

DEVELOPMENT ACTIVITY SUMMARY 2019



TABLE of CONTENTS

EXECUTIVE SUMMARY	3
DELEGATED PLANNING AND ENGINEERING APPROVALS ACTIVITY	4
YORK REGION DEVELOPMENT PROFILE 2019	5
QUICK FACTS	5
Town of AURORA DEVELOPMENT PROFILE 2019	11
QUICK FACTS	11
DETAILED APPLICATION INFORMATION 2019	15
Town of EAST GWILLIMBURY DEVELOPMENT PROFILE 2019	17
QUICK FACTS	17
DETAILED APPLICATION INFORMATION	21
Town of GEORGINA DEVELOPMENT PROFILE 2019	23
QUICK FACTS	23
DETAILED APPLICATION INFORMATION 2019	27
Township of KING DEVELOPMENT PROFILE 2019	31
QUICK FACTS	31
DETAILED APPLICATION INFORMATION 2019	35
City of MARKHAM DEVELOPMENT PROFILE 2019	39
QUICK FACTS	39
DETAILED APPLICATION INFORMATION 2019	43
Town of NEWMARKET DEVELOPMENT PROFILE 2019	51
QUICK FACTS	51
DETAILED APPLICATION INFORMATION 2019	55
City of RICHMOND HILL DEVELOPMENT PROFILE 2019	57
QUICK FACTS	57
DETAILED APPLICATION INFORMATION 2019	61
City of VAUGHAN DEVELOPMENT PROFILE 2019	69
QUICK FACTS	69
DETAILED APPLICATION INFORMATION 2019	73
Town of WHITCHURCH-STOUFFVILLE DEVELOPMENT PROFILE 2019	87
QUICK FACTS	87
DETAILED APPLICATION INFORMATION 2019	91

EXECUTIVE SUMMARY



The Development Activity Summary 2019 provides information to Council on planning and development application activity in 2019. The report summarizes delegated approvals and new development applications received by York Region in 2019 with a comparison to the previous year 2018 using data collected by YorkTrax.

York Region received 451 primary new development applications, which is a slight decrease from 2018. Planning and Economic Development staff reviewed and exempted from Regional approval 51 Local OPA applications. Regional staff actively participates in Technical Advisory Committees and Project Working Groups and continue to be involved with Local Planning Approval Tribunal (formerly Ontario Municipal Board) proceedings, which include hearings and mediation.

The total number of residential units registered and development charge collection decreased significantly. Units cleared for registration and development charge collections tend to sharply decrease in the year following a development charge bylaw update or amendment, which recently occurred in 2017 and 2018 respectively.

York Region Council approved three major Secondary Plans located in the City of Markham and the City of Vaughan. The Secondary Plans will guide development for new communities increasing residential inventory for approximately 60,000 people and add supporting uses and jobs. York Region also received three new block plans for review located in the City of Vaughan for residential and employment areas. The Region will continue to experience growth as residential inventory and supporting uses will increase once development applications are received within these areas. Regional staff will continue to work closely with local municipal partners to achieve Regional and local policy objectives.

DELEGATED APPROVAL AUTHORITY

2019 DEVELOPMENT ACTIVITY SUMMARY

DELEGATED PLANNING and ENGINEERING APPROVALS ACTIVITY

LOCAL 'ROUTINE' OFFICIAL PLAN AMENDMENTS

These are minor applications with no outstanding Regional or local issues that the Chief Planner and Director of Community Planning and Development Services have been authorized by Council to approve.

LOCAL 'EXEMPT' OFFICIAL PLAN AMENDMENTS

These are applications that are exempted under the provisions of the York Region Official Plan 2010, which the Director of Community Planning and Development Services can exempt from the approval process. The exemption enables the local municipality to make the final decision on the application.

CONDITIONS OF APPROVAL FOR PLANS OF SUBDIVISION AND CONDOMINIUMS

As a commenting agency, the Region provides written correspondence to the local municipality which outlines Regional requirements and conditions of draft approval, which may include transit, water and wastewater, servicing allocation, roads, water resources, public health, financial and planning conditions.

CLEARANCE of REGIONAL CONDITIONS for PLANS of SUBDIVISION and CONDOMINIUMS

As a commenting agency, the Region provides a letter to the local municipality outlining how each Regional condition of draft approval has been satisfied.

REGIONAL SITE PLAN APPROVAL

Staff has delegated authority to issue conditions of site plan approval on applications of Regional interest, and when necessary enters into site plan agreements with respect to these applications. These conditions include, but are not limited to, land requirements, water and wastewater, transportation, water resources, public health, land use planning, roads, access improvements and financial requirements.

REGIONAL ENGINEERING APPROVALS

The Region provides engineering approvals for works proposed in the Region's Right-of-Ways as part of development applications and local municipal capital projects. These approvals are required to be in place before subdivision clearance can be issued by the Region.

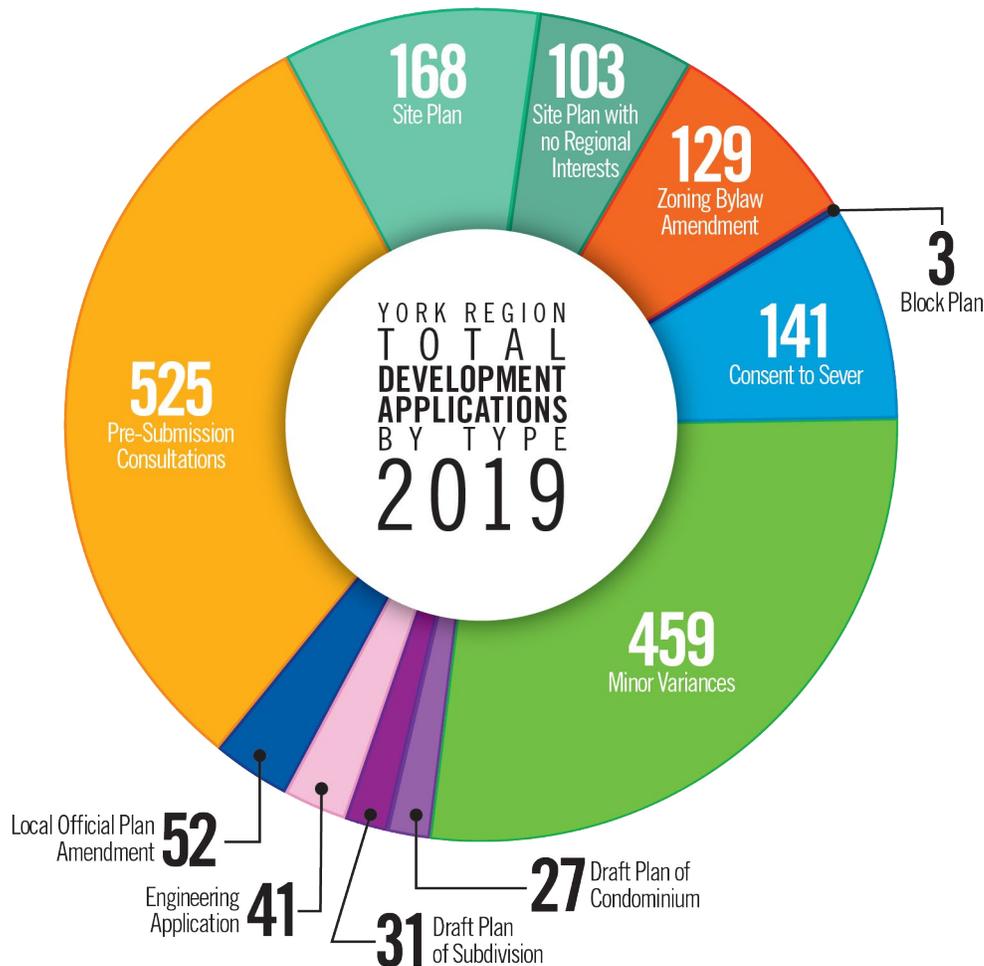
YORK REGION DEVELOPMENT PROFILE 2019



QUICKFACTS

- › Regional staff received 451 primary development applications (Official Plan Amendments, Block Plans, Draft Plan of Subdivisions, Zoning By-Law, Draft Plan of Condominiums, Engineering and Site Plan applications) and 1,228 other development applications (site plan (with no Regional interest), pre-consultation, consent to sever and minor variances)
- › Total of 1,776 residential units received as part of subdivision applications
- › Total of 7,428 residential units received as part of site plan applications
- › Total of 2,180 residential units registered

FIGURE 1: TOTAL DEVELOPMENT APPLICATIONS by TYPE in 2019





YORK REGION DEVELOPMENT PROFILE 2019

FIGURE 2: TYPE of PROPOSED RESIDENTIAL UNITS in 2019

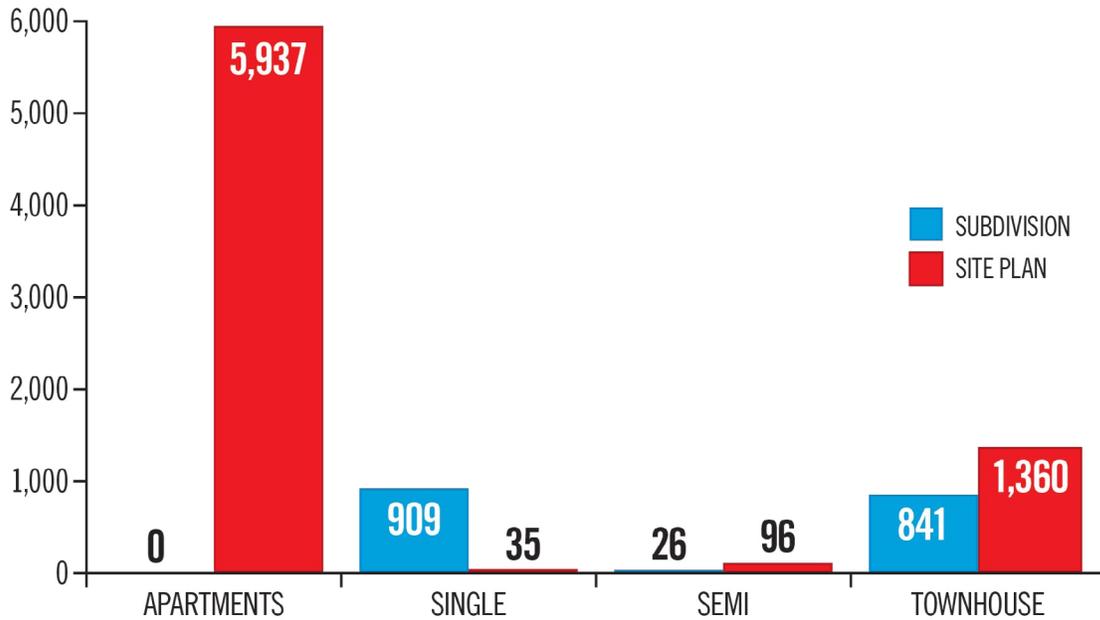
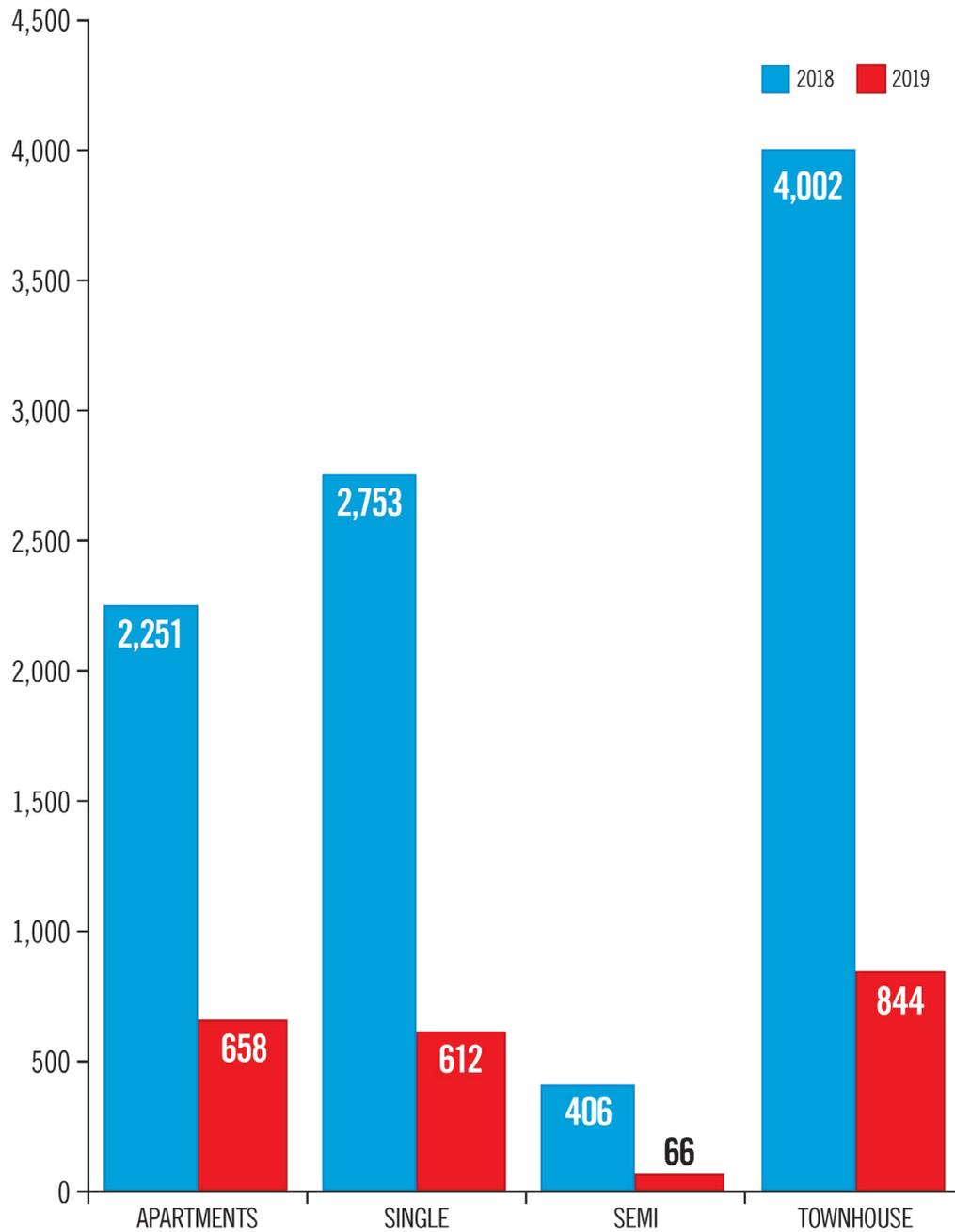


TABLE 1: TYPE of PROPOSED RESIDENTIAL UNITS by MUNICIPALITY in 2019

MUNICIPALITY	SUBDIVISION			SITE PLAN			
	SINGLE DETACHED	SEMI-DETACHED	TOWNHOUSE	APARTMENTS	SINGLE DETACHED	SEMI-DETACHED	TOWNHOUSE
AURORA	0	0	32	0	0	0	3
EAST GWILLIMBURY	0	0	0	0	0	0	0
GEORGINA	57	4	69	0	0	0	0
KING	565	0	12	20	4	0	45
MARKHAM	0	0	16	949	21	92	467
NEWMARKET	97	0	96	318	0	0	14
RICHMOND HILL	9	22	86	468	9	2	275
VAUGHAN	40	0	357	3,721	0	2	556
WHITCHURCH-STOUFFVILLE	141	0	173	461	1	0	0
TOTAL	909	26	841	5,937	35	96	1,360



FIGURE 3: REGISTERED RESIDENTIAL UNITS by TYPE in 2018 and 2019



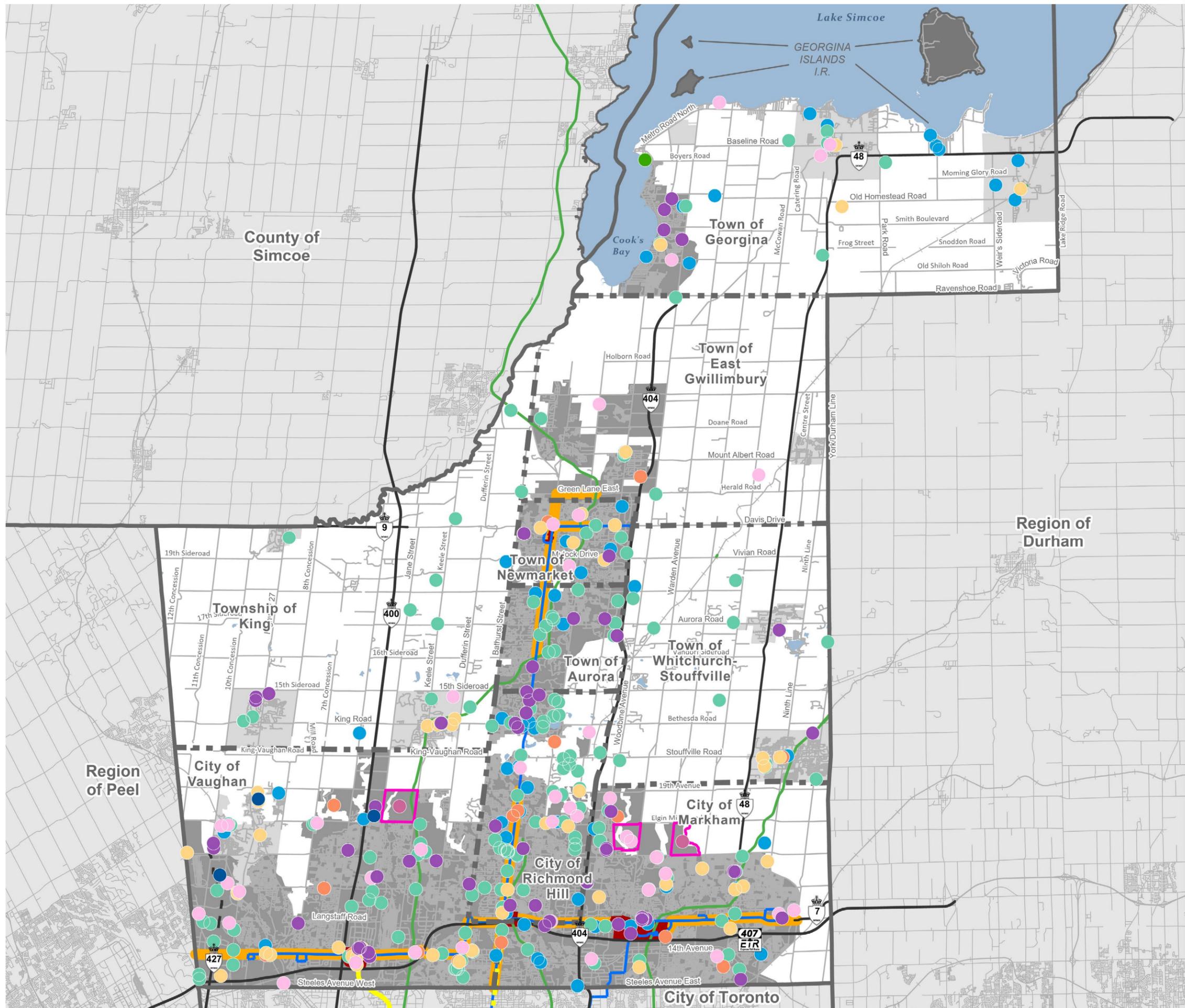


YORK REGION DEVELOPMENT PROFILE 2019

PAGE LEFT BLANK INTENTIONALLY

YORK REGION

DEVELOPMENT PROFILE 2019



- Block Plan Applications
- Engineering Applications
- Official Plan Amendments - Council Approval ¹
- Official Plan Amendments - Staff Approval ¹
- Official Plan Amendments - Exemption ¹
- Official Plan Amendments - Routine ¹
- Site Plan Applications
- Subdivision/Condominium Applications
- Zoning By-Law Amendments
- Approved Secondary Plans
- Regional Centre ²
- Regional Corridor ²
- Urban Area
- Towns and Villages
- GO Line
- Bus Rapid Transit Line
- - - Subway Line 1/Proposed Subway Line

¹ Refer to Attachment 1 - Delegated Approval Authority
² The Regional Centres and Corridors are identified in the Municipal Development profile maps.



