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PLANNING ACTIVITIES AND APPROVALS - JULY 1 TO SEPTEMBER 30, 2011

The Planning and Economic Development Committee recommends the adoption of the recommendation contained in the following report dated October 27, 2011, from the Acting Commissioner of Planning and Development Services.

1. RECOMMENDATION

It is recommended that Council receive this report for information.

2. PURPOSE

This report has been prepared to advise Planning and Economic Development Committee and Regional Council of planning approvals under the Commissioner's delegated authority throughout Q3 of 2011, (July 1 to September 30, 2011).

This report provides a summary of the planning and development activity that Regional staff have been engaged in and the applications that have been approved by the Commissioner 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 ground related-residential growth.

3. BACKGROUND

The authority to issue recommendations or approvals for development applications has been delegated to the Commissioner

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 summarizes development activity between July 1 and September 30, 2011, 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 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

Throughout Q3 of 2011 Staff rendered decisions/reported on five OPA applications

Regional staff rendered decisions/reported on a total of five Official Plan Amendment (OPA) applications in Q3 of 2011 (*see Table 1, below*). Decisions for all five OPAs were rendered by way of the “Routine” process. No decisions were issued for Regionally Significant OPAs, and no OPAs were exempted from Regional approval in Q3 of 2011. In Q3 of 2010, staff rendered decisions/reported on a total of nine OPAs.

Table 1
“Routine” Official Plan Amendments
July 1, 2011 to September 30, 2011

MUNICI- PALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT /STATUS
Markham OPA 194	To permit additional commercial and institutional uses on the subject site. The site would maintain its current residential designations.	Scardred 7 Company Limited	4038 Highway 7 East; North side of Highway 7, east of Warden Avenue	n/a	45	Approved August 22, 2011
Richmond Hill OPA 263	To amend the Elgin East Planning District Secondary Plan (OPA 21) by redesignating the subject lands from 'Residential Low Density' to 'Residential Medium Density'	Empire Walk Estates Inc.	650 Elgin Mills Road East	70	35	Approved August 25, 2011

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MUNICI- PALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT /STATUS
Richmond Hill OPA 264	To reduce the minimum lot area from 750 to 240 sq. m, and increase the maximum lot coverage from 25% to 50%, to facilitate the development of 8 semi-detached dwellings.	2184289 Ontario Inc.	Northwest corner of North Lake Road and Olde Bayview Avenue	8	49	Approved September 8, 2011
Vaughan OPA 719	To reduce the Community Edge Buffer provisions and to increase the fully serviced population estimate for residential Phase 2B from a total of '790' to '959'	1321362 Ontario Inc 1336 Highway 27 Limited Partnership Kleinvit Estates	West side of Highway 27, south of Kirby Road (Block 62)	959	34	Approved August 16, 2011
Vaughan OPA 720	To facilitate minor revisions to an approved retail commercial development limiting maximum gross floor area and permitting one drive-through facility associated with a bank or financial institutional use.	Smart Centres	Northeast corner of Weston Road and Major Mackenzie Drive	n/a	40	Approved August 22, 2011

Comments and conditions of draft plan approval were issued for 13 plans of subdivision and condominium, totalling 3,045 residential units

Regional planning staff issued comments and conditions of draft plan approval on a total of 11 plans of subdivision and two plans of condominium in Q3 of 2011, details of which are presented in *Table 2*, attached. The 14 plans comprise a total of 3,045 residential units, of which 2,007 units are associated with new development within Block 61 of the City of Vaughan, and 4.29 hectares of industrial/commercial land. In Q3 2010, Regional staff issued comments and conditions on seven plans of subdivision totalling 1,119 residential units.

