

Clause 19 in Report No. 5 of Committee of the Whole was adopted, without amendment, by the Council of The Regional Municipality of York at its meeting held on March 26, 2015.

19

2014 Development Approvals Summary

Committee of the Whole recommends adoption of the following recommendation contained in the report dated February 24, 2015 from the Commissioner of Corporate Services and Chief Planner:

1. Council receive this report for information.

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 applications approved in 2014, as compared to the previous 5 years.

3. Background

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

This report highlights planning and development applications reviewed and approved in 2014. Table 1 (Attachment 1) outlines approval authority Regional Council has delegated to staff. In summary, approval authority has been delegated to the Director of Community Planning and Development Services to:

2014 Development Approvals Summary

- Approve local 'routine' Official Plan amendments (OPA)
- 'Exempt' OPAs from Regional approval that are of minor local significance, Issue Regional conditions of approval for plans of subdivision and condominium, and
- Provide clearance of plans of subdivisions and condominiums 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.

This report outlines all 2014 development review and approval activities, including delegated approvals, as compared with the previous five years. Attachment 2, Tables 1 and 2 provides an overview of the 2014 development summary across the Region.

4. Analysis and Options

Planning and Engineering Approvals

Development Review Committee ("DRC") is made up of Regional staff from various Departments to review and discuss various development applications

DRC meets bi-weekly to discuss recently submitted proposed development applications and other related matters. Related matters may include development trends, changes in legislation, and emerging development related issues across the Region.

Development Review Committee workload has increased, with 349 new and revised development proposals considered in 2014

In total 349 new and revised planning applications were reviewed by DRC in 2014, which include 147 site plans, 102 plans of subdivision, 37 plans of condominium, 60 Official Plan amendments, and 3 other types of applications, which include Master Environmental Servicing Plans, applications to amend the Parkway Belt West Plan and Minister's Zoning Order, and zoning by-law applications. The percentage distribution of applications is shown in Figure 1:

Figure 1
Applications reviewed by DRC in 2014:

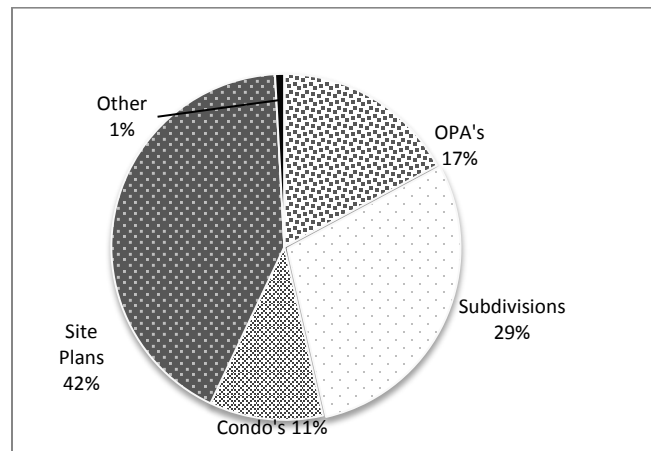


Table 1
Applications reviewed by DRC 2010 to 2014:

Type of Application	2010	2011	2012	2013	2014
OPA's	41	53	72	42	60
Subdivision	33	39	74	95	102
Condominium	5	16	28	35	37
Site Plan	103	131	137	115	147
Other	0	7	10	2	3
Total	261	246	321	289	349

Over the past 5 years, applications reviewed by DRC has slowly increased with an increase in 2014. DRC remains an important component of the Regional development review process, and in certain cases helps to expedite the review process.

28 Official Plan Amendments were approved in 2014

In 2014, the Director of Community Planning and Development Services reported on and issued decisions on a total of 28 Official Plan Amendment (“OPA”) applications (see Attachment 2, Tables 3, 4, & 5). Table 2 provides a

comparison of OPA's that were reported on or decisions issued from 2010 to 2014.

Table 2
Decisions issued on OPA's from 2010 to 2014

Official Plan Amendments	2010	2011	2012	2013	2014
ROPA or Regionally significant OPA (Council approved)	2	3	0	5	3
Routine OPA	16	10	17	18	12
Exempt OPA	6	5	18	4	13
Total	24	18	35	27	28

As shown in Table 2, decisions issued on OPA's have remained fairly consistent over the past 5 years.

Exempting OPAs that are not considered Regionally significant, are minor in nature, and meet the criteria outlined in the Regional Official Plan ("ROP") transfers approval authority to the local municipality. Transferring approval authority to the local level assists with expediting the development process as there is no additional time required for Regional approvals.

Policy in the Regional Official Plan establishes the direction to guide the development process. As such, even exempt OPA's continue to ensure that Regional interests remain balanced with local needs.

Regional staff issued comments and conditions on 89 plans of subdivision and condominium, totalling 9,926 residential units

In 2014, staff issued comments and conditions of draft approval for 57 plans of subdivision and 32 plans of condominium. Combined, these 89 draft plans have a total of 9,926 residential units, and 144 hectares of commercial and/or industrial land. A list of these applications can be found in Attachment 6, Table 6. Table 3 provides a comparison of comments and conditions issued on draft plans of subdivision and condominium from 2010 to 2014.

Table 3
Regional Comments/Conditions issued on Draft Plans
in 2013 vs. 2014

Regional Comments/Conditions	2010	2011	2012	2013	2014
Subdivisions	41	34	31	51	57
Condominium	4	13	16	28	32
Total	45	47	47	79	89

As shown in Table 3, in 2013 and 2014 there was a significant increase in the number of Regional conditions issued on draft plans of subdivision and condominiums, as compared to previous years, with the greatest increase in 2014. Important to note is the increase in the number of draft plans of condominiums processed from 2010 to 2014. The increase in condominiums may be attributed to shifting market demands, as well as an indicator of the changing urban nature of the Region from traditional suburban development.

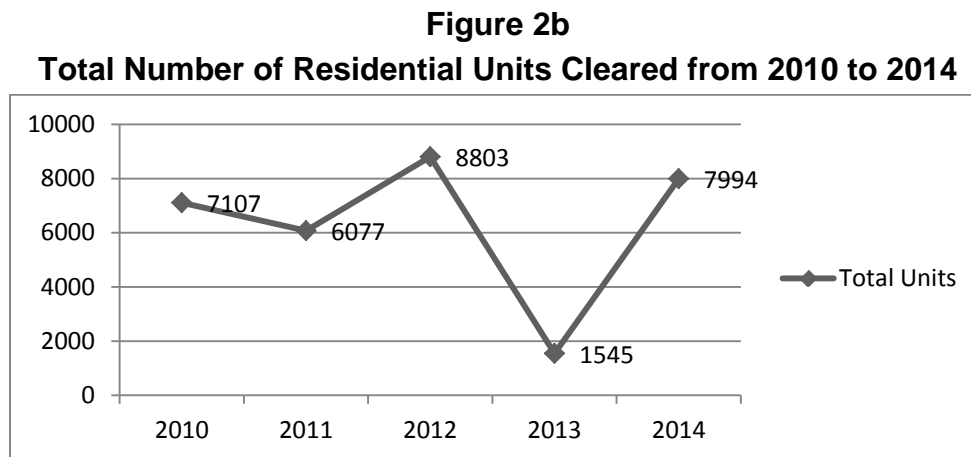
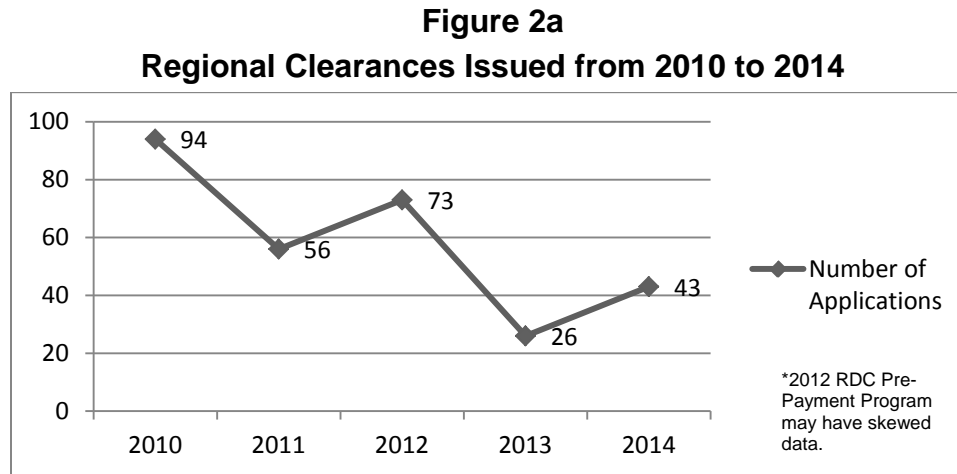
The increase in the number of applications and the overall decrease in residential units may be related to the increasing level of urbanization, namely in the southern municipalities of Vaughan, Markham and Richmond Hill. As the Region urbanizes, there is more pressure on the land supply. Plots of vacant land become smaller as growth and development continues across the Region, which may indicate a trend for infill and higher density development in the southern municipalities.

