPA 61

On Wednesday April 30, 2008, York Region held a public meeting to inform the public and receive comments on this proposed Amendment to the Regional Official Plan. The Amendment will add a new section to the Implementation section of the Regional Official Plan that lists a number of studies that may be required to support an application to amend the Regional Official Plan. A draft of the Amendment is currently circulating for further review and comment. It is anticipated that the Amendment will be before Regional Council for adoption in the Winter of 2008.

Mademont Investments Incorporated

In November 2006, Mademont Investments submitted an official plan amendment application and supporting draft plan of subdivision. The applications propose a total of 448 residential units and a 20.5 hectare commercial block. The subject lands are currently designated “Environmental Protection Area-Oak Ridges Moraine” which does not permit residential or commercial uses. The applications were appealed to the Ontario Municipal Board (OMB) in early 2008 and the Hearing is scheduled to begin on August 25, 2008. Outside Planning Consultants are representing the Region’s position at the ‘Board’.

5. FINANCIAL IMPLICATIONS

Fee Revenue received between April 1 and June 30, 2008 for approvals and plan review within the Community Planning Branch totalled \$39,430. This represents an approximately 9 % decrease when compared to the second quarter results for 2007 of \$43,173.

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

During the months of April to June 2008, the Commissioner of Planning:

- Issued decisions on 4 Regionally significant Official Plan Amendments.
- Issued approval on 5 Local Official Plan Amendments by way of the “Routine” process.
- Exempted 4 local Official Plan Amendment applications from Regional approval.
- Provided conditions of draft approval to the area municipalities or Ontario Municipal Board on 10 plans of subdivision comprising a total of 3,486.5 residential units and 8.27 hectares of industrial/commercial land.
- Provided clearance of Regional conditions to area municipalities and issued final plan approval on 23 plans of subdivision and condominium comprising a total of 1190.5 residential units and 26.0 hectares of industrial/commercial land.
- 26 new planning applications were reviewed at Development Review Committee including 15 official plan amendments, 4 plans of subdivision and 6 plans of condominium.

These results represent the second quarter of 2008 and should not be used as an indicator of broader development related trends. Development trends will be analysed on 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 Branch at (905) 830-4444, Ext. 1553 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 included with this report.)