

Clause No.9 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 11, 2014.

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**2014 SEMI-ANNUAL DEVELOPMENT APPROVALS SUMMARY
JANUARY 1, 2014 TO JUNE 30, 2014**

Committee of the Whole recommends adoption of the following recommendation contained in the report dated August 14, 2014 from the Commissioner of Transportation and Community Planning:

1. RECOMMENDATION

It is recommended that this report be received for information purposes.

2. PURPOSE

The purpose of this report is to provide information to Council on the 2014 semi-annual planning and development applications approved by the Commissioner of Transportation and Community Planning, and the Director of Community Planning and Development Services under delegated authority.

3. BACKGROUND

The authority to approve routine development applications has been delegated to the Commissioner of Transportation and Community Planning, as well as the Director of Community Planning and Development Services

This report highlights the 2014 semi-annual planning and development applications reviewed and approved between January 1, 2014 and June 30, 2014. *Attachment 1*, Table 1 outlines the delegated approval authority. Further to Table 1, approval authority has been delegated to the Director of Community Planning and Development Services to:

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

The Commissioner of Transportation and Community Planning has been delegated approval authority to issue engineering approvals associated with the site plan and subdivision processes.

Development Charges, which are collected through the approved applications processed by the Development Planning and Development Approvals (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.

4. ANALYSIS AND OPTIONS

PLANNING AND ENGINEERING APPROVALS

The Director of Community Planning and Development Services issued decisions/reported on 15 Official Plan Amendment applications from January 1, 2014 to June 30, 2014

In the first half of 2014, the Director of Community Planning and Development Services issued decisions on 15 OPAs (see *Attachment 2*, Table 2 and *Attachment 3*, Table 3). Of the 15 approvals issued, five were 'routine' OPAs, which are considered to be locally significant, and 10 OPAs were exempt from Regional approval. In the first half of 2014, there were no decisions on Regionally significant OPAs. *Attachment 2*, Table 2 and *Attachment 3*, Table 3 also provides details of each OPA approved or exempted.

In comparison, at the mid-year point of 2013, the Director of Community Planning and Development Services issued decisions on 18 OPAs, representing a similar level of activity. Of the 18 OPAs, five were considered 'Regionally' significant with decisions rendered by Council, 10 were 'routine', and three were exempt from Regional approval.

Exempting OPAs that are not considered Regionally significant, are minor in nature, and meet the criteria outlined in the Regional Official Plan 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.

Comments and conditions on draft plan approvals were issued on 55 plans of subdivision and condominium, for a total of 7,036 residential units

From January 1, 2014 to June 30, 2014, staff issued comments and conditions of draft approval for 34 plans of subdivision and 21 plans of condominium. Combined, these 55 draft plans have a total of 7,036 residential units, and 65.3 hectares of commercial and/or industrial land. A list of these applications can be found in *Attachment 4*, Table 4.

At the mid-year point of 2013, comments and conditions were issued on 34 draft plans, 27 plans of subdivision and 17 plans of condominium with a total of 6,424 residential units and 8.8 hectares of industrial and/or commercial land, which is shown in *Attachment 4*, Table 4. Overall, between 2013 and 2014, there was a 62 per cent increase in comments issued on plans of subdivision and condominium, with a 26 per cent increase in plans of subdivision and 23.5 per cent increase in plans of condominium and an increase of 9.5 per cent on the total number of residential units. This is an increase worth noting and will be monitored as proposed developments move through the approval process towards registration and the building permit stage.

Also shown in *Attachment 4*, Table 4, the number of single detached residential dwellings increased by 57 per cent, the number of semi-detached dwellings increased by 38 per cent, row housing decreased by one per cent and the number of apartment units increased by 19.5 per cent. The increase in single and semi-detached residential units may be attributed to market demand and existing development patterns. York Region remains attractive to families and is typically characterized by single detached dwellings units. However, with access to improved transit services and the 'Centres and Corridors' as articulated by the Region's Official Plan, an increase in multi-residential units is anticipated.

Clearance letters were issued on 10 plans of subdivision for a total of 1464 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 5*, Table 5, in the first half of 2014, Regional staff issued clearances for 10 plans of subdivision. No clearances were provided on plans of condominiums. These 10 plans consisted of a total of 1,464 residential units. *Attachment 5* also provides the details of the subject applications for the first half of 2014.

