

Clause 12 in Report No. 13 of Committee of the Whole was adopted, without amendment, by the Council of The Regional Municipality of York at its meeting held on September 24, 2015.

12

2015 Semi-Annual Development Approvals Summary (mid-year)  
January 1 to June 30, 2015

Committee of the Whole recommends adoption of the following recommendation contained in the report dated August 14, 2015 from the Commissioner of Corporate Services and Chief Planner:

1. Recommendation

It is recommended that this report be received for information.

2. Purpose

This report provides information to Council regarding planning and development application activity approved from January 1 to June 30, 2015.

3. Background

Authority to approve a variety of routine development application activity is delegated to staff

Regional staff are required to report to Council on development activities within the Region and have been providing a mid-year semi-annual report and a year-end annual report every year. This report provides details for the first half of 2015 (January 1 to June 30, 2015), and compares that data with the first half of 2014. Attachment 1, Table 1 outlines approval authority Council has delegated to Regional staff. The more detailed year-end annual report includes trend analysis, and linkages to relevant Regional policies, as well as the balance of the yearly development review and approvals with comparisons to previous years. In summary, approval authority has been delegated to the Director of Community Planning and Development Services to:

- Approve local 'routine' Official Plan amendments ("OPAs")
- 'Exempt' OPAs that are of minor local significance from Regional approval
- Issue Regional conditions of approval for plans of subdivision and condominium
- Provide clearance of plans of subdivision and condominium to permit registration

The Commissioner of Transportation Services has delegated authority to enter into site plan agreements. Regional staff has delegated authority to issue engineering approvals associated with the site plan and subdivision process.

Attachment 2, Tables 1 and 2 provide an overview of the 2015 mid-year development summary across the Region.

#### 4. Analysis and Options

18 Official Plan Amendments were approved from January 1 to June 30, 2015

In the first half of 2015, the Director of Community Planning and Development Services reported on 5 Official Plan Amendment (OPA) applications to Council for a decision, issued decisions on 3 routine Official Plan Amendment (OPA) applications, and 10 OPAs were exempt from Regional approval (see Attachment 3, Tables 1, 2 & 3 for the 2015 applications). As shown in Table 1 below, when compared to mid-year 2014, the Director of Community Planning and Development Services issued decisions on 15 OPAs; 5 OPAs were routine and 10 OPAs were exempt from Regional approval.

**Table 1**  
**Decisions on OPAs made by mid-year 2015 compared to 2014**

<i>Type of OPA</i>	<i>2014</i>	<i>2015</i>
Major/Report to Council	0	5
Routine	5	3
Exemption	10	10
Total	15	18

Exempting OPAs that are not Regionally significant, are considered minor, and meet the criteria outlined in the York Region Official Plan - 2010 (YROP-2010) transfers approval authority to the local municipality. Transferring approval authority to the local level streamlines the development review process.

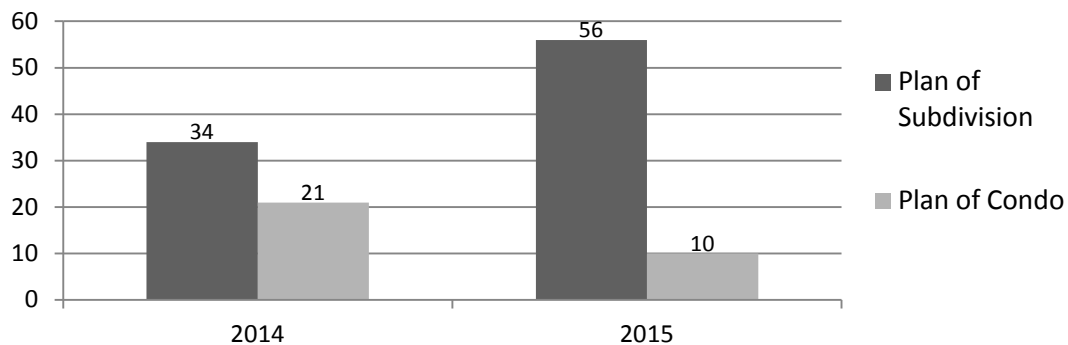
YROP-2010 policies establish direction to guide the development process. Exempt OPAs continue to ensure that Regional interests remain balanced with local needs.

Regional staff issued comments and conditions on 66 plans of subdivision and condominium, totalling over 10,400 residential units

From January 1 to June 30, 2015, staff issued comments and conditions of draft approval for 56 plans of subdivision and 10 plans of condominium. Combined, these plans include 10,452 residential units and 97 hectares of commercial and/or industrial land.

As shown in Figure 1 below, at mid-year 2014, Regional staff had issued comments and conditions on 34 plans of subdivision, 21 plans of condominium with a total of 7,036 residential units and 65.3 hectares of industrial and commercial land. A list of the 2015 applications can be found in Attachment 3, Tables 4 & 5.

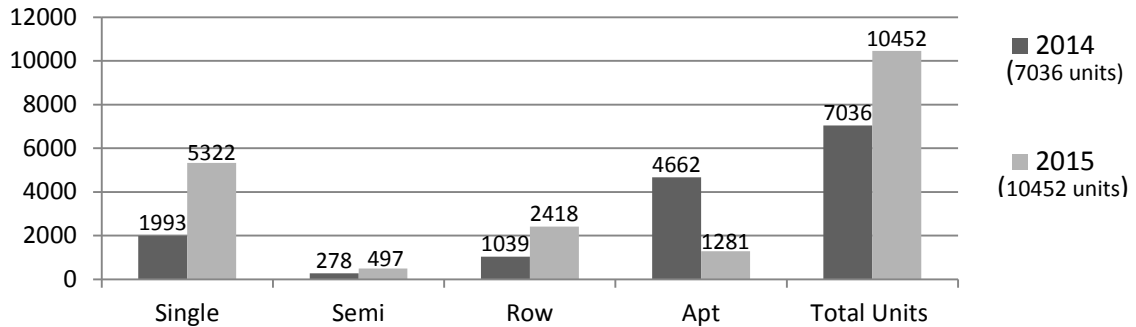
**Figure 1**  
**Conditions of Draft Approval Issued by Mid-year 2014 compared to Mid-year 2015**



While there was an increase in the number of conditions of draft approval issued for plans of subdivision, there was a slight decrease in the number of plans of condominium processed. This may be reflective of market supply and demand.