PAGE LEFT BLANK INTENTIONALLY

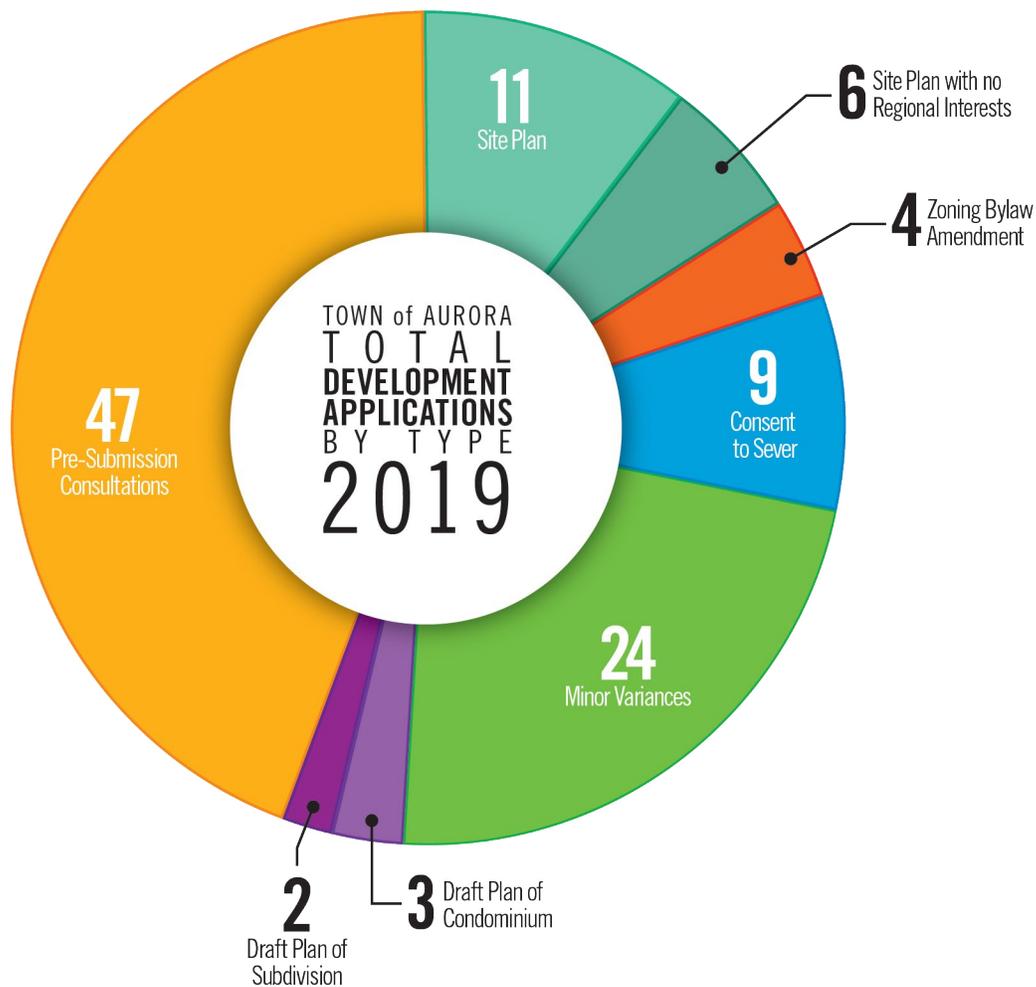
TOWN of AURORA

DEVELOPMENT PROFILE 2019

QUICKFACTS

- › Aurora made up 6.3% of development applications in York Region
- › Regional staff respond to and participate in pre-consultation meetings held every 2 weeks

FIGURE 4: TOTAL DEVELOPMENT APPLICATIONS by TYPE in 2019





TOWN of **AURORA** DEVELOPMENT PROFILE 2019

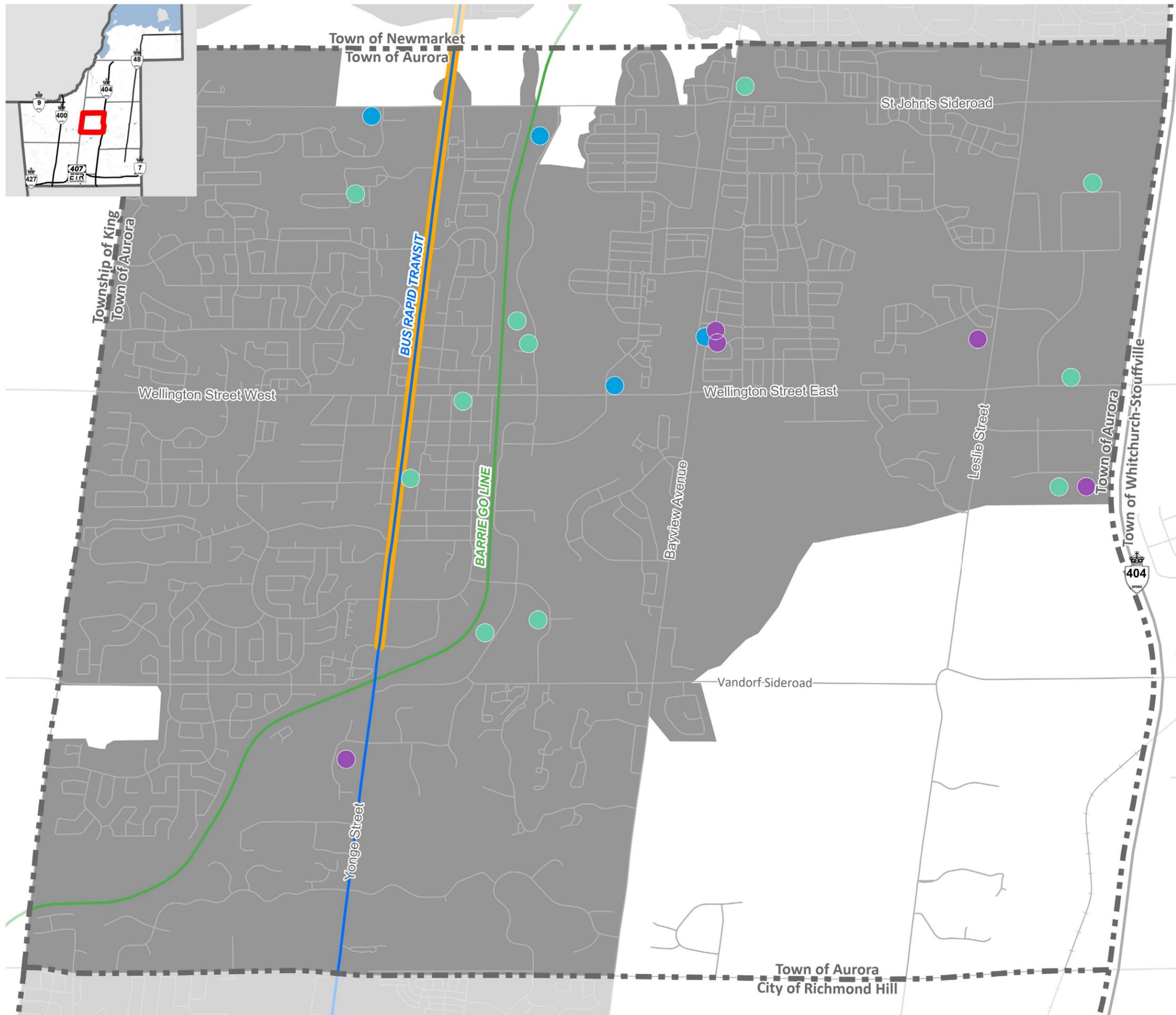
PAGE LEFT BLANK INTENTIONALLY

YORK REGION

TOWN OF AURORA DEVELOPMENT PROFILE 2019

- Site Plan Applications
- Subdivision/Condominium Applications
- Zoning By-Law Amendments
- Regional Corridor ¹
- Urban Area

¹ The Regional Corridors are identified in the Municipal Development profile maps.



Produced by: The Regional Municipality of York, Corporate Services
 Department, Planning and Economic Development Branch
 © Copyright, The Regional Municipality of York, February 2020
 © Copyright, The Regional Municipalities of Durham and Peel,
 County of Simcoe, City of Toronto
 © Queen's Printer for Ontario 2003-2020

PAGE LEFT BLANK INTENTIONALLY

TOWN of AURORA

DETAILED APPLICATION INFORMATION 2019



TABLE 2: NEW DEVELOPMENT APPLICATIONS by TYPE

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Subdivision	SUBP.19.A.0042	SUB-2019-02	15370 Leslie Street	To create a block that will facilitate 32 freehold townhouse units on a private road.
Draft Plan of Subdivision	SUBP.19.A.0038	SUB-2019-01	15385 and 15395 Bayview Avenue	To permit 15 Townhouse units.
Site Plan	SP.19.A.0210	SP-2019-05	110 Industrial Parkway North	Building addition with a GFA of 956 square metres and expanded parking (52 parking spaces).
Site Plan	SP.19.A.0202	SP-2019-04	157 First Commerce Drive	To facilitate a 669 square metre daycare facility including an outdoor play area and associated parking.
Site Plan	SP.19.A.0129	15800 Yonge Street	15800 Yonge Street	Extension and renovation to existing private school.
Site Plan	SP.19.A.0264	SP-2019-08	16015 Bayview Avenue	To create an alternative building orientation and parking configuration.
Site Plan	SP.19.A.0131	SP-2019-01	2 Scanlon Court	2 storey industrial building with a gross floor area of 3085 square metres.
Site Plan	SP.19.A.0202	SP-2019-04	157 First Commerce Drive	To facilitate a 669 square metre daycare facility including an outdoor play area and associated parking.
Site Plan	SP.19.A.0253	SP-2019-07	320 Industrial Parkway South	749 square metres Industrial building with office space.
Site Plan	SP.19.A.0049	SP-2018-10	63 Eric T. Smith Way	2 storey office and event/members facilities building.



TOWN of AURORA

DETAILED APPLICATION INFORMATION 2019

TABLE 2: NEW DEVELOPMENT APPLICATIONS by TYPE (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP.19.A.0076	SP(EX)-2019-05	77 Wellington Street East	Construction of a playground.
Site Plan	SP.19.A.0032	SP-2018-09	8 Kennedy Street East	Townhouse triplex addition to an existing single detached dwelling.
Site Plan	SP.19.A.0287	SP-2019-10	East of Leslie Street, South of St. John's Sideroad	Two one-storey industrial buildings.
Site Plan	SP.19.A.0202	SP-2019-04	157 First Commerce Drive	To facilitate a 669 square metre daycare facility including an outdoor play area and associated parking.
Draft Plan of Condominium	CDMP.19.A.0005	CDM-2018-02	14288 Yonge Street	To facilitate a common element private road for 11 single detached dwellings.
Draft Plan of Condominium	CDMP.19.A.0019	CDM-2019-02	15385 & 15395 Bayview Avenue	To facilitate a common element block (private laneways) for 15 Townhouse units.
Draft Plan of Condominium	CDMP.19.A.0022	CDM-2019-03	93 Eric T Smith Way	To create 10 office units within the 1 storey flex office building

TOWN of EAST GWILLIMBURY

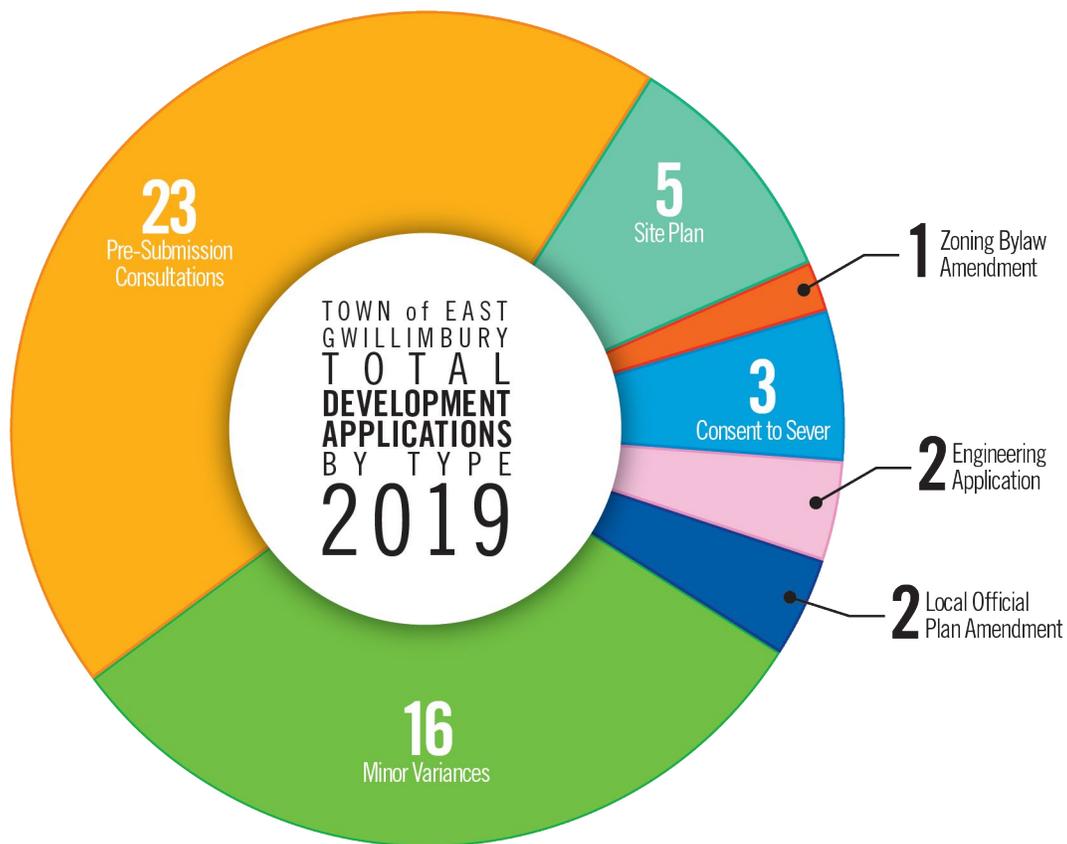
DEVELOPMENT PROFILE 2019



QUICKFACTS

- › East Gwillimbury made up 3.1% of new development applications in York Region
- › Regional staff respond to and participate in pre-consultation meetings held every 2 weeks

FIGURE 5: TOTAL DEVELOPMENT APPLICATIONS by TYPE in 2019





TOWN of **EAST GWILLIMBURY** DEVELOPMENT PROFILE 2019

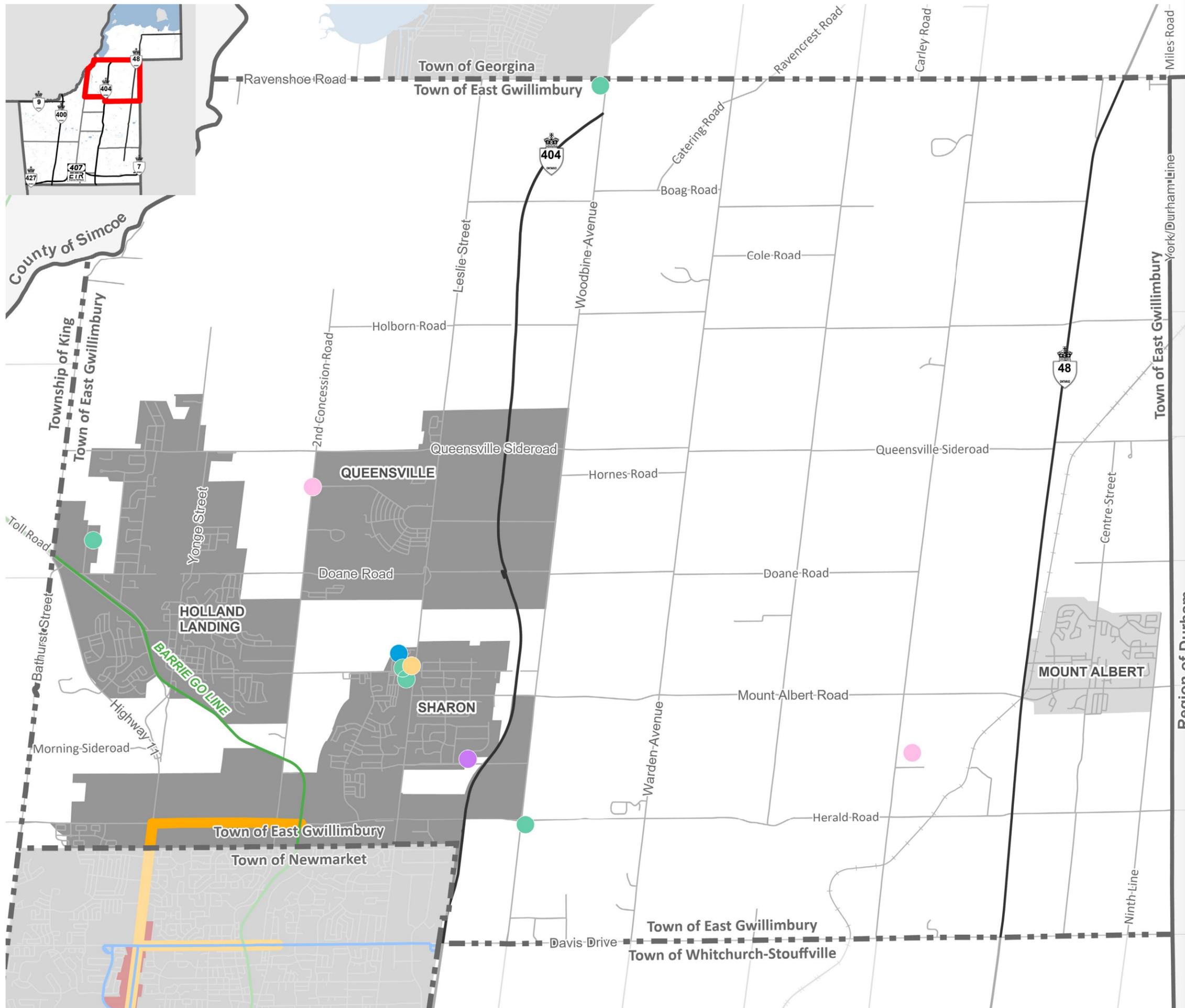
PAGE LEFT BLANK INTENTIONALLY

YORK REGION

TOWN OF EAST GWILLIMBURY DEVELOPMENT PROFILE 2019

- Engineering Applications
- Official Plan Amendments - Exemption ¹
- Official Plan Amendments - Routine ¹
- Site Plan Applications
- Zoning By-Law Amendments
- Regional Corridor ²
- Urban Area
- Towns and Villages

¹ Refer to Attachment 1 - Delegated Approval Authority
² The Regional Centres and Corridors are identified in the Municipal Development profile maps.