Clearance letters were issued on 43 plans of subdivision and condominium for a total of 7,994 residential units

Regional staff issue clearance letters to local municipalities confirming that the applicant has satisfied the Regional conditions of draft approval. Regional clearance permits plans of subdivision and condominium to proceed to registration.

As shown in Attachment 2, Table 7, in 2014, Regional staff issued clearances for 33 plans of subdivision and 10 plans of condominium. These 43 plans consisted of a total of 7,994 residential units and 9.75 hectares of industrial/commercial land. Of the 7,994 residential units, 4,075 were single detached units, 533 were semi-detached units, 1,603 townhouse units and 1,783 were apartment units. Details of the subject applications are also provided in Attachment 2, Table 7. Single detached residential units remain the dominant form of housing currently proceeding to the building stage across the Region.

Figure 2a shows the number of Regional clearances issued from 2010 to 2014, and Figure 2b shows the total number of units cleared for development.



Overall, there appears to be a fluctuation in both clearances issued and the total number of units cleared for development, which likely reflects market trends.

However, the significant increase in clearances from 2013 to 2014 may be attributed to the increase of Regional Development Charges in 2013. Prior to the fee increase in 2013, applicants were given the opportunity to pre-pay Regional Development Charges (“RDC”) at the previous rate and draft plans were processed in 2012, which accounts for the decrease of clearances in 2013.

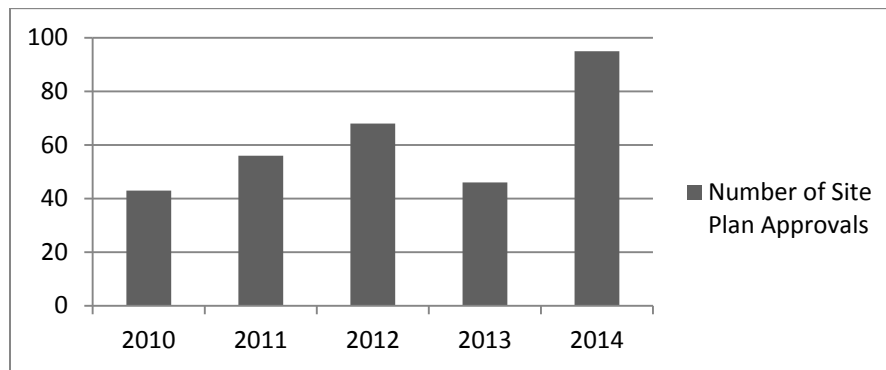
95 site plans were approved

The Region is the approval authority for site plan applications which 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.

In 2014, Regional staff issued 96 site plan approvals, which are found in Attachment 2, Table 8. Figure 3 shows the number of site plan approvals issued from 2010 to 2014.

Figure 3
Site Plan Approvals from 2010 to 2014

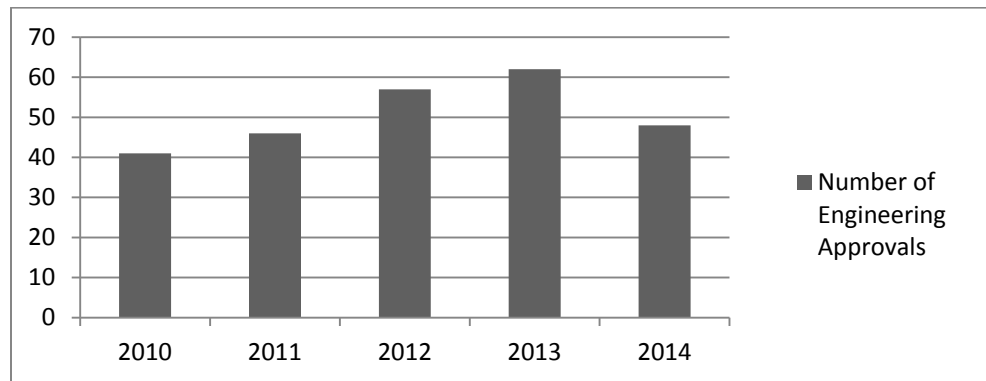


As shown in Figure 3, the number of approvals can fluctuate yearly, with a significant increase in 2014.

Regional staff issued 48 engineering approvals

Regional staff issue engineering approvals to applicants for works proposed as part of subdivision applications or local municipal capital projects which involve Regional infrastructure to be located in a Regional right-of-way. In 2014, Regional staff issued approvals for 48 subdivision related engineering plans. 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 2014 can be found in Attachment 2, Table 9. Figure 4 provides an overview of engineering approvals issued from 2010 to 2014.

Figure 4
Engineering Approvals Issued from 2010 to 2014



As shown in Figure 4, engineering approvals issued from 2010 to 2014 has remained fairly consistent. However, the increase in 2013 can be attributed to the clearance of conditions related to the prepayment of Regional Development Charges (RDC). Proponents were given the opportunity to pre-pay the old RDC rates in effect at the time prior to the new rates, causing the engineering approval to roll into 2013.

Planning and Engineering Activities

In addition to approvals, staff have actively been advancing planning and engineering interests through participation in municipal working groups, local Official Plan reviews, Ontario Municipal Board hearings, and implementation programs.

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 and 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.

Currently, Community Planning and Development Services staff participate on the following committees and working groups:

- Markham Centre Advisory
- Cornell Centre Advisory
- Markham Future Urban Area Technical Advisory and Steering Committee

2014 Development Approvals Summary

- Markham Agricultural Advisory Committee
- Yonge/Steeles Area Regional Transportation Study Technical Advisory Committee
- Newmarket Secondary Plan and Transportation Study Steering Committees
- Georgina TAC
- King Township TAC
- King Township Nobleton Zoning By-law TAC for 2015
- Vaughan's Blocks 27 & 41 New Community Areas TAC
- Municipal Ministry of the Environment and Climate Change Funding Collaboration Working Group
- LSRCA Stormwater Management Policy Working Group

Regional staff participate in local development applications that are of Regional interest

There are a number of planning matters of Regional interest engaging staff in 2014. These files include:

- Vaughan OP OMB hearing
- Richmond Hill OP OMB hearing
- Markham – Buttonville Proposal
- Markham OP OMB hearing
- Vaughan Mills Secondary Plan
- Vaughan OPA 744
- Newmarket – Urban Centres Secondary Plan
- East Gwillimbury – Green Lane Secondary Plan

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

Staff have been extensively involved in 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 subdivisions, condominiums and site plans. Attachment 3, Table 1 provides a list of OMB hearings that staff are currently involved in.

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

Areas), it is expected that there will be a continued increase in the number of appeals to the OMB.

Link to key Council-approved plans

This report is an important tool to track development across the Region, and help to determine if the goals and objectives of the Regional Official Plan (2010), Vision 2051 and the Strategic Plan 2011 to 2015 are being achieved. This report will assist in monitoring the Region’s goals of ‘Appropriate Housing for all Ages and Stages’, and creating ‘Liveable 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 outlined in the Strategic Plan 2011 to 2015.

5. Financial Implications

In 2014, the total revenue from planning and engineering application fees is \$1,350,157

Fees are collected in accordance with Regional Bylaw No. 2010-15 for land use planning approvals and the plan review function of the Community Planning and Development Services Branch. Table 4 shows revenue collected from land use planning and engineering fees collected from 2010 to 2014.

**Table 4
Fee Revenue for Development Planning and Approvals 2010 to 2014**

Section	2010	2011	2012	2013	2014
Development Planning	\$258,410	\$215,885	\$416,500	\$352,540	\$371,885
Development Engineering	\$608,605	\$985,333	\$1,090,875	\$1,317,033	\$978,272
Totals	\$867,015	\$1,201,218	\$1,507,375	\$1,669,573	\$1,350,157

As shown in table 4, revenue can fluctuate yearly based on a variety of factors such as the economy, major projects and increases in development charges. It is anticipated that Regional staff will be reviewing the fee structure to ensure that the Development Planning and Development Engineering sections of the Community Planning and Development Services Branch are operating at full cost recovery.

Development Charges, which are collected through the approved applications processed by the Development Planning and Development Engineering sections, 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, OPA's, 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 a summary of planning and engineering development approvals that Regional staff were involved in 2014. These applications include Regional Official Plan amendments, local Official Plan amendments, plans of subdivision and condominium, including clearance of Regional conditions, and site plan and engineering approvals.

As shown in Attachment 4, since 2010, there has been an increase in all types of development applications reviewed and approved by the Region. Overall, the level of development activity across the Region remains consistent from 2010 to 2014, with minor fluctuations.

In 2014, there has been an increase in development applications and clearances issued by the Region. As the Region continues to urbanize with more pressure for available land supply, the nature of the development applications becomes more complex, there may be competing interests, and applications will require more in-depth analysis from staff. For more information on this report, please contact Michelle Moretti, Planner, Community Planning and Development Services at ext. 71556.

