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PLANNING ACTIVITIES AND COMMISSIONER DELEGATED APPROVALS INFORMATION REPORT JULY TO SEPTEMBER 2005

The Planning and Economic Development Committee recommends the adoption of the recommendation contained in the following report, October 14, 2005, from the Commissioner of Planning and Development Services:

1. RECOMMENDATION

It is recommended that this report be received for information.

2. PURPOSE

This information report is submitted to advise Planning and Economic Development Committee and Regional Council of planning activities under the Commissioner of Planning and Development Services' delegated authority from July 1, 2005 to September 30, 2005.

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 Committee on a regular basis. This report provides a full listing of all approvals including non-delegated approvals that were reported on during the period covered by this report. Regionally significant local official plan amendments, "routine" official plan amendments, local official plan amendments that are exempt from Regional approval, condition of draft plan approval for plans of subdivision and condominium, and final plan approvals for plans of subdivision considered by Regional staff, are listed in Section 4.

4. ANALYSIS AND OPTIONS

4.1 Regionally Significant Local Official Plan Amendments

Staff commented on 3 Regionally significant Official Plan Amendments from July 1, 2005 to September 30, 2005, as described in Table 1.

Table 1

MUNICI- PALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISI ON TIME (DAYS)	COMMENT /STATUS
Aurora 58	To permit Regional Commercial uses, including a department store as an anchor with a full range of complementary retail and service commercial, recreational, cultural, office, entertainment, institutional and hospitality service uses.	Whitwell Developments Limited	Leslie & Wellington to Highway 404 & Wellington on the north side	NA	98	Approved by Council Sep 22, 2005
Vaughan OPA 672	To implement the findings of the Thornhill Centre Street Study	City Initiated	Centre Street, from Dufferin Street to New Westminster	NA	88	Approved by Council Sep 22, 2005
Whitchurch - Stouffville 115	To introduce a "Regional Retail Area" classification and related policies into the Stouffville Secondary Plan and redesignate the 17 ha site from "Business Park" and "Industrial" to "Regional Retail Area".	Lilatel Enterprises (Geranium Corporation)	East side of Highway 48, south of Main Street, Stouffville	NA	47	Approved by Council Sep 22, 2005

4.2 Routine Official Plan Amendments

Staff commented on 6 local official plan amendments by way of the “Routine” process from July 1, 2005 to September 30, 2005, as represented in Table 2.

Table 2

MUNICI- PALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISI ON TIME (DAYS)	COMMENT /STATUS
East Gwillimbury 126	Redesignate from Industrial Special to Rural Commercial/Industrial Area Special	Shell Canada Limited	SE Corner of Leslie & Green Lane	NA	34	Approved Sep 1, 2005
Richmond Hill 235	To increase the maximum average net density from 25 units per hectare to 48 units per hectare to permit the construction of 9 townhouses	1308536 Ontario Inc.	106 Lake Avenue (Oak Ridges), east of Yonge Street	9	36	Approved Sep 27, 2005
Richmond Hill 233	To include retail warehousing as a permitted use within the “Industrial Area” designation to establish a range of large-format retail and commercial uses (site specific).	Stonecourt Construction Inc.	10537 Yonge Street, south of Elgin Mills Road	0	24	Approved Sep 5, 2005
Richmond Hill 234	To redesignate the property from “Residential” to “Institutional to facilitate the construction of a 25 room visitors’ residence in conjunction with an existing adjacent place of worship.	Voice of the Vedas Cultural Sabha Inc.	51 Garden Avenue, West of Yonge Street and north of Highway 7	0	38	Approved August 30, 2005
King 58	Partial approval of Town’s new Official Plan to designate the Graham Sideroad Hamlet as “Community” to facilitate development of an institutional use	Town-initiated	Graham Sideroad Hamlet	NA	20	Partial Approval July 19, 2005

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Vaughan OPA 624	To redesignate lands from "Service Commercial" to "Service Commercial" (tableland) and "Open Space" (valleyland).	The Royalton Banquet Centre Inc.	South of Highway 7 east of Martin Grove	NA	88	Approved July 22, 2005
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4.3 Official Plan Amendments Exempt from Regional Approval

During the months of July to September staff exempted 2 local official plan amendments from the Regional approval process, as represented in Table 3.

