

Clause 1 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 20, 2017.

1

## 2016 Development Activity Summary

Committee of the Whole recommends adoption of the following recommendation contained in the report dated March 31, 2017 from the Commissioner of Corporate Services and Chief Planner:

1. This report be received for information.
- 

Report dated March 31, 2017 from the Commissioner of Corporate Services and Chief Planner now follows:

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 in 2016, report on delegated approvals, and highlight trends over the past 5 years.

3. Background

Authority to approve a variety of routine development applications is delegated to staff

Approval authority has been delegated to the Director of Community Planning and Development Services to:

- Approve local 'routine' Official Plan Amendments (OPA)
- 'Exempt' OPAs from Regional approval that are of minor significance
- Issue Regional conditions of 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. This report outlines development review and approval activities, including delegated approvals for 2016 and a comparison to the previous five years. In addition to the delegated authority, this report is an indicator of the Region's economic condition.

#### 4. Analysis and Implications

Development activity remains strong in 2016 and the Region responded to 317 development applications

In 2016, Regional staff reviewed and responded to 317 development applications, which included:

- 35 Official Plan Amendment (OPA) application approvals
- 101 plans of subdivision and condominium conditions issued
- 70 plans of subdivision and condominium clearances issued
- 44 site plan approvals
- 67 engineering approvals

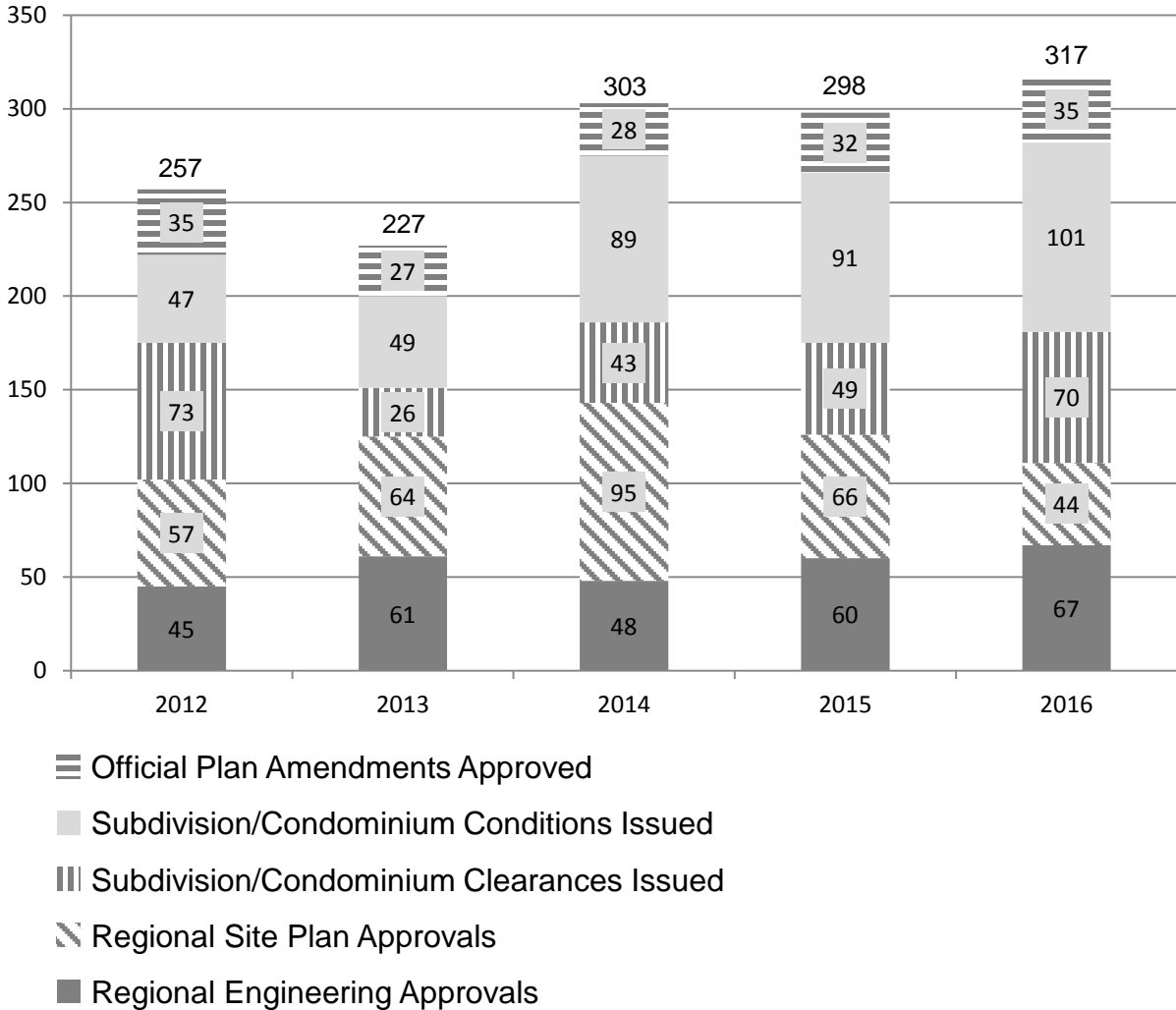
A breakdown of the type of development applications by municipality and application type is provided in Attachment 1. Secondary Plan and Official Plan approvals ensure policy frameworks are in place for continued implementation through development approvals with the goal of implementing city building objectives. In general, development activity continued to remain strong for the past three years. The Region has continued to experience strong growth in 2016. Also, development applications have increased in complexity and become more diverse in portfolio.

## 2016 Development Activity Summary

Subdivision and Condominium clearances have increased, leading to registration and construction

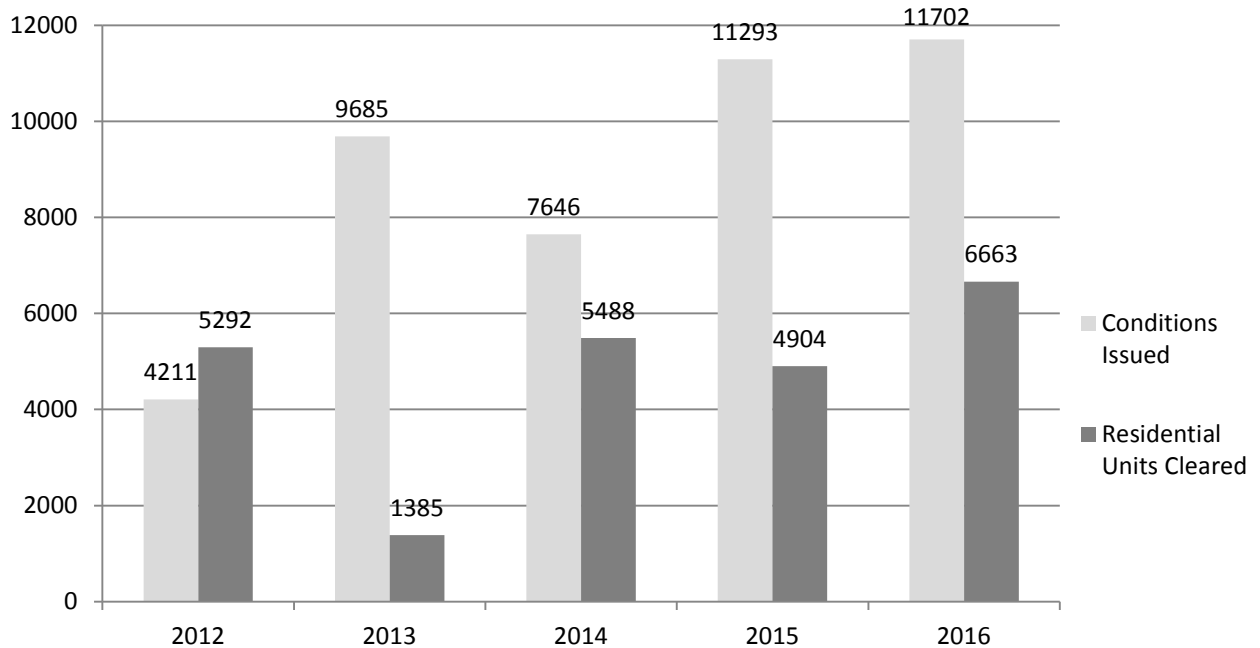
As shown in Figure 1, development approvals have activity remained strong in 2016 and subdivision and condominium activity trended upwards in the past five years. Issuance of conditions of approval and registration of residential units continue to be predominant. Regional site plan and engineering approvals have remained fairly steady over the past two years. The consistent number of site plan approvals in the past two years is attributed to the development industry's shift of focus to registration of plans of subdivisions and condominiums. The increase in subdivision and condominium clearances issued in 2016 bodes well for increased construction activity in 2017 and accompanying payment of development charges.

Figure 1  
**Number of Approvals Issued Per Year by Application Type**



As shown in Figure 2, the number of residential units for which conditions of draft approval were issued has trended upward in the past three years. The number of residential units cleared for registration has remained fairly consistent over the past two years. The drop of residential units cleared in 2013 was attributed by the Development Charge prepayment increase in 2012. In general, subdivision and condominium applications have remained strong over the past three years.

**Figure 2**  
**Residential Units for Conditions Issued and Cleared from 2012 to 2016**



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 during 2016.

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 complete list of OMB hearings with Regional staff involvement in 2016.

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 a mediation process to resolved 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. The OMB's mandate and processes are currently under review. Without changes being made to the current OMB process, staff expects the number of development related matters appealed to the OMB will increase as applications increase for infill and intensification within the urban boundary becoming more complex.

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 totaled \$2,770,104

Fees are collected in accordance with Regional Bylaw No. 2010-15 for land use planning approvals and the plan review function. Council approved a new fee structure in November 2015, which came into effect January 1, 2016. As shown in Table 1, 2016 Regional planning and engineering application fees collected increased significantly over 2015. The increase in fee revenue was attributed to the implementation of the new fee bylaw. Revenue from planning and engineering application fees have been trending upwards over the past two years.

**Table 1**  
**Fee Revenue for Development Planning and Engineering 2012 to 2016**

Section	2012	2013	2014	2015	2016
Development Planning	\$418,585	\$352,540	\$371,915	\$310,611	\$730,910
Development Engineering	\$1,090,875	\$1,317,032	\$978,272	\$1,308,330	\$2,039,194
<b>Total</b>	<b>\$1,509,460</b>	<b>\$1,669,572</b>	<b>\$1,350,187</b>	<b>\$1,618,941</b>	<b>\$2,770,104</b>

Development Charges revenue increased 31% in 2016

Development Charges, which are collected through the applications approval process, are an important contribution to the Region’s revenue. In 2016, \$338,547,685 was collected from Development Charges, an increase of 31% compared to 2015. This change was attributed to the increase in the number of units registered in 2016 as compared to 2015. As seen in Figure 2 above, the number of residential units registered increased from 4904 in 2015 to 6603 in 2016. The drop of Development Charges collected from 2012 to 2013 was partially attributed by the Development Charges prepayment increase in 2012.

**Table 2**  
**Development Charges Collected from 2012 to 2016**

2012	2013	2014	2015	2016
\$409,726,239	\$186,439,583	\$264,197,066	\$258,274,065	\$338,547,685

2017 Development Charges Bylaw to come into force on June 17, subject to the consideration of Regional Council

The Region is currently undergoing a Development Charges Bylaw update for 2017. Subject to consideration of Regional Council, the bylaw is anticipated to come into force in June, 2017. An increase in development activity prior to the introduction of a new Development Charge Bylaw is expected.

## 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 the 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 in 2016. 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 2016 and subdivision and condominium activity trended upwards in the past 5 years.



## 2016 Development Activity Summary

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 31, 2017

Attachments (1)

#7455069

(Accessible formats or communication supports are available upon request)



Development Activity  
Summary
2016



April 2017





# Table of Contents

<b>Executive Summary</b>	<b>1</b>
<b>York Region Development Profile 2016</b>	<b>3</b>
Quick Facts	4
<b>Town of Aurora Development Profile</b>	<b>6</b>
Quick Facts	7
Detailed Application Information	8
<b>Town of East Gwillimbury Development Profile</b>	<b>13</b>
Quick Facts	14
Detailed Application Information	15
<b>Town of Georgina Development Profile</b>	<b>21</b>
Quick Facts	22
Detailed Application Information	23
<b>Township of King Development Profile</b>	<b>26</b>
Quick Facts	27
Detailed Application Information	28
<b>City of Markham Development Profile</b>	<b>31</b>
Quick Facts	32
Detailed Application Information	33
<b>Town of Newmarket Development Profile</b>	<b>38</b>
Quick Facts	39
Detailed Application Information	40
<b>Town of Richmond Hill Development Profile</b>	<b>41</b>
Quick Facts	42
Detailed Application Information	43
<b>City of Vaughan Development Profile</b>	<b>48</b>
Quick Facts	49
Detailed Application Information	50
<b>Town of Whitchurch-Stouffville Development Profile</b>	<b>58</b>
Quick Facts	59
Detailed Application Information	60
<b>Appendix A - Delegated Planning and Engineering Approvals Activity</b>	<b>61</b>
<b>Appendix B - Current OMB hearings with Regional Staff involvement 2016</b>	<b>62</b>

# ES Executive Summary



The purpose of the 2016 Development Activity Summary is to provide information to Council on planning and development application activity in 2016, report on delegated approvals, and highlight trends over the past 5 years.

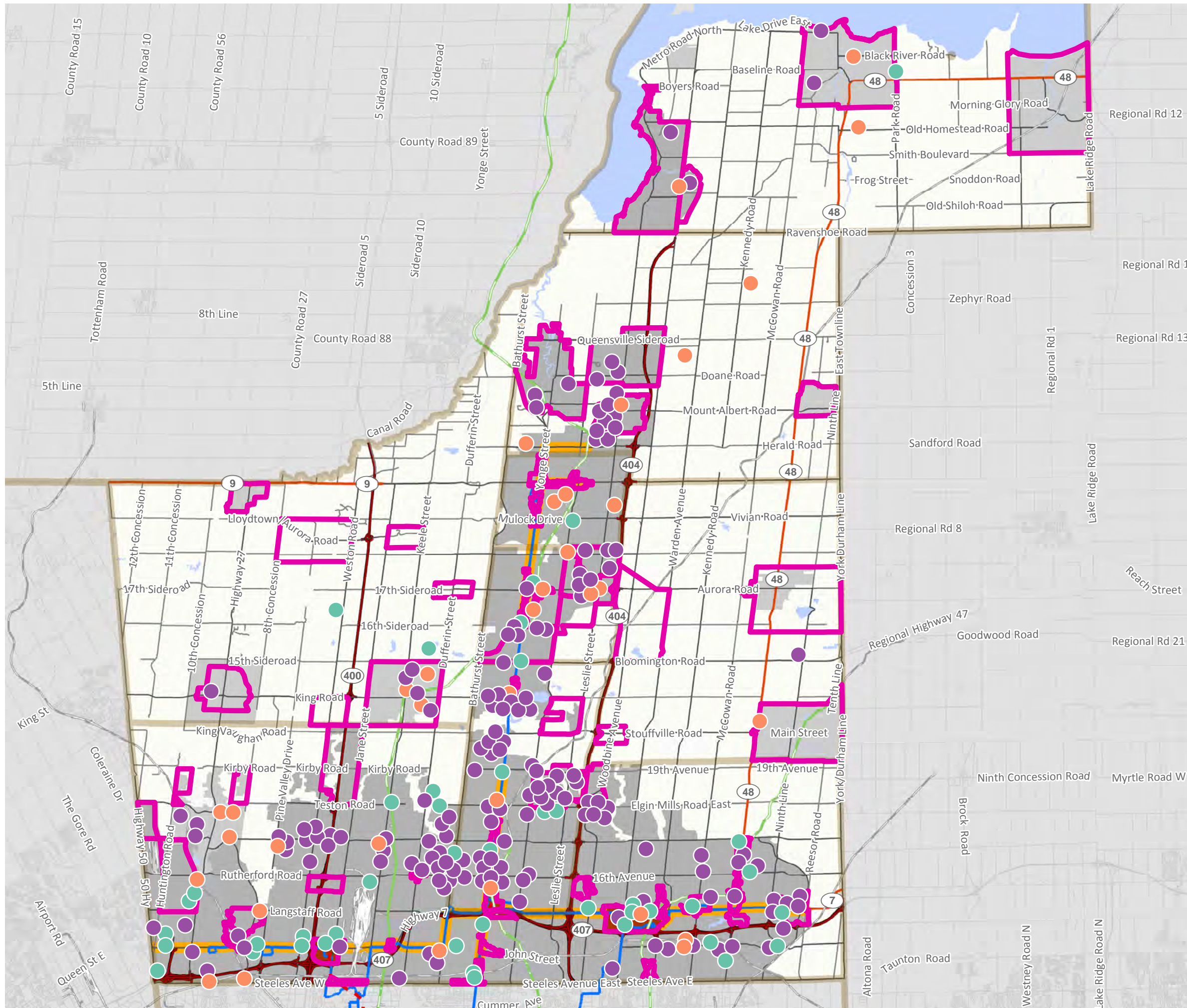
In 2016, Regional staff reviewed and responded to 317 development applications. Regional staff actively participate in Technical Advisory Committees and Project Working Groups and continue to be involved with Ontario Municipal Board proceedings, which include hearings and mediation.

In general, development activity remained strong in 2016. Subdivision and condominium activity trended upwards in the past 5 years and Regional site plan and engineering approvals have remained steady over the past 5 years. The Region has continued to experience strong growth in 2016 and development applications have increased in complexity and become more diverse in portfolio. Regional staff will continue to work closely with local municipal partners to achieve Region and local policy objectives.



