

Clause 3 in Report No. 7 of Committee of the Whole was adopted, without amendment, by the Council of The Regional Municipality of York at its meeting held on April 19, 2018.

3

Development Activity Summary 2017

Committee of the Whole recommends adoption of the following recommendation contained in the report dated March 29, 2018 from the Commissioner of Corporate Services and Chief Planner:

1. The Regional Clerk forward this report to the local municipalities for information.
-

Report dated March 29, 2018 from the Commissioner of Corporate Services and Chief Planner now follows:

1. Recommendation

It is recommended that:

1. The Regional Clerk forward this report to the local municipalities for information.

2. Purpose

This report provides information to Council on planning and development application activity in 2017 and trends over the past five years.

3. Background

The authority to approve a variety of routine development applications is delegated to the Director of Community Planning and Development Services

Council has delegated approval authority to the Director of Community Planning and Development Services to issue approvals for development applications subject to such approvals being reported to Council semi-annually. This report

outlines development review and approval activities, including delegated approvals for 2017 and a comparison to the previous five years. It includes a summary of the following delegated approvals:

- Approved local 'routine' Official Plan Amendments (OPA)
- Minor local OPAs that are exempt from Regional approval
- Issuance of conditions for approval for plans of subdivision and condominium
- Clearance of Regional conditions of plans of subdivision and condominium to permit registration

The Commissioner of Transportation Services has delegated authority to enter into Site Plan Agreements. Staff has delegated authority to issue engineering approvals associated with the site plan and subdivision process. Attachment 1 outlines the approval authority Regional Council has delegated to Regional staff. In addition to reporting on the delegated authority, this report provides an indicator of the Region's economic condition.

4. Analysis and Implications

Development activity remained strong in 2017 with the Region responding to 283 development applications

In 2017, Regional staff reviewed and responded to 283 development applications, which included:

- 40 Official Plan Amendment (OPA) application approvals
- 67 plans of subdivision and condominium applications – conditions of approval
- 60 plans of subdivision and condominium applications – clearance of residential units for registration
- 70 site plan application approvals
- 46 engineering approvals

As shown in Figure 1 and Table 1, development application approvals have remained consistent over the past four years. OPA approvals have steadily increased over the past five years from 27 approvals in 2013 to 40 approvals in 2017, which is a 48% increase. Site plan approvals have also increased from 44 approvals in 2016 to 70 approvals in 2017, which is a 59% increase. The increase of OPA and site plan approvals, and number of residential units receiving clearance for registration, as shown in Figure 2, is a key indicator of strong development activity.

Figure 1
Number of Regional Approvals Issued Per Year

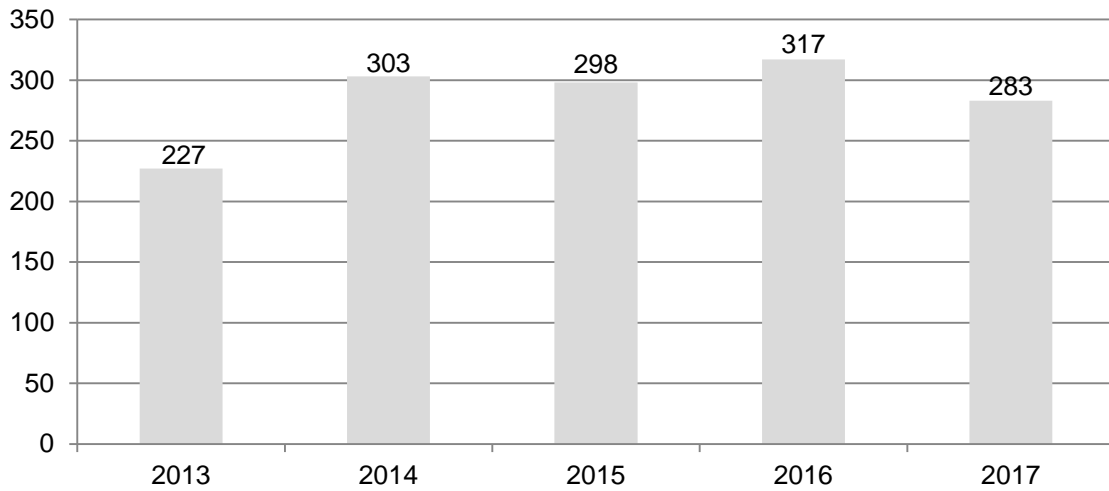
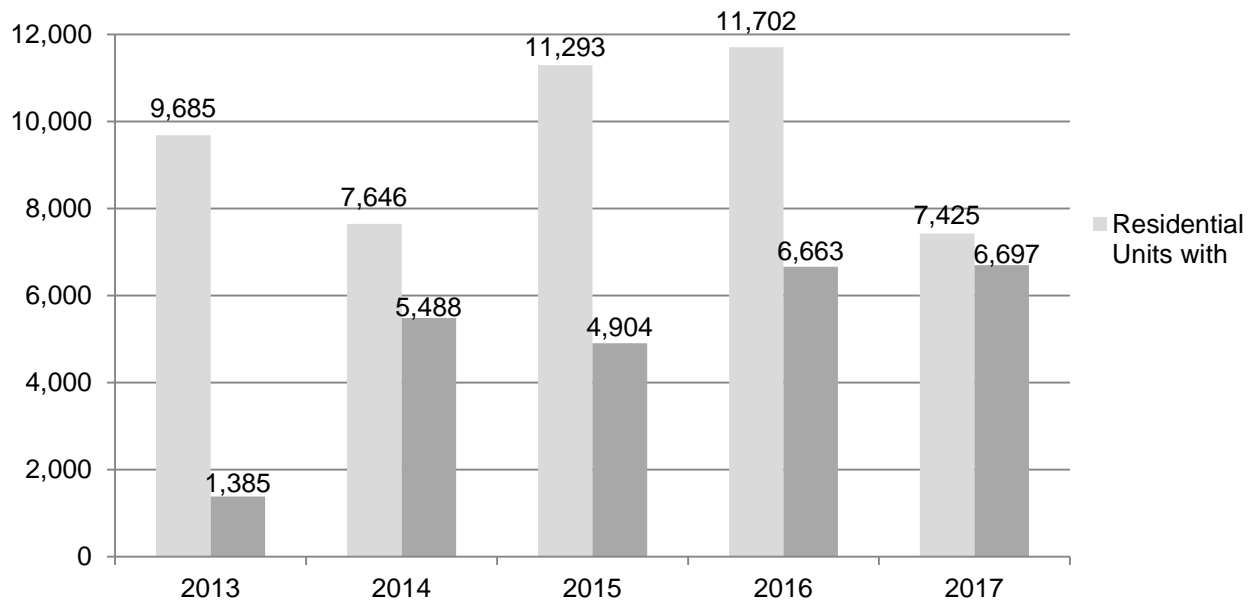


Table 1
Number of Regional Approvals Issued Per Year by Application Type
2013 to 2017

Application Type	2013	2014	2015	2016	2017
Official Plan Amendment Applications Approved	27	28	32	35	40
Subdivision/Condominium Applications – Conditional Approval	49	89	91	101	67
Subdivision/Condominium Applications – Clearance for Registration	26	43	49	70	60
Regional Approvals for Site Plan Applications	64	95	66	44	70
Regional Engineering Approvals	61	48	60	67	46
Total	227	303	298	317	283

**Figure 2
Residential Units with Conditional Approval and Clearance for Registration
from 2013 to 2017**

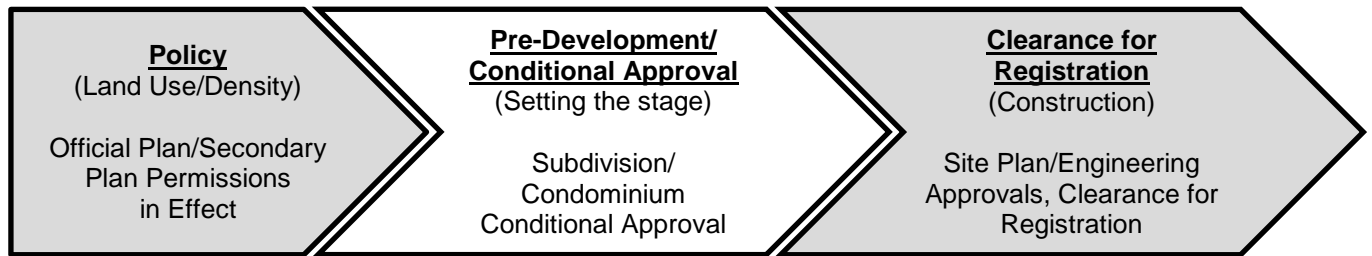


It is anticipated that development will continue to remain strong in 2018

Key stages in the planning process identified below allow staff to recognize development trends. Regional policy implementation, conditional approval and construction are three stages that provide an outlook for development within the Region. Comparing the number of development applications from 2013 to 2017 that fall within these three stages provides an indicator of development trends.



Official Plan and Secondary Plan approvals ensure the planning policy framework is in place for continued implementation through development approvals with the goal of implementing city building objectives. In the 2017, the Region approved 40 Official Plan Amendment (OPA) applications. The majority of these approvals relate to changes in height, density and urban design. The steady increase from 2013 indicates that development continues to remain strong.



Conditional approval enables development applications to proceed to the next stage of development subject to a number of technical requirements that protect Regional interests. In 2017, Regional staff provided conditional approval to 67 subdivision and condominium applications that include a total of 7,425 residential units. As shown in Figure 2 above, the number of residential units receiving conditional approval decreased in 2017. This was a result of the industry’s focus to register existing draft approved applications prior to a Regional Development Charges increase in June 2017. In order for development applications to proceed from conditional approval to clearance for construction, site plan and engineering approvals are a lengthy and complex process.

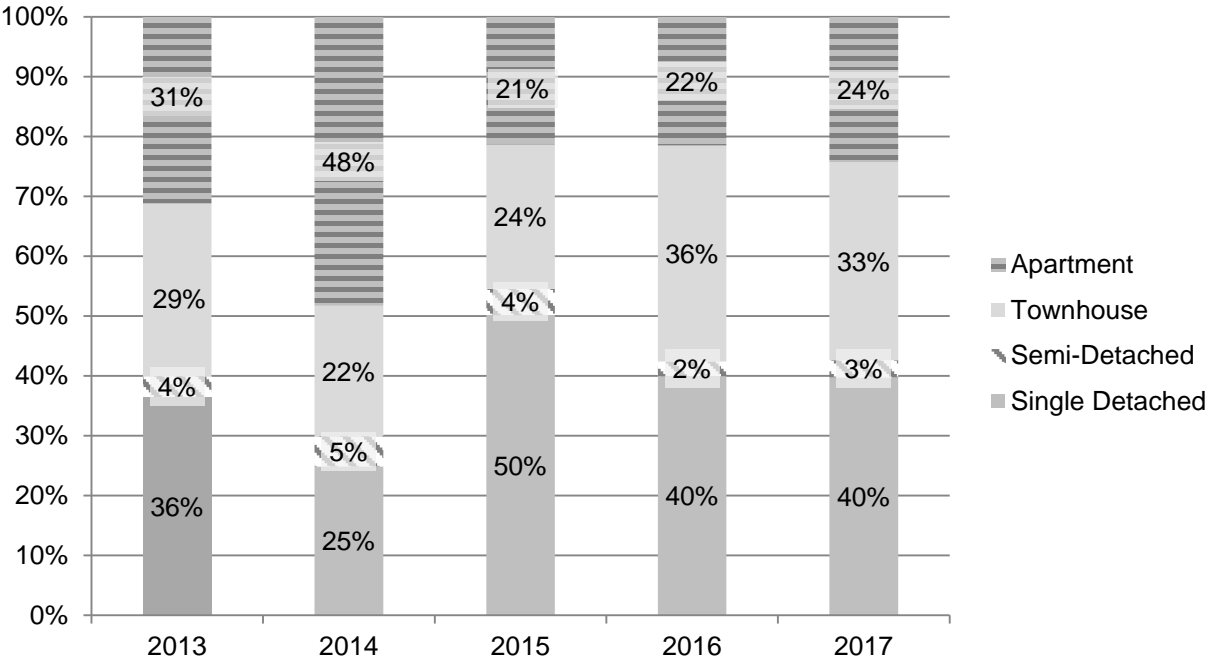


Site plan/engineering approvals and clearance of subdivision and condominium applications for registration enables development applications to proceed with construction. Regional site plan and engineering approvals have remained consistent over the past five years. In 2017, 6,697 residential units were registered compared with 6,663 residential units registered in 2016, which were higher than 2013 to 2015. Given the number of conditional approvals for residential units over the last five years is generally twice the number of units cleared for construction, the higher clearance trend may continue in 2018 with a high number of residential units proceeding to registration.

Residential housing mix is shifting towards higher densities

As shown in Figure 3 below, the Region’s housing mix is shifting towards higher densities of built form. In 2015, single detached units represented 50% of the total number of units that received conditional approval. Single detached units dropped to 40% of the total in 2016. This trend has remained consistent in 2017 with 60% of the housing mix being semi-detached, townhouse and apartment units. Intensification in the Regional Centres and Corridors has contributed to the increase of apartment units.

Figure 3
Percentage of Total Residential Units with Conditional Approval
from 2013 to 2017



Development review moved to an enhanced electronic tracking system in November 2017 with the launch of YorkTrax

YorkTrax is a new Regional development tracking system that streamlines the application review process and facilitates coordination of comments within the organization. YorkTrax is intended to capture the full lifecycle of an application from pre-consultation meetings to approval, payment of fees and development charges, and build-out which includes registration and building permits. YorkTrax went live in November 2017 and will provide a basis for improving application review and information exchange with local municipalities. The long-term vision of the Region is to link with local municipal development tracking and related systems with a single, web-based, integrated development tracking solution. YorkTrax incorporates workflow capabilities for process streamlining and will improve customer and client service. It also provides for collaborative electronic document sharing across the corporation.

The Version 1 release of YorkTrax focuses on application data capture, application mapping, comment circulation, basic reports and data exports. Currently, YorkTrax tracks applications from pre-consultation to plan registration. Future versions will enhance the capability of the system through added features and modules.

Regional staff actively participate in Local Municipal Technical Advisory Committees and Project Working Groups to provide early input regarding planning and development

Planning and Economic Development staff actively participate in a number of Regional and Local Technical Advisory Committees and Working Groups. Input into these committees and working groups is important to ensure Regional interests are identified and protected early, and throughout the planning process. In addition to building solid working relationships with our local municipal partners, Regional staff involvement also helps to facilitate timely and effective co-ordination of future planning approvals. The quick facts section of each respective municipality in Attachment 1 provides a list of committees and working groups staff were engaged in 2017.

Regional staff continue to defend Regional interests at the Ontario Municipal Board

Regional staff have been extensively involved in Ontario Municipal Board (OMB) hearings associated with local Official Plan conformity and related appeals of site-specific development applications. Staff are also involved in hearings associated with Official Plan Amendments and development applications for subdivisions, condominiums and site plans.

Regional interests in these local hearings include the planned urban structure, transportation capacity and required infrastructure improvements, as well as road-related policy matters in development applications. The shift toward more complex policy matters and development projects associated with intensification in the urban area (i.e. Secondary Plans and Key Development Areas) continues.

Over the past few years, the OMB has increasingly encouraged parties to participate in mediation to resolve issues rather than by way of a contested hearing with unpredictable outcomes. The outcome of successful mediation is a settlement, but the process is often long and requires significant staff resources.

In 2017, the Province outlined proposed changes to the *Planning Act* and the OMB. On December 12, 2017, Bill 139 received Royal Assent and come into force as the *Better Building Communities and Conserving Watersheds Act, 2017*. The changes came into effect on April 3, 2018 and the new Local Planning Appeals Tribunal (LPAT) will replace the OMB. Due to the uncertainty of the new rules governing LPAT, there has been a significant increase in the number of appeals to the OMB prior to the new system coming into effect. This will increase demands on staff resources in the coming years.

5. Financial Considerations

Revenue from planning and engineering application fees increased

Fees are collected in accordance with Regional Bylaw No. 2010-15, as amended for land use planning approvals and the plan review function. As shown in Table 2 below, Regional planning and engineering application fees collected increased slightly in 2017. Revenue from combined planning and engineering application fees have been trending upwards over the past four years. The increased fee revenue is a result of the greater number of complex site plan and engineering submissions being reviewed by Development Engineering staff.

Table 2
Fee Revenue for Development Planning and Engineering
2013 to 2017

Section	2013	2014	2015	2016	2017
Development Planning	\$352,540	\$371,915	\$310,611	\$730,910	\$607,623
Development Engineering	\$1,317,032	\$978,272	\$1,306,330	\$2,039,194	\$3,425,846
Total	\$1,669,572	\$1,350,187	\$1,618,941	\$2,770,104	\$4,033,469

Renewal of Development Charges by-law resulted in revenue of \$376,736,640

Development Charges (DCs), are collected through the approval of development. In 2017, \$376,736,640 in development charges were collected. This is an increase of 11% compared to the \$338,547,685 collected in 2016. The increase is attributed to units registered prior to the residential development charges increase in June 2017. Figure 3 below outlines Development Charges collected from 2013 to 2017.

Table 3
Development Charges Collected from 2013 to 2017

2013	2014	2015	2016	2017
\$186,439,583	\$264,197,066	\$258,274,065	\$338,547,685	\$376,736,640

Development Charge collections have been tracking below expectations. From mid-2012 to mid-2017, the Region collected approximately 57 per cent of the revenues projected by the 2012 development charge background study.

6. Local Municipal Impact

Regional and local Official Plans establish the over-arching policy directions that support further development approvals at the local level. Conditional approval and clearances for registration provided by the Region on local plans of subdivision, condominiums and site plans, facilitate related approvals to be issued by lower-tier municipalities. Engineering submissions reviewed and approved by Regional staff also support further development at the local level. Regional staff continues to work closely with local municipal partners on development applications and appeals to ensure Regional and local policy objectives are met.

7. Conclusion

This report provides a summary of planning and engineering development approvals that Regional staff were involved in 2017 and highlight trends over the past five years. Applications include local Official Plan Amendments, plans of subdivision and condominium, including clearances of Regional conditions, and site plan and engineering approvals. The complexity of local planning matters is increasing, given the shift towards infill development and intensification projects within the urban area.

The Region continued to experience strong growth in 2017 and development has remained consistent over the past four years. Residential housing mix is shifting towards higher densities which assist in achieving a greater diversification of households within the Region.

With the launch of YorkTrax in November 2017, the development review process has been streamlined. The new electronic development tracking system is intended to capture the full lifecycle of a development application from pre-

Development Activity Summary 2017

consultation meetings to full build-out. YorkTrax incorporates workflow capabilities for process streamlining and will improve customer and client service. The Version 1 release focuses on application data capture, application mapping, comment circulation, basic reports and basic data exports. Currently, YorkTrax tracks applications from pre-consultation to plan registration. Future versions will enhance the capability of this system through added features and new modules.

Regional staff will continue to work closely with local municipal partners to achieve Regional and local policy objectives.

For more information on this report, please contact Justin Wong, Planner at 1-877-464-9675 ext. 71577.

The Senior Management Group has reviewed this report.

March 29, 2018

Attachment (1)

#8293103

Accessible formats or communication supports are available upon request

2017 DEVELOPMENT **ACTIVITY** SUMMARY

APRIL 2018



TABLE of CONTENTS

Executive Summary	3
Delegated Approval Authority	4
York Region Development Profile 2017	5
Quick Facts 2017	5
Town of Aurora Development Profile 2017	8
Quick Facts 2017	8
Detailed Application Information 2017	11
Town of East Gwillimbury Development Profile 2017	15
Quick Facts 2017	15
Detailed Application Information 2017	18
Town of Georgina Development Profile 2017	22
Quick Facts 2017	22
Detailed Application Information 2017	25
Township of King Development Profile 2017	27
Quick Facts 2017	27
Detailed Application Information 2017	30
City of Markham Development Profile 2017	32
Quick Facts 2017	32
Detailed Application Information 2017	35
Town of Newmarket Development Profile 2017	43
Quick Facts 2017	43
Detailed Application Information 2017	46
Town of Richmond Hill Development Profile 2017	48
Quick Facts 2017	48
Detailed Application Information 2017	51
City of Vaughan Development Profile 2017	57
Quick Facts 2017	57
Detailed Application Information 2017	60
Town of Whitchurch-Stouffville Development Profile 2017	68
Quick Facts 2017	68
Detailed Application Information 2017	71

EXECUTIVE SUMMARY



The purpose of the Development Activity Summary 2017 is to provide information to Council on planning and development application activity in 2017, report on delegated approvals, and highlight trends over the past five years.

In 2017, Regional staff reviewed and responded to 283 development applications. Regional staff actively participate in Technical Advisory Committees and Project Working Groups and continue to be involved with Ontario Municipal Board proceedings, including hearings and mediation.

In general, development activity remained consistent over the past four years. OPA approvals have steadily increased over the past five years. Residential housing mix is shifting towards higher densities which assist in achieving a greater diversification of households within the Region. The Region has continued to experience strong growth in 2017 and development applications have increased in complexity and become more diverse. Regional staff will continue to work closely with local municipal partners to achieve Region and local policy objectives.



DELEGATED APPROVAL AUTHORITY

DEVELOPMENT ACTIVITY SUMMARY 2017

DELEGATED PLANNING and ENGINEERING APPROVALS ACTIVITY

LOCAL 'ROUTINE' OFFICIAL PLAN AMENDMENTS

These are minor applications with no outstanding Regional or local issues that the Director of Community Planning and Development Services has been authorized by Council to approve.

LOCAL 'EXEMPT' OFFICIAL PLAN AMENDMENTS

These are applications that are exempted under the provisions of the York Region Official Plan 2010, which the Director of Community Planning and Development Services can exempt from the approval process. The exemption enables the local municipality to make the final decision on the application.

CONDITIONS OF APPROVAL FOR PLANS OF SUBDIVISION AND CONDOMINIUMS

As a commenting agency, the Region provides written correspondence to the local municipality which outlines Regional requirements and conditions of draft approval, which may include transit, water and wastewater, servicing allocation, roads, water resources, public health, financial and planning conditions.

FINAL APPROVAL FOR PLANS OF SUBDIVISION AND CONDOMINIUMS

As a commenting agency, the Region provides a letter to the local municipality outlining how each Regional condition of draft approval has been satisfied.

REGIONAL ENGINEERING APPROVALS

The Region provides engineering approvals for works proposed in the Region's Right-of-Ways as part of development applications and local municipal capital projects. These approvals are required to be in place before subdivision clearance can be issued by the Region.

DELEGATED AUTHORITY to the COMMISSIONER of TRANSPORTATION SERVICES

REGIONAL SITE PLAN APPROVAL

The Region provides conditions of site plan approval on applications of Regional interest, and when necessary enters into site plan agreements with respect to these applications. These conditions include, but are not limited to, land requirements, water and wastewater, transportation, water resources, public health, land use planning, roads, access improvements and financial requirements.