Table 3

MUNICI- PALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISI ON TIME (DAYS)	COMMENT /STATUS
Vaughan OP.05.017	To permit a severance to create an additional lot for a single detached dwelling.	Isabella Filippelli	Pine Valley Drive and Intersite Place	2	27	Exempted July 29, 2005
Vaughan OP.05.021	To redesignate lands from "Planned Road Re-Alignment" and "Low Density Residential" to "Medium Density Residential/Commercial"	Pianora Holdings Corp.	Southwest corner of Jane Street and Teston Road	51	11	Exempted Sep 23, 2005

4.4 Plans of Subdivision

From July 1 to September 30, 2005, the Region forwarded conditions of draft approval to the area municipalities for 12 plans of subdivision for a total of 1,274 units. The 1st and 2nd Quarters of 2005 saw a decrease in Regional comments on plans of subdivision due to delays in the approval of critical infrastructure. However, the Region's release of additional servicing capacity to the area municipalities in June 2005 resulted in an increase in Regional comments for the 3rd Quarter. Table 4 identifies plans of subdivision that Regional comments and recommended conditions of approval that were forwarded to the area municipality, or Ontario Municipal Board, by staff in the period covered by this report.

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Table 4

Municipality	File Number	Total Units	Ind/Com (ha)	Location	Response Time (days)	Date Conditions Sent
Richmond Hill	19T-01R07	46	0	South of Gamble Road east of Bathurst Street	98	08/07/2005
Georgina	19T-03G01	511	0	North of Ravenshoe east of the Queensway	85	07/09/2005
Vaughan	19T-04V13	182	0	North Side of Langstaff Road, east of Martin Grove Road and west of Vaughan Mills Road	73	05/07/2005
Richmond Hill	19T-04R05	14	0	127 Birch Avenue, west of Bathurst Street, plan 1960, Lot 68	76	08/09/2005
Richmond Hill	19T-04R04	16	0	South of King Road between Bathurst Street and Yonge Street.	41	13/07/2005
Richmond Hill	19T-04R01	51	0	Northside of Farmstead Drive, West of Shirley Drive	94	12/09/2005
Richmond Hill	19T-03R14	278	0	Southeast of Bathurst Street and King Road	62	11/07/2005
Richmond Hill	19T-03R12	8	0	North of 19th Avenue, East of Yonge Street	83	11/07/2005
Georgina	19T-05G02	19	0	Part of Lot 16, Concession 2 (NG)	82	09/09/2005
Markham	19T-04M17	41	0	Part of Lot 19, Con 6, Plan 3536, west of William Kennedy Road, South of Major Mackenzie Drive	62	08/09/2005
Markham	19T-05M02	89.5	0	Part of Lot 24, Concession 3, in the Cathedral Lands	49	11/08/2005
Markham	19T-05M03	18	0	9767 Kennedy Road, Part of Lot 19, Con 6, part 2 Plan 65R-6486	77	15/07/2005

During the months of July to September, the Region provided its clearance for final approval on 20 final plans for a total of 1,704 units. Table 5 identifies those plans of subdivision that received clearance of Regional conditions.

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Table 5

Municipality	File Number	Total Units	Ind/Com (ha)	Location	Date Clearance Sent
Whitchurch-Stouffville	19T-03W02	32	0	North Side of Aurora Road, West of Highway 48	22/07/2005
Newmarket	19T-97N03	14	0	North of Davis Drive, East side of Main Street	16/09/2005
Richmond Hill	19T-98R09	15	0	South of Stouffville Road, west of Leslie Street	31/08/2005
Richmond Hill	19T-99R09	12	0	Between Yonge Street and Iredale Road, South of Oxford Street	05/07/2005
Richmond Hill	19T-99R10	4	0	North side of Major MacKenzie Drive, west of Yonge Street	13/07/2005
Aurora	19T-01A05	250	0	North of Wellington St., East of Bayview	19/08/2005
Vaughan	19T-89081	81	0	South of Major Mackenzie Dr., West of Weston Rd.	02/09/2005
Richmond Hill	19T-01R07	46	0	South of Gamble Road east of Bathurst Street	08/07/2005
Georgina	19T-02G01	14	0	East along Metro Road, North of Homestead Road,	10/08/2005
East Gwillimbury	19T-94016	0	48.49	East side of Woodbine Ave., north of Davis Drive	21/07/2005
Markham	19T-02M18	20	0	Between McCowan and Highway 48, north of Denison	29/09/2005
Whitchurch-Stouffville	19T-01W02	123	0	East side of Ninth Line, north of Millard St.	30/09/2005
Markham	19T-03M15	454	0.4	East of Ninth Line south of 14th Avenue	06/09/2005
East Gwillimbury	19T-89040	10	0	South of Mount Albert Road, Between Leslie Street and Woodbine Avenue	26/07/2005
Vaughan	19T-03V21	66	0	West Side of Keele Street, South of Teston Road	27/09/2005
Markham	19T-02M06	42	0	South of Major Mackenzie, east of Kennedy Road	29/09/2005
Richmond Hill	19T-99R06	320	2.32	Between Yonge Street and Bathurst Street north of Jefferson Sideroad	08/09/2005
Aurora	19T-01A05	156	0	North of Wellington St., East of Bayview	19/08/2005
Aurora	19T-01A05	0	6.915	North of Wellington St., East of Bayview	19/08/2005
Markham	19T-02M05	45	0	North of Highway 407, east of Kennedy Road	15/09/2005

4.5 Plans of Condominium

During the months of July 1 to September 30, 2005, the Region forwarded conditions of draft approval to the area municipalities for 7 plans of condominium for a total of 891

units. Table 6 identifies plans of condominium that Regional comments and recommended conditions of approval were forwarded to the area municipality, or Ontario Municipal Board, by staff in the period covered by this report.

