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PLANNING ACTIVITIES AND COMMISSIONER DELEGATED APPROVALS INFORMATION REPORT JULY 1 TO SEPTEMBER 30, 2009

The Planning and Economic Development Committee recommends the adoption of the recommendation contained in the following report dated September 28, 2009, 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 July 1 to September 30, 2009.

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 (ROPAs), local Official Plan Amendments (OPAs), and plans of subdivision and condominium. This report also provides an update on the land supply available within the current urban boundary to accommodate ground-related residential growth and a summary of the broader ongoing policy related programs of the Community Planning Branch.

3. BACKGROUND

Commissioner delegated authority to issue recommendations or approvals related to development applications

Regional Council has delegated authority to the Commissioner of Planning and Development Services to issue recommendation 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.
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

Staff rendered decisions/reported on a total of eight (8) OPA applications

In the 3rd quarter of 2009 (July 1 to September 30, 2009) Regional staff rendered decisions/reported on a total of eight (8) OPA applications, compared to 12 in the 3rd quarter of 2008. As observed in *Tables 1 and 2*, below, Regional staff approved one (1) Regionally Significant OPA and four (6) OPAs through the “Routine” approval process. In addition, Regional staff exempted one (1) OPA from the Regional approval process (*Table 3*).

Table 1
Regionally Significant Local Official Plan Amendments
July 1, 2009, to September 30, 2009

MUNICI- PALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT/ STATUS
Vaughan OPA 691	This is an amendment to increase the density from 99 to 288 units per hectare.	1504546 Ontario Inc.	75 & 83 Woodbridge Avenue	88	22	Approved 26/08/2009

Table 2
Routine Official Plan Amendments
July 1, 2009, to September 30, 2009

MUNICI- PALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT /STATUS
Georgina OPA 103	This is an amendment to the parent OP to amend certain land use severance policies as they relate to the Lakeshore Residential Area.	Town initiated	The Lakeshore Residential Area	N/A	8	Approved 16/07/2009
King OPA 68	To redesignate lands from "Environmental Constraint Area" and "Medium Density Residential" to "Environmental Constraint Area with Special Policy Section" and "Medium Density Residential - Special Policy Section", to facilitate a 127 unit, 6 storey condominium.	Signature Development Ltd.	149 Church Street, Schomberg	127	13	Approved 26/08/2009
Vaughan OPA 702	This is an amendment to add "Assisted Accommodation Area" to the "North Maple Residential Area - Executive Residential" designation for a retirement residence.	York Major Holdings	SW corner of Dufferin Street and Teston Road	137	23	Approved 12/08/2009
Whitchurch-Stouffville OPA 126	To introduces revisions to current policies concerning development and redevelopment within the "Existing Residential Area" designation and re-classification, deletion and addition of certain collector roads in the Stouffville Community.	Town initiated	Community of Stouffville	N/A	12	Approved 08/09/2009
Aurora OPA 70	This is an amendment to implement the provisions of Bill 51 with respect to site plan control matters.	Town initiated	Town of Aurora	N/A	8	Approved 01/09/2009

Georgina OPA 104	To amend the "Rural Commercial", "Rural Area", and "Environmental Protection Area" designations of the parent Official Plan to permit a go-kart track.	Deep Patel	23721 Highway 48	N/A	28	Approved 28/08/2009
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Table 3
Official Plan Amendments Exempted from Regional Approval
July 1, 2009, to September 30, 2009

MUNICI- PALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT /STATUS
Newmarket NP-A-09-09	This is an amendment to redesignate from Regional Healthcare Centre – South Transition Area to Regional Healthcare Centre – Complementary Use to permit the development of a 6-storey retirement Residence consisting of 170 dwelling units and 33 assisted living units.	Beswick Group Properties Inc.	NW Corner of Queen Street and Roxborough Road	203	5	Exempted 20/07/2009

Increase in number of residential units for which the Region provided comments and conditions of draft plan approval

Throughout the 3rd quarter of 2009, the Region provided comments and conditions of draft approval on eight (8) plans of subdivision and seven (7) plans of condominium, details of which are presented in *Table 4 (see Council Attachment 1)*. The 15 plans of subdivision and condominium comprise a total of 3,921 residential units and 11.05 ha of industrial/commercial land. This represents a significant increase compared to the 3rd quarter of 2008 when Regional staff provided comments and conditions relating to 11 plans of subdivision, totalling 705 residential units and 12.85 ha of industrial/commercial land.

