

Clause 25 in Report No. 12 of Committee of the Whole was adopted, without amendment, by the Council of The Regional Municipality of York at its meeting held on September 21, 2017.

25

Mid-Year Development Activity Summary 2017

Committee of the Whole recommends adoption of the following recommendation contained in the report dated August 24, 2017 from the Commissioner of Corporate Services and the Chief Planner:

1. This report be received for information.
-

Report dated August 24, 2017 from the Commissioner of Corporate Services and Chief Planner now follows:

Mid-Year Development Activity Summary 2017

1. Recommendation

It is recommended that this report be received for information.

2. Purpose

The purpose of this report is to provide information to Council on planning and development application activity from January 1 to June 30, 2017.

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 related to development applications subject to a requirement that such approvals be reported to Council semi-annually. This report outlines development review and approval activities, including delegated approvals for mid-year 2017 and a comparison to mid-year 2016, and presents a summary of the following delegated approvals:

- Approve local 'routine' Official Plan Amendments (OPA)
- Exempt local OPAs from Regional approval that are of minor significance
- Issue conditional approval for plans of subdivision and condominium
- Provide 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, Appendix A outlines the approval authority Regional Council has delegated to 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 the first half of 2017 with the Region responding to 144 development applications, an increase of 6% compared to the first half of 2016

From January 1 to June 30, 2017, Regional staff reviewed and responded to 144 development applications, which included:

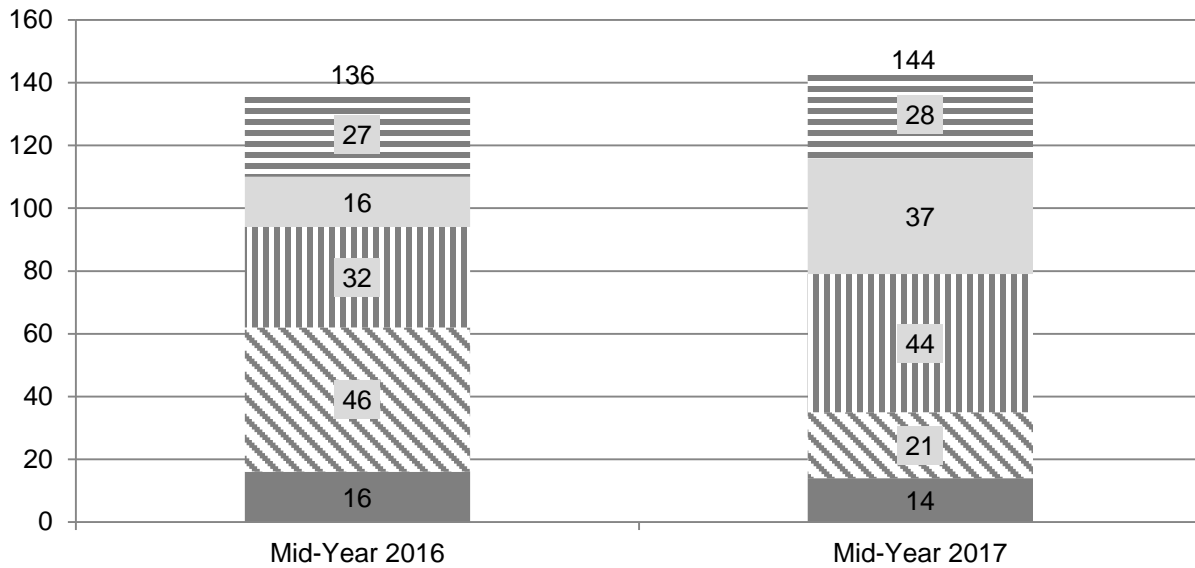
- 28 Official Plan Amendment (OPA) application approvals
- 37 plans of subdivision and condominium – conditional approval
- 44 plans of subdivision and condominium – clearance of residential units for registration

Mid-Year Development Activity Summary 2017

- 21 site plan approvals
- 14 engineering approvals

As shown in Figure 1, development approvals have remained strong in the first half of 2017, exceeding the total number of development approvals for the same period in mid-year 2016 (136). The consistent number of OPA approvals and the increase of conditional approval and clearance of residential units for registration is a key indicator of strong development activity. The increase is also attributed to the number of clearance packages submitted prior to the development charges increase effective June 17, 2017. A breakdown of the type of development applications by municipality and application type is provided in Attachment 1. A full trend analysis over the past five years will be provided through the 2017 annual report in early 2018.

Figure 1
Number of Approvals Issued Per Year by Application Type



Legend:

- ▬ Official Plan Amendments Approved
- Subdivision/Condominium - Conditional Approval
- ▨ Subdivision/Condominium - Clearances Issued for Registration
- ▧ Regional Site Plan Approvals
- Regional Engineering Approvals

It is anticipated that development will continue to remain strong in the second half of 2017, according to key indicators

Key stages in the planning process identified below allow staff to recognize development trends within the Region. Regional policy implementation, conditional approval and construction are three stages that provide an outlook to development within the Region. Comparing the number of development applications between mid-year 2016 and mid-year 2017 that fall within these three stages provides an indicator of development trends.



Official Plan and Secondary Plan approvals ensure policy frameworks are in place for continued implementation through development approvals with the goal of implementing city building objectives. In the first half of 2017, the Region approved 28 Official Plan Amendment (OPA) applications. In comparison with the first half of 2016, the Region approved 27 OPA applications. The consistent number of OPA applications approved in the first half of 2016 and 2017 indicates that development continues to remain strong and demonstrates that growth within the Region will continue.



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 the first half of 2017, Regional staff provided conditional approval to 37 subdivision and condominium applications that include in total 4312 residential units. In comparison to the first half of 2016, Regional staff provided conditional approval to 16 subdivision and condominium applications that include in total 4465 residential units. The difference in the number of residential units that had received condition approval in the first half of 2016 and 2017 is attributed by the increased number of infill development applications.



Site plan/engineering approvals and clearance of subdivision and condominium applications for registration enables development applications to proceed with construction. In the first half of 2017, Regional site plan and engineering approval totalled 2521 residential units and decreased slightly. The decrease of the number of site plan and engineering approvals is attributed to the development industry's shift of focus to registration of plans of subdivisions and condominiums. In the first half of 2017, 6430 residential units were registered as compared with 4144 residential units registered in the first half of 2016. Given the increase of conditional approvals in mid-year 2017, construction will continue to be strong in the Region.

Regional staff actively participate in Technical Advisory Committees and Project Working Groups

Community Planning and Development Services 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. Attachment 1 provides a list of committees and working groups that staff were engaged in the first half of 2017.

Regional staff continue to be involved with Ontario Municipal Board proceedings, which include hearings and mediation

Staff have been extensively involved in Ontario Municipal Board (OMB) hearings associated with local Official Plan conformity and related site-specific appeals. Regional staff are also involved in hearings associated with OPAs and development applications such as subdivisions, condominiums and site plans. Attachment 1, Appendix B provides a list of OMB hearings with Regional staff involvement in the first half of 2017.

Regional interests in these local hearings include 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 going directly to a contested hearing with unpredictable outcomes. The benefit of successful mediation is a settlement, but the process is often long and requires significant staff resources.