Figure 2 below illustrates the mix of residential units for Regional conditions issued on plans of subdivision and condominium.

**Figure 2**  
**Mix of Residential Unit Type for Regional Conditions Issued by Mid-year**  
**2014 compared to Mid-year 2015**



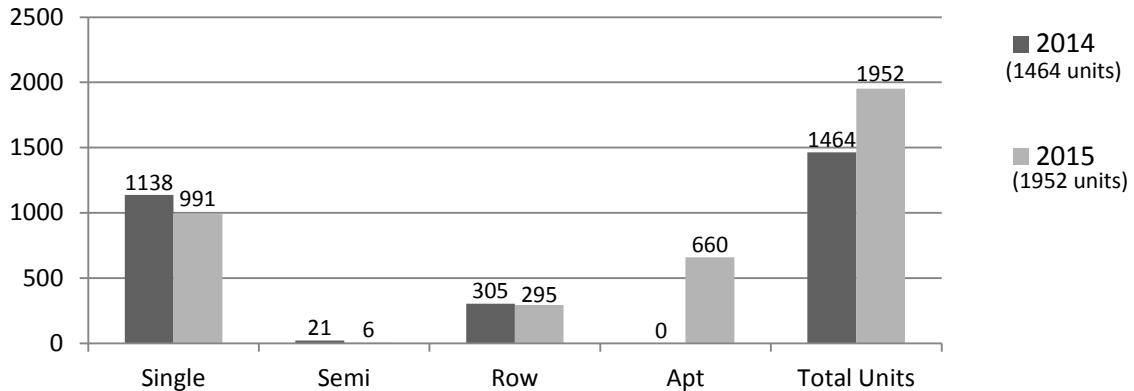
As shown in the above figure, there was an increase in the number of draft approved single detached units in the first half of 2015 when compared to the first half of 2014. However, Figure 2 also shows that, while there has been a decrease in apartment units, new approvals of rows (townhouse units) and apartment units continues to increase across the Region.

Clearance letters were issued on 22 plans of subdivision and condominium, allowing these plans to proceed to registration

Regional staff issue clearance letters to local municipalities confirming that the applicant has satisfied Regional conditions of draft approval. Regional clearance permits plans of subdivision and condominium to proceed to registration. As shown in Attachment 3, Table 6, between January 1 and June 30, 2015, Regional staff issued clearances for 18 plans of subdivision and 4 plans of condominium. These 22 plans include 1,952 residential units and 5 hectares of industrial/commercial land. In comparison to mid-year 2014, Regional staff issued clearances for 10 plans of subdivision, for a total of 1,464 residential units. This represents an increased level of registration activity compared to the same time period one year ago.

Figure 3 below shows the mix of residential unit type for Regional clearances issued on plans of subdivision and condominium.

**Figure 3**  
**Mix of Residential Unit Type for Regional clearance letters issued by Mid-year 2014 compared to Mid-year 2015**



As shown in the above figure, there was a slight decrease in the number of single detached units cleared for development. While the number of townhouse units cleared by Regional staff remained fairly consistent, there was a significant increase in the number of apartment units cleared for development.

Single detached residential units remain the dominant form of housing in York Region, with almost half of the units cleared for registration at the mid-year point in both 2014 and 2015 being single detached units.

Conditions of approval were issued for 46 site plans

The Region provides conditions of approval to the local municipalities for site plan applications which may impact Regional interests. Regional staff review site plan applications with respect to planning and legal considerations arising from the *Planning Act*. Regional interests include the protection of Regional wellheads and other water resource matters, property requirements, travel demand management requirements, transit requirements, intersection and access design, road and servicing design and implications on the Regional road system and right-of-way due to an increase in development.

From January 1 to June 30, 2015 Regional staff issued conditions of approval for 46 site plans. In comparison, from January 1 to June 30, 2014, Regional staff issued conditions for 45 site plans, which represents a similar level of activity. As detailed in Attachment 3, Table 7, conditions of site plan approval for mid-year 2015 were provided on various applications including residential, commercial and retail, and institutional development.

## Regional staff issued 26 engineering approvals

Regional staff issue engineering approvals to applicants for works proposed as part of subdivision applications or local municipal capital projects which involve infrastructure to be located in a Regional right-of-way. In the first half of 2015, Regional staff issued approvals for 26 subdivision related engineering plans, compared to the 15 engineering approvals issued in the first half of 2014. These plans include applications that involve both above-ground and below-ground engineering works, including but not limited to, intersection and access improvements, road widening, electrical and signalization, storm, water and sanitary servicing and connections, property grading, and construction access. A list of these approvals for the first half of 2015 can be found in Attachment 3, Table 8.

Regional Planning and Engineering staff work closely with our local municipal partners

In addition to approvals, Regional staff have been actively advancing planning and engineering interests through participation in municipal working groups, local Official Plan reviews, OMB hearings, and implementation programs. Examples include staff participation in Advisory and Working Groups for Local Centres, such as the Markham Centre, Cornell Centre, and the Vaughan Metropolitan Centre. Regional staff also participate in working groups for various transportation related studies and technical advisory groups for new Official Plans (ie. Georgina, King, Vaughan, Richmond Hill & Markham)

Regional staff participate in local development applications that are of Regional interest, including involvement in Ontario Municipal Board proceedings

There were a number of planning matters of Regional interest engaging staff in the first half of 2015. These files include:

- Vaughan OP OMB hearing
- Richmond Hill OP OMB hearing
- Markham – Buttonville OMB hearing
- Markham OP OMB hearing
- Markham – employment conversions
- Vaughan Mills Secondary Plan
- Vaughan OPA 744
- Vaughan Concord GO Centre OPA 8
- Newmarket Urban Centres Secondary Plan
- East Gwillimbury – Green Lane Secondary Plan
- King Township OP

- Georgina OP
- Whitchurch-Stouffville OPA 136 & OPA 137

Regional staff are extensively involved with OMB hearings associated with local OP conformity and related site-specific appeals. Regional staff are also involved in hearings associated with OPAs and development applications such as plans of subdivisions, condominiums and site plans.

