

2

PLANNING ACTIVITIES AND APPROVALS – JULY 1 TO SEPTEMBER 30, 2012

The Planning and Economic Development Committee recommends the adoption of the recommendation contained in the following report dated November 13, 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 Regional Council of planning approvals under delegated authority by Council to the Director of Community Planning (the Director) and development activity throughout Q3 of 2012, (July 1 to September 30, 2012).

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 July 1 and September 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 Q3 2012 staff rendered decisions/reported on eleven OPA applications

Regional staff rendered decisions/reported on a total of eight Official Plan Amendment (OPA) applications in Q3 of 2012 (see *Tables 1 and 2* below). Six decisions were rendered by way of “routine” process. There were five OPAs exempted from Regional approval. Average decision time for decisions rendered by way of “routine” process is approximately 36 days and the average decisions to exempt official plan amendments from Regional approval is approximately five days. The timeframe targets for these applications as outlined in the Regional Official Plan are 30 days for decisions rendered by way of “routine” process and 20 days for decisions to exempt official plan amendments from Regional approval. In Q3 of 2011 staff rendered decisions/reported on a total of five OPAs.

Table 1
“Routine” Official Plan Amendments
July 1 to September 30, 2012

MUNICI- PALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT /STATUS
Aurora OPA 76	Permits a maximum of 18,120 sq.m. of limited ancillary commercial and retail uses. Shall not exceed 20% of the total employment in the employment land area. Shall be phased with development of office floor area.	Smart Centres	1623 Wellington Street East	n/a	38	Approved September 7, 2012

Report No. 9 of the Planning and Economic Development Committee
Regional Council Meeting of December 13, 2012

MUNICI- PALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT /STATUS
King OPA 78	To amend the 'Rural' and 'Hazard Lands' designations in OPA 23 to permit three new single-detached dwellings and additional environmental protection.	669235 Ontario Ltd.	East side of 7 th Concession Road, north of Lloydtown-Aurora Road	3	28	Approved September 7, 2012
Markham OPA 198	To amend the 'Special Development Policy Area 1' designation to allow minimum lot area of 0.2 ha, which would facilitate the severance of smaller lots.	Brutto Consulting	39 Carolwood Crescent	n/a	37	Approved September 27, 2012
Markham OPA 199	To amend the 'Special Policy Area 2' designation to include an exception to allow minimum lot areas of 0.15 ha., which would facilitate the severance of smaller lots	Brutto Consulting	65 and 69 Chatelaine Drive	n/a	37	Approved September 27, 2012
Newmarket OPA 7	The purpose of the amendment is to update and clarify specific section of the Town of Newmarket Official Plan.	Town of Newmarket	Entire Municipality	n/a	28	Approved July 31, 2012
Vaughan OPA 729	To increase FSI from 2.5 to 4.46 and to permit a maximum retail GFA of 12,000 sq.m.. within a single unit and a maximum retail warehouse use of 9290 sq.m.	Liberty Developments	Northeast corner of Highway 7 and Weston Road	728	47	Approved August, 21, 2012

Table 2
Official Plan Amendments Exempted from Regional Approval
July 1 to September 30, 2012

MUNICI- PALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT /STATUS
Newmarket D9-NP-1219	To redesignate the lands from 'Stable Residential' to 'Commercial' to permit a professional accounting office within the existing single-detached building	2274938 Ontario Inc.	17310 Leslie Street	n/a	6	Exempted September 20, 2012
Richmond Hill D01-12003	To redesignate the lands from 'Institutional' to 'Residential' in the Town's OP, as amended by OPA 234. This would permit the retirement residence associated with the Temple.	Voice of the Vedas Cultural Sabha Inc.	8640 Yonge Street	n/a	4	Exempted September 11, 2012
Vaughan OP.12.006	To further amend OPA 597 to permit the proposed development of six townhouses and four semi-detached dwellings.	2317221 Ontario Inc.	8327 and 8331 Islington Avenue	10	4	Exempted August 21, 2012
Vaughan OP.12.007	To facilitate the development of a four storey mixed-used commercial and residential building by redesignating the entire subject lands to 'Maple Commercial Core Area' in OPA 350 as amended by OPA 533	Gold Park (Woodbridge) Inc.	Southwest corner of major Mackenzie Drive and Keele Street	n/a	11	Exempted August 21, 2012
Whitchurch- Stouffville OPA 12.001	To amend the Official Plan and Stouffville Secondary Plan to permit the transfer of residential density from Block 3 (68 units) to Block 2 (70 units). Existing density provisions of the Secondary Plan would then permit a density of 142.7 uph.	Belcomo Investments	25 Baker Hill Boulevard and 5402 Mani Street	154	1	Exempted August 8, 2012