In the first half of 2013, Regional staff issued clearances in 11 plans of subdivision and condominium, for a total of 279 residential units and 0.87 industrial and/or commercial land.

Although Regional clearances were down by nine per cent in the first half of 2014, there was a significant increase in the number of residential units of 425 per cent. The increase in units may be attributed to the increase of Regional Development Charges in 2013. Prior to the fee increase, applicants were given the opportunity to pre-pay Regional Development Charges at the previous rate and draft plans were processed in 2012, which accounts for the decrease in the number of units for 2013. The data for 2014 is consistent with previous years in terms of processing and approving development applications.

Regional staff issued approval on 45 site plans

The Region provides approval on 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 the first half of 2014, Regional staff issued 45 site plan approvals, which are found in *Attachment 6*.

In comparison, in the first half of 2013, Regional staff issued 28 site plan approvals, as opposed to 45 site plan approvals issued at the mid-year point in 2014. This is an increase of 61 per cent. This is another increase important to note as it may represent an upward trend in development activity.

Regional staff issued 15 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 the first half of 2014, Regional staff issued approvals for 15 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 the first half of 2014 can be found in *Attachment 7*.

In comparison to the first half of 2013, 41 engineering approvals were issued as opposed to 15 engineering approvals in the first half of 2014. The significantly higher numbers in the first half of 2013 can be attributed to the clearance of conditions related to the Prepayment of Regional Development Charges (DC). Proponents were given the opportunity to pre pay the old DC rates in effect at the time prior to the new rates, causing the engineering approval to roll into the first half of 2013.

4.2 PLANNING AND ENGINEERING ACTIVITIES

In addition to development approvals, Regional staff are actively involved in advancing planning and engineering interests through participation in working groups, Official Plan review processes, Ontario Municipal Board hearings and implementation programs.

Regional Staff actively participate in Local Technical Advisory Committees and Project Working Groups

Community Planning and Development Services Branch staff actively participate in a number of Regional and local Technical Advisory Committees and Working Groups. Staff commitment and input into these committees and working groups is important to ensure Regional interests are identified and protected early in the planning process. In addition to building solid working relationships with our lower-tier 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
- Stormwater Management Policy Working Group
- Municipal Ministry of the Environment and Climate Change Funding Collaboration Working Group

Regional Staff continue to participate in local Official Plan (OP) conformity exercises

Regional staff continue to participate in local Official Plan conformity exercises, supporting our local municipal partners as they bring their respective OP's and related secondary plans up to date with York Region's OP, as well as recent changes in provincial plans and legislation.

City of Markham - Buttonville Airport Redevelopment Proposal:

In January 2014, through a private report, Regional Council provided staff with a Regional position at the Ontario Municipal Board hearing on the Buttonville Airport Redevelopment proposal.

Markham's New Official Plan:

On June 12, 2014, Regional Council approved the 2013 Markham OP, Part 1, (Markham OP) subject to deferrals and modifications. Part 1 contains city-wide goals, objectives, area-wide and site-specific policies for guiding land use and development in Markham to 2031. This Plan replaces Markham's long-standing OP that was originally adopted in 1976 and approved in 1978. The Markham OP will ultimately consist of two parts. Part 2 will be comprised of 13 Secondary Plans that provide more detailed policies for specific areas within Markham and will be provided to the Region for approval upon adoption by Markham Council. Regional Council's decision to approve the Markham OP has been appealed to the Ontario Municipal Board (OMB). There are a total of 38 appeals before the OMB.

City of Vaughan - Vaughan Mills Secondary Plan:

On June 26, 2014, Regional Council approved the Vaughan Mills Centre Secondary Plan (Secondary Plan). The Secondary Plan provides a comprehensive vision and policy framework to support the creation of a vibrant, complete and mixed-use urban centre. The Vaughan Mills Centre is a local primary centre and employment area and is anticipated to accommodate approximately 8,800 people and 10,900 jobs. The Secondary Plan establishes a number of key principles for the Vaughan Mills Centre area including walkability and sustainability, and promotes a high quality of urban design. The Secondary Plan also protects for employment uses on the west side of Highway 400 while providing limited retail and commercial activities to support the employment uses. It is anticipated that Regional Council's decision to approve the Vaughan Mills Centre Secondary Plan will be appealed to the OMB, prior to the lapse of the appeal period on July 30, 2014.