Region issued clearance of Regional conditions for final approval for 1,122 residential units and 48.12 ha of industrial commercial land

In the same period, staff provided clearance of Regional conditions for final approval on 13 plans of subdivision and one (1) plan of condominium, comprised of 876 single-detached, 106.5 semi-detached and 139 townhouse units, for a total of 1,122 residential

units and 48.12 ha of industrial/commercial land (*see Table 5, Council Attachment 2 for details*). In comparison, over the same period in 2008, 21 plans of subdivision and condominium received Regional clearance for final approval, totalling 2,446 residential units.

The Region maintains a 3 year supply of draft approved units

Region wide, there are currently 28,336 units awaiting registration, of which 23,739 units are ground related supply. This represents approximately a 3 year supply of draft approved units available for registration. Calculation of the above results is based on the lower than average rate of growth York Region has been historically experiencing.

The Provincial Policy Statement, 2005 (PPS) requires municipalities to maintain a three (3) year supply of serviced residential lands which are appropriately zoned, draft approved or registered. The Region can service a four (4) year supply based on the completion and implementation of new infrastructure including upgrades to the Duffin Creek Water Pollution Control Plant (WPCP) and the flow control measures in the York-Durham Sanitary Sewer (YDSS). These key infrastructure targets are on track for completion in Q4 2010 and Q2 2010 respectively, which will ensure the availability of a serviced residential land supply in keeping with the PPS. The ongoing pursuit of completion of future key infrastructure, such as the Southeast Collector Sewer, within the targeted timeframes will be required to ensure an adequate serviced residential land supply is maintained in accordance with the PPS.

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 3rd quarter of 2009, DRC reviewed a total of 30 new and revised planning applications including 11 OPAs, 14 plans of subdivision and 5 plans of condominium.

Participation on Local Technical Advisory Committees and Working Groups helps to facilitate the timely and effective co-ordination of development approvals

Work being done by Community Planning Branch staff involves active participation on a number of Regional and Local Technical Advisory Committees and Working Groups. Staff's commitment and participation on these committees is important to ensuring that Regional and Local issues are identified and resolved early in the planning process. Staff's involvement also helps to facilitate the timely and effective co-ordination of future development approvals.

A substantial amount of work is centered on the local municipal plan conformity exercises for Places to Grow (local conformity deadline June, 2010) and the Greenbelt Plan. A full report on this matter will be provided to Committee and Council in December of this year.

Community Planning staff participate on the following working groups and committees including:

- East Gwillimbury Official Plan Review Team
- Sutton Secondary Plan Technical Advisory Committee
- Markham Centre Advisory Group
- Markham Cornell Advisory Group
- Langstaff Area Secondary Plan Study
- Vaughan Official Plan Technical Advisory Committee
- Vaughan Yonge Street Study
- Yonge Subway Extension Working Group
- York Region Agricultural Liaison Group
- GTA Agricultural Working Group
- East Gwillimbury Water Conservation Group
- Aurora Yonge-Wellington Corridor Study
- Woodbridge Study SPA Review Working Group
- Vaughan Metropolitan Centre Technical Advisory Committee
- Vaughan Technical Advisory Committee for the Jane Street and Major Mackenzie Drive Planning Study
- Newmarket Visualization Team

Throughout 2009, staff resources have been utilized to further the broader policy based programs of the Community Planning Branch, including the Centres and Corridors Program, Sustainable Development incentive program development and other broader policy initiatives. These policy initiatives, in combination with pending completion of major infrastructure, such as the Duffin Creek Water Pollution Control Plant, and accompanied by servicing allocation, provide a good state of readiness for future development across the Region.

Revised Partnership Memorandum for Planning Services between CAs and the Region reaffirms roles and responsibilities

In September 2009, Regional Council endorsed a revised Partnership Memorandum for Planning Services between the Region, the Lake Simcoe Conservation Authority and the Toronto and Region Conservation Authority. The Region and the Conservation Authorities (CAs) formalized the Plans Review process through a Partnership Memorandum for Planning Services in 2000, to respond to the transfer of Provincial Plans Review responsibilities.