Comments and conditions of draft plan approval were issued for six plans of subdivision and three plans of condominium, totalling 1,111 residential units

Regional planning staff issued comments and conditions of draft plan approval on a total of six plans of subdivision and three plans of condominium in Q3 of 2012, details of which are presented in *Attachment 1*. The 9 plans comprise a total of 1,111 residential units and 0.96 hectares of industrial/commercial land. Regional staff endeavour to meet a 90 day response time for comments and conditions related to draft plan approvals. The average response time for Q3 of 2012 in this regard is approximately 61 days. In Q3 2011, Regional staff issued comments and conditions on 11 plans of subdivision and two plans of condominium totalling 3,045 residential units.

Regional staff issued clearance on 14 plans of subdivision and one plan of condominium comprising 1,900 residential units

In Q3 of 2012, Regional staff issued clearance of Regional conditions for final approval on 14 plans of subdivision and one plan of condominium. These 15 plans comprise a total of 1,172 single-detached, 150 semi-detached, and 133 townhouse and 445 apartment units for a total of 1,900 residential units. *Attachment 2* provides a summary of clearances issued in Q3 of 2012. In comparison, in Q3 of 2011 staff issued clearance on a total of 22 plans of subdivision and condominium, totalling 3,007 residential units and 8.23 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 28,145.5 residential units awaiting registration, of which 20,710.5 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.

Employment lands that have been set aside and protected for future employment uses

Significant tracts of employment lands have been protected for future employment uses within York Region to assist in creating complete communities and providing job opportunities close to new residential areas.

In September 2011 the Ontario Municipal Board approved the Aurora 2C Secondary Plan (Official Plan Amendment 73). The area east of Leslie Street includes 84 net hectares of employment land and it is anticipated that these lands, in combination with the build-out

of the Aurora 2B employment lands will create approximately 12,700 new jobs in the eastern portion of Aurora.

The Highway 400 North Employment Lands Secondary Plan (Official Plan Amendment 637) in the City Vaughan was approved by the Ontario Municipal Board on August 3, 2011. These lands total approximately 2,000 gross acres or approximately 809 gross hectares of employment lands and are expected to provide between approximately 17,000 and 22,000 jobs. Additionally, in September 2010 the City of Vaughan adopted the new Vaughan Official Plan that included the West Vaughan Employment Area Secondary Plan comprising approximately 975 gross hectares of employment lands. The new Vaughan Official Plan has been appealed to the Ontario Municipal Board with the first pre-hearing scheduled for November 14, 2012.

The Keswick Business Park Secondary Plan (Official Plan Amendment 97) was approved by the Ontario Municipal Board on June 24, 2008. This secondary planning area created approximately 215 net hectares of employment lands, which is expected to create between 7,500 and 9,000 jobs.

Further planning approvals such as plans of subdivision have not been submitted to progress these lands to available, developed employment parcels yet.

Development Review Committee (DRC) reviewed 31 new and revised development proposals in Q3 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, 30 new and revised planning applications were reviewed by the Committee in Q3 of 2012, including 13 plans of subdivision, two plans of condominium, 13 Official Plan Amendments, one application to remove lands from the Parkway Belt West Plan and two applications to remove a Ministerial Zoning Order.

Staff continue 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 Agricultural Advisory Committee
- Markham Centre Advisory Group
- Markham Cornell Advisory Group
- Yonge Subway Extension Working Group
- South-Yonge Street Streetscaping Implementation Strategy Team
- GTA Agricultural Action Committee - Working Group
- East Gwillimbury Water Conservation Group
- Woodbridge Study SPA Review Working Group
- Vaughan Metropolitan Centre Implementation Team
- Vaughan Metropolitan Centre and Surrounding Area Transportation Study Working Group
- Vaughan Mills Secondary Plan Technical Advisory Committee
- Vaughan Natural Heritage Study Technical Advisory Committee
- Green Lane Corridor Secondary Plan Technical Advisory Committee
- Newmarket Secondary Plan and Transportation Study Steering Committees
- Newmarket Under-grounding Hydro Technical Advisory Committee

City of Markham Draft Official Plan Recommended for Circulation and Comment

At the September 25, 2012 City of Markham Development Services Committee meeting, Markham staff recommended the City of Markham Draft Official Plan be circulated for comment and subject to public consultation. The Official Plan provides policy framework to guide land use planning and development in Markham. In February 2011 the City of Markham Council authorized the preparation of the new Official Plan.