Regional staff continue to participate in the OP conformity exercise of Vaughan and Richmond Hill, which remain before the OMB.

The Centres and Corridors, as envisioned by the Regional Official Plan, continue to develop into vibrant, healthy urban communities

In June 2014, Regional Council received an update on the Centres and Corridors program highlighting some of the development activity currently taking place. Since 2006, approximately 64 per cent of all multi-storey residential developments in the Region have been located in the Centres and Corridors. This demonstrated the success of York Region's policies to direct higher-density residential growth to the Regional Centres and Corridors. More recently, York University, in collaboration with Seneca College, announced Markham Centre as the preferred location for a new university campus. This announcement, the ongoing delivery of rapid transit and the high level of development activity, supports the transformation of the Centres and Corridors into the preeminent vibrant, healthy and urban communities envisioned by the Region and our local municipal partners.

Staff from the Community Planning and Development Services Branch continue to be involved with Ontario Municipal Board proceedings, which include hearings and mediation

The Community Planning and Development Services Branch, specifically the Development Planning and Development Approvals (Engineering) sections, have been extensively involved in OMB hearings associated with local OP conformity and related site-specific appeals. Community Planning and Development Services staff are also involved in hearings associated with OPAs and development applications such as subdivisions, condominiums and site plans. *Attachment 8, Table 8* provides a list of OMB

hearings that staff from Community Planning and Development Services are currently involved in.

Regional interests in these local hearings include 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

From January 1, 2014 to June 30, 2014, the revenue from planning and engineering application fees totalled \$537,078

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 1 shows revenue collected from land use planning fees from January 1, 2014 to June 30, 2014, as well as revenue collected from January 1, 2013 to June 30, 2014.

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 Approvals (Engineering) sections of the Community Planning and Development Services Branch are operating at full cost recovery.

Table 1
Fee Revenue for Development Planning and Approvals
January 1, 2014 to June 30, 2014 vs. January 1, 2013 to June 30, 2013

	2014 First Half	2013 First Half
Development Planning	\$157,715	\$192,560
Development Approvals	379,363	521,805
Total	\$537,078	\$714,365

6. LOCAL MUNICIPAL IMPACT

This report does not have a direct impact on local municipalities. However, OP amendments, 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 with from January 1, 2014 to June 30, 2014. These applications include Regional Official Plan amendments, local Official Plan amendments, plans of subdivision and condominium, site plan and engineering approvals, and are approved by the Commissioner, Director and Council.

In summary, in the first half of 2014, Regional staff processed five 'routine' OPAs and 10 OPA exemptions, for a total of 15 OPAs. In addition, Regional staff have issued conditions and 55 plans of subdivision and condominiums, whereas at the mid-point of 2013 Regional staff issued conditions on 34 plans of subdivision and condominiums; this is an increase of 62 per cent. At mid-year 2014, staff have issued clearances of 10 plans of subdivision, whereas at mid-year of 2013, staff issued clearances on 11 plans of subdivision and condominium; which is a decrease of nine per cent. Although there may have been a decrease on clearances issued, it is noted that the number of residential units where clearances were issued at the mid-year point in 2014 has increased by 9.5 per cent, with significant increases in the number of detached and semi-detached residential dwellings.

It is also noted that in the first half of 2014, Regional staff issued approval on 45 site plans and 15 engineering approvals. However, in the first half of 2013, Regional staff issued approvals on 28 site plan applications and 41 engineering applications. This is an increase of 61 per cent for site plan applications. The decrease in engineering applications approvals issued in the first half of 2014 can be attributed to the Prepayment of Development Charges in 2012 prior to the increase in Regional Development Charges. Applicants were given the opportunity to pre-pay Regional Development Charges at the previous rate, causing the engineering approval to roll into the first half of 2013. Therefore, engineering approvals were higher in the first half of 2013, as compared to 2014.

Overall, there has been an increase in development applications and number of units processed in the first half of 2014, as compared to the first half of 2013. Given the Increase in the development applications and number of units, to keep pace with development volumes and anticipated growth, additional full time employees are being requested through the 2015 capital process.

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

The Senior Management Group has reviewed this report.

Attachments (8)

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.