Produced by: The Regional Municipality of York, Corporate Services Department, Planning and Economic Development Branch
 © Copyright, The Regional Municipality of York, February 2020
 © Copyright, The Regional Municipalities of Durham and Peel, County of Simcoe, City of Toronto
 © Queen's Printer for Ontario 2003-2020

PAGE LEFT BLANK INTENTIONALLY

TOWN of EAST GWILLIMBURY

DETAILED APPLICATION INFORMATION



TABLE 3: NEW OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS

Application Type	OPA Approval Status	Regional File Number	Local File Number	Location	Description
Local Official Plan Amendment	Exemption Granted	LOPA.19.E.0008	OPA.19.01	19180 Leslie Street	Re-designate the lands from "Low Density Residential" to "Residential Mixed Use" to redevelop the property including condominium townhouses, an apartment building retirement residence and mixed-use buildings.
Local Official Plan Amendment	Under Review	LOPA.19.E.0031	DSP-2019-03	Highway 404 Employment Corridor	Undertake a land use study for Highway 404 Employment Corridor Secondary Plan.

TABLE 4: NEW DEVELOPMENT APPLICATIONS by TYPE

Application Type	Regional File Number	Local File Number	Location	Description
Engineering Application	ENG.19.E.0016	11139891	East of McCowan Road, north of Mill Road	Fill management plan to facilitate reclamation of the former Holt Pit.
Engineering Application	ENG.19.E.0006	16.004.E	North of Doane Road, west of Leslie Street	Road widening of 2nd Concession Road as part of the Queensville Residential Subdivision Phase 2.
Site Plan	SP.19.A.0287	SP-2019-10	East of Leslie Street, South of St. John's Sideroad	Two one-storey industrial buildings.
Site Plan	SP.19.E.0234	SPA.19.06	Southeast quadrant of Woodbine Avenue and Herald Road	To establish a new commercial use (Royal Wood Shop Ltd.) in the existing structure and construct a one-storey addition and associated exterior site works.



TOWN of EAST GWILLIMBURY

DETAILED APPLICATION INFORMATION 2019

TABLE 4: NEW DEVELOPMENT APPLICATIONS by TYPE (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP.19.E.0113	SPA.18.10	19086 Leslie Street	To facilitate a mixed-use development including retirement home, restaurants, retail stores with residential units above, medical centre, financial institution and a child care centre.
Site Plan	SP.19.E.0111	SPA.19.04	North of Mount Albert Road, West of Leslie Street	Construction of a 7-storey retirement home consisting of 204 units as Phase 1 of the Wycliffe Thornridge Sharon Corners development.
Site Plan	SP.19.E.0233	SPA.19.05	2219 Ravenshoe Road.	Construction of a farm implement sales establishment including a new building with an area of 929 square metres.
Site Plan	SP.19.E.0263	SPA.19.07	Northeast quadrant of Oriole Drive and Sluse Road.	Two phased construction of a one-storey warehouse building with outdoor storage for scaffolding. The first phase is approximately 1393 square metres of floor area.

TOWN of GEORGINA

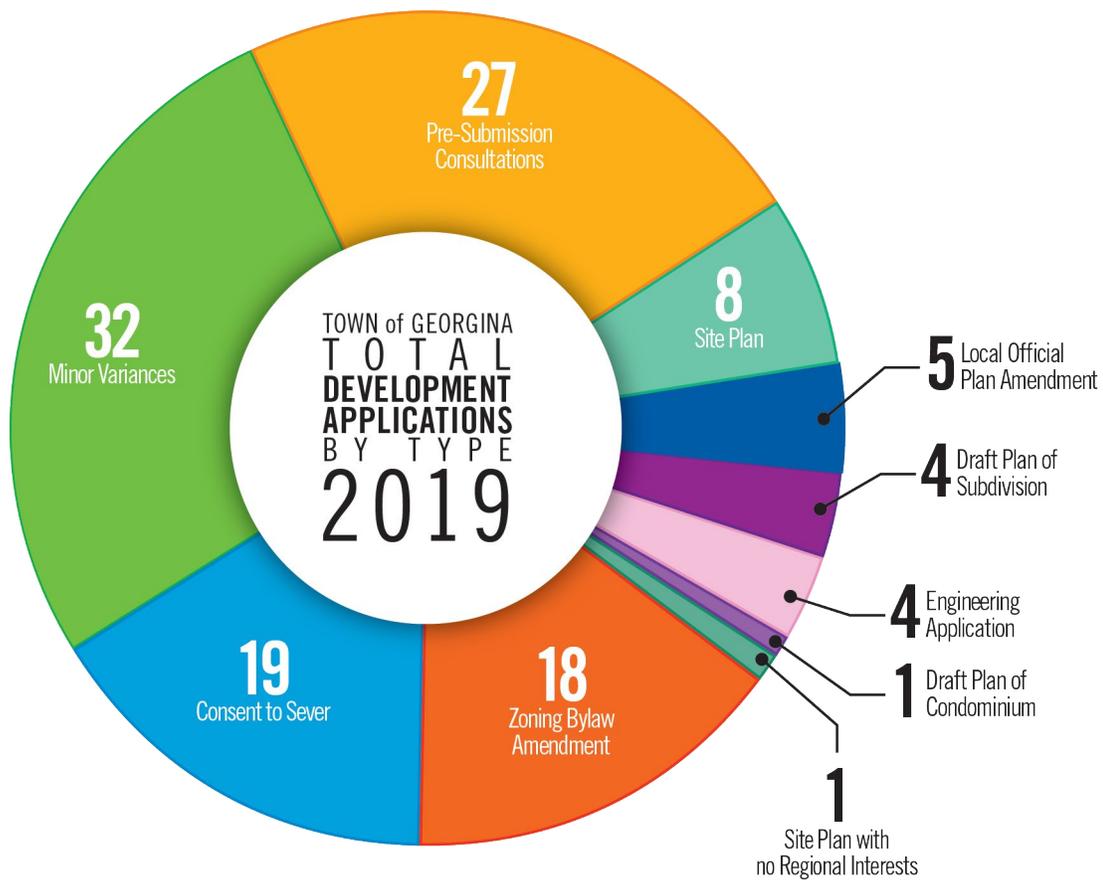
DEVELOPMENT PROFILE 2019



QUICKFACTS

- Georgina made up 7.1% of new development applications in York Region
- Regional staff respond to and participate in pre-consultation meetings held every two weeks

FIGURE 6: TOTAL DEVELOPMENT APPLICATIONS by TYPE in 2019



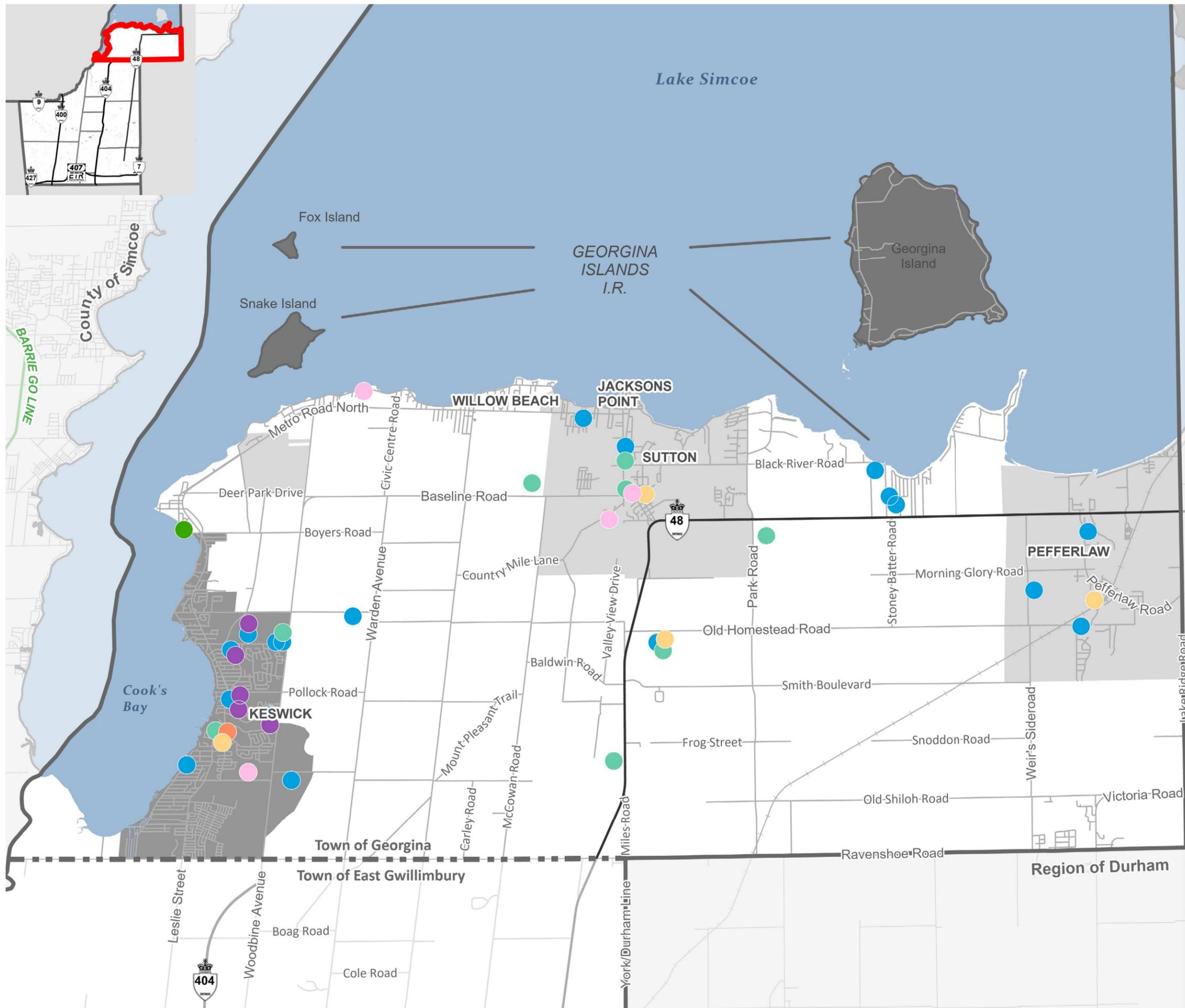


TOWN of **GEORGINA** DEVELOPMENT PROFILE 2019

PAGE LEFT BLANK INTENTIONALLY

YORK REGION

TOWN OF GEORGINA DEVELOPMENT PROFILE 2019



- Engineering Applications
- Official Plan Amendments - Staff Approval ¹
- Official Plan Amendments - Exemption ¹
- Official Plan Amendments - Routine ¹
- Site Plan Applications
- Subdivision/Condominium Applications
- Zoning By-Law Amendments
- Urban Area
- Towns and Villages

¹ Refer to Attachment 1 - Delegated Approval Authority



Produced by: The Regional Municipality of York, Corporate Services
 Department, Planning and Economic Development Branch
 © Copyright, The Regional Municipality of York, February 2020
 © Copyright, The Regional Municipalities of Durham and Peel,
 County of Simcoe, City of Toronto
 © Queen's Printer for Ontario 2003-2020

PAGE LEFT BLANK INTENTIONALLY

TOWN of GEORGINA

DETAILED APPLICATION INFORMATION 2019



TABLE 5: NEW OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS

Application Type	OPA Approval Status	Regional File Number	Local File Number	Location	Description
Local Official Plan Amendment	Exemption Granted	LOPA.19.G.0012	02.196	Town Wide	Amend the Official Plan of Georgina with regard to Short-term Rental Accommodation (STRA).
Local Official Plan Amendment	Exemption Granted	LOPA.19.G.0013	02.196	Community Wide	Amend the Keswick Secondary Plan with regard to Short-term Rental Accommodation (STRA).
Local Official Plan Amendment	Exemption Granted	LOPA.19.G.0014	02.196	Community Wide	Amend the Sutton Secondary Plan with regard to Short-term Rental Accommodation (STRA).
Local Official Plan Amendment	Exemption Granted	LOPA.19.G.0015	02.196	Community Wide	Amend the Pefferlaw Secondary Plan with regard to Short-term Rental Accommodation (STRA).
Local Official Plan Amendment	Under Review	LOPA.19.G.0033	2.195	Keswick Secondary Plan	Keswick Secondary Plan review.
Local Official Plan Amendment	Notice of Decision	LOPA.18.G.0063	OPA 137	17 Tikvah Circle	Implement site-specific provisions to permit one single detached dwelling on a private road.

TABLE 6: NEW DEVELOPMENT APPLICATIONS by TYPE

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Subdivision	SUBP.19.G.0010	19T19G02	South side of Circle Ridge Drive, East of The Queensway South	9 single detached dwellings on 5 existing properties. The existing single detached dwelling will be demolished.
Draft Plan of Subdivision	SUBP.19.G.0008	1.152	East of The Queensway South, South of Morton Avenue	10 residential townhouse blocks consisting of 61 units, a road widening block and a common element condominium block.



TOWN of GEORGINA

DETAILED APPLICATION INFORMATION 2019

TABLE 6: NEW DEVELOPMENT APPLICATIONS by TYPE (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Subdivision	SUBP.19.G.0002	19T18G03	South of Morton Avenue, West of Woodbine Avenue	8 condominium townhouses and 4 semi-detached dwellings.
Draft Plan of Subdivision	SUBP.19.G.0009	1.15	East of The Queensway North, South side of Old Homestead Road	45 single detached dwelling lots and 4 blocks for future single detached dwellings (a total of 49 dwelling units).
Engineering Application	ENG.19.G.0017	No. 1725	East of Dalton Road, south of Black River Road	Sanitary sewers upgrade on High Street at River Street to accommodate Cedar Ridge Subdivision (19T-05-G07 / 19T-05-G08) and future First Sutton II (Kerbel) Lands.
Engineering Application	ENG.19.G.0025	12:274:D	22 Catering Road, 62 Catering Road	To facilitate the development of the Trilogy Subdivision (Ainslie Hill 1 Inc.)
Engineering Application	ENG.19.G.0020	16:359:D	North of Glenwoods Avenue and West of Woodbine Avenue	88 single detached units.
Engineering Application	ENG.19.G.0005	766-00	South of Lake Drive East and east of Trivetts Road	To facilitate the development of 13 single-detached dwelling units (19T-15G01).
Site Plan	SP.19.G.0014	B.1.382	North of High Street, east of Dalton Road	To facilitate the development of a storage unit.
Site Plan	SP.19.G.0010	B.1.383	North of Black River Road and East of Dalton Road	Construction of 2 one-storey commercial buildings in Sutton.
Site Plan	SP.19.G.0194	B.1338	West of Highway 48 and South of Crydermans Sideroad	Demolish and rebuild motor vehicle recycling facility.

TOWN of GEORGINA

DETAILED APPLICATION INFORMATION 2019



TABLE 6: NEW DEVELOPMENT APPLICATIONS by TYPE (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP.19.G.0041	B.1.386	East side of The Queensway South, south of Morton Road in the community of Keswick	3-storey medical office building.
Site Plan	SP.19.G.0153	B.1.387	36 Church Street	7 unit commercial/retail building.
Site Plan	SP.19.G.0029	B.1.385	North side of Baseline Road, west of McCowan Road	Pre-engineered steel building.
Site Plan	SP.19.G.0013	B.1.384	South of Highway 48 and east of Park Road in Sutton	Construction of a concrete manufacturing plant for roadside safety and roadway products
Site Plan	SP.19.G.0217	DS-2019-0029	Town of Georgina	Town of Georgina Site Plan Control Bylaw and Application Process Review.
Draft Plan of Condominium	CDMP.19.G.0002	1.153	East of The Queensway South, South of Morton Avenue	Common element condominium in support of 61 townhouse dwellings.