Under this Memorandum, the CAs offer a full range of technical and professional expertise required to assess environmental issues for review of development applications. As an environmental commenting agency on behalf of the Region, the CAs assist the Region on planning applications where the Region is the approval authority or a commenting agency; this is a best practice and has been working well. The purpose of

the revised Memorandum has not changed and there have not been any substantive changes.

In partnership with Regional and Conservation Authority staff, a revised Partnership Memorandum has now been endorsed by Regional Council which maintains the principles established through the original Memorandum and provides updates which include:

- the Region's vision towards sustainability
- the various Provincial Plans and Acts that have come into effect since 2000
- an education component for Region and CA staff; and
- confirmation of roles and responsibilities.

Overall, the revised Partnership Memorandum speaks to and reaffirms the positive working relationship between the Region and the CAs with respect to the responsibilities of the Memorandum.

SHIP Implementation Guide created as a resource for the development community

On September 24, 2009 York Regional Council approved the Sustainable Home Incentive Program (SHIP) Implementation Guide. Developers that meet specified eligibility criteria and incorporate various sustainability requirements may qualify for either a 10 or 20-per cent enhancement in water and wastewater servicing allocation for new development proposals that deliver more sustainable, water-efficient residential development. The Implementation Guide was created as a resource for the development community to participate in the Sustainable Home Incentive Program, and includes the following:

- eligibility criteria
- technical specifications and supporting documentation
- easy to use forms; and
- checklists to clarify and simplify participation in the program

5. FINANCIAL IMPLICATIONS

Fee revenue received between July 1st and September 30th, 2009, for approvals and plan review within the Community Planning Branch totalled \$42,625. In comparison, fee revenue received in the 3rd quarter of 2008 totalled \$130,901. This decline in revenues is likely the result of potential development applications being held in abeyance awaiting the completion of the Places to Grow Regional and Local conformity exercises.

There are no direct financial implications associated with this report. Development from the applications listed in *Tables 1 to 5* 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 3rd quarter of 2009 (July 1 to September 30, 2009) the Commissioner of Planning:

- Approved one (1) Regionally Significant Local Official Plan Amendment.
- Issued approval on six (6) Local Official Plan Amendments by way of the “Routine” process.
- Exempted one (1) local Official Plan Amendment applications from Regional approval.
- Provided conditions of draft approval to the area municipalities or Ontario Municipal Board on eight (8) plans of subdivision and seven (7) plans of condominium, comprising a total of 3,921 residential units and 11.05 hectares of industrial/commercial land; and
- Provided clearance of Regional conditions to area municipalities on 14 plans of subdivision and condominium comprising a total of 1,122 residential units and 48.12 ha of commercial/industrial land.

These results represent the 3rd quarter of 2009, and should not be used as an indicator of broader development related trends. Development trends will be analysed on a yearly basis through a 2009 year end summary to be provided to Council in early 2010.

The Community Planning Branch has been actively engaged with the local municipalities in their conformity exercises for Places to Grow and the Greenbelt Plan in order to meet the Provincial deadline of June, 2010.

For more information on this report, please contact Josh Reis, Associate 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
July 1, 2009, to September 30, 2009