2014 Development Approvals Summary

Attachments (4)

5958385

Accessible formats or communication supports are available upon request

Table 1
Delegated Planning and Engineering Approvals and Activity

Local 'Routine' Official Plan Amendments	These are minor applications with no outstanding Regional or local issues that the Direction of Community Planning and Development Services has been authorized by Council to approve.
Local 'Exempt' Official Plan Amendment	These are minor applications with no Regional issues, which the Director of Community Planning and Development Services can exempt from the Regional approval process, which 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 plan approval has been satisfied.

Delegated Authority to the Commissioner of Transportation and Community Planning

Regional Site Plan Approvals	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.

2014 Year End Development Summary

Table 1: Total Planning Applications Reviewed in 2014

Application Type	1 st Quarter Jan. 1 to June 30	2 nd Quarter July 1 to Dec. 31	2014 Total
Official Plan Amendments			
ROPA or Regionally Significant OPA	0	3	3
Routine OPA	5	7	12
Exempt OPA	10	3	13
			28
Regional Comments/Conditions			
Subdivisions	34	23	57
Condominium	21	11	32
Total	55	34	89
Regional Site Plan Approvals			
Site Plans	45	51	96

Table 2: Proposed Plans of Subdivision & Condominium* – Housing Mix:

2014	Percentage of Housing Mix (%)				Unit Total
	Detached	Semi-detached	Towns	Apartments	
Mid-year	1993	278	1039	4662	7,036
Year-end	440	312	992	210	1,954
2014 Totals	2433	590	2031	4872	9,926
2013 Totals	2674.5	400	2998	6356	12428.5
Growth Rate	-9%	48%	-32%	-23%	-20%

*Conditions provided to local municipalities as the approval authority

Table 3: ROPA or Regionally Significant OPA's with a Report to Council

Municipality & Amend. #	Purpose	Applicant	Location	Total Res. Units	Decision Time (Days)	Decision Date
Markham ROP 71	Site-specific amendment to permit a place of worship in an Agricultural designation	Mahamevna Bhavana Asapuwa Toronto	East side of Kennedy Road, north of Elgin Mills Road	n/a institutional	520	Sept.25, 2014
Markham OPA 216	Site-specific amendment to permit a place of worship in an Agricultural designation	Mahamevna Bhavana Asapuwa Toronto	East side of Kennedy Road, north of Elgin Mills Road	n/a institutional	520	
Vaughan OPA 2	The Vaughan Mills Centre Secondary Plan established a vision and land use principles to manage growth and development to 2031. The plan targets 4,303 residential units, 10,907 jobs, and a population of 8,778 people.	City initiated	Vaughan Mills Centre	4303 apartment units	105	July 11, 2014
TOTALS: 3 significant ROPA's & OPA's				4303 units	Avg. 312 days	

Table 4: 'Routine' Official Plan Amendments Approved by the Director of Community Planning and Development Services

Municipality & Amend. #	Purpose	Applicant	Location	Total Res. Units	Decision Time (Days)	Decision Date
Aurora OPA 1	Site specific redesignation of the subject lands from 'Oak Ridges Moraine Countryside Area' to 'Oak Ridges Moraine Countryside Area – Special'. The OPA also permits the existing dwelling to be used as a place of worship and a second existing dwelling to be used as a guest house. *ROPA 70 is the related regional file.	KTZL Buddhist Meditation Centre	13900 Leslie Street	n/a	n/a	Jan. 9, 2014
King OPA 87	Site specific amendment to facilitate the development of 18 single detached residential lots	Signature 13424 Keele Inc.	SW corner of McClure Drive and Keele Street; King City	18	31	July 10, 2014
King OPA 88	Site specific amendment to King City Community Plan (OPA 54) to redesignate lands from Low Density Residential to Medium Density Residential Area to permit townhouses and semi-detached units	2309918 Ontario Inc.	North of King Road, west of King Blvd.	28	17	Aug 7, 2014
Markham OPA 214	To redesignate the subject lands within the Armdale East Secondary Plan from 'Neighbourhood Commercial Centre' to 'Urban Residential – High Density II' to permit the development of a 6 storey residential apartment building.	Del Ridge Inc.	7400 Markham Road Northwest corner of Markham Road and Golden Avenue	136	153	March 5, 2014
Markham OPA 220	Site specific OPA to permit a maximum of 1403 residential units, maximum height of 39 storeys, to exempt lands from precinct plan requirements, and establish the	St. John's Development Corporation & Metrus	South side of Enterprise Blvd, between Ravis rd and the GO rail line, City of	1403	20	July 29, 2014

Municipality & Amend. #	Purpose	Applicant	Location	Total Res. Units	Decision Time (Days)	Decision Date
	holding zone requirements.		Markham			
Markham OPA 221	Site specific Redesignation from "Industrial and Business Corridor" to 'Mixed Use' to allow for medium density residential townhouse with mixed use buildings along the John St. frontage.	Shinning Hill Homes	360 John St.	7011	55	Sept. 2, 2014
Richmond Hill OPA 1	Site specific exception to allow for increased height and density to facilitate the construction of a multi-unit residential development.	1556615 Ontario Limited	South side of Bond Crescent, west of Yonge Street	99	24	June 23, 2014
Vaughan OPA 1	Site specific provisions to increase height and gross floor area, establish development standards and urban design guidelines to permit mixed use development around the Maple GO Station area.	York Major Holdings	Maple GO Station – north of Major Mackenzie Drive, east of Keele Street	1018	98	June 9, 2014
Vaughan OPA 746	Site specific amendment to OPA 500 (Corporate Centre Secondary Plan) to permit mixed use development consisting of residential, office and retail uses.	1834371 Ontario Inc. (Liberty Development Corp.)	Southeast corner of Jane St and Highway 7	1,328	44	Aug. 22, 2014
Whitchurch-Stouffville OPA 153	Applicable Town-wide and to the Stouffville Secondary Plan. The OPA established updated commercial and community improvement policies.	Town initiated	Town-wide & the Stouffville Secondary Plan	n/a	92	March 28, 2014
Whitchurch-Stouffville OPA 139	To delete a portion of the Land Use Policy, New Uses (Policy 4.15.3.2.i) that permits the development of 2 associated plans (19T-86W75) & (19T-97W04) to proceed at a reduced minimum lot area of .40 ha. as	Logan Homes Ltd. & 333568 Ont. Ltd.	Part of Lot 11, Con. 9	n/a	19	July 8, 2014

Municipality & Amend. #	Purpose	Applicant	Location	Total Res. Units	Decision Time (Days)	Decision Date
	they are already registered.					
Whitchurch-Stouffville OPA 140	Site-specific exception to the Rural Settlement Area policies to decrease the minimum lot size from 0.5 hectares to 0.3 hectares to facilitate the development of 15 estate residential lots	Geranium Homes	West side of Ninth Line, north of Bloomington rd.	15	45	Nov. 7, 2014
TOTALS: 12 routine applications				11,116 units	Avg. 40 days	

Table 5: Official Plan Amendments Exempted from Regional Approval

Municipality & Amend. #	Purpose	Applicant	Location	Total Res. Units	Decision time (days)	Approval date
Aurora D09-02-13	To redesignate the subject lands from 'Stable Neighbourhood Site Specific Policy # 30' to 'Stable Neighbourhood Site Specific Policy # xx' to allow for a 4 storey apartment building.	Kettlebeck Development	29 George Street – south of Wellington, west of Yonge street	n/a	n/a	March 6, 2014
Aurora D09-01-14	Site specific redesignation from "Private Open Space" and "Cluster Residential" to "Cluster Residential" to permit a maximum of 90 residential units, with a maximum building coverage of 40% and minimum landscaped/open space coverage of 20% across the site.	Brookfield Homes (Aurora) Ltd.	East of Yonge St., south of Vandorf Rd.	90	98	Sept.8, 2014
Markham OP 13 130529	To redesignate the subject lands from 'Parkway Belt West Plan' to 'Business Park' & 'Service Commercial'. The amendment will facilitate the removal of the subject lands from the Parkway Belt West Plan.	Belfield Investments Inc.	8050 Woodbine Avenue – west side of Woodbine Ave, south of Hwy 407	n/a	44	Feb. 19, 2014
Markham OPA 107	To remove current restrictions on the approval of additional restaurant floor space and refine permitted and non-permitted uses for the Unionville area.	Town initiated	Lands designated 'Heritage Main Street' in the Unionville Core Area Plan	n/a	n/a	Jan. 10, 2014
Markham OP 13 109102	Site specific OPA to redesignate the subject lands to 'High Density Residential'	King David	West side of Woodbine Avenue, north of Major Mackenzie Drive, east of Hwy 404	n/a	4	March 14, 2014
Markham OP 13 127998	To redesignate the subject lands from 'Urban Residential' in the OP and 'Open Space/Neighbourhood' in the Unionville Secondary Plan to 'Medium Density	Caboto Meadows	311 & 313 Helen Ave – north side of Hwy 407, east of Kennedy Road	14	8	Feb.19, 2014