Regional interests in these local hearings include planned urban structure, growth management, land use, transportation capacity and required infrastructure improvements, as well as road-related policy matters in development applications. As the Region continues to urbanize and implement more complex policy and development projects associated with intensification in the urban area (ie. Secondary Plan and Key Development Areas), it is anticipated that there will be a continued increase in appeals to the OMB, which will require more staff time and resources.

Link to key Council-approved plans

This report is an important tool to track development activity across the Region, and help to determine if the goals and objectives of the YROP-2010, Vision 2051 and the Strategic Plan (2015 to 2019) are being achieved. This report also 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. Furthermore, this report assists in monitoring growth and development along the Regional Centres and Corridors and the economic vitality of the Region as envisioned by the Strategic Plan (2015 to 2019).

## 5. Financial Implications

From January 1 to June 30, 2015, the total revenue from planning and engineering application fees is \$730,078

Fees are collected in accordance with Regional By-law No. 2010-15 for land use planning approvals and the plan review function of the Community Planning and Development Services Division. Table 2 shows fees collected from land use planning and engineering applications in the first half of 2015 compared with the first half of 2014. It should be noted that fee revenue from mid-year 2015 is \$193,000 higher than mid-year 2014.

**Table 2**  
**Fee Revenue for Development Planning and Approvals**  
**January 1 to June 30, 2014 vs. January 1 to June 30, 2015**

<i>Section</i>	<i>2014 Mid-year</i>	<i>2015 Mid-year</i>
Development Planning	\$157,715	\$160, 533
Development Engineering	\$ 379,363	\$569,545
Total	\$ 537,078	\$730,078

Revenue can fluctuate yearly based on a variety of factors such as the economy, major projects and increases in development charges. Regional staff are currently reviewing the fee structure to assess current cost recovery and recommend adjustments to more fully cover the cost of development review and approvals. The results of this review are expected in the fall of 2015.

Development Charges, which are collected through the approved applications processed by the Development Planning and Development Engineering Division, are an important contribution to the Region's revenue. Furthermore, the advancement of development is a key economic driver for the Regional and local economy.

## 6. Local Municipal Impact

This report does not have a direct impact on local municipalities. However OPAs, approved or exempted by the Region, establish the over-arching policy direction that leads to further development approvals at the local level. Conditions of approval and clearances provided by the Region on 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.

## 7. Conclusion

This report provides an information summary of planning and engineering development approvals that Regional staff were involved in the first half of 2015, compared to mid-year 2014. These applications include local Official Plan Amendments, plans of subdivision and condominium, including clearance of Regional conditions, and site plan and engineering approvals. The Region has



2015 Semi-Annual Development Approvals Summary (mid-year)

January 1 June 30, 2015

experienced and increase in development activity compared to mid-year 2014. A complete reporting and analysis of all 2015 development related activity will be presented in April 2016.

For more information on this report, please contact Michelle Moretti, Planner at ext. 71556.

The Senior Management Group has reviewed this report.

August 14, 2015

Attachments (3)

#6304814

Accessible formats or communication supports are available upon request)

**Table 1****Delegated Planning and Engineering Approvals Activity**

Local 'Routine' Official Plan Amendments	These are minor applications with no outstanding Regional or local issues that the Director of Community Planning and Development Services has been authorized by Council to approve.
Local 'Exempt' Official Plan Amendments	These are minor applications with no Regional issues, which the Director of Community Planning and Development Services can exempt from the Regional approval process. The exemption enables the local municipality to make the final decision on the application.
Conditions of Approval for Plans of Subdivision and Condominiums	As a commenting agency, the Region provides written correspondence to the local municipality which outlines Regional requirements and conditions of draft approval, which may include transit, water and wastewater, servicing allocation, roads, water resources, public health, financial and planning conditions.
Final Approval for Plans of Subdivision and Condominiums	As a commenting agency, the Region provides a letter to the local municipality outlining how each Regional condition of draft approval has been satisfied.

**Delegated Authority to the Commissioner of Transportation Services**

Regional Site Plan Approval	The Region provides conditions of site plan approval on applications of Regional interest, and when necessary enters into site plan agreements with respect to these applications. These conditions include, but are not limited to, land requirements, water and wastewater, transportation, water resources, public health, land use planning, roads, access improvements and financial requirements.
Regional Engineering Approvals	The Region provides engineering approvals for works proposed in the Region's right-of-way as part of the development applications and local municipal capital projects. These approvals are required to be in place before subdivision clearance can be issued by the Region.