MUNICI- PALITY	APPLICATION #	LOCATION	TOTAL UNITS	IND/COM (ha)	RESPONSE TIME (days)	RESPONSE DATE
Vaughan	19T-09V01	8795 Weston Road, north of Langstaff Road, between Weston Road and Hwy 400, City of Vaughan	0	2.91	43	26/08/2009
Richmond Hill	19T-09R01	11151 Yonge Street, north side of Silverwood Avenue, east of Yonge Street, south of 19th Avenue	50	0	8	03/07/2009
Richmond Hill	19T-09R03	SW corner of Benson Avenue and Hall Street, west of Yonge Street, south of Elgin Mills Road.	18	0	37	02/07/2009
Newmarket	19T-04N04	East Side of Leslie Street North of St. John's Sideroad	564	0	28	09/07/2009
Markham	19T-06M09	Part of Lot 20, Concession 8	302.5	0	80	23/07/2009
Markham	19T-04M16	North of Hwy 7 East of the Markham By-pass, Part of lots 11, Concession 9,	1401	2.08	48	09/07/2009
Markham	19T-03M04	South of Major Mackenzie Drive west of Kennedy Road	925	0	54	11/08/2009
Markham	19T-02M15	North of Major Mackenzie between Highway 404 and Woodbine Ave	252	4.73	38	17/08/2009
Whitchurch-Stouffville	19CDM-05W01	15457 & 15473 Highway 48, north of Aurora Road, community of Ballantrae, Town of Whitchurch-Stouffville	139	0	8	11/09/2009
Vaughan	19CDM-09V04	East side of Kipling Avenue, South of Langstaff Road, Lots 9 and 10, Concession 7, 8299 & 8355 Kipling Avenue	59	0	87	24/09/2009
Vaughan	19CDM-09V03	East side of Kipling Avenue, South of Langstaff Road, Lots 9 and 10, Concession 7, 8299 & 8355 Kipling Avenue	57	0	87	24/09/2009

MUNICI- PALITY	APPLICATION #	LOCATION	TOTAL UNITS	IND/COM (ha)	RESPONSE TIME (days)	RESPONSE DATE
Richmond Hill	19CDM-09R02 (common elements)	East side of Bathurst Street, south of Carville Road	0	0	77	11/08.2009
Markham	19CDM-09M02	10, 30 & 50 Karachi Drive and 150 & 160 New Delhi Drive and 7595 Markham Road. Northeast corner of Hwy 48 and New Delhi Drive, south of 14th Avenue.	0	0.63	42	21/07/2009
Markham	19CDM-09M01	Northeast corner of Highway 48 (Markham Road) and New Delhi Drive.	0	0.69	78	21/07/2009
Aurora	19CDM-09A01	180 John West Way, southwest corner of John West Way and Hollandview Trail (west of Bayview, north of Wellington)	153	0	71	25/08/2009
TOTAL	15		3921	11.05		

Table 5
Clearances Sent/Final Plan Approval
Plans of Subdivision/Condominium
July 1, 2009, to September 30, 2009

MUNICI- PALITY	APPLICATION #	LOCATION	TOTAL UNITS	IND/COM (ha)	RESPONSE DATE
Vaughan	19T-00V02 (Phase 2A)	East of Dufferin St, north of Major Mackenzie Drive - Block 12	5	0	24/09/2009
Markham	19T-03M12 (Phase 2B1)	South of Highway 407 and east of the Ninth Line	0	15.39	11/08/2009
Richmond Hill	19T-06R05	10171 Leslie Street	0	16.72	25/09/2009
Whitchurch- Stouffville	19T-98W06 (Phase 3b)	East side of Ninth Line, south of Main Street	156	0	03/07/2009
Whitchurch- Stouffville	19T-98W06 (Phase 3c)	East side of Ninth Line, south of Main Street	84	0	03/07/2009
Vaughan	19T-06V07	North of Major Mackenzie Drive, on the west side of Weston Road, Part of Lot 22, Concession 6, Block 40	300	0	13/08/2009
Vaughan	19T-03V20	south side of Major Mackenzie Drive, east of Pine Valley Drive in Block 39	36.5	0	24/09/2009
Whitchurch- Stouffville	19T-06W03	Part of Lot 34, Concession 8	0	16.01	19/08/2009
Vaughan	19T-97V19	East of Pine Valley Drive and south of Major Mackenzie Drive`	217.5	0	10/07/2009
Vaughan	19T-04V01	East Side of Pine Valley Drive, South of Major Mackenzie	94	0	10/07/2009
Vaughan	19T-97V23	South side of Major Mackenzie, East of Pine Valley Drive	127.5	0	23/07/2009
Vaughan	19T-97V21	East Side of Pine Valley Drive, South of Major Mackenzie Drive	64	0	17/07/2009
Vaughan	19T-84029	North side of King Vaughan Road, West of Keele Street	15	0	24/09/2009

Aurora	19CDM-06A02	Lot 17-20, RP 166, 13777, 12795, and 13815 Yonge Street and 74 Old Bloomington Road	22	0	02/07/2009
TOTAL	14		1,122	48.12	