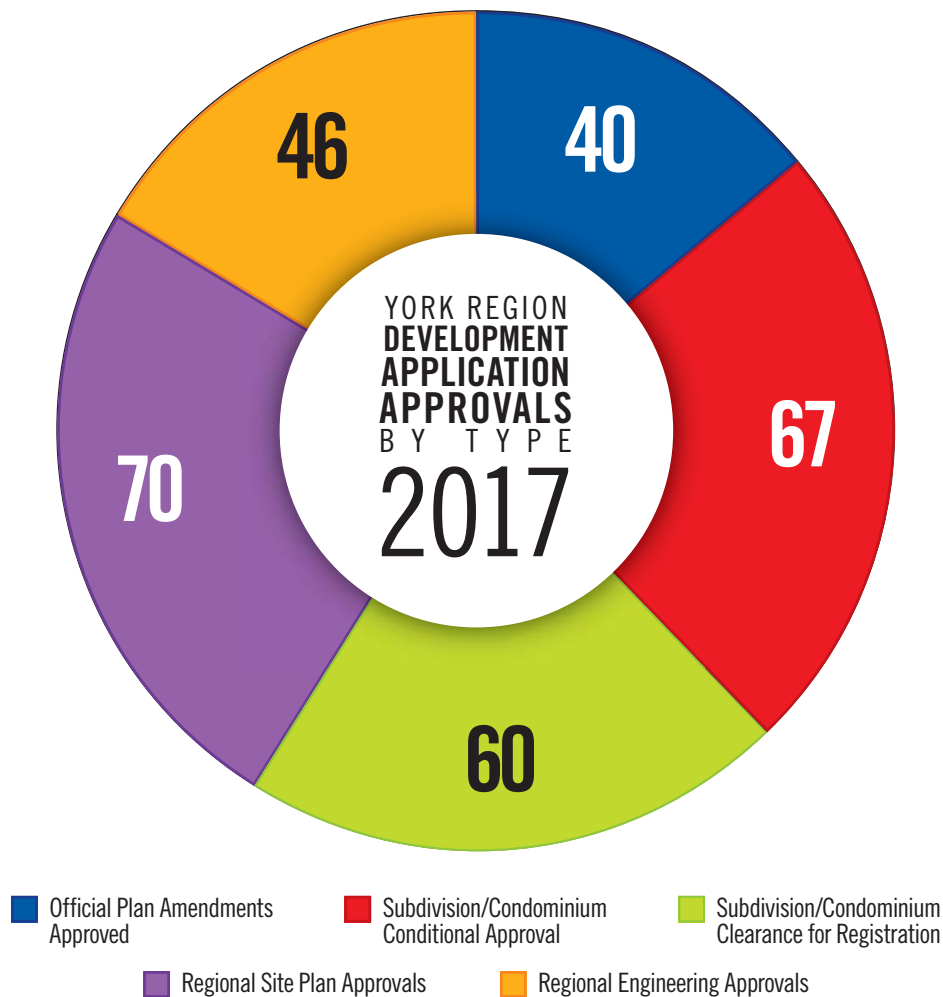
YORK REGION DEVELOPMENT PROFILE 2017



QUICKFACTS

- Regional staff reviewed and responded to 283 development applications in 2017
- Conditional approval for plans of subdivisions and condominiums were issued for 7,425 residential units in 2017
- 6,697 residential units were cleared for registration in 2017

FIGURE 1: REGIONAL DEVELOPMENT APPLICATION APPROVALS by TYPE 2017





YORK REGION DEVELOPMENT PROFILE 2017

FIGURE 2: REGION-WIDE TYPE of RESIDENTIAL UNITS - SUBDIVISION/CONDOMINIUM (Conditional Approval) 2013 to 2017

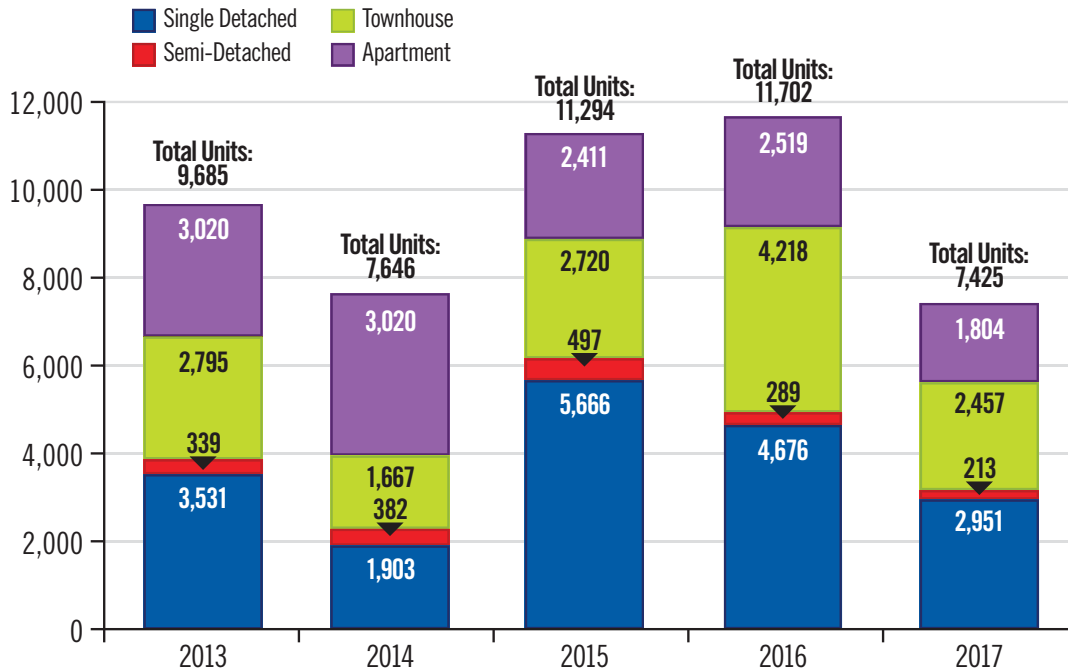
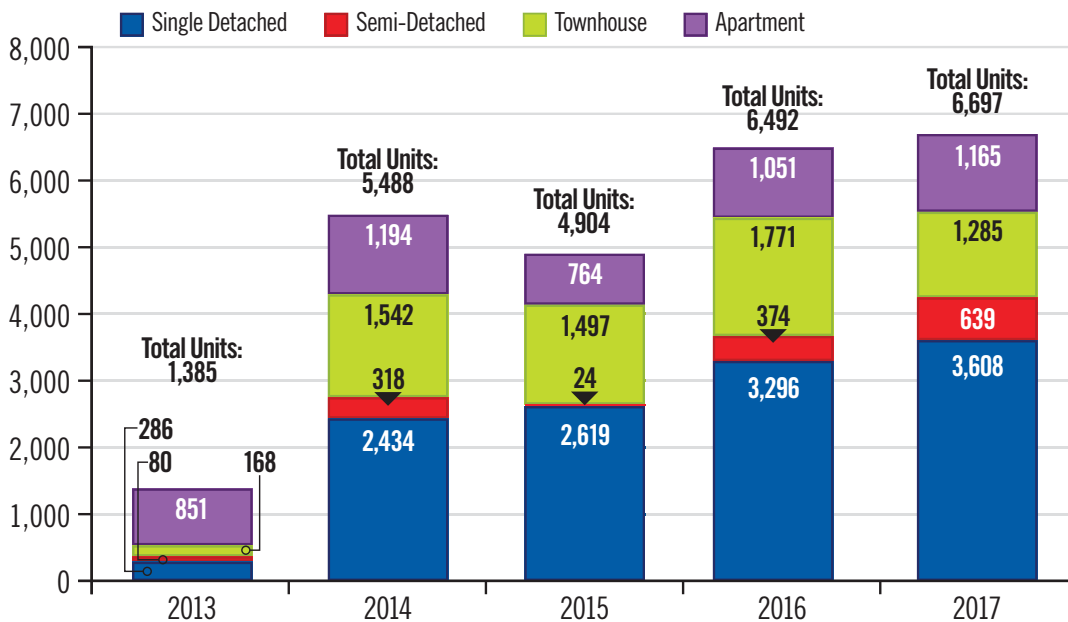
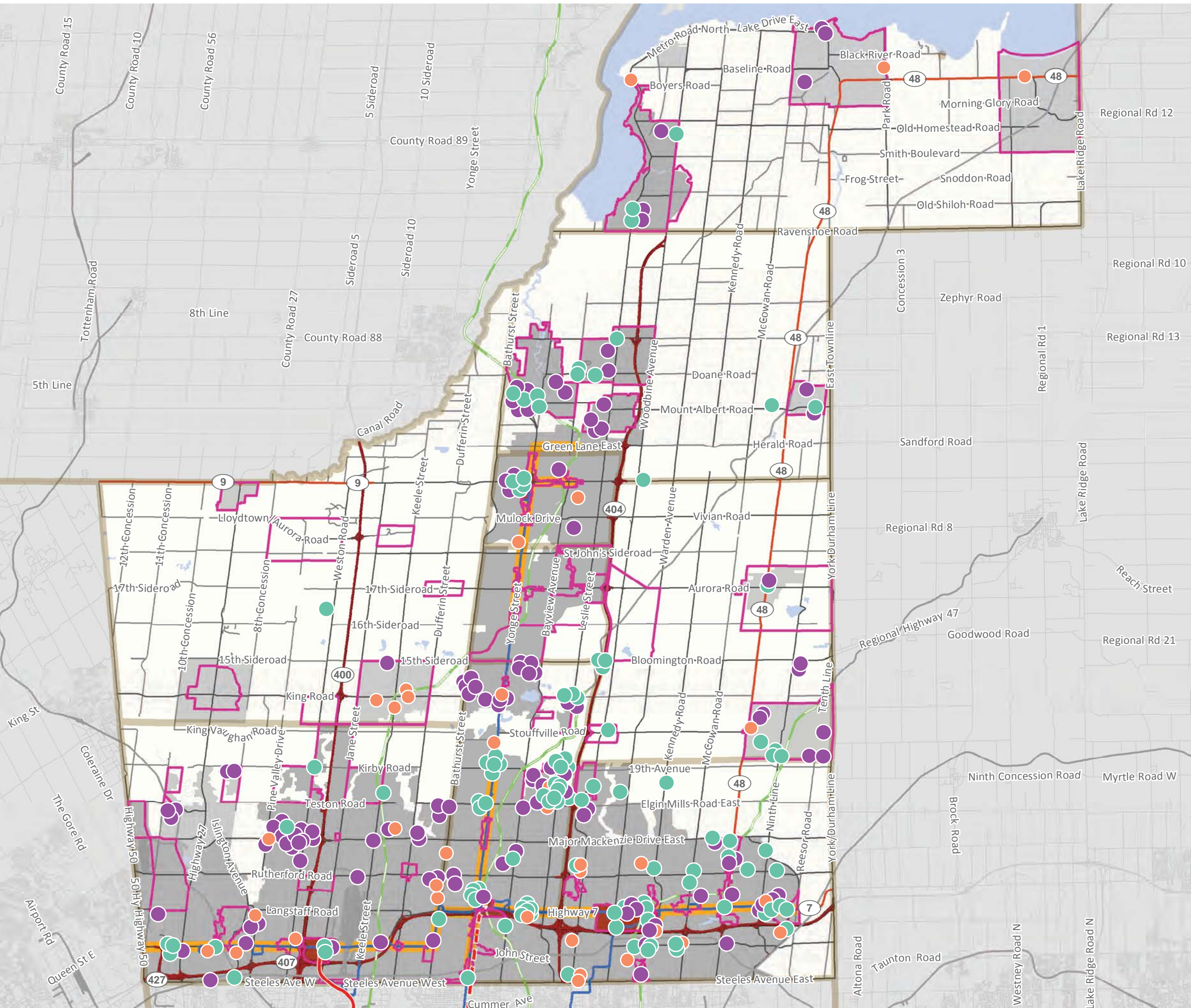


FIGURE 3: REGION-WIDE TYPE of RESIDENTIAL UNITS - SUBDIVISION/CONDOMINIUM (Clearances for Registration) 2013 to 2017

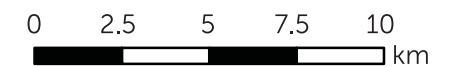




YORK REGION

Development Profile 2017

- Official Plan Amendment
- Subdivision/Condominium Applications (Conditions/Clearance Issued)
- Site Plan Approvals with a Regional Interest
- Secondary Plan Boundary
- Regional Corridor
- Regional Centre



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TOWN of AURORA

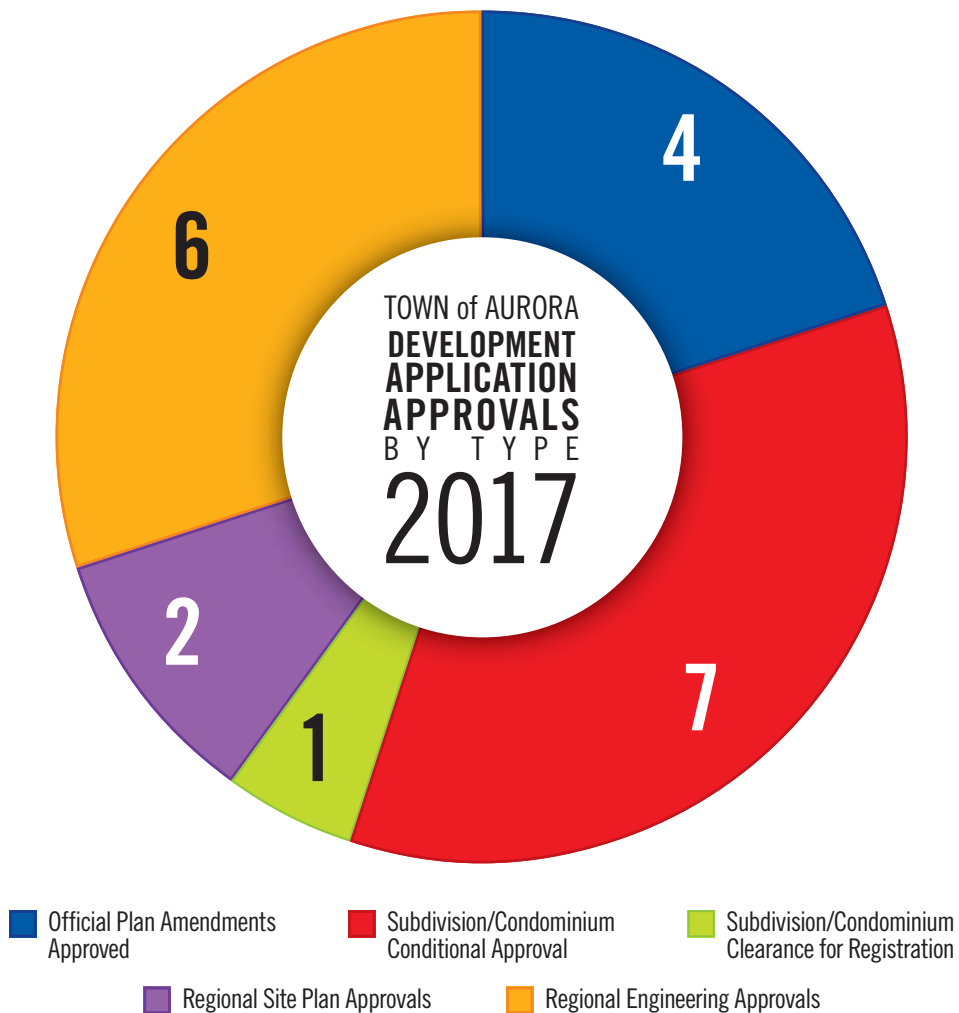
DEVELOPMENT PROFILE 2017



QUICKFACTS

- Aurora made up seven per cent of development applications in York Region
- 20 development applications were reviewed
- Regional staff respond and participate in pre-consultation meetings held every two weeks
- Development is generally focused in the following area:
 - Yonge Street South

FIGURE 4: DEVELOPMENT APPLICATION APPROVALS by TYPE 2017





TOWN of AURORA DEVELOPMENT PROFILE 2017

FIGURE 5: TYPE of RESIDENTIAL UNITS - SUBDIVISION/CONDOMINIUM (Conditional Approval) 2013 to 2017

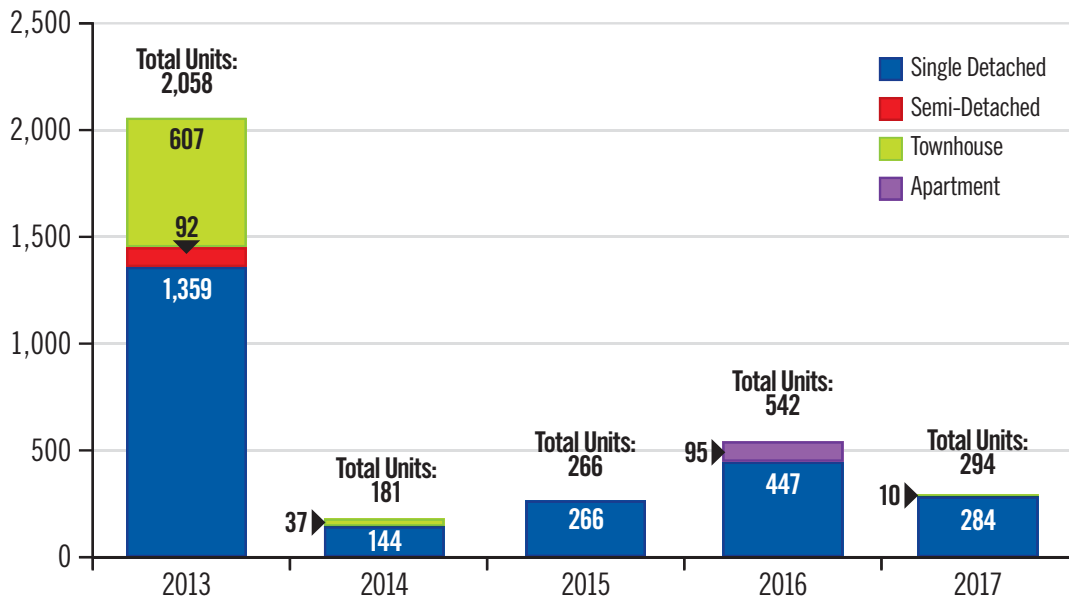
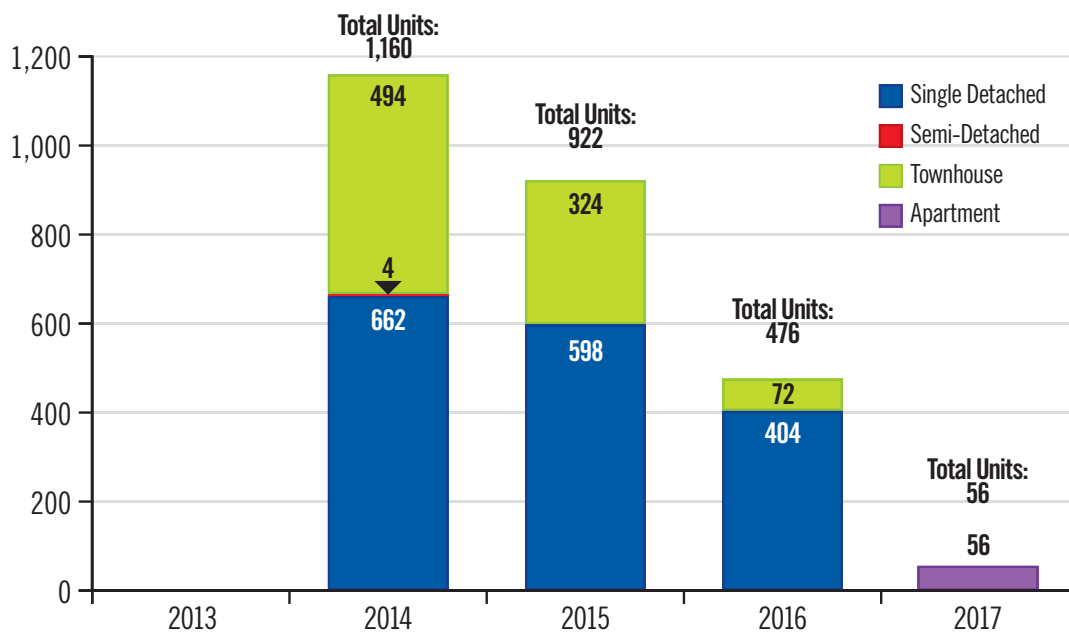
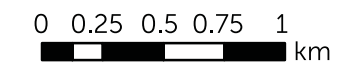
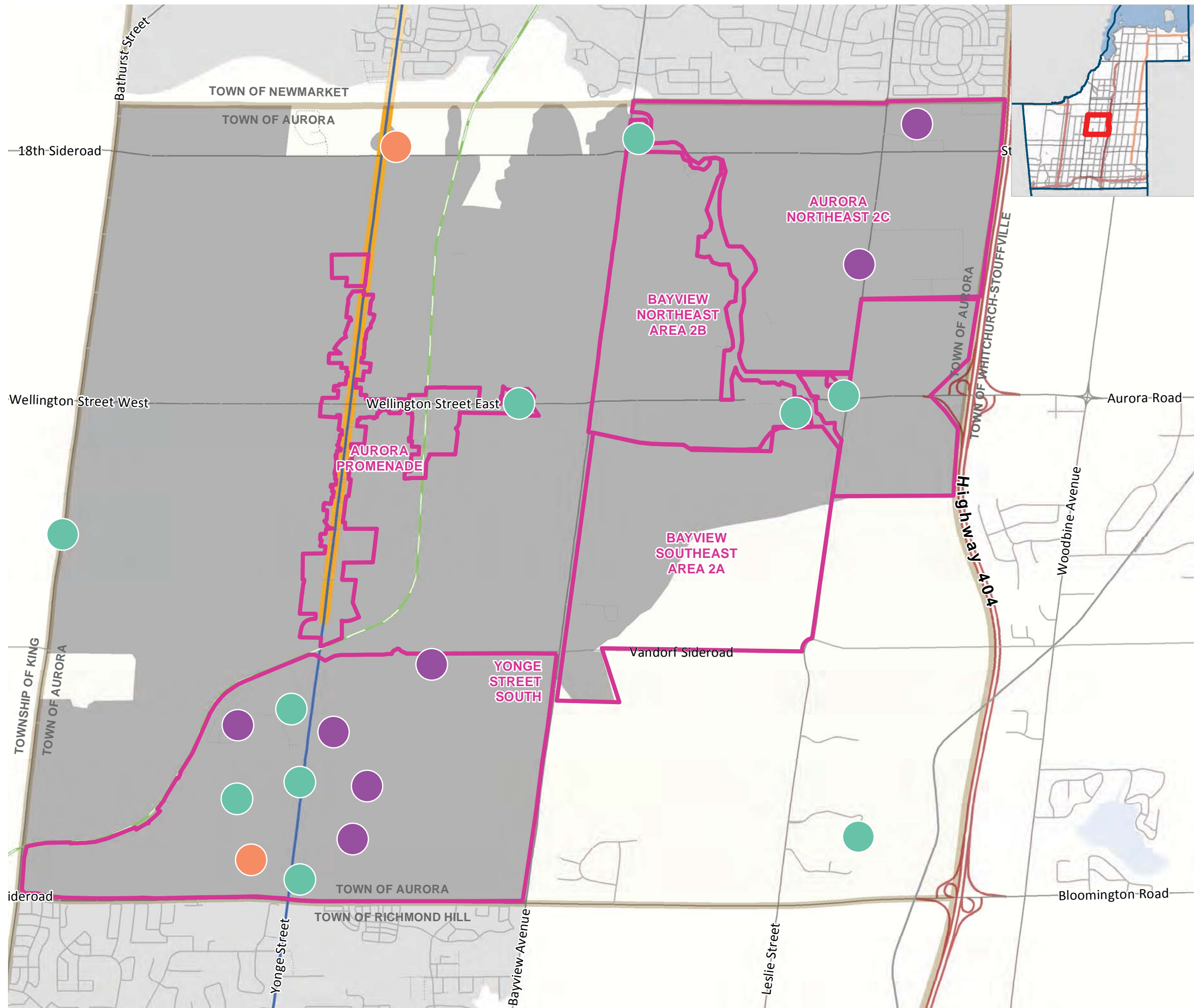


FIGURE 6: TYPE of RESIDENTIAL UNITS (Subdivision/Condominium Clearances for Registration) 2013 to 2017



Town of Aurora
Development Profile 2017

- Official Plan Amendment
- Subdivision/Condominium Applications (Conditions/Clearance Issued)
- Site Plan Approvals with a Regional Interest
- Secondary Plan Boundary
- Regional Corridor



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TOWN of AURORA

DETAILED APPLICATION INFORMATION 2017



TABLE 1: OFFICIAL PLAN AMENDMENT APPLICATIONS

Application Number	Application Type	Location	Applicant	Description	Units	Response Time (Days)
OPA-2016-05	Exempt OPA	South of Wellington Street West, and East of Bathurst Street	Board of Trustees, Aurora United Church	To increase the maximum building height from 5 storeys to 9 storeys.	159	68
OPA-2016-06	Preliminary OPA	North of Bloomington Road, and west of Yonge Street	Nandor Gortva, Infrastructure Ontario	To redesignate the easterly portion of the subject lands from Major Institutional to Cluster Residential, Special Policy Area and Environmental Function Area.	177	71
OPA-2017-04	Preliminary OPA	North of Wellington Street East and west of Leslie Street	Larry Dekkema, York Region Christian Seniors Home Inc.	To facilitate the development of 241 senior apartments and 75 assisted living units.	0	34
OPA-2017-06	Preliminary OPA	46 St. John's Sideroad East	Biddington Homes Aurora Inc.	To permit the development of 68 stacked, back-to-back townhouses in three 4-storey buildings.	68	21



TOWN of AURORA

DETAILED APPLICATION INFORMATION 2017

TABLE 2: SUBDIVISION/CONDOMINIUM - CONDITIONAL APPROVAL

Application Number	Application Type	Location	Units	Industrial/ Commercial (Ha)	Response Date
19CDM16A05	Condominium Plan	North of Wellington Street East and west of Leslie Street	0	0	Apr 6, 2017
19T15A02	Plan of Subdivision	Northeast corner of Leslie Street and Street John's Sideroad	0	6.45	Mar 2, 2017
19T15A04	Plan of Subdivision	East of Yonge Street, North of Bloomington	42	0	May 30, 2017
19T88105	Plan of Subdivision	East and west sides of Leslie Street, north of Bloomington Road	62	0	Jun 23, 2017
19T17A01	Plan of Subdivision	East of Yonge Street, north of Bloomington Road	27	0	Jul 11, 2017
19CDM17A02	Condominium Plan	North of Bloomington Road, west of Yonge Street	153	0	Jul 28, 2017
19T14A04	Plan of Subdivision	West side of Yonge Street, north of Bloomington Road	10	0	Aug 9, 2017