**Table 1****2015 Mid-Year Development Summary: Total Planning Applications Reviewed**

<b>Application Type</b>	<b>Total</b>
<i>Official Plan Amendments</i>	
Regionally Significant OPA (report to Regional Council)	5
Routine OPA	3
Exempt OPA	10
<i>Total</i>	<i>20</i>
<i>Regional Comments/Conditions</i>	
Subdivisions	56
Condominium	10
<i>Total</i>	<i>66</i>
<i>Development Approvals</i>	
Site Plans	46
Engineering Approvals	26

**Table 2****Proposed Plans of Subdivision & Condominium – Unit Mix**

<b>Unit Type</b>	<b>Total</b>
Detached	5,322.5
Semi-detached	497
Towns	2,148
Apartment	1,281
<i>Total Units</i>	<i>10,452.5</i>

Table 1

## Official Plan Amendments Reported on to Regional Council

Municipality & Amendment No.	Purpose	Applicant	Location	Total Residential Units	Decision Time (Days)	Decision Date
<b>Markham</b>						
OPA 222	To redesignate the subject lands from 'Industrial – Business Corridor Area' and 'General Industrial Area' to 'Urban Residential'.	Remington Group	South of 14 <sup>th</sup> Avenue, between Middlefields Road and Markham Road			May 8, 2015
OPA 223	To redesignate 2.5 hectares of the subject lands from 'Industrial – Business Park' to 'Industrial – Business Corridor' to allow a banquet hall. The remaining 8.11 hectares of the site will be redesignated to Commercial Community to allow for mixed use & live-work development.	Box Grove Hill Development Inc.	North side of Copper Creek Drive, south of Highway 407, west of Donald Cousens Parkway	204		May 8, 2015
OPA 224	To redesignate the subject lands from 'Business Park Area' & 'Business Park Area – Avenue Seven Corridor' to 'Residential Neighbourhood – Cornell Centre, Business Park & Avenue Seven – Mixed Residential.'	Linvest	Southwest corner of Highway 7 & Donald Cousens Parkway			May 8, 2015
<b>Newmarket</b>						
OPA 10	To replace the current land use policies and revise the land use schedule for the Urban Centres in the OP (Yonge & Davis	Town of Newmarket	Yonge Street and Davis Drive corridors			April 9, 2015

Municipality & Amendment No.	Purpose	Applicant	Location	Total Residential Units	Decision Time (Days)	Decision Date
	Provincial Urban Growth Centre)					
<b>Vaughan</b>						
OPA 8	The Concord GO Centre Secondary Plan establishes a vision and land use principles to manage growth and development in the area to 2031. The Secondary Plan targets between 4,000 to 8,000 people and 8,000 to 10,000 jobs	City of Vaughan	Vicinity of Highway 7, between Bowes Road and Centre Street	3025		May 8, 2015

**Table 2**

**'Routine' Official Plan Amendments Approved by the Director of Community Planning and Development Services**

Municipality & Amendment No.	Purpose	Applicant	Location	Total Residential Units	Decision Time (Days)	Decision Date
<b>East Gwillimbury</b>						
OPA 1	To redesignate the subject lands from 'Rural' to 'Low Density Residential', 'Medium Density Residential' & 'Environmental Protection Area'	South Sharon Developments Inc.	North of Green Lane, west of Leslie Street	876	292	June 16, 2015
<b>Newmarket</b>						
OPA 11	Town-wide Active Transportation Network that identifies both pedestrian and cycling properties within both the street ROW and off-road. Schedule D of the OP (2006) is replaced	Town of Newmarket	Town of Newmarket	n/a	276	April 10, 2015
<b>Richmond Hill</b>						
OPA 278	To increase the permitted density of an apartment building from 150 units per hectare to 206 units per hectare. The proposed development consists of an 8-storey building with 77 units and 12 townhouse units	Dean Artenosi, Rosetown Suites Inc.	Northeast quadrant of Yonge St., and Major Mackenzie Dr.	89		April 23, 2015

**Table 3****Official Plan Amendments Exempted from Regional Approval**

Municipality & Amendment No.	Purpose	Applicant	Location	Total Residential Units	Decision Time (Days)	Decision Date
<b>Aurora</b>						
D09-01-14	Revised Application to allow 50 to 60 single family residential units; reduced from 70 to 90 units. The maximum building coverage is reduced to 30% from 40% and open space is increased from 25% to 45%.	Brookfield Homes	East of Yonge St., south side of Vandorf Rd.	55	9	April 16, 2015
OPA-2015-01	To redesignate the subject lands from 'Private Parkland' and 'Environmental Protection' to 'Stable Neighbourhood', 'Public Parkland' and 'Environmental Protection Area'	Highland Gate Developments Inc.	South of Wellington St., between Bathurst St. and Yonge St.	184	71	May 15, 2015
<b>Georgina</b>						
OP.02.183	To permit current use of 2 existing detached buildings for temporary residential accommodations for fisherman engaging in recreational fishing activities on Lake Simcoe.	Edward & Constance Minielly	South side of Old Shiloh Rd., west of Park Rd.		37	January 15, 2015
OP.02.184	To recognize semi-detached dwelling units as a form of medium density and to permit a density of 16.8 units per gross residential hectare.	739034 Ontario Inc.	North of Ravenshoe Rd., and east of the Queensway		17	January 22, 2015

Municipality & Amendment No.	Purpose	Applicant	Location	Total Residential Units	Decision Time (Days)	Decision Date
<b>Markham</b>						
MLOP 1987 A227	To permit the development of draft plan subdivision (19T-14M05) consisting of 44 units	Domenic Porretta & Bellport Homes	South side of 14 <sup>th</sup> Avenue, east of the Box Grove By-pass	44	70	March 23, 2015
OP 14 104926	To amend the Armadale Secondary Plan to: increase the maximum density from 15.5 units to 19.5 units per hectare; and allow for 4 of the proposed dwellings to front onto 14 <sup>th</sup> Avenue, whereas residential lots adjacent to 14 <sup>th</sup> Avenue require reverse lot frontages	Davinder Randhawa	North side of 14 <sup>th</sup> Ave., west of McCowan Rd.	8	236	April 8, 2015
OP 15 110451	To redesignate the subject lands from 'Industrial' and 'Urban Residential – Low Density', to 'Urban Residential – Low Density' with exceptions to facilitate the development of 133 townhouse units	Terra Gold Properties Inc.	Northeast quadrant of McCowan Rd. and 16 <sup>th</sup> Ave.	89	133	June 23, 2015
<b>Richmond Hill</b>						
D04-14001	Site-specific exception to policy 6.2 of the OP to increase the number of residential units from 818 to 1000 and increase the maximum GFA from 7600 m2 to 95730 m2. The exception will permit high density development consisting of 3	2303042 Ontario Inc.	East side of Beaver Creek, north of Highway 7	1000	308	February 17, 2015