# YORK REGION

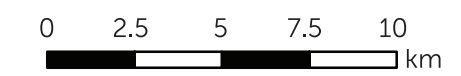
## Development Profile 2016



- Official Plan Amendment
- Subdivision/Condominium Applications (conditions/clearance issued)
- Site Plan Approvals
- ▭ Secondary Plan Boundary
- ▭ 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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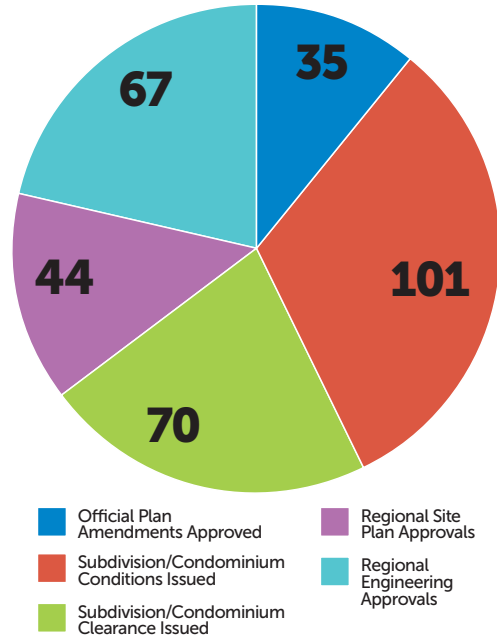
# York Region Development Profile 2016



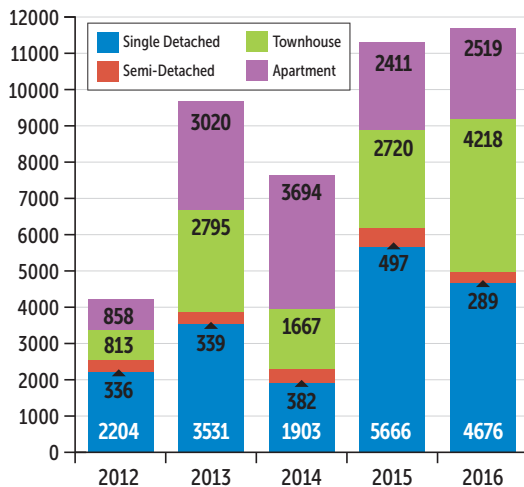
## QuickFacts

- Regional staff reviewed and responded to **317 development applications** in 2016
- Conditions of draft approval were issued for **11702 residential units** in 2016
- **6663 residential units** were cleared for registration in 2016

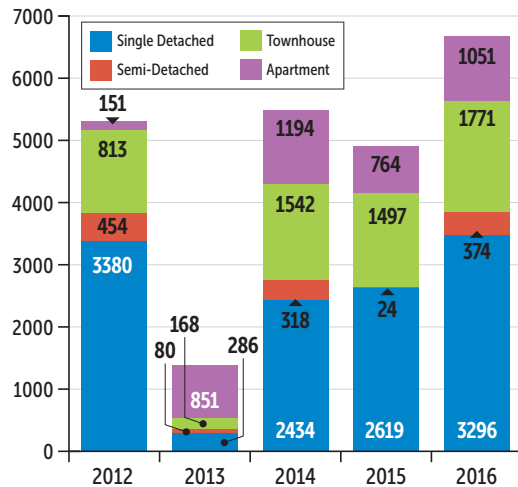
**Figure 1:** 2016 Development Application by Type - York Region



**Figure 2:** Type of Residential Units (Conditions Issued) 2012 to 2016 - York Region



**Figure 3:** Type of Residential Units (Clearance Issued) 2012 to 2016 - York Region

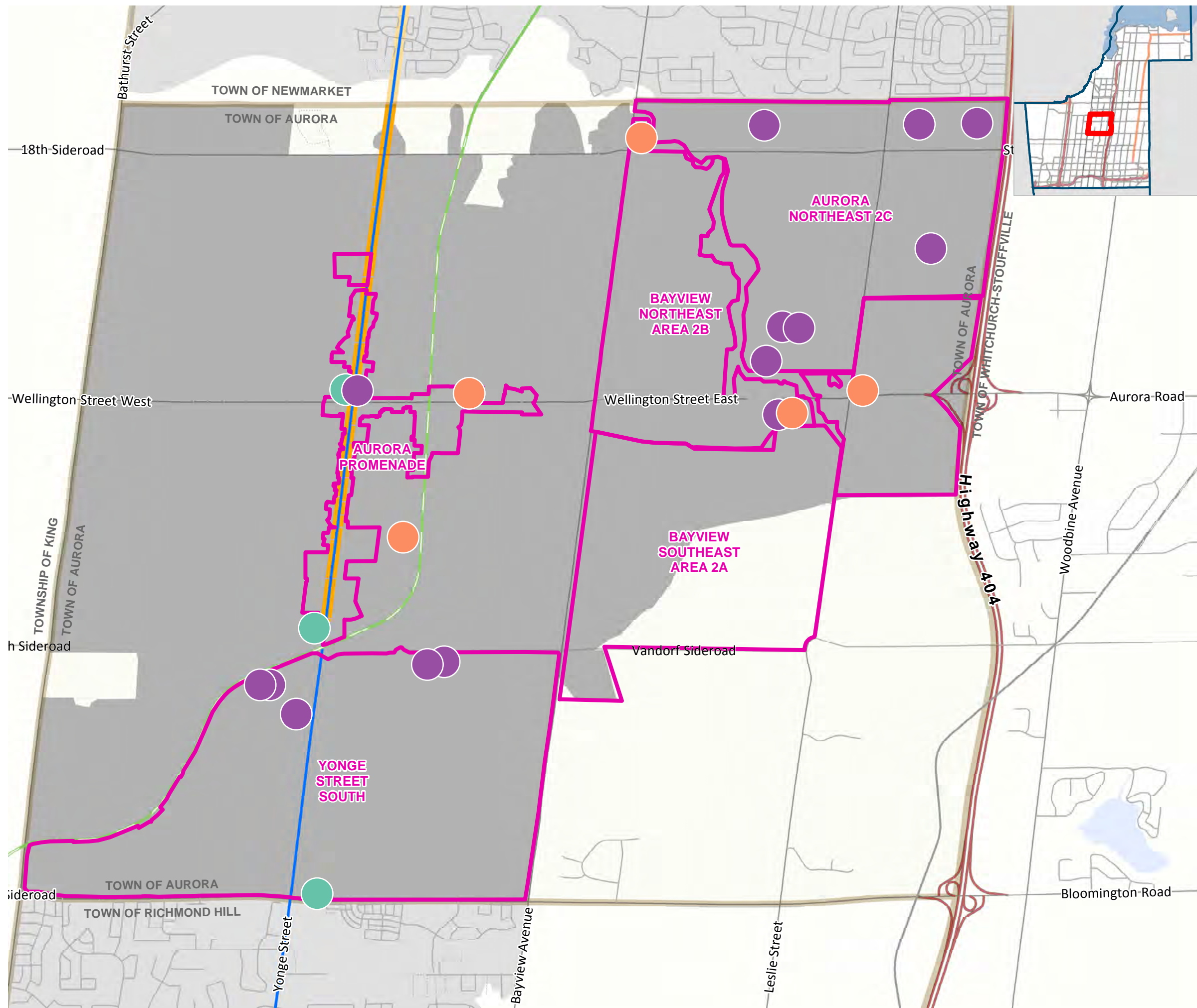






# YORK REGION

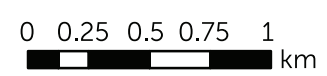
## Town of Aurora Development Profile 2016



- Official Plan Amendment
- Subdivision/Condominium Applications (conditions/clearance issued)
- Site Plan Approvals
- Secondary Plan Boundary
- Regional Corridor

### Base Map Information

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



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# Town of Aurora

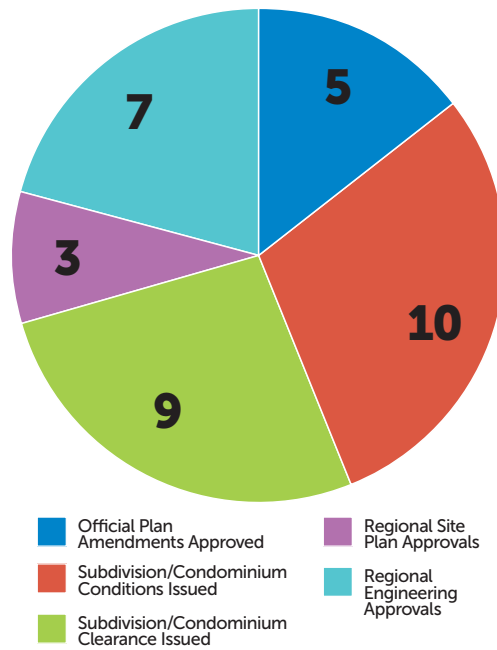
## Development Profile 2016



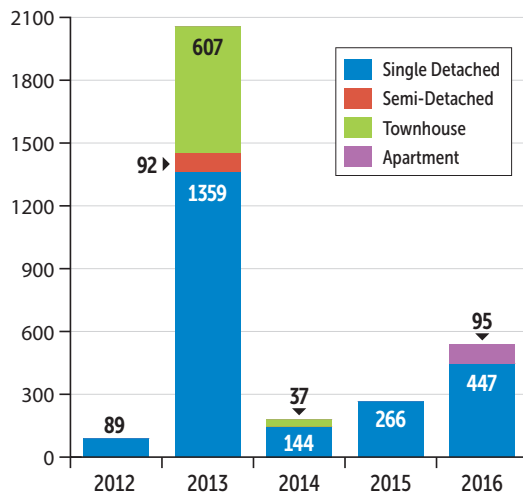
### QuickFacts

- Aurora made up **11 per cent** of 2016 development applications in York Region
- **34 development applications** were reviewed in 2016
- Conditions of draft approval were issued for **542 residential units** in 2016
- **476 residential units** were cleared for leading up to registration in 2016
- Development is generally focused in the following areas:
  - Aurora Northeast 2C
  - Aurora Promenade
  - Yonge Street South

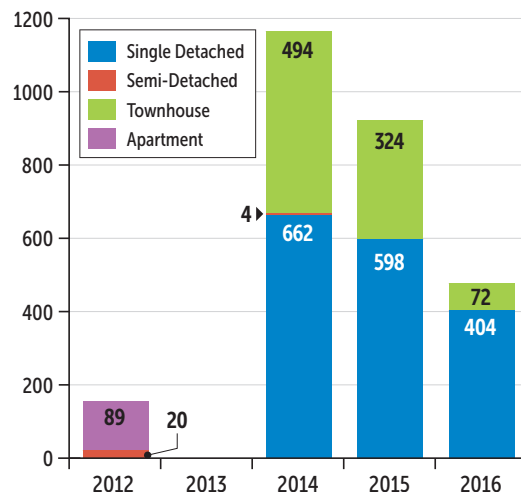
**Figure 4:** 2016 Development Application by Type - Town of Aurora



**Figure 5:** Type of Residential Units (Conditions Issued) 2012 to 2016 - Town of Aurora



**Figure 6:** Type of Residential Units (Clearance Issued) 2012 to 2016 - Town of Aurora





# Town of Aurora

## Detailed Application Information



**Table 1 - Official Plan Amendment Applications**

Application Number	Application Type	Location	Applicant	Description	Units	Response Time (Days)
OPA-2015-05	OPA Exemption	North of Wellington Street, East of Industrial Parkway North	Metropolitan Square Inc.	To permit two 10-storey buildings with a total of 296 units.	296	64
OPA-2015-06	OPA Exemption	Northeast corner of Wellington Street and Leslie Street	2283986 Ontario Inc.	To permit the development of a multi-tenant commercial building with retail sales and service commercial use.	0	43
OPA-2016-02	OPA Exemption	East of Yonge Street, west of Industrial Parkway South and south of Wellington Street East	The Gathering Place of Aurora	To permit the expansion of the existing place of worship.	0	26
OPA-2016-01	Preliminary OPA	South of Wellington Street East, West of Leslie Street	Leslie-Wellington Developments Inc.	To amend the existing Official Plan designation from "Medium-High Density Residential" to "Low-Medium Density Residential".	290	179
OPA 11	Routine OPA	Northeast Corner of St. John's Sideroad and Bayview	Rice Commercial Group	Re-designate the subject lands from "Convenience Commercial" to "Community Commercial" in order to facilitate the development of five (5) commercial buildings containing a variety of commercial uses.	0	34



# Town of Aurora

## Detailed Application Information



**Table 2 - Subdivision/Condominium Conditions Issued**

Application Number	Application Type	Location	Units	Industrial/Commercial (Ha)	Response Time (Days)	Response Date
19T-14A01	Conditions Issued	East side of Leslie Street between St. John's Sideroad and Wellington	0	55.27	45	Apr-1-2016
19CDM-15A03	Conditions Issued	East side of Yonge Street, north of Wellington Street	95	0	16	Jan-20-2016
19CDM-16A01	Conditions Issued	East of Yonge Street, South Side of Vandorf Road	56	0	37	Apr-20-2016
19CDM16A01	Conditions Issued	East of Yonge Street, South Side of Vandorf Road	56	0	128	Jul-20-2016
19CDM16A03	Conditions Issued	West side of Yonge Street, south of Henderson Drive.	42	0	145	Sep-21-2016
19CDM16A04	Conditions Issued	West side of Yonge Street, South of Henderson Road	0	0	85	Nov-21-2016
19T15A02	Conditions Issued	Northeast corner of Leslie St. and St. John's Sideroad	0	6.45	90	Dec-23-2016
19T15A05	Conditions Issued	North of St. John's Sideroad, East of Leslie Street	108	0	184	Aug-25-2016
19T16A01	Conditions Issued	South of Wellington Street, West of Leslie Street	145	0	179	Nov-21-2016
19T16A02	Conditions Issued	West side of Yonge Street, South of Henderson Road	40	0	85	Nov-16-2016



# Town of Aurora

## Detailed Application Information



**Table 3 - Subdivision Clearance Issued**

Application Number	Application Type	Location	Units	Industrial/ Commercial (Ha)	Response Date
19T-12A02	Clearance Issued (Phase 1)	West half of Lot 22, Con. 2	345	0	Feb-16-2016
19T11A02	Clearance Issued (Phase 4)	North of St. John's Sideroad, between Leslie and Bayview	49	0	Aug-22-2016
19T12A02	Clearance Issued (Phase 2)	West half of Lot 22, Con. 2	194	.51	Aug-19-2016
19T14A03	Clearance Issued (Phase 1)	North side of Wellington St. West of Leslie St. Part of Lot 21 Concession 2 (AW) Part 4 65R26507, Except parts 1 & 2, 65R33131.	82	0	Sep-27-2016

**Table 4 - Regional Site Plan/Engineering Approvals**

Application Number	Application Type	Location	Description	Response Date
SP-A-006-16	Site Plan Approval	Westside of Yonge Street, South of Henderson Drive	Proposed sales trailer (Street A)	Apr-26-2016
SP-A-009-15	Site Plan Approval	15278 Yonge Street, North of Wellington Street	Proposed development of 126 stacked back to back townhomes	Oct-20-2016
SP-A-004-14	Site Plan Approval	74 Old Bloomington Road, Northeast corner of Bloomington Road and Yonge Street	Proposed development of a condominium	Oct-21-2016
D19 13.003.A	Engineering Approval	Northeast corner of St. John's Sideroad and Bayview Avenue	PH4-Engineering Submission	Mar-30-2016
D19 13.005.A	Engineering Approval	Leslie Street, North of Wellington Street - Between State Farm Way and Brookfield Lands	Engineering Submission - watermain and sanitary sewer connections	Jun-21-2016
D19 16.001.A	Engineering Approval	Northwest corner of Ridge Road and Yonge Street -14070 Yonge Street	Engineering Submission - Intersection of Street A and Yonge Street	Jun-28-2016
D19 13.006.A	Engineering Approval	Northwest corner of Wellington Street East and Leslie Street- Adjacent to State Farm Way	Northwest corner of Wellington Street East and Leslie Street- Adjacent to State Farm Way	Aug-17-2016
D19 13.003.A	Engineering Approval	1756 St. John's Sideroad - North of St. John's and West of Highway 404	1756 St. John's Sideroad - North of St. John's and West of Highway 404	Oct-03-2016



# Town of Aurora

## Detailed Application Information



**Table 4 - Regional Site Plan/Engineering Approvals (continued)**

Application Number	Application Type	Location	Description	Response Date
D19 13.005.A	Engineering Approval	Leslie Street, North of Wellington Street - Between State Farm Way and Brookfield Lands	Engineering Submission - watermain and sanitary sewer connections	Jun-21-2016
D19 16.001.A	Engineering Approval	Northwest corner of Ridge Road and Yonge Street -14070 Yonge Street	Engineering Submission - Intersection of Street A and Yonge Street	Jun-28-2016
D19 13.006.A	Engineering Approval	Northwest corner of Wellington Street East and Leslie Street- Adjacent to State Farm Way	Northwest corner of Wellington Street East and Leslie Street- Adjacent to State Farm Way	Aug-17-2016
D19 13.003.A	Engineering Approval	Northeast corner of St.John's Sideroad and Bayview Avenue	Northeast corner of St.John's Sideroad and Bayview Avenue	Aug-18-2016
D19 13.005.A	Engineering Approval	Leslie Street, North of Wellington Street - Between State Farm Way and Brookfield Lands	Leslie Street, North of Wellington Street - Between State Farm Way and Brookfield Lands	Sep-20-2016
D19 16.003.A	Engineering Approval	1756 St.John's Sideroad - North of St.John's and West of Highway 404	1756 St.John's Sideroad - North of St.John's and West of Highway 404	Oct-03-2016



# YORK REGION

## Town of East Gwillimbury Development Profile 2016

- Official Plan Amendment
- Subdivision/Condominium Applications (conditions/clearance issued)
- Site Plan Approvals
- Secondary Plan Boundary
- Regional Corridor