TOWN of **GEORGINA**
DETAILED APPLICATION INFORMATION 2019

PAGE LEFT BLANK INTENTIONALLY

TOWNSHIP of KING

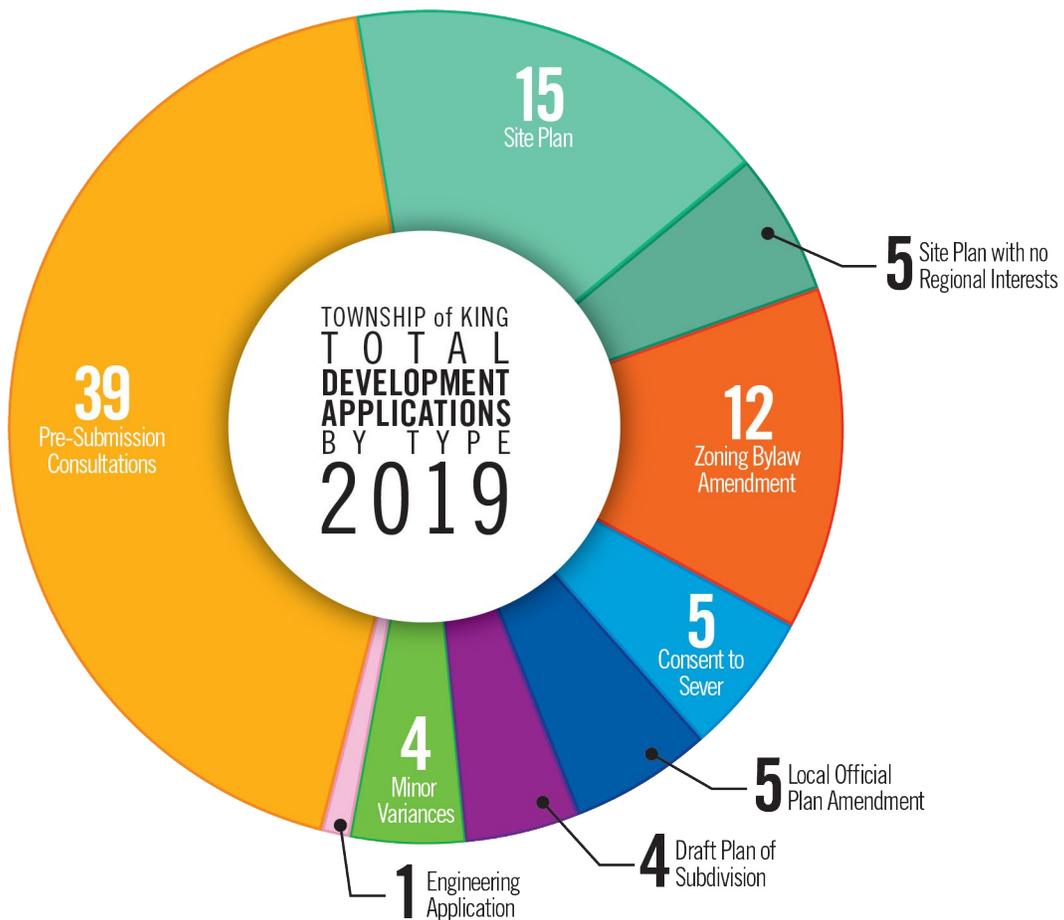
DEVELOPMENT PROFILE 2019



QUICKFACTS

- › King made up 5.4% of new development applications in York Region
- › Regional staff respond to and participate in pre-consultation meetings held every 2 weeks

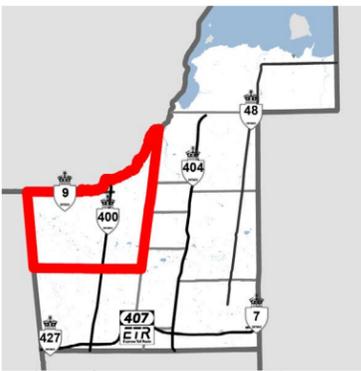
FIGURE 7: TOTAL DEVELOPMENT APPLICATIONS by TYPE in 2019





TOWNSHIP of **KING**
DEVELOPMENT PROFILE 2019

PAGE LEFT BLANK INTENTIONALLY

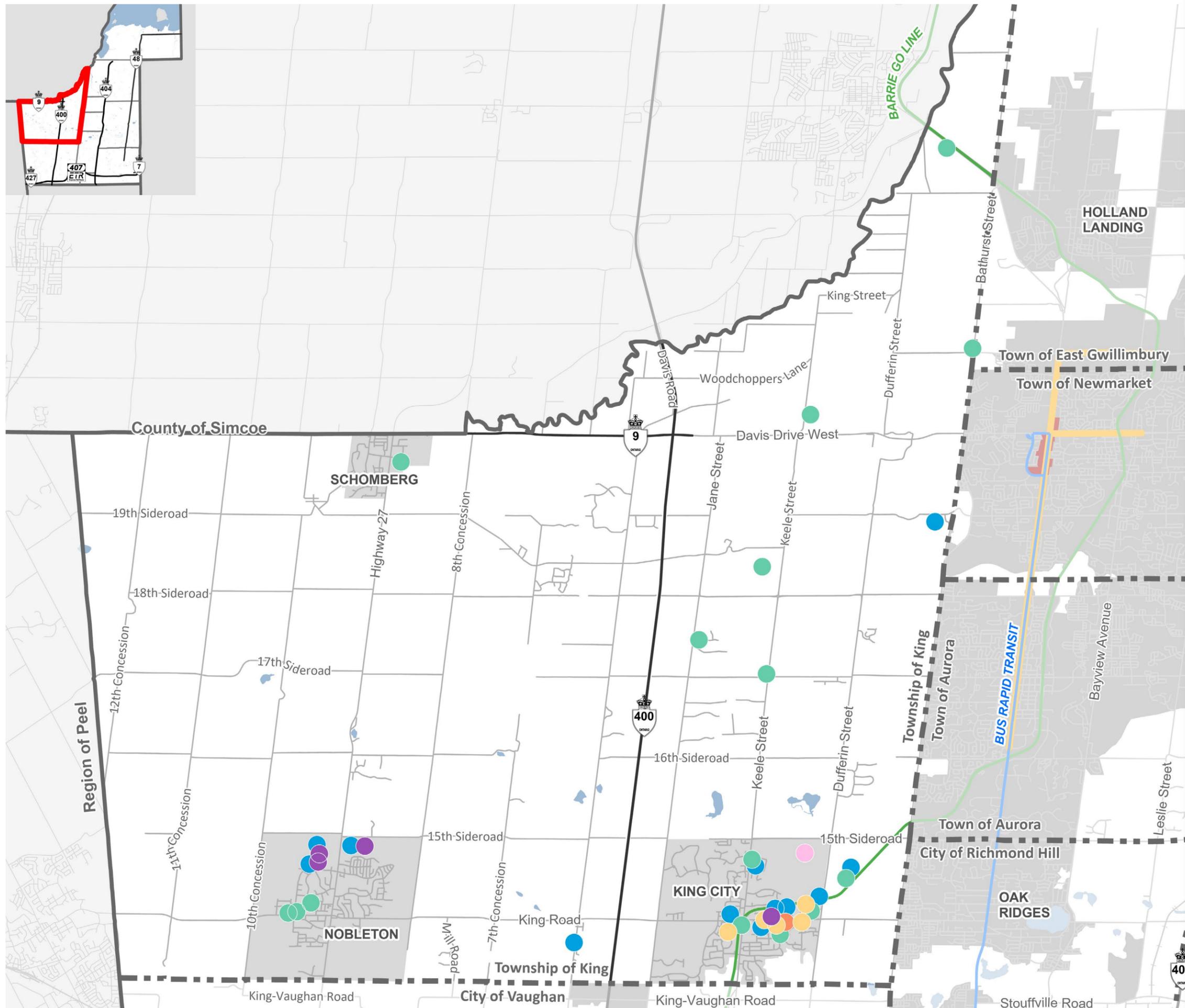


YORK REGION

TOWNSHIP OF KING DEVELOPMENT PROFILE 2019

- Engineering Applications
- Official Plan Amendments - Exemption ¹
- Official Plan Amendments - Routine ¹
- Site Plan Applications
- Subdivision/Condominium Applications
- Zoning By-Law Amendments
- Towns and Villages

¹ Refer to Attachment 1 - Delegated Approval Authority



Produced by: The Regional Municipality of York, Corporate Services
 Department, Planning and Economic Development Branch
 © Copyright, The Regional Municipality of York, February 2020
 © Copyright, The Regional Municipalities of Durham and Peel,
 County of Simcoe, City of Toronto
 © Queen's Printer for Ontario 2003-2020

PAGE LEFT BLANK INTENTIONALLY

TOWNSHIP of KING

DETAILED APPLICATION INFORMATION 2019



TABLE 7: NEW OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS

Application Type	OPA Approval Status	Regional File Number	Local File Number	Location	Description
Local Official Plan Amendment	Exemption Granted	LOPA.18.K.0013	OP-2018-01	10 Spring Hill Drive	Redesignating from "Low Rise Residential 1" area to "Mixed Use Area" to permit a commercial coffee house/restaurant with drive thru.
Local Official Plan Amendment	Exemption Granted	LOPA.19.K.0024	OP-2019-01	2000 and 2008 King Road	To increase the permitted density from 25 units per ha to 40 units per ha for a medium density residential development.
Local Official Plan Amendment	Exemption Granted	LOPA.19.K.0028	OP-2019-02	50 Tatton Court	Re-designate the subject lands as Mixed Use to facilitate the development of 25 freehold townhouse units.
Local Official Plan Amendment	Exemption Granted	LOPA.19.K.0035	OP-2019-03	2075 King Road	To increase height and density requirements to permit a multi-storey residential infill containing 252 units.
Local Official Plan Amendment	Exemption Granted	LOPA.19.K.0038	OP-2019-04	12984 Keele Street	To increase density and height requirements to permit a 4 storey mixed use building containing 20 rental apartments and 6 commercial units at grade.
Local Official Plan Amendment	Under Review	LOPA.19.K.0053	OP-2019-05	1986 King Road	To increase height and density requirements to permit the development of 20 stacked townhouse dwellings.

TABLE 8: NEW DEVELOPMENT APPLICATIONS by TYPE

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Subdivision	SUBP.19.K.0028	19T19K01	West of Highway 27, south of 15th Sideroad	188 detached dwelling units, a portion of a neighbourhood park, a portion of an open space system and a series of future development blocks.



TOWNSHIP of KING

DETAILED APPLICATION INFORMATION 2019

TABLE 8: NEW DEVELOPMENT APPLICATIONS by TYPE (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Subdivision	SUBP.19.K.0029	19T19K02	West of Highway 27, south of 15th Sideroad	207 detached dwelling units, retain the 1 existing dwelling, a portion of a neighbourhood park, a portion of an open space system and a series of future development blocks.
Draft Plan of Subdivision	SUBP.19.K.0043	19T19K04	South of 15th Sideroad and East of York Regional Road 27	170 single detached units a park an underground stormwater management facility and environmental and open space blocks.
Draft Plan of Subdivision	SUBP.19.K.0023	19T19K03	North of King Road, east of Keele Street	12 freehold common element townhouse units with the creation of 1 residential block.
Engineering Application	ENG.19.K.0047	King City East	Southwest corner of Dufferin Street and 15th Sideroad	King City East - Dufferin and 15th Sideroad Improvement
Site Plan	SP.19.K.0180	SPD-19-43	East of Jane Street, north of 17th Side Road	Two storey single detached residential dwelling.
Site Plan	SP.19.K.0031	SPD-19-51	South of King Road, West of keele Street	4-storey mixed use building containing 20 rental apartment units and 6 ground floor commercial units.
Site Plan	SP.19.K.0227	SPD-19-56	East of Dufferin Street, north of King Road	Expansion of existing private school.
Site Plan	SP.19.K.0294	SPD-19-67	North of 17th Sideroad and West of Keele Street	To demolish existing dwelling and construct a 1-1/2 storey dwelling with an attached three car garage.
Site Plan	SP.19.K.0292	SPD-19-63	South of Kettleby Road and West of Keele Street	Two storey single detached dwelling.

TOWNSHIP of KING

DETAILED APPLICATION INFORMATION 2019



TABLE 8: NEW DEVELOPMENT APPLICATIONS by TYPE (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP.19.K.0292	SPD-19-63	South of Kettleby Road and West of Keele Street	Two storey single detached dwelling.
Site Plan	SP.19.K.0151	SPD-15-09	17 Sproule Street	Construction of a 696 square metre one-storey building comprising offices, a shop and storage.
Site Plan	SP.19.K.0024	SPD-19-04	North of Davis Drive West, east of Keele Street	Rogers Telecommunications Tower.
Site Plan	SP.19.K.0190	SPD-19-45	North of Millers Sideroad and West of Bathurst Street	30 metre tall monopole telecommunications tower.
Site Plan	SP.19.K.0295	SPD-19-64	North of King Road and East of Keele Street	Residential infill consisting of 20 stacked 4 storey-townhouse units served by a common road.
Site Plan	SP.19.K.0025	SPD-19-03	South of Highway 11, east of Highway 8	Rogers Telecommunications Tower.
Site Plan	SP.19.K.0141	SPD-19-33	West of Dufferin Street, North of King Road	25 freehold townhouse residential units with access from Tatton Court.
Site Plan	SP.19.K.0226	SPD-19-52	Northwest quadrant of King Road and Highway 27	6 model homes on draft plan of subdivision 19T-12K01 in the community of Nobleton.
Site Plan	SP.19.K.0191	SPD-19-21	North of King Road and East Cedarwood Crescent	Single detached dwelling.
Site Plan	SP.19.K.0192	SPD-19-22	North of King Road and East of Cedarwood Crescent	Single detached dwelling.



TOWNSHIP of **KING**
DETAILED APPLICATION INFORMATION 2019

PAGE LEFT BLANK INTENTIONALLY

CITY of MARKHAM

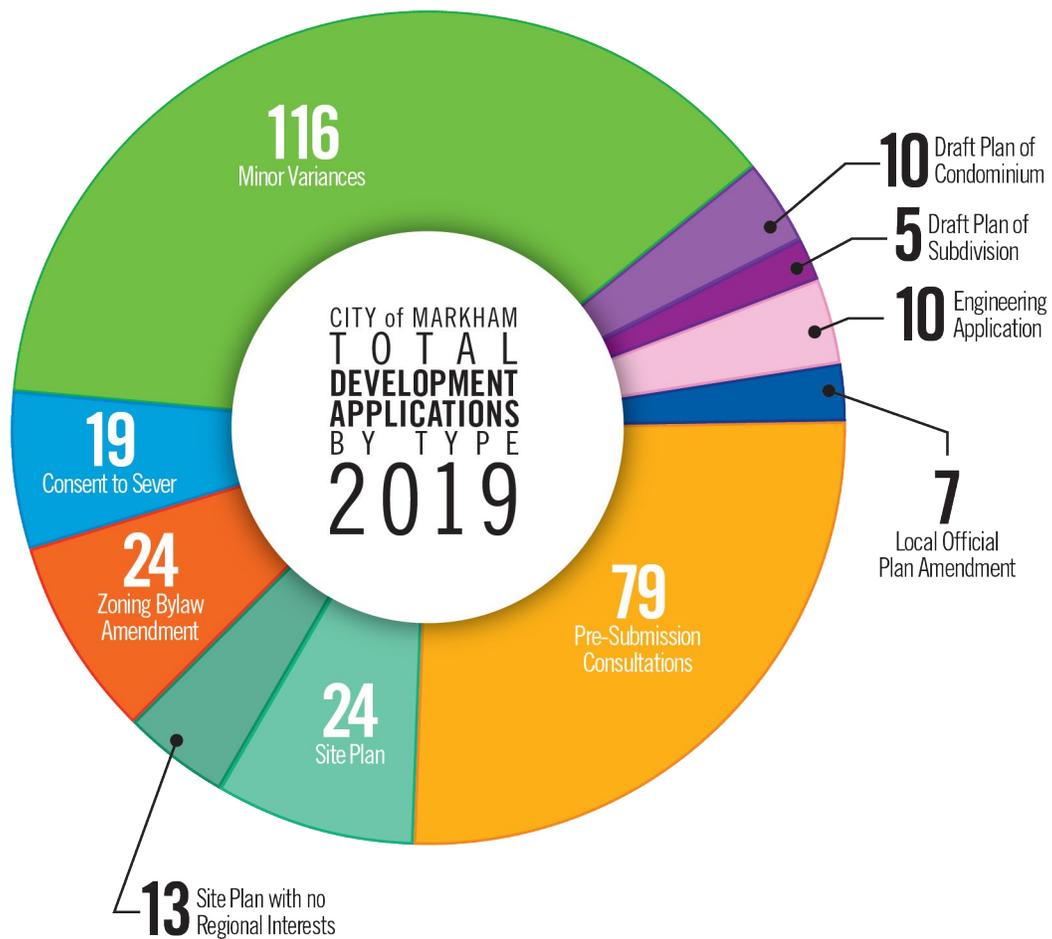
DEVELOPMENT PROFILE 2019



QUICKFACTS

- › Markham made up 18.4% of development applications in York Region
- › Regional staff respond to and participate in pre-consultation meetings held every 2 weeks