Regional staff issued clearance on 22 plans of subdivision and condominium comprising 3,007 residential units

In Q3 of 2011, Regional staff issued clearance of Regional conditions for final approval on 21 plans of subdivision and one plan of condominium. These 22 plans comprise a total of 832 single-detached, 10 semi-detached, and 468 townhouse and 1,697 apartment units for a total of 3,007 residential units and 8.23 hectares of industrial/commercial land. *Table 3*, attached, provides a summary of clearances issued in Q3 of 2011. Included in

the above calculation are 937 apartment units associated with development in Markham Centre. In comparison, in Q3 of 2010 staff issued clearance on a total of 35 plans of subdivision and two plans of condominium, totalling 2,890 residential units. In Q3 of 2010, there was an increase in the number of requests for clearance due to the Region's review of residential Development Charges.

There is an approximate four-year supply of residential units within draft approved, registered and registered un-built developments

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 28,534 residential units awaiting registration, of which 20,871 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. The above calculation is based on a forecasted growth rate of 10,000 units/year.

Development Review Committee reviewed 25 new and revised development applications in Q3 of 2011

The joint 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, 25 new and revised planning applications were reviewed by DRC in Q3 of 2011, including 11 OPAs, nine plans of subdivision, four plans of condominium and one request to remove land from the Parkway Belt West Plan.

Staff continue their active involvement with local Technical Advisory Committees 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 participate on the following working groups and committees including:

- Markham Centre Advisory Group
- Markham Cornell Advisory Group
- Richmond Hill/Langstaff Gateway Planning Implementation
- Yonge Subway Extension Working Group

- GTA Agricultural Action Committee - Working Group
- East Gwillimbury Water Conservation Group
- Woodbridge Study SPA Review Working Group
- Vaughan Metropolitan Centre and Surrounding Area Transportation Study Working Group
- West Vaughan Sewage Servicing EA Technical Advisory Committee
- Green Lane Corridor Secondary Plan Technical Advisory Committee
- Newmarket Secondary Plan and Transportation Study Steering Committees

Settlement reached on the Vaughan 400 North Employment Area Secondary Plan

In July 2011, after extensive consultation and Ontario Municipal Board (OMB) mediation discussion, all parties reached a settlement on a revised Official Plan Amendment 637 (OPA 637), being the Vaughan 400 North Employment Area Secondary Plan. OPA 637 is a Secondary Plan which provides policy direction on Regionally-Significant Employment Lands in the Highway 400 corridor which were brought into the urban area as part of Regional Official Plan Amendment 52 (ROPA 52). The revised Secondary Plan addresses key policy areas in which Regional staff required modifications to ensure conformity with the York Region Official Plan (1994, as amended), ROPA 52, and the new York Region Official Plan (2010, MMAH approved), including the protection of employment lands through restricting ancillary retail uses.

The Aurora 2C Secondary Plan was approved in part by the Ontario Municipal Board

On September 1, 2011, the Ontario Municipal Board (OMB) released its Decision to approve, in part, Official Plan Amendment 73 (OPA 73) to the Town of Aurora Official Plan, being the Aurora 2C Secondary Plan. Regional Council issued its decision to modify and approve OPA 73 on February 8, 2011. The Region's decision was appealed to the OMB by Aurora-Leslie Developments Limited which objected to the Town's employment land use designation on lands located east of Leslie Street and adjacent to Highway 404. The Region's decision was also appealed by Sikura, a landowner in the northeast corner of the secondary plan contesting that residential, and not employment uses, were more appropriate for their property.

The Board dismissed the appeals by Aurora-Leslie Developments Limited, and approved OPA 73 as adopted by the Town of Aurora, with the exception of approximately 7 hectares of the Sikura lands which were designated 'Urban Residential'. This decision to approve a majority of OPA 73, as adopted by the Town of Aurora, as modified by the Region, represents a validation of the Region's employment land budget and the employment land protection policies of the new Regional Official Plan.

On September 30, 2011, pursuant to Section 43 of the *Ontario Municipal Board Act*, Aurora-Leslie Developments Limited requested that the OMB review the September 1, 2011 decision, rescind portions of it, and order a re-hearing before a new panel, as it applies to lands owned by Aurora-Leslie Developments Limited only. The appellant highlights material errors of fact and law and a breach of natural justice as reasons for the request.