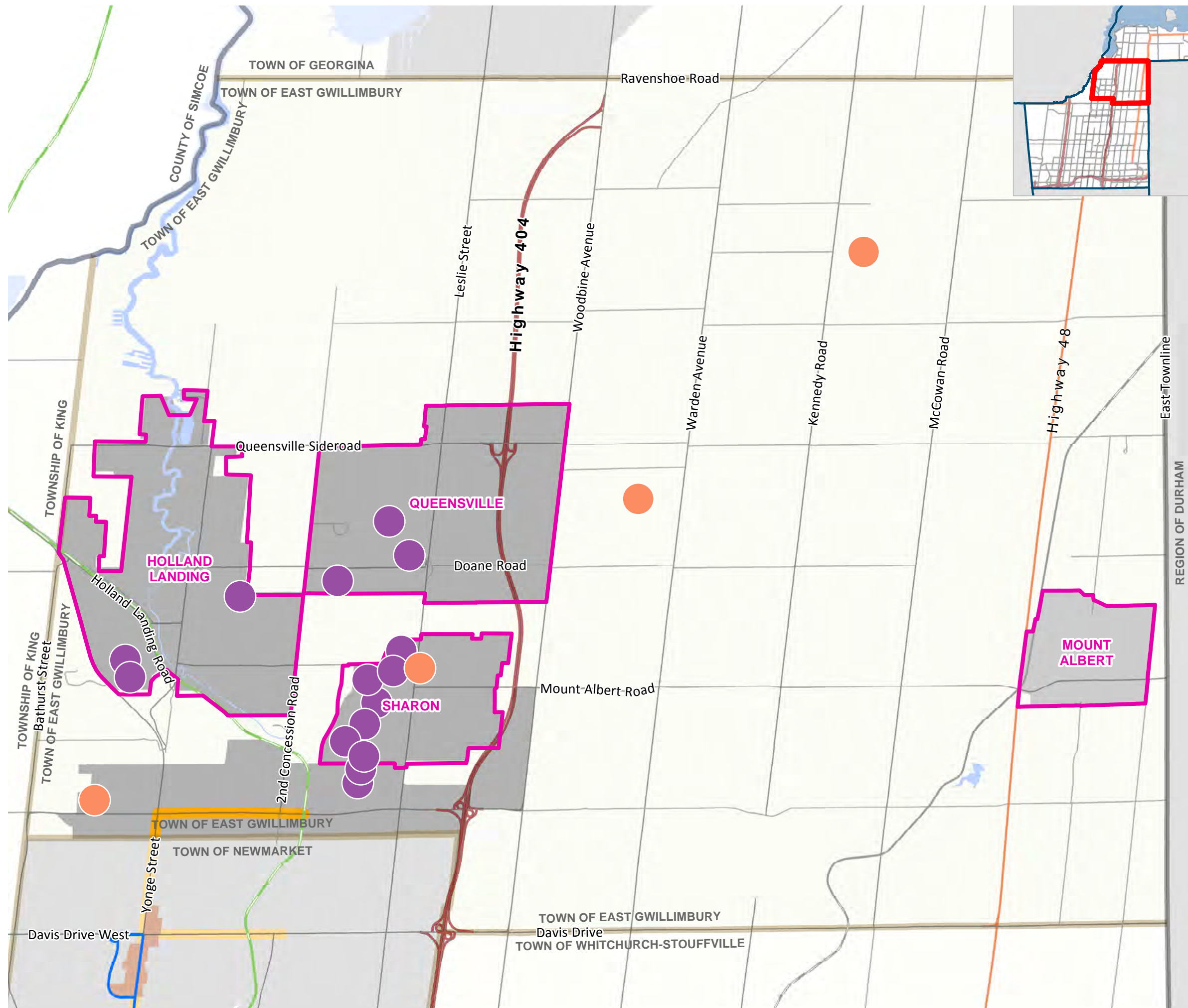
### Base Map Information

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

0 0.5 1 1.5 2 km



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# Town of East Gwillimbury

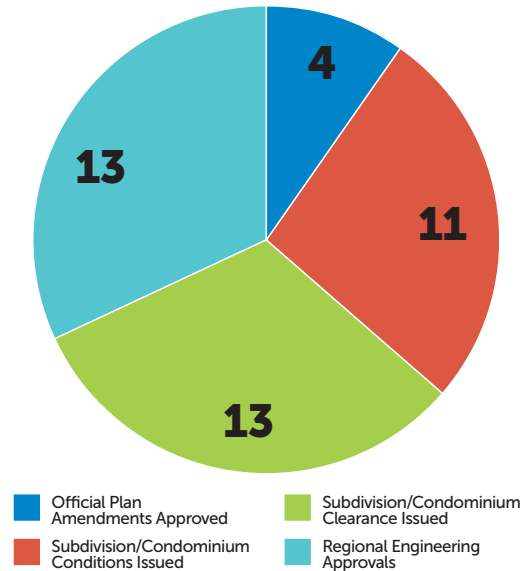
## Development Profile 2016



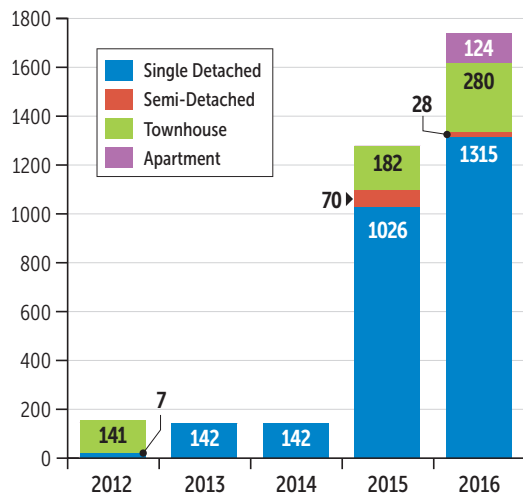
### QuickFacts

- East Gwillimbury made up **13 per cent** of 2016 development applications in York Region
- **41 development applications** were reviewed in 2016
- Conditions of draft approval were issued for **1747 residential units** in 2016
- **2700 residential units** were cleared for registration in 2016
- Development is generally focused in the following areas:
  - Queensville
  - Sharon
  - Holland Landing
- Regional staff participate on the Green Lane Secondary Plan Technical Advisory committee

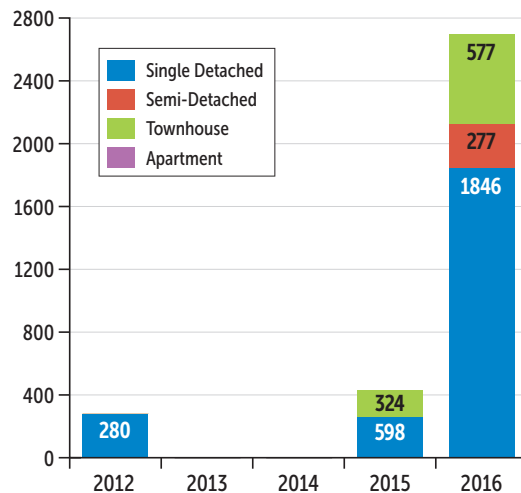
**Figure 7:** 2016 Development Application by Type - Town of East Gwillimbury



**Figure 8:** Type of Residential Units (Conditions Issued) 2012 to 2016 - Town of East Gwillimbury



**Figure 9:** Type of Residential Units (Clearance Issued) 2012 to 2016 - Town of East Gwillimbury





# Town of East Gwillimbury

## Detailed Application Information



**Table 5 - Official Plan Amendment Applications**

Application Number	Application Type	Location	Applicant	Description	Units	Response Time (Days)
OPA 2	Routine OPA	Southeast corner of Leslie Street and Farr Avenue	Tritesta Inc.	To re-designate the properties (3 and 5 Sharon Boulevard) to permit a supermarket/ grocery store, drugstore, pharmacy, a dry cleaning depot, donut/coffee shop and accessory uses.	0	21
OPA.09.03	Preliminary OPA	East of Kennedy, South of Boag Road	Tom Jones, Miller Paving Limited	18 hole golf course proposed within the Greenbelt. The property is designated "Agricultural Area" and Environmental Protection Area" and identified as an aggregate priority area in accordance with OPA 95 subject to the Provincial Greenbelt Plan. The applicant has applied for an OPA to redesignate the westerly portion of the subject lands to "Recreation Area" to permit the golf course.	0	222
OPA.16.01	Preliminary OPA	North West Yonge and Green Lane East Gwillimbury	Michael Rice, Yonge Green Lane GP Inc. /co Rice Commercial Group	Proposed Secondary Plan for the northwest quadrant of Yonge Street and Green Lane West, which consists of 105.8 hectares of land.	0	139
OPA.16.02	Preliminary OPA	All lands within the Town of East Gwillimbury	Town of East Gwillimbury	Official Plan Amendment to amend the Town's Official Plan to conform and to implement the land use policies of the approved South Georgian Bay Lake Simcoe Source Protection Plan.	0	51



# Town of East Gwillimbury

## Detailed Application Information



**Table 6 - Subdivision/Condominium Conditions Issued**

Application Number	Application Type	Location	Units	Industrial/Commercial (Ha)	Response Time (Days)	Response Date
19T-14E03	Conditions Issued	North west quadrant of Leslie Street and Doane Road	203	0	22	Jan-27-2016
19T-88085	Conditions Issued	Between Hwy 11 and Holland Landing Road, north of Morning Sideroad	374	0	78	Jan-13-2016
19T-94036	Conditions Issued	Between Hwy 11 and Holland Landing Road, north of Morning Sideroad	144	0	78	Jan-13-2016
19T03E01	Conditions Issued	North of Doane Road West of Leslie Street	1026	0	43	Oct-14-2016

**Table 7 - Subdivision Clearance Issued**

Application Number	Application Type	Location	Units	Industrial/Commercial (Ha)	Response Date
19T-07E02	Clearance Issued	South of Mount Albert Road and west of Leslie Street	379	0	Jun-07-2016
19T-08E02	Clearance Issued	Part of Lots 8 and 9, Concession 2, East Gwillimbury	162	0	Jun-17-2016
19T-08E04	Clearance Issued	South of Mount Albert Road and west of Leslie Street	353	0	Jun-21-2016
19T-11E01	Clearance Issued	Part of Lot 10, Concession 2	141	0	May-27-2016
19T08E01	Clearance Issued (Phase 2)	Lot 10, Concession 2	232.5	0	Nov-30-2016
19T08E03	Clearance Issued	South of Mount Albert Road, west of Leslie Street	187	0	Jul-25-2016
19T08E05	Clearance Issued	North of Mount Albert Road, west of Leslie Street	134		Jul-14-2016
19T09E02	Clearance Issued	West of Leslie Street, south of Doane Road, in the community of Queensville, East Gwillimbury	212	0	Nov-16-2016



# Town of East Gwillimbury

## Detailed Application Information



**Table 7 - Subdivision Clearance Issued (continued)**

Application Number	Application Type	Location	Units	Industrial/Commercial (Ha)	Response Date
19T14E01	Clearance Issued	West side of Leslie Street, north of Green Lane Road	273	0	Oct-26-2016
19T14E02	Clearance Issued	West side of Leslie Street, north of Green Lane Road	120	0	Dec-09-2016
19T95088	Clearance Issued	West of 2nd Concession Road, South side of Doane Road	32	0	Dec-19-2016

**Table 8 - Regional Engineering Approvals**

Application Number	Application Type	Location	Description	Response Date
D19 14.001.E	Engineering Approval	Southeast corner of Doane Road and Second Concession	Engineering Submission	Mar-14-2016
D19 13.012.E	Engineering Approval	19065 Holland Landing Road	Engineering Submission	Mar-16-2016
D19 12.002.E	Engineering Approval	Southwest corner of Doane Road and 2nd Concession	Engineering Submission	May-11-2016
D19 14.002.E	Engineering Approval	Intersection of Judah Doan Way and Leslie Street	Engineering Submission - Intersection of Judah Doan Way and Leslie Street	May-11-2016
D19 13.005.E	Engineering Approval	Continuation of David Wilson Trail - West of Leslie Street	Grading along Mount Albert Road	Jun-13-2016
D19 13.003.E	Engineering Approval	Northwest corner of Mt. Albert Sideroad and Leslie Street	Engineering Submission - Intersections - Mt. Albert Rd and Temple Avenue, Leslie & Daneswood S	Jul-12-2016
D19 15.001.E	Engineering Approval	5751 Mount Albert Road, Southside of Mt. Albert Sideroad, Between Centre Street and Ninth Line	Engineering Submission - Intersection of Mt. Albert and Royal Oak Road	Jul-15-2016
D19 13.011.E	Engineering Approval	Located between Yonge Street & Holland Landing Road, West of Yonge Street	Engineering Submission - Intersection of Crimson King Way and Highway 11 and intersection of Street P and Holland Landing Road	Jul-20-2016



# Town of East Gwillimbury

## Detailed Application Information



**Table 8 - Regional Engineering Approvals (continued)**

Application Number	Application Type	Location	Description	Response Date
D19 16.004.E	Engineering Approval	Westside of Leslie Street, South of Queensville Sideroad	Engineering Submission - Phase 2 - Leslie Street Works	Jul-27-2016
D19 13.001.E	Engineering Approval	Murrell Blvd and Mt. Albert Sideroad	Engineering Submission - Countryman Road	Aug-02-2016
D19 16.003.E	Engineering Approval	Westside of 2nd Concession, South of Doane Road	Engineering Submission	Sep-16-2016
D19 16.006.E	Engineering Approval	Southside of Doane Road, between Leslie and 2nd Concession	First Engineering Submission	Oct-05-2016
D19 16.005.E	Engineering Approval	Holland Landing Road, Closer to Oriole Drive	Engineering Submission - Construction Access - Farm property north of the Kerbel Limit (3rd Access)	Oct-17-2016



# YORK REGION

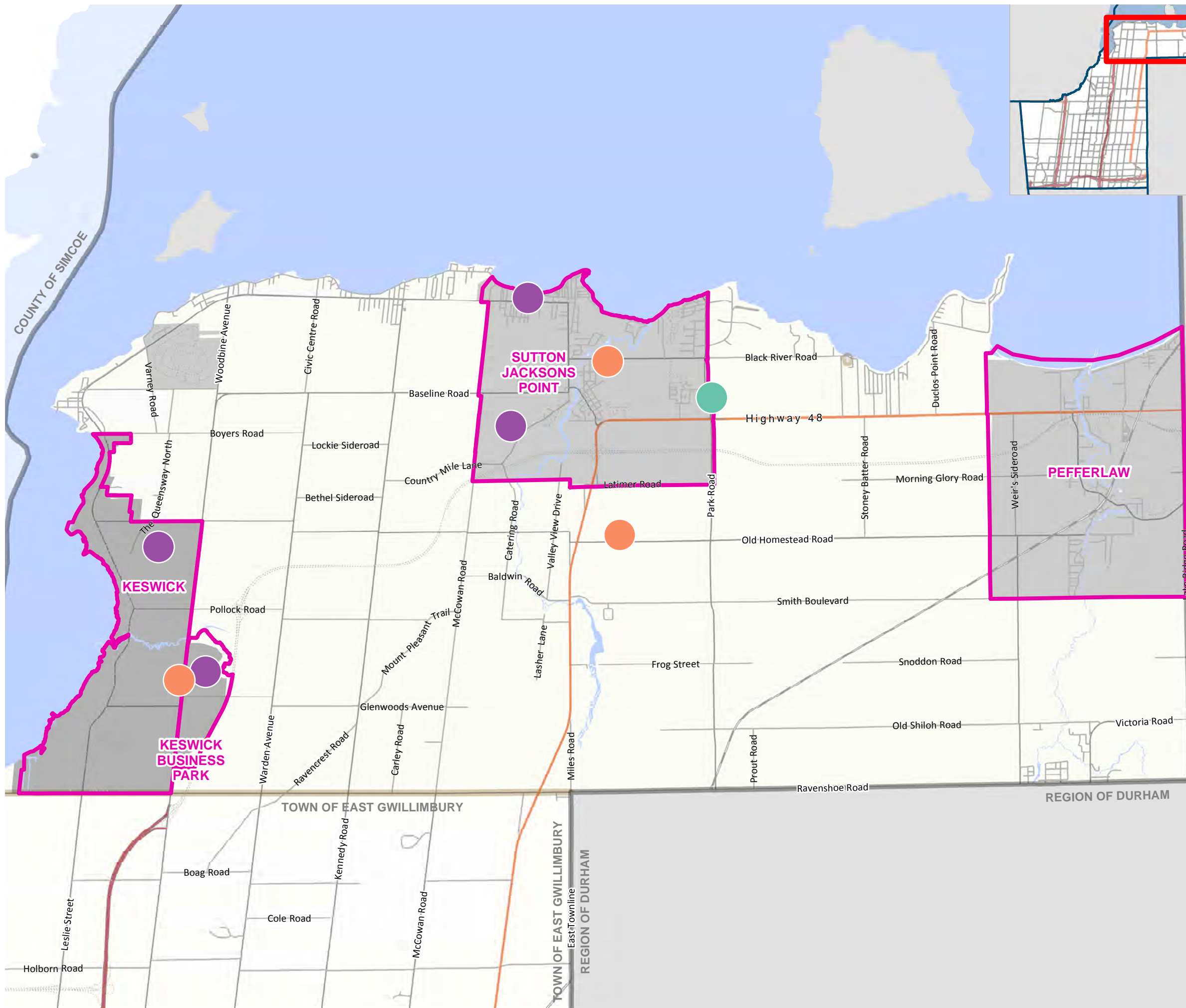
## Town of Georgina Development Profile 2016

- Official Plan Amendment
- Subdivision/Condominium Applications (conditions/clearance issued)
- Site Plan Approvals
- Secondary Plan Boundary

### Base Map Information

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

0 0.75 1.5 2.25 3 km



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# Town of Georgina

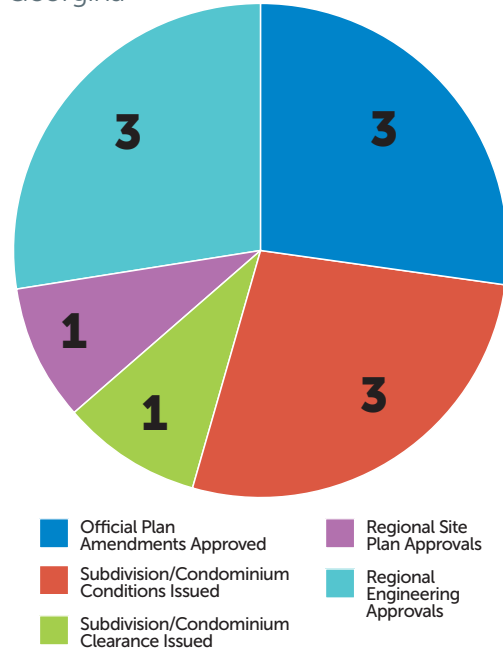
## Development Profile 2016



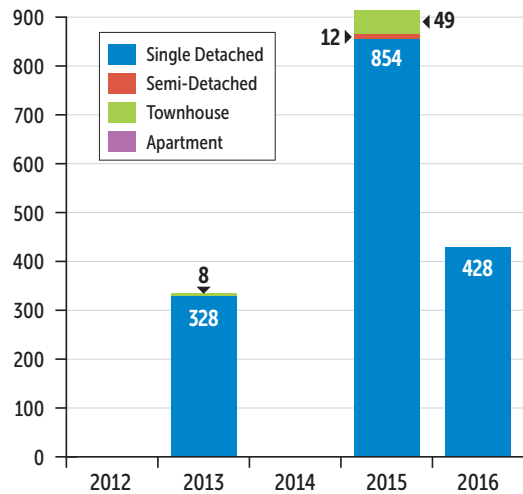
### QuickFacts

- Georgina made up **three per cent** of 2016 development applications in York Region
- **11 development applications** were reviewed in 2016
- Conditions of draft approval were issued for **428 residential units** in 2016
- **27 residential units** were cleared for registration in 2016
- Development is generally focused in the following areas:
  - Sutton Jacksons Point
  - Keswick
  - Keswick Business Park
- Regional staff participate on the Georgina Technical Advisory committee