Monitoring Development activity is an important tool to track goals and objectives of the YROP-2010, Vision 2051 and the 2015 to 2019 Strategic Plan

This report assists in monitoring the Region's goals of 'Appropriate Housing for all Ages and Stages', creating 'Livable Cities and Complete Communities' as outlined in Vision 2051. Tracking development activity also assists in monitoring growth and development along the Regional Centres and Corridors and the economic vitality of the Region as envisioned by the 2015 to 2019 Strategic Plan. The data included will inform the next Regional Official Plan Monitoring Report. The development activity summary report identifies and highlights growth, trends and areas of development for all municipalities within the Region. In addition, this report identifies development applications and conformity with Regional and local guiding policies and documents.

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 1, Regional planning and engineering application fees collected increased in mid-year 2017 as compared to mid-year 2016. The slight decrease in revenue from Development Planning was attributed to the increased number of revised subdivision proposals and the decrease of new development proposals. Application processing fees for revised subdivision proposals is lower than processing fees for new development proposals. The increase of revenue from Development Engineering was attributed to large scale of engineering submissions reviewed prior to the development charges increase. The increase of complexity in engineering files results in higher engineering fees. Revenue from combined planning and engineering application fees have been trending upwards.

Table 1
Fee Revenue for Development Planning and Engineering
Mid-Year 2016 and Mid-Year 2017

Section	Mid-Year 2016	Mid-Year 2017
Development Planning	\$398,470	\$373,833
Development Engineering	\$819,849	\$1,764,892
Total	\$1,218,319	\$2,138,725

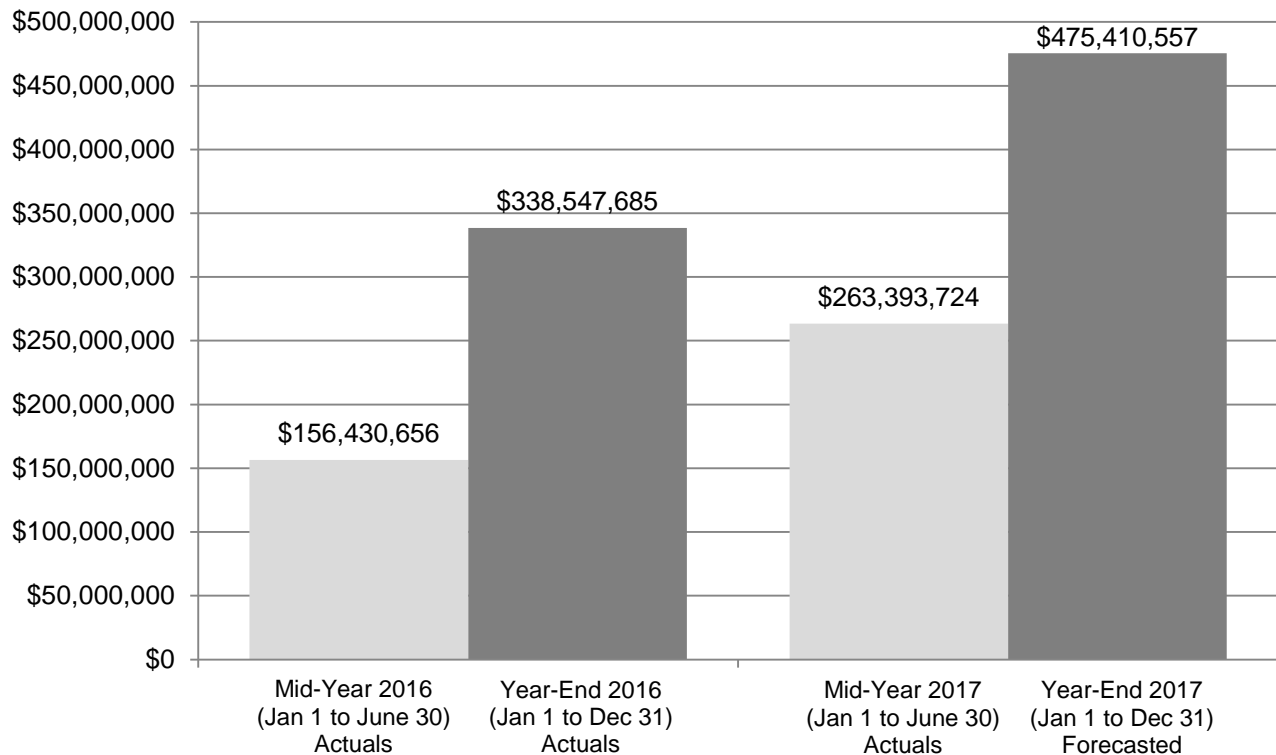
Development Charges revenue of \$263,393,724 represents a 68% increase from mid-year 2016

Development Charges (DCs), are collected through the applications approval process. From January 1 to June 30, 2017, \$263,393,724 in development charges was collected from developers, an increase of 68% compared to the \$156,430,656 collected in mid-year 2016. The increase is attributed to units registered prior to the residential development charges increase in June 2017. Figure 3 below compares Development Charges collected in mid-year 2016 as compared with mid-year 2017.

When compared with the last Development Charges increase, in 2012, the 2017 Development Charges increase was not as significant for residential development. In addition, under the 2017 Bylaw, the retail rate remained the same, while the industrial office and institutional rate and hotel rate saw considerable reductions. Another difference is that pre-payment of DCs were not permitted in 2017. These factors may have reduced the incentive for developers to pay at the previous rate.

It is anticipated that the second half of 2017 will see more collections from the non-residential sectors, which saw flat rates or reduction in rates.

Figure 2
Development Charges Collected
Mid-Year and Year-End 2016 as Compared to Mid-Year and Year-End 2017



The development industry was made aware that a new development charge bylaw will come into effect on June 17, 2017

In advance of the 2017 Development Charges (DC) Bylaw effective June 17, 2017, the following communication was provided:

- A letter was issued to the Building Industry and Land Development Association (BILD) on March 7, 2017
- Developers, consultants and local municipalities were notified via email on March 7, 2017
- Signs and postcards with the proposed DC increase were placed at planning/building counters at all local municipalities on March 8, 2017.

The communication strategy gave notice of the pending increase in Development Charges and outlined a schedule to complete application processes to pay before the rate change, particularly for residential developers.

Communications also clearly stated no pre-payments would be permitted. The clear communication, well in advance of the new charge increase, was well received by the local municipalities and the development industry.

6. Local Municipal Impact

Official Plan Amendments, approved or exempted by the Region, establish the over-arching policy directions that support further development approvals at the local level. Conditions of approval and clearances 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 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 within the first half of 2017. These applications include Regional Official Plan Amendments, 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 the first half of 2017 and development activity trended upwards in the past year. Development Charges revenue totaled \$263,393,724 which is a 68% increase from mid-year 2016 as a result of the development charges increase in June 2017.

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

Mid-Year Development Activity Summary 2017

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.

August 24, 2017

Attachment (1)

#7841250

Accessible formats or communication supports are available upon request



Mid-Year 2017 Development Activity Summary



September 2017





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ES Executive Summary



The purpose of the Mid-Year Development Activity Summary 2017 is to provide information to Council on planning and development application activity from January 1 to June 30, 2017, report on delegated approvals, and provide a comparison to mid-year 2016.

In the first half of 2017, Regional staff reviewed and responded to 144 development applications a slight increase from 136 applications in the first half of 2016. Regional staff actively participate in Technical Advisory Committees and Project Working Groups and continue to be involved with Ontario Municipal Board proceedings, which include hearings and mediation.

In general, development activity remained strong in the first half of 2017. Regional staff will continue to work closely with local municipal partners to achieve Region and local policy objectives.