FIGURE 8: TOTAL DEVELOPMENT APPLICATIONS by TYPE in 2019





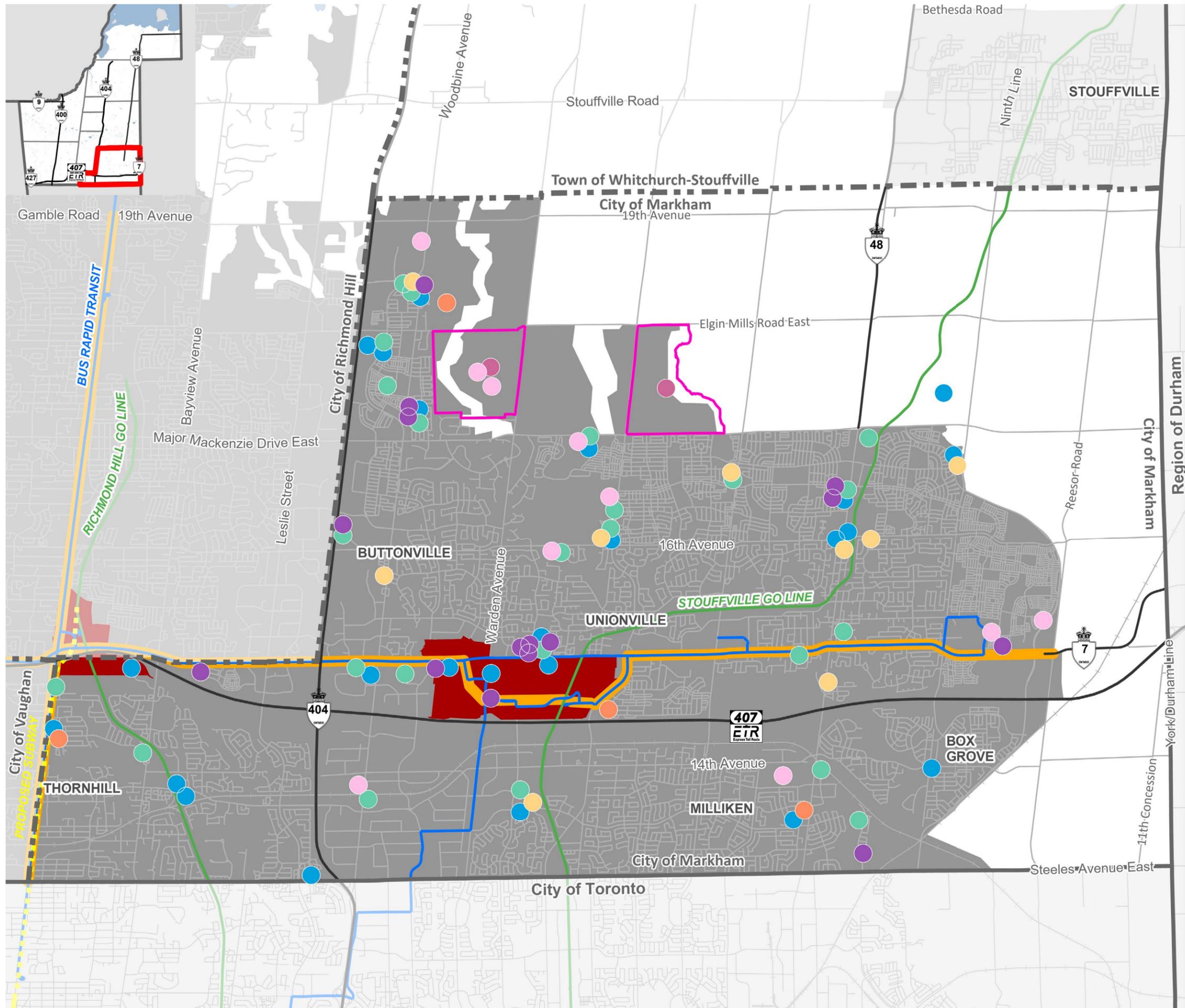
CITY of **MARKHAM**
DEVELOPMENT PROFILE 2019

PAGE LEFT BLANK INTENTIONALLY

YORK REGION

CITY OF MARKHAM

DEVELOPMENT PROFILE 2019



- Engineering Applications
- Official Plan Amendments - Council Approval ¹
- Official Plan Amendments - Exemption ¹
- Official Plan Amendments - Routine ¹
- Site Plan Applications
- Subdivision/Condominium Applications
- Zoning By-Law Amendments
- Approved Secondary Plans
- Regional Centre ²
- Regional Corridor ²
- Urban Area

¹ Refer to Attachment 1 - Delegated Approval Authority
² The Regional Centres and Corridors are identified in the Municipal Development profile maps.



Produced by: The Regional Municipality of York, Corporate Services Department, Planning and Economic Development Branch
 © Copyright, The Regional Municipality of York, February 2020
 © Copyright, The Regional Municipalities of Durham and Peel, County of Simcoe, City of Toronto
 © Queen's Printer for Ontario 2003-2020

PAGE LEFT BLANK INTENTIONALLY



TABLE 9: NEW OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS

Application Type	OPA Approval Status	Regional File Number	Local File Number	Location	Description
Local Official Plan Amendment	Exemption Granted	LOPA.15.M.0047	OP 15 108135	73 Main Street South	To increase density requirements to permit 17 residential units including 15 condominium townhouse units and 2 semi-detached units.
Local Official Plan Amendment	Exemption Granted	LOPA.17.M.0020	OPA 30	9064, 9074, 9084, 9010 and 9110 Woodbine Avenue	To permit back-to-back townhouses with increased density to permit the development of 33 freehold townhouses and a condo road.
Local Official Plan Amendment	Exemption Granted	LOPA.18.M.0006	OPA 29	9704 McCowan Road	To increase the density requirements to permit an 8- storey mixed-use building and three 5- storey apartment buildings.
Local Official Plan Amendment	Exemption Granted	LOPA.18.M.0028	OP 18 129244	Northeast corner of Castlemore Drive and Donald Cousens Parkway	To permit back-to-back townhouses as a building type within the 'Residential Low Rise' Designation on a site-specific basis. A total of 147 townhouse units of 3 storeys are proposed.
Local Official Plan Amendment	Exemption Granted	LOPA.18.M.0034	OP 18 182671	9332 - 9346 Kennedy Road	To increase density and height requirements to permit a 10 storey mixed use building containing 243 apartment units and retail and 4 townhouses.
Local Official Plan Amendment	Exemption Granted	LOPA.18.M.0056	OP 18 108216	10-20 Fincham Avenue	Re-designate lands from 'Mixed Use Low Rise' to ' Residential Low Rise' to facilitate 2 semis and 14 condominium townhouses.
Local Official Plan Amendment	Exemption Granted	LOPA.19.M.0002	OPA 28	65M-2230, Lot 2, Denison St.	To permit a sports and fitness recreation use on the subject lands.



CITY of MARKHAM

DETAILED APPLICATION INFORMATION 2019

TABLE 9: NEW OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS (continued)

Application Type	OPA Approval Status	Regional File Number	Local File Number	Location	Description
Local Official Plan Amendment	Exemption Granted	LOPA.19.M.0019	19T19M03	11087 Victoria Square Blvd Markham	To amend the "Community Amenity" designation to facilitate the proposed live/work and residential townhouse development.
Local Official Plan Amendment	Exemption Granted	LOPA.19.M.0043	PLAN 19 123553	347 Main Street North	Site-specific amendment to permit maximum height of 3-storeys for 19 townhouse dwelling units.
Local Official Plan Amendment	Under Review	LOPA.19.M.0036	PLAN 19 129512	Victoria Glen Community	To incorporate a secondary plan for the Victoria Glen Secondary Plan Area in the Future Urban Area Planning District. This new residential area is planned to accommodate approximately 840 units (410 single-detached and semi-detached 130 townhouses and 300 stacked townhouses/apartments).
Local Official Plan Amendment	Under Review	LOPA.19.M.0048	OP 19 137814	10 Royal Orchard Boulevard	To amend the policies of the existing Mixed Use High Rise land use designation to permit an increase in building height from 15 storeys to 59 storeys and an increase in maximum FSI from 3.0 to 9.4.
Local Official Plan Amendment	Under Review	LOPA.19.M.0055	PLAN 19 14513	7350 Markham Road	Site-specific policy to increase building height and density to permit the development of 697 residential units and 145 m2 of retail space within two 16 storey apartment buildings atop 8 and 10 storey podiums and 104 townhouse units served by a private condominium road.

CITY of MARKHAM

DETAILED APPLICATION INFORMATION 2019



TABLE 9: NEW OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS (continued)

Application Type	OPA Approval Status	Regional File Number	Local File Number	Location	Description
Local Official Plan Amendment	Under Review	LOPA.19.M.0057	PLAN 19 137397	83 Helen Avenue	To designate the lands as "Residential High Rise" to facilitate a high density residential block.
Local Official Plan Amendment	Notice of Decision (Approval)	LOPA.17.M.0047	OPA 24	Concession 4, Part Lots 22-25	The Berczy Glen Landowners Secondary Plan. OPA to permit the development of a new urban residential neighbourhood.
Local Official Plan Amendment	Notice of Decision (Approval)	LOPA.17.M.0049	OPA 26	Elgin Mills Road East, Kennedy Road, Major Mackenzie Drive East	Robinson Glen Secondary Plan. OPA to permit the development of a new urban residential neighbourhood.

TABLE 10: NEW DEVELOPMENT APPLICATIONS by TYPE

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Subdivision	SUBP.19.M.0007	19T18M08	South of Highway 7, West of Warden Avenue	Mixed use subdivision comprised of 2200 residential units, 4132 sq.m. of office and 1800 sq.m. of retail uses on site.
Draft Plan of Subdivision	SUBP.19.M.0012	19T19M02	North of Major Mackenzie Drive East and East of Woodbine Avenue	To create blocks for future development and open space uses that will facilitate 12 townhouse units served by a private lane on 10165 Victoria Square Boulevard.



CITY of MARKHAM

DETAILED APPLICATION INFORMATION 2019

TABLE 10: NEW DEVELOPMENT APPLICATIONS by TYPE (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Subdivision	SUBP.19.M.0011	19T19M01	North of Major Mackenzie Drive East and East of Woodbine Avenue	To create blocks for future development and open space uses that will facilitate 4 freehold townhouse units on 10197 Victoria Square Boulevard.
Draft Plan of Subdivision	SUBP.19.M.0019	19T19M03	North of Elgin Mills Road and East of Victoria Square Boulevard	17 townhouse units and 9 townhouse live/work units.
Draft Plan of Subdivision	SUBP.19.M.0001	SU 18 180309	North of Highway 7 and East of Village Parkway	Mixed residential development comprised of 50 townhouses and 20 single detached dwellings.
Engineering Application	ENG.19.M.0011	Cornell Rouge	East of Ninth Line, North of Highway 7 - Block 77, 65M-4257	Grading and road changes of Cornell Rouge Development Phase 9.
Engineering Application	ENG.19.M.0008	TECH 18-15221	North of Rustle Woods Avenue and West of Cornell Centre Boulevard	Blk 29 Cornell Phase 8- 19T-14M10.
Engineering Application	ENG.19.M.0032	-	7604-7620 Woodbine Avenue	Sanitary sewer installation in R.O.W of Woodbine Avenue.
Engineering Application	ENG.19.M.0004	19TM-16002	South 14th Subdivision	South 14th Subdivision.
Engineering Application	ENG.19.M.0019	2780 19th Avenue	2780 19th Avenue	Preliminary Engineering Submission - External Sanitary and Watermain.

CITY of MARKHAM

DETAILED APPLICATION INFORMATION 2019



TABLE 10: NEW DEVELOPMENT APPLICATIONS by TYPE (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Engineering Application	ENG.19.M.0038	MESP Berczy Glen	North of Major Mackenzie Drive, west of Warden Avenue	MESP Berczy Glen.
Engineering Application	ENG.19.M.0013	SPC 18 154612	South of Major Mackenzie Drive and West of Kennedy Road	Angus Glen Village Limited 19T-03M04.
Engineering Application	ENG.19.M.0028	SUBP.18.M.0064	10348 Warden Avenue	Stage 1 and 2 Site Preparation Topsoil stripping and bulk earthworks.
Engineering Application	ENG.19.M.0002	19T16M04	East of Warden Avenue, south of 16th Avenue	4031 Sixteenth Avenue Subdivision.
Engineering Application	ENG.19.M.0001	19T16M10 EAST	North of 16th Avenue, west of Kennedy, east of Warden.	EAST Subdivision: To facilitate and redevelop a former golf course into a residential development on 168.6 ha.
Site Plan	SP.19.M.0130	SC 13 138564	East of Woodbine Avenue, North of Major Mackenzie Drive East	5 storey mixed-use building with 103 residential units and 12 commercial units.
Site Plan	SP.19.M.0059	SPC 19 179145	North of Major Mackenzie Drive East and East of Woodbine Avenue	12 townhouse units and 4 freehold townhouse units.
Site Plan	SP.19.M.0095	19TM-19003	North of Elgin Mills Road and East of Victoria Square Boulevard	17 townhouse units and 9 townhouse live/work units.
Site Plan	SP.19.M.0019	SPC 18 258590	North of 16th Avenue, West of Markham Road	20 storey residential condominium consisting of 242 residential units



CITY of MARKHAM

DETAILED APPLICATION INFORMATION 2019

TABLE 10: NEW DEVELOPMENT APPLICATIONS by TYPE (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP.19.M.0174	SPC 126429	North of 16th Avenue and East of Highway 404	To create a new York Region Paramedic Response Station.
Site Plan	SP.19.M.0123	SPC 19 120484	3 Ovida Boulevard	Convert the current medical office to a daycare centre.
Site Plan	SP.19.M.0137	SPC 19 121293	North of Albert Street and West of King Street	New semi-detached dwelling.
Site Plan	SP.19.M.0265	SPC 19 134920	South of 16th Avenue and West of Normandale Road	To permit the relocation of the existing heritage house and building addition.
Site Plan	SP.19.M.0004	SPC 18 180309	North of Highway 7 and East of Village Parkway	Mixed residential development comprised of 50 townhouses and 20 single detached dwellings.
Site Plan	SP.19.M.0012	SPC 18 154612	South of Major Mackenzie Drive and West of Kennedy Road	Residential townhouse development comprising 173 townhouse units parkettes amenity areas all to be accessed by way of private laneways.
Site Plan	SP.19.M.0001	SPC 18 258910	4134 16th Avenue	12 townhouse units and 4 freehold townhouse units.
Site Plan	SP.19.M.0273	SPC 19 138814	South of Highway 7 and East of Valhalla Drive	To develop multiple buildings consisting of 4 industrial 1 office and 1 hotel building.
Site Plan	SP.19.M.0038	SPC 19 111872	North of Micro Court and East of Birchmount Road	943 square metre warehouse addition.
Site Plan	SP.19.M.0309	19.141563.000 .00.SPC	South of Highway 407 and East of Woodbine Avenue	To demolish and reconstruct a car showroom and repair facility

CITY of MARKHAM

DETAILED APPLICATION INFORMATION 2019



TABLE 10: NEW DEVELOPMENT APPLICATIONS by TYPE (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP.19.M.0168	SPC 19 126425	East of Markham Road, South of 14th Avenue	Construction of a 306 square metre Mr. Lube drive through oil change facility.
Site Plan	SP.19.M.0015	SPC 18 258868	North of John Street, West of Bayview Avenue	12 and 14 storey residential development consisting of 192 units.
Site Plan	SP.19.M.0286	SPC 19 140106.000.00	South of Langstaff Road East and East of Yonge Street	Expansion to the existing administrative office building.
Site Plan	SP.19.M.0218	SPC 19 132197	West of Kennedy Road, North of 16th Avenue	10-storey mixed use residential-retail condominium with 247 units.
Site Plan	SP.19.M.0258	9704 McCowan Road	South of Major Mackenzie Drive East, East of McCowan Rd	Presentation centre/temporary sales office.
Site Plan	SP.19.M.0193	SPC 19 127869	South of Major Mackenzie Drive and East of Markham Road	177 townhouse units.
Site Plan	SP.19.M.0169	SPC 19 123509	North of Markland Street and West of Woodbine Avenue	4 commercial/retail buildings.
Site Plan	SP.19.M.0094	SPC 19 117372	North of Steeles Avenue West and East of Kirkham Drive	92 freehold semi-detached units and a condominium road.
Site Plan	SP.19.M.0112	SPC 19 115859	South of Highway 7 and East of Woodbine Avenue	New retail building consisting of 3 units within the existing Woodside Power Centre.
Site Plan	SP.19.M.0063	SPC 19 114746	North of Elgin Mills Road East and East of Woodbine Avenue	8 storey mixed use building consisting of 165 condominium units and 22 multiple dwelling units.



CITY of MARKHAM

DETAILED APPLICATION INFORMATION 2019

TABLE 10: NEW DEVELOPMENT APPLICATIONS by TYPE (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Condominium	CDMP.19.M.0004	19CDM19M02	South of Bur Oak Avenue and West of Markham Road	To create 32 townhouse units.
Draft Plan of Condominium	CDMP.19.M.0025	19CDM19M13	East of Markham Road South of Bur Oak Avenue	81 residential condominium units and underground garage.
Draft Plan of Condominium	CDMP.19.M.0029	CNDO 19 139460	North of 16th Avenue and East of Highway 404	13 storage units within a 3 storey commercial office building.
Draft Plan of Condominium	CDMP.19.M.0001	19CDM19M01	South side of Highway 7 and east of Bayview Avenue	134 stacked townhouse units on land to be known municipally as 38 Gandhi Lane.
Draft Plan of Condominium	CDMP.19.M.0010	19CDM19M08	North of Highway 7 and West of Village Parkway	12 residential townhouse dwellings.
Draft Plan of Condominium	CDMP.19.M.0011	19CDM19M09	North of Highway 7 and West of Village Parkway	Mid-rise apartment building comprised of 379 residential units.
Draft Plan of Condominium	CDMP.19.M.0021	19CDM19M10	North of Enterprise Boulevard and East of Warden Avenue	Mixed use development comprised of ancillary retail and 548 high rise residential condominium units
Draft Plan of Condominium	CDMP.19.M.0023	19CDM19M12	East of Ninth Line, North of Highway 7	68 stacked townhouse units.
Draft Plan of Condominium	CDMP.19.M.0009	19CDM19M07	North of Highway 7 and West of Village Parkway	60 townhouse dwellings.
Draft Plan of Condominium	CDMP.19.M.0030	19CDM19016	North of Steeles Avenue East and West of Ninth Line	92 freehold semi-detached units.