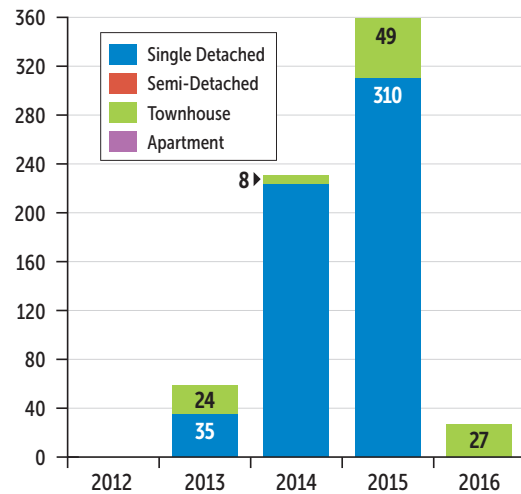
**Figure 10:** 2016 Development Application by Type - Town of Georgina



**Figure 11:** Type of Residential Units (Conditions Issued) 2012 to 2016 - Town of Georgina



**Figure 12:** Type of Residential Units (Clearance Issued) 2012 to 2016 - Town of Georgina







# Town of Georgina

## Detailed Application Information



**Table 9 - Official Plan Amendment Applications**

Application Number	Application Type	Location	Applicant	Description	Units	Response Time (Days)
OPA 129	Routine OPA	Town Wide	Town of Georgina	The Town of Georgina Official Plan (Draft April 2015) submitted to York Region for Review and comments.	0	196
OP02.187	OPA Exemption	Part of Lot 3, Concession 7	Oxford Developments	To develop seven dwelling units, (3 SD and 4 TH) on lands that are designated "Environmental Protection Area" in the Sutton/ Jackson's Point Secondary Plan.	7	100
OP02.188	OPA Exemption	North West Woodbine Avenue and Dovedale Drive	Sunrise Acquisitions	To permit a development comprised of 70 residential townhouse Units on the westerly area of the property and Commercial uses (1,848 sq.m) on the easterly portion of the property.	70	98

**Table 10 - Subdivision Conditions Issued**

Application Number	Application Type	Location	Units	Industrial/ Commercial (Ha)	Response Time (Days)	Response Date
19T-13G02	Conditions Issued	East Side of Woodbine Avenue, North of Ravenshoe	0	88.4	21	Apr-07-2016
19T-15G02	Conditions Issued	West of Woodbine Avenue, north side of Church Street	245	0	83	Jan-18-2016
19T-15G03	Conditions Issued	East of McCowan Road, South of Baseline	183	0	46	Feb-29-2016



# Town of Georgina

## Detailed Application Information



**Table 11 - Subdivision Clearance Issued**

Application Number	Application Type	Location	Units	Industrial/ Commercial (Ha)	Response Date
19T-05G06	Clearance Issued	Part of Lot 18, Con. 9	27	0	Jan-22-2016

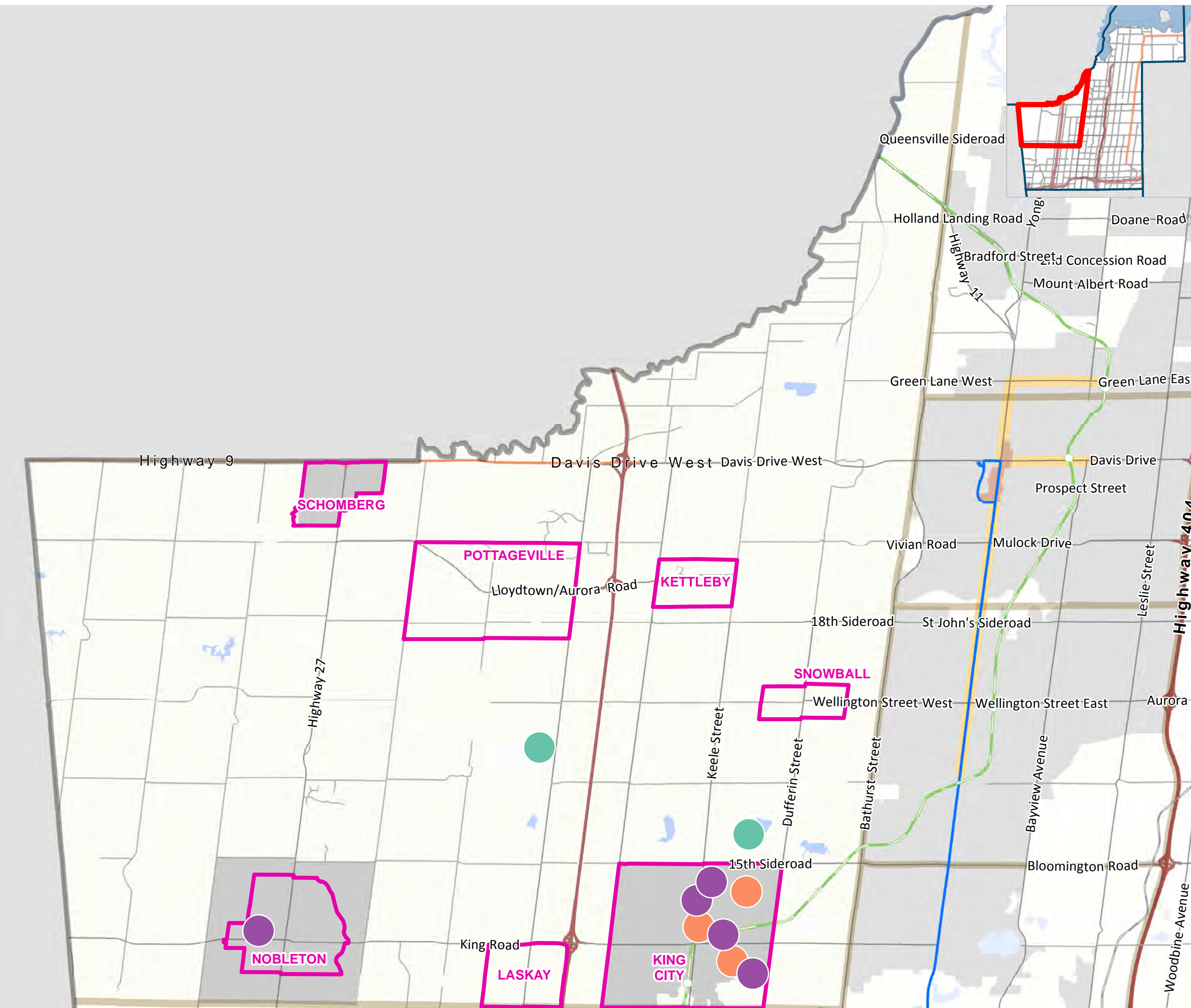
**Table 12 - Regional Site Plan/Engineering Approvals**

Application Number	Application Type	Description	Location	Response Date
SP-G-005-14	Site Plan Approval	Proposed eight additional storage buildings	26149 Park Road, North of Highway 48	Dec-09-2016
D19 15.002.G	Engineering Approval	Engineering Submission	Westside of Warden Avenue, North of Ravenshoe Road	Jun-02-2016
D19 08.001.G	Engineering Approval	Engineering Submission	Southside of Black River Road, North of Highway 48	Jul-27-2016
D19 16.001.G	Engineering Approval	Engineering Submission - Widening of The Queensway South (Intersection of Street 1 and The Queensway South)	Intersection of Street 1 and The Queensway South	Jul-27-2016



# YORK REGION

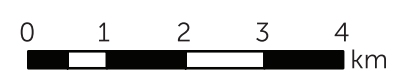
## Township of King Development Profile 2016



- Official Plan Amendment
- Subdivision/Condominium Applications (conditions/clearance issued)
- Site Plan Approvals
- Secondary Plan Boundary
- Regional Corridor
- Regional Centre

### Base Map Information

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



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# Township of King

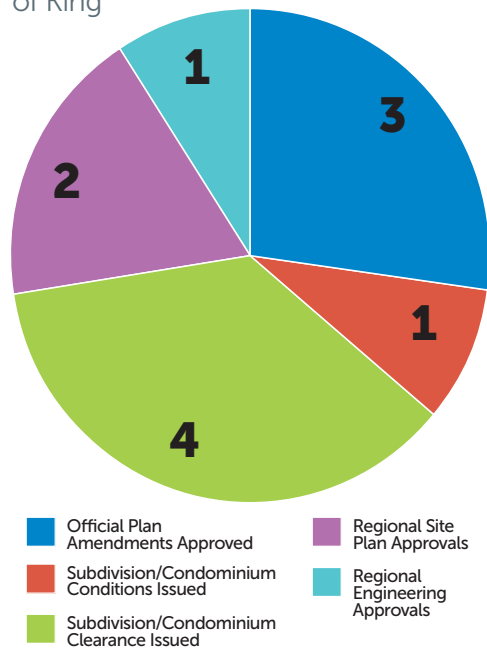
## Development Profile 2016



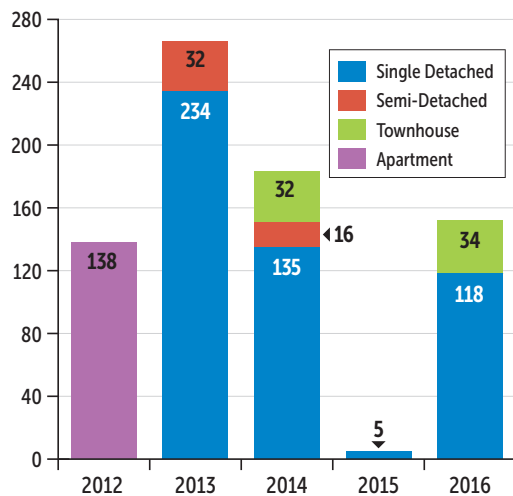
### QuickFacts

- King made up **three per cent** of 2016 development applications in York Region
- **11 development applications** were reviewed in 2016
- Conditions of draft approval were issued for **152 residential units** in 2016
- **121 residential units** were cleared for registration in 2016
- Development is generally focused in the following areas:
  - King City
  - Nobleton
- 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

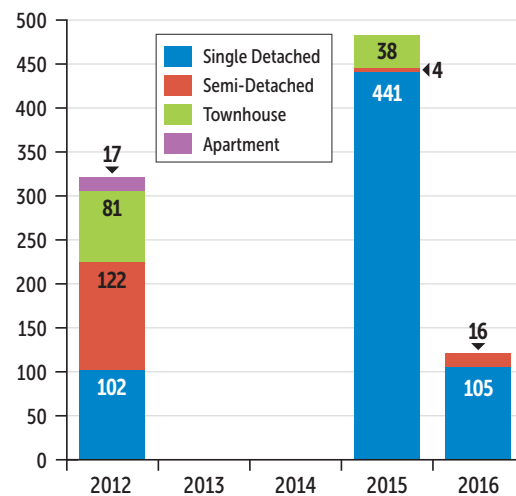
**Figure 13:** 2016 Development Application by Type - Township of King



**Figure 14:** Type of Residential Units (Conditions Issued) 2012 to 2016 - Township of King



**Figure 15:** Type of Residential Units (Clearance Issued) 2012 to 2016 - Township of King





# Township of King

## Detailed Application Information



**Table 13 - Official Plan Amendment Applications**

Application Number	Application Type	Location	Applicant	Description	Units	Response Time (Days)
OP.2015.05	OPA Exempted	South of King Road, west of Dufferin Street	Lina Peacock, Mark and Lina Peacock	To add site specific policies to the severance policies in order to facilitate the creation of one (1) additional lot by consent	1	28
OPA 89	Routine OPA	South of 15th Sideroad, west of Dufferin Street, north of King Road	King City East Landowner's Group	To allow for alternatives to enable a reduction in the environmental buffers/ minimum vegetation protection zone, and to allow an increase in the permitted residential density (Gross density of an average of 7 units per hectare).	1071	150
OP-2016-01	Preliminary OPA	East side of Keele Street, North of King Road	Hujade Group Corp.	To support 18 common-element condominium townhouse dwellings serviced by municipal sanitary and water services.	18	128

**Table 14 - Subdivision Conditions Issued**

Application Number	Application Type	Location	Units	Industrial/ Commercial (Ha)	Response Time (Days)	Response Date
19T-12K01	Conditions Issued	North of King Road and West of Chinook (Part of Lot 6, Conc.9, Nobleton)	152	0	67	May-6-2016



# Township of King

## Detailed Application Information



**Table 15 - Subdivision Clearance Issued**

Application Number	Application Type	Location	Units	Industrial/Commercial (Ha)	Response Date
19T-06K05	Clearance Issued	South of King Road west of Dufferin Street	48	0	Apr-16-2016
19T-13K01	Clearance Issued	Part of Lot 8, Concession 4	18	0	Apr-08-2016
19T-13K02	Clearance Issued	Northwest corner of King Blvd and Dew Street, south of the CN rail line	28	0	Jun-08-2016
19T13K03	Clearance Issued	East side of Keele Street, between King Road and 15th Sideroad	27	0	Aug-17-16

**Table 16 - Regional Site Plan/Engineering Approvals**

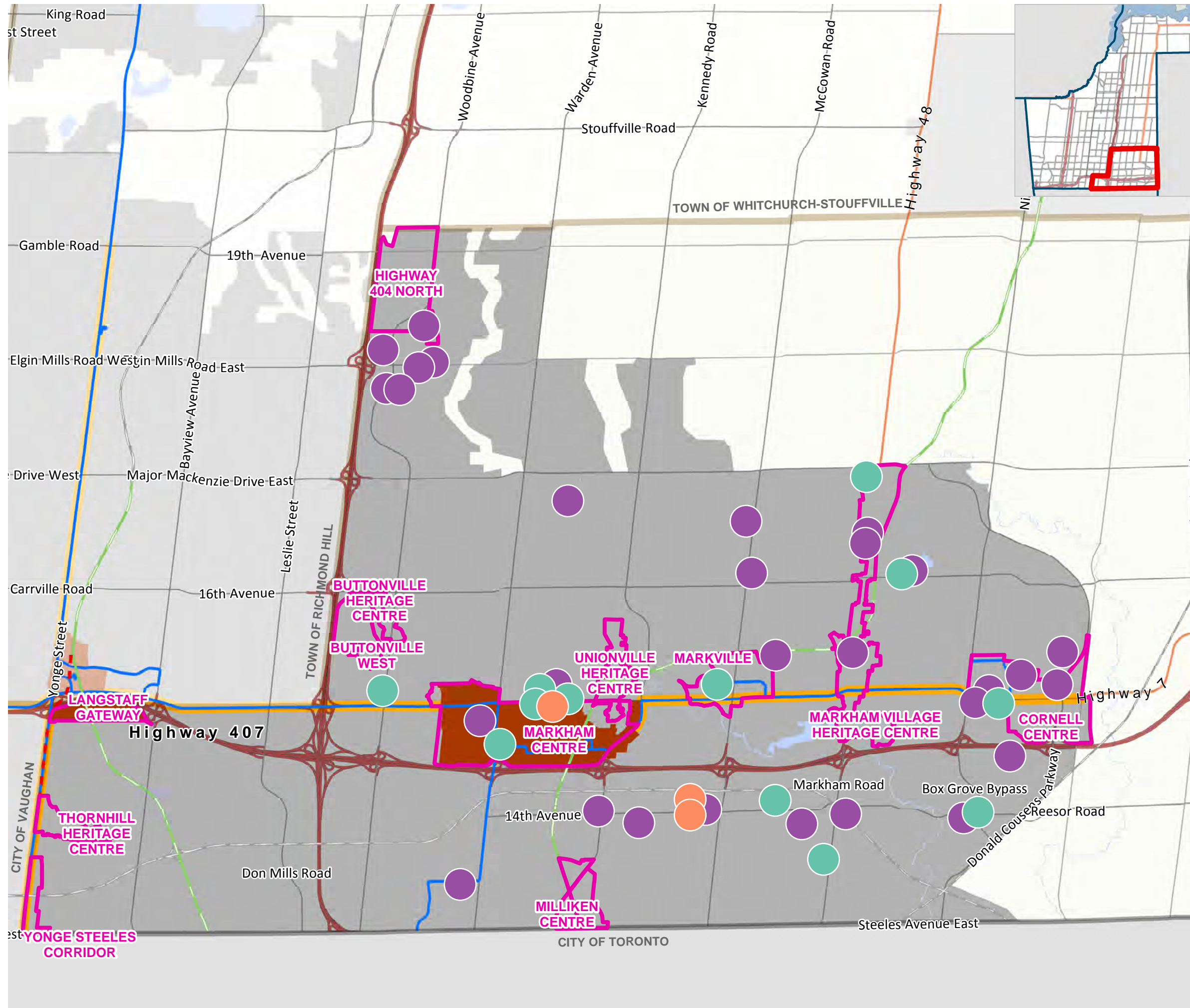
Application Number	Application Type	Description	Location	Response Date
SP-K-010-16	Site Plan Approval	Proposed redevelopment of the existing college to add additional buildings	13990 Dufferin Street, Northwest corner of 15th Sideroad and Dufferin Street	Sep-08-2016
SP-K-009-16	Site Plan Approval	Proposed development of a single detached home	14850 Weston Road, North of 16th Sideroad	Oct-18-2016
D19 16.001.K	Engineering Approval	Engineering Submission - Fill Permit - Construction Access	Eastside of Weston Road, North of King Vaughan Line - 12485 Weston Road	Nov-30-2016