Municipality & Amend. #	Purpose	Applicant	Location	Total Res. Units	Decision time (days)	Approval date
	1 Housing' to permit 14 semi-detached residential dwellings.					
Markham OP 14108789	Site specific amendment to increase the maximum permitted gross floor area for a 'business office use from 1775sq.m to 2500sp.m	Steelcase Holdings	North side of Steelcase Rd., west of Woodbine Ave.	n/a	37	Nov. 14, 2014
Vaughan OP.13.016	To require a second public meeting when applications are inactive for more than 2 years and/or revisions that increase heights and densities.	City initiated	City wide	n/a	21	January 10, 2014
Vaughan OP.14.002	Site specific OPA to reduce overall density permissions and modify the OMB approved development concept.	1678573 Ontario Inc.	77 Eagleview Heights – west of Hwy 400, south of Major Mackenzie Drive	619	24	March 21, 2014
Vaughan OP.12.006	Issued letter to City advising that the original exemption granted on August 21, 2012 applies to the current revised application.	2165496 Ontario Inc.	8319, 8327 & 8331 Islington Avenue – east side of Islington, north of Hwy 7	13	146	May 8, 2014
Vaughan OP.12.012	Site specific amendment to redesignate the subject lands to 'Prestige Area' & 'Employment" to allow for an office building	Langvalley Holdings	2180 Langstaff Road - northeast quadrant of Langstaff & Keele St.	n/a	212	May 16, 2014
Vaughan OP.13.015	To amend OPA 600 to be consistent with the OMB approved Carrville District Centre Secondary Plan, as part of Volume 2 for the Vaughan Official Plan, 2010.	Nine-Ten West Limited	Northwest quadrant of Rutherford Road and Dufferin Street	n/a	69	February 24, 2014
Vaughan OP.14.006	Site-specific amendment to permit a high density residential development consisting of an 8 storey building with 146 units	FCF Old Market Lane 2013 Inc.	South side of Woodbridge Ave., east of Kipling	143	35	Aug.27, 2014

Municipality & Amend. #	Purpose	Applicant	Location	Total Res. Units	Decision time (days)	Approval date
	and ground floor commercial units.		Ave.			
TOTALS: 13 exemptions				Total units: 1,165	Avg. days 46	

Table 6: Proposed Plans of Subdivision and Condominium where Regional Conditions were Issued to Local Municipalities

Municipality & Application No.	Location	Total Residential Units	Industrial/Commercial/ Institutional (Ha)	Response Date
Aurora 19T-14A01	East side of Leslie Street between St. John's Sideroad and Wellington Street	N/A	57.717	Aug 08, 2014
Aurora 19T-03A02	West side of Yonge Street, North of Bloomington Road	29 – Detached	0	Sep 16, 2014
Aurora 19T-14A03	1114 Wellington Street East. North side of Wellington Street, West of Leslie Street	82 – Detached	0	Nov 05, 2014
East Gwillimbury 19T-13E02	18879 & 18917 Woodbine Avenue. East side of Woodbine Avenue, South of Mount Albert Road	N/A	6.06	Nov 14, 2014
Markham 19CDM-14M06	South side of Major Mackenzie Drive and west of 9th Line	N/A	0	Jul 09, 2014
Markham 19T-12M11	South of Major Mackenzie Drive, North East of Donald Cousens Parkway	76 – Row	0	Jul 09, 2014
Markham 19CDM-14M05	South side of Major Mackenzie Drive, East of Donald Cousins Parkway	N/A – Private roadways	0	Jul 22, 2014
Markham 19T-14M05	6827, 6845, 6853, 6889 14th Avenue. South side of 14th Avenue, east of Box Grove Bypass	3 – Detached 35 – Row	0	Jul 22, 2014
Markham 19CDM-14M04	Woodbine By-Pass at Honda Blvd, north of Elgin Mills Road East	N/A - Shared private road, a parkette and 8 visitor parking spaces	0	Aug 01, 2014
Markham 19CDM-14M05	South side of Major Mackenzie Drive, East of Donald Cousins Parkway	N/A – Private roadways	0	Aug 18, 2014
Markham 19T-14M04	359 Elson Street. East of Markham Road, north of Steeles Avenue	32 – Detached	0	Aug 22, 2014
Markham 19T-95M82	South of Major Mackenzie Drive, West of 9th Line	N/A – Medium density block that will be divided by plan of condominium	0	Sep 26, 2014
Markham 19T-98M19	North side of Steeles Avenue East, East of Markham Road	81 – Detached 226 – Semi 103 – Row	0	Oct 08, 2014
Markham 19T-13M02	10975 Woodbine Avenue. East side of Woodbine Ave, North of Elgin Mills Road	146 – Row	0	Oct 28, 2014
Markham 19T-14M10	North side of Highway 7 East, east side of Bur Oak Avenue	N/A: Blocks schools, community park, mixed residential & road widening and 2 public streets	7.396	Dec 03, 2014
Markham 19CDM-14M09	8241 Woodbine Avenue. East of Woodbine Avenue, South of Highway 7.	N/A	0	Dec 08, 2014
Newmarket	Mulock Dr, north side, west of	85 – Row	0	Jul 03,

Municipality & Application No.	Location	Total Residential Units	Industrial/Commercial/ Institutional (Ha)	Response Date
19T-13N28	Leslie St.			2014
Newmarket 19T-13N22	Part of Lot 96, Con. 1, west of Yonge Street (Toth Farm)	82 – Detached 40 – Semi 529 – Row	0	Aug 29, 2014
Richmond Hill 19T-13R05	Abutting Walmer Rd. in the east, and Weldrick Road West to the south, East of Bathurst St.	18 – Row	0	Aug 06, 2014
Richmond Hill 19T-14R01	North side of Elgin Mills Road, west of Bayview Avenue	N/A – Create a block in which it could facilitate the development of 70 residential townhouse units and the extension of a public roadway	0	Aug 07, 2014
Richmond Hill 19T-13R11	183, 195 and 209 Snively Street. West of Bayview Avenue, south of Bloomington Road	47 – Detached	0	Oct 10, 2014
Richmond Hill 19CDM-14R06	55-65 Oneida Crescent. On the west side of Red Maple north of High Tech Road	210 – Apartment	0	Nov 26, 2014
Vaughan 19T-13V10	Northwest corner of Dufferin Street and Rutherford Road	N/A – Create high density and low density mixed-use blocks, parks, and public roadways	0.85	Jul 11, 2014
Vaughan 19CDM-14V03	South of Teston Road, east of Dufferin Street	N/A – Common laneway and 5 visitor parking spots	0	Aug 15, 2014
Vaughan 19T-14V03	East side of Thornhill Woods Drive, north of Canelli Heights Court	17 – Detached	0	Aug 15, 2014
Vaughan 19CDM-14V01	8100 Kipling Avenue. West side of Kipling Avenue, north of Woodbridge Avenue	N/A – Private road, visitor parking, walkways, landscaped area	0	Aug 19, 2014
Vaughan 19T-05V01	South of Langstaff Road between Regional Road 50 and Huntington Road	N/A – 4 employment blocks, 1 commercial block and a road allowance	3.49	Sep 12, 2014
Vaughan 19T-12V05	North of Major Mackenzie Drive between Weston Road and Highway 400	15 – Detached 46 – Semi	0	Nov 12, 2014
Vaughan 19CDM-14V08	North side of Highway 7, east of Jane Street.	N/A	0	Oct 29, 2014
Vaughan 19T-14V06	4650 Highway 7. North side of Hwy 7, east of Islington Avenue	64 – Row	0	Nov 05, 2014
Vaughan 19CDM-14V06	West side of Bathurst Street, South of Teston Road	N/A – Private roadway	0	Nov 17, 2014
Vaughan 19T-14V05	West side of Bathurst Street, South of Teston Road	118 – Row	0	Nov 17, 2014
Vaughan	1221, 1331 & 1381 Major Mackenzie Drive. East of	142 – Apartment	0	Dec 18, 2014

Municipality & Application No.	Location	Total Residential Units	Industrial/Commercial/ Institutional (Ha)	Response Date
19CDM-14V07	Dufferin Street, South of Major Mackenzie Drive			
Whitchurch-Stouffville 19T-14W01	West side of Ninth Line, north of Bloomington Road	15 – Detached	0	Aug 14, 2014
2014 TOTALS:				
Applications - 89 Subdivisions: 57 Condominiums: 32		Units: 9926 Detached: 2433 Semi: 590 Row: 2031 Apt.: 4872	144.304 Ha	
2013 TOTALS:				
Applications: 78 Subdivisions: 50 Condominiums: 28		Units: 12428.5 Detached: 2674.5 Semi: 400 Row: 2998 Apt.: 6356	15.529 Ha	
GROWTH RATE (2013 to 2014):				
Applications: 14% Subdivisions: 14% Condominiums: 14%		Units: -20% Detached: -9% Semi: 48% Row: -32% Apt.: -23%	829%	