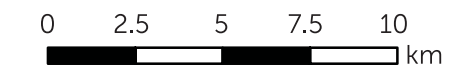
YORK REGION

Development Profile Mid-Year 2017

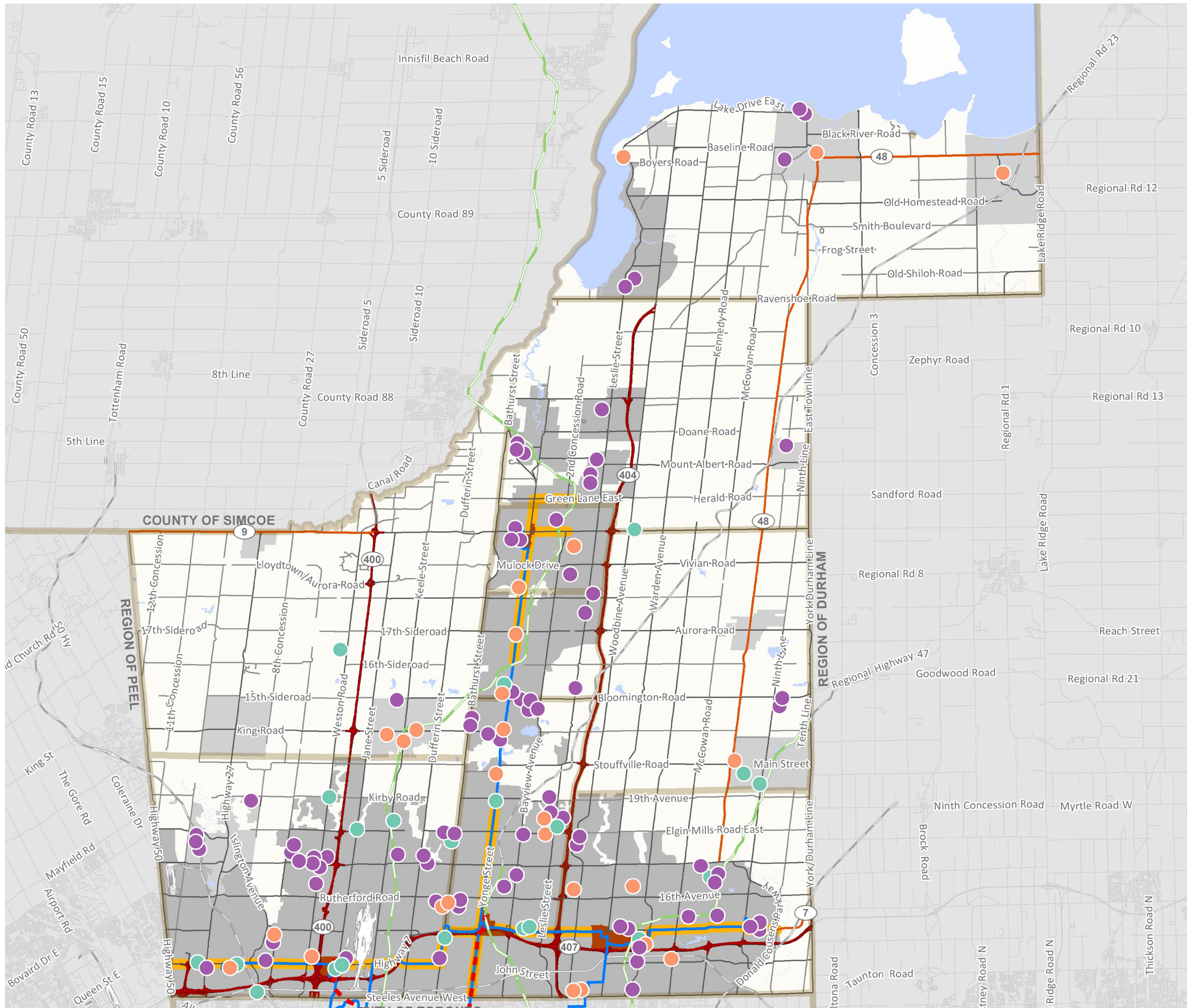
- Official Plan Amendment
- Subdivision/Condominium Applications (Conditions/Clearance Issued)
- Site Plan Applications
- Regional Corridor
- Regional Centre

Base Map Information

- Provincial Freeway
- Provincial Highway
- Road
- Railway
- GO Rail Commuter Line
- - - Subway Extension
- York Viva Bus Rapid Transit System
- Municipal Boundary
- Regional Boundary
- Town or Village
- Urban Area



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York Region

Development Profile Mid-Year 2017



QuickFacts Mid-Year 2017

- Regional staff reviewed and responded to **144 development applications**
- Conditional approval for plan of subdivisions and condominiums were issued for **4312 residential units**
- **6430 residential units** were cleared for registration

Figure 1: Development Application Type in Mid-Year 2016 Compared to Mid-Year 2017

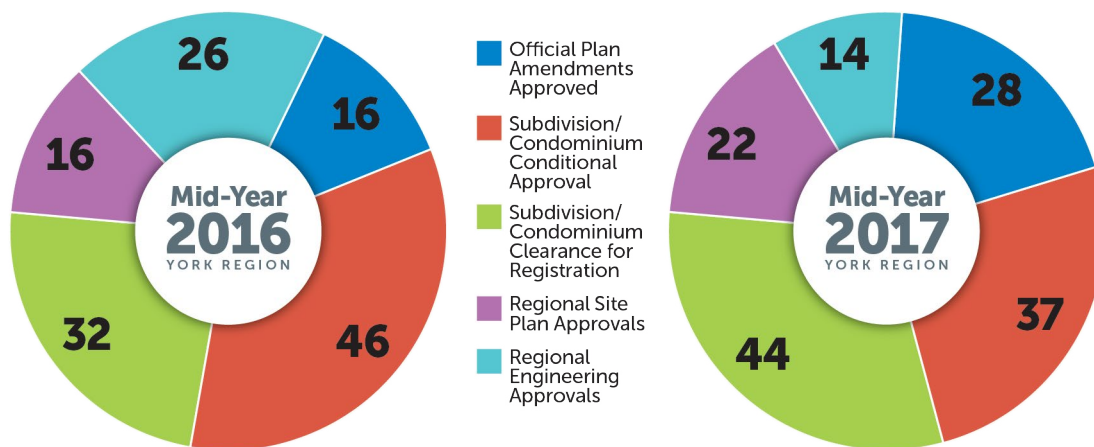


Figure 2: Type of Residential Units (Conditional Approval) Mid-Year 2016 compared to Mid-year 2017 - York Region

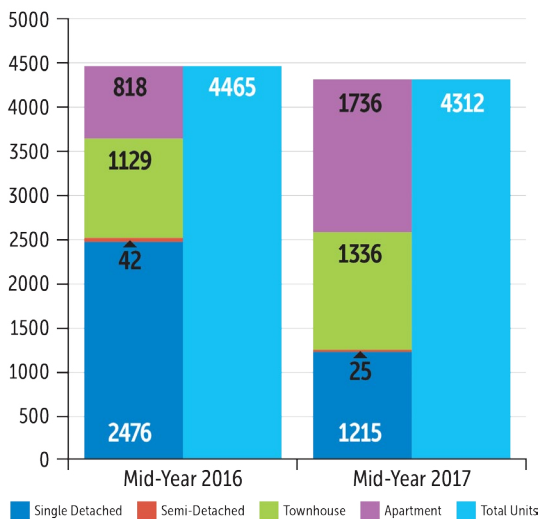
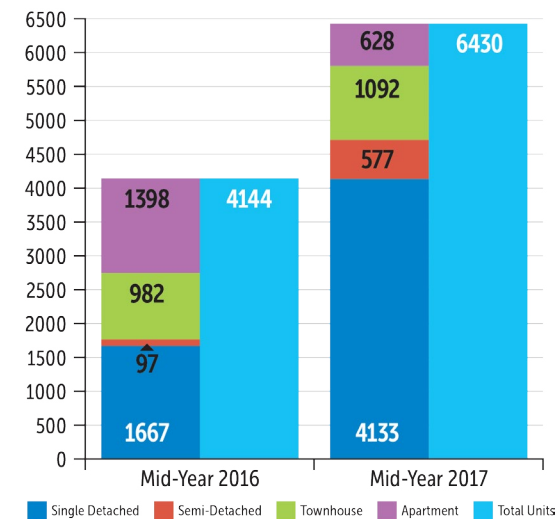