# YORK REGION

## City of Markham Development Profile 2016



- Official Plan Amendment
- Subdivision/Condominium Applications (conditions/clearance issued)
- Site Plan Approvals
- Secondary Plan Boundary
- 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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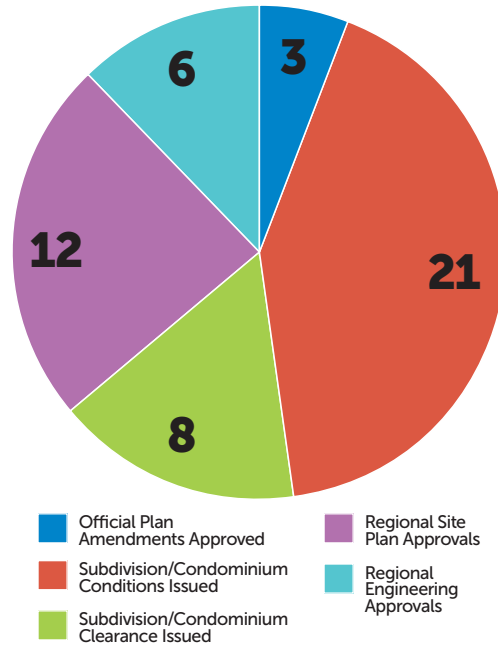
# City of Markham Development Profile 2016



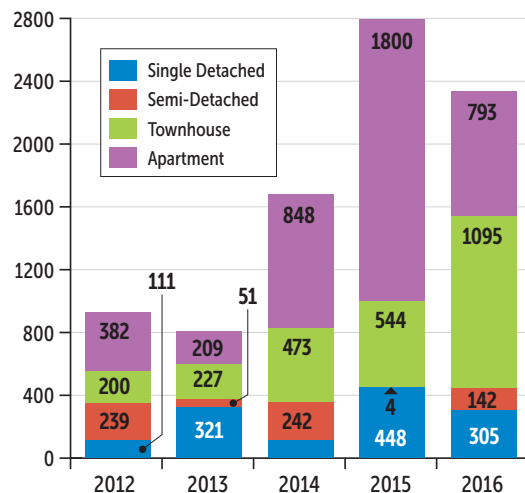
## QuickFacts

- Markham made up **16 per cent** of 2016 development applications in York Region
- **50 development applications** were reviewed in 2016
- Conditions of draft approval were issued for **2335 residential units** in 2016
- **926 residential units** were cleared for registration in 2016
- Development is generally focused in the following areas:  
Elgin Mills Road and Woodbine Avenue, Markham Centre, Markham Village Heritage Centre, Cornell Centre
- Markham has a high number of infill development applications
- Regional staff participate on the these committees and working groups:  
Cornell Centre Advisory, Markham Centre Advisory, Markham Future Urban Area Technical Advisory and Steering

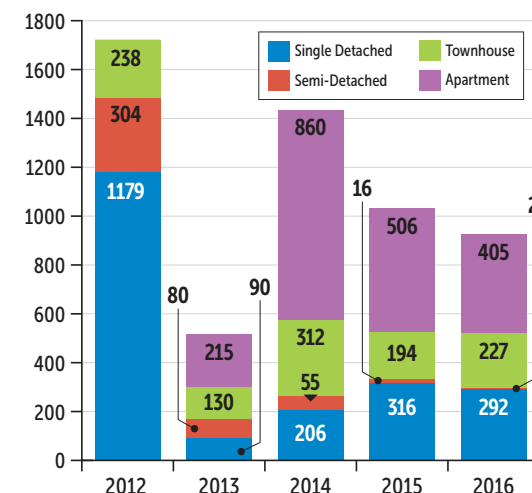
**Figure 16:** 2016 Development Application by Type - City of Markham



**Figure 17:** Type of Residential Units (Conditions Issued) 2012 to 2016 - City of Markham



**Figure 18:** Type of Residential Units (Clearance Issued) 2012 to 2016 - City of Markham





# City of Markham

## Detailed Application Information



**Table 17 - Official Plan Amendment Applications**

Application Number	Application Type	Location	Applicant	Description	Units	Response Time (Days)
OPA 229	Reported OPA	Northeast corner of Highway 7 and Village Parkway	1820266 Ontario Inc.	To amend the in-force Markham Official Plan (1987) to permit a site-specific exception to the "Urban Residential High Density 1" designation to facilitate the development of 56 townhouse units.	56	146
OPA 6	Reported OPA	Northeast corner of Highway 7 and Village Parkway	1820266 Ontario Inc.	To amend the new Markham Official Plan (2014) to permit a site-specific exception to the "Mixed Use Mid Rise Special exception 3" designation to facilitate the development of 56 townhouse units.	56	146
OP.15.107711	OPA Exempted	South side of 14th Avenue, west of McCowan Road	Akilan K. & Malathy S.	To increase the maximum units per hectare from 13.6 uph to the proposed 2.86 uph and permit lot frontage onto 14th Avenue	3	37

**Table 18 - Subdivision/Condominium Conditions Issued**

Application Number	Application Type	Location	Units	Industrial/ Commercial (Ha)	Response Time (Days)	Response Date
19T-08M02	Conditions Issued	North side of Highway 7, west of Donald Cousens Parkway	119	0	8	Feb-01-2016
19T-14M03	Conditions Issued	North side of Highway 7 East between 9th Line and Donald Cousens Parkway	109.5	0	67	Jan-15-2016
19T-15M02	Conditions Issued	North of Elgin Mills Rd., west side of Victoria Square Blvd. (Woodbine Ave.)	13	0	18	May-27-2016
19T-15M03	Conditions Issued	North of Elgin Mills Rd., east of Hwy 404	25	0	86	Jun-24-2016



**Table 18 - Subdivision/Condominium Conditions Issued (con't)**

Application Number	Application Type	Location	Units	Industrial/Commercial (Ha)	Response Time (Days)	Response Date
19T-16M01	Conditions Issued	East of Woodbine Ave., south of Elgin Mills Rd.	25	0	86	Jun-24-2016
19CDM-15M02	Conditions Issued	South of Hwy 7, west of Warden Ave.	368	0	201	Mar-08-2016
19CDM-16M01	Conditions Issued	West side of Markham Road, south of Bur Oak Avenue	179	0	21	Apr-07-2016
19CDM-16M02	Conditions Issued	East of McCowan Rd., north of Hwy 7	0	0	5	Mar-22-2016
19CDM-16M05	Conditions Issued	East of Markham Rd. and south of 14th Ave	0	0	31	Jun-30-2016
19CDM-16M06	Conditions Issued	West of Main Street Markham, South of Bullock Drive (east side of Water Street)	8	0	14	Jun-14-2016
19CDM16M07	Conditions Issued	Northeast c North-west corner of 14th Ave. and Kennedy Rd corner of Leslie St. and St. John's Sideroad	65	0	29	Jul-13-2016
19CDM16M10	Conditions Issued	South side of Hwy 7, east of Ninth Line	250	0	55	Oct-04-2016
19CDM16M11	Conditions Issued	North side of 16th Ave., east of Markham Rd.	160	0	35	Sep-12-2016
19CDM16M13	Conditions Issued	South side of Denison Street west of Warden Avenue	0	0	21	Oct-13-2016
19T14M07	Conditions Issued	North side of 14th Avenue and west of McCowan Road	8	0	92	Jul-26-2016
19T16M02	Conditions Issued	South side of 14th Ave., west of Markham Rd.	571	0	81	Jul-08-2016



# City of Markham

## Detailed Application Information



**Table 18 - Subdivision/Condominium Conditions Issued (con't)**

Application Number	Application Type	Location	Units	Industrial/Commercial (Ha)	Response Time (Days)	Response Date
19T16M03	Conditions Issued	North side of Hwy 7, east of Ninth Line.	0	0	211	Dec-06-2016
19T16M05	Conditions Issued	East side of McCowan Road, north side of 16th Avenue	0	0	206	Dec-05-2016
19T16M06	Conditions Issued	Southwest corner of Elgin Mills Rd and Woodbine Avenue By-pass	0	5.887	157	Oct-24-2016
19T16M08	Conditions Issued	East of Woodbine Ave., south of Elgin Mills Rd.	28.5	0	78	Oct-14-2016
19T93010	Conditions Issued	North side of Highway 7, west of Village Parkway	246.5	0	15	Aug-09-2016

**Table 19 - Subdivision/Condominium Clearance Issued**

Application Number	Application Type	Location	Units	Industrial/Commercial (Ha)	Response Date
19T-08M02	Clearance Issued	West of Donald Cousens Parkway and north of Highway 7	119	0	Jun-29-2016
19T-14M02	Clearance Issued	South side of 407, east of Ninth Line	204	0	Apr-14-2016
19CDM-14M07	Clearance Issued	West side of McCowan Rd and the North Side of Bur Oak Ave.	186	0	Jun-10-2016
19CDM14M12	Clearance Issued	North east quadrant of 16th avenue and Mainstreet Markham North	219	0	Nov-25-2016
19CDM16M03	Clearance Issued	West of Angus Glen Blvd., south of Major Mackenzie Dr.	170	0	Jul-07-2016
19T12M07	Clearance Issued	Lot 5, Con. 6	15	0	Jul-28-2016



# City of Markham

## Detailed Application Information



**Table 19 - Subdivision/Condominium Clearance Issued (con't)**

Application Number	Application Type	Location	Units	Industrial/Commercial (Ha)	Response Date
19T14M10	Clearance Issued	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	Sep-27-2016
19T14M13	Clearance Issued	South of 14th Ave, West of Kennedy Rd.	13	0	Oct-17-2016

**Table 20 - Regional Site Plan/Engineering Approvals**

Application Number	Application Type	Location	Description	Response Date
SP-M-027-12	Site Plan Approval	5680 14th Avenue, Northside of 14th Avenue, Adjacent to Middlefield Rd	Proposed development of a day care facility	Jan-07-2016
SP-M-024-15	Site Plan Approval	6232 16th Avenue, Northwest corner of 16th Avenue and Williamson Road	Proposed development of 42 unit freehold townhomes	Feb-11-2016
SP-M-005-15	Site Plan Approval	9900 Markham Road and 5899 Major Mackenzie Drive	Proposed development of 195 townhouses.	Feb-11-2016
SP-M-006-15	Site Plan Approval	Southeast corner of Stoney Stanton Road and Highway 7	Proposed development of 192 townhomes and an underground parking structure	Mar-16-2016
SP-M-016-14	Site Plan Approval	8510 Woodbine Avenue, Northwest corner of Highway 7 and Woodbine Avenue	Proposed development of a multi-unit commercial/restaurant	May-05-2016
SP-M-028-16	Site Plan Approval	6890 14th Avenue, Northwest corner of Box Grove By-Pass and 14th Avenue	Proposed redevelopment of an existing home	May-09-2016
SP-M-016-15	Site Plan Approval	Northeast corner of Warden Avenue and Enterprise Boulevard, North of Highway 407	Proposed development of 3 condominium towers	Jun-13-2016
SP-M-035-15	Site Plan Approval	4002 & 4022 Highway 7, Northeast corner of Village Parkway and Highway 7	Proposed development of a 56 Townhomes with 126 parking spaces	Jul-05-2016
SP-M-014-16	Site Plan Approval	4116, 4128 & 4142 Highway 7 East	Proposed development of 35 townhomes	Sep-12-2016
SP-M-026-15	Site Plan Approval	7350 Markham Road, South of Golden Avenue	Proposed development of a 117 townhomes on a common element condo road	Sep-15-2016



# City of Markham

## Detailed Application Information

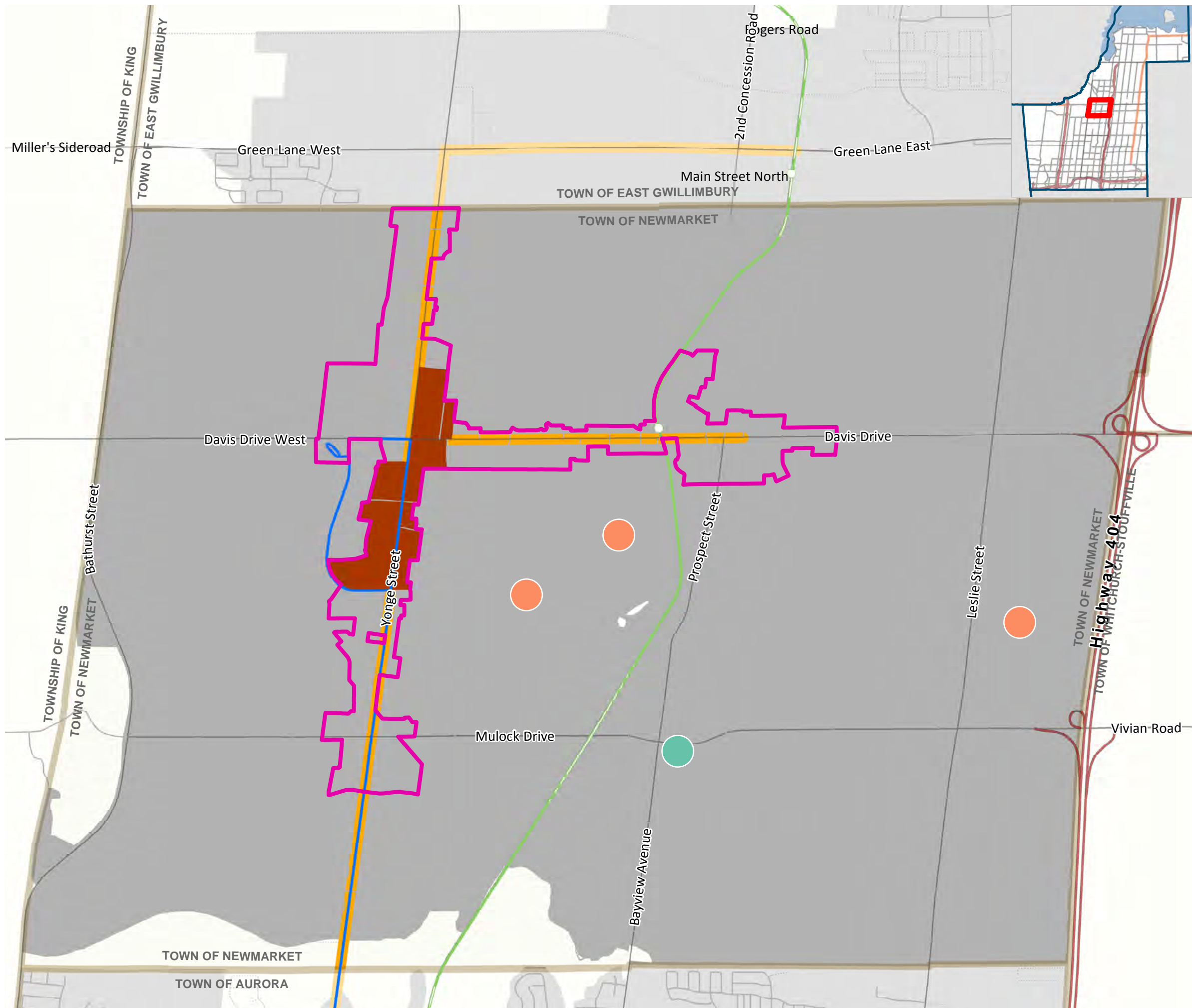


**Table 20 - Regional Site Plan/Engineering Approvals (continued)**

Application Number	Application Type	Location	Description	Response Date
SP-M-012-15	Site Plan Approval	3972 Highway 7, North side of Highway 7, West of Village Parkway	Proposed development of 12 townhouse dwellings and 2 eight storey condominium towers	Sep-21-2016
SP-M-027-16	Site Plan Approval	5000 Highway 7, Northwest corner of Highway 7 and McCowan Road	Proposed redevelopment of an existing store	Sep-21-2016
D19 15.014.M	Engineering Approval	Southeast corner of Glenbourne Park Drive and Major Mackenzie Drive	Engineering Submission	Feb-16-2016
D19 15.012.M	Engineering Approval	Northside Highway 7, West of Sciberras Drive	Engineering Submission	Apr-12-2016
D19 16.001.M	Engineering Approval	10208 9th Line	Engineering Submission - sewer line connection	Apr-15-2016
D19 16.003.M	Engineering Approval	57 and 59 Bridlefield Lane	Engineering Submission	Jun-09-2016
D19 16.002.M	Engineering Approval	12 Sylvia Crt	Engineering Submission - proposed development of a two storey home	Jun-13-2016
D19 16.006.M	Engineering Approval	Northwest corner of Highway 7 and Cornell Centre Blvd.	Engineering Submission	Jul-19-2016

# YORK REGION

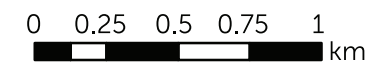
## Town of Newmarket Development Profile 2016



- Official Plan Amendment
- Subdivision/Condominium Applications (conditions/clearance issued)
- Site Plan Approvals
- Secondary Plan Boundary
- Regional Corridor
- Regional Centre

### Base Map Information

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



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# Town of Newmarket

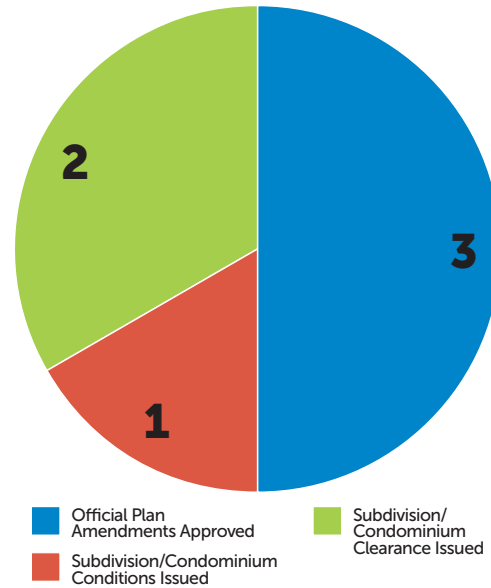
## Development Profile 2016



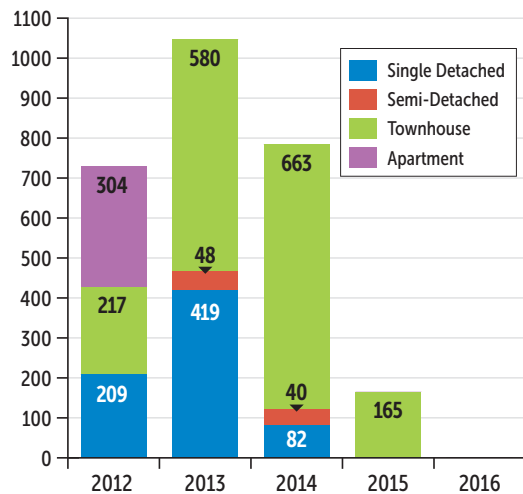
### QuickFacts

- Newmarket made up **two per cent** of 2016 development applications in York Region
- **Six development applications** were reviewed in 2016

