

**PLANNING ACTIVITIES AND COMMISSIONER DELEGATED APPROVALS
INFORMATION REPORT
APRIL, MAY, JUNE 2003**

The Planning and Economic Development Committee recommends the adoption of the recommendation contained in the following report, August 5, 2003, from the Commissioner of Planning and Development Services:

1. RECOMMENDATION

It is recommended that this report listing Official Plan amendments and approvals issued by the Commissioner of Planning and Development Services, during the period from April 1, 2003 to June 30, 2003, be received for information.

2. PURPOSE

This information report is submitted to Planning Committee to advise the Committee and Regional Council of significant planning activities occurring in the second quarter of 2003.

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. These items, which include local official plan amendments that are exempt from Regional approval, conditions of draft approval for plans of subdivision and condominium, and final plan approvals for plans of subdivision and condominiums.

Section 4 lists Official Plan Amendments that are Regionally significant and were dealt with by Regional Planning Committee and Council between April and June 2003.

4. ANALYSIS AND OPTIONS

During the months of April to June staff exempted five local official plan amendments from the Regional approval process (*Section 4.1*) and reported on six local official plan amendments by way of the "Routine" process (*Section 4.1.1*).

During the months of April to June the Region provided conditions of approval to the area municipalities for twenty plans of subdivision (*Section 4.2*) and four plans of condominium (*Section 4.4*) consisting of 2,248 detached, 677 semi-detached, 1,017 townhouse, 877 apartment units (total of 4,819 units) and 16.42 ha (40.57 acres) of industrial/commercial land.

For the same period the Region provided its clearance of conditions to twenty two plans of subdivision consisting of 1,233 detached, 488 semi-detached and 703 townhouse units (total of 2,424 units) and 1.008 ha (2.49 acres) of industrial/commercial land (*Section 4.3*).

4.1 Official Plan Amendments Exempt from Regional Approval

A total of five requests for exemption of Local Official Plan amendments were approved by the Commissioner of Planning during the period covered by this report (see Table 1).

Table 1

MUNICI- PALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT/S TATUS
Georgina OP.02.141	To permit a severance for a surplus farm dwelling.	D. & E. Chapman	Part Lot 11, Con. 7 (south of Baldwin, north of Calderman's sideroad)	0	8	Exempted 22/04/03
King OP-2003-2	Redesignate from "Exception Area 1 - Rural" to a designation that permits the use of the existing dwelling for the purpose of 3 dwelling units	Tony Carmosino	North of Eighteenth Sideroad west of the Seventh Concession Road	3	26	Exempted 23/04/03
Markham OP.03.108961	To permit the establishment of an accessory building to an existing car dealership	Greenbelt Volkswagen Limited	31 Helen Avenue	0	24	Exempted 01/05/03
Vaughan OP.03.005	To facilitate the severance of an existing Estate Residential lot into two lots.	Romano	116 Milkwood Parkway	2	7	Exempted 12/06/03
Markham OP.03.105828	To permit the development of a religious community campus with residential and institutional uses	St. Mark's Coptic Orthodox Christian Campus Village	3660 Steeles Avenue East	0	33	Exempted 17/04/03

4.1.1 Routine Official Plan Amendments

Table 2 includes the Routine Official Plan amendments approved by the Commissioner of Planning during the period covered by this report.

Table 2

MUNICI- PALITY/ AMEND. #	LAND USE CHANGE	OWNER	LOCATION	TOTAL RES. UNITS	DECISION TIME (DAYS)	COMMENT/S TATUS
Vaughan 588	To amend the Maple Community Plan to recognize and protect historical pattern of large residential lot sizes in areas of the Maple Core.	City of Vaughan	Amendment to Maple Community Plan	0	28	Approved 03/04/03
Vaughan OP.03.006	Permit 5 apartment buildings ranging from 5 to 12 storeys	Jane-Ruth Developments Inc.	Northeast corner of Rutherford Road and Jane Street - Vaughan Centre	808	14	Approved 07/04/03
Newmarket 24	Amend necessary policies of existing "General Commercial" designation to permit a supermarket as an additional use.	Minichiello	Northeast corner of Yonge Street and Bristol Road	0	25	Approved 25/14/03
Aurora OP.01.02	To redesignate in order to permit the development of a residential draft plan of subdivision	Chilldan (Aurora) Ltd.	North of St. John's Sideroad west of Yonge Street	102	23	Approved 11/4/03
Aurora 46	To establish site specific policies for "Historic Core - Community Commercial Centre" to permit a residential apartment building	Town initiated	North side of Wellington Street, East of Yonge Street	36	14	Approved 09/05/03
Vaughan OP.02.021	To redesignate the lands to permit 201 residential units	Artibus Development Corporation	South of Major Mackenzie Drive, on the west side of Weston Road.	201	29	Approved 09/05/03

4.2 Plans Of Subdivision - Conditions of Approval

Table 3 (*Attachment 1*) identifies plans of subdivision 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.

4.3 Plans of Subdivision - Clearance of Conditions

Table 4 (*Attachment 1*) identifies plans of subdivision that clearance of Regional conditions of approval on final plans were forwarded to the area municipality, or Ontario Municipal Board, by staff in the period covered by this report.

4.4 Plans Of Condominium

Plans of condominium that Regional staff have provided comments and recommended conditions of approval to the area municipality in the period covered by this report are listed in Table 5 of (*Attachment 1*).

4.5 York Region Centres and Corridors Strategy

In addition to Sections 4.1 to 4.1.3, Community Planning Staff has reported to Council on York Region's centres and corridors strategy during the period covered by this report. Currently, staff are preparing a Regional Official Plan Amendment to advance the Region's desired urban structure of Regional Centres linked by Regional Corridors, served by rapid transit. This amendment is designed to support and further strengthen policies to promote compact, pedestrian-friendly, and transit-supportive communities. In collaboration with the local municipalities, this initiative will also support the Region's planned investment of upwards of \$4-billion in the York Region Rapid Transit Plan over the next 30 years.

4.6 Relationship to Vision 2026

A goal of Vision 2026 is to provide York Region residents with a variety of housing options. Development approvals identified in this report confirm a mix of housing is being provided.

5. FINANCIAL IMPLICATIONS

There are no direct financial implications associated with this report. Development from the applications listed in Tables 1 to 5 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 establish the principle of development that leads to further development approvals at the local level. Conditions of approval provided by the Region on plans of subdivision and condominium facilitate approvals issued by the area municipalities.

7. CONCLUSION

The Region provided conditions of draft approval for a total of 4,819 residential units in the second quarter of 2003 compared to a total of 3,443 in the second quarter of 2002 and 1,485 in the second quarter of 2001. The increase in draft approved units will likely result in increased development activity in late 2003 or early 2004.

The residential units that Regional staff issued conditions of draft approval for, consist of 46.6% detached units, 14.2% semi-detached units, 21.1% townhouses and 18.1% apartment units.

During this three-month period, clearances provided by the Region to the area municipalities consisted of a total of 2,424 units of which 50.8% were for detached units, 20.1% for semi-detached units and 29.1% townhouses. The residential unit mix for this quarter, compared to clearances provided in 2001 and 2002, reflects a slight increase in the number of medium density units while the low-density residential units have decreased.

The Senior Management Group has reviewed this report.

(A copy of the attachment referred to in the foregoing is attached to this report and is also on file in the Office of the Regional Clerk.)