TABLE 3: SUBDIVISION/CONDOMINIUM - CLEARANCE for REGISTRATION

Application Number	Application Type	Location	Units	Industrial/ Commercial (Ha)	Response Date
19CDM16A01	Condominium Plan	East of Yonge Street, South Side of Vandorf Road	56	0	Jul 27, 2017

TOWN of AURORA

DETAILED APPLICATION INFORMATION 2017



TABLE 4: REGIONAL SITE PLAN APPROVALS

Application Number	Application Type	Location	Description	Approval Date
SP-A-011-08	Site Plan	Southwest corner of Yonge Street and Elderberry Trail	Several recreation buildings	May 10, 2017
SP.12.A.0008	Site Plan	Northeast corner of Bayview Avenue and St. John's Sideroad - 800 St. John's Sideroad	Grocery Store and other retail uses	Aug 8, 2017

TABLE 5: REGIONAL ENGINEERING APPROVALS

Application Number	Application Type	Location	Description	Approval Date
ENG.16.A.0001	Engineering	Northwest corner of Bloomington Road and Yonge Street -14070 Yonge Street	Engineering Submission - Intersection of Street A (Glensteeples Drive) and Yonge Street	Aug 15, 2017
ENG.15.A.0001	Engineering	14314 & 14338 Yonge Street, South of Henderson Drive	Engineering Submission	Aug 17, 2017
ENG.17.A.0006	Engineering	Eastside of Bathurst Street, North of Highland Gate	Engineering Submission - Temporary Construction access	Oct 10, 2017
ENG.16.A.0001	Engineering	Northwest corner of Bloomington Road and Yonge Street -14070 Yonge Street	Engineering Submission	Oct 25, 2017
ENG.17.A.0010	Engineering	Intersection of Wellington Street East & Mary Street/John West Way	Engineering Submission for a new sidewalk	Nov 6, 2017
ENG.16.A.0009	Engineering	Wellington Street East	Engineering Submission	Nov 22, 2017



Aurora made up
7 per cent of
development
applications in
York Region



TOWN of EAST GWILLIMBURY

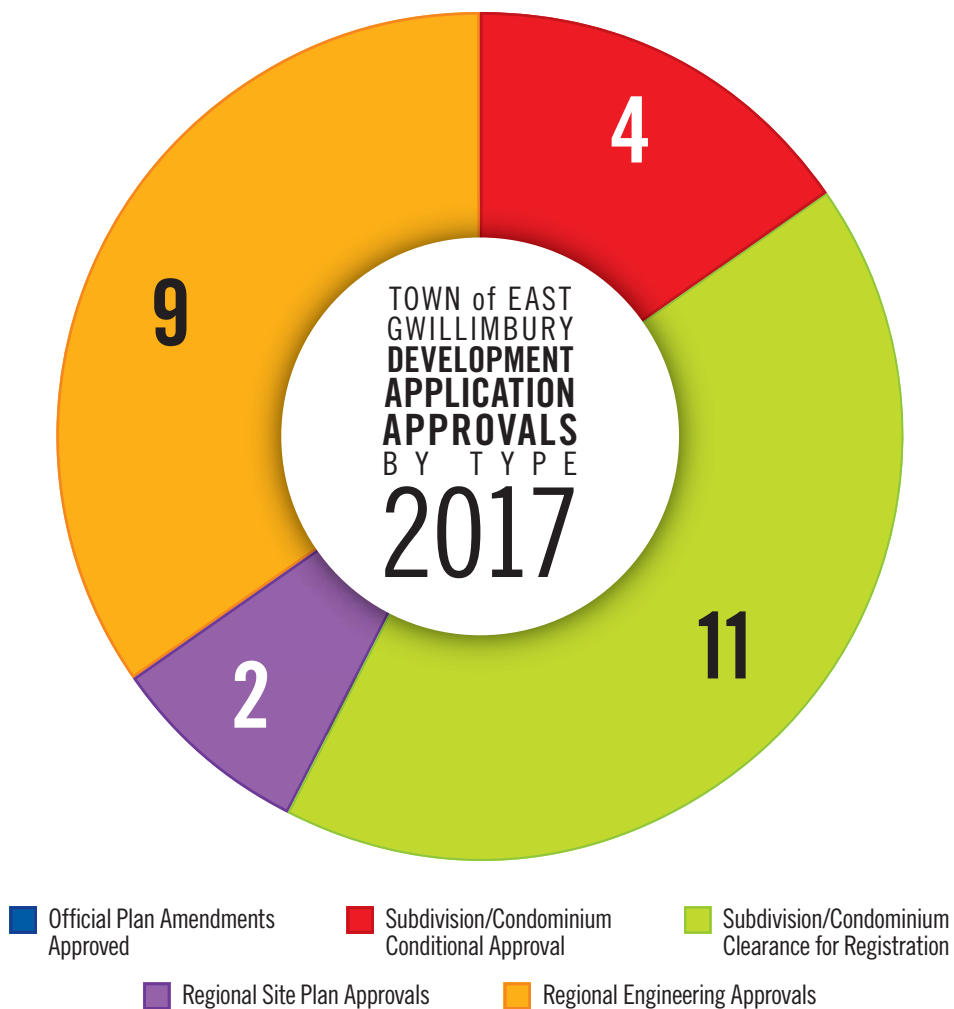
DEVELOPMENT PROFILE 2017



QUICKFACTS

- East Gwillimbury made up nine per cent of development applications in York Region
- 26 development applications were reviewed
- Development is generally focused in the following areas:
 - Holland Landing, Queensville, Sharon and Mount Albert
- Regional staff participate on the Green Lane Secondary Plan Technical Advisory committee
- Regional staff respond and participate in pre-consultation meetings held every two weeks

FIGURE 7: DEVELOPMENT APPLICATION APPROVALS by TYPE 2017





TOWN of EAST GWILLIMBURY DEVELOPMENT PROFILE 2017

FIGURE 8: TYPE of RESIDENTIAL UNITS - SUBDIVISION/CONDOMINIUM (Conditional Approval) 2013 to 2017

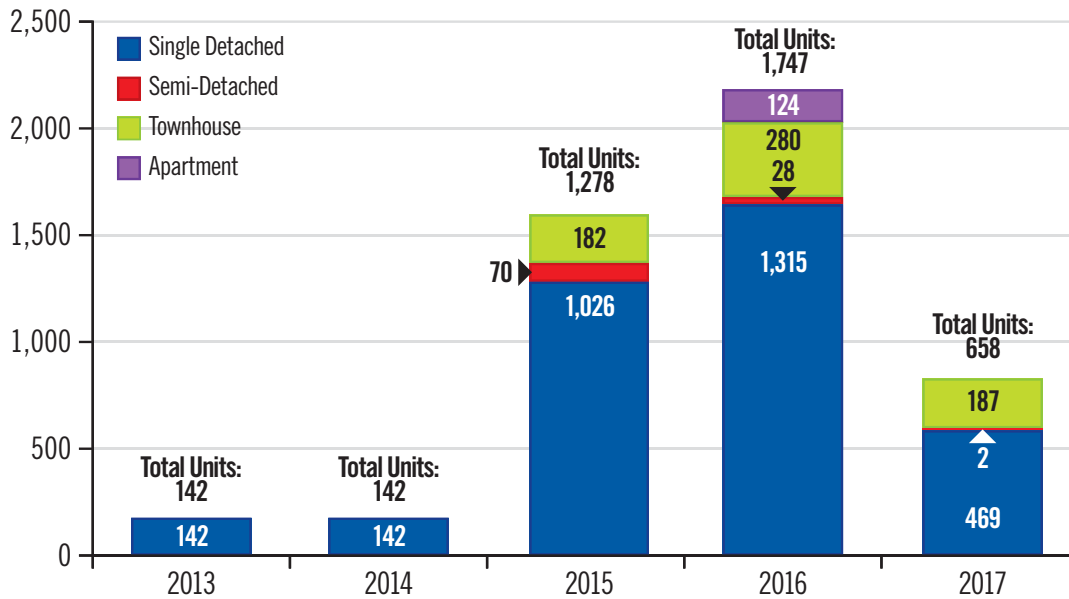
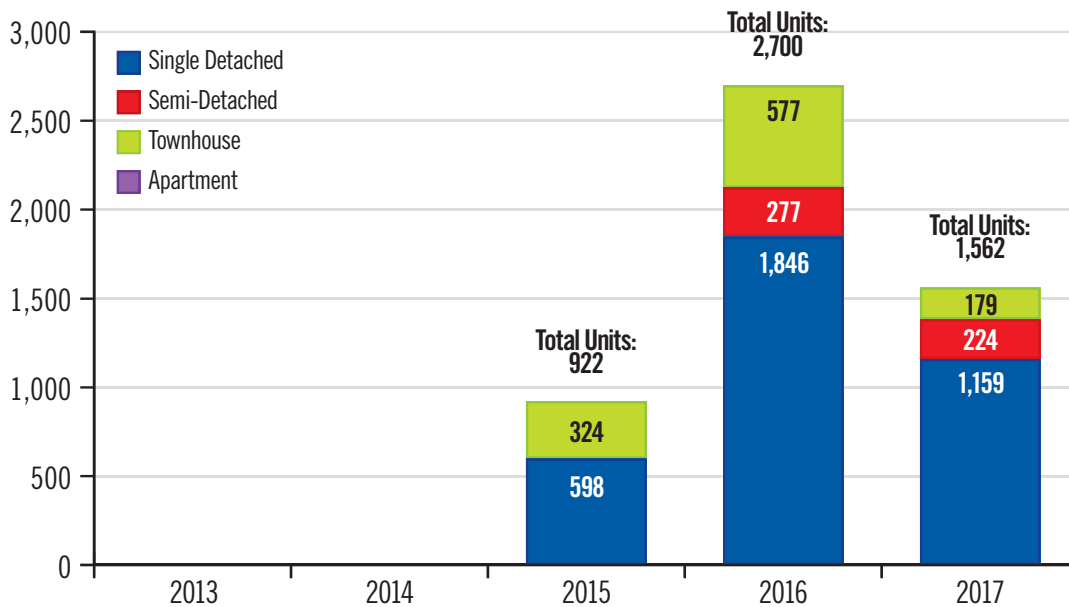
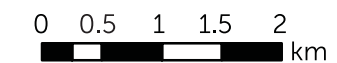
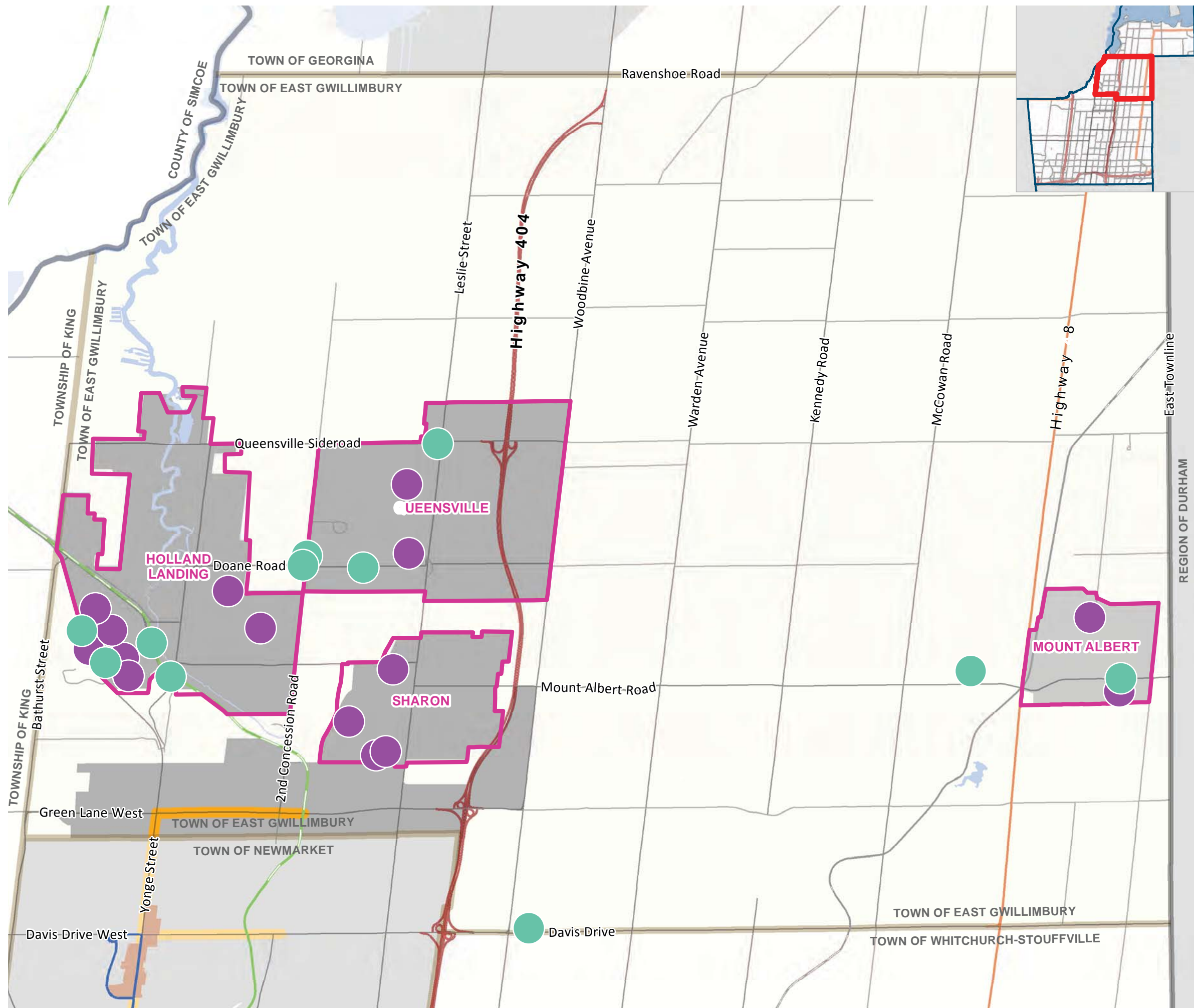


FIGURE 9: TYPE of RESIDENTIAL UNITS - SUBDIVISION/CONDOMINIUM (Clearances for Registration) 2013 to 2017



Town of East Gwillimbury
Development Profile 2017

- Official Plan Amendment
- Subdivision/Condominium Applications (Conditions/Clearance Issued)
- Site Plan Approvals with a Regional Interest
- Secondary Plan Boundary
- Regional Corridor



TOWN of EAST GWILLIMBURY

DETAILED APPLICATION INFORMATION



TABLE 6: SUBDIVISION/CONDOMINIUM - CONDITIONAL APPROVAL

Application Number	Application Type	Location	Units	Industrial/ Commercial (Ha)	Response Date
19T08E04	Plan of Subdivision	West of Leslie Street, North of Green Lane East	80	0	Feb 27, 2017
19T17E01	Plan of Subdivision	West of Leslie Street and south of Queensville Sideroad	346	0	May 5, 2017
19T17E02	Plan of Subdivision	North of Mount Albert Road and West of East Townline Road	29	0	May 5, 2017
19T14E03	Plan of Subdivision	Northwest quadrant of Leslie Street and Doane Road	203	0	Oct 23, 2017

TABLE 7: SUBDIVISION/CONDOMINIUM - CLEARANCE for REGISTRATION

Application Number	Application Type	Location	Units	Industrial/ Commercial (Ha)	Response Date
19T07E02	Plan of Subdivision	South of Mount Albert Road and west of Leslie Street	106	0	Jun 27, 2017
19T08E04	Plan of Subdivision	West of Leslie Street, North of Green Lane East	46	0	Jun 20, 2017
19T09E01	Plan of Subdivision	Located between Regional Road 1 & Holland Landing Road, between Yonge & 2nd Concession	0	4.45	Mar 30, 2017
19T11E01	Plan of Subdivision	Part of Lot 10, Concession 2	42	0	Mar 3, 2017



TOWN of EAST GWILLIMBURY

DETAILED APPLICATION INFORMATION 2017

TABLE 7: SUBDIVISION/CONDOMINIUM - CLEARANCE for REGISTRATION (continued)

Application Number	Application Type	Location	Units	Industrial/Commercial (Ha)	Response Date
19T89112	Plan of Subdivision	Located between Regional Road 1 & Holland Landing Road, between Yonge & 2nd Concession	92	0.1	Mar 30, 2017
19T90015	Plan of Subdivision	Located between Regional Road 1 & Holland Landing Road, between Yonge & 2nd Concession	120.5	7.27	Mar 30, 2017
19T13E01	Plan of Subdivision	West of Ninth Line, South of Mount Albert Road	174	0	Jul 18, 2017
19T88085	Plan of Subdivision	Between Hwy 11 and Holland Landing Road, north of Morning Sideroad	260	0.055	Jul 24, 2017
19T95088	Plan of Subdivision	Part of Lots 109 & 110, Con 1, East of Yonge Street	173	0	Jul 28, 2017
19T94036	Plan of Subdivision	Between Hwy 11 and Holland Landing Road, north of Morning Sideroad	158	1.01	Aug 30, 2017
19T90019	Plan of Subdivision	Part of Lot 5 & 108, Concession 1, East of Yonge Street	391	0	Sep 25, 2017

TOWN of EAST GWILLIMBURY

DETAILED APPLICATION INFORMATION 2017



TABLE 8: REGIONAL SITE PLAN APPROVALS

Application Number	Application Type	Location	Description	Approval Date
SP-E-004-11	Site Plan	2 Bales Drive	Redevelopment of an existing site	Feb 28, 2017
SP.15.E.0013	Site Plan	4894 Mount Albert Road	Industrial building and gravel parking area	Aug 31, 2017

TABLE 9: REGIONAL ENGINEERING APPROVALS

Application Number	Application Type	Location	Description	Approval Date
12.002.E	Engineering	Southwest corner of Doane Road and 2nd Concession	Engineering Submission	May 18, 2017
16.003.E	Engineering	West side of 2nd Concession, South of Doane Road	Engineering Submission	May 29, 2017
16.004.E	Engineering	West side of Leslie Street, South of Queensville Sideroad	Engineering Submission	Jun 20, 2017
ENG.13.E.0049	Engineering	Hwy 11 and Holland Landing Road	Engineering Submission - Existing water tower site modifications	Jul 7, 2017
ENG.13.E.0056	Engineering	Hwy 11 at Crimson King Way Intersection and associated works	Engineering Submission - Intersection of Crimson King Way and Highway 11 and intersection of Street P and Holland Landing Road	Jul 7, 2017



TOWN of **EAST GWILLIMBURY**
 DETAILED APPLICATION INFORMATION 2017

TABLE 9: REGIONAL ENGINEERING APPROVALS (continued)

Application Number	Application Type	Location	Description	Approval Date
ENG.13.E.0058	Engineering	19065 Holland Landing Road	Engineering Submission	Jul 27, 2017
ENG.15.E.0002	Engineering	5751 Mount Albert Road, Southside of Mt. Albert Sideroad, Between Centre Street and Ninth Line	Engineering Submission	Oct 31, 2017
ENG.16.E.0029	Engineering	Southside of Doane Road, between Leslie and 2nd Concession	Engineering Submission	Dec 4, 2017
ENG.13.E.0056	Engineering	Holland Landing Road at Charlotte Abby Drive Intersection	Engineering Submission - Intersection of Crimson King Way and Highway 11 and intersection of Street P and Holland Landing Road	Jul 7, 2017

TOWN of GEORGINA

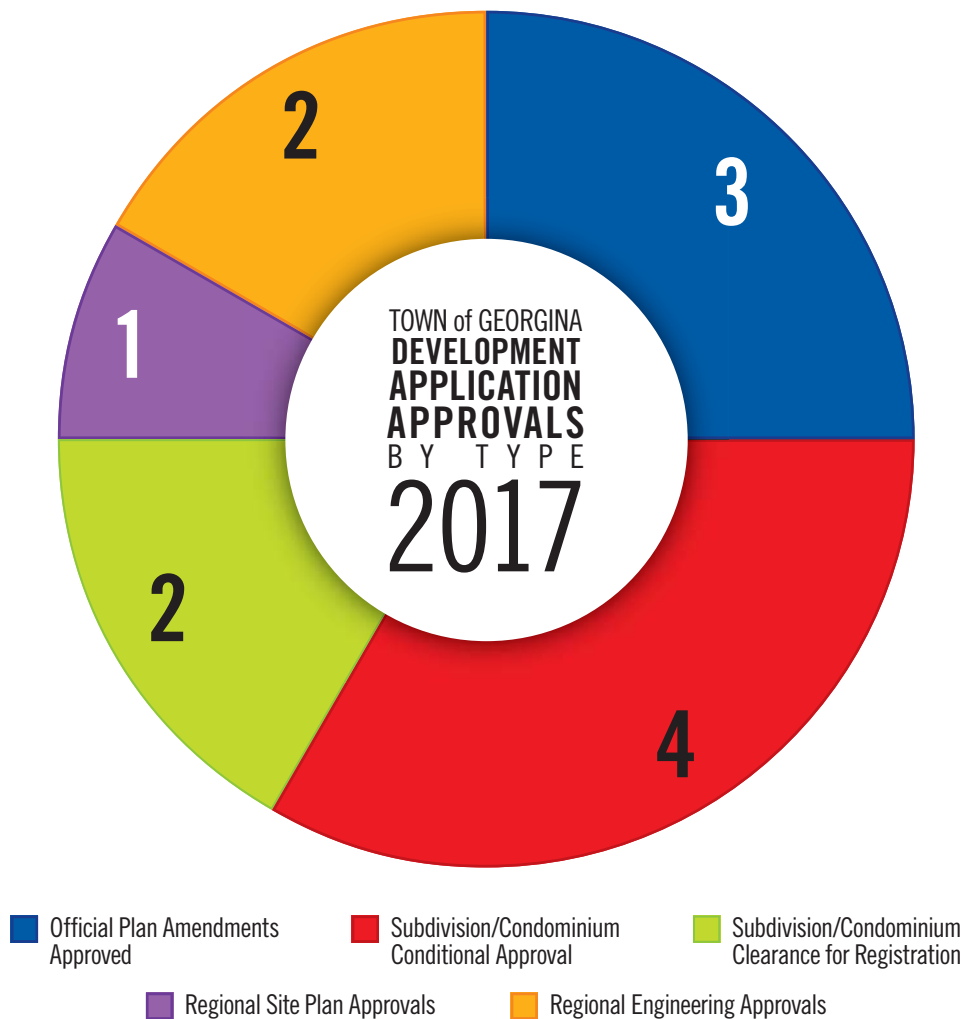
DEVELOPMENT PROFILE 2017



QUICKFACTS

- Georgina made up five per cent of development applications in York Region
- 12 development applications were reviewed
- Development is generally located in the following areas:
 - Keswick, Sutton and Jacksons Point
- Regional staff respond and participate in pre-consultation meetings held every two weeks

FIGURE 10: DEVELOPMENT APPLICATION APPROVALS by TYPE 2017





TOWN of GEORGINA DEVELOPMENT PROFILE 2017

FIGURE 11: TYPE of RESIDENTIAL UNITS - SUBDIVISION/CONDOMINIUM (Conditional Approval) 2013 to 2017