Table 2
 '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)	Notice Date	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	Dec. 19, 2013	Approved Jan. 9, 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	Feb. 12, 2014	Approved March 5, 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 2, 2014	Approved 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	May 16, 2014	Approved June 9, 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 7, 2014	Approved March 28, 2014
TOTALS: 5 routine applications				1253 units	Avg. 91 days		

Table 3
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 Developments	29 George Street – south of Wellington, west of Yonge street	n/a		March 6, 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		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 1 Housing' to permit 14 semi-detached residential dwellings.	Caboto Meadows	311 & 313 Helen Ave – north side of Hwy 407, east of Kennedy Road	14	8	Feb.19, 2014
Vaughan OP.13.016	To require a second public meeting when applications are inactive	City initiated	City wide	n/a	21	January 10, 2014

Municipality & Amend. #	Purpose	Applicant	Location	Total Res. Units	Decision time (days)	Approval date
	for more than 2 years and/or revisions that increase heights and densities.					
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
TOTALS: 10 exemptions				Total units: 659	Avg. days 66	

Table 4

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

Municipality & Application No.	Location	Total Residential Units	Industrial/ Commercial (Ha)	Response Time (Days)	Response Date
Aurora 19T-03A02	West side of Yonge Street, south of Ridge Rd.	29 - detached	0	3991	June 6, 2014
Aurora 19T-12A06	Part of Lot 25, Concession 2	33 - detached	0	499	June 19, 2014
Aurora 19T-14A01	Part of Lots 23, 24, Concession 3 - north of Wellington St. East, between Leslie St. and Hwy 404	n/a	54.31	50	May 21, 2014
Aurora 19CDM-13A04	15933 Bayview Avenue Part of Lot 25, Concession 2 - south side of St. John's Sideroad, east of Bayview Ave.	87 - row	0	62	March 13, 2014
Aurora 19CDM-14A01	221 - 329 John West Way Part of Lot 82, Concession 1. South of Hollidge Blvd., - east side of John West Way	37 - row	0	39	June 6, 2014
East Gwillimbury 19T-09E03	Part of Lot 15, Concession 12	142 - detached	0	377	June 17, 2014
East Gwillimbury 19T-13E02	18879 & 18917 Woodbine Ave. Part of Lot 10, Concession 4 - east Side of Woodbine Ave., south of Mount Albert Rd.	0	5.988	79	January 15, 2014
King 19T-11K02	26 Weedon Crt. North of Laydtown Aurora Rd. - west of Weston Rd.	3 - detached	0	848	April 16, 2014
King 19T-13K02	Lots 38-43, Registered Plan 337	12 - semi 27 - row	0	391	April 15, 2014
King 19T-13K03	Part of Lots 9 & 10, Concession 3 - east of Keele St., North of King Rd.	34 - detached	0	360	May 26, 2014
King 19CDM-13K03	13104 Hwy 27 & 25 Wilsen Rd.	n/a - common laneway and 18 visitor parking spaces	0	184	June 6, 2014

Municipality & Application No.	Location	Total Residential Units	Industrial/ Commercial (Ha)	Response Time (Days)	Response Date
Markham 19T-98M19	North side of Steeles Ave., east of Highway 48	81 – detached 226 – semi 103 - row	0	3359	May 15, 2014
Markham 19T-02M13	North of 16 Ave., east of Ninth Line	603 – detached 24 – semi 12 - row	0	4128	March 10, 2014
Markham 19T-13M01	Part of Lot 23, Concession 3. - west side of Woodbine Ave., north of Major Mackenzie Dr.	n/a	0.636	302	May 26, 2014
Markham 19T-13M02	10975 Woodbine Ave. Part of Lot 27, Concession 4 - east side of Woodbine Ave., north of Elgin Mills Rd.	155 – row	0	199	February 21, 2014
Markham 19T-13M04	3912 & 3928 Hwy 7 E Part of Lot 11, Concession 5 - north side of Hwy 7, east of Warden Ave.	148 – row 662 – apt	0	261	June 20, 2014
Markham 19T-13M06	311 & 313 Helen Ave. Part of Lot 7, Registered Plan 2196	14 – semi	0	54	March 10, 2014
Markham 19CDM-13M05	Block 1, Registered Plan 65M-4294 – south side of Hwy 7, east of Warden Ave.	607 – apt	0.633	86	February 20, 2014
Markham 19CDM-13M07	69 Main Street North Part of Block O & Part of Block P, Registered Plan 18	143 – apt	0.139	21	March 13, 2014
Markham 19CDM-13M08	28 Prince Regent Street Part of Lot 23, Concession 3	186 – apt	0	60	March 3, 2014
Markham 19CDM-14M01	7191 Yonge St., Part of Lot 18, Registered Plan 10327	0	0.384	72	April 25, 2014
Markham 19CDM-14M02	7163 Yonge St., Part of Lot 18, Registered Plan 10327	0	0.856	72	April 25, 2014
Markham 19CDM-14M03	7161 & 7171 Yonge St., Part of Lot 18, Registered Plan 10327	712 - apt	0	72	April 25, 2014
Newmarket 19T-12N04	281 Main St., northeast corner of Main St., and Old Main St.	2 – semi 9 – row	0	26	January 29, 2014
Newmarket	804 Shadrach Dr., Part of	49 – row	0	90	March 19, 2014