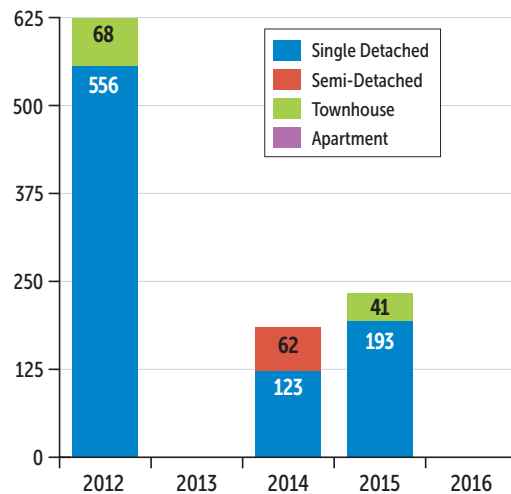
**Figure 19:** 2016 Development Application by Type - Town of Newmarket



**Figure 20:** Type of Residential Units (Conditions Issued) 2012 to 2016 - Town of Newmarket



**Figure 21:** Type of Residential Units (Clearance Issued) 2012 to 2016 - Town of Newmarket





# Town of Newmarket

## Detailed Application Information



**Table 21 - Official Plan Amendment Applications**

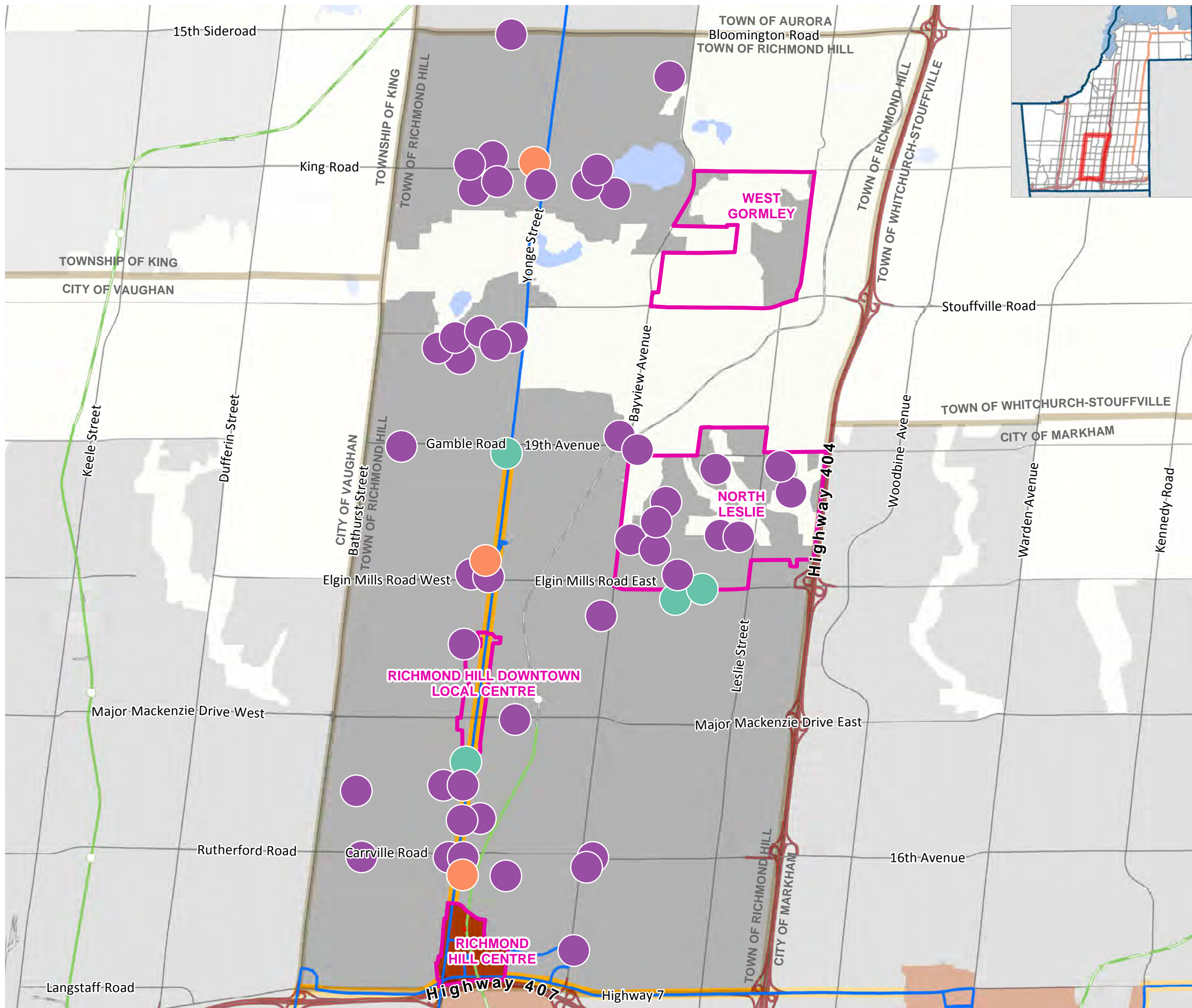
Application Number	Application Type	Location	Applicant	Description	Units	Response Time (Days)
D9NP1603	Exempted OPA	South of Gorham Street, East of Leslie Street, Newmarket, ON	HOOPP Realty Inc.	To add a site specific policy for lands designated Business Park - Mixed Employment in order to expand the range of permitted uses to include Accessory Outdoor Storage.	0	31
D09-NP-15-15	Preliminary OPA	South of Eagle Street, East of Yonge Street (East of Cawthra Blvd)	711371 Ontario Corp.	To re-designate the subject lands from "Commercial" designation to "Emerging Residential" designation with exceptions to permit the development of 27 townhouse condominiums on the subject lands.	27	47
D9NP1616	Preliminary OPA	South of Park Avenue and east of Victoria Street and west of Main Street South	Dan Berholz, Rose Park Avenue Ltd	To permit the proposed development consisting of 11 apartment units within the existing King George School and 14 townhomes of which 8 will front onto Church Street and 6 will front onto Botsford Street.	25	39

**Table 22 - Regional Site Plan/Engineering Approvals**

Application Number	Application Type	Location	Description	Response Date
SP-N-011-13	Site Plan Approval	560 Mulock Drive, Southeast corner of Mulock and Bayview Avenue	Proposed new intersection at Willowick and Mulock Drive	May-27-2016
D19 13.001.N	Engineering Approval	Eastside of Bathurst Street and North of Woodspring Avenue	Engineering Submission	Aug-31-2016
D19 15.001.N	Engineering Approval	Davis Drive and William Booth Avenue, Northside of Davis Drive, West of Upper Canada Mall	Engineering Submission - Proposed Davis Drive/William Booth Avenue Intersection	Nov-25-2016

# YORK REGION

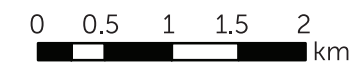
## Town of Richmond Hill Development Profile 2016



- Official Plan Amendment
- Subdivision/Condominium Applications (conditions/clearance issued)
- Site Plan Approvals
- Secondary Plan Boundary
- 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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# Town of Richmond Hill

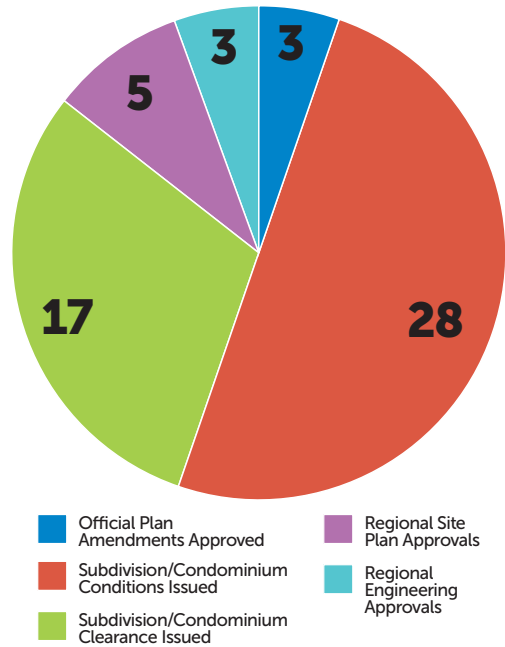
## Development Profile 2016



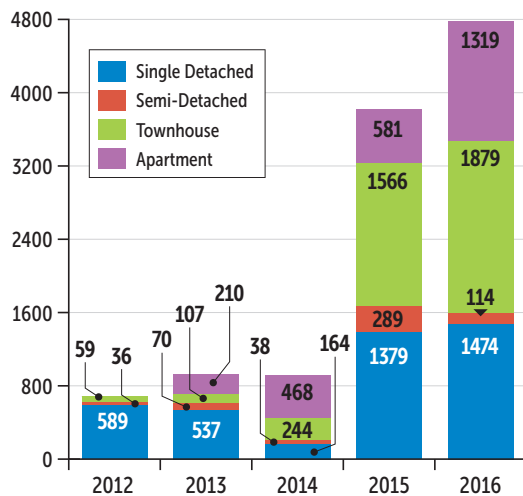
### QuickFacts

- Richmond Hill made up **18 per cent** of 2016 development applications in York Region
- **56 development** applications were reviewed in 2016
- Conditions of draft approval were issued for **4786 residential units** in 2016
- **1020 residential units** were cleared for registration in 2016
- Development is generally focused in the following areas:
  - Along Yonge Street
  - Richmond Hill Downtown Local Centre
  - North Leslie
  - Yonge Street and Jefferson Sideroad
  - Yonge Street and King Road
- Regional staff participate on the Richmond Hill North Leslie West Landowners Group Technical Advisory committee

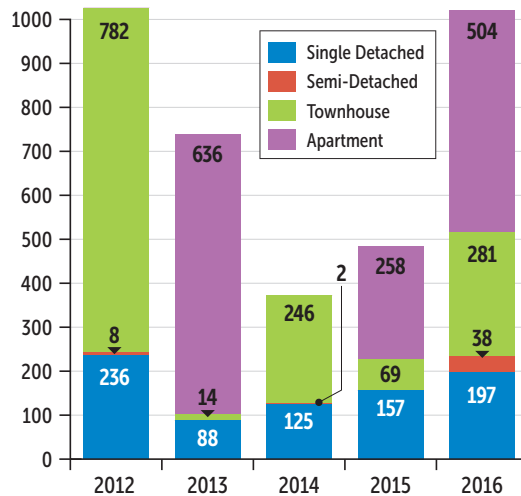
**Figure 22:** 2016 Development Application by Type - Town of Richmond Hill



**Figure 23:** Type of Residential Units (Conditions Issued) 2012 to 2016 - Town of Richmond Hill



**Figure 24:** Type of Residential Units (Clearance Issued) 2012 to 2016 - Town of Richmond Hill





# Town of Richmond Hill

## Detailed Application Information



**Table 23 - Official Plan Amendment Applications**

Application Number	Application Type	Location	Applicant	Description	Units	Response Time (Days)
OPA 3	Routine OPA	East of Yonge Street, south of King Road	The Trustees for St. Archangel Gabriel Parish	To permit a place of worship on the subject lands within the "Oak Ridges Local Centre" Designation.	0	16
D01.12013	Preliminary OPA	Southside of 16th Avenue east of Yonge Street	Sebastian Mizzi, freshway Investments	To amend OPA 208 to permit an increase in density for a medium density residential development from 50 units per hectare to 80 uph.	106	57
D01-16002	Preliminary OPA	West side of Yonge Street, north of Elgin Mills Road	Yonge MCD Inc.	To permit higher density and height on subject property.	1181	123

**Table 24 - Subdivision/Condominium Conditions Issued**

Application Number	Application Type	Location	Units	Industrial/Commercial (Ha)	Response Time (Days)	Response Date
19T-03R06	Conditions Issued	East side of Bayview Avenue, north of Elgin Mills Road in North Leslie Secondary Plan	261.5	0	600	Mar-29-2016
19T-03R07	Conditions Issued	South of 19th Avenue West of Leslie St.	246	0	602	Mar-29-2016
19T-12R12	Conditions Issued	East side of Bayview Avenue, north of Elgin Mills Road	34	0	606	Mar-29-2016
19T-12R13	Conditions Issued	East side of Bayview Avenue, north of Elgin Mills Road	447.5	0	606	Mar-29-2016
19T-13R15	Conditions Issued	Between Leslie St. and Hwy 404, South of 19th Ave.	0	4.994	534	Apr-13-2016
19T-14R09	Conditions Issued	Between Yonge St. & Bathurst St. (South of King Rd.)	6	0	15	Apr-20-2016



# Town of Richmond Hill

## Detailed Application Information



**Table 24 - Subdivision/Condominium Conditions Issued (con't)**

Application Number	Application Type	Location	Units	Industrial/Commercial (Ha)	Response Time (Days)	Response Date
19T-14R11	Conditions Issued	South of Jefferson Sideroad and West of Yonge Street	24	0	44	Apr-27-2016
19T-15R03	Conditions Issued	South side of King Rd, west of Yonge St.	0	0	295	Jan-28-2016
19T-15R08	Conditions Issued	South side of Jefferson Sideroad and West of Yonge Street	96	0	148	Mar-02-2016
19T-15R10	Conditions Issued	North side of King Road, east of Bathurst St.	26	0	50	Feb-26-2016
19T-16R03	Conditions Issued	West of Yonge St., north of King Rd.	18	0	69	May-25-2016
19CDM-15R13	Conditions Issued	West side of Yonge Street, south of Major Mackenzie Drive.	0	0.615	121	Mar-02-2016
19CDM15R12	Conditions Issued	South side of Major Mackenzie Dr., east of Yonge St.	11	0	329	Sep-20-2016
19CDM16R05	Conditions Issued	North side of Elgin Mills Rd., west of Yonge St.	20	0	112	Oct-07-2016
19CDM16R06	Conditions Issued	East side of Yonge St., south of 16th Ave.	919	0	121	Oct-13-2016
19CDM16R07	Conditions Issued	East side of Yonge St., south of 16th Ave.	0	0	121	Oct-13-2016
19T04R08	Conditions Issued	Part of Lot 29, Concession 2, East of Yonge Street. (East of Bayview Ave. South of 19th Ave).	233.5	0	225	Dec-12-2016
19T09R07	Conditions Issued	East of Yonge Street, North of Sunset Beach Road	183	0	143	Aug-12-2016



# Town of Richmond Hill

## Detailed Application Information



**Table 24 - Subdivision/Condominium Conditions Issued (con't)**

Application Number	Application Type	Location	Units	Industrial/Commercial (Ha)	Response Time (Days)	Response Date
19T12R04	Conditions Issued	East of Yonge Street, North of Sunset Beach Road	9	0	318	Aug-12-2016
19T12R10	Conditions Issued	South of Bloomington Road, west of Bayview Ave	5	0	10	Nov-03-2016
19T14R06	Conditions Issued	Concession 2 Part Lot 27 & 28. South	898.5	0	54	Aug-15-2016
19T14R06	Conditions Issued	Concession 2 Part Lot 27 & 28. South	898.5	0	117	Oct-17-2016
19T15R07	Conditions Issued	Southeast Corner of Leslie Street and 19th Avenue	378	0	466	Nov-22-2016
19T15R09	Conditions Issued	South side of 16th Ave., east of Bayview Ave.	7	0	222	Aug-16-2016
19T15R10	Conditions Issued	North side of King Road, east of Bathurst St.	26	0	14	Jul-27-2016
19T16R01	Conditions Issued	North side of Elgin Mills Rd, east of Bayview Ave.	0	0	302	Dec-15-2016
19T16R02	Conditions Issued	West of Yonge Street, south side of Jefferson Sideroad.	18	0	202	Sep-20-2016
19T16R05	Conditions Issued	North side of Elgin Mills Rd., west of Yonge St.	20	2	112	Oct-07-2016



# Town of Richmond Hill

## Detailed Application Information



**Table 25 - Subdivision/Condominium Clearance Issued**

Application Number	Application Type	Location	Units	Industrial/Commercial (Ha)	Response Date
19T-11R06	Clearance Issued	Lot 55, Concession 1	17	0	Apr-07-2016
19T-12R03	Clearance Issued	South side of Bloomington, west of Yonge and east of Harrowsmith Place	44	0	Jun-29-2016
19T-12R06	Clearance Issued	South of 16th Avenue, East of Yonge Street located on the south side of Duncan Road,	15	0	Jun-21-2016
19T-12R07	Clearance Issued	Part Lot 17, on Registered Plan 2113	38	0	Apr-07-2016
19T-12R08	Clearance Issued	West side of Yonge Street, south of Jefferson Sdrd, North of Tower Hill	114	0	Feb-02-2016
19T-12R11	Clearance Issued	South of King Road, west of Yonge Street (RPlan 136 and 142)	37	0	Jun-22-2016
19T-13R02	Clearance Issued	On the South side of Carville Rd, East of Bathurst, West of Yonge	0	0	May-27-2016
19T-13R05	Clearance Issued	Abutting Walmer Rd. in the east, and Weldrick Road West to the south, East of Bathurst St.	18	0	Apr-18-2016
19T-13R10	Clearance Issued	West of Yonge Street, North of Centre Street West	9	0	Jun-27-2016
19CDM-15R08	Clearance Issued	East side of Yonge Street, North of 16th Avenue	0	0	Mar-14-2016
19CDM-15R06	Clearance Issued	East side of Bayview Avenue, north of Highway 7	170	0	May-12-2016
19CDM-15R05	Clearance Issued	South of Elgin Mills Rd. West side of Bayview Ave.	89	0	May-20-2016
19CDM15R09	Clearance Issued	East side of Yonge Street, North of 16th Avenue	0	0	Dec-15-2016
19CDM15R13	Clearance Issued	West side of Yonge Street, south of Major Mackenzie Drive.	0	0.615	Sep-13-2016
19T00R09	Clearance Issued	East of Yonge Street and north of Douglas Road	4	0	Aug-25-2016
19T13R06	Clearance Issued	Lot 65, Con. 1, East of Yonge Street, North of Sunset Beach Road, Oak Ridges	10	0	Aug-25-2016
19T14R14	Clearance Issued	North side of Elgin Mills Road west of Leslie Street	121	0	Dec-09-2016