The Town of Aurora also made a request pursuant to Section 43 of the *Ontario Municipal Board Act* for a rehearing, and filed a notice under Section 96(1) of the *Ontario Municipal Board Act* for a leave to appeal the decision to the Divisional Court, as it applies to the 7 hectares of land owned by Sikura.

Link to Key Council-approved plans

Continued managed and balanced growth across the Region is vital to advancing the health and prosperity of its communities. Reporting on the status of development projects, through this report, is an important measure towards the achievement of Regional strategic objectives, including: the forecasted population and employment targets in Table 1 of the 2010 Regional Official Plan; the Vision 2026 goals of achieving managed growth and quality communities, and; the Strategic Priority Areas of the Corporate Strategic Plan, including “Continue to Deliver and Sustain Critical Infrastructure” and “Increase the Economic Vitality of the Region.”

5. FINANCIAL IMPLICATIONS

Revenue from planning application fees totalled \$60,340 in Q3 of 2011

The Regional Planning and Development Services Department collects fees in accordance with Regional By-law # 2010-15 for approvals and plan review within the Community Planning Branch. Fee revenue received between July 1 and September 30, 2011 totalled \$60,340. In comparison, fee revenue totalled \$64,820 over the same period in Q3 2010.

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

Between July 1 and September 30, 2011, the Commissioner of Planning and Development Services:

- Issued approval on five Local Official Plan Amendments by way of the “Routine” process.
- Provided conditions of draft approval to the local municipalities or Ontario Municipal Board on 11 plans of subdivision and two plans of condominium comprising a total of 3,045 residential units and 4.29 hectares of industrial/commercial land.
- Provided clearance of Regional conditions to local municipalities on 21 plans of subdivision and one plan of condominium comprising a total of 3,007 residential units, including 1,697 apartment units, and 8.23 hectares of industrial/commercial land.
- Development Review Committee considered a total of 25 development applications including draft Local Official Plan Amendments and plans of subdivision and condominium.

These results represent Q3 of 2011 and should not be used as an indicator of broader development related trends. Development trends will be analysed on a yearly basis through a 2011 year end summary to be provided to Council in early 2012.

For more information on this report, please contact Josh Reis, 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 2
Regional Comments/Conditions
Proposed Plans of Subdivision/Condominium
July 1 to September 30, 2011

MUNICI-PALITY	APPLICATION #	LOCATION	TOTAL UNITS	IND/COM (ha)	RESPONSE TIME (days)	RESPONSE DATE
Aurora	19T-07A04	North of Vandorf Sideroad, East of Bayview.	20	0	119	12/09/2011
Georgina	19T-10G02	Part of Lots 1 & 2, Concession 3	171	0	90	11/08/2011
Georgina	19T-03G01	North of Ravenshoe Road, west of the Queensway.	302	0	171	22/08/2011
King	19T-08K02	Parts of lots 6 & 7, Concession 4	67	0	44	28/09/2011
Markham	19T-03M01	South of Major Mackenzie Drive, between Hwy 48 and McCowan Road.	179	0	56	06/09/2011
Markham	19CDM-11M03	Condominium Amalgamation of 9 Condo Corporations, north of 16 th Avenue, east of Highway 48.	0	0	23	22/09/2011
Richmond Hill	19T-88016	West Side of Bayview Avenue, north of Nineteenth Avenue.	6	0	4	11/07/2011
Richmond Hill	19T-10R03	600, 630, 662, & 690 King Road, 63 Puccini Drive, 2 & 4 Toscanini Road.	117.5	0	128	13/07/2011
Richmond Hill	19T-11R01	0 Canyon Hill Avenue, west of Yonge Street, north of Elgin Mills Road West.	72.5	0	49	13/09/2011
Richmond Hill	19CDM-11R02	West side of Bayview Avenue, north of Major Mackenzie Drive.	0	0.29	36	22/09/2011
Vaughan	19T-11V02	West side of Dufferin Street, South of Rutherford Road.	31	0	27	06/07/2011