Municipality & Application No.	Location	Total Residential Units	Industrial/ Commercial (Ha)	Response Time (Days)	Response Date
19CDM-13N27	Lot 87, Concession 1				
Richmond Hill 19T-12R03	305 Bloomington Rd., Part of Lot 70, Concession 1, - south of Bloomington Rd., west of Yonge St.	50 – row	0	685	March 28, 2014
Richmond Hill 19T-12R09	Part of Lot 37, Registered Plan 136	10 – detached	0	386	January 23, 2014
Richmond Hill 19T-12R11	Part of Lot 42, Lot 43, Part of Lot 44, Registered Plan 136 Part of Lots 1, 2, 3-6, 7, 8 Registered Plan 412	37 – detached	0	380	January 17, 2014
Richmond Hill 19T-13R02	Lots, 28, 29, 32, 33, 34 and Part of Lots 30 & 31, Registered Plan 196 - south of Carville rd., east of Bathurst St.	105 – row	0	311	February 18, 2014
Richmond Hill 19T-13R03	Lots 116 – 1190, Registered Plan 133	4 – detached	0	275	March 5, 2014
Richmond Hill 19T-13R04	Lots 255, 281-286, Part of Lot 467, Lots 468-470, 474, 475, 477, 478, 488- 491, 511-517, 721-728, 730, 734-738, Registered Plan 133	155 – row	0	275	March 5, 2014
Richmond Hill 19T-13R05	Part of Lots 1-7, 32-37, Registered Plan 2027	17 – detached	0	228	February 24, 2014
Richmond Hill 19T-13R07	Part Lot 21, PLAN M807, 65R-26811, Parts 3 - 5 East of Bathurst St., north of King Rd.	4 - row	0	98	January 24, 2014
Richmond Hill 19T-13R08	Part Lot 12, PLAN M807 Parts 1 & 2, RP65R-19175 East of Bathurst St., north of King Rd.	15 - detached	0	98	January 24, 2014
Richmond Hill 19T-13R09	Part Lot 15N & part Lot 16, PLAN M807 East of Bathurst St., north of King Rd.	10 - detached	0	98	January 24, 2014
Richmond Hill 19CDM-12R08	Part of Lot 47, Concession 1 – east of Yonge St., north of Major Mackenzie Dr.	5 – detached	0	506	May 23, 2014
Richmond Hill 19CDM-13R02	Lots 28, 29, 32, 33, 34 & Part Lots 30 & 31,	n/a – plan to facilitate a	0	308	February 18, 2014