Municipality & Amendment No.	Purpose	Applicant	Location	Total Residential Units	Decision Time (Days)	Decision Date
	condominium towers, each with 200 units and ranging in height from 13, 14 and 19 storeys.					
<b>Vaughan</b>						
OP.14.010	To amend the Kipling Avenue Corridor Secondary Plan to permit a stand-alone commercial building with a maximum GFA of 550 m <sup>2</sup> ; a maximum building height of 13.5 meters for residential buildings; a minimum building height of 6 meters for all commercial buildings; and a minimum front yard setback of 0 meters from Kipling Ave.	Gray Tsang	West of Kipling Ave., south of Langstaff Rd.		90	March 2, 2015
OP.15.001	To facilitate the development of a large format, low-rise retail store with surface parking between the retail store and the public street and sidewalk, accessory gas station, automobile service station, and automobile retail store uses		North of Highway 7, west of Highway 427	n/a	7	March 3, 2015

**Table 4****Proposed Plans of Subdivision where Regional Conditions were Issued to Local Municipalities**

Municipality & File No.	Location	Total Residential Units	Industrial/ Commercial (Ha)	Responses Time (Days)	Response Date
<b>Aurora</b>					
19T-14A03	North side of Wellington St., west of Leslie St.	82	0	164	February 20, 2015
19T-14A04	West side of Yonge St., north of Bloomington Rd.	0	0	229	May 20, 2015
19T-15A01	South of Wellington St., between Bathurst St., and Yonge St.	194	0	85	May 29, 2015
<b>East Gwillimbury</b>					
19T-13E01	West of Ninth Line, south of Mount Albert Road	253	0	464	February 5, 2015
19T-14E01	West side of Leslie St., north of Green Lane Rd.	273	0	427	June 30, 2015
19T-14E02	West side of Leslie St., north of Green Lane Rd.	549	0	427	June 30, 2015
19T-14E03	Northwest quadrant of Leslie St and Doane Rd	203	0	248	March 16, 2015
<b>Georgina</b>					
19T-13G02	East side of Woodbine Ave., north of Ravenshoe	0	88.39	567	June 5, 2015
19T-14G02	Part of Lots 2 to 5, Concession 3 (NG)	862	0	204	May 6, 2015
19T-14G03	East side of the Queensway South, north of Ravenshoe Road and south of Glenwoods Avenue	40	0	205	February 4, 2015

Municipality & File No.	Location	Total Residential Units	Industrial/ Commercial (Ha)	Responses Time (Days)	Response Date
<b>King</b>					
19T-14K01	Northeast quadrant of Highway 27 and King Rd.	5	0	85	February 20, 2015
<b>Markham</b>					
19T-08M12		350	0	141	May 26, 2015
19T-13M05	North side of Highway 7, east of Village Parkway	52	0	371	January 26, 2015
19T-14M03	North side of Highway 7, between 9 <sup>th</sup> Line & Donald Cousens Parkway	92	0	238	January 20, 2015
19T-14M05	South side of 14 <sup>th</sup> Avenue, east of the Box Grove By-pass	44	0	328	March 23, 2015
19T-14M07	North side of 14 <sup>th</sup> Ave., west of McCowan Road	8	0	203	April 8, 2015
19T-14M08	East side of Woodbine Avenue, north of Elgin Mills Road	32	0	70	February 18, 2015
19T-14M09	North of 16 <sup>th</sup> Ave., west of Kennedy Rd.	133	0	206	May 29, 2015
19T-14M10	Cornell - north side of Highway 7, east side of Bur Oak Ave., and south side of Church St.	0	7.396	181	April 16, 2015
19T-14M14	South side of Major Mackenzie Dr., and west side of Highway 48	190	1.982	92	May 1, 2015
19T-14M15	East side of Kennedy Rd., north of Bur Oak Dr.	35	0	41	May 20, 2015

Municipality & File No.	Location	Total Residential Units	Industrial/ Commercial (Ha)	Responses Time (Days)	Response Date
<b>Richmond Hill</b>					
19T-03R18	South of Bethesda Sideroad, west of Leslie St.	352.5	0	106	June 30, 2015
19T-03R19	South of Bethesda Sideroad, west side of Leslie St.	473	0	106	June 30, 2015
19T-03R20	South of Bethesda Sideroad, west side of Leslie St.	197	0	106	June 30, 2015
19T-03R21	South of Bethesda Sideroad, west side of Leslie St.	469.5	0.959	76	June 30, 2015
19T-04R09	East side of Leslie St., north of Elgin Mills Rd.	831	1.91	628	May 27, 2015
19T-09R07	West corner of 19 <sup>th</sup> Ave., and Bayview Ave.	183	0		June 2, 2015
19T-12R02	Block 296, Plan 65M-3792	51	0	1057	January 20, 2015
19T-13R10	West of Yonge Street, north of Centre Street	9	0	505	February 17, 2015
19T-14R03	North side of King Rd., east of Bathurst St.	22	0	195	March 18, 2015
19T-14R08	On Jefferson Sideroad, between Yonge Street & Bathurst Street, south of King Road	121	0	121	February 18, 2015
19T-14R09	Harris Ave., between Yonge St. and Bathurst, south of King Rd.	6	0	121	February 18, 2015
19T-14R11	South of Jefferson Sideroad, west of Yonge St.	24	0	187	May 20, 2015
19T-14R12	Southwest of Bloomington Rd., and Bayview Ave.	13	0	144	April 20, 2015