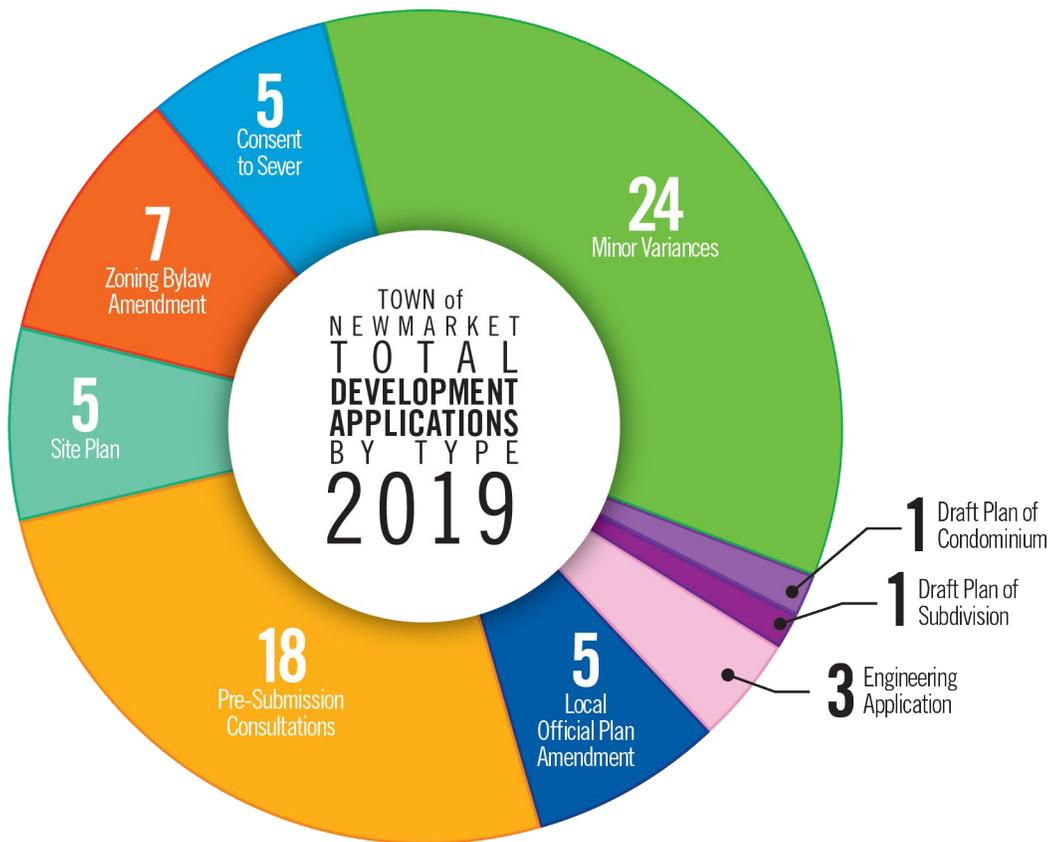
TOWN of NEWMARKET

DEVELOPMENT PROFILE 2019

QUICKFACTS

- › Newmarket made up 4.1% of new development applications in York Region
- › Regional staff responded to and participated in pre-consultation meetings held every two weeks

FIGURE 9: TOTAL DEVELOPMENT APPLICATIONS by TYPE in 2019



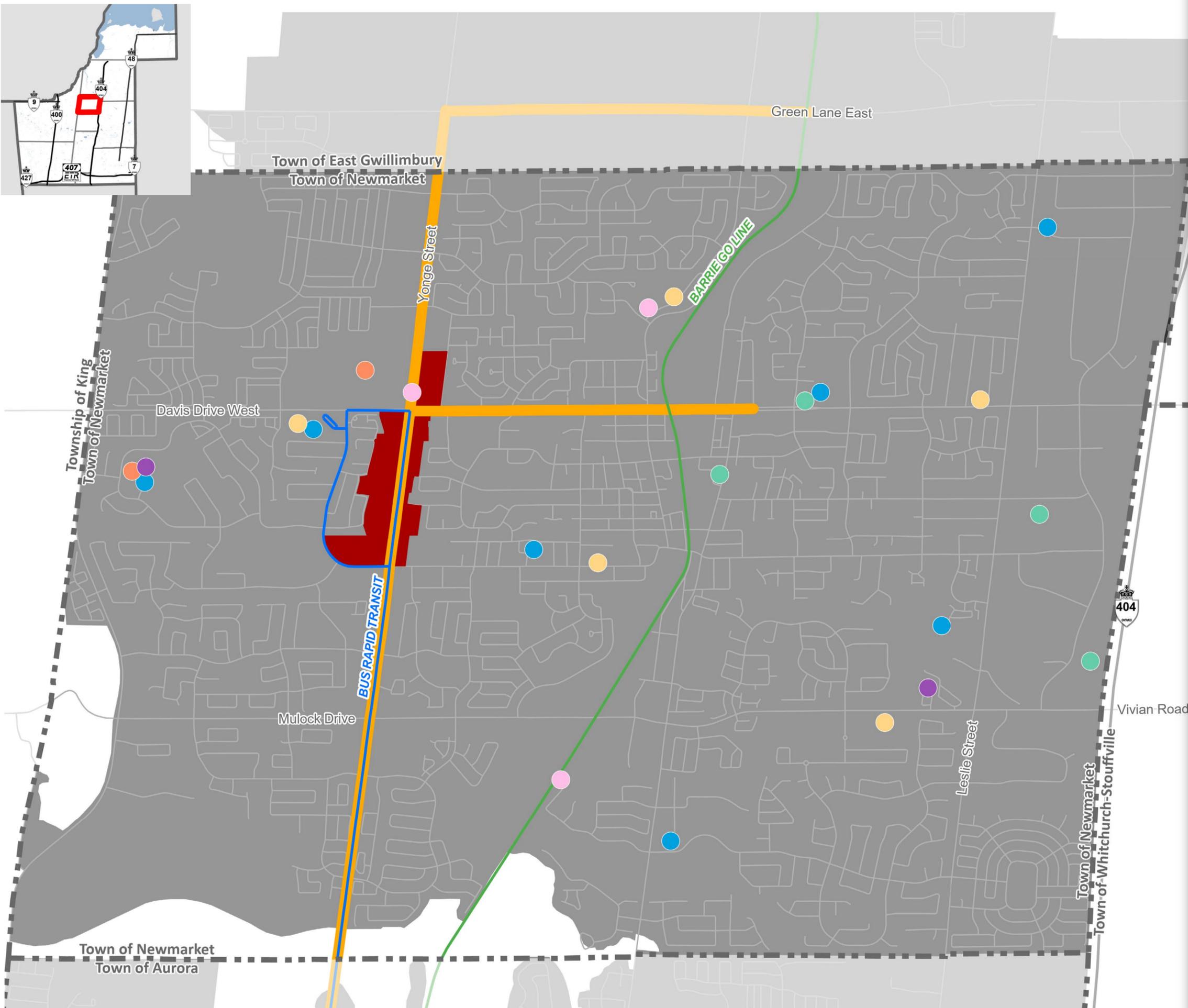
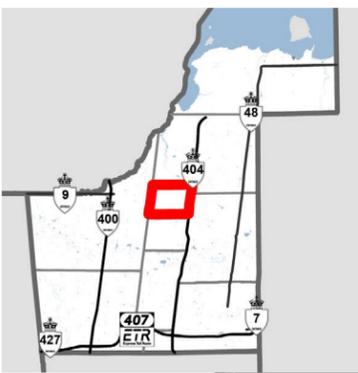


TOWN of **NEWMARKET**
DEVELOPMENT PROFILE 2019

PAGE LEFT BLANK INTENTIONALLY

YORK REGION

TOWN OF NEWMARKET DEVELOPMENT PROFILE 2019



- Engineering Applications
 - Official Plan Amendments - Exemption ¹
 - Official Plan Amendments - Routine ¹
 - Site Plan Applications
 - Subdivision/Condominium Applications
 - Zoning By-Law Amendments
 - Regional Centre ²
 - Regional Corridor ²
 - Urban Area
- ¹ Refer to Attachment 1 - Delegated Approval Authority
² The Regional Centres and Corridors are identified in the Municipal Development profile maps.



Produced by: The Regional Municipality of York, Corporate Services
 Department, Planning and Economic Development Branch
 © Copyright, The Regional Municipality of York, February 2020
 © Copyright, The Regional Municipalities of Durham and Peel,
 County of Simcoe, City of Toronto
 © Queen's Printer for Ontario 2003-2020

PAGE LEFT BLANK INTENTIONALLY

TOWN of NEWMARKET

DETAILED APPLICATION INFORMATION 2019



TABLE 11: NEW OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS

Application Type	OPA Approval Status	Regional File Number	Local File Number	Location	Description
Local Official Plan Amendment	Exemption Granted	LOPA.18.N.0047	OPA 22	Old Main Street Tertiary Plan	Town-initiated OPA - Old Main Street Tertiary Plan.
Local Official Plan Amendment	Exemption Granted	LOPA.18.N.0062	D09-NP-18-22	1015-1029 Davis Drive	To permit Townhouse Units on a Private Road within the "Stable Residential Area" to permit 23 residential townhouse units on a private road.
Local Official Plan Amendment	Exemption Granted	LOPA.19.N.0010	OPA 23	Municipal Wide	To enable the Town of Newmarket to participate in any Community Improvement Plans implemented by the Regional Municipality of York.
Local Official Plan Amendment	Exemption Granted	LOPA.19.N.0018	D09-19-05	South of Davis Drive, west of Eagle Street West	To permit 10 live/work units and 292 stacked townhouse.
Local Official Plan Amendment	Exemption Granted	LOPA.19.N.0026	NP-P-19-03	South of Mulock Drive, west of Leslie Street	Town initiated to add day nursery and accessory community as permitted uses on the subject lands.
Local Official Plan Amendment	Under Review	LOPA.19.N.0016	D9NP1902	470 Crossland Gate	Re-designate from Parks and Open Space, Natural Heritage System and Open Space and Neighbourhood Park (Oak Ridges Moraine) to Emerging Residential, Low Density Residential Medium Density and Park (Oak Ridges Moraine).
Local Official Plan Amendment	Under Review	LOPA.19.N.0029	D09NP1908	17600 Yonge Street	Master Plan for the Upper Canada Mall to facilitate the expansion to the existing mall, a mixed use medium to high density development containing 5000 residential units and parks/open space.



TOWN of NEWMARKET

DETAILED APPLICATION INFORMATION 2019

TABLE 12: NEW DEVELOPMENT APPLICATIONS by TYPE

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Subdivision	SUBP.19.N.0015	D12NP1902	South of Davis Drive West between Yonge Street and Bathurst Street	10 single detached dwellings, 87 single detached vacant land condominium units (POTLs) on private roads and 96 medium density residential townhouse units.
Engineering Application	ENG.19.N.0021	T-18-131	South of Mulock Drive, West of Bayview Avenue	To facilitate the temporary construction access for the YDSS Forcemain Twinning (Project No.T-18-131) Project - Mulock Drive Entrance.
Engineering Application	ENG.19.N.0029	17600 Yonge	North of Davis, west of Yonge Street	Replacement of the existing sanitary crossing at Yonge Street and a new water service for the Upper Canada Mall Expansion.
Engineering Application	ENG.19.N.0045	19T17N03	172 Old Main Street, 178 Old Main Street	Engineering submission related to draft plan 19T-17N03.
Site Plan	SP.19.N.0200	D11-NP-19-06	1100 Stackhouse Road	Industrial warehouse.
Site Plan	SP.19.N.0186	D11-NP-19-19	429 Harry Parkway South	Construction of York Region Police #1 District Headquarters.
Site Plan	SP.19.N.0307	D14-NP-19-17	North of Davis Drive and East of Patterson Street	Mixed use condominium development comprising of two 15 storey residential building containing 318 units and 1250m ² of commercial space linked by a 3-storey podium with two underground levels of parking.
Site Plan	SP.19.N.0276	Draft	400 Park Avenue, 405/407 Bosford Street	14 new townhouse units.
Site Plan	SP.19.N.0214	D11-NP-19-13	112 Prospect Street	Single-storey medical clinic.
Draft Plan of Condominium	CDMP.19.N.0008	19CDMN-2019-001	North of Mulock Drive, West of Leslie Street	Common elements condominium for 73 townhouse units.

CITY of RICHMOND HILL

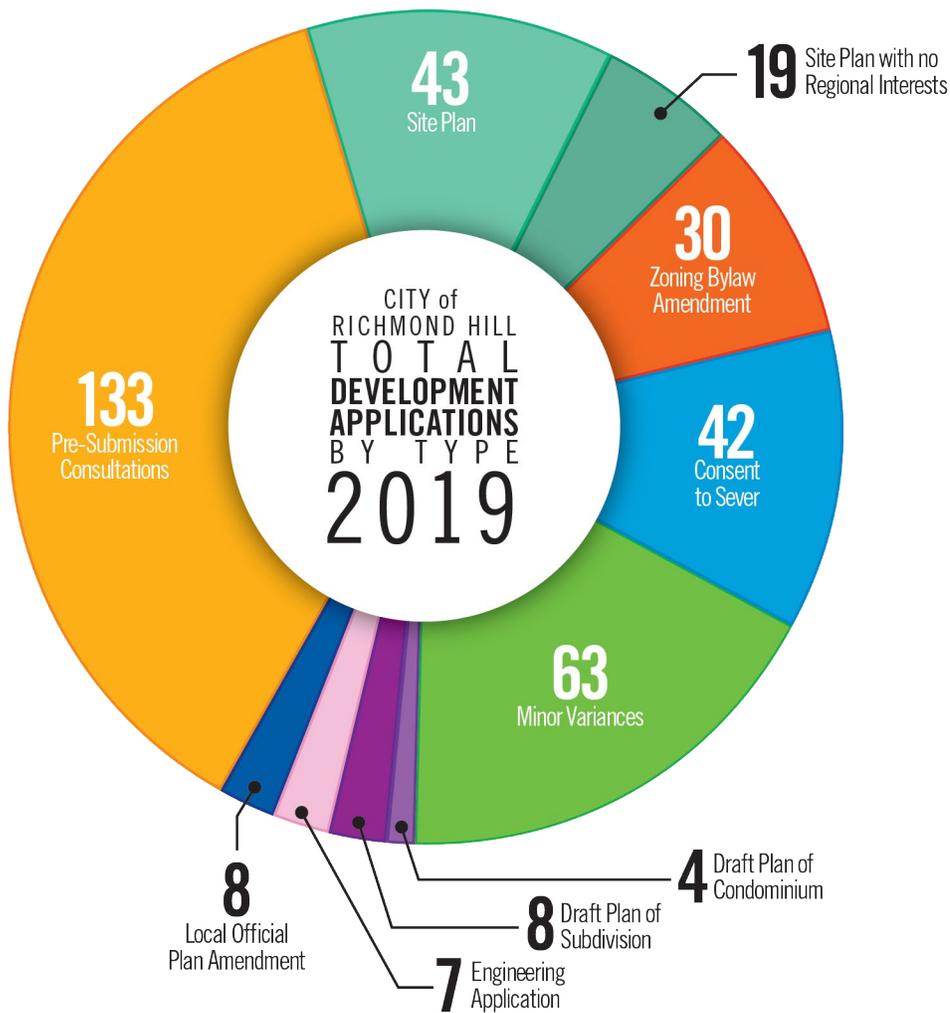
DEVELOPMENT PROFILE 2019



QUICKFACTS

- › Richmond Hill made up 21.3% of new development applications in York Region
- › Regional staff responded to and participated in pre-consultation meetings held every two weeks

FIGURE 10: TOTAL DEVELOPMENT APPLICATIONS by TYPE in 2019



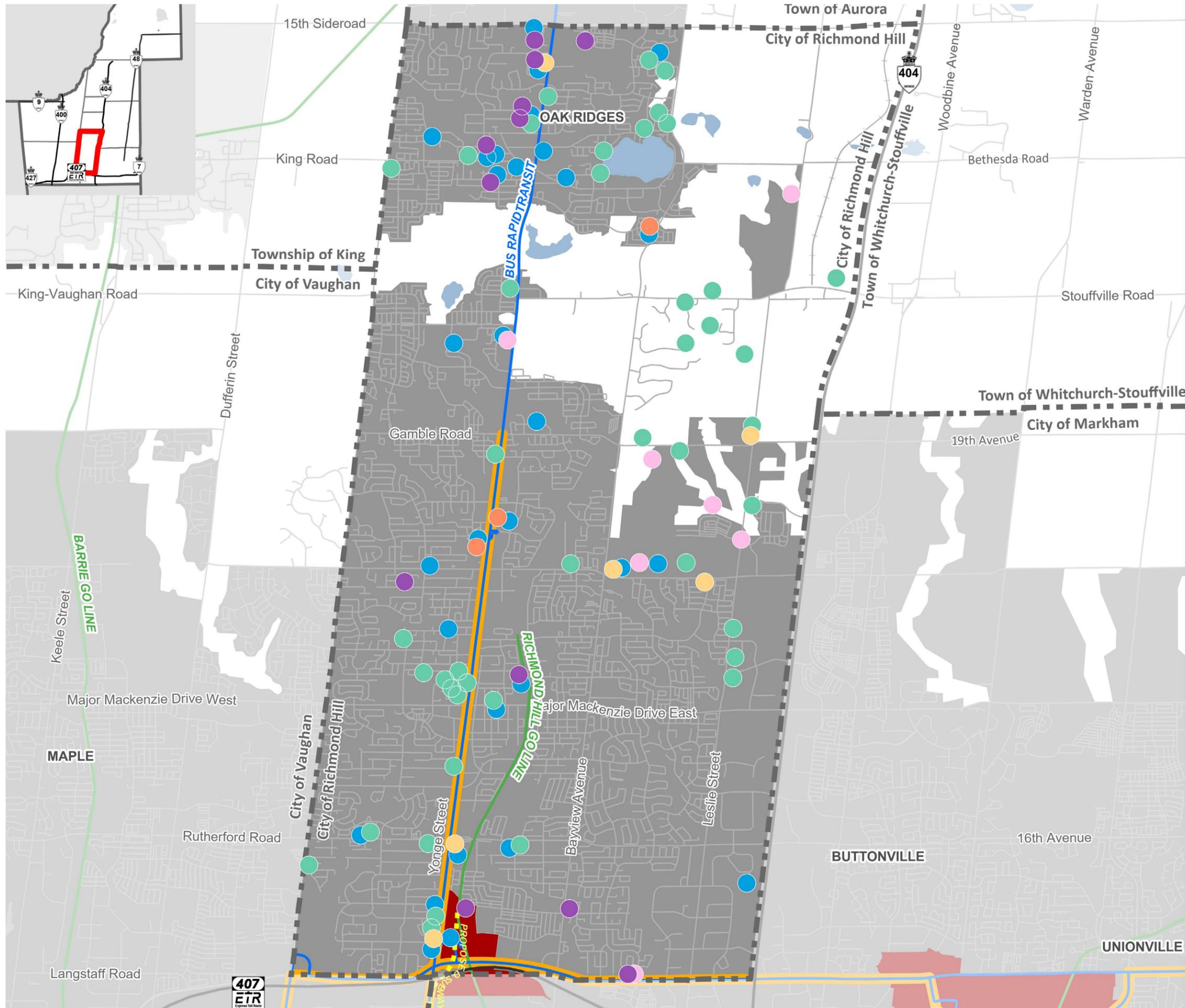


CITY of **RICHMOND HILL**
DEVELOPMENT PROFILE 2019

PAGE LEFT BLANK INTENTIONALLY

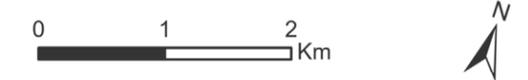
YORK REGION

CITY OF RICHMOND HILL DEVELOPMENT PROFILE 2019



- Engineering Applications
- Official Plan Amendments - Exemption ¹
- Official Plan Amendments - Routine ¹
- Site Plan Applications
- Subdivision/Condominium Applications
- Zoning By-Law Amendments
- Regional Centre ²
- Regional Corridor ²
- Urban Area

¹ Refer to Attachment 1 - Delegated Approval Authority
² The Regional Centres and Corridors are identified in the Municipal Development profile maps.