Municipality & Application No.	Location	Total Residential Units	Industrial/ Commercial (Ha)	Response Time (Days)	Response Date
	Registered Plan 1960 – south of Carville Rd., east of Bathurst St.	common roadway			
Richmond Hill 19CDM-13R03	103, 125, 149 & 171 Gamble Rd. – west of Yonge St., south of Gamble Rd.	n/a – plan to facilitate a common roadway, sidewalks & visitor parking	0	170	March 20, 2014
Richmond Hill 19CDM-13R05	Lot 40, Registered Plan 65M-2104 – east of Leslie St., south of 16 th Ave.	0	0.49	71	January 15, 2014
Richmond Hill 19CDM-13R06	Part of Lot 13, Concession 2 – south of 16 th Ave., east of Bayview Ave.	69 – detached	0	167	May 6, 2014
Richmond Hill 19CDM-13R09	9080, 9088 & 9090 Yonge St.	258 – apt	0	73	April 25, 2014
Richmond Hill 19CDM-13R10	9080, 9088 & 9090 Yonge St.	0	0.99	73	April 25, 2014
Vaughan 19T-00V21	North of Hwy 7, east of Jane St.	1935 - apts	0	2111	January 24, 2014
Vaughan 19T-13V07	Part of Lots 20 & 21, Concession 5 - north side of Major Mackenzie Dr., west side of Jane St.	n/a Vaughan Healthcare Centre	n/a Vaughan Healthcare Centre	89	February 25, 2014
Vaughan 19T-13V08	10970 & 10980 Kipling Ave. Part of Lots 26 – 28, Concession 8	297 – detached 26 – apts	0.21	85	June 4, 2014
Vaughan 19T-13V09	11178 Kipling Ave. Part of Lots 28 & 29, Concession 8	381 – detached 33 – rows 11 – apts	0	85	June 6, 2014
Vaughan 19T-13V10	Part Lot 16, Concession 3 Northwest corner of Dufferin St., and Rutherford Rd. Block 148, registered Plan 65M-3973	0	0.85	n/a	April 24, 2014
Vaughan 19T-13V11	Part of Lot 21, Concession 2 - north of Major Mackenzie Dr., west of Bathurst St.	17 – detached	0	65	June 20, 2014
Vaughan 19T-14V02	7 Bevan Rd. Part of Lot 19, Concession 4	8 – detached	0	42	May 1, 2014
Vaughan	8177 Kipling Ave.	2 – detached	0	111	January 14, 2014

Municipality & Application No.	Location	Total Residential Units	Industrial/ Commercial (Ha)	Response Time (Days)	Response Date
19CDM-13V11	Part of Lot 8, Concession 7 - south side of Langstaff Ave., east of Kipling Ave.	65 - row			
Vaughan 19CDM-13V12	Part of Lot 6, Concession 7 – north side of Hwy 7, west side of Keele St.	122 – apt	0	104	January 27, 2014
Vaughan 19CDM-13V13	Part of Lot 21, Concession 4 - north of Major Mackenzie Dr., west of Keele St.	0	0.018	103	January 27, 2014
Vaughan 19CDM-14V03	Part of Lots 24 & 25, Concession 2 & Block 90-92, Registered Plan 65M-4266 - south of Teston Rd., east of Dufferin St.	n/a – draft plan for Private road & visitor parking	n/a	111	June 19, 2014
Whitchurch-Stouffville 19T-97W04	Part of Lot 11, Concession 9 - north of Bloomington Rd., east side of Ninth Line	11 – detached	0	6085	May 15, 2014
Whitchurch-Stouffville 19T-11W04	Northwest quadrant of Stouffville – Hwy 48 & Bethesda Rd.	265 - detached	0	830	April 14, 2014
2014 TOTALS:					
Applications - 55 Subdivisions: 34 Condominiums: 21		Units - 7036 Detached:1993 Semi: 278 Row: 1039 Apt.:4662	65.294 ha		
2013 TOTALS:					
Applications – 34 Subdivisions: 27 Condominiums: 17		Units – 6424 Detached:1270 Semi: 202 Row: 1050 Apt.: 3902	8.779 ha		
GROWTH RATE (mid-year 2013 to mid-year 2014)					
Applications- 62% Subdivisions: 26% Condominiums: 23.5%		Units – 9.5% Detached: 57% Semi: 38% Row: -1% Apt.: 19.5%	644%		

Table 5
Clearances Issued/Final Plan Approval for Plans of Subdivision and Condominium