MUNICI- PALITY	APPLICATION #	LOCATION	TOTAL UNITS	IND/COM (ha)	RESPONSE TIME (days)	RESPONSE DATE
Vaughan	19T-11V03	East side of Weston Road, south of Teston Road.	72	0	37	11/08/2011
Vaughan	19T-10V04	East side of Huntington Road north of Major Mackenzie Drive.	2007	4	48	30/08/2011
Total	13		3,045	4.29		

Table 3
Clearances Sent/Final Plan Approval
Plans of Subdivision/Condominium
July 1 to September 30, 2011

MUNICI- PALITY	APPLICATION #	LOCATION	TOTAL UNITS	IND/COM (ha)	RESPONSE DATE
King	19T-06K06 (Phase 1A)	South of King Road and east of Keele Street.	33	0	22/07/2011
King	19T-06K06 (Phase 1B)	South of King Road and east of Keele Street.	39	0	22/07/2011
King	19T-06K06 (Phase 2)	South of King Road and east of Keele Street.	33	0	22/07/2011
King	19T-06K01 (Phase 1A)	North of King Road between Keele Street and Dufferin Street.	99	0	22/07/2011
King	19T-06K01 (Phase 2)	North of King Road between Keele Street and Dufferin Street.	142	7.63	22/07/2011
King	19T-03K01 (Phase 2)	Part of lots 7,8,9 and 10, Concession 8, Nobleton.	134	0	28/07/2011
King	19T-03K01 (Phase 3)	Part of lots 7,8,9 and 10, Concession 8, Nobleton.	45	0	28/07/2011
King	19T-05K01 (Phase 1)	Part of Lot 7, Concession 8.	86	0	29/08/2011
Markham	19T-95081 (Phase 3)	West side of Highway 48, south of Major Mackenzie Drive.	352	0	27/07/2011
Markham	19T-05M19 (Phase 1)	158, 168, and 178 Old Kennedy Road.	110	0.6	15/08/2011
Markham	19CDM-10M03 (Phase 1)	Part of Blocks 49 and 50, Registered Plan 65M-3226. South Park Road.	457	0	13/09/2011
Markham	19T-07M03 (Phase 1)	Part of Lot 10, Concession 5.	937	0	16/09/2011
Newmarket	19T-90064 (Phase 2C)	South of Mulock Dr., West of Highway 404.	30.5	0	22/08/2011
Newmarket	19T-04N04	East Side of Leslie Street North of St. John's Sideroad.	200.5	0	01/09/2011
Richmond Hill	19T-07R06 (Phase 1)	10 Anglin Drive, east of Yonge Street, north of 19th Avenue.	7	0	26/07/2011

MUNICI- PALITY	APPLICATION #	LOCATION	TOTAL UNITS	IND/COM (ha)	RESPONSE DATE
Richmond Hill	19T-04R06 (Phase 1)	South of Gamble Road between Bathurst Street and Yonge Street.	18	0	03/08/2011
Richmond Hill	19T-98R07 (Phase 1)	North side of 19 th Avenue, west of Bayview Avenue.	20	0	05/08/2011
Richmond Hill	19T-04R03 (Phase 1)	North of 19th Avenue between Bayview Avenue and Yonge Street.	22	0	05/08/2011
Vaughan	19T-07V06	North Side of Major Mackenzie Drive, West of Weston Road.	148	0	27/07/2011
Vaughan	19T-08V07	Part of Lot 12, Concession 7.	34	0	25/08/2011
Vaughan	19T-05V11 (Phase 1)	East of Dufferin Street and south of Major Mackenzie Drive.	17	0	31/08/2011
Vaughan	19T-00V03 (Phase 2A)	North of Major Mackenzie Drive and east of Weston Road.	43	0	08/09/2011
Total	22		3,007	8.23	