Produced by: The Regional Municipality of York, Corporate Services
 Department, Planning and Economic Development Branch
 © Copyright, The Regional Municipality of York, March 2020
 © Copyright, The Regional Municipalities of Durham and Peel,
 County of Simcoe, City of Toronto
 © Queen's Printer for Ontario 2003-2020

PAGE LEFT BLANK INTENTIONALLY

CITY of RICHMOND HILL

DETAILED APPLICATION INFORMATION 2019



TABLE 13: NEW OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS

Application Type	OPA Approval Status	Regional File Number	Local File Number	Location	Description
Local Official Plan Amendment	Exemption Granted	LOPA.17.R.0002	D01-16006	1335 Elgin Mills Road East	To permit a medium density residential development of 23 common element townhouses.
Local Official Plan Amendment	Exemption Granted	LOPA.19.R.0001	D01-18007	8700 and 8710 Yonge Street	To permit a mixed-use development to facilitate one residential apartment building with a 6 storey podium consisting of 710 residential units and 520m ² of at grade commercial/retail space.
Local Official Plan Amendment	Exemption Granted	LOPA.19.R.0003	D01-18006	13532 & 13554 Yonge Street	To permit a max of 88 units per hectare for residential uses in order to create 64 apartment units and 10 townhouse units for the subject lands.
Local Official Plan Amendment	Exemption Granted	LOPA.19.R.0004	D01-18005	11546 Leslie Street	To permit 15 townhouse dwelling units accessed by a public laneway.
Local Official Plan Amendment	Exemption Granted	LOPA.19.R.0023	D01-18008	0 Elgin Mills Road East	To amend the North Leslie Secondary Plan to include site specific development standard modifications in order to permit a mixed use development.
Local Official Plan Amendment	Exemption Granted	LOPA.19.R.0045	D01-19002	9251 Yonge Street	To permit a mixed-use development consisting of two residential apartments (659 residential units) with retail and service commercial uses at grade.
Local Official Plan Amendment	Under Review	LOPA.19.R.0025	D01-19001	102 Yorkland Street	To facilitate a mid-rise mixed-use development consisting of 186 apartment units.



CITY of RICHMOND HILL

DETAILED APPLICATION INFORMATION 2019

TABLE 13: NEW OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS (continued)

Application Type	OPA Approval Status	Regional File Number	Local File Number	Location	Description
Local Official Plan Amendment	Under Review	LOPA.19.R.0046	D01-19003	10898, 10922, 10944 & 10956 Yonge Street	To increase density and height to permit a high density mixed use development.
Local Official Plan Amendment	Under Review	LOPA.19.R.0051	D01-19004	12600 Bayview Avenue	To permit a medium density residential development for 3 townhouse blocks consisting of 19 townhouse units.

TABLE 14: NEW DEVELOPMENT APPLICATIONS by TYPE

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Subdivision	SUBP.19.R.0045	D03-19005	South of Bloomington Road and West of Yonge Street	18 townhouses on a private laneway with access from Bloomington Road.
Draft Plan of Subdivision	SUBP.19.R.0005	D03-18017	South of Bloomington Road, West of Yonge Street	To create blocks to facilitate a mixed use development with a 4-storey office building a 4-storey residential building with 65 residential units and 10 townhouse dwelling units on a private lane.
Draft Plan of Subdivision	SUBP.19.R.0006	19T19R01	South of Elgin Mills Road, East of Bathurst Street	5 single detached dwellings.
Draft Plan of Subdivision	SUBP.19.R.0048	19T-19006	South of Centre Street East and West of Station Street	22 semi-detached and 2 single detached dwellings on a private laneway.
Draft Plan of Subdivision	SUBP.19.R.0036	D03-19003	North of Elm Grove Avenue and West of Yonge Street	To create a residential block to facilitate 16 townhouse units.
Draft Plan of Subdivision	SUBP.19.R.0003	D03-18016	North of King Road, West of Yonge Street	To create blocks for 5 street townhouses, 16 back-to-back townhouses and 11 laneway townhouses.

CITY of RICHMOND HILL

DETAILED APPLICATION INFORMATION 2019



TABLE 14: NEW DEVELOPMENT APPLICATIONS by TYPE (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Subdivision	SUBP.19.R.0040	D03-19004	North of Bond Crescent and West of Wellspring Avenue	2 single detached dwelling lots.
Draft Plan of Subdivision	SUBP.19.R.0004	D03-18015	North of Briggs Avenue and East of Bayview Avenue	26 townhouse units.
Engineering Application	ENG.19.R.0042	16-498	North of Elgin Mills Rd E and East of Bayview Ave.	Elbay Subdivision (SP.17.R.0159).
Engineering Application	ENG.19.R.0009	38-16001	Leslie Street/William Bell Parkway	Temporary traffic signal.
Engineering Application	ENG.19.R.0012	D06-16028	North of Highway 7 and West of Valleymede Drive	Valleymede road widening.
Engineering Application	ENG.19.R.0046	L03-19004	12050 Yonge Street	Reconstruction of Harris Avenue from the existing subdivision east to Yonge Street.
Engineering Application	ENG.19.R.0023	D19 17.0023	West of Leslie Street and South of Bethesda Side Road	Residential Subdivision on 12826 and 12844 Leslie Street.
Engineering Application	ENG.19.R.0027	D19 14.0001.R	Southeast quadrant of Bayview Avenue and 19th Avenue	Residential Subdivision- 19T-03010.
Engineering Application	ENG.19.R.0036	19T13R16	11190 Leslie Street	14 single detached dwellings and 118 townhouse units.
Site Plan	SP.19.R.0224	D06-19043	South of Performance Drive and East of Leslie Street	Two one storey office buildings consisting of 16 commercial units.
Site Plan	SP.19.R.0062	D06-19010	South of Via Renzo Drive and East of Leslie Street	Construction of a 14994.6 square metre data centre and warehouse.
Site Plan	SP.19.R.0078	D06-19017	West of Yonge Street and North of Stouffville Road	Commercial building comprised of 5 units as part of Phase III of the existing commercial development.



CITY of RICHMOND HILL

DETAILED APPLICATION INFORMATION 2019

TABLE 14: NEW DEVELOPMENT APPLICATIONS by TYPE (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP.19.R.0085	D06-19020	North of Arnold Crescent and West of Elizabeth Street	Two storey single detached dwelling.
Site Plan	SP.19.R.0003	D06-18062	North of Stouffville Road and East of Bayview Avenue	New single detached dwelling.
Site Plan	SP.19.R.0088	D06-19021	North of Elgin Mills Road East, East of Leslie Street	66 Block Townhouse units with access onto a private road.
Site Plan	SP.19.R.0220	D06-19042	North of Nottingham Drive and West of Yonge Street	Day nursery in the existing commercial building and an outdoor play area.
Site Plan	SP.19.R.0082	D06-19019	115 Ruggles Avenue	Construction of a 374.76 square metre single detached dwelling.
Site Plan	SP.19.R.0280	D06-19052	North of Elgin Mills Road East and West of Leslie Street	New frost-free storage building and renovations to the existing buildings and surface parking lots
Site Plan	SP.19.R.0262	D06-19049	South of Stouffville Road and West of Leslie Street	New single detached dwelling and outdoor pool.
Site Plan	SP.19.R.0147	D06-19032	North of 19th Avenue and West of Leslie Street	Medium density residential development comprising of 19 freehold common element condo townhouse dwelling units accessed by a private lane.
Site Plan	SP.19.R.0116	D06-19015	South of Carrville Road and West of Yonge Street	9 storey mixed use residential/commercial building consisting of 44 residential units and 2 commercial units.
Site Plan	SP.19.R.0009	D06-18061	North of 19th Avenue, West of Leslie Street	Construction of a single detached dwelling.
Site Plan	SP.19.R.0104	D06-19023	South of Emerald Isle Court and West of Wood Lane	New single detached dwelling.

TABLE 14: NEW DEVELOPMENT APPLICATIONS by TYPE (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP.19.R.0149	D06-19029	South of King Road, East of Bathurst Street	1 storey commercial building containing 4 units and a 1 storey day care.
Site Plan	SP.19.R.0156	D06-19028	13359 and 13351 Yonge Street	Construction of a medium density residential development comprising 50 stacked townhouse dwelling units.
Site Plan	SP.19.R.0070	D06-19014	North of Snively Street and East of Worthington Avenue	Single detached dwelling.
Site Plan	SP.19.R.0052	D06-19006	West of Olde Bayview Avenue and North of North Lake Road	2 storey single detached dwelling and attached garage.
Site Plan	SP.19.R.0053	D06-19007	West of Olde Bayview Avenue and North of North Lake Road	2 storey single detached dwelling.
Site Plan	SP.19.R.0110	D06-19013	1591 Elgin Mills Road East	Construction of a 1022.1 square metre 1 storey maintenance building for the existing cemetery.
Site Plan	SP.19.R.0146	D06-07038	Northwest corner of Stouffville Sideroad and Highway 404	Place of worship.
Site Plan	SP.19.R.0215	D06-19041	North of Elm Grove Avenue and West of Yonge Street	16 townhouse units.
Site Plan	SP.19.R.0054	D06-18060	South of Centre Street and East of Bridgeford Street North	2 storey single detached dwelling.
Site Plan	SP.19.R.0117	D06-1900	North of Douglas Road and East of Headwater Crescent	2 storey single detached dwelling.
Site Plan	SP.19.R.0128	D06-19018	North of Forest Ridge Road and East of Bayview Avenue	Addition to the existing single detached dwelling.



CITY of RICHMOND HILL

DETAILED APPLICATION INFORMATION 2019

TABLE 14: NEW DEVELOPMENT APPLICATIONS by TYPE (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP.19.R.0172	D06-19034	North of Highway 7, West of Yonge Street	Proposed office within an existing 2 storey single detached dwelling.
Site Plan	SP.19.R.0290	D06-19053	North of King Road and West of Yonge Street	34 townhouse dwelling units and 2 semi detached units on a private road.
Site Plan	SP.19.R.0118	D06-19030	South of 16th Avenue and East of Elm Avenue	Conversion of a single detached dwelling to a day nursery.
Site Plan	SP.19.R.0018	D06-18064	North of Major Mackenzie Drive, West of Yonge Street	88 back to back stacked townhouses.
Site Plan	SP.19.R.0187	D06-18033	North of Carrville Road and West of Avenue Road	Place of worship and ancillary uses, including a day nursery clergy residence and community centre.
Site Plan	SP.19.R.0256	D06-19048	North of Elgin Mills Road East and East of Edward Avenue	Two storey addition and changes to the parking area to an existing private school.
Site Plan	SP.19.R.0140	D06-19033	North of North Lake Road and West of Wildwood Avenue	New single detached dwelling.
Site Plan	SP.19.R.0021	D06-18066	North of Major Mackenzie Drive, West of Yonge Street	1 single detached dwelling unit.
Site Plan	SP.19.R.0022	D06-18067	North of Major Mackenzie Drive, West of Yonge Street	1 single detached dwelling unit.
Site Plan	SP.19.R.0023	D06-18065	North of Major Mackenzie Drive, West of Yonge Street	1 single detached dwelling unit.
Site Plan	SP.19.R.0064	D06-19011	65 Snively Street	Construction of a new 573.68 square metre single detached dwelling.

CITY of **RICHMOND HILL**
 DETAILED APPLICATION INFORMATION 2019



TABLE 14: NEW DEVELOPMENT APPLICATIONS by TYPE (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP.19.R.0297	D06-19046	South of Stouffville Road and East of Bayview Avenue	2 storey single detached dwelling.
Site Plan	SP.19.R.0173	D06-19035	North of Yongehurst Road and West of Yonge Street	9 storey high density residential development consisting of 88 units.
Site Plan	SP.19.R.0016	D06-18068	North of Highway 7, West of Yonge Street	High rise mixed use residential development comprised of 336 units in two towers (13 storeys & 20 storeys) with commercial retail space on the ground floor.
Site Plan	SP.19.R.0020	D06-18045	North of 19th Avenue and East of Bayview Avenue	Addition to an existing single detached dwelling.
Site Plan	SP.19.R.0303	D06-19055	East of Bathurst Street and South of Birch Avenue	21 townhouse dwellings on a private road.
Site Plan	SP.19.R.0291	D06-19054	South of 19th Avenue and East of Bayview Avenue	Temporary sales trailer.
Site Plan	SP.19.R.0157	D06-18055	South of Lakeland Crescent and East of Sylvan Crescent	New single detached dwelling.
Draft Plan of Condominium	CDMP.19.R.0012	19CDM19R02	South of Bloomington Road and East of Yonge Street	Common element road for the proposed 38 townhouse units.



CITY of RICHMOND HILL

DETAILED APPLICATION INFORMATION 2019

TABLE 14: NEW DEVELOPMENT APPLICATIONS by TYPE (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Condominium	CDMP.19.R.0018	D05-19005	North of Elm Grove Avenue and West of Yonge Street	Common element road to facilitate 16 townhouse units.
Draft Plan of Condominium	CDMP.19.R.0006	D05-19001	North of Highway 7 and East of Bayview Avenue	311 apartment units and 45 townhouse dwellings.
Draft Plan of Condominium	CDMP.19.R.0016	19CDM19R04	South of Bantry Avenue and West of Red Maple Road	19 storey apartment consisting of 202 units.

CITY of VAUGHAN

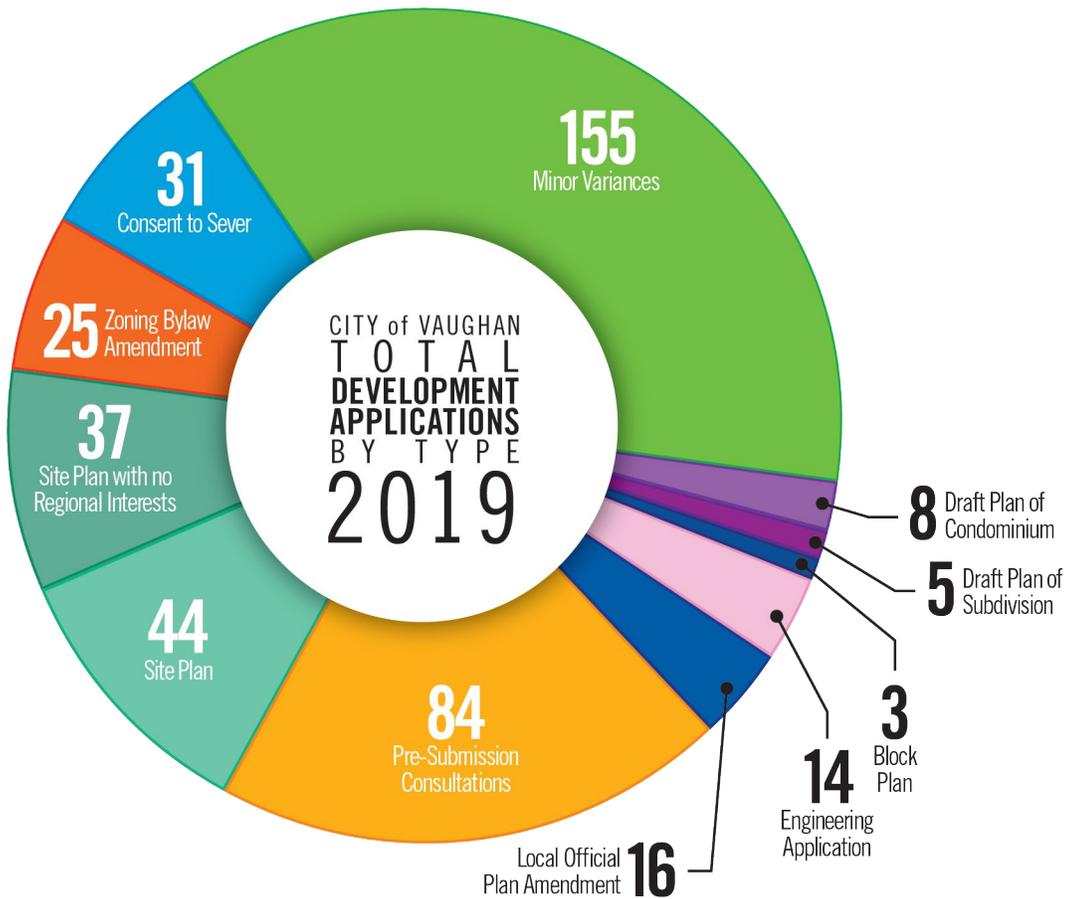
DEVELOPMENT PROFILE 2019



QUICKFACTS

- › Vaughan made up 25% of new development applications in York Region
- › Regional staff responded to and participated in pre-consultation meetings held every two weeks

FIGURE 25: TOTAL DEVELOPMENT APPLICATIONS by TYPE in 2019





CITY of **VAUGHAN**
DEVELOPMENT PROFILE 2019

PAGE LEFT BLANK INTENTIONALLY

YORK REGION

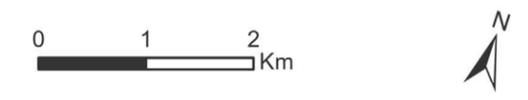
CITY OF VAUGHAN

DEVELOPMENT PROFILE 2019



- Block Plan Applications
- Engineering Applications
- Official Plan Amendments - Council Approval ¹
- Official Plan Amendments - Exemption ¹
- Official Plan Amendments - Routine ¹
- Site Plan Applications
- Subdivision/Condominium Applications
- Zoning By-Law Amendments
- Approved Secondary Plans
- Regional Centre ²
- Regional Corridor ²
- Urban Area
- Towns and Villages

¹ Refer to Attachment 1 - Delegated Approval Authority
² The Regional Centres and Corridors are identified in the Municipal Development profile maps.