Municipality & Application No.	Location	Total Residential Units	Industrial/Commercial (Ha.)	Date Clearance Sent
Aurora 19T-11A01	14726 Bayview Ave. – west of Bayview Ave., south of Stone Rd.	85 - detached	0	March 14, 2014
Aurora 19T-11A02	Part of Lot 26, Concession 2 – northwest quadrant of St. John Sideroad and Leslie St.	770 - detached	0	March 11, 2014
Georgina 19T-04G03	Part of Lots 6 & 7, Concession 3	57 – detached	0	June 18, 2014
Markham 19T-02M13	North of 16 th Line, east of Ninth Line	23 – detached	0	March 10, 2014
Markham 19T-08M02	West of Donald Cousens Parkway, between Hwy 7 and 16 th Ave.	202 – row	0	January 20, 2014
Markham 19T-12M13	Part of lot 16, Concession 6	35 – detached 9 – semi	0	January 24, 2014
Richmond Hill 19T-03R22	22 Lowther Avenue – east side of Bathurst St., north of King Rd.	12 – semi 14 – row	0	March 19, 2014
Richmond Hill 19T-06R03	Part of Lot 25, Concession 2 – east side of Bayview Ave., south of Elgin Mills Road east	65 – row	0	January 22, 2014
Vaughan 19T-84076	Part of Lots 24 & 25, Concession 8 – west side of Hwy 27, north of Nashville Rd.	44 – detached	0	June 23, 2014
Whitchurch-Stouffville 19T-11W03	12606 Nonth Line – west side of north Line, south of Bethesda Rd.	124 – detached 24 – row	0	April 24, 2014
2014 TOTALS:				
10 clearances 10- subdivisions		UNITS - 1464 Detached: 1138 Semi: 21 Row: 305 Apt.: 0	0	
2013 TOTALS:				
11 clearances 7 –subdivisions 4-condominiums		UNITS - 279 Detached: 119 Semi: 116 Row: 44 Apt.: 0	0.87555	
GROWTH RATE (Mid-year 2013 to Mid-year 2014)				
-9% clearances Subdivisions: 43% Condominiums: -100%		UNITS -425% Detached: 856% Semi: -82% Row: 593% Apt.: 0%	-100%	

Table 6
Regional Site Plan Approvals

Municipality & Application No.	Location	Description of Works	Total No. of Submissions Reviewed	Approval date
East Gwillumbury SP-E-002-14	Eastside of 2nd Concession, South of Doane Road	Temporary sales office	2	April 4,2014
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
City of Markham SP-M-008-13	7787 Yonge Street	Redevelopment of an existing site	1	January 2, 2014
City of Markham SP-M-024-13	Northeast corner of Delray Drive and DCP	Development of nine townhouse blocks	2	January 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	February 19, 2014
City of Markham SP-M-002-14	550 Bur Oak Avenue	Redevelopment of an existing gas station	1	February 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

Municipality & Application No.	Location	Description of Works	Total No. of Submissions Reviewed	Approval date
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 Richmond Hill SP-R-026-13	20 Brodie Drive	Development of a 7 storey medical office tower	3	January 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	February 4, 2014
Town of Richmond Hill SP-R-029-11	305 Bloomington Road	Sales Trailer	1	February 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
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

Municipality & Application No.	Location	Description of Works	Total No. of Submissions Reviewed	Approval Date
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
City of Vaughan SP-V-039-13	Northeast corner of Melville Road and Rutherford Road	Development of five commercial/ office buildings	5	January 4, 2014
City of Vaughan SP-V-012-12	8290 Highway 27, Westside of Highway 27	Development of a 2 storey office building	3	January 9, 2014
City of Vaughan SP-V-005-14	7241 Jane Street	Development of a two storey storage and utility building	1	February 3, 2014
City of Vaughan SP-V-035-12	8327 & 8331 Islington Avenue	Development of 13 townhomes dwelling	3	February 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	February 10, 2014
City of Vaughan SP-V-020-13	7379 Islington Avenue	Development of a church	5	March 3, 2014
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

Municipality & Application No.	Location	Description of Works	Total No. of Submissions Reviewed	Approval date
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
Town of Whitchurch- Stouffville	15307 / 15283 Highway 48 & 5292 Aurora Rd	Development of a commercial plaza	4	June 2, 2014

Table 7
Regional Engineering Approvals

Municipality & Application No.	Location	Total No. of Submissions	Approval Date
Town of Aurora D19 13.003.A	Northeast corner of St.Johns 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.Johns Sdrd	3	June 10, 2014
Town of East Gwillimbury D19 13.008.W	Green Lane –West of Leslie Street	2	June 12, 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
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 Prospertor's Drive	1	February 7, 2014
City of Markham D19 14.001.M	Delray Drive and DCP	2	June 16, 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
Town of Whitchurch-Stouffville D19 14.002.W	11873 Ninth Line	1	June 6, 2014

Table 8
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)
Markham	Buttonville Redevelopment
Markham	Markham OP
Markham	Forest Bay Homes 19T-98M19
Markham	1 Steelecase Rd (Liberty/Steelecase)
Markham	Memorial Gardens (Cemetary 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
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