Municipality & File No.	Location	Total Residential Units	Industrial/ Commercial (Ha)	Responses Time (Days)	Response Date
19T-14R15	South side of Jefferson Sideroad, west side of Beech Ave.	24	0	105	May 22, 2015
19T-15R01	North side of King Rd., west of Yonge St.	33	0	65	June 26, 2015
19T-15R02	South of Carville Rd., west of Yonge St.	25	0	83	June 2, 2015
<b>Vaughan</b>					
19T-03V05	South side of Teston Rd., west side of Pine Valley Dr	536.5	0		April 13, 2015
19T-03V25	South of Teston Rd., west side of Pine Valley Dr.	418	0		May 27, 2015
19T-04V12	South side of Teston Rd., between Dufferin St. and Keele St.	59.5	0		April 9, 2015
19T-06V10	East of Pine Valley Dr., north of Major Mackenzie Dr.	43	0	39	April 13, 2015
19T-06V12	South of Teston Rd., west of Pine Valley Dr.	198.5	0		May 27, 2015
19T-07V01	South side of Teston Rd., east side of Pine Valley Dr.	83.5	0	39	April 13, 2015
19T-08V01	Part of Lot 22, Concession 6	27.5	0		April 10, 2015
19T-13V06	Part of Lots 1 & 2, Registered Plan 7977	0	0.894	462	February 9, 2015
19T-14V04	South side of Teston Rd., west of Pine Valley Dr.	94	0	424	May 26, 2015
19T-14V06	Part of Lot 6, Concession 7	63	0	284	April 28, 2015
19T-14V07	4020 Major Mackenzie Dr – north side of Major Mackenzie Drive, west of Weston Rd.	19	0	148	February 10, 2015

Municipality & File No.	Location	Total Residential Units	Industrial/ Commercial (Ha)	Responses Time (Days)	Response Date
19T-14V08	North of Major Mackenzie Dr., east of Dufferin St.	72	0	146	February 18, 2015
19T-14V09	Northwest of Major Mackenzie Dr. & Weston Rd	92	0	88	May 22, 2015
19T-14V11	South side of Kirby Rd., west of Kipling Ave.	37	0	44	April 8, 2015
19T-15V01	South of Teston Rd., east of Dufferin St.	6	0	27	June 23, 2015

**Table 5**

**Proposed Plans of Condominium where Regional Conditions were Issued**

<b>Municipality &amp; File No.</b>	<b>Location</b>	<b>Total Residential Units</b>	<b>Industrial/ Commercial (Ha)</b>	<b>Response Time (Days)</b>	<b>Response Date</b>
<b>Markham</b>					
19CDM-14M07	West side of McCowan Road, North side of Bur Oak Avenue.	186	0		Jan 28, 2015
19CDM-14M12	North-East quadrant of 16 <sup>th</sup> Avenue and Mainstreet Markham North.	219	0	15	Jan 28, 2015
19CDM-14M11	East side of Yonge Street, North of Meadowview Avenue.	521	0	52	Feb 12, 2015
19CDM-14M08	Northeast corner of 16 <sup>th</sup> Avenue and Stonebridge Drive, West of McCowan Road.	0	0	91	Feb 17, 2015
19CDM-15M01	7400 Markham Road.	136	0		Jun 15, 2015
<b>Newmarket</b>					
19CDM-15N05	Part of East half of Lot 88 and Part of Lot 87, Concession 1.	52	0	59	Apr 9, 2015
<b>Richmond Hill</b>					
19CDM-14R07	East of Yonge Street, South of 19 <sup>th</sup> Avenue.	60	0	90	Feb 26, 2015
19CDM-14R05	Plan 3640, Pt Lot 3 and Pt Lot 3 & 4.	0	0	171	Feb 27, 2015
19CDM-15R02	South side of Bloomington Road, East side of Yonge Street.	0	0		May 6, 2015
<b>Vaughan</b>					
19CDM-14V05	West side of Islington Avenue, North of Major Mackenzie Drive West.	30	0	164	Jan 16, 2015

**Table 6****Clearances Issued/Final Plan Approval for Subdivision and Condominium**

Municipality & File No.	Location	Total Residential Units	Industrial/ Commercial (Ha)	Date Clearance Sent
<b>Aurora</b>				
19T-11A05	Part of Lot 23, Concession 2. Located on the west side of Leslie St, south of St. John's Sideroad.	402	0	Jan 21, 2015
<b>King</b>				
19T-03K01	East of Highway 7, North of King Rd.	173	0	Jan 16, 2015
19T-04K03		245	0.806	Jan 27, 2015
19T-08K02	North side of King Road, East of Jane Street.	65	0	Mar 16, 2015
<b>Markham</b>				
19T-02M13 (Phase 3)	Part of Lot 19, Concession 8. South of Major Mackenzie Drive East, West of 9 <sup>th</sup> Line.	122.5	0	Feb 17, 2015
19T-02M13 (Phase 4)	Part of Lot 19, Concession 8. South of Major Mackenzie Drive East, West of 9 <sup>th</sup> Line.	23	0	Feb 17, 2015
19T-10M05	Southwest of Highway 7 and Kennedy Road.	22.5	0	Feb 18, 2015
19T-13M03	Lot 20, Concession 8. Southeast corner of Donald Cousens Parkway and Delray Drive.	9.5	0	Feb 27, 2015
19T-12M01	East side of Main Street, North of Highway 7.	9	0	Apr 24, 2015
19T-12M11	Part of Lot 20, Concession 8.	76	0	May 15, 2015
19T-06M12	Southeast corner of Highway 7 & Ninth Line.	3	0	Jun 2, 2015
19CDM-14M09	East of Woodbine Avenue, South of Highway 7. Part of Lot 9, Concession 4.	0	0	Jun 23, 2015