Table 7: Clearances Issued/Final Plan Approval for Plans of Subdivision and Condominium

Municipality & Application No.	Location	Total Residential Units	Industrial/ Commercial/ Institutional (Ha.)	Date Clearance Sent
Aurora 19CDM13A04	15933 Bayview Avenue. East of Bayview Avenue and south of St. John's Sideroad	87 – Row	0	Jul 24, 2014
Aurora 19T11A03	1335 St. John's Sideroad East. West side of Leslie Street and on the south side of St. John's Sideroad	322 – Detached 86 – Semi 145 – Row	0.43	Sep 25, 2014
Aurora 19T11A04	West side of Leslie Street and on the south side of St. John's Sideroad	234 – Detached 165 – Row	0	Nov 26, 2014
Georgina 19T95085	4950 Baseline Road. On the north side of Baseline and west of Dalton Road	166 – Detached 8 – Row	1.12	Dec 09, 2014
Markham 19CDM13M04	8321 and 8323 Kennedy Road. East side of Kennedy Road, north of Highway 7	253 – Apartment	0	Aug 08, 2014
Markham 19CDM13M05	1 Uptown Drive. East of Warden Avenue, South of Highway 7	607 – Apartment	0	Aug 08, 2014
Markham 19CDM14M01	7191 Yonge Street. East side of Yonge Street, north of Meadowview Avenue	N/A – 266 Commercial units, 41 locker units and 576 parking spaces	0.3837	Dec 16, 2014
Markham 19CDM14M02	7163 Yonge Street. East side of Yonge Street, north of Meadowview Avenue	N/A – 159 Commercial units, 20 locker units and 255 parking spaces	0.8561	Dec 16, 2014
Markham 19T10M02	North of Highway 7, east of the Ninth Line	95 – Detached 18 – Semi 54 – Row	0	Oct 27, 2014
Markham 19T05M20 & 19T12M03	East of Kennedy Road, north of 407	6 - Detached	0	Nov 25, 2014
Markham 19T12M04	Southwest corner of Prospector's Drive and Angus Glen Boulevard	35 – Detached	0	Nov 26, 2014
Markham 19T12M09	South West quadrant of Woodbine Avenue & Major Mackenzie Drive East	48 – Detached	0	Oct 31, 2014
Markham 19T12M12	4372 16th Avenue. Northeast corner of 16th Avenue and Kennedy Road	8 – Detached 16 – Semi 148 – Row	0	Nov 20, 2014
Newmarket 19T12N02	South East Corner of Davis Drive and Bathurst Street	125 – Detached 62 – Semi	0	Dec 10, 2014
Richmond Hill 19CDM13R06	24 Briggs Avenue. North side of Briggs Avenue, east of Bayview Avenue	69 – Row	0	Oct 10, 2014
Richmond Hill 19T11R03	12955 Bathurst Street. East side of Bathurst Street, south of King Road	2 – Semi 23 – Row	0.233	Aug 01, 2014
Richmond Hill 19T11R05	East of Bathurst Street and north of Weldrick Road	4 – Detached	0	Jul 30, 2014
Richmond Hill 19T88016	North of 19th Avenue, West of Bayview Avenue	6 – Detached	0	Oct 28, 2014
Richmond Hill	North of 19th Avenue, west of Yonge	9 – Detached	0	Sep 11, 2014

Municipality & Application No.	Location	Total Residential Units	Industrial/ Commercial/ Institutional (Ha.)	Date Clearance Sent
19T97R10	Street			
Richmond Hill 19T99R21	North of 19 th Avenue, between Yonge Street and Bayview Avenue	106 – Detached	0	Nov 13, 2014
Vaughan 19CDM13V08	North side of Kayla Crescent, east side of Jane Street and north of Springside Road	95 – Row	0	Oct 28, 2014
Vaughan 19CDM13V09	7608 Yonge Street. North West corner Of Yonge Street and Arnold Avenue	N/A – 7 Commercial units	0	Aug 18, 2014
Vaughan 19CDM13V10	7608 Yonge Street. West of Yonge Street, north of Arnold Avenue	212 – Apartment	0	Aug 19, 2014
Vaughan 19CDM13V12	4700 Highway 7. West of Pine Valley Drive, east of Islington Avenue and north of Highway 7	122 – Apartment	0	Nov 13, 2014
Vaughan 19T03V13	North of Major Mackenzie Drive and west of Bathurst Street	696 – Detached 126 – Semi 16 – Row	0.65	Oct 30, 2014
Vaughan 19T08V06	West of Highway 27, south of Kirby Road and north of Nashville Road	44 – Detached	0	Dec 03, 2014
Vaughan 19T10V04	North of Major Mackenzie Drive and abuts Huntington Road to the east	967 – Detached 202 – Semi 212 – Row 589 – Apartment	4	Sep 19, 2014
Vaughan 19T12V04	West of Kipling, North of Woodbridge Avenue	N/A - 1 Residential block, 1 future residential block, 3 blocks to be dedicated, 1 common elements block and 3 reserve blocks	0	Sep 29, 2014
Vaughan 19T12V08	South of Major Mackenzie Drive, West of 400, East of Weston Road	43 – Detached	0	Aug 08, 2014
Whitchurch-Stouffville 19T11W02	North of Main Street and East of Baker Hill Boulevard	276 – Row	2.07	Sep 05, 2014
Whitchurch-Stouffville 19T12W02	East of Highway 48, south of Aurora Road	19 – Detached	0	Sep 05, 2014
Whitchurch-Stouffville 19T12W03	East side of Highway 48, south of Stouffville Road	N/A – 6 Employment blocks, 1 future development block	22.64	Nov 20, 2014
2014 TOTALS:				
Clearances: 43 Subdivisions: 33 Condominiums: 10		Units: 7994 Detached: 4075 Semi: 533 Row: 1603 Apartment: 1783	9.74	

Municipality & Application No.	Location	Total Residential Units	Industrial/ Commercial/ Institutional (Ha.)	Date Clearance Sent
2013 TOTALS:				
Clearances: 27 Subdivisions: 19 Condominiums: 8		Units: 1545 Detached: 364 Semi: 146 Row: 170 Apartment: 865	3.0856	
GROWTH RATE (2013 to 2014)				
Clearances: 59% Subdivisions: 74% Condominiums: 25%		Units: 417% Detached: 1020% Semi: 265% Row: 843% Apartment: 106%	216%	

Table 8: Regional Site Plan Approvals

Municipality & Application No.	Location	Description of Works	Total No. of Submissions Reviewed	Approval date
Town of Aurora SP-A-007-13	201 Earl Stewart Drive, Southwest corner of Pederson and Bayview Avenue	Proposed redevelopment of an existing site (Old Reebok Factory)	4	July 21, 2014
Town of Aurora SP-A-006-14	Northwest corner of Wellington Street East and Leslie Street	Proposed sales trailer	2	July 29, 2014
Town of Aurora SP-A-002-12	Northeast corner of Babcock Blvd and Bloomington RD	Proposed development of a storage facility	4	July 30, 2014
Town of Aurora SP-A-008-13	Westside of Leslie Street, North of Wellington Street - 15600 Leslie Street	Proposed development of a senior retirement community	5	Sept. 9, 2014
Town of Aurora SP-A-011-08	Southwest corner of Yonge Street and Elderberry Trail	Proposed development of several recreation buildings	6	Dec 15, 2015
East Gwillumbury SP-E-002-14	Eastside of 2nd Concession, South of Doane Road	Temporary sales office	2	April 4, 2014
Town of East Gwillumbury SP-E-004-14	Westside of Leslie Street - opposite of Colonel Wayling Blvd.	Proposed sales trailer	1	July 9, 2014
Town of East Gwillumbury SP-E-005-14	Leslie Street and Festival Court	Proposed sales trailer	1	July 24, 2014
Town of East Gwillumbury SP-E-006-14	19841 Leslie Street, North of Doane Road	Proposed development of a sales trailer	2	July 31, 2014
Town of East Gwillumbury SP-E-007-14	Eastside of Yonge Street, north of Holland Landing Road	Proposed temporary sales trailer	3	Aug. 7, 2014
Town of Georgina SP-G-008-14	Northside of Old Homestead, East of Park Road	Proposed development of a solar PV Site	1	Aug. 26, 2014
Township of King SP-K-002-14	13415 Dufferin Street, South of 15th Sideroad	Redevelopment of an existing school	2	March 4, 2014
Township of King SP-K-003-13	19540 Bathurst Street	Development of a private school	7	March 7, 2014
Township of King SP-K-005-13	16845 Jane Street, South of Davis Drive West	Development of an equestrian centre	5	May 7, 2014
Township of King SP-K-001-14	2183 King Road, Southwest corner of Fisher Street and King Road	Proposed redevelopment of an existing site	5	July 10, 2014