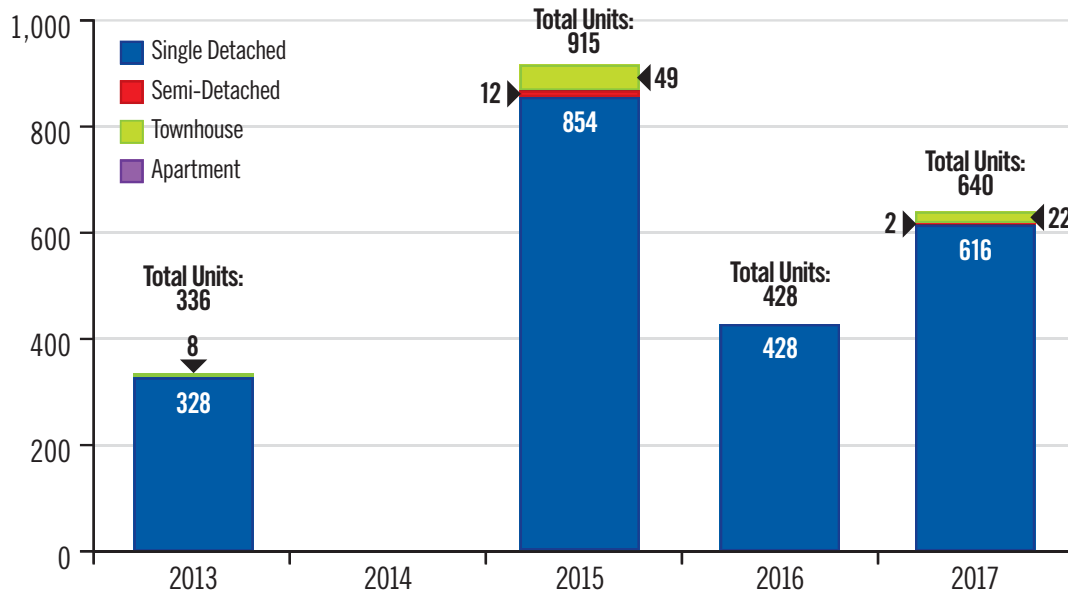
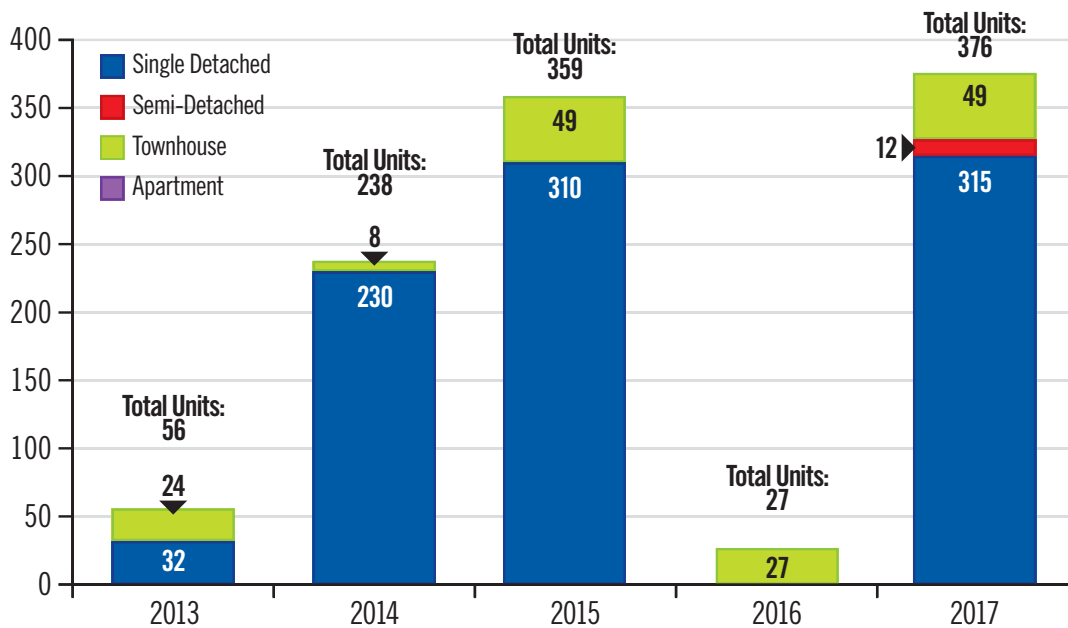
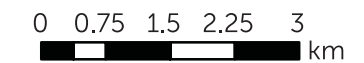
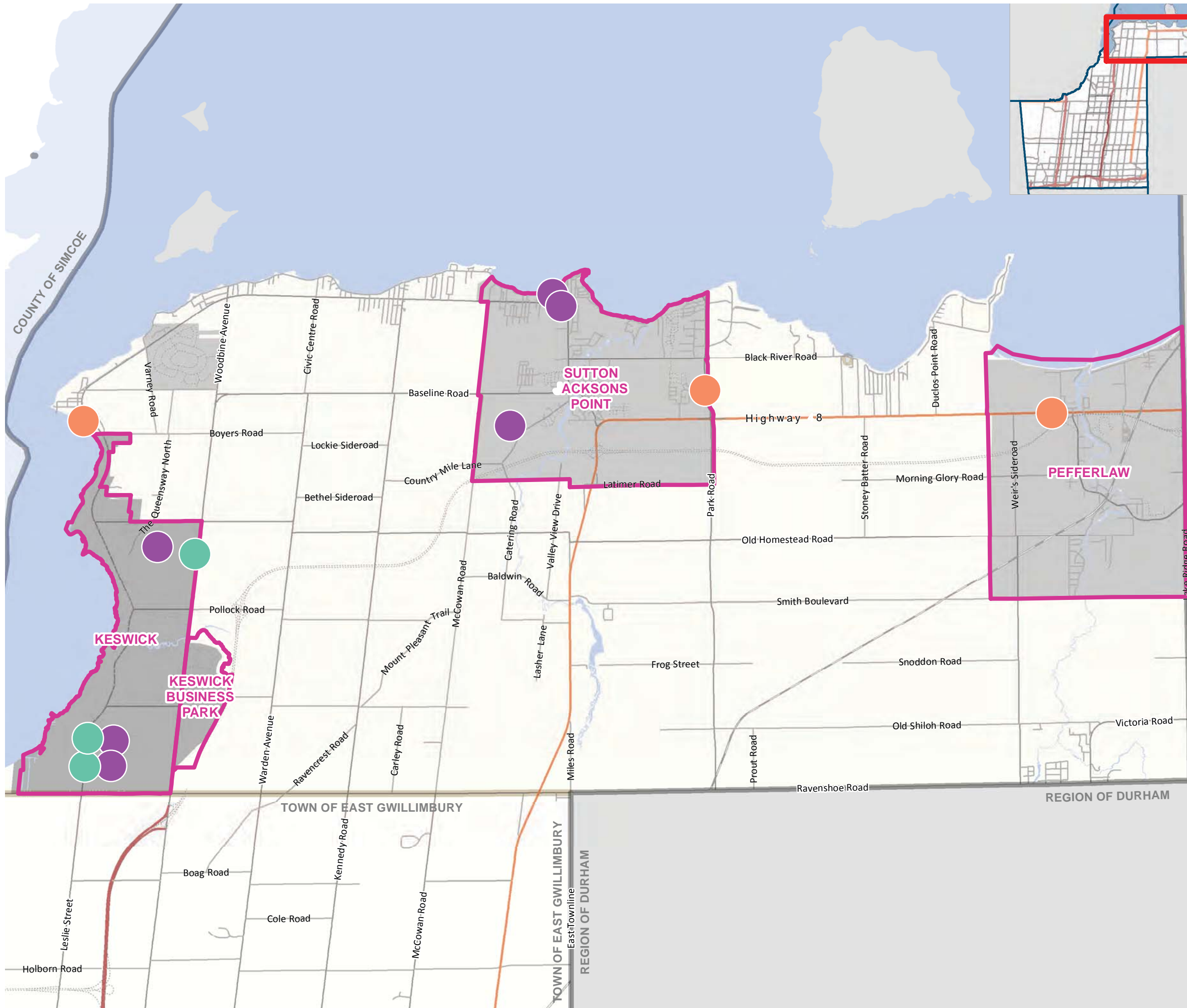


FIGURE 12: TYPE of RESIDENTIAL UNITS - SUBDIVISION/CONDOMINIUM (Clearances for Registration) 2013 to 2017



Town of Georgina Development Profile 2017

- Official Plan Amendment
- Subdivision/Condominium Applications (Conditions/Clearance Issued)
- Site Plan Approvals with a Regional Interest
- Secondary Plan Boundary



TOWN of GEORGINA

DETAILED APPLICATION INFORMATION 2017



TABLE 10: OFFICIAL PLAN AMENDMENT APPLICATIONS

Application Number	Application Type	Location	Applicant	Description	Units	Response Time (Days)
OPA 02.190	Exempt OPA	South of Black River Road and north of Highway 48, and east of High Street	Richard & Elizabeth English	To permit an increase in residential density from 45 units to 62 units per net residential hectare.	6	43
OPA 02.191	Exempt OPA	South of Highway 48 and east of Pepperlaw Road	Nathanael Andoseh	To permit construction of a single family dwelling with a garage (attached or detached), a well and a private septic system on a private right-of-way.	1	37
OPA 02.192	Preliminary OPA	Southwest of Metro Road North	Michael Benjamin	To permit the proposed development of 4 residential lots (single family dwellings) on a private road.	4	119

TABLE 11: SUBDIVISION/CONDOMINIUM - CONDITIONAL APPROVAL

Application Number	Application Type	Location	Units	Industrial/ Commercial (Ha)	Response Date
19CDM17G01	Condominium Plan	North of Metro Road North and West of Dalton Road	0	0	Jun 22, 2017
19T15G03	Plan of Subdivision	East of McCowan Road, South of Baseline Road	185	0	Mar 13, 2017
19T17G01	Plan of Subdivision	North of Metro Road North and West of Dalton Road	24	0	Jun 23, 2017
19T15G02	Plan of Subdivision	West of Woodbine Avenue, north side of Church Street	246	0	Aug 4, 2017



TOWN of GEORGINA

DETAILED APPLICATION INFORMATION 2017

TABLE 12: SUBDIVISION/CONDOMINIUM - CLEARANCE for REGISTRATION

Application Number	Application Type	Location	Units	Industrial/ Commercial (Ha)	Response Date
19T14G02	Plan of Subdivision	Part of Lots 2 to 5, Concession 3 (NG)	347	0	Jun 19, 2017
19T14G03	Plan of Subdivision	West of Woodbine Avenue, north side of Church Street	28.5	0	Jun 13, 2017

TABLE 13: REGIONAL SITE PLAN APPROVALS

Application Number	Application Type	Location	Description	Approval Date
SP.17.G.0022	Site Plan	2 Church Street	Proposed sales trailer	Sep 11, 2017

TABLE 14: REGIONAL ENGINEERING APPROVALS

Application Number	Application Type	Location	Description	Approval Date
15.003.G	Engineering	Northeast Corner of The Queensway South and Joe Dales Drive	Engineering Submission	Jun 7, 2017
16.001.G	Engineering	Southeast of The Queensway South and Garrett Styles Drive	Engineering Submission	Jun 2, 2017

TOWNSHIP of KING

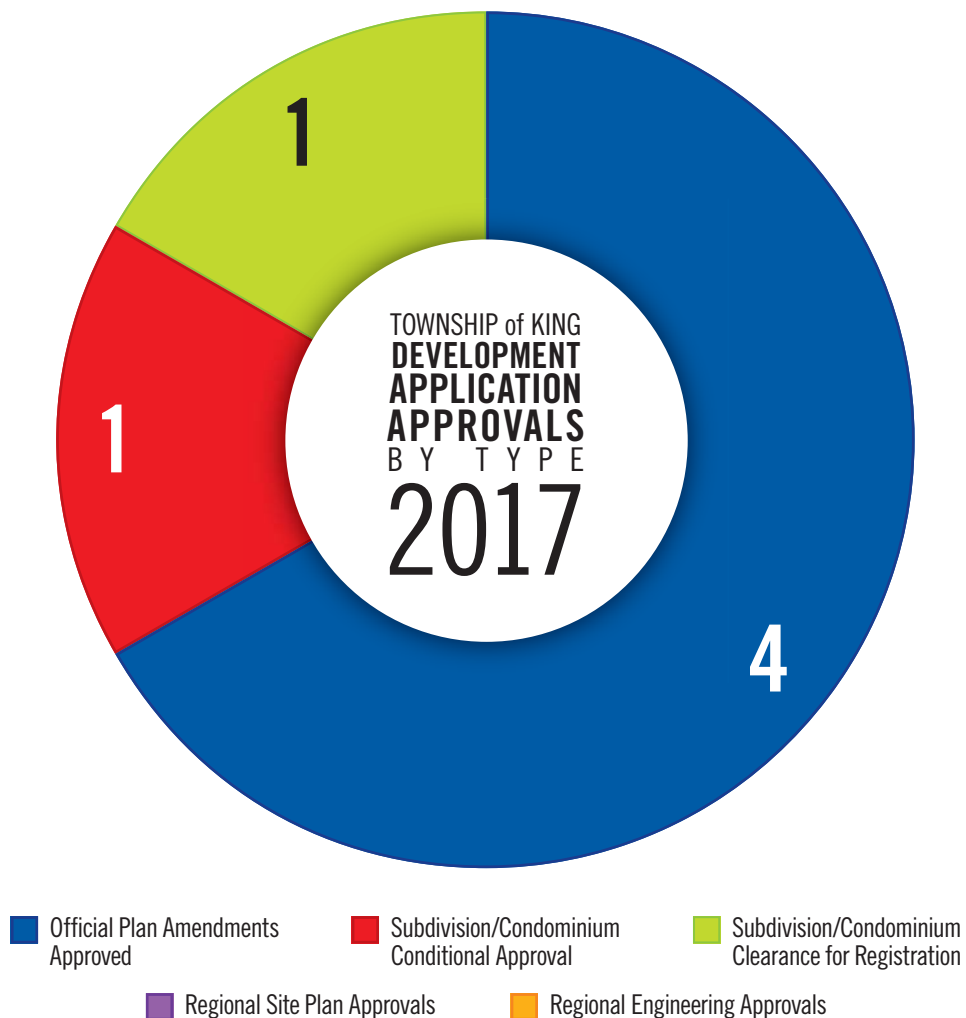
DEVELOPMENT PROFILE 2017



QUICKFACTS

- King made up two per cent of development applications in York Region
- Six development applications were reviewed
- Development is generally focused in the following areas:
 - King City
- Regional staff participate on the following committees and working groups:
 - King Township Official Plan, King Township Technical Advisory, King Township Schomberg, Nobleton and King City Zoning By-law Technical Advisory
- Regional staff respond and participate in pre-consultation meetings held every two weeks

FIGURE 13: DEVELOPMENT APPLICATION APPROVALS by TYPE 2017





TOWNSHIP of KING

DEVELOPMENT PROFILE 2017

FIGURE 14: TYPE of RESIDENTIAL UNITS - SUBDIVISION/CONDOMINIUM (Conditional Approval) 2013 to 2017

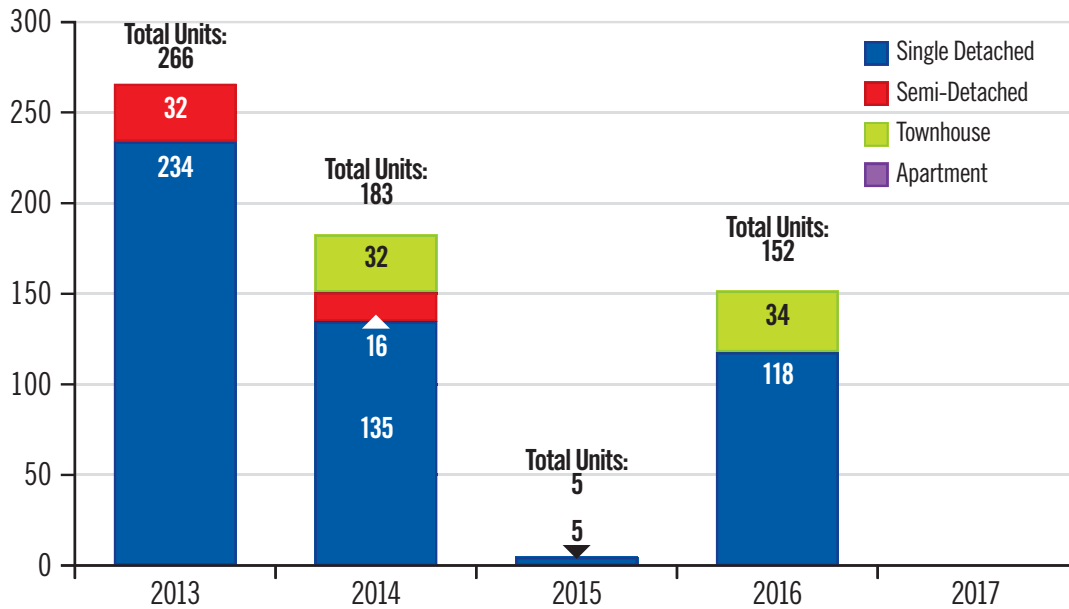
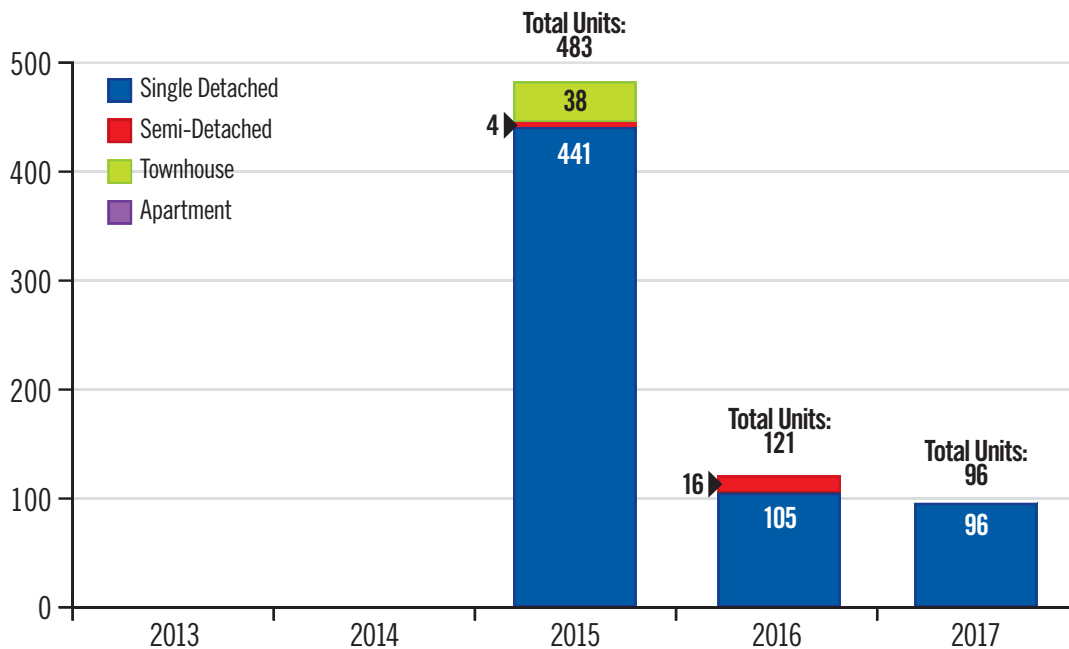
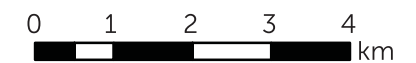
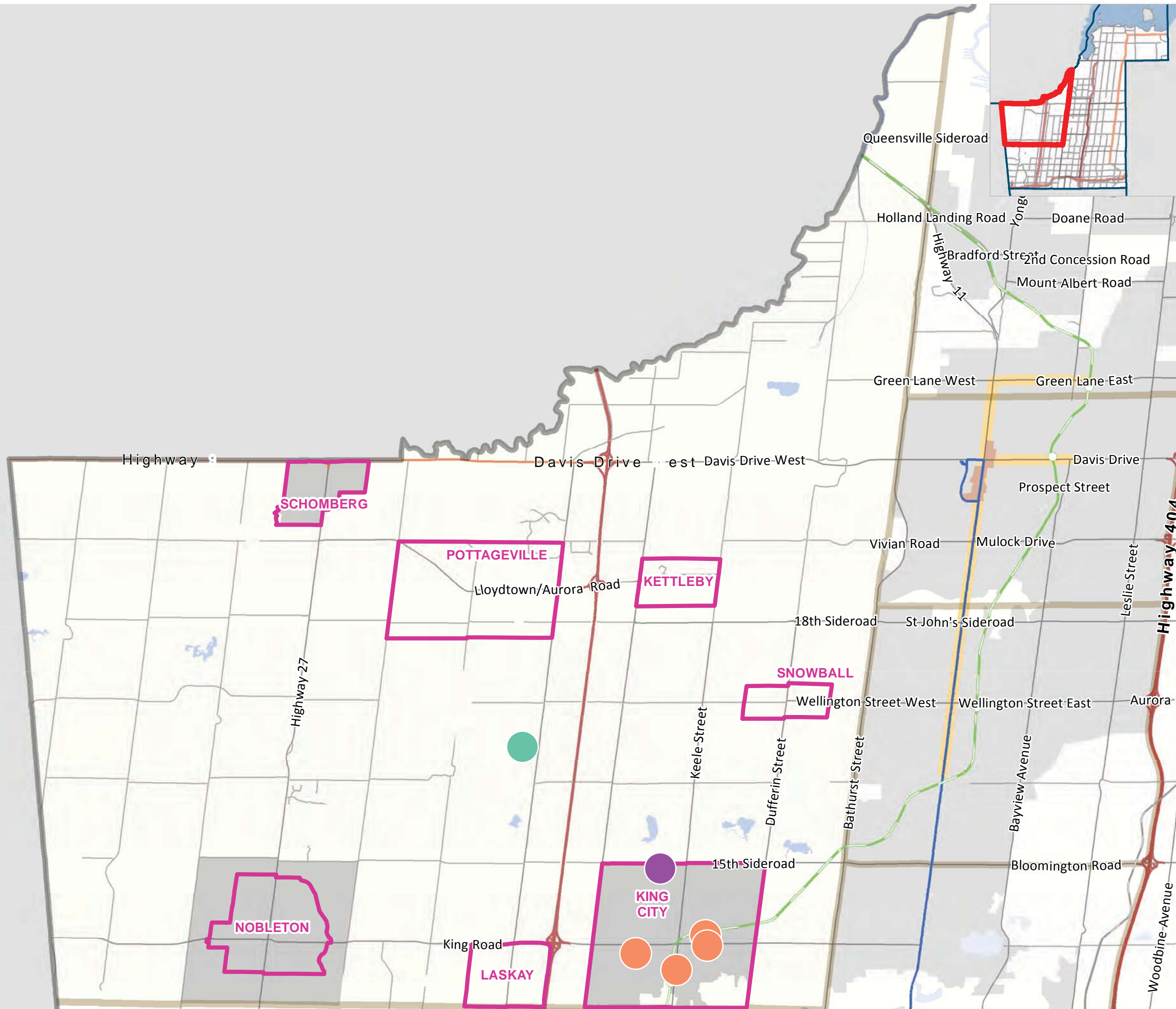


FIGURE 15: TYPE of RESIDENTIAL UNITS - SUBDIVISION/CONDOMINIUM (Clearances for Registration) 2013 to 2017



- Official Plan Amendment
- Subdivision/Condominium Applications (Conditional/Clearance Issued)
- Site Plan Approvals with a Regional interest
- Secondary Plan Boundary



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TOWNSHIP of KING

DETAILED APPLICATION INFORMATION 2017



TABLE 15: OFFICIAL PLAN AMENDMENT APPLICATIONS

Application Number	Application Type	Location	Applicant	Description	Units	Response Time (Days)
OP-2017-02	Exempt OPA	North of King Road and west of Keele Street	Township of King	Redevelopment of the property from a school use to a new municipal administration building for the Township of King and a police sub-station.	0	14
OP-2016-02	Exempt OPA	Lots 7 & 8, Registered Plan 337, King City, ON	Benny Soscia	To support the construction of 7 townhouse units with a density of 32 units per hectare.	7	17
OPA 02.192	Exempt OPA	Lots 7 & 8, Registered Plan 337, King City, ON	Benny Soscia	To support the construction of 7 townhouse units with a density of 32 units per hectare.	7	218
OP-2016-05	Preliminary OPA	South of King Road, and east of Keele Street	2472498 Ontario Limited	To facilitate a residential infill development consisting of 48 stacked townhouse dwellings on a 0.44 ha site.	48	57



TOWNSHIP of KING DETAILED APPLICATION INFORMATION 2017

TABLE 16: SUBDIVISION/CONDOMINIUM - CLEARANCE for REGISTRATION

Application Number	Application Type	Location	Units	Industrial/Commercial (Ha)	Response Date
19T10K01	Plan of Subdivision	Part of Lot 10, Concession 4	96	0	Mar 8, 2017

TABLE 17: REGIONAL SITE PLAN APPROVALS

Application Number	Application Type	Location	Description	Approval Date
SP-K-012-16	Site Plan	14580 Weston Road	Single Family Residential	Feb 8, 2017