# Town of Richmond Hill

## Detailed Application Information

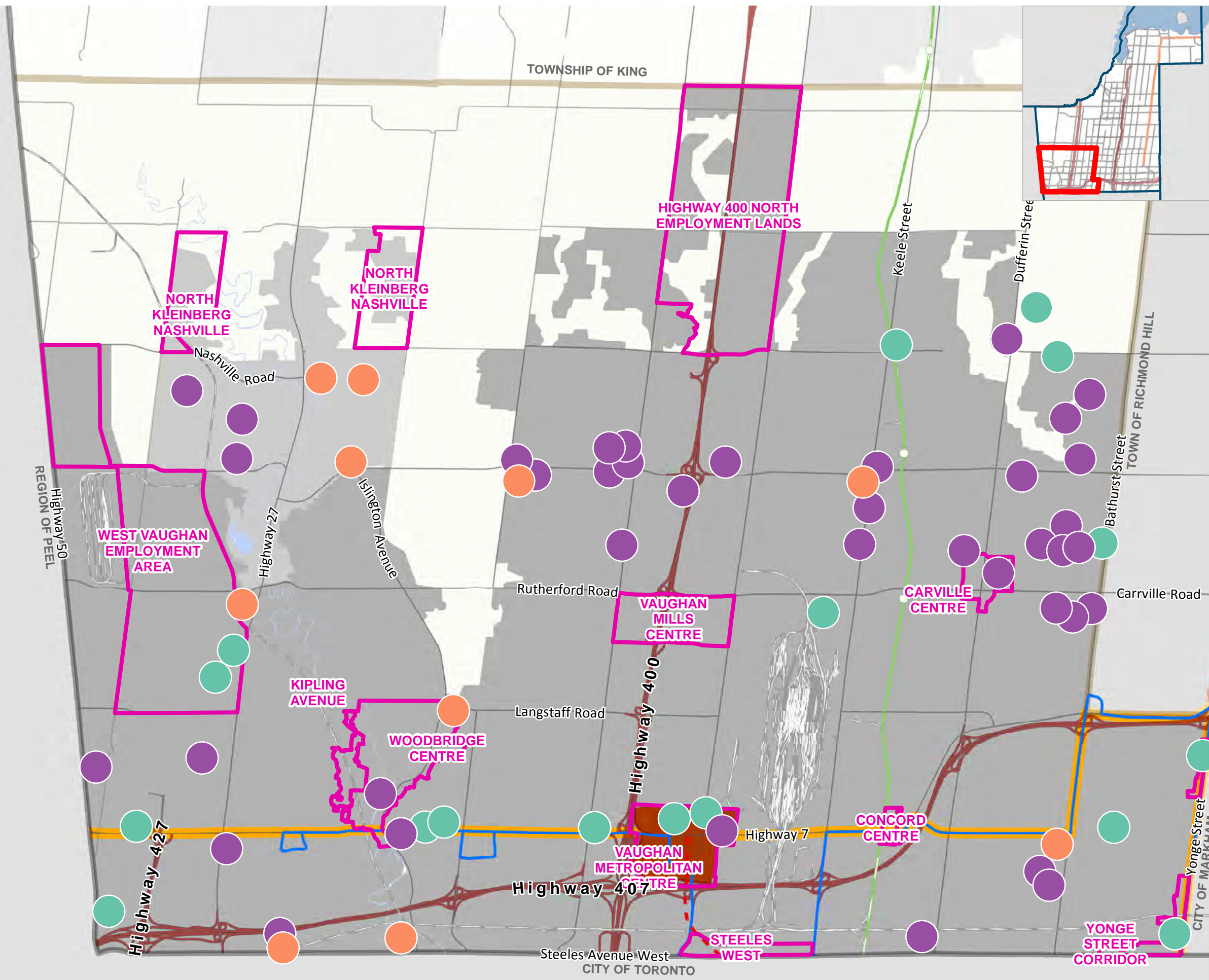


**Table 26 - Regional Site Plan/Engineering Approvals**

Application Number	Application Type	Location	Description	Response Date
SP-R-012-16	Site Plan Approval	9760 Yonge Street, 9750 Yonge Street, South of Harding Blvd.	Proposed sales office	Mar-16-2016
SP-R-031-13	Site Plan Approval	10703 Bathurst Street, Northeast corner of Bathurst	Proposed development of 42 semidetached and 45 townhomes	Jul-06-2016
SP-R-059-16	Site Plan Approval	11384 Yonge Street, Northwest corner of Nottingham Drive and Yonge Street	Proposed addition to an existing building	Oct-12-2016
SP-R-020-15	Site Plan Approval	1080 Elgin Mills Road East, Between Leslie and Bayview Avenue	Proposed development of a sales trailer	Nov-09-2016
SP-R-020-15	Site Plan Approval	1080 Elgin Mills Road East, Between Leslie and Bayview Avenue	Proposed development of a sales trailer	Nov-09-2016
D19 15.003.R	Engineering Approval	11121 Leslie Street, North of Elgin Mills Road	Engineering Submission	Nov-17-2016
D19 16.010.R	Engineering Approval	Westside of Leslie Street, South of Bethesda Sideroad	Engineering Submission	Dec-05-2016
D19 16.011.R	Engineering Approval	East side of Leslie Street, North of Stouffville Road	Engineering Submission	Dec-05-2016

# YORK REGION

## City of Vaughan Development Profile 2016



- Official Plan Amendment
- Subdivision/Condominium Applications (conditions/clearance issued)
- Site Plan Approvals
- Secondary Plan Boundary
- 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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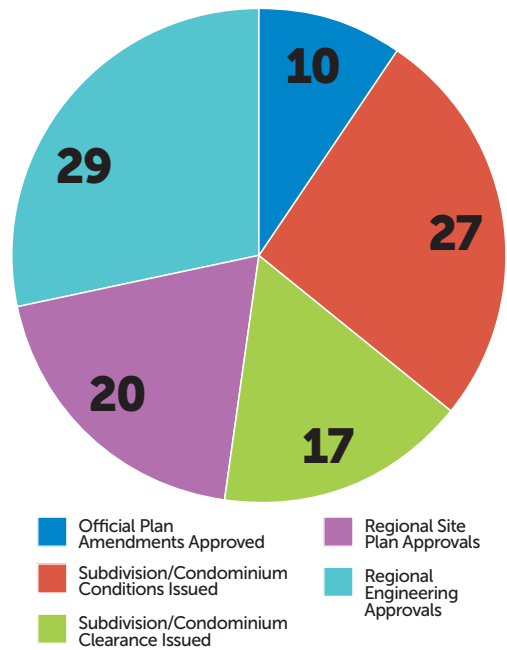
# City of Vaughan Development Profile 2016



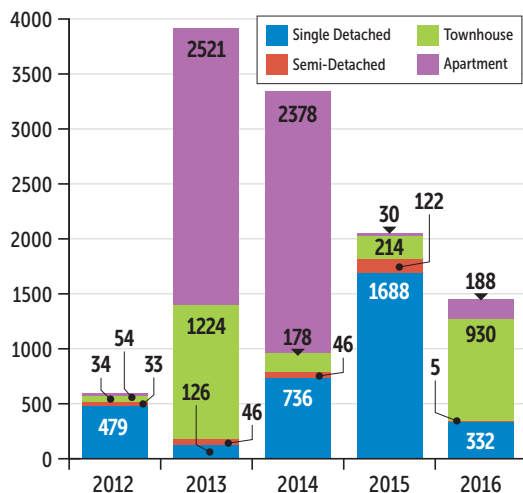
## QuickFacts

- Vaughan made up **32 per cent** of 2016 development applications in York Region
- **103 development applications** were reviewed in 2016
- Conditions of draft approval were issued for **1455 residential units** in 2016
- **1378 residential units** were cleared for registration in 2016
- Vaughan has the highest number of infill development applications
- Regional staff participate on Vaughan's Blocks 27 and 41 New Community Areas Technical Advisory

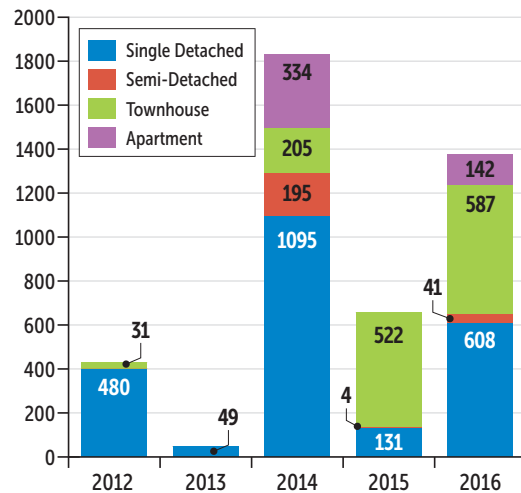
**Figure 25:** 2016 Development Application by Type - City of Vaughan



**Figure 26:** Type of Residential Units (Conditions Issued) 2012 to 2016 - City of Vaughan



**Figure 27:** Type of Residential Units (Clearance Issued) 2012 to 2016 - City of Vaughan





# City of Vaughan

## Detailed Application Information



**Table 27 - Official Plan Amendment Applications**

Application Number	Application Type	Location	Applicant	Description	Units	Response Time (Days)
OPA 12	Routine OPA	North side of Steeles Ave., east of Martin Grove Road	Patrick Smith, Woodbridge Park Limited	To amend the Vaughan Official Plan (2010) by adding the following uses to the "Community Commercial Mixed Use" designation: Low-Rise Residential (detached houses, semi-detached houses, townhouses, back-to-back townhouses, and stacked townhouses, and retail, restaurant, and service commercial uses	550	35
OP.15.005	Exempted OPA	West of Islington Avenue, North of Nashville Road.	2385388 Ontario Inc.	To amend the Official Plan to permit a mixed-use development with both commercial and residential uses on the ground floor.	32	66
OP.15.006	Exempted OPA	East of Islington Avenue, South of Teston Road. - Kleinburg	Kleinburg Village Development Corp.	To facilitate the development of 30, three-storey single detached dwelling lots served by an underground parking area.	30	72
OP.15.007	Exempted OPA	Northwest Islington Avenue and Steeles Avenue	Paul Federico, Islington Steeles Ventures Inc.	To facilitate the development of townhouses and stacked townhouses on lands designated Mid-Rise Mixed Use.	601	119
OP.15.008	Exempted OPA	South of Major Mackenzie, West of Keele Street	Centra (Keele) Inc.	OPA to develop the 0.34 ha subject lands with 19 3-storey block townhouse units.	19	55
OP.16.002	Exempted OPA	Islington Avenue, north of Major Mackenzie Drive	Tony Viola, 2383717 Ontario Inc.	The proposed OPA will amend the Vaughan Official Plan (2010) to permit a maximum building height of 11.7 metres (3-storeys) and at-grade commercial and residential uses.	13	26



**Table 27 - Official Plan Amendment Applications (continued)**

Application Number	Application Type	Location	Applicant	Description	Units	Response Time (Days)
OP.16.002	Exempted OPA	Islington Avenue, north of Major Mackenzie Drive	Tony Viola, 2383717 Ontario Inc.	The proposed OPA will amend the Vaughan Official Plan (2010) to permit a maximum building height of 11.7 metres (3-storeys) and at-grade commercial and residential uses.	13	26
OP.16.005	Exempted OPA	East side of Islington Avenue, South of Langstaff Road	Chris Zeppa, Ravines of Islington Encore Inc.	The proposed OPA will amend the Woodbridge Centre Secondary Plan by increasing the maximum building height from 9.5 metres (2-storeys) to 11 metres (3-storeys).	37	14
OP.16.003	Exempted OPA	South of Major Mackenzie Drive West, East of Pine Valley Drive	Countrywide Homes Woodend Place Inc.	The proposed OPA will amend the Vaughan Official Plan (2010) by modifying the compatibility policies of the "Low-Rise Residential" designation to permit the development of 113 townhouse units.	133	51
OP.16.006	Preliminary OPA	South west corner of Centre Street and Bathurst Street	1529749 Ontario Inc.	The proposed OPA will amend OPA 671 and the VOP 2010 by adding site specific provisions to permit a maximum density of 4.7 FSI, maximum building height of 27 storeys and allow for changes to policies relating to built form, urban design and connectivity.	0	97



# City of Vaughan

## Detailed Application Information



**Table 27 - Official Plan Amendment Applications (continued)**

Application Number	Application Type	Location	Applicant	Description	Units	Response Time (Days)
OP.16.007	Preliminary OPA	South of Rutherford Road, West of Highway 27, Vaughan	Ken Slater, Gemini Urban Design Houghton Corp.	The proposed OPA will amend the VOP 2010 by adding site specific provisions to allow for changes to policies relating to built form, urban design and compatibility. The development proposal consists of two separate phases to accommodate the required sanitary servicing. Phase 1 consists of 76 townhouse units and would rely on a septic system containing a septic bed for sanitary servicing. The proposed septic system will be decommissioned once municipal sanitary lines are extended along Rutherford Road. Phase 2 consists of 24 townhouse units and 1 single detached unit and will proceed once municipal wastewater servicing is available.	101	145

**Table 28 - Subdivision/Condominium Conditions Issued**

Application Number	Application Type	Location	Units	Industrial/ Commercial (Ha)	Response Time (Days)	Response Date
19T-15V03	Conditions Issued	Part of Lots 14 & 15, Concession 2 & Part 4, Reference Plan No. 65R-31449	20	0	20	Apr-21-2016
19T-15V04	Conditions Issued	West of Bathurst St. south of Rutherford Rd.	45	0	196	Mar-22-2016
19T-15V07	Conditions Issued	East side of Keele Street and South of Major Mackenzie	15	0	254	Jun-09-2016



**Table 28 - Subdivision/Condominium Conditions Issued (con't)**

Application Number	Application Type	Location	Units	Industrial/Commercial (Ha)	Response Time (Days)	Response Date
19T-15V08	Conditions Issued	North of Rutherford, West of Bathurst Street	25	0	70	Jan-15-2016
19T-15V09	Conditions Issued	South of Major Mackenzie Drive, West of Highway 400	0	0	60	Jan-12-2016
19T-15V13	Conditions Issued	Part of Lot 26, Concession 3, within Block 20	7	0	41	Mar-02-2016
19T-15V14	Conditions Issued	South of Major Mackenzie, West of Keele Street	19	0	126	Jun-09-2016
19T-16V01	Conditions Issued	Lot 17, Concession 3, Planning Block 18	0	0	41	May-03-2016
19CDM-15V04	Conditions Issued	North of Rutherford, West of Bathurst Street	0	0	137	Mar-22-2016
19CDM-15V05	Conditions Issued	South of Major Mackenzie Drive, West of Highway 400	206	0	60	Jan-12-2016
19CDM-15V06	Conditions Issued	Major Mackenzie Drive, west of Weston Road	33	0	34	Mar-10-2016
19CDM-15V09	Conditions Issued	Blocks 12, Registered Plan No. 65M-3966	0	0	20	Feb-18-2016
19CDM-15V10	Conditions Issued	Part 2 & 4-8 inclusive, Reference Plan 65R-35187, Part of Block A, Reg. Plan M-1597 & all of Lot 50, Registered Plan 9831	124	0	46	Mar-14-2016
19CDM16V03	Conditions Issued	North of Hwy 7 and east of Kipling Ave.	110	0	27	Jul-27-2016
19CDM16V04	Conditions Issued	South of 7, east of 27	0	0	31	Sep-22-2016



# City of Vaughan

## Detailed Application Information



**Table 28 - Subdivision/Condominium Conditions Issued (con't)**

Application Number	Application Type	Location	Units	Industrial/Commercial (Ha)	Response Time (Days)	Response Date
19CDM16V05	Conditions Issued	South side of Clark Avenue West, west of Bathurst Street	84	0	70	Dec-05-2016
19CDM16V10	Conditions Issued	Northwest corner of Steeles Avenue West and Dufferin Street	0	0	15	Nov-22-2016
19T14V01	Conditions Issued	Northwest corner of Major Mackenzie Drive and Weston Road	0	0.4093	8	Jul-13-2016
19T15V11	Conditions Issued	Part of Lot 8 and Lots 9 & 10, Plan M-1191 South of Major Mackenzie Drive West, East of Pine Valley Drive	113	0	103	Jul-25-2016
19T15V11	Conditions Issued	Part of Lot 8 and Lots 9 & 10, Plan M-1191 South of Major Mackenzie Drive West, East of Pine Valley Drive	86	0	237	Dec-06-2016
19T15V12	Conditions Issued	Block 89, Reg. Plan No. 65M-3924, Block 112, Reg. Plan No. 65M-3893, Block 123, Reg. Plan No. 65M-3930	30	0	188	Jul-18-2016
19T16V01	Conditions Issued	Lot 17, Concession 3, Planning Block 18	32	0	225	Nov-03-2016
19T16V02	Conditions Issued	North of Major Mackenzie Drive, East of Pine Valley Drive.	10	0	93	Aug-17-2016





**Table 28 - Subdivision/Condominium Conditions Issued (con't)**

Application Number	Application Type	Location	Units	Industrial/Commercial (Ha)	Response Time (Days)	Response Date
19T16V03	Conditions Issued	West of Weston Road, north of Major Mackenzie Drive West	121	0	102	Sep-12-2016
19T16V05	Conditions Issued	North side of Steeles Avenue West, East of Martin Grove Road. (North west corner of Steeles Avenue and Kipling Avenue)	275	0	51	Jul-28-2016
19T16V06	Conditions Issued	Part lots 17 & 18 Concession 6	16	0	43	Sep-14-2016
19T16V08	Conditions Issued	South side of Clark Avenue West, west of Bathurst Street	84	0	70	Dec-05-2016

**Table 29 - Subdivision/Condominium Clearance Issued**

Application Number	Application Type	Location	Units	Industrial/Commercial (Ha)	Response Date
19T-05V01	Clearance Issued	South of Langstaff Road between Regional Road 50 and Huntington Road	0	3.49	May-25-2016
19T-06V14	Clearance Issued	Lots 22,23 and 24, Concession 9	94	0	Jun-30-2016
19T-10V05	Clearance Issued	Part of Lot 24 Concession 9	80	0	May-06-2016
19T-12V09	Clearance Issued	Carville District Centre - Block 11	1140	2.54	Feb-10-2016
19T-14V09	Clearance Issued	Northwest of Major Mackenzie Dr. and Weston Rd.	41	0	Feb-16-2016
19T-99V08	Clearance Issued	Part of Lots 23 and 24, Concession 2	71	0	Jun-27-2016
19CDM-14V07	Clearance Issued	East of Dufferin Street, South of Major Mackenzie Drive	142	0	Feb-02-2016
19CDM13V03	Clearance Issued	North of Langstaff Road, east of Weston Road	0	0	Oct-21-2016