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 Vision 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 \$104,020 in Q3 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 July 1 and September 30, 2012 totalled \$104,020. In comparison, fee revenue totalled \$64,820 in Q3 of 2011.

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

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 Regional 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 growth. The 2012 year end report on planning activities and approvals will compare historical annual activities for monitoring purposes across the Region.

Between July 1 and September 30, 2012, the Director of Community Planning:

- Issued approval on six Local Official Plan Amendments by way of the “Routine” process.
- Exempted five Local Official Plan Amendment applications from Regional Approval.
- Provided conditions of draft approval to the local municipalities or Ontario Municipal Board on six plans of subdivision and three plans of condominium comprising a total of 1,111 residential units and 0.96 hectares of industrial/commercial land.
- Provided clearance of Regional conditions to local municipalities on 14 plans of subdivision and one plan of condominium comprising a total of 1,900 residential units.
- Development Review Committee considered a total of 31 development applications including draft Local Official Plan Amendments and plans of subdivision and condominium.

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
July 1 to September 30, 2012

MUNICI- PALITY	APPLICATION #	LOCATION	TOTAL UNITS	IND/COM (ha)	RESPONSE TIME (days)	RESPONSE DATE
King	19T-11K02	26 Weedon Court	3	n/a	92	15/08/2012
King	19CDM-12K01	80 Burns Boulevard	138	n/a	90	22/08/2012
Markham	19T-11M04	Part of Lot 17, Concession 7	59	n/a	52	12/09/2012
Markham	19T-12M05	5697 Major Mackenzie Drive East	49	n/a	22	22/08/2012
Markham	19CDM-12M08	7130 Warden Avenue, 20 & 30 Gibson Drive	n/a	0.96	66	17/08/2012
Richmond Hill	19T-10R01	123 Hillsvie Drive	531	n/a	62	11/09/2012
Richmond Hill	19T-11R06	0 Gamble Road	17	n/a	45	20/08/2012
Richmond Hill	19CDM-12R02	13715 Yonge Street	n/a	n/a	65	06/09/2012
Whitchurch- Stouffville	19T-11W04	Highway 48 and Bethesda Road	314	n/a	58	11/09/2012
Total	9		1,111	0.96	AVG: 61.3	

COUNCIL ATTACHMENT 2

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

MUNICI- PALITY	APPLICATION #	LOCATION	TOTAL UNITS	IND/COM (ha)	RESPONSE DATE
Georgina	19T-03G01 Phase 3A	North of Ravenshoe and west of the Queensway	56	n/a	11/09/2012
Georgina	19T-05G02	Part of Lot 16, Concession 2	19	n/a	12/07/2012
Georgina	19CDM-05G01	Part of Lot 16, Concession 2	n/a	n/a	12/07/2012
Newmarket	19T-04N04 Phase 2	East side of Leslie Street North of St. John's Sideroad	158	n/a	10/08/2012
Newmarket	19T-95N37 Phase 6	North of Highway 9 and west of Highway 11	81.5	n/a	13/08/2012
Markham	19T-01M15 Phase 4	North of 16 th Avenue and east of 9 th Line	91	n/a	20/08/2012
Markham	19T-08M02 Phase 4B	West of Donald Cousens Parkway between Highway 7 and 16 th Avenue	216	n/a	26/09/2012
Markham	19T-09M04 Phase 1	South side of Major Mackenzie Drive, east of Donald Cousens Parkway	79	n/a	09/08/2012
Markham	19T-09M04 Phase 2	Southside of Major Mackenzie Drive, east of Donald Cousens Parkway	311	n/a	09/08/2012
Richmond Hill	19T-98R04 Phase 3	North of Puccini Drive, east of Bathurst Street	25	n/a	09/07/2012
Richmond Hill	19T-05R03 Phase 2	38 Colesbrook Road	11	n/a	06/07/2012
Richmond Hill	19T-05R07	103, 125, 149 and 171 Gamble Road	214	n/a	16/08/2012
Vaughan	19T-06V10	East of Pine Valley Drive, north of Major Mackenzie Drive	148	n/a	11/09/2012
Vaughan	19T-06V14	South of Nashville Road, west of Highway 27	450	n/a	16/08/2012
Vaughan	19T-07V06 Phase 2	North side of Major Mackenzie Drive, west of Weston Road	40	n/a	10/08/2012
Total	15		1,899.5	n/a	