CITY of MARKHAM

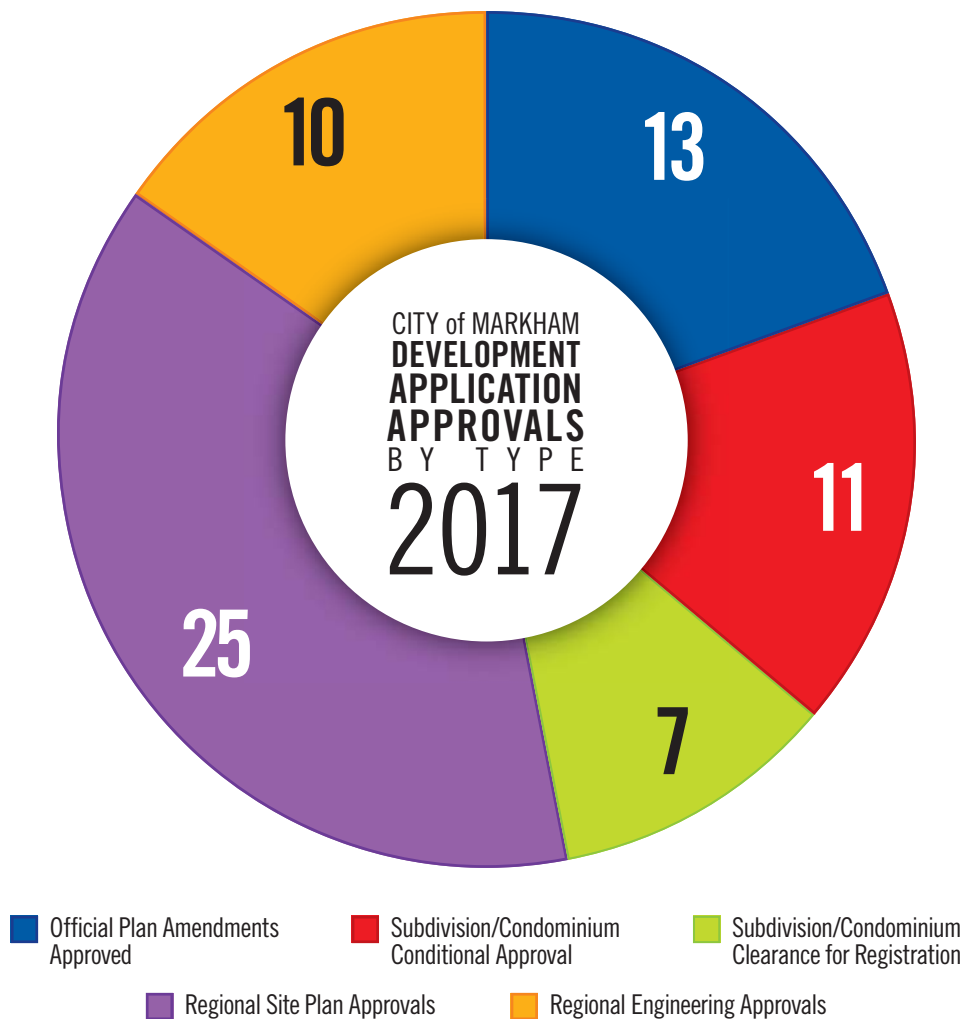
DEVELOPMENT PROFILE 2017



QUICKFACTS

- Markham made up 23 per cent of development applications in York Region
- 66 development applications were reviewed
- Development is generally focused in the following areas:
 - Markham Centre, Markham Village Heritage Centre, Cornell Centre and along 14th Avenue, between Warden Avenue and Ninth Line
- Regional staff participate on the following committees and working groups:
 - Cornell Centre Advisory, Markham Centre Advisory, Markham Future Urban Area Technical Advisory and Steering

FIGURE 16: DEVELOPMENT APPLICATION APPROVALS by TYPE 2017





CITY of MARKHAM DEVELOPMENT PROFILE 2017

FIGURE 17: TYPE of RESIDENTIAL UNITS - SUBDIVISION/CONDOMINIUM (Conditional Approval) 2013 to 2017

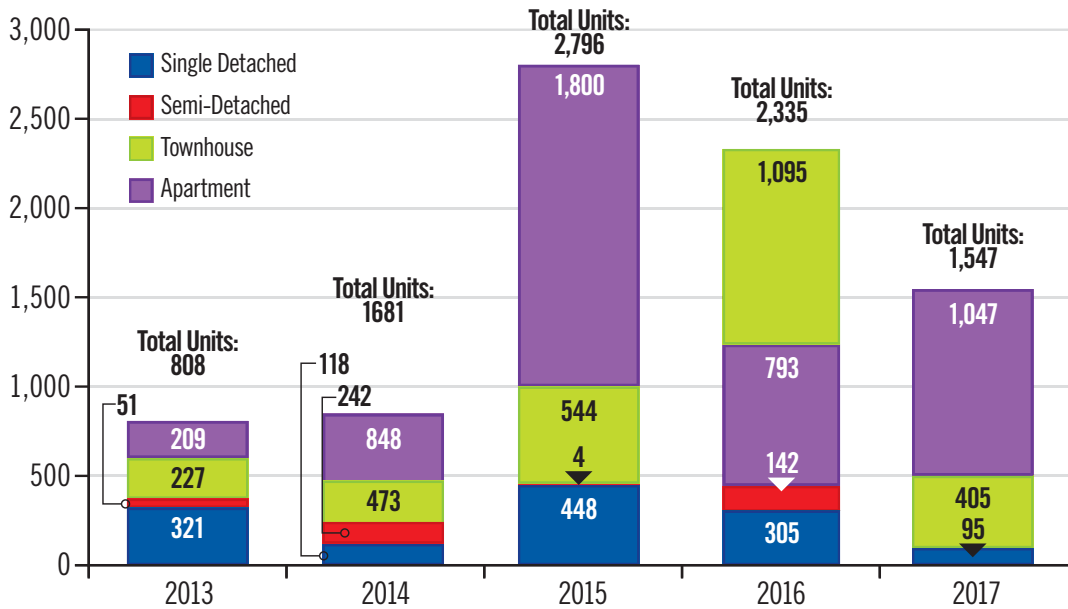
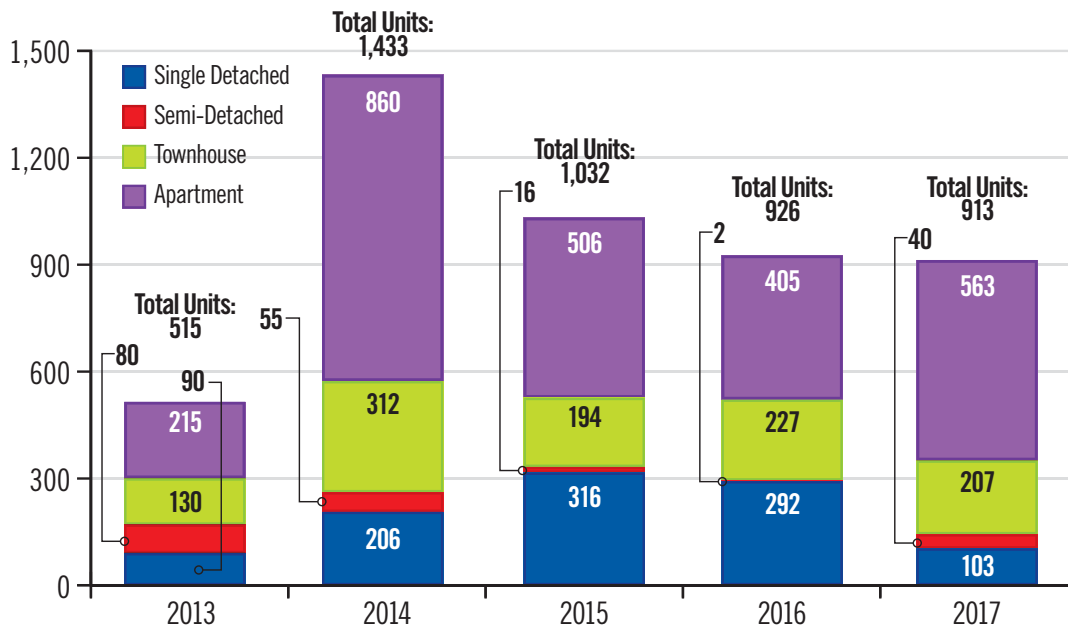
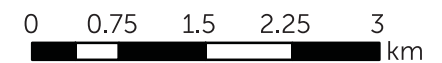


FIGURE 18: TYPE of RESIDENTIAL UNITS - SUBDIVISION/CONDOMINIUM (Clearances for Registration) 2013 to 2017



- Official Plan Amendment
- Subdivision/Condominium Applications (Conditions/Clearance Issued)
- Site Plan Approvals with a Regional Interest
- Secondary Plan Boundary
- Regional Corridor
- Regional Centre



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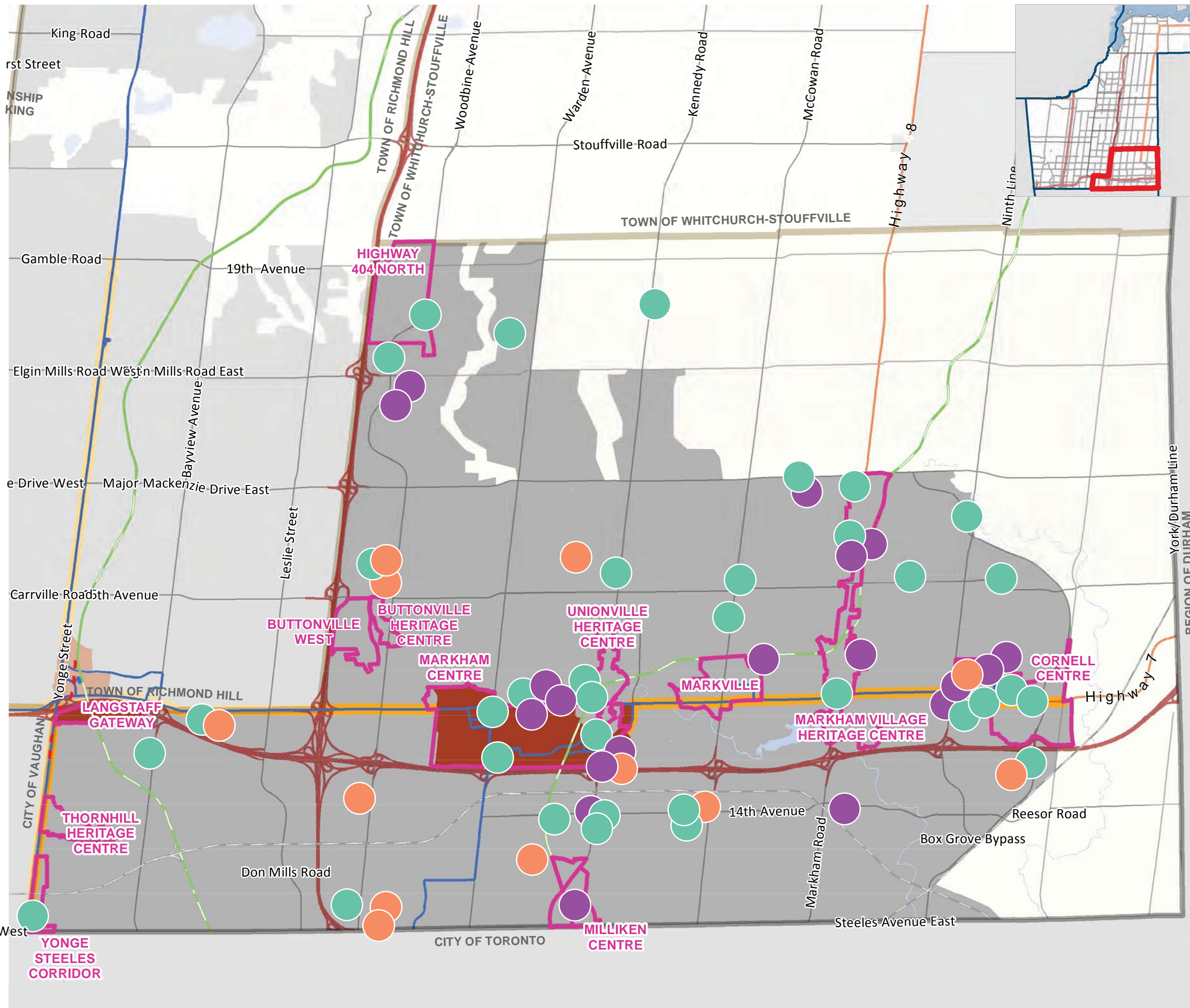




TABLE 18: OFFICIAL PLAN AMENDMENT APPLICATIONS

Application Number	Application Type	Location	Applicant	Description	Units	Response Time (Days)
OP 09 116231	Exempt OPA	North of Steeles Avenue East and west of Victoria Park Avenue	David Lalonde, Don Valley North Automotive Inc.	To permit automotive retail to facilitate the development of a 4 storey office building and associated 5 storey parking structure.	0	50
OP 16 179225	Preliminary OPA	North of 16th Avenue, west of Kennedy Street, east of Warden Avenue	Michael Montgomery, Sixteenth Land Holdings Inc.	To permit residential development of a former golf course property.	2421	87
OP 17 135415	Preliminary OPA	East of Kennedy Road, and North of Hwy 407	Patrick Chan, Kingsberg Homes Ltd	To increase the density in the Low Density Housing designation of the Official Plan (Revised 1987), from to 14.8 units per hectare (6 units per acre) to 19.69 units per hectare (7.96 units per acre).	34	41
OP.12.117316	Preliminary OPA	Northwest corner of 14th Avenue and McCowan Road	Ryan Millar, Valleysmede Building AMA Corporation	To facilitate the development of 100 townhouse units.	100	59
OPA.13.114950	Preliminary OPA	North side of Markland Street, West of Woodbine Avenue	Teubner Dagmar, Jolis Investments (Ont) Ltd.	To permit the development of freehold Townhouse units.	140	218



CITY of MARKHAM

DETAILED APPLICATION INFORMATION 2017

TABLE 18: OFFICIAL PLAN AMENDMENT APPLICATIONS (continued)

Application Number	Application Type	Location	Applicant	Description	Units	Response Time (Days)
OPA 11 and OPA 243	Report OPA	North side of Highway 7, west of Village Parkway	Scardred 7 Company Limited	To permit the proposed development of 47 townhouse units and 11 stacked townhouse units.	47	127
OP 13 114950	Preliminary OPA	North side of Markland Street, west of Woodbine Avenue	Jolis Investments (Ont) Ltd.	To permit the development of 69 freehold Townhouse units.	69	27
OP 16 117108	Preliminary OPA	Northeast corner of 9th Line and Hwy 7	605918 Ontario Ltd.	To remove the existing Deferral # 2 of the Cornell Secondary Plan (OPA 168) from the Subject Lands.	0	74
OP 17 148679	Preliminary OPA	North of Steeles Ave E, west of Woodbine Ave	Neamsby Investments Inc.	To facilitate the development of a two-storey, 2,853 m ² building for recreational and athletic purposes with a fitness facility.	0	8
OP 17 149763	Preliminary OPA	West of Woodbine Ave and north of 14th Avenue	Ontario Underwriting Properties Inc.	To add "business offices" to the permitted uses and to increase permission for the "business office" use to 100 percent of the existing building (1500 m ²).	0	38
OP 17 150349	Preliminary OPA	South of Hwy 407 and west of Donald Cousens Parkway	Silvio DeGasperis, Boxgrove Hill Developments Inc.	To facilitate the development of 332 residential dwelling units comprised of a mixed of live-work townhouses, townhouses and a mid-rise residential building.	332	69

CITY of **MARKHAM**
 DETAILED APPLICATION INFORMATION 2017



TABLE 18: OFFICIAL PLAN AMENDMENT APPLICATIONS (continued)

Application Number	Application Type	Location	Applicant	Description	Units	Response Time (Days)
OP.13.131100	Routine OPA	South of Hwy 7, east of Bayview Avenue	Times Group Corp.	Mixed use development consisting of 11,800 m ² of retail space, 7710 m ² of office space, 2762 high density apartment units, and 68 medium density townhouse units.	2830	41

TABLE 19: SUBDIVISION/CONDOMINIUM - CONDITIONAL APPROVAL

Application Number	Application Type	Location	Units	Industrial/ Commercial (Ha)	Response Date
19CDM17M01	Condominium Plan	North of Metro Road North and West of Dalton Road	222	0	Mar 24, 2017
19CDM17M03	Condominium Plan	North of Highway 7 East, on the east side of Bur Oak Avenue	145	0	May 26, 2017
19T16M01	Plan of Subdivision	East of Woodbine Avenue, south of Elgin Mill Road	26	0	Feb 10, 2017
19T16M03	Plan of Subdivision	North side of Highway 7, east of Ninth Line	1,093	0	Jan 31, 2017
19T16M07	Plan of Subdivision	East of Markham Road, north of Highway 7	11	0	May 18, 2017
19T16M08	Plan of Subdivision	East of Woodbine Avenue, south of Elgin Mills Road	21	0	May 9, 2017



CITY of MARKHAM

DETAILED APPLICATION INFORMATION 2017

TABLE 19: SUBDIVISION/CONDOMINIUM - CONDITIONAL APPROVAL (continued)

Application Number	Application Type	Location	Units	Industrial/Commercial (Ha)	Response Date
19T16M12	Plan of Subdivision	East of Kennedy Road, North of Steeles Avenue East	76	0	Apr 10, 2017
19T17M01 (Phase 1)	Plan of Subdivision	East of Kennedy Road and North of Hwy 407	34	0	May 31, 2017
19T16M09	Plan of Subdivision	Northeast corner of 9th Line and Hwy 7	0	0	Aug 25, 2017
19CDM17M07	Condominium Plan	North of Hwy 7 and East of Warden Avenue	53	0	Sep 13, 2017
19T-17M01 (Phase 2)	Plan of Subdivision	East of Kennedy Road and North of Hwy 407	11	0	Nov 23, 2017

TABLE 20: SUBDIVISION/CONDOMINIUM - CLEARANCE for REGISTRATION

Application Number	Application Type	Location	Units	Industrial/Commercial (Ha)	Response Date
19CDM16M01	Condominium Plan	West side of Markham Road, south of Bur Oak Avenue	179	0	Feb 8, 2017
19CDM16M02	Condominium Plan	East of McCowan Road, north of Hwy 7	0	0	Feb 22, 2017
19CDM16M07	Condominium Plan	North-west corner of 14th Avenue and Kennedy Rd	65	0	Feb 27, 2017
19T03M01	Plan of Subdivision	Part of Lot 20, Concession 7, Markham	143	0	Jun 13, 2017

CITY of **MARKHAM**
 DETAILED APPLICATION INFORMATION 2017



TABLE 20: SUBDIVISION/CONDOMINIUM - CLEARANCE for REGISTRATION (continued)

Application Number	Application Type	Location	Units	Industrial/ Commercial (Ha)	Response Date
19T13M05	Plan of Subdivision	North side of Highway 7 East, east of Village Parkway	52	0	Jan 25, 2017
19T14M10	Plan of Subdivision	North side of Highway 7 East, east side of Bur Oak Avenue and south sides of Church Street and Riverlands Avenue – within the Cornell Area	0	0	Jun 26, 2017
19T93M10	Plan of Subdivision	North side of Highway 7, west of Village Parkway	77	0	May 12, 2017
19CDM16M05	Condominium Plan	East of Markham Road, South of 14th Avenue	25	0	Aug 29, 2017

TABLE 21: REGIONAL SITE PLAN APPROVALS

Application Number	Application Type	Location	Description	Approval Date
SP-M-059-16	Site Plan	1735 Bur Oak Avenue, Southwest corner of Markham Road and Bur Oak Avenue	Townhouse block and extension of Battista Perri Drive	Apr 28, 2017
SP-M-068-16	Site Plan	28 Main Street, Northwest corner of Enterprise Blvd and Main Street	High density mixed use residential development - 689 units	Apr 21, 2017
SP.17.M.0058	Site Plan	570 Copper Creek Drive	Commercial building - child care	Jul 14, 2017
SP.17.M.0059	Site Plan	South of 14th Avenue and west of Kennedy Road	Proposed redevelopment of an existing site - two-classroom addition to existing building	Jul 18, 2017
SP.17.M.0061	Site Plan	East of Warden and north of Hwy 407 (ETR)	Proposed redevelopment of the existing site - addition of 178 parking spots	Aug 10, 2017



CITY of MARKHAM

DETAILED APPLICATION INFORMATION 2017

TABLE 21: REGIONAL SITE PLAN APPROVALS (continued)

Application Number	Application Type	Location	Description	Approval Date
SP-M-045-17	Site Plan	North of Elgin Mills Road E and west of Warden Ave	Two temporary salt storage facilities to serve the Region of York, with site access from Warden Avenue	Aug 16, 2017
SP-M-048-16	Site Plan	East of Ninth Line, south of Rustle Woods Avenue	Development of a bus terminal	Aug 16, 2017
SP.16.M.0102	Site Plan	South side of Hwy 7, east of Bayview Ave.	134 three storey townhouses	Sep 7, 2017
SP.17.M.0059	Site Plan	South of 14th Avenue and west of Kennedy Road	Proposed redevelopment of an existing site - two-classroom addition to existing building	Jul 18, 2017
SP-M-011-12	Site Plan	East of Kennedy Rd and north of Elgin Mills Road East	Proposed Place of Worship with a total GFA of 851m ²	Sep 14, 2017
SP-M-062-17	Site Plan	Markham Road and Highway 7	Proposed park	Oct 3, 2017
SP.16.M.0104	Site Plan	North East corner of McCowan Road and 16th Avenue	Proposed townhomes	Oct 5, 2017
SP-M-043-16	Site Plan	9350-9392 Kennedy Road, Northwest corner of 16th Avenue and Kennedy Road	10 townhomes	Oct 10, 2017
SP.16.M.0059	Site Plan	West side of Ninth Line, east side of Donald Cousens Pkwy	6-storey apartment building	Oct 10, 2017
SP-M-019-15	SP-M-019-15	North side of Highway 7 East, West of Village Parkway	20 townhomes - 3 storeys and 8 - 5 storey	Oct 11, 2017
SP-M-002-12	Site Plan	Southwest corner of Steelcase Road West and Woodbine Avenue	16 storey office building with retail	Oct 18, 2017



TABLE 21: REGIONAL SITE PLAN APPROVALS (continued)

Application Number	Application Type	Location	Description	Approval Date
SP-M-016-17	Site Plan	Northwest corner of 16th Ave and Bur Oak Ave	One storey gymnasium addition (Phase 2) and one storey office and meeting room addition (Phase 3) to an existing one storey church building	Oct 20, 2017
SP-M-008-14	Site Plan	8190 Bayview Avenue	Revised application to construct a 173.7 m ² restaurant pad to be located on the northeast corner of the site. The building will have an associated patio and drive through.	Oct 26, 2017
SP-M-016-13	Site Plan	7713 Kennedy Road	4-storey apartment building	Nov 3, 2017
SP-M-040-16	Site Plan	7089 Yonge St & 11 & 15 Grandview Avenue	Mixed use building in a 25 storey tower and podium form -208 dwelling units and 13 live-work units	Nov 3, 2017
SP-M-051-17	Site Plan	West of Woodbine Avenue and north of 16th Avenue	69 unit common element condominium townhouses	Nov 6, 2017
SP-M-037-17	Site Plan	4300 Hwy7 E	Mixed-use seniors building with 260 units	Dec 1, 2017
SP-M-060-17	Site Plan	4300 Hwy7 E	Unionville Home Society - Modification of Parking Lot	Dec 4, 2017
SP-M-042-16	Site Plan	4581 1th Avenue	Proposed addition of 206m ² to the existing building	Jul 4, 2017
SP-M-015-09	Site Plan	6360 & 6380 16th Ave, west of 9th lane, north of 16th Ave.	Development of a 4-storey residential building	Aug 10, 2017



CITY of MARKHAM

DETAILED APPLICATION INFORMATION 2017

TABLE 22: REGIONAL ENGINEERING APPROVALS

Application Number	Application Type	Location	Description	Approval Date
13.004.M	Engineering	Major Mackenzie Drive east of Greenspire Avenue	Engineering Submission	Jun 14, 2017
15.007.M	Engineering	Woodbine Avenue and Victoria Square Boulevard	Engineering Submission	Mar 3, 2017
15.015.M	Engineering	Highway 7 - Between Stoney Stanton Road and Bur Oak Avenue	Engineering Submission	Jan 20, 2017
17.007.M	Engineering	7128, 7170 and 7186 Highway 7	Engineering Submission	Apr 18, 2017
17.011.M	Engineering	5077 14th Avenue	Engineering Submission	Jun 14, 2017
ENG.17.M.0016	Engineering	North and South of Lord Melbourne Street, Westside of Woodbine By-Pass	Engineering Submission	Oct 20, 2017
ENG.17.M.0042	Engineering	Eastside of Warden Avenue, Between Clegg Road and Cedarland Drive	Engineering Submission - Construction Access	Oct 26, 2017
ENG.17.M.0037	Engineering	9000 McCowan Road, 75 & 77 Havagal Crescent	Engineering Submission	Dec 7, 2017
ENG.17.M.0039	Engineering	Northeast corner of Highway 7 and Cornell Rouge Blvd. Engineering Submission	Engineering Submission	Dec 8, 2017
ENG.17.M.0019	Engineering	9900 Markham Road	Engineering Submission	Dec 15, 2017