Municipality & File No.	Location	Total Residential Units	Industrial/ Commercial (Ha)	Date Clearance Sent
19T-14M04	East of Markham Road, North of Steeles Avenue.	32	0	Jun 24, 2015
<b>Newmarket</b>				
19T-95037	Part of Lot 98, Concession 1.	234	0	Jan 9, 2015
<b>Richmond Hill</b>				
19T-00R05	Southeast quadrant of Major Mackenzie Drive and Bathurst Street.	7	0	Feb 24, 2015
19CDM-13R09	Part of Lots 1, 2, 3 & 4. Registered Plan 1930 and part of Lot 271, Registered Plan 1960.	258	0	Mar 11, 2015
19CDM-13R10	Part of Lots 1, 2, 3 & 4. Registered Plan 1930 and part of Lot 271, Registered Plan 1960.	0	0.6783	Mar 11, 2015
19T-11R02		13	0	Apr 17, 2016
<b>Vaughan</b>				
19T-05V01	South of Langstaff Road between Regional Road 50 and Huntington Road.	0	3.49	Jan 21, 2015
19T-12V10	West side of Kipling Avenue, South of Gordon Drive. Part of Lot 9, Concession 8.	62	0	Feb 27, 2015
19CDM-13V13	West side of Keele Street, North of Major Mackenzie Drive abutting Killian Road to the North.	16	0.018	Apr 17, 2015
<b>Whitchurch-Stouffville</b>				
19T-07W01	West side of 10 <sup>th</sup> Line, south of Bethesda Sideroad	180	0	Jun 4, 2015

**Table 7**  
**Regional Site Plan Approvals**

Application No.	Location	Description of Works	Total No. of Submissions Reviewed	Approval Date
<b>Aurora</b>				
SP-A-007-12	Northeast corner of Bayview Avenue and St.Johns Sideroad	Proposed development of a LA Fitness and McDonalds	6	April 24,2015
SP-A-001-11	15338 Leslie St, north of Wellington St	Proposed development of a church	8	April 27, 2015
SP-A-001-15	Northwest corner of Bayview Ave. and Pederson Dr.	Proposed development of a 3 commercial buildings	3	May 1, 2015
<b>East Gwillimbury</b>				
SP-E-002-14	West of Leslie St., South of Doane Rd.	Proposed temp sales office	3	January 21, 2015
<b>Georgina</b>				
SP-G-001-14	20954 Dalton Rd., north of Black River Rd	Proposed development of an LCBO	5	May 19, 2015
SP-G-002-10	Northeast corner of Burke St. and High St.	Proposed development of several townhomes	6	June 3, 2015
<b>King</b>				
SP-K-002-15	1139 Wellington St, east of Dufferin St	Proposed development of 2 storey residential building with a new access onto Wellington Street	3	March 13, 2015
SP-K-009-14	Northwest corner of 15th Sideroad and Dufferin St	Proposed redevelopment of an existing college - 2 proposed new buildings on the property	5	April 13, 2015
<b>Markham</b>				
SP-M-011-15	3972 Highway 7 - north side of Highway 7, west of Village Parkway	Proposed development of 12 townhouse dwellings and 2 eight storey condominium towers	4	April 7, 2015

Application No.	Location	Description of Works	Total No. of Submissions Reviewed	Approval Date
SP-M-009-15	Westside of Kennedy Rd, north of 16th Ave	Proposed temporary portable on an existing Montessori School	2	April 9, 2015
SP-M-030-06	Southwest corner of 14th Ave. and Havelock Gate	Proposed development of 82-unit residential retirement building	9	April 9, 2015
SP-M-018-15	Eastside of Markham Rd, north of Steeles Ave	Proposed redevelopment of the Robb House	2	April 17, 2015
SP-M-008-15	North side of Elgin Mills Rd, west of Woodbine Ave	Proposed seven unit townhouse development with rear lane access	2	April 20, 2015
SP-M-020-15	Southeast corner of Woodbine Ave. and Highway 7	Proposed addition of an existing shopping centre	2	April 30, 2015
SP-M-010-15	4151 Highway 7, east of Village Parkway	Proposed sales office	3	May 5, 2015
SP-M-006-15	Highway 7 and Stoney Stanton Rd.	Proposed development of 192 townhomes and an underground parking structure	2	May 11, 2015
SP-M-017-13	Southwest corner of Highway 7 and Bur Oak Ave.	Proposed development of several commercial buildings	4	May 11, 2015
SP-M-004-15	9064 - 9110 Woodbine Ave., south of 16th Ave	Proposed redevelopment of an existing site to construct 24 semi-detached and 4 single detached dwellings	2	May 26, 2015
SP-M-015-15	Woodbine Ave, north of Steeles Ave	additions to the existing industrial building	2	May 27, 2015
SP-M-014-15	10 Commerce Valley Dr. - east side of Leslie St., north of Highway 407	Proposed expansion to an existing parking lot	2	May 29, 2015
SP-M-017-15	West side of Markland St. and Magnotta Rd.	Proposed development of a warehouse facility and office	2	June 1, 2015

Application No.	Location	Description of Works	Total No. of Submissions Reviewed	Approval Date
SP-M-016-15	Northeast of Warden Ave. And Enterprise Dr.	Proposed development of 3 condominium towers		June 15, 2015
SP-M-022-15	Northwest corner of Williamson Dr. and 16th Ave	Proposed sales trailer	2	June 19, 2015
<b>Newmarket</b>				
SP-N-002-15	Bayview Ave., north of Mulock Dr	Proposed reconfiguration of main access and parking areas, relocation of the Headmaster's House and an addition to dining hall	3	May 5, 2015
<b>Richmond Hill</b>				
SP-R-004-11	Eastside of Yonge St., North of 19th Avn. (11611 Yonge St)	Proposed development of mixed use commercial/residential consisting of a 10-storey apartment building	8	January 8, 2015
SP-R-015-13	Bayview Ave. and Bethesda Side Rd.	Proposed development of a park - also new signalized intersection at Bethesda Sideroad and Bayview Avenue	4	February 13, 2015
SP-R-002-14	10533 Leslie St.	Proposed 1 storey addition to existing nursery	3	February 24, 2015
SP-R-032-13	311 Gamble Rd	Proposed development of a 6 street townhouse	7	April 23, 2015
SP-R-029-11	305 Bloomington Rd, east of Bayview Ave	Proposed development of 50 townhomes	3	May 19, 2015
SP-R-012-12	North side of Stouffville Rd, between Leslie St. and Highway 404	Proposed development of a go station	4	June 8, 2015
<b>Vaughan</b>				
SP-V-007-13	Rutherford Rd., West of Bathurst St.	Proposed redevelopment of an existing site	6	January 29, 2015