Figure 3: Type of Residential Units (Clearances for Registration) Mid-Year 2016 compared to Mid-Year 2017 - York Region



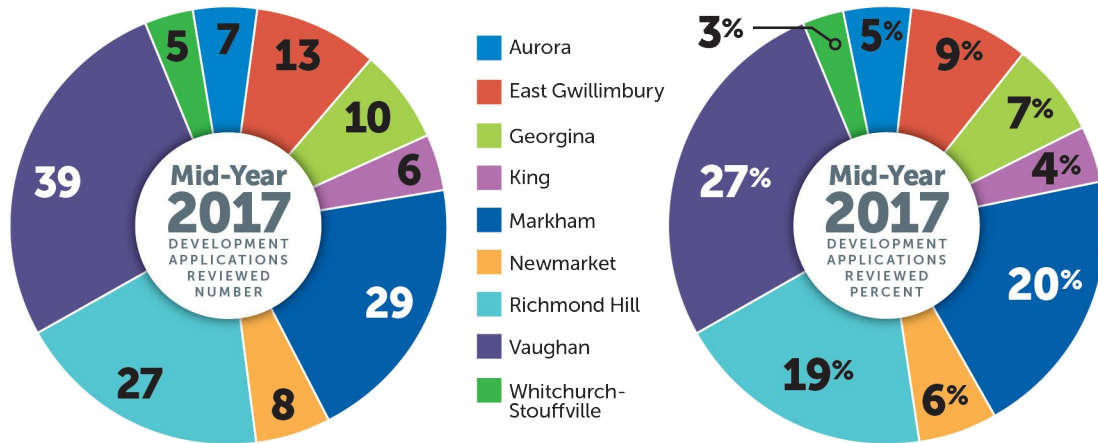


York Region

Development Profile Mid-Year 2017



Figure 4: Development Applications Reviewed by Local Municipality Mid-Year 2017





Town of Aurora

Development Profile Mid-Year 2017



QuickFacts Mid-Year 2017

- Aurora made up **five per cent** of development applications in York Region
- **Seven development applications** were reviewed
- Regional staff respond and participate in pre-consultation meetings held **every two weeks**

Figure 5: Development Application Type in Mid-Year 2016 Compared to Mid-Year 2017

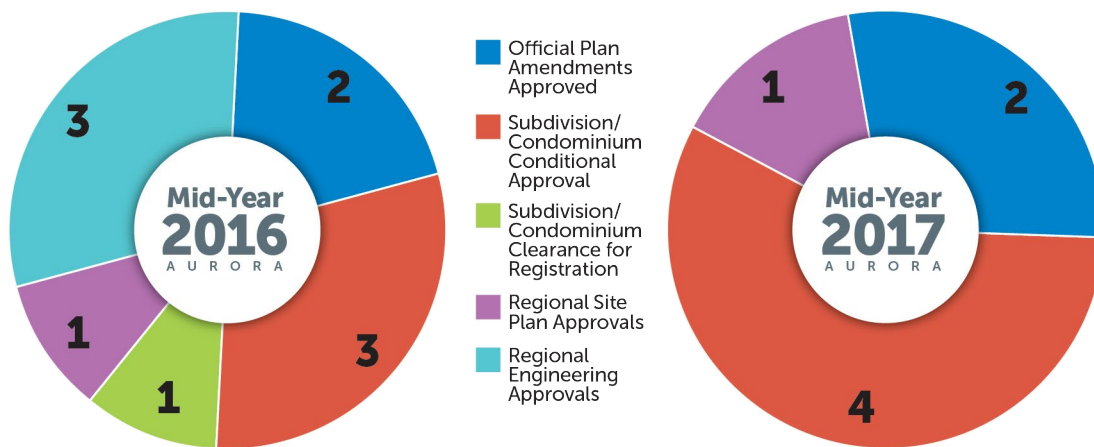


Table 1 - Official Plan Amendment Applications

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



Town of Aurora

Detailed Application Information Mid-Year 2017



Table 2 - Subdivision/Condominium Conditional Approval

Application Number	Application Type	Location	Units	Industrial/ Commercial (Ha)	Response Time (Days)	Response Date
19CDM16A05	Condominium Plan	North of Wellington Street East and west of Leslie Street	0	0	70	Apr-6-2017
19T15A02	Plan of Subdivision	Northeast corner of Leslie Street and Street John's Sideroad	0	6.45	6	Mar-2-2017
19T15A04	Plan of Subdivision	East of Yonge Street, North of Bloomington	42	0	5	May-30-2017
19T88105	Plan of Subdivision	East and west sides of Leslie Street, north of Bloomington Road	62	0	12	Jun-23-2017

Table 3 - Regional Site Plan Approvals

Application Number	Application Type	Location	Description	Response Date
SP-A-011-08	Site Plan	Southwest corner of Yonge Street and Elderberry Trail	Proposed development of several recreation buildings	May-10-2017

Quick Facts Mid-Year 2017

- East Gwillimbury made up **nine per cent** of development applications in York Region
- **13 development applications** were reviewed
- 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 6: Development Application Type in Mid-Year 2016 Compared to Mid-Year 2017

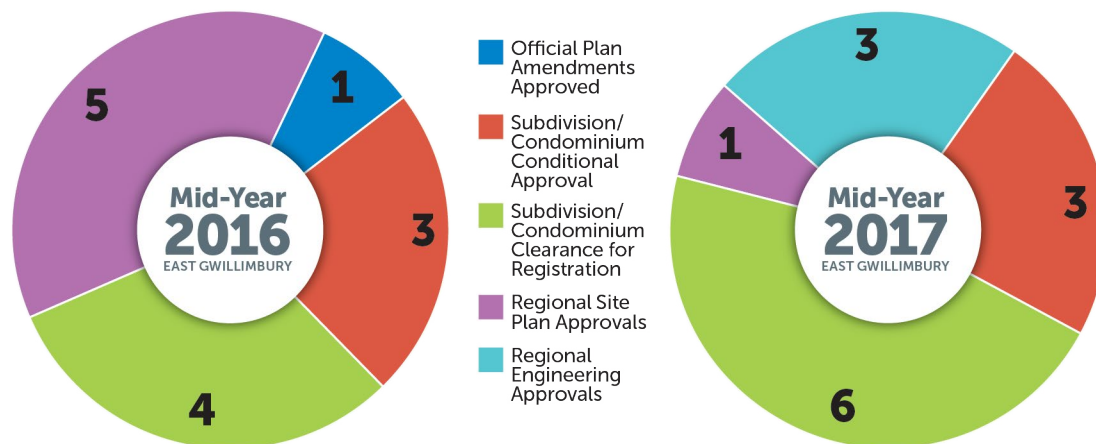


Table 4 - Subdivision/Condominium Conditional Approval

Application Number	Application Type	Location	Units	Industrial/Commercial (Ha)	Response Time (Days)	Response Date
19T08E04	Plan of Subdivision	West of Leslie Street, North of Green Lane East	80	0	46	Feb-27-2017
19T17E01	Plan of Subdivision	West of Leslie Street and south of Queensville Sideroad	346	0	57	May-5-2017
19T17E02	Plan of Subdivision	North of Mount Albert Road and West of East Townline Road	29	0	29	May-5-2017