TOWN of NEWMARKET

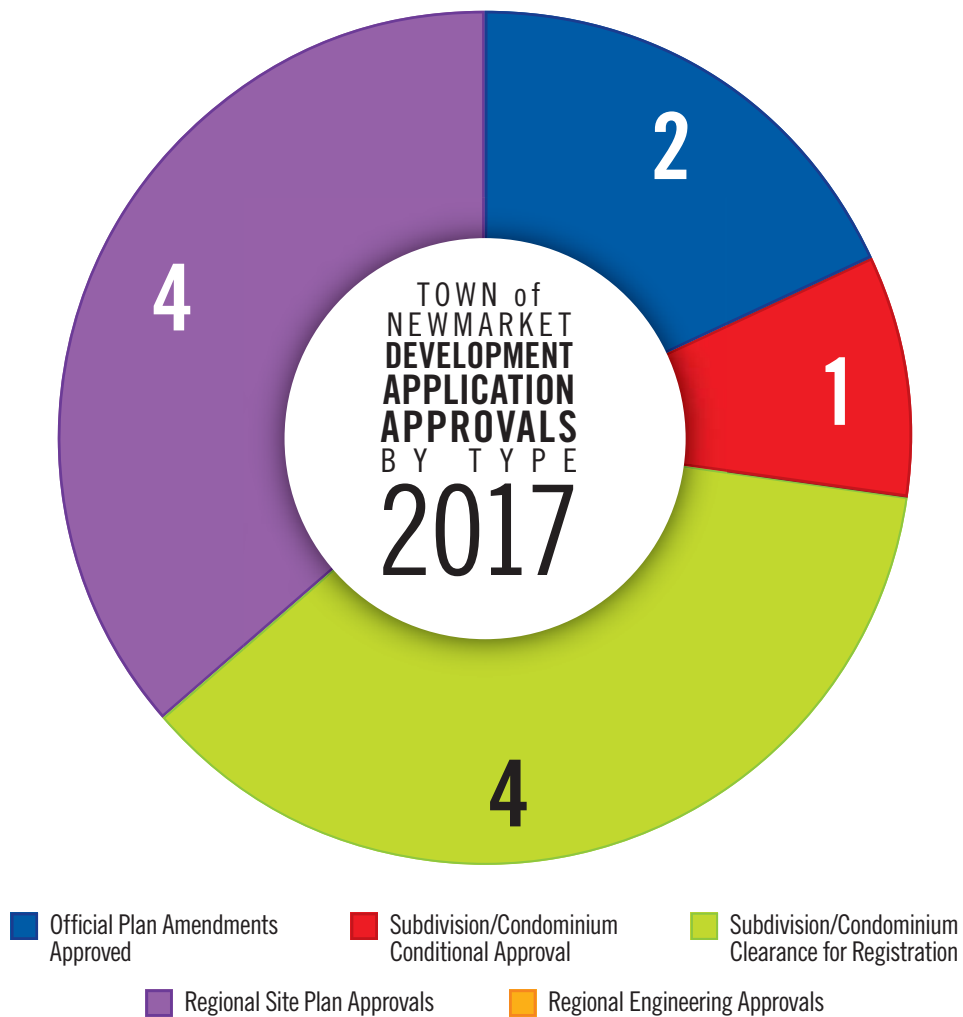
DEVELOPMENT PROFILE 2017



QUICKFACTS

- Newmarket made up four per cent of development applications in York Region
- 11 development applications were reviewed
- Development is generally focused in the following areas:
 - Along Davis drive, between Bathurst Street and Yonge Street
- Regional staff respond and participate in pre-consultation meetings held every two weeks

FIGURE 19: DEVELOPMENT APPLICATION APPROVALS by TYPE 2017





TOWN of NEWMARKET DEVELOPMENT PROFILE 2017

FIGURE 20: TYPE of RESIDENTIAL UNITS - SUBDIVISION/CONDOMINIUM (Conditional Approval) 2013 to 2017

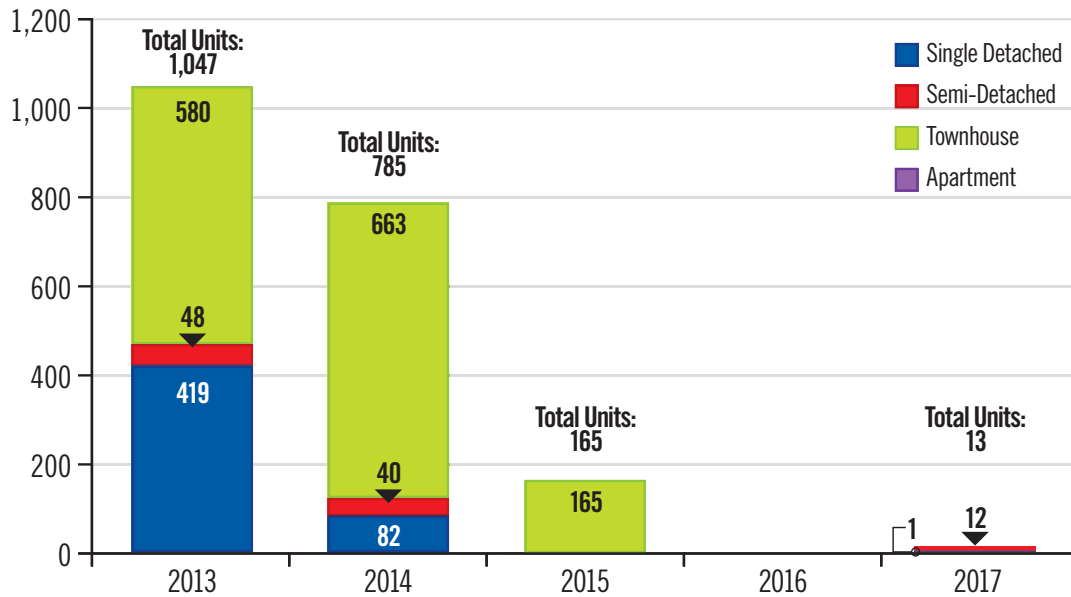
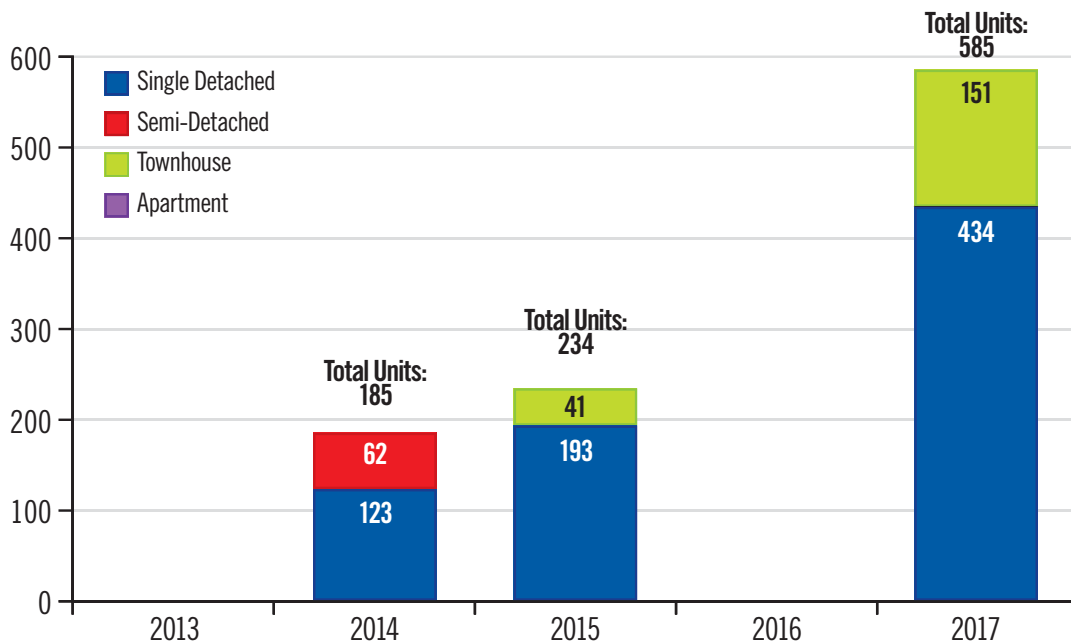
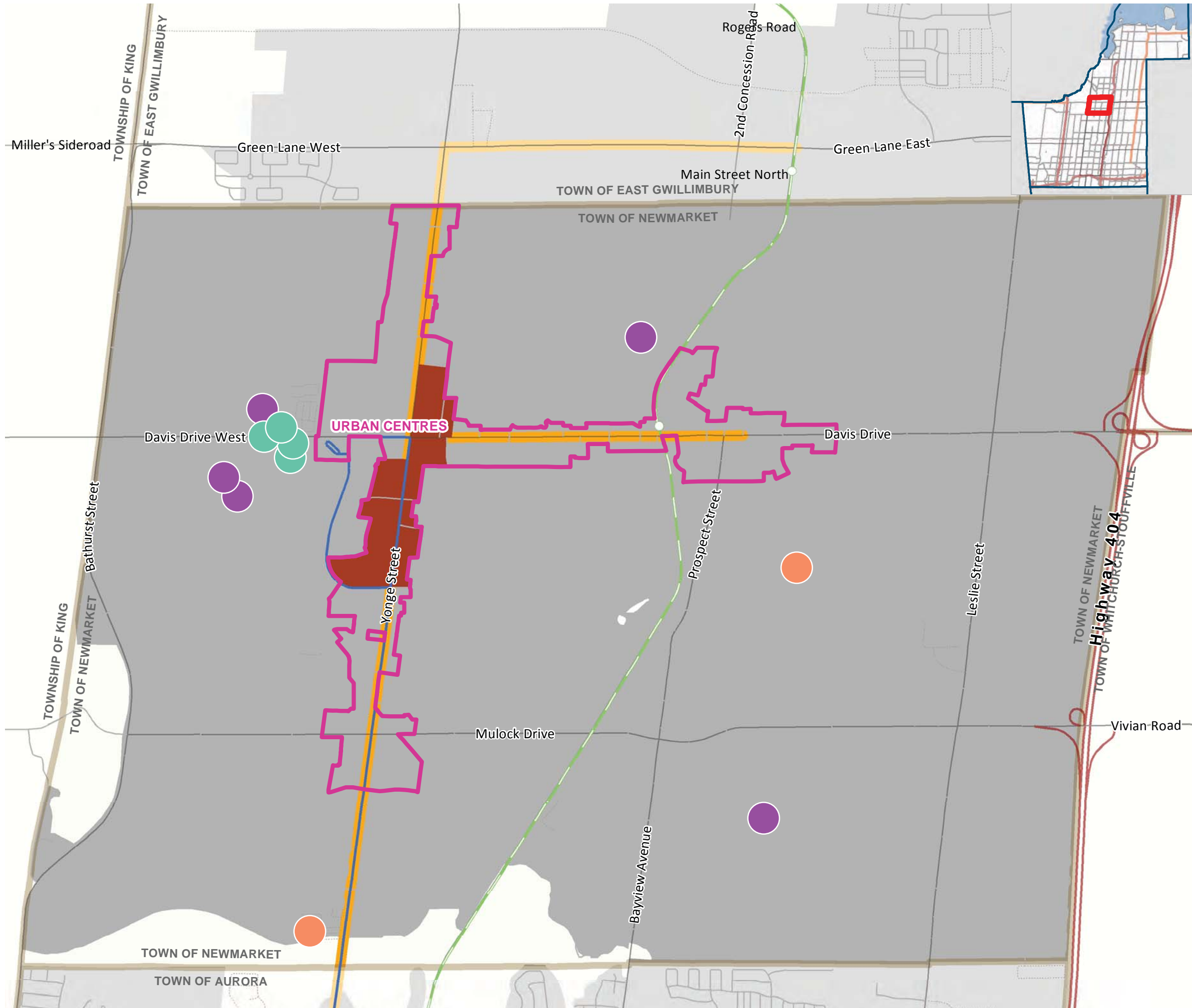
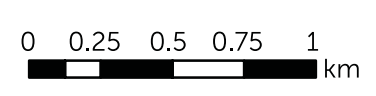


FIGURE 21: TYPE of RESIDENTIAL UNITS - SUBDIVISION/CONDOMINIUM (Clearances for Registration) 2013 to 2017





- Official Plan Amendment
- Subdivision/Condominium Applications (Conditions/Clearance Issued)
- Site Plan Approvals with a Regional Interest
- Secondary Plan Boundary
- Regional Corridor
- Regional Centre



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TOWN of NEWMARKET

DETAILED APPLICATION INFORMATION 2017



TABLE 23: OFFICIAL PLAN AMENDMENT APPLICATIONS

Application Number	Application Type	Location	Applicant	Description	Units	Response Time (Days)
D9-NP-16-13	Preliminary OPA	West side of Yonge Street, north of Street John's Sideroad	Shining Hill Homes (John) Inc.	To facilitate the development of 12 single detached units, 10 semi-detached units and 162 townhouse units.	184	153
D9-NP-16-09	Preliminary OPA	North Side of Gorham Street, East of Muriel Street	2439107 Ontario Inc.	To facilitate the development of a 4 storey apartment building with 1 floor of underground parking	184	15

TABLE 24: SUBDIVISION/CONDOMINIUM - CONDITIONAL APPROVAL

Application Number	Application Type	Location	Units	Industrial/ Commercial (Ha)	Response Date
19T17N03	Plan of Subdivision	North of Davis Drive and west of Main Street	13	0	Mar 31, 2017

TABLE 25: SUBDIVISION/CONDOMINIUM - CLEARANCE for REGISTRATION

Application Number	Application Type	Location	Units	Industrial/ Commercial (Ha)	Response Date
19T12N03	Plan of Subdivision	Part of Lot 29, Concession 11, EYS	142	0	Jan 5, 2017
19T12N10 (Phase 1)	Plan of Subdivision	South of Davis Drive West between Yonge Street and Bathurst Street	40	0	Mar 1, 2017



TOWN of **NEWMARKET**

DETAILED APPLICATION INFORMATION 2017

TABLE 25: SUBDIVISION/CONDOMINIUM - CLEARANCE for REGISTRATION (continued)

Application Number	Application Type	Location	Units	Industrial/Commercial (Ha)	Response Date
19T12N10 (Phase 2)	Plan of Subdivision	South of Davis Drive West between Yonge Street and Bathurst Street	170	0.65	Jun 15, 2017
19T13N22	Plan of Subdivision	Part of Lot 96, Con. 1, west of Yonge Street (Toth Farm)	233	0	Jun 16, 2017

TABLE 26: REGIONAL ENGINEERING APPROVALS

Application Number	Application Type	Location	Description	Approval Date
15.001.N	Engineering	Davis Drive and William Booth Ave	Engineering Submission	Jun 6, 2017
ENG.14.N.0020	Engineering	Southeast corner of Davis Drive and Bat	Engineering Submission	Jul 18, 2017
ENG.15.N.0005	Engineering	Davis Drive and William Booth Avenue, Northside of Davis Drive, West of Upper Canada Mall	Engineering Submission - Proposed Davis Drive/William Booth Avenue Intersection	Aug 31, 2017
ENG.14.N.0020	Engineering	Davis Drive and William Booth Ave	Engineering Submission	Dec 15, 2017

TOWN of RICHMOND HILL

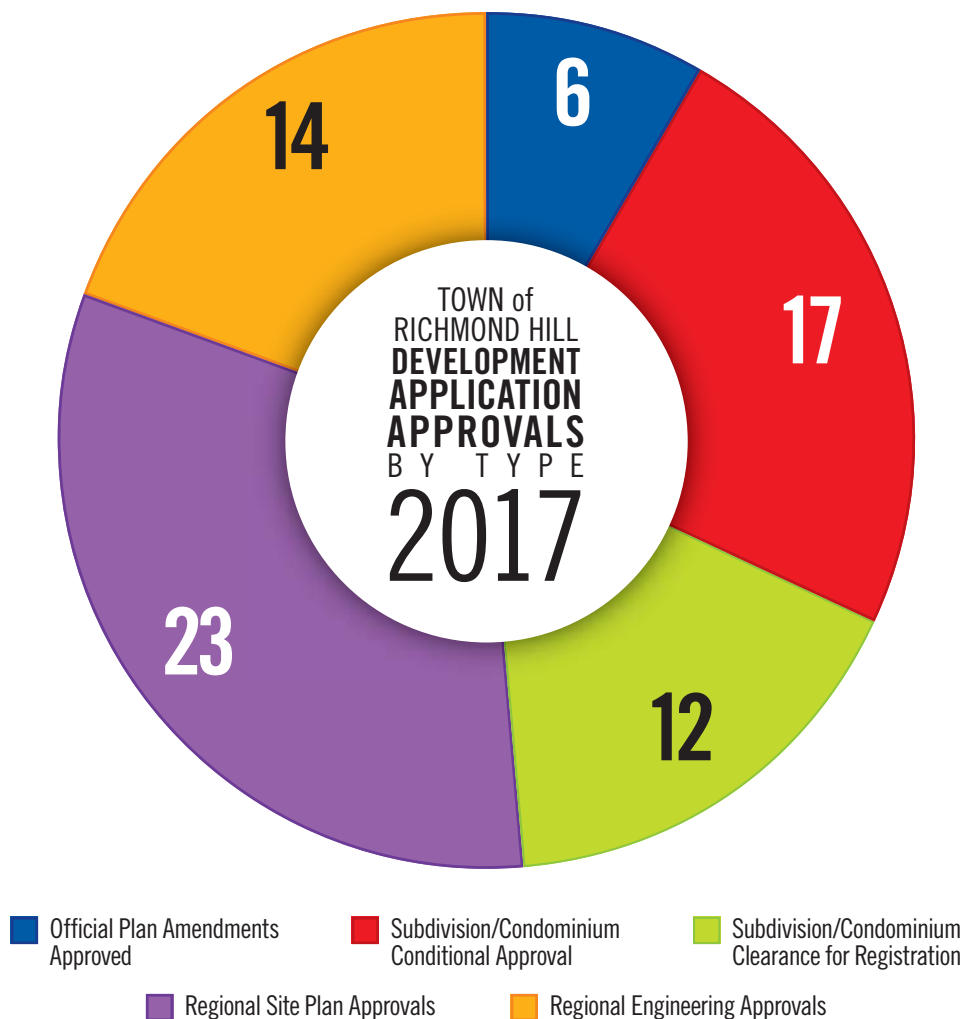
DEVELOPMENT PROFILE 2017



QUICKFACTS

- Richmond Hill made up 25 per cent of development applications in York Region
- 72 development applications were reviewed
- Development is generally focused in the following areas:
 - Along Yonge Street, Richmond Hill Centre, Bathurst Street and King Road, Yonge Street and Bloomington Road
- Regional staff participate on the following committees and working groups:
 - Richmond Hill North Leslie West Landowners Group, Downtown Local Centre Secondary Plan, Yonge and Bernard Key Development Area Secondary Plan, Yonge and 16th Avenue Key Development Area Secondary Plan

FIGURE 22: DEVELOPMENT APPLICATION APPROVALS by TYPE 2017





TOWN of RICHMOND HILL DEVELOPMENT PROFILE 2017

FIGURE 23: TYPE of RESIDENTIAL UNITS - SUBDIVISION/CONDOMINIUM (Conditional Approval) 2013 to 2017

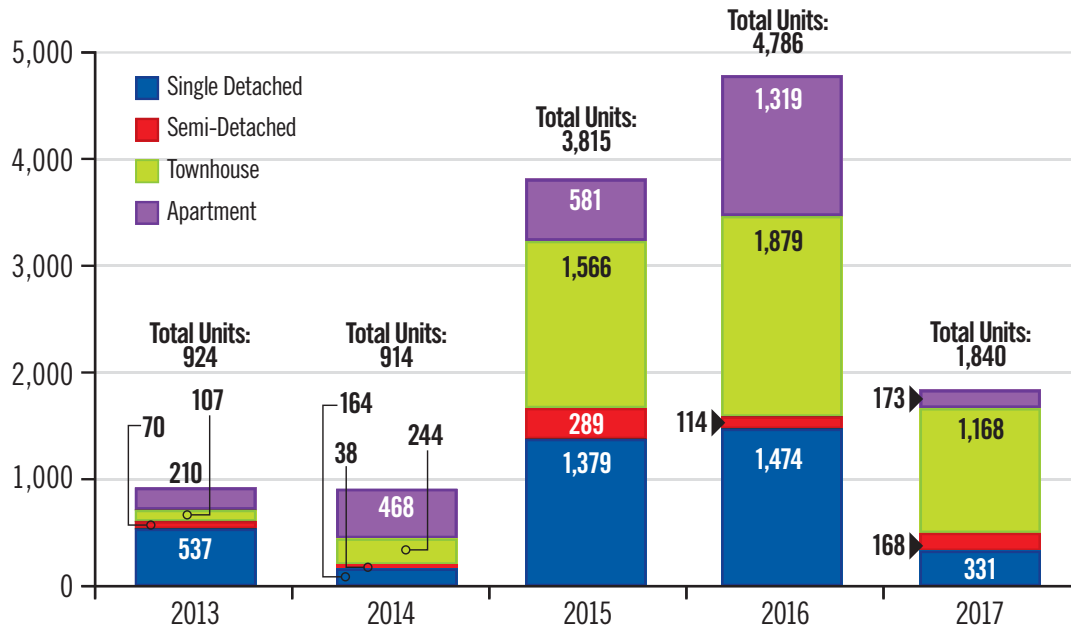
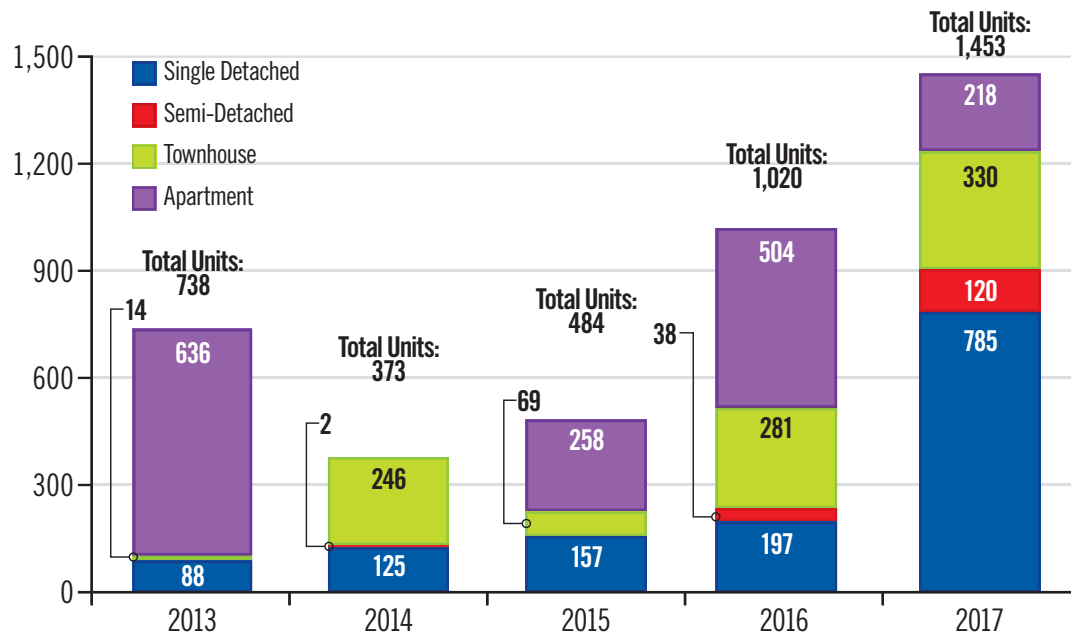
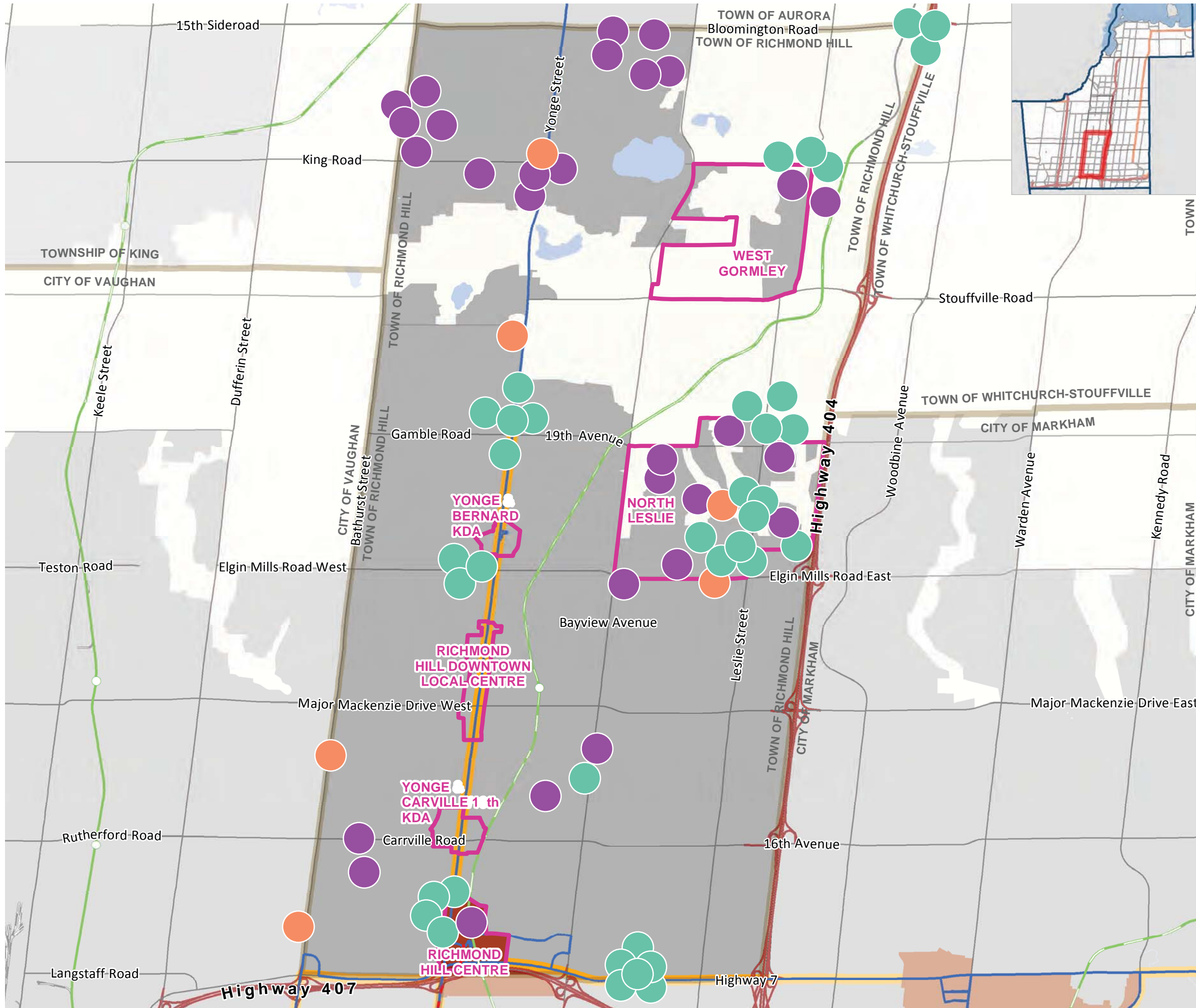