Municipality & Application No.	Location	Description of Works	Total No. of Submissions Reviewed	Approval date
Township of King SP-K-006-14	1169 Wellington Street West	Proposed development of a one storey dwelling	1	July 29, 2014
Township of King SP-K-004-14	17085 Jane Street, South of Highway 9	Proposed development of a horse barn	1	Aug. 18, 2014
Township of King SP-K-002-14	13415 Dufferin Street, South of 15th Sideroad	Proposed redevelopment of an existing site	4	Sept. 3, 2014
City of Markham SP-M-008-13	7787 Yonge Street	Redevelopment of an existing site	1	Jan. 2, 2014
City of Markham SP-M-024-13	Northeast corner of Delray Drive and DCP	Development of nine townhouse blocks	2	Jan. 16, 2014
City of Markham SP-M-026-13	Southeast corner of Highway 7 and Street E	Development of a 8 storey mixed use building and 18 storey residential building	1	Feb. 19, 2014
City of Markham SP-M-002-14	550 Bur Oak Avenue	Redevelopment of an existing gas station	1	Feb. 25, 2014
City of Markham SP-M-011-06	9390 Woodbine Avenue	Development of a hotel, trade and conference centre	14	April 2, 2014
City of Markham SP-M-013-11	6330 16th Avenue	Development of 160 townhomes and 2 single detached homes	12	April 11, 2014
City of Markham SP-M-004-14	8985 Woodbine Avenue	Redevelopment of an existing heritage home	3	April 30, 2014
City of Markham SP-M-009-14	371 Gough Road	Redevelopment of an existing site - addition	1	June 9, 2014
City of Markham SP-M-016-13	7713 Kennedy Road	Development of a 4-storey condo building	2	June 13, 2014
	7475 McCowan Rd	Development of a medical office, pharmacy and office	5	June 14, 2014
City of Markham SP-M-011-12	11175 Kennedy Road	Proposed development of a Buddhist Temple	3	July 4, 2014
City of Markham SP-M-008-14	8190 Bayview Avenue, South of Highway 407	Proposed development of a restaurant pad	3	July 7, 2014

Municipality & Application No.	Location	Description of Works	Total No. of Submissions Reviewed	Approval date
City of Markham SP-M-032-11	Northwest corner of Markham Road and Golden Avenue	Proposed development of a 5 storey condo with 106 dwellings	7	July 10, 2014
City of Markham SP-M-011-14	Southeast corner of DCP and Major Mackenzie Drive	Proposed development of 76 townhomes	2	July 10, 2014
City of Markham SP-M-006-14	9990 Kennedy Road, Southwest corner of Kennedy Road and Major Mackenzie Drive	Proposed redevelopment of an existing site addition of outdoor patios	1	July 16, 2014
City of Markham SP-M-013-14	9580 McCowan Road, Southwest corner of McCowan Road and Bur Oak Avenue	Proposed redevelopment of an existing site	1	July 23, 2014
City of Markham SP-M-020-14	9775 9th Line	Proposed development of a telecommunications	1	Oct. 22, 2014
Town of Newmarket SP-N-002-14	Northeast corner of Veterans Way and Leslie Street	Development of a two storey commercial plaza	1	May 7, 2014
Town of Newmarket SP-N-005-14	212 Davis Drive	Development of a 15 storey apartment building	3	June 4, 2014
Town of Newmarket SP-N-009-07	400-406 Davis Drive, Southwest corner of Davis Drive and Main street	Proposed development of retail and mixed commercial use	1	Aug. 7, 2014
Town of Newmarket SP-N-007-14	514 Davis Drive	Proposed residential	1	Aug. 7, 2014
Town of Newmarket SP-N-008-14	North side of Davis Drive, East of Ford Wilson and West of the Upper Canada Mall	Proposed Sales Trailer	2	Dec. 10, 2014
Town of Richmond Hill SP-R-026-13	20 Brodie Drive	Development of a 7 storey medical office tower	3	Jan. 13, 2014
Town of Richmond Hill SP-R-033-13	10411 Bayview Avenue	Development of a one storey addition to an existing place of worship	2	Feb. 4, 2014
Town of Richmond Hill SP-R-029-11	305 Bloomington Road	Sales Trailer	1	Feb. 7, 2014
Town of Richmond Hill SP-R-001-14	188 19th Avenue, East of Yonge Street	Redevelopment of an existing site	1	March 12, 2014

Municipality & Application No.	Location	Description of Works	Total No. of Submissions Reviewed	Approval date
Town of Richmond Hill SP-R-007-13	9211 Bayview Avenue	Development of a 40-unit common element condo and 10 street townhomes	3	June 10, 2014
Town of Richmond Hill SP-R-007-14	10856 Bayview Avenue	Development of a bank and commercial building	1	June 10, 2014
Town of Richmond Hill SP-R-015-13	Intersection of Bethesda and Bayview Avenue	New signalized intersection at Bethesda Sideroad and Bayview Avenue	3	June 25, 2014
Town of Richmond Hill SP-R-016-13	227 and 219 Major Mackenzie Drive East	Proposed development of 13 unit - 4 storeys high residential building	2	June 23, 2014
Town of Richmond Hill SP-R-024-11	9761,9751 Bayview Avenue, North of Weldrick Road	Development of a 28 condo townhomes unit	5	June 25, 2014
Town of Richmond Hill SP-R-029-11	305 Bloomington Road	Development of 50 townhomes	5	June 2, 2014
Town of Richmond Hill SP-R-030-13	163 King Road	Development of an outdoor play area	3	June 12, 2014
Town of Richmond Hill SP-R-031-08	650 Elgin Mills Road East	Development of a 70 townhomes on a common element road	6	June 25, 2014
Town of Richmond Hill SP-R-003-14	10944-10956 Yonge Street	Proposed construction of a temporary sales office	1	July 4, 2014
Town of Richmond Hill SP-R-026-13	20 Brodie Drive, Northeast corner of 16th Avenue and Leslie Street	Proposed development of a 7 storey medical office tower	6	Aug. 19, 2014
Town of Richmond Hill SP-R-004-11	11611 Yonge Street, Eastside of Yonge Street, North of 19th Avenue	Proposed development of mixed use commercial/residential	9	Sept. 3, 2014
Town of Richmond Hill SP-R-009-14	9781 Bayview Avenue, North of Weldrick Road East	Proposed development of a 16 townhouses and 1 semi detached	1	Sept. 25, 2014

Municipality & Application No.	Location	Description of Works	Total No. of Submissions Reviewed	Approval date
Town of Richmond Hill SP-R-016-14	9920 Leslie Street, Southwest corner of Leslie Street and Major Mackenzie Drive	Proposed development of a sales trailer	2	Oct. 1, 2014
Town of Richmond Hill SP-R-012-13	6 Newkirk Road, Northwest corner of Newkirk and Major Mackenzie Drive	Proposed redevelopment of an existing site	7	Oct. 6, 2014
Town of Richmond Hill SP-R-018-14	371 Ohio Road, Elgin and Yonge Street	Proposed redevelopment of an existing home into a BMW Service Facility	1	Oct. 17, 2014
Town of Richmond Hill SP-R-029-11	305 Bloomington Road, East of Bayview Avenue	Proposed development of 50 townhomes	7	Oct. 29, 2014
Town of Richmond Hill SP-R-031-08	Northwest corner of Bayview Avenue and Elgin Mills Road East	Proposed development of a 70 townhomes on a common element road	15	Nov. 12, 2014
Town of Richmond Hill SP-R-011-11	Southwest corner of Carrville Road and Bathurst Street	Proposed development of a 20- unit townhomes with a common element condominium	6	Dec. 2, 2014
City of Vaughan SP-V-039-13	Northeast corner of Melville Road and Rutherford Road	Development of five commercial/ office buildings	5	Jan. 4, 2014
City of Vaughan SP-V-012-12	8290 Highway 27, Westside of Highway 27	Development of a 2 storey office building	3	Jan. 9, 2014
City of Vaughan SP-V-005-14	7241 Jane Street	Development of a two storey storage and utility building	1	Feb. 3, 2014
City of Vaughan SP-V-035-12	8327 & 8331 Islington Avenue	Development of 13 townhomes dwelling	3	Feb. 7, 2014
City of Vaughan SP-V-027-11	7890 Bathurst Street	Development of a two high rises, 1 - 18storey, 1-32 storey -560 units	17	Feb. 10, 2014
City of Vaughan SP-V-020-13	7379 Islington Avenue	Development of a church	5	March 3, 2014