Table 5 - Subdivision/Condominium - Clearance for Registration

Application Number	Application Type	Location	Units	Industrial/ Commercial (Ha)	Response Date
19T-07E02	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 and Holland Landing Road, between Yonge and 2nd Concession	0	4.45	Mar-30-2017
19T-11E01	Plan of Subdivision	Part of Lot 10, Concession 2	42	0	Mar-3-2017
19T89112	Plan of Subdivision	Located between Regional Road 1 and Holland Landing Road, between Yonge and 2nd Concession	92	0.1	Mar-30-2017
19T90015	Plan of Subdivision	Located between Regional Road 1 and Holland Landing Road, between Yonge and 2nd Concession	120.5	7.27	Mar-30-2017

Table 6 - Regional Site Plan Approvals

Application Number	Application Type	Location	Description	Response Date
SP-E-004-11	Site Plan	2 Bales Drive	Proposed redevelopment of an existing site	Feb-28-2017

Table 7 - Engineering Approvals

Application Number	Application Type	Location	Description	Response 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



Town of Georgina

Development Profile Mid-Year 2017



Quick Facts Mid-Year 2017

- Georgina made up **seven per cent** of development applications in York Region
- **Ten development applications** were reviewed
- Regional staff respond and participate in pre-consultation meetings held **every two weeks**

Figure 7: Development Application Type in Mid-Year 2016 Compared to Mid-Year 2017

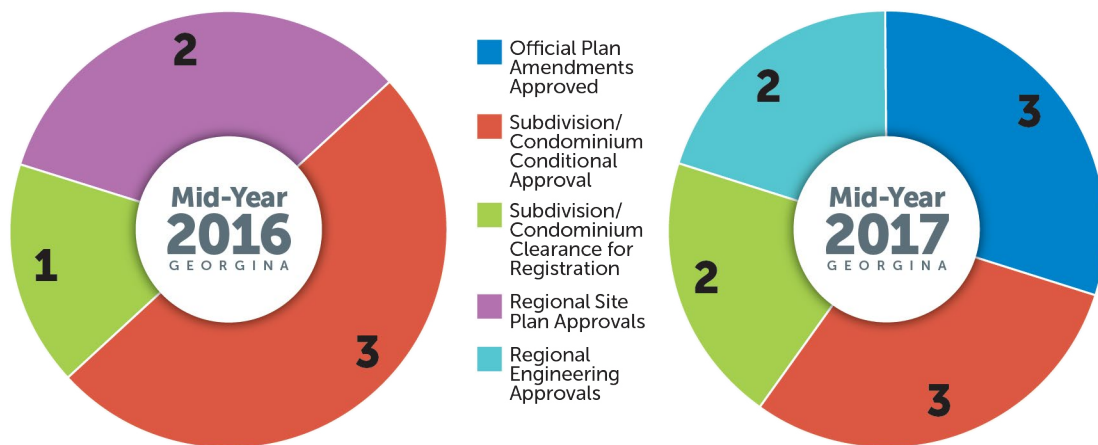


Table 8 - Official Plan Amendment Applications

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 and 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 Pefferlaw 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



Town of Georgina

Detailed Application Information Mid-Year 2017



Table 9 - Subdivision/Condominium Conditional Approval

Application Number	Application Type	Location	Units	Industrial/ Commercial (Ha)	Response Time (Days)	Response Date
19CDM17G01	Condominium Plan	North of Metro Road North and West of Dalton Road	0	0	71	Jun-22-2017
19T15G03	Plan of Subdivision	East of McCowan Road, South of Baseline Road	185	0	41	Mar-13-2017
19T17G01	Plan of Subdivision	North of Metro Road North and West of Dalton Road	24	0	72	Jun-23-2017

Table 10 - 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	East side of the Queensway South, north of Ravenshoe Road and South of Glenwoods Avenue	28.5	0	Jun-13-2017

Table 11 - Engineering Approvals

Application Number	Application Type	Location	Description	Response 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 Mid-Year 2017



Quick Facts Mid-Year 2017

- King made up **four per cent** of development applications in York Region
- **Six development applications** were reviewed
- 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 Bylaw Technical Advisory
- Regional staff respond and participate in pre-consultation meetings held **every two weeks**

Figure 8: Development Application Type in Mid-Year 2016 Compared to Mid-Year 2017

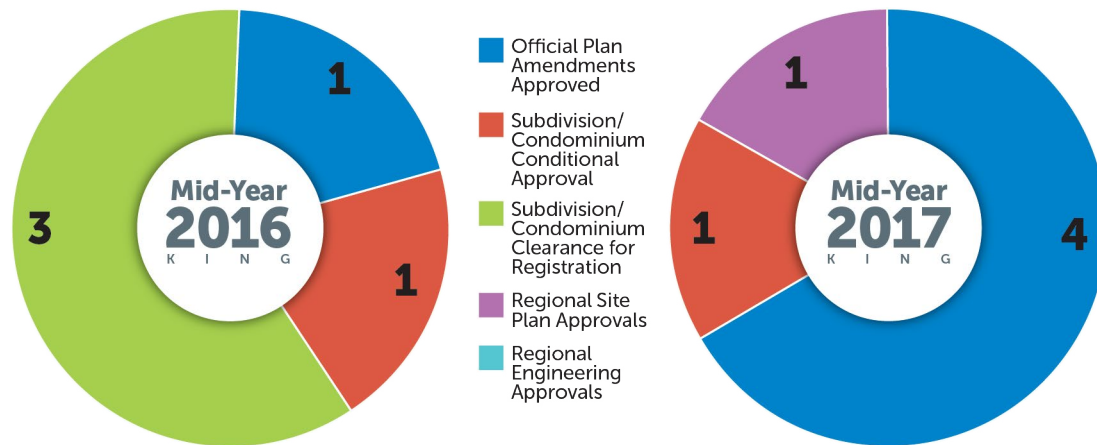


Table 12 - Official Plan Amendment Applications

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	To facilitate the 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 and 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



Township of King

Detailed Application Information Mid-Year 2017



Table 12 - Official Plan Amendment Applications (continued)

Application Number	Application Type	Location	Applicant	Description	Units	Response Time (Days)
OP-2016-02	Exempt OPA	Lots 7 and 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

Table 13 - Subdivision/Condominium Conditional Approval

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 14 - Regional Site Plan Approvals

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



City of Markham

Development Profile Mid-Year 2017



Quick Facts Mid-Year 2017

- Markham made up **20 per cent** of development applications in York Region
- **29 development applications** were reviewed
- Regional staff participate on the these committees and working groups: Cornell Centre Advisory, Markham Centre Advisory, Markham Future Urban Area Technical Advisory and Steering

Figure 9: Development Application Type in Mid-Year 2016 Compared to Mid-Year 2017