# City of Vaughan

## Detailed Application Information



**Table 29 - Subdivision/Condominium Clearance Issued (con't)**

Application Number	Application Type	Location	Units	Industrial/Commercial (Ha)	Response Date
19CDM14V08	Clearance Issued	North side of Highway 7, east of Jane Street.	0	0	Sep-12-2016
19CDM15V10	Clearance Issued	Part 2 & 4-8 inclusive, Reference Plan 65R-35187, Part of Block A, Reg. Plan M-1597 & all of Lot 50, Registered Plan 9831	124	0	Nov-24-2016
19T05V10	Clearance Issued (Phase 2)	Part of Lot 21, Concession 9	194	0	Oct-05-2016
19T13V04	Clearance Issued	West of Bathurst Street, North of Carville (16th)	110	0	Dec-15-2016
19T13V05	Clearance Issued	West side of Thomas Cook Avenue, north of Marc Santi Blvd.	96	0	Dec-15-2016
19T13V07	Clearance Issued	Part of Lots 20 and 21, Concession 5	0	20.46	Oct-13-2016
19T13V11	Clearance Issued	North of Major Mackenzie Drive, west of Bathurst Street	13	0	Oct-11-2016
19T15V02	Clearance Issued	South of Major Mackenzie Drive, East of Keele Street	0	0	Jul-21-2016
19T15V08	Clearance Issued	North of Rutherford, West of Bathurst Street	25	0	Sep-13-2016

**Table 30 - Regional Site Plan/Engineering Approvals**

Application Number	Application Type	Location	Description	Response Date
SP-V-028-14	Site Plan Approval	Northwest corner of Bathurst Street and Lebovic Campus Drive	Proposed development of a 15 storey, 162 unit seniors condo apartment	Feb-19-2016
SP-V-031-08	Site Plan Approval	Northeast corner of Highway 7 and Weston Road- 7777 Weston Road	Proposed development of residential towers	Mar-03-2016
SP-V-031-08	Site Plan Approval	Northeast corner of Highway 7 and Weston Road- 7777 Weston Road	Proposed development of residential towers	Apr-07-2016



# City of Vaughan

## Detailed Application Information



**Table 30 - Regional Site Plan/Engineering Approvals (continued)**

Application Number	Application Type	Location	Description	Response Date
SP-V-045-16	Site Plan Approval	Northwest corner of Apple Mill Road and Millway Avenue within VMC	Proposed development of a u-shaped bus terminal	Oct-17-2016
SP-V-049-16	Site Plan Approval	Northeast corner of Highway 50 and Gibraltar Road	Proposed development of an industrial building	Nov-02-2016
SP-V-037-14	Site Plan Approval	4650 Highway 7, West of Pine Valley Drive	Proposed development of 64 townhomes - shared access with VISTA PARC -SP-V-026-11	Nov-16-2016
SP-V-044-16	Site Plan Approval	Southeast corner of Jane Street and Portage Parkway -7895 Jane Street	Proposed development of a 35-storey residential tower	Dec-12-2016
D19 16.001.V	Engineering Approval	10601, 10699, 10733 Pine Valley Dr. East side of Pine Valley Drive, South of Teston Road	Construction access to construct Block 40/47 Pedestrian Bridges (North Access)	Jan-21-2016
D19 15.012.V	Engineering Approval	Various Locations along Highway 7	Engineering Submission - Construction Access - TC Pipeline	Feb-01-2016
D19 04.025.V	Engineering Approval	Weston Road and Major Mackenzie Drive	Engineering Submission	Feb-02-2016
D19 13.003.V	Engineering Approval	Northwest corner of Bathurst Street and Major Mackenzie Drive	Engineering Submission	Feb-11-2016
D19 16.005.V	Engineering Approval	Northwest corner of Islington Avenue and Steeles Avenue	Engineering Submission - Construction Access	Mar-09-2016
D19 15.009.V	Engineering Approval	Pine Valley and Davos Road	Engineering Submission - Municipal Servicing Project -250mm Watermain	Mar-29-2016
D19 13.008.V	Engineering Approval	Southwest corner of Kirby Road and Kipling Avenue - before Teston Rd	Engineering Submission - MESP and Engineering Drawings	Mar-31-2016
D19 16.004.V	Engineering Approval	Bathurst @ Beverly Glen	Approval of local sanitary sewer connection to YDSS at Bathurst @ Beverly Glen	Apr-01-2016
D19 16.003.V	Engineering Approval	Eastside of Weston Road, off Retreat Blvd. - Velia Court	Engineering Submission - Not on Regional Road	May-31-2016
D19 15.009.V	Engineering Approval	Pine Valley and Davos Road	Engineering Submission - Municipal Servicing Project -250mm Watermain	Jun-16-2016
D19 16.008.V	Engineering Approval	Southwest corner of Marc Santi Blvd and Crimson Forest Drive	Engineering Submission - Phase 2 - Intersection Improvements	Jun-16-2016
D19 14.007.V	Engineering Approval	10100 Weston Road, Northwest corner of Weston Road and Major Mackenzie Drive	Engineering Submission	Jul-07-2016



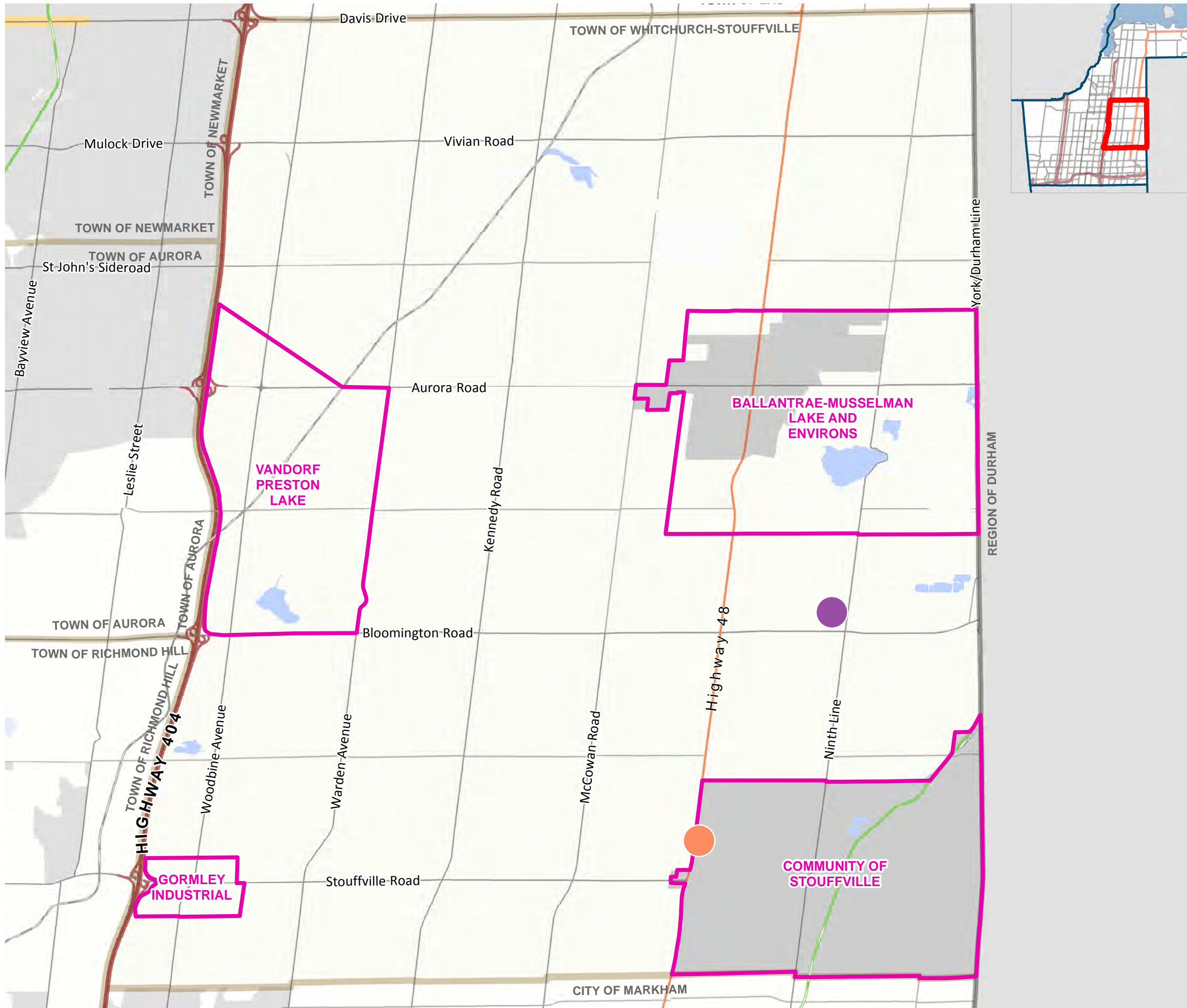
# City of Vaughan

## Detailed Application Information



**Table 30 - Regional Site Plan/Engineering Approvals (continued)**

Application Number	Application Type	Location	Description	Response Date
D19 16.002.V	Engineering Approval	Pine Valley Drive, East Side south of Teston (through the guiderail)	Construction Access to construct Block 40 /47 south Ped' bridge and South Pumping Station	Jul-25-2016
D19 16.003.V	Engineering Approval	Eastside of Weston Road, off Retreat Blvd. - Velia Court	Engineering Submission - Not on Regional Road	Jul-28-20-16
D19 14.005.V	Engineering Approval	8682 Highway 27 - North of Langstaff Road, Westside of Highway 27	Engineering Submission - Street I & Langstaff Road	Aug-05-2016
D19 16.014.V	Engineering Approval	Intersection of Old Huntington Road and Mactier Rd	Engineering Submission	Aug-10-2016
D19 14.005.V	Engineering Approval	8682 Highway 27 - North of Langstaff Road, Westside of Highway 27	Engineering Submission - Street I & Langstaff Road	Aug-15-2016
D19 14.005.V	Engineering Approval	8682 Highway 27 - North of Langstaff Road, Westside of Highway 27	Engineering Submission - Street I & Langstaff Road	Aug-19-2016
D19 13.005.V	Engineering Approval	New Huntington Road and Highway 7	Engineering Submission - New Intersection	Aug-23-2016
D19 16.017.V	Engineering Approval	Southeast corner of Pine Valley Drive and Teston Road	Engineering Submission - Civil works along Pine Valley Drive and Street 21 and North Leg of Street 19	Aug-25-2016
D19 16.012.V	Engineering Approval	Northwest corner of Timber Creek Blvd and Major Mackenzie Drive	Engineering Submission	Sep-22-2016
D19 16.022.V	Engineering Approval	180 Ilan Ramon Blvd.- Southwest corner of Ilan Ramon Blvd and Lebovic Campus	Engineering Submission - Sanitary Connection to Regional infrastructure	Oct-14-2016
D19 16.021.V	Engineering Approval	South/north/west/east side of Nashville Road, east of Huntington Road	Engineering Submission - 2 construction accesses - Vaughan Mainline Expansion (VME) Project - York Region Shooflies.	Nov-02-2016
D19 16.019.V	Engineering Approval	Directly north of Andes Cres,- Southwest corner of Weston Road and Major Mackenzie Drive West	Engineering Submission - infill - continuation of Muscadel Road	Nov-15-2016
D19 16.023.V	Engineering Approval	10640 & 10460 Pine Valley Drive, South of Teston Road	Engineering Submission - Servicing Lot 24	Nov-14-2016
D19 16.020.V	Engineering Approval	Southeast corner of King Vaughan Road and Weston Road	Engineering Submission - Fill Permit - Construction Access	Nov-30-2016



# YORK REGION

## Town of Whitchurch-Stouffville

### Development Profile 2016

- Official Plan Amendment
- Subdivision/Condominium Applications (conditions/clearance issued)
- Site Plan Approvals
- Secondary Plan Boundary
- Regional Corridor

#### Base Map Information

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

0 0.5 1 1.5 2 km



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 Corporate Services Department  
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# Town of Whitchurch-Stouffville

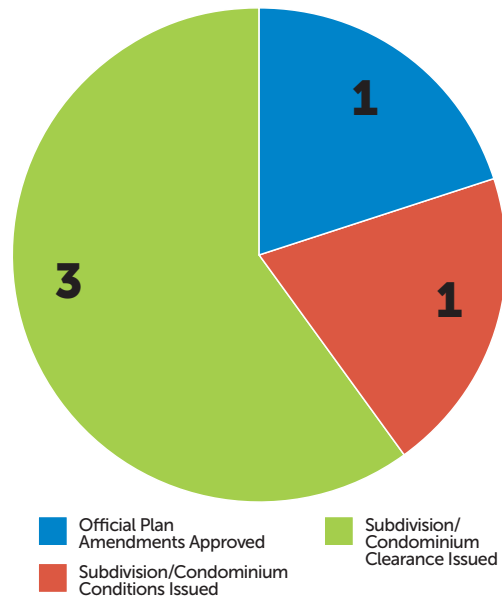
## Development Profile 2016



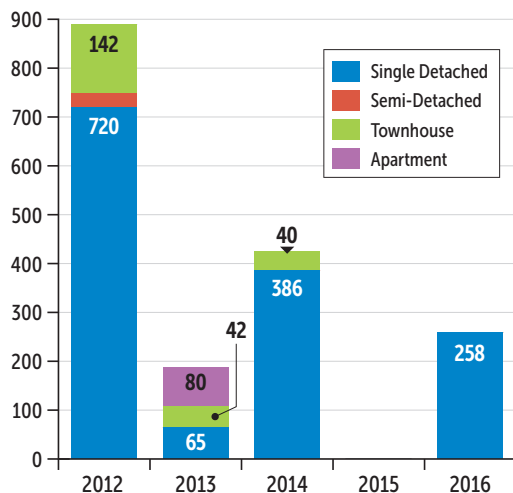
### QuickFacts

- Whitchurch-Stouffville made up **two per cent** of 2016 development applications in York Region
- **Five development applications** were reviewed in 2016
- Conditions of draft approval were issued for **258 residential units** in 2016
- **15 residential units** were cleared for registration in 2016

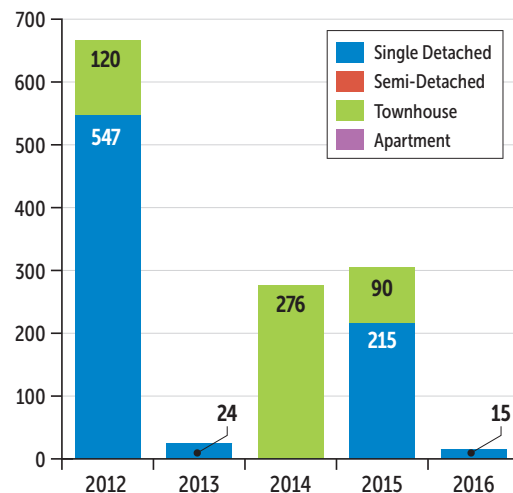
**Figure 28:** 2016 Development Application by Type - Town of Whitchurch-Stouffville



**Figure 29:** Type of Residential Units (Conditions Issued) 2012 to 2016 - Town of Whitchurch-Stouffville



**Figure 30:** Type of Residential Units (Clearance Issued) 2012 to 2016 - Town of Whitchurch-Stouffville





# Town of Whitchurch-Stouffville

## Detailed Application Information



**Table 31 - Official Plan Amendment Applications**

Application Number	Application Type	Location	Applicant	Description	Units	Response Time (Days)
OPA 142	Routine OPA	Northeast of Highway 48 & Millard Street	Tovtel Enterprises Inc.	To add additional policies to include: a maximum density of 135 units per net hectare for townhouses, stacked townhouses or back to back townhouses.	120	26

**Table 32 - Subdivision Clearance Issued**

Application Number	Application Type	Location	Units	Industrial/Commercial (Ha)	Response Date
19T-14W01	Clearance Issued	Hamlet of Bloomington, Ninth Line	15	0	Jun-10-2016

**Table 33 - Regional Engineering Approvals**

Application Number	Application Type	Location	Description	Response Date
D19 15.001.W	Engineering Approval	Eastside of Ninth Line, North of Bloomington Road	Engineering Submission	Sep-13-2016
D19 13.002.W	Engineering Approval	Westside of Ninth Line, South of Bethesda Side Road	Engineering Submission	Oct-11-2016
D19 16.003.W	Engineering Approval	13531 Ninth Line, South of Bloomington Road East	Engineering Submission	Nov-07-2016



# Appendix A

## Development Activity Summary



### 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.

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#### 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.

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#### 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. The exemption enables the local municipality to make the final decision on the application.

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#### 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.

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### 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.

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#### 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 2016

Municipality	OMB Matter	Location	Key Regional Issues	Dates
East Gwillimbury	781295 & 793731 Ontario Ltd. (Sylvestre Lands) (OPA 76 & 19T-90019)	Davis Drive and McCowan Rd (NW Corner)	Estates Residential Development in ORM Natural Core Designation	Pre-Hearing on Aug-09-2016 Motion Hearing Feb.21-24/ 17 Ongoing
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
King	Power Generation Policies (OPAs 73 to 77)	Township Wide	Appropriateness of the Town to direct the location of infrastructure	Hearing - November 21 to December 9, 2016
King	Nobleton North Holdings Inc – appeal to Nobelton Community Plan OPA 57	OPA 57 – Nobleton Community Plan (North of King Vaughan Road, East of 10th Concession, South of 15th Sideroad, West of 8th Concession)	Development outside urban boundary within the Community Plan	Hearing - May 24 to June 10, 2016 Decision issued on November 10, 2016 to approve
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	Multiple	Ongoing
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
Newmarket	Urban Centres Secondary Plan	Urban Growth Centre and Yonge/Davis Regional Corridors	Drive through on Regional Corridors Site Specific (Yonge and Mulock)	Ongoing
Richmond Hill	Appeals of the Town of Richmond Hill Official Plan	Town Wide	Employment land protection	Ongoing

### OMB Hearings with Regional Staff Involvement 2016 (continued)

Municipality	OMB Matter	Location	Key Regional Issues	Dates
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	Rice/Baif Developments Inc.	Headford Business Park (SE Major Mackenzie and Leslie)	Employment Land conversions Complete communities	Hearing - June 20 to July 15, 2016
Richmond Hill	CIM Developments	Bayview & 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
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 on January 24, 2017





# *Development Activity Summary* 2016



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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**1-877-464-9675**

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April 2017



*York Region*