Municipality & Application No.	Location	Description of Works	Total No. of Submissions Reviewed	Approval date
City of Vaughan SP-V-013-14	955,965,975 & 995 Major Mackenzie Drive West	Development of a tele tower	1	March 6, 2014
City of Vaughan SP-V-006-14	10020 Keele Street	Redevelopment of an existing site	1	March 6, 2014
City of Vaughan SP-V-006-14	11,15,23 and 27 Landsdowne Avenue	Development 10-storey apartment building	3	March 12, 2014
City of Vaughan SP-V-023-14	1 Century Place, Northeast corner of Steeles Avenue and Weston Road	Proposed 3 storey health centre	1	June 11, 2014
City of Vaughan SP-V-033-13	540 & 560 McNaughton Road	Development of a one storey industrial building	2	May 13, 2014
City of Vaughan SP-V-034-13	Southwest corner of McNaughton Road and Eagle Rock Way	Development of two multi-unit retail buildings	3	May 21, 2014
City of Vaughan SP-V-044-13	7895 Jane Street, North of Highway 7	Temp Sales office	4	April 15, 2014
City of Vaughan SP-V-048-08	9909 and 9939 Pine Valley Drive	Development of a 6-storey apartment building	7	June 15, 2014
City of Vaughan SP-V-037-11	950 Nashville Road, Northside of Nashville Road, East of Huntington Road	Proposed development of a two storey addition to an existing building	3	July 7, 2014
City of Vaughan SP-V-028-14	Northwest corner of Bathurst Street and Lebovic Campus Drive	Proposed development of a 15 storey, 162 unit seniors condo apartment	1	July 15, 2014
City of Vaughan SP-V-031-14	20 North Rivermede Road, Southwest corner of Langstaff Road and North Rivermede Road	Proposed redevelopment of an existing commercial building	4	July 22, 2014
City of Vaughan SP-V-017-14	Major Mackenzie Drive, Between Highway 400 and Jane Street	Proposed development of a hospital and healthcare campus	1	July 23, 2014
City of	Southeast corner of	Proposed	6	Aug. 13,

Municipality & Application No.	Location	Description of Works	Total No. of Submissions Reviewed	Approval date
Vaughan SP-V-025-13	Century Place and Weston Road	development of a seven storey building and a two storey building		2014
City of Vaughan SP-V-002-13	Southwest corner of Bunker Road and Yonge Street - 8248 Yonge Street	Proposed development of a two storey retail/office commercial building	4	Aug. 18, 2014
City of Vaughan SP-V-086-04	Northwest corner of Major Mackenzie Drive and Vellore Park Avenue	Proposed development of a gas station with a car wash	17	Sept. 3, 2014
City of Vaughan SP-V-020-13	7379 Islington Avenue	Proposed development of a church	7	Sept. 15, 2014
City of Vaughan SP-V-013-12	26 Bruce Street, Southwest corner of Bruce Street and Highway 7	Proposed townhome units - 122 units over 5 - 3 storey blocks	6	Sept. 15, 2014
City of Vaughan SP-V-044-13	7895 Jane Street, North of Highway 7	Temp Sales office	5	Sept. 17, 2014
City of Vaughan SP-V-021-13	Northside of Teston Road, West of Bathurst Street - 900 Teston Road	Proposed redevelopment of an existing site	5	Sept. 23, 2014
City of Vaughan SP-V-021-14	8850,8926,8944 & 8980 Highway 27, Between Langstaff and Rutherford Road	Proposed distribution centre for Fed-Ex	3	Oct. 1, 2014
City of Vaughan SP-V-045-14	7994 Yonge Street, Westside of Yonge, South of Highway 407	Proposed redevelopment to an existing site - 2 storey addition to the clubhouse	1	Nov. 4, 2014
City of Vaughan SP-V-049-08	Northwest Quadrant of Steeles Avenue and Keele Street	Development of 4 prestige office structures with park	15	Nov. 19, 2014
Town of Whitchurch-Stouffville	15307 / 15283 Highway 48 & 5292 Aurora Rd	Development of a commercial plaza	4	June 2, 2014
Town of Whitchurch-Stouffville SP-W-002-13	14245 Ninth Line	Proposed entrance change use	4	Oct. 30, 2014

Table 9: Regional Engineering Approvals

Municipality & Application No.	Location	Total No. of Submissions Reviewed	Approval date
Town of Aurora D19 13.003.A	Northeast corner of St.John's Sideroad and Bayview Avenue	9	May 5, 2014
Town of Aurora D19 13.006.A	Northwest corner of Wellington Street East and Street- Adjacent to State Farm Way	1	May 26, 2014
Town of Aurora D19 13.006.A	Westside of Leslie Street, South of St.John's Sideroad	3	June 10, 2014
Town of Aurora 14.002.A	Westside of Leslie Street, North of Wellington Street - 15600 Leslie Street	1	July 25, 2014
Town of Aurora 13.004.A	Westside of Leslie Street, South of St.John's Sideroad	9	July 25, 2014
Town of Aurora 13.002.A	Southwest corner of St.John's Sideroad and Leslie Street	10	August 26, 2014
Town of Aurora 13.003.A	Northeast corner of St.John's Sideroad and Bayview Avenue	32	September 16, 2014
Town of Aurora 13.003.A	Northeast corner of St.John's Sideroad and Bayview Avenue	32	October 22, 2014
Town of Aurora 13.004.A	Westside of Leslie Street, South of St.John's Sideroad	9	November 19, 2014
Town of East Gwillimbury D19 13.008.E	Green Lane –West of Leslie Street	2	June 12, 2014
Town of East Gwillimbury 13.006.E	Westside of Leslie Street - opposite of Colonel Wayling Blvd.	9	July 23, 2014
Town of East Gwillimbury 14.001.E	Southeast corner of Doane Road and Second Concession	5	July 29, 2014
Town of East Gwillimbury 14.001.E	Southeast corner of Doane Road and Second Concession	5	December 9, 2014
Town of Georgina 13.003.G	Northside of Highway 48, East of High Street	4	July 24, 2014
Town of Georgina 14.003.G	Northside of Ravenshoe Road, East of The Queensway	4	August 27, 2014
Town of Georgina 14.002.G	Baseline Road and John Link Avenue	2	November 5, 2014
Township of King D19 12.005.K	Westside of Highway 27, North of King Road	6	January 17, 2014
Township of King D19 13.003.K	13424 Keele Street, North of King Road	1	May 21, 2014

Municipality & Application No.	Location	Total No. of Submissions Reviewed	Approval date
Township of King 12.005.K	Westside of Highway 27, North of King Road - Oliver Emerson Avenue	9	August 5, 2014
Township of King 11.004.K	Northeast corner of King Road and Jane Street	10	October 22, 2014
Township of King 12.005.K	Westside of Highway 27, North of King Road - Oliver Emerson Avenue	9	November 13, 2014
City of Markham D19 13.002.M	Intersection of Cornell Centre Blvd. and 16th Avenue	6	January 4, 2014
City of Markham D19 13.009.M	Southeast corner of Major Mackenzie Drive and Prospector's Drive	1	February 7, 2014
City of Markham D19 14.001.M	Delray Drive and DCP	2	June 16, 2014
City of Markham 14.003.M	Northeast corner of 16th Avenue and Kennedy Road	3	July 23, 2014
City of Markham 14.007.M	Southeast corner of Major Mackenzie Drive and Markham By Pass	1	September 8, 2014
City of Markham 14.011.M	6827 & 6805 14th Avenue	2	November 5, 2014
City of Markham 14.009.M	Northwest corner of Kennedy Road and Steeles Avenue	1	December 4, 2014
Town of Newmarket 13.001.N	Eastside of Bathurst Street and North of Woodspring Avenue	9	November 3, 2014
Town of Richmond Hill D19 13.004.R	Eastside of Bathurst Street, South of King Road	2	June 25, 2014
Town of Richmond Hill D19 13.009.R	Southwest corner of Gamble Road and Colesbrook Rd	1	May 1, 2014
City of Vaughan D19 13.005.V	New Huntington Road and Highway 7	2	May 14, 2014
City of Vaughan D19 05.017.V	Northwest corner of Rutherford Road and Dufferin Street	1	June 2, 2014
City of Vaughan D19 14.003.V	Willis Drive - Between Pine Valley Drive and Islington Avenue	2	June 2, 2014
City of Vaughan 13.002.V	2900 Highway 7, Between Jane Street and Creditstone Road	7	July 2, 2014
City of Vaughan 13.012.V	Highway 7 and Wallace Street	3	July 2, 2014
City of Vaughan 14.005.V	8682 Highway 27 - North of Langstaff Road, Westside of	3	July 17, 2014