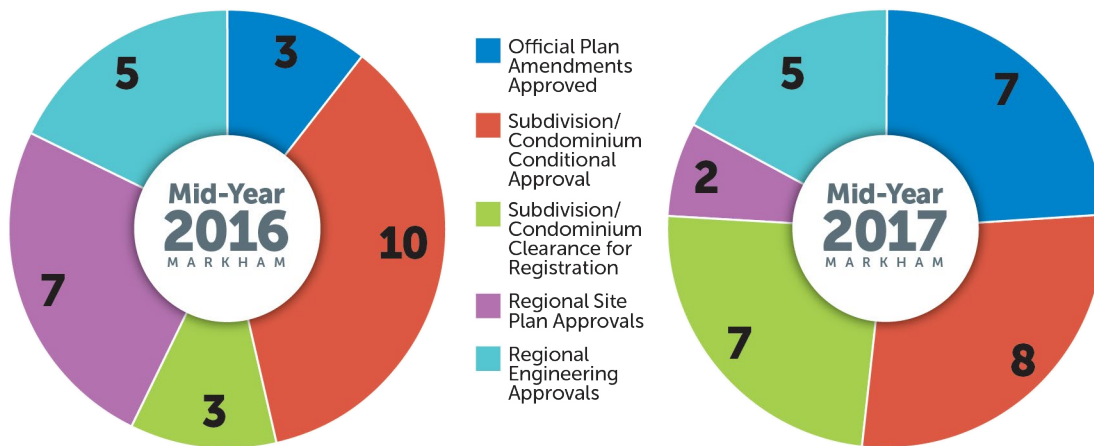


Table 15 - Official Plan Amendment Applications

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



Table 15 - Official Plan Amendment Applications (continued)

Application Number	Application Type	Location	Applicant	Description	Units	Response Time (Days)
OP17.135415	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, Vallemede 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
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

Table 16 - Subdivision/Condominium Conditional Approval

Application Number	Application Type	Location	Units	Industrial/ Commercial (Ha)	Response Time (Days)	Response Date
19CDM17M01	Condominium Plan	North of 16th Avenue on the west side of Markham Road	222	0	11	Mar-24-2017
19CDM17M03	Condominium Plan	North of Highway 7 East, on the east side of Bur Oak Avenue	145	0	29	May-26-2017
19T16M01	Plan of Subdivision	East of Woodbine Avenue, south of Elgin Mills Road	26	0	2	Feb-10-2017
19T16M03	Plan of Subdivision	North side of Highway 7, east of Ninth Line	11	0	275	May-18-2017



Table 16 - Subdivision/Condominium Conditional Approval (con't)

Application Number	Application Type	Location	Units	Industrial/Commercial (Ha)	Response Time (Days)	Response Date
19T16M07	Plan of Subdivision	Markham Road, north of Highway 7	11	0	275	May-18-2017
19T16M08	Plan of Subdivision	East of Woodbine Avenue, south of Elgin Mills Road	21	0	90	May-9-2017
19T16M12	Plan of Subdivision	East of Kennedy Road, North of Steeles Avenue East	76	0	83	Apr-10-2017
19T17M01	Plan of Subdivision	East of Kennedy Road and North of Hwy 407	34	0	48	May-31-2017

Table 17 - 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	Northwest 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
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



Table 18 - Regional Site Plan Approvals

Application Number	Application Type	Location	Description	Response Date
SP-M-059-16	Site Plan	1735 Bur Oak Avenue, Southwest corner of Markham Rd and Bur Oak Avenue	Proposed development of a townhouse block - 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	Proposed development of a high density mixed use residential development - 689 units	Apr-21-2017

Table 19 - Engineering Approvals

Application Number	Application Type	Location	Description	Response 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 Rd 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



Town of Newmarket

Development Profile Mid-Year 2017



Quick Facts Mid-Year 2017

- Newmarket made up **six per cent** of development applications in York Region
- **Eight** development applications were reviewed
- Regional staff respond and participate in pre-consultation meetings held **every two weeks**

Figure 10: Development Application Type in Mid-Year 2016 Compared to Mid-Year 2017

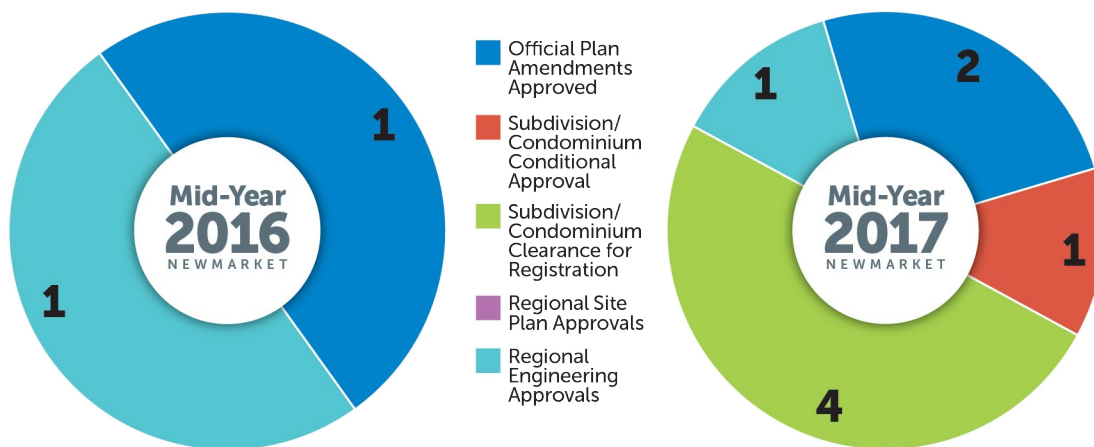


Table 20 - Official Plan Amendment Applications

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	140	15



Town of Newmarket

Detailed Application Information Mid-Year 2017



Table 21 - Subdivision/Condominium Conditional Approval

Application Number	Application Type	Location	Units	Industrial/Commercial (Ha)	Response Time (Days)	Response Date
19T17N03	Plan of Subdivision	North of Davis Drive and west of Main Street	13	0	72	Mar-31-2017

Table 22 - 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
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 23 - Engineering Approvals

Application Number	Application Type	Location	Description	Response Date
15.001.N	Engineering	Davis Drive and William Booth Avenue	Engineering Submission	Jun-6-2017



Town of Richmond Hill

Development Profile Mid-Year 2017



Quick Facts Mid-Year 2017

- Richmond Hill made up **19 per cent** of development applications in York Region
- **27 development** applications were reviewed
- 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 11: Development Application Type in Mid-Year 2016 Compared to Mid-Year 2017

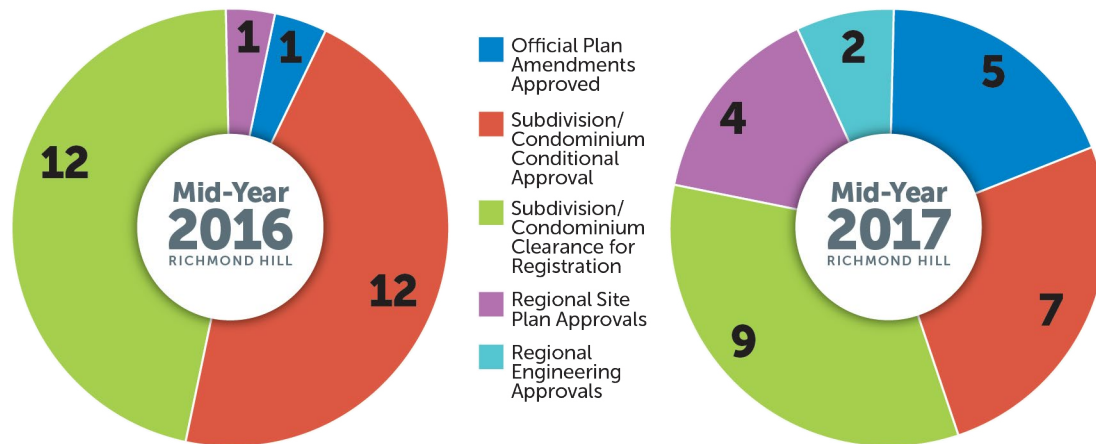


Table 24 - Official Plan Amendment Applications

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



Town of Richmond Hill

Detailed Application Information Mid-Year 2017



Table 24 - Official Plan Amendment Applications (continued)