FIGURE 24: TYPE of RESIDENTIAL UNITS - SUBDIVISION/CONDOMINIUM (Clearances for Registration) 2013 to 2017

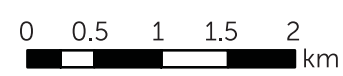




YORK REGION

Town of Richmond Hill Development Profile 2017

- Official Plan Amendment
- Subdivision/Condominium Applications (Conditions/Clearance Issued)
- Site Plan Approvals with a Regional Interest
- Secondary Plan Boundary
- Regional Corridor
- Regional Centre



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TOWN of RICHMOND HILL

DETAILED APPLICATION INFORMATION 2017



TABLE 27: OFFICIAL PLAN AMENDMENT APPLICATIONS

Application Number	Application Type	Location	Applicant	Description	Units	Response Time (Days)
OPA 5	Routine OPA	East side of Bathurst Street, south of Carrville Road	Jewish Youth Network	To permit a community centre within the neighbourhood designation.	0	21
D01-13003	Preliminary OPA	West side of Leslie Street, south of 19th Avenue	Frank Dodaro, Sandmill Developments Inc.	To permit a decrease in minimum density from 17 to 16.1953 units per ha for the portion of lands designated Low Density Residential.	125	75
D01-14007	Preliminary OPA	North side of Harris Avenue, west of Yonge Street and south of Jefferson Sideroad	Metropole Developments Inc	To allow the development of a medium density development block.	77	227
D01-15001	Preliminary OPA	West side of Yonge Street, north of King Road	Vito Montesano, Vitmont Holding (Oak Ridges) Inc.	To re-designate subject lands from 'Medium density Residential' to 'High density mixed-use residential', increase density to 1.5 FSI and permit a maximum building height of 6 storeys.	51	286
D01-16006	Preliminary OPA	South of Eglin Mills Road East and West of Leslie Street	2500470 Ontario Inc.	To permit the development of 23 common element townhouses.	23	78



TOWN of RICHMOND HILL

DETAILED APPLICATION INFORMATION 2017

TABLE 27: OFFICIAL PLAN AMENDMENT APPLICATIONS (continued)

Application Number	Application Type	Location	Applicant	Description	Units	Response Time (Days)
D01-16001	Preliminary OPA	East side of Bathurst Street., south of Major Mackenzie Drive	Avrohom Zaltzman, Richmond Hill Russian Jewish Centre	To facilitate the development of a place of worship with associated day nursery, community center and clergy residence uses.	1	230

TABLE 28: SUBDIVISION/CONDOMINIUM - CONDITIONAL APPROVAL

Application Number	Application Type	Location	Units	Industrial/ Commercial (Ha)	Response Date
19CDM16R08	Condominium Plan	East of Yonge Street and south side of Bloomington Road	149	0	Jan 11, 2017
19CDM16R14	Condominium Plan	South of King Road and west of Yonge Street	99	0	Jan 25, 2017
19T03R13	Plan of Subdivision	Northwest corner of 19th Ave and Leslie Street	390	0.48	May 23, 2017
19T12R10	Plan of Subdivision	South of Bloomington Road, west of Bayview Ave	5	0	Jun 27, 2017
19T13R16	Plan of Subdivision	West side of Leslie Street, south of 19th Avenue	131	0	May 30, 2017
19T15R04	Plan of Subdivision	East side of Bayview Avenue Southside of Elgin Mills Road	226	0	Mar 6, 2017
19T16R07	Plan of Subdivision	East of Bathurst Street North of Portage Ave.	5	0	May 12, 2017
19T02R02	Plan of Subdivision	East side of Bayview Ave. South of 19th Ave	246	0	Jul 17, 2017

TOWN of **RICHMOND HILL**
 DETAILED APPLICATION INFORMATION 2017



TABLE 28: SUBDIVISION/CONDOMINIUM - CONDITIONAL APPROVAL (continued)

Application Number	Application Type	Location	Units	Industrial/ Commercial (Ha)	Response Date
19T14R17	Plan of Subdivision	West of Yonge St., outh of King Rd.	71	0	Jul 17, 2017
19T03R10	Plan of Subdivision	Southeast corner of Bayview Ave. and 19th Ave.	379	0	Jul 25, 2017
19T15R07	Plan of Subdivision	Southeast Corner of Leslie Street and 19th Avenue	51	0	Sep 5, 2017
19T16R08	Plan of Subdivision	North of King Rd and east of Bathurst St	5	0	Nov 29,2017
19T16R09	Plan of Subdivision	South of Bethesda Sideroad and west of Leslie Street.	32	0	Nov 28, 2017
19T17R03	Plan of Subdivision	East of Yonge Street and south of Bloomington Road	6	0	Nov 29, 2017
19T17R06	Plan of Subdivision	West of Leslie Street and north of Stouffville Road	45	0	Nov 21, 2017
19CDM17R03	Condominium Plan	North of Elgin Mills Road East and west of Leslie Street	80	0	Nov 15, 2017
19CDM17R05	Condominium Plan	North of Highway 7 and East of Yonge Street	218	0	Nov 9, 2017



TOWN of RICHMOND HILL

DETAILED APPLICATION INFORMATION 2017

TABLE 29: SUBDIVISION/CONDOMINIUM - CLEARANCE for REGISTRATION

Application Number	Application Type	Location	Units	Industrial/ Commercial (Ha)	Response Date
19CDM13R02	Condominium Plan	West of Bathurst Street, south side of Carrville Road	0	0	Mar 28, 2017
19CDM14R05	Condominium Plan	Plan 3640 Pt Lot 3 & Pt Lot 3&4	0	0	Jan 9, 2017
19T02R04	Plan of Subdivision	South of Old Bloomington Road, West of Bayview Avenue	23	0	Jan 17, 2017
19T04R09	Plan of Subdivision	East side of Leslie Street, north of Elgin Mills Road	472	0	May 18, 2017
19T10R01	Plan of Subdivision	Abutting Hillsview Drive to the north, on the West side of Bayview,	531	0	Feb 9, 2017
19T12R09	Plan of Subdivision	West of Yonge Street, South of Carrville Rd	9	0	Jun 20, 2017
19T13R03	Plan of Subdivision	Lot 67, Con. 1	6	0	Jun 22, 2017
19T13R11	Plan of Subdivision	West of Bayview Avenue, south of Bloomington Road	42	0	Apr 24, 2017
19T15R02	Plan of Subdivision	South of Carville Road, West of Yonge Street	24	0	Jun 15, 2017
19T13R04	Plan of Subdivision	South of Madison Avenue and Portage Avenue	21	0	Jul 10, 2017
19T93R27	Plan of Subdivision	South of Bloomington East of Yonge Street, abutting Coons Road	19	0	Aug 28, 2017
19T13R01	Plan of Subdivision	North of King Road and East of Bathurst Street	8	0	Dec 21, 2017

TOWN of **RICHMOND HILL**
 DETAILED APPLICATION INFORMATION 2017



TABLE 30: REGIONAL SITE PLAN APPROVALS

Application Number	Application Type	Location	Description	Approval Date
SP-R-036-16	Site Plan	386, 396, 400 Highway 7, East of Bayview Avenue	Development of 2 apartment buildings and 45 townhomes – total of 384 residential units	Feb 27, 2017
SP-R-036-16	Site Plan	386, 396, 400 Highway 7, East of Bayview Avenue	Proposed 1st engineering approval	Apr 19, 2017
SP-R-056-16	Site Plan	Leslie Street and John Birchall Road - 10961 Leslie Street	Temporary Sales Trailer - 4 Home builders	Jun 6, 2017
SP-R-059-16	Site Plan	11384 Yonge Street	Addition to an existing building	Jun 27, 2017
SP-R-036-16	Site Plan	North side of Hwy 7 and west of West Beaver Creek Rd.	Development of 2 apartment buildings and 45 townhomes - 384 residential units	Jul 10, 2017
SP-R-004-11	Site Plan	11611 Yonge Street	Development of a mixed use commercial/residential site consisting of a 10-storey apartment building	Jul 14, 2017
SP-R-005-13	Site Plan	8868 Yonge Street	Mixed use, high density residential/commercial development Two 15-storey buildings with 5 and 7 storey podiums, a total of 370 units	Sep 7, 2017
SP-R-050-17	Site Plan	North of 19th Ave and east of Leslie St	Redevelopment of an existing site	Oct 4, 2017
SP-R-029-13	Site Plan	168 & 176 Elgin Mills Road West	Development of 8 townhomes	Nov 17, 2017
SP-M-019-15	SP-M-019-15	North side of Highway 7 East, West of Village Parkway	20 townhomes - 3 storeys and 8 - 5 storey	Oct 11, 2017
SP-M-002-12	Site Plan	Southwest corner of Steelcase Road West and Woodbine Avenue	16 storey office building with retail	Oct 18, 2017



TOWN of RICHMOND HILL

DETAILED APPLICATION INFORMATION 2017

TABLE 30: REGIONAL SITE PLAN APPROVALS (continued)

Application Number	Application Type	Location	Description	Approval Date
SP-R-004-11	Site Plan	11611 Yonge Street	Proposed development of mixed use commercial/residential site consisting of a 10-storey apartment building	Jul 14, 2017
SP-R-050-17	Site Plan	North of 19th Ave and east of Leslie St	Proposed redevelopment of an existing site	Oct 4, 2017

TABLE 31: REGIONAL ENGINEERING APPROVALS

Application Number	Application Type	Location	Description	Approval Date
14.008.R	Engineering	West side of Bayview Avenue, North of 16th Avenue	Engineering Submission	Feb 9, 2017
15.003.R	Engineering	10961 and 11121 Leslie Street	Engineering Submission	May 2, 2017
ENG.17.R.0023	Engineering	Bloomington Road and Highway 404 Interchange	Engineering Submission - Bloomington GO Station	Jul 13, 2017
ENG.14.R.0035	Engineering	Along Leslie Street - From Elgin Mills Road East to 19th Avenue and 19th Avenue west of Leslie Street	Engineering Submission - WM Ph.1 - Leslie St., Elgin Mills to Bawden Dr.; WM Ph.2 - Leslie St, North of Bawden Dr. + 19th Ave.	Aug 2, 2017
ENG.14.R.0027	Engineering	Leslie Street - Between 19th Avenue and Stouffville Sideroad (San), Leslie Street South of Bethesda Sideroad (WM)	Engineering Submission - West Gormley - External Sanitary Sewers (Stouffville and Leslie) and Watermain (Bethesda and Leslie)	Aug 16, 2017
ENG.14.R.0035	Engineering	Along Leslie Street - From Elgin Mills Road East to 19th Avenue and 19th Avenue west of Leslie Street	Engineering Submission	Oct 18, 2017

CITY of VAUGHAN

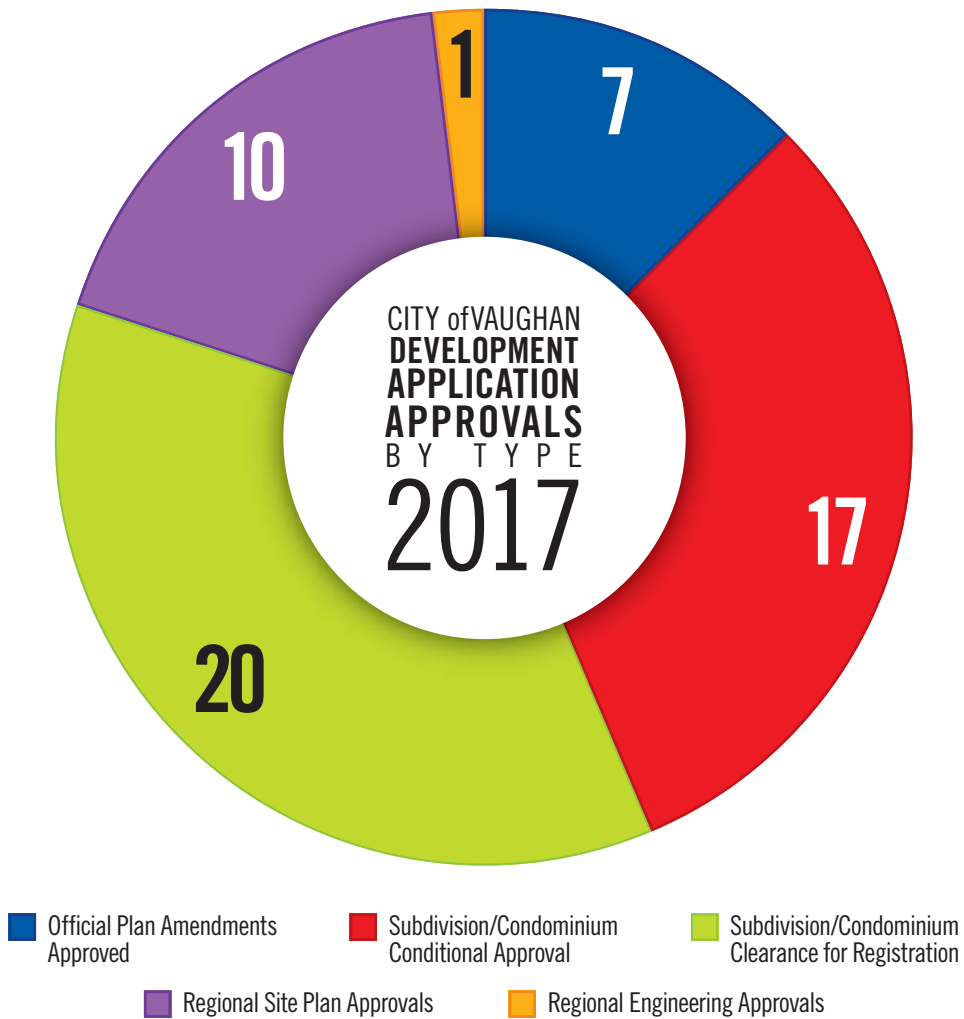
DEVELOPMENT PROFILE 2017



QUICKFACTS

- Vaughan made up 19 per cent of development applications in York Region
- 55 development applications were reviewed
- Vaughan has the highest number of infill development applications
- Regional staff participate on Blocks 27 and 41 New Community Areas Technical Advisory

FIGURE 25: DEVELOPMENT APPLICATION APPROVALS by TYPE 2017





CITY of VAUGHAN DEVELOPMENT PROFILE 2017

FIGURE 26: TYPE of RESIDENTIAL UNITS - SUBDIVISION/CONDOMINIUM (Conditional Approval) 2013 to 2017

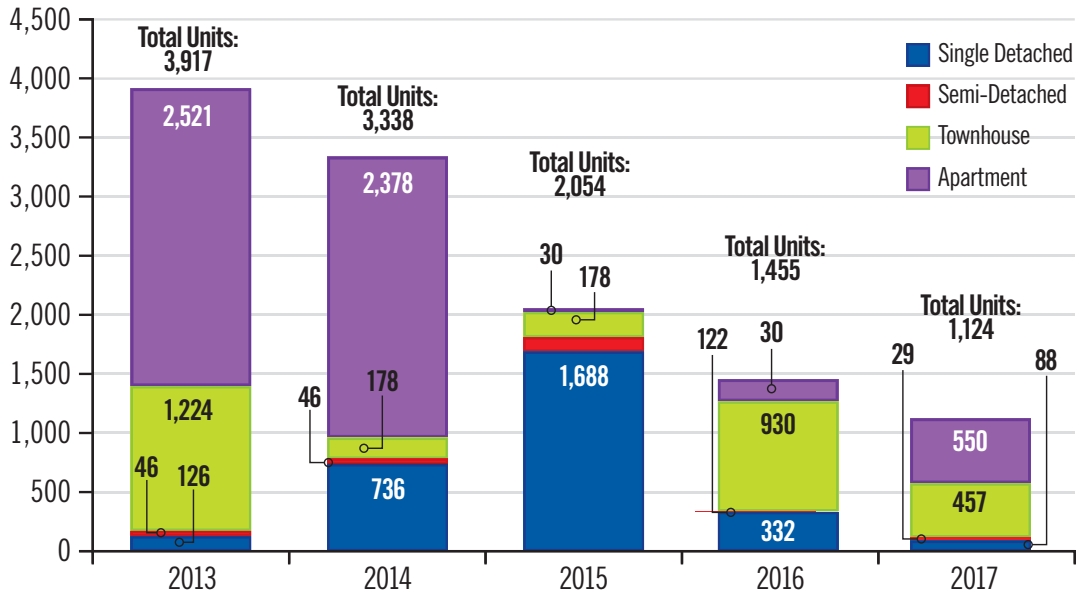
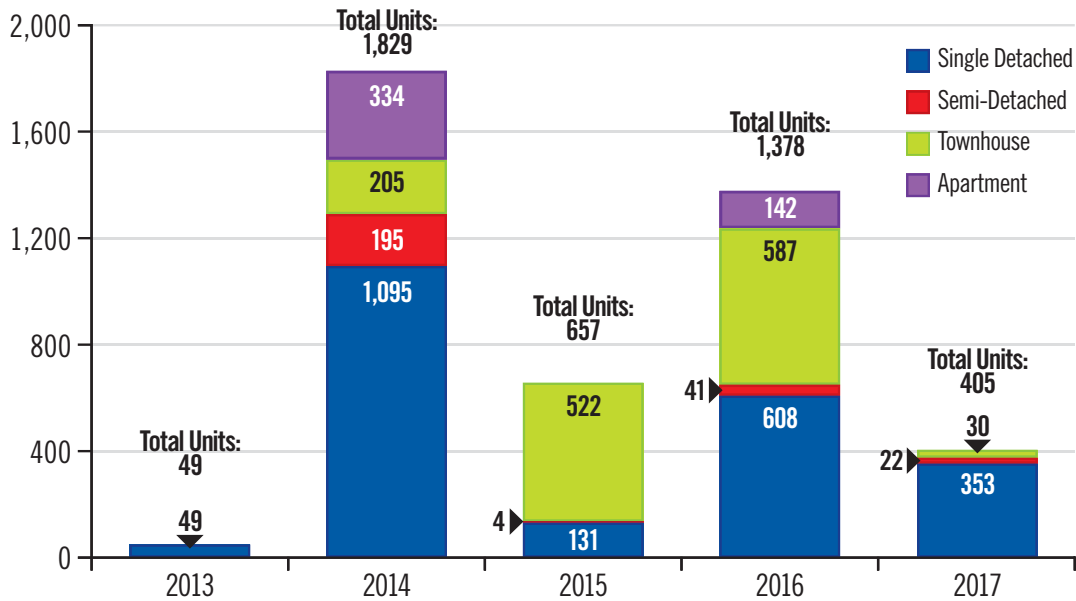


FIGURE 27: TYPE of RESIDENTIAL UNITS - SUBDIVISION/CONDOMINIUM (Clearances for Registration) 2013 to 2017



- Official Plan Amendment
- Subdivision/Condominium Applications (Conditions/Clearance Issued)
- Site Plan Approvals with a Regional Interest
- Secondary Plan Boundary
- Regional Corridor
- Regional Centre

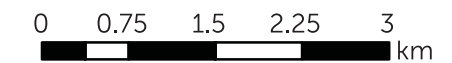
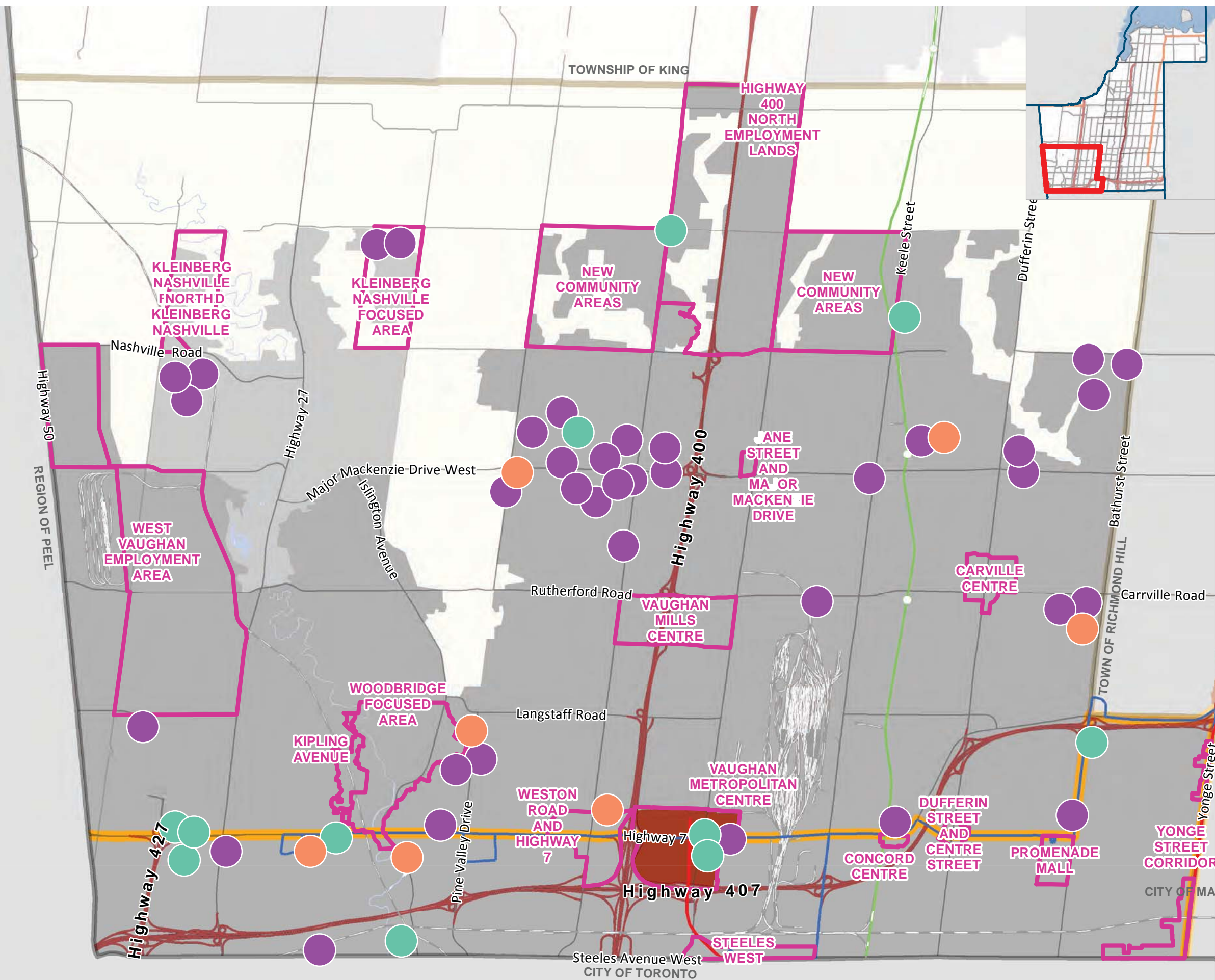




TABLE 32: OFFICIAL PLAN AMENDMENT APPLICATIONS

Application Number	Application Type	Location	Applicant	Description	Units	Response Time (Days)
OP.11.003	Preliminary OPA	South of Highway 7 and east of Highway 27	77 Woodstream Inc.	To permit a maximum permitted density of 3.1 FSI and maximum building height of 17 storeys.	1437	93
OP.13.013	Preliminary OPA	Lot 14, Concession 2 and Parts 1,2 & 3 Reference Plan No. 65R-5630, 65R-31556	Islamic Shia Ithna-Asheri Jamaat of Toronto	The revised proposed development consists of one eight storey, 134 unit residential apartment buildings with 265 m2 of ground floor retail space along the Bathurst Street frontage (reduced from 17-storey and 205 units), one six storey, 153 unit seniors residential apartment buildings (reduced from 17-storey and 172 units), 42 three storey street townhouses, 18 three storey block townhouses, a 5,324 m2 private school, and a three storey 495 space parking garage.	347	87
OP.14.007	Preliminary OPA	South of Langstaff Road and west of Pine Valley Drive	Rocco Tatangelo, Joseph Falletta, Ravinder Singh Minhas	To increase the prescribed density from 8.6 units per hectare to 18.6 units per hectare to facilitate the development of 12 semi-detached residential units with a one way private laneway with two access points to Pine Valley Drive.	12	49