Table 6

Municipality	File #	Total Units	Ind/Com (ha)	Location	Response Time (days)	Date Conditions Sent
Markham	19CDM-04M09	388	0	33 Cox Boulevard, Northwest corner of Hwy 7 and Town Centre Blvd. In Markham Centre. Part of Block 65M-2503	22	05/07/2005
Markham	19CDM-05M03	82	0	Part of Blocks 43 and 44 Registered Plan 65M-3425	71	15/07/2005
Aurora	19CDM-05A01	13	0	Part Lot 28, Plan 246 and Part 1, Plan 65R-27822, 135 Wellington Street West	48	06/07/2005
Markham	19CDM-05M05	169	0	Part of Blocks 72, 73, and 75, Plan 65M-3719	27	15/09/2005
Vaughan	19CDM-05V04	170	0	Part of Block 7 on Registered Plan 65M-2325, 100 Promenade Circle	70	21/07/2005
Vaughan	19CDM-05V02	0	4.37	South side of Rutherford Road, west of Jane Street, in Part 19 on Plan 65R-26825 being Rutherford Road, Part of Lot 15, Concession 5	36	15/07/2005
Markham	19CDM-04M10	69	0	North of Highway 7 and west of Town Centre Boulevard	56	05/07/2005

During the months of July to September, the Region provided its clearance for final plan of condominium on 2 final plans for a total of 83 units. Table 7 identifies those plans of subdivision that received clearance of Regional conditions.

Table 7

Municipality	File Number	Total Units	Ind/Com (ha)	Location	Date Clearance Sent
Aurora	19CDM--05A01	13	0	Part of Lot 28, Plan 246 and Part 1, Plan 65R-27822, 135 Wellington Street West	09-Sep-05
Newmarket	19CDM-04N05	70	0	Part of Lots 104 and 105, Plan 81, 329 Prospect Street	30-Aug-05
Total	2	83	0.00		

4.6 Servicing Protocol Update

On June 23rd, 2005, Regional Council adopted the report entitled “Water and Wastewater Capacity and Servicing Assignment Protocol” which provided confirmation of the available servicing capacity in the YDSS transmission and treatment systems. It also provided recommendations for a protocol for the distribution of servicing capacity to the local municipalities and assignment of servicing capacity to the local municipalities based on that protocol.

Further work outlined in this report included:

- Staff work with Local Area Municipalities and the development industry to further refine the conditions and triggers based on the specific pieces of infrastructure.
- Staff continue discussions with the local municipalities with respect to the mix of unit types in the servicing allocation and the persons per unit (ppu) used in the calculations between population count and unit count.

Work is proceeding with the Local Area Municipalities and the development industry with meetings held in September and October. Discussion will continue through the fall to finalize refined conditions and triggers with a report targeted late 2005 or early 2006. Staff is continuing work on the ppus to determine what opportunities there are to use the current servicing assignment to facilitate additional high density development. Regional staff will be meeting with Local Area Municipalities this fall to discuss the findings.

5. FINANCIAL IMPLICATIONS

Fee revenue received between July and September for approvals and plan review with the Community Planning Branch totalled \$54,520.

There are no direct financial implications associated with this report. Development from the application listed in Tables 1 to 7 of this report will provide tax assessment to both the Region and the area municipalities.

6. LOCAL MUNICIPAL IMPACT

Official Plan Amendments approved or exempted by the Region enables the development approvals process at the local level. Conditions of draft plan approval provided by the Region on plans of subdivision and condominium facilitate approvals issued by the area municipality.

7. CONCLUSION

During the months of July, August and September staff reported on 3 Regionally significant local Official Plan Amendments. The Commissioner of Planning issued approval to 6 local Official Plan Amendments applications by way of the “Routine” process and exempted 2 local Official Plan Amendments from the Regional approval process.

During the third quarter of 2005, the Region forwarded conditions of draft plan approval to the area municipalities for 19 plans of subdivision and condominium for a total of 2,165 units comprised of 36% single detached units, 10% semi-detached units, 24% townhouse units and 30 % apartment units. For the same period the Region provided its approval on 22 final plans for a total of 1,787 units of which 62 % were single detached units, 6 % were semi-detached units and 32 % were townhouse units.

The Senior Management Group has reviewed this report.