Application No.	Location	Description of Works	Total No. of Submissions Reviewed	Approval Date
SP-V-006-15	Major Mackenzie Dr. West and Lawford Rd.	Proposed development of sales office	3	February 6, 2015
SP-V-023-14	Northeast corner of Weston Rd. and Century Place	Proposed 3 storey health centre	4	February 9, 2015
SP-V-017-12	901 Rutherford Rd.	Proposed sanitary and water service connection	7	February 25, 2015
SP-V-058-14	Northeast corner of Jane St and Teston Rd	Proposed development of a telecommunications tower	2	April 13, 2015
SP-V-021-14	West side of Highway 27 and Martin Grove Rd.	Proposed distribution centre for Fed-Ex	6	April 21, 2015
SP-V-029-14	North of Major Mackenzie, east of Cityview Blvd.	Proposed development of a one three-storey, and three single-storey commercial buildings	3	April 27, 2015
SP-V-023-13	1445 Centre St., south side of Centre St., east of Dufferin St.	Proposed development of a commercial building	7	April 30, 2015
SP-V-049-08	Northwest quadrant of Steeles Ave and Keele St	Development of 4 prestige office structures with park	9	May 28, 2015
SP-V-028-11	Southeast of Highway 407 and Jane St	Proposed parking lot for 7171 Jane Street	8	June 9, 2015
SP-V-057-14	Yonge St, North of Steeles Ave	Proposed exterior renovation to an existing site	3	June 17, 2015
SP-V-019-15	7700 Keele St.	Proposed minor elevation changes to an existing multi-unit commercial plaza	2	June 19, 2015
SP-V-017-15	9930-9980 and 9940 Dufferin St	Proposed development of a food store building	3	June 23, 2015

Application No.	Location	Description of Works	Total No. of Submissions Reviewed	Approval Date
SP-V-035-12	Northeast corner of Hartman Ave and Islington Ave	Proposed development of 13 townhomes dwelling	6	June 23, 2015

**Table 8****Regional Engineering Approvals**

Municipality & Application No.	Location	Description of Works	Total No. of Submissions Reviewed	Approval Date
<b>Aurora</b>				
D19 13.002.A	Southeast corner of William Graham Dr. and St. Johns Sideroad	Engineering Submission	11	May 6, 2015
D19 13.001.A	Industrial Pkwy and Wellington St.	Engineering Submission	4	May 13, 2015
D19 14.003.A	North side of Wellington St., east of Mavrillac Blvd	Engineering Submission	5	June 30, 2015
<b>Georgina</b>				
D19 13.001.G	North side of Metro Rd., west of Dalton Rd.	Engineering Submission	11	April 10, 2015
<b>Markham</b>				
D19 14.014.M	10975 Woodbine Ave.	Construction access application	3	12/1/2014
D19 14.013.M	5280 McCowan Ave.	Proposed development of a single 2 storey home	3	12/15/2014
D19 14.005.M	South side of Donald Cousens Pkwy., north side of 16 <sup>th</sup> Ave.	Engineering Submission	6	February 10, 2015
D19 12.002.M	South side of Highway 7, east of 9th Line	Engineering Submission	13	February 27, 2015
D19 14.011.M	6827 & 6805 14th Ave	Engineering Submission	6	April 15, 2015
D19 15.005.M	Highway 7, east of McCowan Rd	Proposed relocation of an existing access	3	April 30, 2015
D19 15.003.M	16th Ave. and Donald Cousens Pkwy.	Proposed development of Phase 4D of the Cornell Rouge Development	3	June 30, 2015
<b>Newmarket</b>				
D19 13.001.N	East of Bathurst St., north of Woodspring Ave.	Engineering Submission	7	February 18, 2015
<b>Vaughan</b>				
D19 13.003.V	Northwest corner of Bathurst St. and Major Mackenzie Dr.	Engineering Submission	12	February 9, 2015
D19 15.002.V	8081 Dufferin St.	Proposed development of a dozen construction accesses throughout the Region	3	February, 25, 2015
D19 15.002.V	8101 Leslie St.	Proposed development of a dozen construction accesses throughout the Region	3	February 26, 2015
D19 14.006.V	Highway 27 and Martin Grove Dr.	Engineering Submission-intersection for Street A and Highway 27	6	March 4, 2015

Municipality & Application No.	Location	Description of Works	Total No. of Submissions Reviewed	Approval Date
D19 14.003.V	Willis Rd. and Pine Valley Dr.	Engineering Submission - Watermain Replacement	7	March 10, 2015
D19 14.005.V	8682 Highway 27, Block 59	Engineering Submission	9	March 18, 2015
D19 15.002.V	West of Dufferin St. and Centre St. Intersection	Proposed development of a dozen construction accesses throughout the Region	6	March 23, 2015
D19 15.002.V	8104 Leslie St	Proposed development of a dozen construction accesses throughout the Region	6	March 23, 2015
D19 15.002.V	South Intersection of Highway 407 and Bathurst St.	Proposed development of a dozen construction accesses throughout the Region	6	March 27, 2015
D19 13.002.V	2900 Highway 7, between Jane St and Creditstone Rd	Engineering Submission	13	April 2, 2015
D19 07.022.V	Huntington Rd & Highway 50	Engineering Submission	6	May 11, 2015
D19 12.012.V	Northeast of Major Mackenzie Dr. and Weston Rd.	Engineering Submission - Townhome Residential Development	7	May 20, 2015
D19 15.003.V	Langstaff Rd., east and west sides of the Railway tracks	Engineering Submission	6	June 2, 2015
<b>Whitchurch-Stouffville</b>				
D19 14.004.W	13876 Ninth Line, North of Bloomington Road	Engineering Drawing Submission	6	1/14/2015