Application Number	Application Type	Location	Applicant	Description	Units	Response Time (Days)
D01-14007	Preliminary OPA	North side of Harris Ave, 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

Table 25 - Subdivision/Condominium Conditional Approval

Application Number	Application Type	Location	Units	Industrial/ Commercial (Ha)	Response Time (Days)	Response Date
19CDM16R08	Condominium Plan	East of Yonge Street and south side of Bloomington Road	149	0	113	Jan-11-2017
19CDM16R14	Condominium Plan	South of King Road and west of Yonge Street	99	0	33	Jan-25-2017
19T03R13	Plan of Subdivision	Northwest corner of 19th Avenue and Leslie Street	390	0.48	118	May-23-2017
19T12R10	Plan of Subdivision	South of Bloomington Road, west of Bayview Avenue	5	0	11	Jun-27-2017



Town of Richmond Hill

Detailed Application Information Mid-Year 2017



Table 25 - Subdivision/Condominium Conditional Approval (con't)

Application Number	Application Type	Location	Units	Industrial/Commercial (Ha)	Response Time (Days)	Response Date
19T13R16	Plan of Subdivision	West side of Leslie Street, south of 19th Avenue	131	0	228	May-30-2017
19T15R04	Plan of Subdivision	East side of Bayview Avenue Southside of Elgin Mills Road	226	0	230	Mar-6-2017
19T16R07	Plan of Subdivision	East of Bathurst Street North of Portage Avenue	5	0	228	May-12-2017

Table 26 - 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 and Pt Lot 3 and 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	Parts of Lot 27 - east side of Leslie, north of Elgin Mills	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 Road	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



Town of Richmond Hill

Detailed Application Information Mid-Year 2017



Table 27 - Regional Site Plan Approvals

Application Number	Application Type	Location	Description	Response Date
SP-R-036-16	Site Plan	386, 396, 400 Highway 7, East of Bayview Avenue	Proposed development of 2 apartment buildings and 45 townhomes -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	Proposed addition to an existing building	Jun-27-2017

Table 28 - Engineering Approvals

Application Number	Application Type	Location	Description	Response 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



City of Vaughan

Development Profile Mid-Year 2017



Quick Facts Mid-Year 2017

- Vaughan made up **27 per cent** of development applications in York Region
- **39 development applications** were reviewed
- Regional staff participate on Vaughan's Blocks 27 and 41 New Community Areas Technical Advisory

Figure 12: Development Application Type in Mid-Year 2016 Compared to Mid-Year 2017

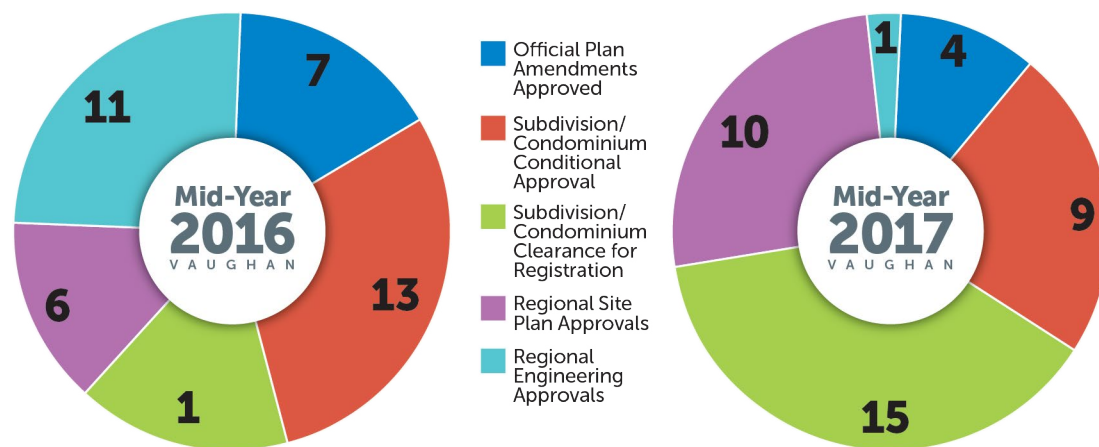


Table 29 - Official Plan Amendment Applications

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



Table 29 - Official Plan Amendment Applications (continued)

Application Number	Application Type	Location	Applicant	Description	Units	Response Time (Days)
OP.13.013	Preliminary OPA	North side of Harris Ave, west of Yonge Street and south of Jefferson Sideroad	Metropole Developments Inc.	The revised proposed development consists of one eight storey, 134 unit residential apartment buildings with 265 m ² 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 m ² 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 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
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



Table 30 - Subdivision/Condominium Conditional Approval

Application Number	Application Type	Location	Units	Industrial/Commercial (Ha)	Response Time (Days)	Response Date
19CDM16V11	Condominium Plan	West side of Pine Valley Drive and north of Willis Road	28	0	93	Feb-8-2017
19CDM17V02	Condominium Plan	South of Major Mackenzie Drive West and west of Weston Road	25	0	43	Jun-28-2017
19CDM17V03	Condominium Plan	East of Keele Street and North of Major Mackenzie Drive	71	0	39	Jun-23-2017
19T04V12	Plan of Subdivision	South side of Teston Road, between Dufferin and Keele	49	0	10	May-12-2017
19T14V01	Plan of Subdivision	Northwest corner of Major Mackenzie Drive and Weston Road	500	0.4093	4	Mar-17-2017
19T16V02	Plan of Subdivision	North of Major Mackenzie Drive, East of Pine Valley Drive.	10	0	92	Mar-21-2017
19T16V06	Plan of Subdivision	North of Rutherford Road and west of Weston Road	17.5	0	212	Mar-2-2017
19T16V07	Plan of Subdivision	Part of Lot 30, Concession 9	9	0	290	May-29-2017
19T16V10	Plan of Subdivision	South of Nashville Road and West of Highway 27	125	0	61	May-3-2017



Table 31 - 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
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



Table 32 - Regional Site Plan Approvals

Application Number	Application Type	Location	Description	Response Date
SP-V-009-15	Site Plan	10500 Bathurst Street, South of Elgin Mills Road	Proposed development of 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 and 20 Vaughan Valley Blvd	Development of a one-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 and 5309 Highway 7	Proposed development of a 6 stacked townhomes	Jan-20-2017
SP-V-032-17	Site Plan	2211 Keele Street, North of Teston Road	Proposed development of 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-V-049-15	Site Plan	2592 Highway 7, 180 and 190 Maplecrete	Development of a single-user employment building	Feb-14-2017
SP-V-049-15	Site Plan	2592 Highway 7, 180 and 190 Maplecrete	Proposed development of several high rise buildings	Apr-19-2017
SP-V-058-14	Site Plan	Northeast corner of Jane Street and Teston Road	Proposed development of a telecommunications tower	Feb-28-2017
SP-V-065-15	Site Plan	Eastside of Bathurst Street, South of Highway 407	Proposed development of a OPP detachment building	Jun-21-2017 SP-V-075-16
SP-V-075-16	Site Plan	11511 Weston Road	Proposed development of a telecommunications tower	Jan-11-2017