Municipality & Application No.	Location	Total No. of Submissions Reviewed	Approval date
	Highway 27		
City of Vaughan 14.004.V	Crestwood Road - Between Bathurst and Yonge Street	1	July 18, 2014
City of Vaughan 14.001.V	Northwest corner of Major Mackenzie Drive and Jane Street	4	July 28, 2014
City of Vaughan 13.003.V	Northwest corner of Bathurst Street and Major Mackenzie Drive	11	August 28, 2014
City of Vaughan 14.002.V	Northeast corner of Huntington Road and Major Mackenzie Drive	3	September 5, 2014
City of Vaughan 14.007.V	10100 Weston Road, Northwest corner of Weston Road and Major Mackenzie Drive	3	October 3, 2014
City of Vaughan 14.001.V	Northwest corner of Major Mackenzie Drive and Jane Street	4	October 6, 2014
City of Vaughan 14.003.V	Willis Drive - Between Pine Valley Drive and Islington Avenue	3	October 15, 2014
City of Vaughan 13.003.V	Northwest corner of Bathurst Street and Major Mackenzie Drive	11	October 28, 2014
City of Vaughan 14.006.V	Intersection of Street A and Highway 27	9	October 31, 2014
City of Vaughan 12.003.V	Highway 27, North of Hedgerow Lane	15	December 12, 2014
Town of Whitchurch-Stouffville D19 14.002.W	11873 Ninth Line	1	June 6, 2014

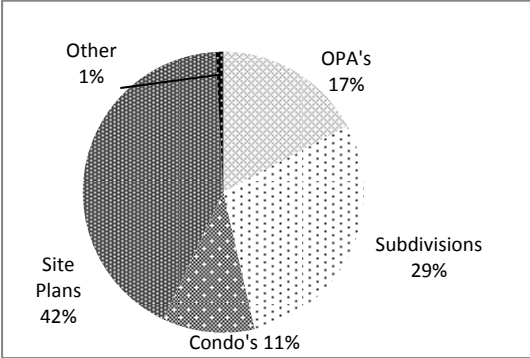
Table 1: Current OMB hearings with involvement from Regional Staff

Municipality	OMB Matter
East Gwillimbury	EG Official Plan
Georgina	OPA 111 - Sutton/Jackson's Point Secondary Plan
King	Pacifico (OPA 58)
King	Power Generation Policies (OPAs 73 to 77)
King	Nobleton Noth Holdings Inc – appeal to Nobelton Community Plan OPA's 57 & 570
Markham	Buttonville Redevelopment
Markham	Markham OP
Markham	Forest Bay Homes 19T-98M19
Markham	1 Steelecase Rd (Liberty/Steelecase)
Markham	Arbor Memorial Inc. (Cemetery LOPA & ROPA)
Markham	Memorial Gardens (Cemetery LOPA & ROPA)
Markham	North Markham Landowners MZO
Markham	Trinison MZO
Newmarket	Glenway Golf Course redevelopment (residential subdivision)
Newmarket	Slessor Square (condominium development)
Richmond Hill	Appeals of the Town of Richmond Hill Official Plan
Richmond Hill	Shiplake
Richmond Hill	Cimetta
Richmond Hill	Great Lands
Richmond Hill	Leslie Elgin Developments Inc.
Vaughan	Casertano
Vaughan	Mammone
Vaughan	Appeals of the City of Vaughan Official Plan
Vaughan	Tesmar Holdings
Vaughan	Vaughan Metropolitan Centre Secondary Plan
Vaughan	Vaughan Mills Secondary Plan
Vaughan	Ozner Corporation
Vaughan	West Rutherford Properties Limited
Vaughan	Portside Developments

Highlights from the 2014 Development Approvals Summary Report:

In reviewing, commenting on, and approving various development applications, Regional staff work with our municipal partners to ensure that Regional interests are balanced with local needs.

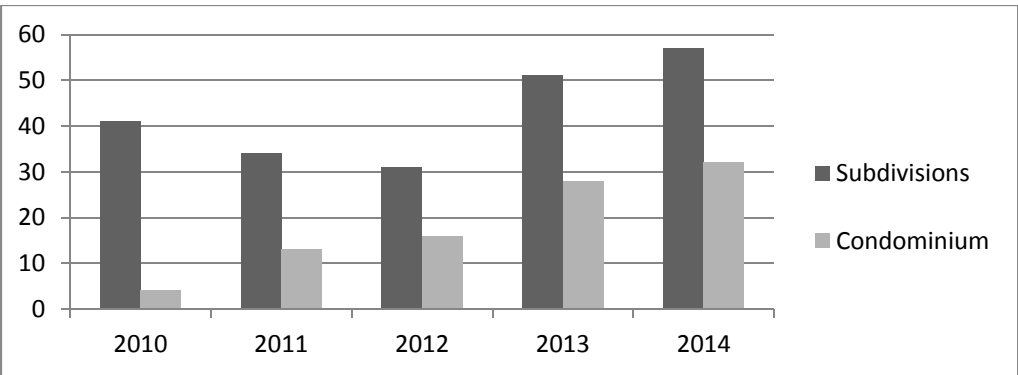
Development Applications reviewed by DRC:



A Development Review Committee (DRC) is comprised of Regional staff from various Departments that meet to review and discuss various aspects of development applications. A total of 349 development applications were reviewed by DRC in 2014.

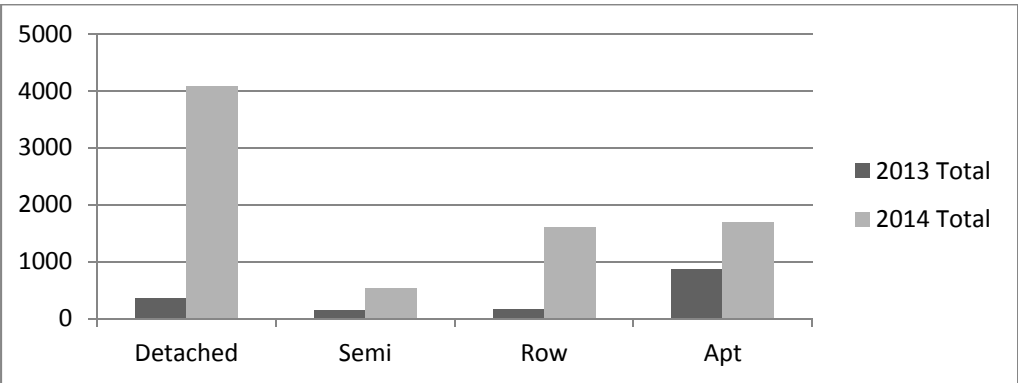
From 2010 to 2014, there was an increase in the number of draft plans of subdivision and condominiums processed by Regional staff

Regional Conditions Issued on Draft Plans from 2010 to 2014:



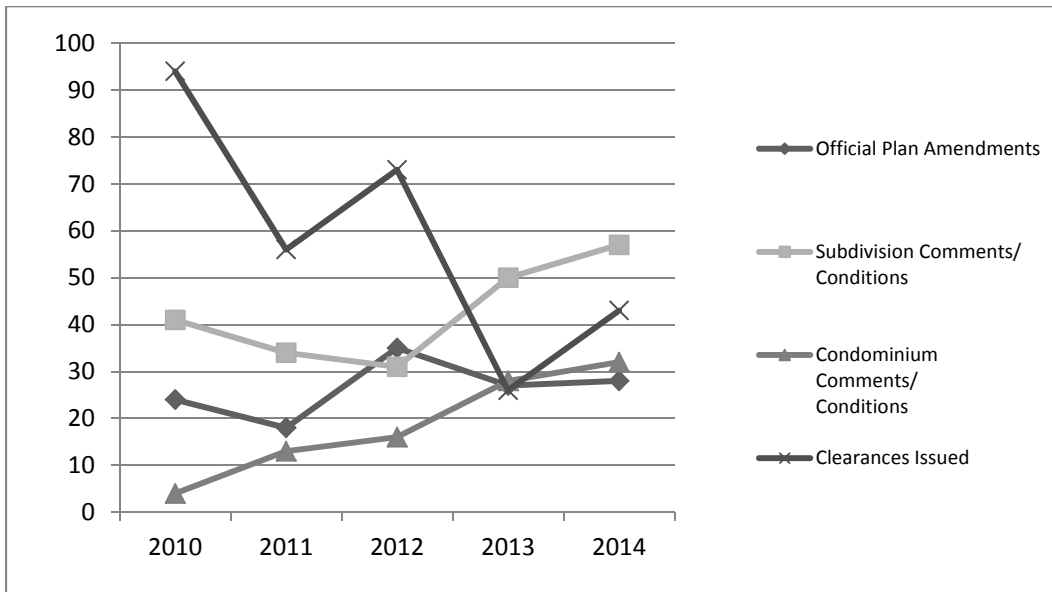
In 2014, there was a significant increase in clearances issued, as well as all types of units cleared for development.

Mix of Residential Unit Type of Clearances Issued on Draft Plans:



Tracking development is important to determine if the goals and objectives of the Regional Official Plan (2010), Vision 2051, and the Strategic Plan 2011 to 2015 are being achieved. Furthermore, tracking data also helps to determine the current and future development patterns and trends. Over the past 5 years, there has been an overall increase in development activity across the Region. As the Region continues to urbanize and mature, development activity will likely continue to increase.

Development Planning Approvals Issued from 2010 to 2014:



Development Engineering Approvals from 2010 to 2014