CITY of **VAUGHAN**
 DETAILED APPLICATION INFORMATION 2017

TABLE 32: OFFICIAL PLAN AMENDMENT APPLICATIONS (continued)

Application Number	Application Type	Location	Applicant	Description	Units	Response Time (Days)
OP.16.011	Preliminary OPA	North of Highway 7 and east of Weston Road	FDF Investments Ltd.	To redesignate the subject lands from "General Employment" to "Employment Commercial Mixed-Use" to add retail and service commercial uses to the permitted uses of the existing employment buildings.	0	114
OP.08.017	Preliminary OPA	East side of Islington Avenue, South of Hwy 7	7553 Islington Holdings Inc.	To facilitate the development of two 19-storey residential buildings with 490 apartment units.	490	346
OP.17.004	Exempt OPA	North of Major Mackenzie Drive and east of Keele Street	York Major Holdings Inc.	To permit the expansion of an existing parking area on the subject lands.	0	69
OP.17.005	Exempt OPA	South of Major Mackenzie Drive West and east of Pine Valley Drive	Valley Major Developments Ltd.	To permit the development of a common element condominium townhouse consisting of a maximum of 100 units.	0	99

CITY of **VAUGHAN**
 DETAILED APPLICATION INFORMATION 2017



TABLE 33: SUBDIVISION/CONDOMINIUM - CONDITIONAL APPROVAL

Application Number	Application Type	Location	Units	Industrial/ Commercial (Ha)	Response Date
19CDM16V11	Condominium Plan	West side of Pine Valley Drive and north of Willis Road	28	0	Feb 8, 2017
19CDM17V02	Condominium Plan	South of Major Mackenzie Drive West and west of Weston Road	25	0	Jun 28, 2017
19CDM17V03	Condominium Plan	East of Keele Street and North of Major Mackenzie Drive	71	0	Jun 23, 2017
19T04V12	Plan of Subdivision	South side of Teston Road, between Dufferin and Keele	49	0	May 12, 2017
19T14V01	Plan of Subdivision	Northwest corner of Major Mackenzie Drive and Weston Road	500	0.4093	Mar 17, 2017
19T16V02	Plan of Subdivision	North of Major Mackenzie Drive, East of Pine Valley Drive	10	0	Mar 21, 2017
19T16V06	Plan of Subdivision	North of Rutherford Road and west of Weston Road	17.5	0	Mar 2, 2017
19T16V07	Plan of Subdivision	Part of Lot 30, Concession 9	9	0	May 29, 2017
19T16V10	Plan of Subdivision	South of Nashville Road and West of Highway 27	125	5	May 3, 2017
19CDM17V01	Condominium Plan	South of Rutherford Road and west of Keele Street	0	2.205	Jul 10, 2017
19CDM17V04	Condominium Plan	North on Major Mackenzie Drive and west of Weston Road	0	0	Jul 10, 2017



CITY of VAUGHAN

DETAILED APPLICATION INFORMATION 2017

TABLE 33: SUBDIVISION/CONDOMINIUM - CONDITIONAL APPROVAL (continued)

Application Number	Application Type	Location	Units	Industrial/Commercial (Ha)	Response Date
19T16V09	Plan of Subdivision	North of Hwy 7 and east of Keele Street	0	0	Jul 17, 2017
19T17V03	Plan of Subdivision	South of Major Mackenzie Drive West and west of Keele Street	20	0	Jul 19, 2017
19T17V02	Plan of Subdivision	North of Major Mackenzie Drive West and east of Highway 27	20	0	Aug 21, 2017
19CDM17V05	Condominium Plan	North of Steeles Avenue West and west of Islington Avenue	249	0	Sep 15, 2017
19CDM17V06	Condominium Plan	South of Major Mackenzie Drive West and east of Pine Valley Drive	95	0	Nov 1, 2017
19T17V04	Plan of Subdivision	North of Major Mackenzie Drive, west of Weston Road	30	0	Sept 11, 2017

TABLE 34: SUBDIVISION/CONDOMINIUM - CLEARANCE for REGISTRATION

Application Number	Application Type	Location	Units	Industrial/Commercial (Ha)	Response Date
19CDM14V06	Condominium Plan	West side of Bathurst Street, South of Teston Road	0	0	Feb 27, 2017
19CDM15V01	Condominium Plan	West of Bathurst Street, North of Centre Street	0	0.0671	Jan 17, 2017
19CDM15V06	Condominium Plan	Major Mackenzie Drive, west of Weston Road	33	0	Mar 30, 2017
19CDM16V04	Condominium Plan	South of Highway 7, east of Highway 27	0	0	Mar 20, 2017

CITY of VAUGHAN

DETAILED APPLICATION INFORMATION 2017



TABLE 34: SUBDIVISION/CONDOMINIUM - CLEARANCE for REGISTRATION (continued)

Application Number	Application Type	Location	Units	Industrial/ Commercial (Ha)	Response Date
19CDM16V12	Condominium Plan	North of Highway 7 and east of Jane Street	351	0	May 2, 2017
19T06V10	Plan of Subdivision	East of Pine Valley Drive, north of Major Mackenzie Drive	43	0	Apr 12, 2017
19T08V01	Plan of Subdivision	Part of Lot 22, Concession 6	27	0	Jun 23, 2017
19T10V04	Plan of Subdivision	North of Major Mackenzie Drive between Huntington Road and the CP Rail Line	105	0	Apr 28, 2017
19T10V05	Plan of Subdivision	Part of Lot 24 Concession 9	80	0	Apr 25, 2017
19T12V02	Plan of Subdivision	Part of Lot 21, Concession 6	244	0	Feb 13, 2017
19T12V05	Plan of Subdivision	Part of Lot 21, Concession 5	61	0	Jun 9, 2017
19T14V06	Plan of Subdivision	Part of Lot 6, Concession 7	2	0	Apr 24, 2017
19T14V08	Plan of Subdivision	North of Major Mackenzie Drive, east of Dufferin Street	46	0	May 30, 2017
19T14V08	Plan of Subdivision	North of Major Mackenzie Drive, east of Dufferin Street	46	0	May 30, 2017
19T15V03	Plan of Subdivision	West of 1 Hesperus Road with access from Hesperus Road	20	0	Jun 23, 2017
19T15V12	Plan of Subdivision	West of Bathurst Street, south of Teston Road	30	0	Jul 10, 2017
19CDM16V11	Condominium Plan	West side of Pine Valley Drive and North of Willis Road	28	0	Aug 28, 2017



CITY of VAUGHAN

DETAILED APPLICATION INFORMATION 2017

TABLE 34: SUBDIVISION/CONDOMINIUM - CLEARANCE for REGISTRATION (continued)

Application Number	Application Type	Location	Units	Industrial/ Commercial (Ha)	Response Date
19T06V01	Plan of Subdivision	Part of Lot 10, Con. 9	0	24.284	Sep 8, 2017
19T15V04	Plan of Subdivision	South of Rutherford Road and west of Bathurst Street	45	0	Nov 22, 2017
19T-97V15	Plan of Subdivision	West of Weston Road and South of Major Mackenzie Drive	24	0	Nov 21, 2017

TABLE 35: REGIONAL SITE PLAN APPROVALS

Application Number	Application Type	Location	Description	Approval Date
SP-V-009-15	Site Plan	10500 Bathurst Street, South of Elgin Mills Road	Two 1-storey additions to the existing nursery/church	Jun 21, 2017
SP-V-011-15	Site Plan	6262 Highway 7, North side of Highway 7, West of Highway 27 and 51 Stone Ridge Road, 2 & 20 Vaughan Valley Blvd	1-storey commercial unit consisting of seven commercial units	Jan 25, 2017
SP-V-023-12	Site Plan	Southside of Highway 7, West of Kipling Avenue, 5289 & 5309 Highway 7	6 stacked townhomes	Jan 20, 2017
SP-V-032-17	Site Plan	2211 Keele Street, North of Teston Road	A single storey multi-tenant employment building	Apr 28, 2017
SP-V-033-17	Site Plan	7082 Islington Avenue,	Proposed sales trailer	Apr 24, 2017
SP-M-019-15	Site Plan	2592 Highway 7, 180 & 190 Maplecrete	Single-user employment building	Feb 14, 2017
SP-V-049-15	Site Plan	2592 Highway 7, 180 & 190 Maplecrete	High rise buildings	Apr 19, 2017

CITY of **VAUGHAN**
 DETAILED APPLICATION INFORMATION 2017



TABLE 35: REGIONAL SITE PLAN APPROVALS (continued)

Application Number	Application Type	Location	Description	Approval Date
SP-V-058-14	Site Plan	Northeast corner of Jane Street and Teston Road	A telecommunications tower	Feb 28, 2017
SP-V-065-15	Site Plan	Eastside of Bathurst Street, South of Highway 407	OPP detachment building	Jun 21, 2017
SP-V-075-16	Site Plan	11511 Weston Road	Telecommunications tower	Jan 11, 2017

TABLE 36: REGIONAL ENGINEERING APPROVALS

Application Number	Application Type	Location	Description	Approval Date
17.010.V	Engineering	West side of Pine Valley Drive, North of Weston Road	Engineering Submission	Jun 16, 2017



55 development applications for Vaughan were reviewed in 2017



TOWN of WHITCHURCH-STOUFFVILLE

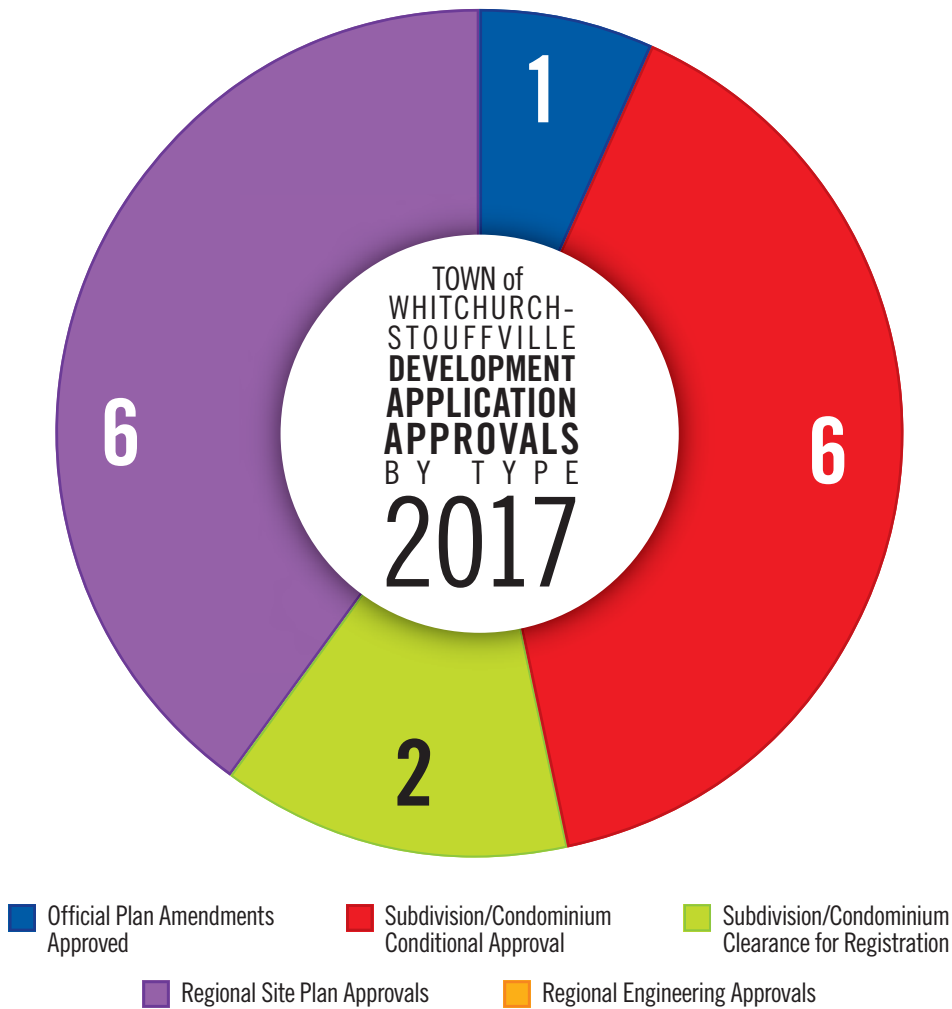
DEVELOPMENT PROFILE 2017



QUICKFACTS

- Whitchurch-Stouffville made up five per cent of development applications in York Region
- 15 development applications were reviewed
- Development is generally focused in the following areas:
 - Community of Stouffville, Ballantrae-Musselman Lake and Environs
- Regional staff participate on Whitchurch-Stouffville’s Gateway Mixed-Use Area/ Western Approach Land Use Study working group

FIGURE 28: DEVELOPMENT APPLICATION APPROVALS by TYPE 2017





TOWN of WHITCHURCH-STOUFFVILLE

DEVELOPMENT PROFILE 2017

FIGURE 29: TYPE of RESIDENTIAL UNITS - SUBDIVISION/CONDOMINIUM (Conditional Approval) 2013 to 2017

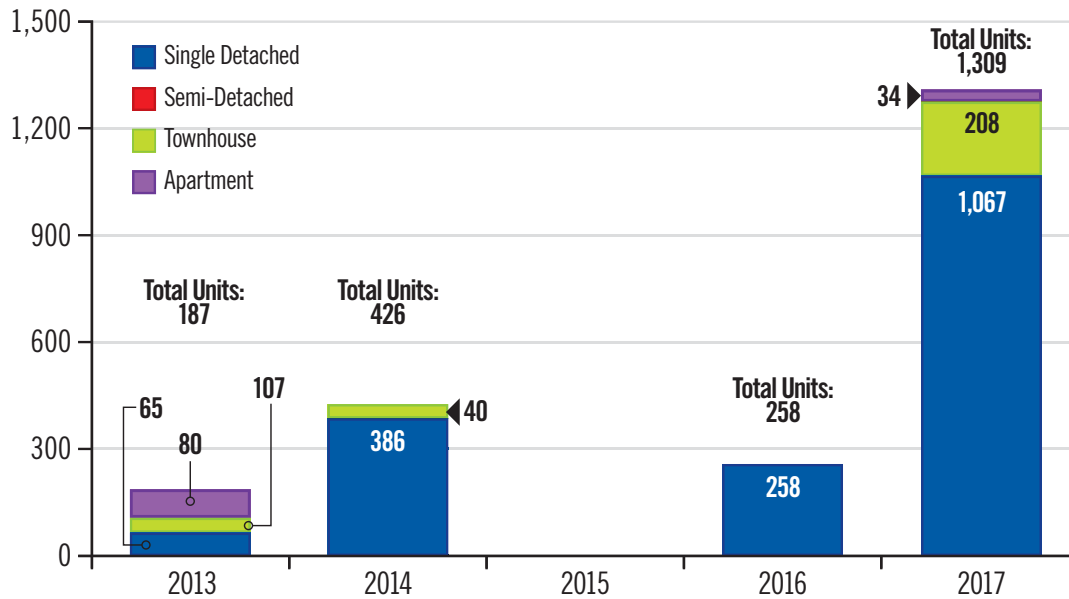
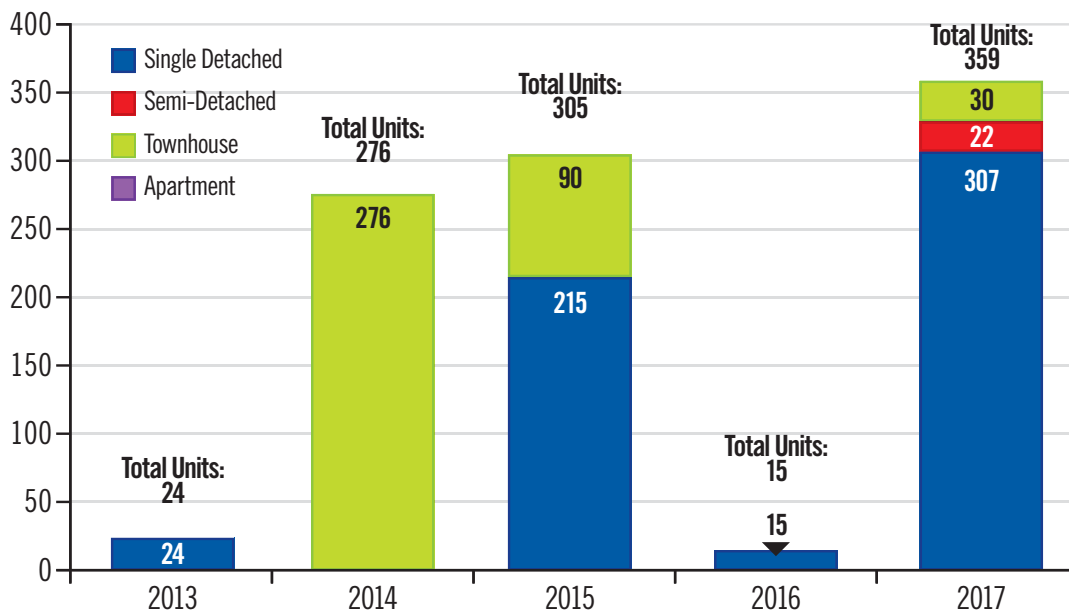
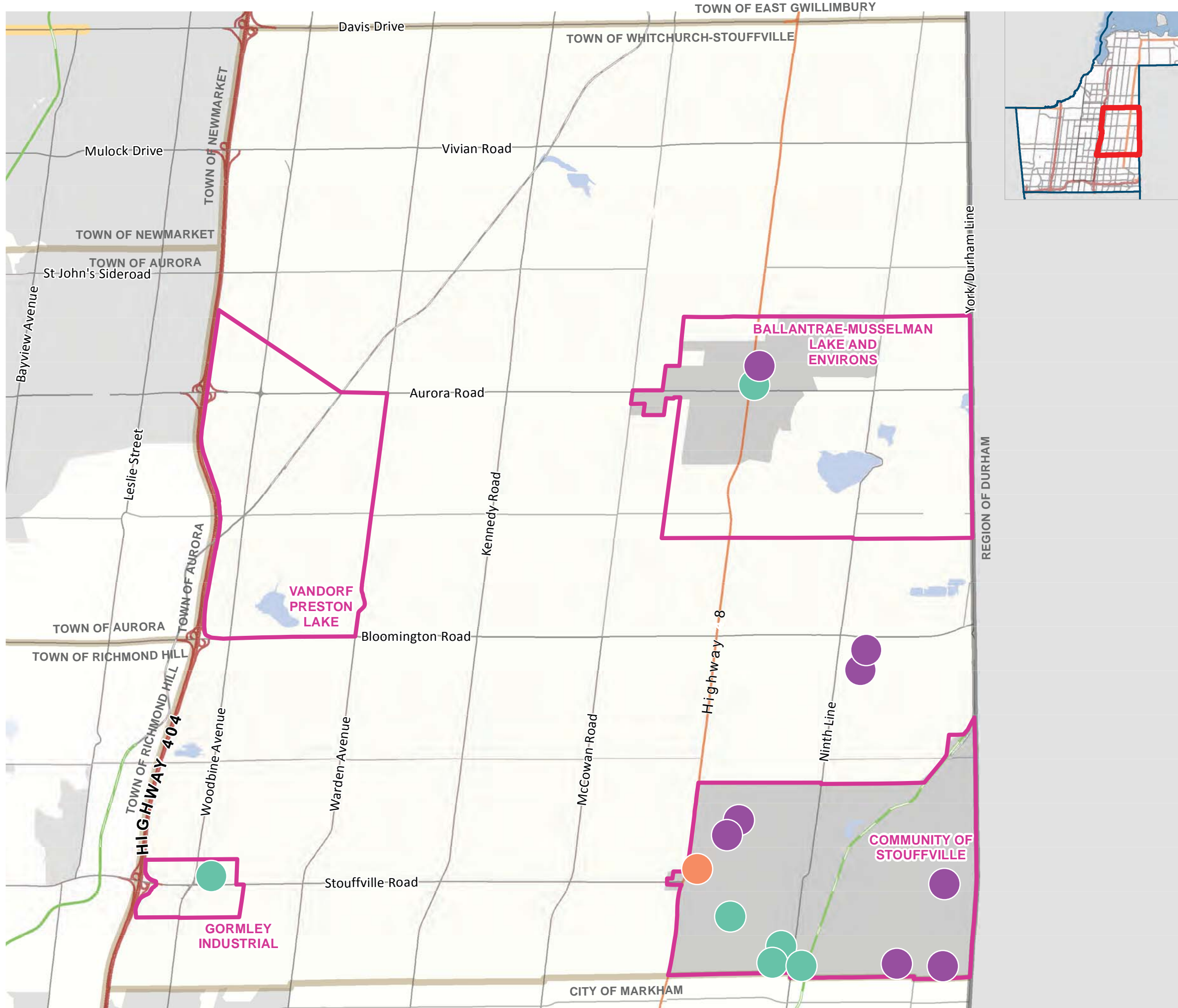


FIGURE 30: TYPE of RESIDENTIAL UNITS - SUBDIVISION/CONDOMINIUM (Clearances for Registration) 2013 to 2017

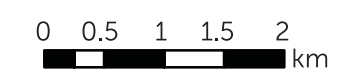




YORK REGION

Town of Whitchurch-Stouffville Development Profile 2017

- Official Plan Amendment
- Subdivision/Condominium Applications (Conditions/Clearance Issued)
- Site Plan Approvals with a Regional Interest
- Secondary Plan Boundary



Produced by: Planning and Economic Development Branch,
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TOWN of WHITCHURCH-STOUFFVILLE

DETAILED APPLICATION INFORMATION 2017



TABLE 37: OFFICIAL PLAN AMENDMENT APPLICATIONS

Application Number	Application Type	Location	Applicant	Description	Units	Response Time (Days)
OPA 16005	Preliminary OPA	North of Main Street and East of Highway 48	2440332 Ontario Inc.	To facilitate the development of two 9 storey condominium apartment buildings, two 6 storey apartment buildings, 4 blocks of medium density uses (townhouses), and a stormwater management block.	0	156

TABLE 38: SUBDIVISION/CONDOMINIUM - CONDITIONAL APPROVAL

Application Number	Application Type	Location	Units	Industrial/ Commercial (Ha)	Response Date
19T83015	Plan of Subdivision	South side of Bloomington Road, east of Ninth Line	29	0	Mar 21, 2017
19T86101	Plan of Subdivision	South side of Bloomington Road, east of Ninth Line	34	0	Mar 21, 2017
19T16W02	Plan of Subdivision	West of York/Durham Line, north of 19th Avenue	362	0	Jul 5, 2017
19T17W01	Plan of Subdivision	East of Tenth Line and north of 19th Avenue	738	0	Aug 18, 2017
19T16W01	Plan of Subdivision	North of Aurora Road, east of Hwy 48	106	0	Nov 13, 2017
19T17W04	Plan of Subdivision	South side of Main Street and between Tenth Line and York Durham Line	52	0	Nov 29, 2017



TOWN of WHITCHURCH-STOUFFVILLE

DETAILED APPLICATION INFORMATION 2017

TABLE 39: SUBDIVISION/CONDOMINIUM - CLEARANCE for REGISTRATION

Application Number	Application Type	Location	Units	Industrial/Commercial (Ha)	Response Date
19T11W04	Plan of Subdivision	East of Hwy 48, south of Bethesda Sideroad	293	0.9202	Jul 5, 2017
19T13W01	Plan of Subdivision	Baker Hill Boulevard, east of Highway 48, north of Main Street	66	0	Nov 16, 2017

TABLE 40: REGIONAL SITE PLAN APPROVALS

Application Number	Application Type	Location	Description	Approval Date
SP-W-001-17	Site Plan	11750 & 11782 Ninth Line	Sales Trailer	Jan 24, 2017
SP-W-007-17	Site Plan	162 & 176 Sandiford Drive	Long term care facility	Jun 23, 2017
SP-W-008-16	Site Plan	North side of Stouffville Rd., east of Woodbine Ave.	Redevelopment of an existing site	Sep 26, 2017
SP-W-001-17	Site Plan	11750 & 11782 Ninth Line, South of Hoover Park Drive	Proposed sales trailer	Oct 12, 2017
SP-W-006-06	Site Plan	Northeast corner of Aurora Road and Hwy 48	Development of a commercial plaza	Oct 17, 2017
SP-W-001-17	Site Plan	11750 & 11782 Ninth Line	Proposed sales trailer	Jul 5, 2017



2017 DEVELOPMENT **ACTIVITY** SUMMARY

For more information on development activity in York Region please contact

PLANNING SERVICES

1-877-464-9675

york.ca/developmentservices