Table 33 - Engineering Approvals

Application Number	Application Type	Location	Description	Response Date
17.010.V	Engineering	Westside of Pine Valley Drive, North of Weston Road	Engineering Submission	Jun-16-2017



Quick Facts Mid-Year 2017

- Whitchurch-Stouffville made up **three per cent** of development applications in York Region
- **Five development applications** were reviewed
- Regional staff participate on Whitchurch-Stouffville’s gateway Mixed-Use Area/ Western Approach Land Use Study working group

Figure 13: Development Application Type in Mid-Year 2016 Compared to Mid-Year 2017

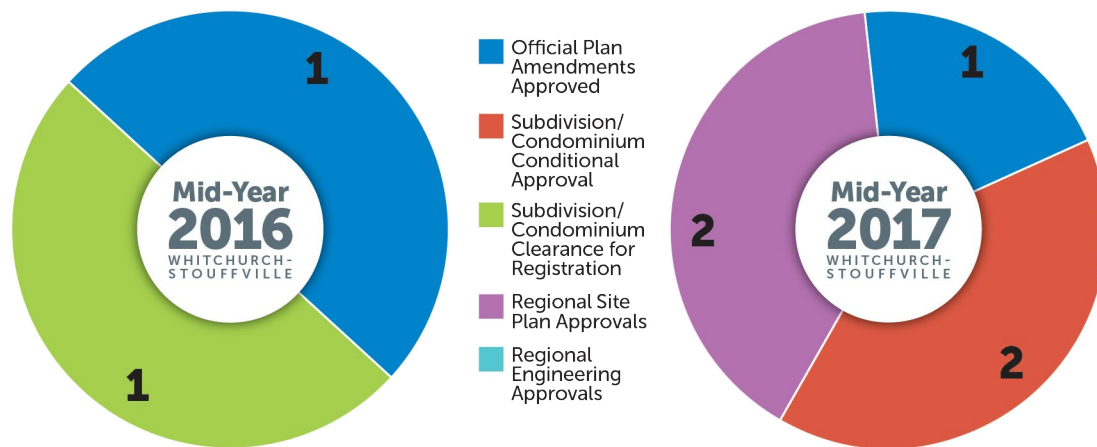


Table 34 - Official Plan Amendment Applications

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



Town of Whitchurch-Stouffville

Detailed Application Information Mid-Year 2017



Table 35 - Subdivision/Condominium Conditional Approval

Application Number	Application Type	Location	Units	Industrial/ Commercial (Ha)	Response Time (Days)	Response Date
19T83015	Plan of Subdivision	South side of Bloomington Road, east of Ninth Line	29	0	19	Mar-21-2017
19T86101	Plan of Subdivision	South side of Bloomington Road, east of Ninth Line	34	0	18	Mar-21-2017

Table 36 - Regional Site Plan Approvals

Application Number	Application Type	Location	Description	Response Date
SP-W-001-17	Site Plan	11750 and 11782 Ninth Line	Sales Trailer	Jan-24-2017
SP-W-007-17	Site Plan	162 and 176 Sandiford Drive	Proposed development of a long term care facility	Jun-23-2017



Appendix A

Development Activity Summary Mid-Year 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 minor applications with no Regional issues, which the Director of Community Planning and Development Services can exempt from the Regional 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

These are minor applications with no Regional issues, which the Director of Community Planning and Development Services can exempt from the Regional approval process.

Final Approval for Plans of Subdivision and Condominiums

These are minor applications with no Regional issues, which the Director of Community Planning and Development Services can exempt from the Regional approval process. The exemption enables the local municipality to make the final decision on the application.

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.

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.



OMB Hearings with Regional Staff Involvement Mid-Year 2017

Municipality	OMB Matter	Location	Key Regional Issues	Dates
East Gwillimbury	781295 and 793731 Ontario Ltd. (Sylvestre Lands) (OPA 76 and 19T-90019)	Davis Drive and McCowan Rd (Northwest Corner)	Estates Residential Development in ORM Natural Core Designation	Referral Request Council Responded on June 29, 2017
East Gwillimbury	Privately-Initiated Secondary Plan (OPA-16-01)	Northwest Corner of Yonge Street and Green Lane	Multiple	Prehearing – August 10, 2017
Georgina	Town of Georgina Official Plan 2016 (OPA 129)	Site Specific Appeals	Multiple	Second Prehearing – September 15, 2017
King	Pacifico (OPA 58)	12490 Mill Road (North of King Vaughan Road, East of Highway 27)	Rural Residential development Creation of a new settlement area	Not Scheduled
Markham	Buttonville Airport Redevelopment Proposal	16th Avenue to the North, Highway 404 to the West, Rouge Valley and Renfrew Drive to the East and Valleywood Drive to the South	Transportation Planned Urban Structure	Ongoing
Markham	Appeals of the Markham Official Plan	City Wide	Support Plan approved by OMB	Partial approval issued on May 25, 2017
Markham	2403502 Ontario Inc.	Pts 1, 2, & 3, Plan 65R 33070, Pt Lot 22, Con 3 - Cathedraltown	Holding Symbol Removal Protecting for 404 flyover	Hearing - November 7 to 10, 2016
Richmond Hill	Appeals of the Town of Richmond Hill Official Plan	Town Wide	Employment land protection	Ongoing
Richmond Hill	775377 Ontario Inc. (Belmont)	East side of Leslie Street, North of Elgin Mills Road	Subdivision with EA preferred location of 404 flyover	Prehearing Conference on May 11, 2016 Ongoing
Richmond Hill	CIM Developments	Bayview and Elgin Mills	Access on Regional Roads Connection between sites	Hearing Scheduled for August 8, 2016 (converted to Mediation) OMB Procedural Order for the CIM hearing in May 2017

OMB Hearings with Regional Staff Involvement Mid-Year 2017 (con't)

Municipality	OMB Matter	Location	Key Regional Issues	Dates
Vaughan	Casertano	West side of Jane Street, South of Rutherford Road	Land Use Transportation	Ongoing Mediation
Vaughan	Mammone	West side of Jane Street, South of Rutherford Road	Land Use Transportation	Ongoing Mediation
Vaughan	Appeals of the City of Vaughan Official Plan	City Wide	Multiple	Multiple ongoing mediation
Vaughan	Vaughan Metropolitan Centre Secondary Plan	Highway 7, between Highway 400 and Jane Street	Implementation	On hold pending resolution of development thresholds within the Jane Street Corridor
Vaughan	Rutherford Land Corp	SE Corner of Rutherford and Jane	Tied to Vaughan Mills SP Hearing	Not scheduled
Whitchurch- Stouffville	OPA 137 – Appealed by: Savena Cove Homes Inc. Savoia Developments Inc. Stouffville Glass, Mirrors and Aluminum Ltd. Wingarden Development Corporation	Town Wide	Activity node School designation Local road planning	Prehearing Conference to be scheduled in Fall 2017







Mid-Year 2017 Development Activity Summary



For more information on development
activity in York Region please contact:

The Regional Municipality of York
Corporate Services Department,
Planning and Economic Development Branch

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Newmarket, ON L3Y 6Z1

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September 2017

York Region