Produced by: The Regional Municipality of York, Corporate Services Department, Planning and Economic Development Branch
 © Copyright, The Regional Municipality of York, February 2020
 © Copyright, The Regional Municipalities of Durham and Peel, County of Simcoe, City of Toronto
 © Queen's Printer for Ontario 2003-2020

PAGE LEFT BLANK INTENTIONALLY



TABLE 15: NEW OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS

Application Type	OPA Approval Status	Regional File Number	Local File Number	Location	Description
Local Official Plan Amendment	Exemption Granted	LOPA.15.V.0028	OP.13.007	1445 Centre Street	Re-designate from "Special Policy Area" to "General Commercial" to permit a commercial four-storey office building.
Local Official Plan Amendment	Exemption Granted	LOPA.17.V.0036	OPA 47	11363 Highway 27	To facilitate the development of 200 detached residential units.
Local Official Plan Amendment	Exemption Granted	LOPA.17.V.0037	OPA 48	11063 & 11191 Highway 27	To facilitate the development of a residential neighborhood consisting of 336 single family dwellings 101 mixed use residential units in a residential/commercial block, public parks and re-designate the western portion from 'Private Open Space Agricultural and Natural Areas' to 'Low Rise Residential and Mid-Rise Mixed Use'.
Local Official Plan Amendment	Exemption Granted	LOPA.18.V.0039	OP.18.013	1 & 180 Promenade Circle	Phase 1 revitalization of Promenade Mall consisting of 3 residential towers 1 office and hotel tower and new retail areas.
Local Official Plan Amendment	Exemption Granted	LOPA.18.V.0041	OP.18.014	East of Exchange Avenue and North of Peeler Access Road	To amend the policies within the Vaughan Metropolitan Centre Secondary Plan Volume 2 to implement site specific built form policy modifications and to relocate an urban square and add a linear park.
Local Official Plan Amendment	Exemption Granted	LOPA.18.V.0045	OP.18.015	7300 Regional Road 27	To permit 'Funeral Home' and 'Cemetery Administrative Office' to facilitate a funeral home, chapel and administrative office.



CITY of VAUGHAN

DETAILED APPLICATION INFORMATION 2019

TABLE 15: NEW OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS (continued)

Application Type	OPA Approval Status	Regional File Number	Local File Number	Location	Description
Local Official Plan Amendment	Exemption Granted	LOPA.18.V.0049	OP.18.018	175 Millway Avenue	To remove the north-south local road and allow the east-west local street to remain in private ownership with a public access easement and to allow increased height and density through utilization of Section 37 of the Planning Act.
Local Official Plan Amendment	Exemption Granted	LOPA.18.V.0054	OP.18.019	10,20,25 Di Benedetto Lane and 110 Simmons Street	To permit a low-rise residential development with specific character/urban design policies applicable to permit townhouse dwelling units.
Local Official Plan Amendment	Exemption Granted	LOPA.18.V.0055	OP.18.020	88 Simmons Street	To permit 32 condominium townhouse dwellings to be accessed by a private road.
Local Official Plan Amendment	Exemption Granted	LOPA.18.V.0058	OPA 34	City of Vaughan	To permit an increase in height and/or density for a proposed development through a rezoning application without requiring an official Plan amendment if there is an associated council supported Section 37 contribution. Exemption is municipally initiated.
Local Official Plan Amendment	Exemption Granted	LOPA.18.V.0061	OP.18.022	10398 and 10402 Islington Avenue	To permit the development of 22 townhouses designated "Village Residential"
Local Official Plan Amendment	Exemption Granted	LOPA.19.V.0007	OP.18.023	85 Mckenzie Street	To amend the Low-Density Residential designation to permit 6 three storey stacked townhouse dwelling units.
Local Official Plan Amendment	Exemption Granted	LOPA.19.V.0011	OP.19.001	Part of Block 165 Plan 65M-2219	To permit back-to-back townhomes in a "Low-Rise Residential" designation.

CITY of VAUGHAN

DETAILED APPLICATION INFORMATION 2019



TABLE 15: NEW OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS (continued)

Application Type	OPA Approval Status	Regional File Number	Local File Number	Location	Description
Local Official Plan Amendment	Exemption Granted	LOPA.19.V.0032	OP.19.004	156 Chrislea Road	To permit office uses and commercial uses, within the existing building.
Local Official Plan Amendment	Exemption Granted	LOPA.19.V.0039	OP.19.007	4-24 Lansdowne Avenue	To permit an increase in density to facilitate the development of a 12 storey mixed use residential building containing 71 residential units.
Local Official Plan Amendment	Exemption Granted	LOPA.19.V.0041	OP.19.008	7300 Major Mackenzie Drive West	To temporarily allow an existing outside storage use on the subject lands within the "Prestige Employment Area" designation.
Local Official Plan Amendment	Exemption Granted	LOPA.19.V.0044	OP.19.006	Southwest Corner of Interchange way and Regional Road 7 (VMC)	To permit an increase in maximum building height from 30 storeys to 40-59 storeys with a max density from 5 times the area of the land (FSI) to 7.6 FSI.
Local Official Plan Amendment	Exemption Granted	LOPA.19.V.0050	OP.19.009	2851 Highway 7	To facilitate a high density residential multi-building consisting of 750 residential units and ground floor retail uses.
Local Official Plan Amendment	Under Review	LOPA.19.V.0005	26.3.1	Concord GO Centre	To review the land use designations and policies in the "Deferral Areas" identified in the Concord Go Centre- Secondary Plan to support the potential for a GO Station.
Local Official Plan Amendment	Under Review	LOPA.19.V.0006	OPA 50	Teston Road in the south, Weston Road in the east, Kirby Road in the north and Pine Valley in the west.	To facilitate the development of the New Community Area- Block 41.



CITY of VAUGHAN

DETAILED APPLICATION INFORMATION 2019

TABLE 15: NEW OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS (continued)

Application Type	OPA Approval Status	Regional File Number	Local File Number	Location	Description
Local Official Plan Amendment	Under Review	LOPA.19.V.0020	OP.19.002	North of Major Mackenzie Drive, east of Huntington Road	To remove mandatory minimum and maximum density ranges in the Mid-Rise Residential and Mid-Rise Mixed-Use designations.
Local Official Plan Amendment	Under Review	LOPA.19.V.0022	OP.18.008	5217 and 5225 Highway 7 and 7, 26 & 32 Hawman Avenue	To permit increase height and density to facilitate a residential apartment dwelling (16 Storey, 178 units).
Local Official Plan Amendment	Under Review	LOPA.19.V.0027	OP.19.003	4101 Rutherford Road	To allow a 7-storey mixed-use residential development in the "Low-Rise Mixed Use" designation where a maximum of 4 storeys is currently permitted.
Local Official Plan Amendment	Under Review	LOPA.19.V.0034	OP.19.005	110 Hayhoe Avenue	To permit 6 single detached residential dwellings within an established 'Community Area'.
Local Official Plan Amendment	Under Review	LOPA.19.V.0037	26.7.1	South of Centre Street, west of Bathurst Street, north of Clark Avenue	To facilitate the future growth of the Promenade Centre Secondary Plan Intensification Area.
Local Official Plan Amendment	Under Review	LOPA.19.V.0052	OP.19.010	3300 Highway 7	To designate the property from Station Precinct with site specific policies to permit the mixed use development that consists of two 55 and 58 storey residential towers containing 1191 residential units one 15 storey office tower and a shared seven storey podium containing ground floor retail/commercial uses.
Local Official Plan Amendment	Notice of Decision (Approval)	LOPA.18.V.0007	OPA 33	Teston Road, Jane Street, Kirby Road and Keele Street	Block 27 Secondary Plan.



TABLE 16: NEW DEVELOPMENT APPLICATIONS by TYPE

Application Type	Regional File Number	Local File Number	Location	Description
Block Plan	BLK.19.V.0001	BL.34E.2014	North of Teston Road, West of Jane, South of Kirby and East of Hwy 400	To facilitate the development of Block 34 East.
Block Plan	BLK.19.V.0003	BL.55W.2019	South east quadrant of Regional Road 27 and Kirby Road	To facilitate the development of Block 55 West (Copper Creek).
Block Plan	BLK.19.V.0004	BL.60W.2019	North of Major Mackenzie Drive, west of Huntington Road, south of Rutherford Road and east of the Canadian Pacific Rail Mac Tier subdivision line.	To facilitate the development of Block 60 West.
Draft Plan of Subdivision	SUBP.19.V.0047	19T19V005	North of Major Mackenzie Drive West and East of Weston Road	179 street and back-to-back townhouse units within 24 blocks accessed by internal public roads.
Draft Plan of Subdivision	SUBP.19.V.0044	19T19V04	South of Highway 7 and East of Jane Street	Residential block for high density residential multi-use building consisting of 750 residential units and ground floor retail uses.
Draft Plan of Subdivision	SUBP.19.V.0020	19T19V001	North of Major Mackenzie Drive, east of Huntington Road	178 residential townhouse units, a parkette and a portion of the future Huntington Road By-pass.
Draft Plan of Subdivision	SUBP.19.V.0024	19T19V002	West of Jane, south of Kirby Road	Warehouse distribution centre, a private public road, buffer area and regional road widening (Jane Street).
Draft Plan of Subdivision	SUBP.19.V.0030	19T19V003	South of major Mackenzie Drive, west of Dufferin Street	40 single detached residential lots and a new public cul-de-sac right of way.
Engineering Application	ENG.19.V.0007	1606 22722	SW Quadrant-VMC, Interchange Way Sanitary Sewer Design Rational	Sanitary Sewer Design.



CITY of VAUGHAN

DETAILED APPLICATION INFORMATION 2019

TABLE 16: NEW DEVELOPMENT APPLICATIONS by TYPE (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Engineering Application	ENG.19.V.0034	19T17V06	Northwest quadrant of Steeles Avenue West and Islington Avenue	Construction Access.
Engineering Application	ENG.19.V.0037	19T19V002	Northwest quadrant of Teston Road and Jane Street.	Application for a Construction Access Permit related to the topsoil stripping and earthworks for the distribution warehouse.
Engineering Application	ENG.19.V.0030	-	30 Station Street	Proposed extension of Eagle Rock Way.
Engineering Application	ENG.19.V.0022	DA.18.070	75 Simmons Street	External servicing to facilitate the development of the Gemini Urban Design Corp. plan of subdivision (19T-17V01).
Engineering Application	ENG.19.V.0044	GWP No. 2087-16-00	9471 McGillivray Road	Place of worship and ancillary uses, including a day nursery clergy residence and community centre.
9471 McGillivray Road	McGillivray Road realignment.	D06-19048	North of Elgin Mills Road East and East of Edward Avenue	Two storey addition and changes to the parking area to an existing private school.
Engineering Application	ENG.19.V.0014	16.017.V PHASE 4	Southeast corner of Pine Valley Drive and Teston Road	2nd Submission Prima Vista Engineering Submission- Block 40/47 Residential Subdivision-Phase 4.
Engineering Application	ENG.19.V.0015	19T16V009	1890 Highway 7	Phase 1 of 1890 Highway 7 (19T-16V09) - Concord Floral.
Engineering Application	ENG.19.V.0003	2016-4427	South of Nashville Road, east of Huntington Road	To facilitate the development of the Nashville Heights Residential Subdivision (Barons Property - 19T-17V007).
Engineering Application	ENG.19.V.0026	2018-4713	North of Langstaff Road, east of Highway 50	To facilitate the Hunters Valley Road and Street B Extension as it relates to the overall Block 64 South development.



TABLE 16: NEW DEVELOPMENT APPLICATIONS by TYPE (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Engineering Application	ENG.19.V.0031	Langstaff/Innovation	South of Langstaff Road and West of Highway 27	Innovation/langstaff intersection completion.
Engineering Application	ENG.19.V.0010	Maple Lexus	North of Auto Vaughan Drive and West of Jane Street	Maple Lexus Dealership.
Engineering Application	ENG.19.V.0024	SP.19.V.0048	1 Promenade Circle	Sanitary servicing concepts/options for the revitalization of the Promenade mall.
Site Plan	SP.19.V.0283	DA.19.078	South of Centre Street and West of Bathurst Street	3 retail buildings of 1-2 storeys in height and an underground parking garage.
Site Plan	SP.19.V.0048	DA.18.107	1 & 180 Promenade Circle	Two towers (A & B) ranging from 30-35 storeys consisting of 303 & 246 units connected by a 7 storey podium with 180 residential units and ground floor retail and an additional 25 storey mixed use building (Tower C) consisting of 12 storeys of office, 11 storeys of hotel and 2 storeys of retail at grade.
Site Plan	SP.19.V.0091	DA.19.017	1 Royal Gate Boulevard	New curb cut and access at Regalcrest Court, install new landscaping, reconfigure parking area, construction of new driveway and provide new stop signs.
Site Plan	SP.19.V.0197	DA.19.053	North of Rutherford Road, West of Jane Street	Minor site alterations to an existing commercial building at 100 Auto Vaughan Drive.
Site Plan	SP.19.V.0050	DA.19.001	10699, 10733 Pine Valley Drive	Commercial plaza comprised of two one-storey buildings and one two storey building.
Site Plan	SP.19.V.0056	DA.19.008	1238 Centre Street	Conversion of 2 existing single storey buildings previously used as a private school to Day Nursery use.



CITY of VAUGHAN

DETAILED APPLICATION INFORMATION 2018

TABLE 16: NEW DEVELOPMENT APPLICATIONS by TYPE (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP.19.V.0106	DA.19.025	South of Rutherford Road, East of Jane Street	3-storey industrial building with 71 parking spaces.
Site Plan	SP.19.V.0093	DA.19.016	North of Highway 7, east of Bowes Road	916 residential units comprised of 3- 27 storey apartment buildings and 7 townhouse units with at grade commercial space.
Site Plan	SP.19.V.0316	DA.19.086	South of Teston Road and East of Keele Street	To identify additions that were made to an existing industrial building and to provide an overview of the Stormwater Management Strategy.
Site Plan	SP.19.V.0120	DA.19.023	Northwest corner of McNaughton Road East and Rodinea Road	Addition (Phase 1) to an existing industrial building including a lunch and locker room, mechanical and manufacturing area and washroom on the ground floor with storage in the mezzanine.
Site Plan	SP.19.V.0282	DA.19.075	South of Highway 7 and East of Jane Street	Two residential towers with heights of 37 and 27 storeys and a combined total of 750 residential units.
Site Plan	SP.19.V.0047	DA.19.010	South of Rutherford Road and East of Jane Street	Mixed use development comprised of 3 residential buildings with a total of 824 apartment units, 908 parking spaces and retail uses at grade.
Site Plan	SP.19.V.0304	DA.19.081	North of Centre Street and East of Bathurst Street	Two storey synagogue.
Site Plan	SP.19.V.0312	DA.19.083	North of Centre Street and East of Bathurst Street	To create 14 residential blocks consisting of 114 townhouse units
Site Plan	SP.19.V.0077	DA.18.077	North of Zenway Boulevard and East of New Enterprise Way	Warehouse building.



TABLE 16: NEW DEVELOPMENT APPLICATIONS by TYPE (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP.19.V.0136	DA.19.042	South of Rutherford Road, east of Weston Road	7 -storey mixed use residential buildings containing 139 units, at grade commercial space, an underground parking garage and 257 parking spaces.
Site Plan	SP.19.V.0183	DA.18.092	50 Keyes Court	One-storey warehouse building with an accessory office and mezzanine, having a total of GFA of 19164.44 square metres.
Site Plan	SP.19.V.0181	DA.19.052	West of Bathurst Street, south of Highway 407	6 townhouse units and 2 semi-detached units.
Site Plan	SP.19.V.0242	DA.19.067	Southeast quadrant of Nashville Road and Huntington Road	Replacing one-storey detached dwelling with a two storey detached dwelling, cabana and in-ground pool.
Site Plan	SP.19.V.0208	DA.19.058	South of Rutherford Road, east of Huntington Road	To facilitate the placing of a 45.72 m high lattice communications antenna system / tower and a communications shelter.
Site Plan	SP.19.V.0142	DA.19.041	South of Langstaff Road and East of Huntington Road	Car wash, truck refueling station and temporary truck parking on the same site as the existing gas bar use (Esso with Tim Hortons previous file DA.17.027).
Site Plan	SP.19.V.0306	DA.19.082	South of Nashville Road and East of Huntington Road	To demolish the existing single family dwelling and develop a new two-storey single family dwelling with a 3 car detached garage.
Site Plan	SP.19.V.0074	DA.19.012	South of Gibraltar Road and East of Highway 50	To remove exterior lighting associated with the existing industrial building.
Site Plan	SP.19.V.0279	DA.19.074	North east corner of Regionla Road 50 and Gibraltar Road	Construction of an industrial building (Anatolia Tile).



CITY of VAUGHAN

DETAILED APPLICATION INFORMATION 2019

TABLE 16: NEW DEVELOPMENT APPLICATIONS by TYPE (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP.19.V.0219	DA.19.059	Northeast of Steeles Avenue West and Bathurst Street	Construction of a new 3-storey institutional building.
Site Plan	SP.19.V.0119	DA.19.031	North of Highway 7, East of Highway 27	Six-storey self-storage facility with an administrative office served by 19 parking spaces.
Site Plan	SP.19.V.0026	DA.18.103	8150 Keele Street	Minor site alterations to existing commercial buildings.
Site Plan	SP.19.V.0042	DA.18.109	South of Highway 7, east of Kipling Avenue	6 three storey stacked townhouse dwelling units.
Site Plan	SP.19.V.0315	DA.19.084	South of Rutherford Road and West of Jane Street	Second phase of the mixed use development that consists of two apartment buildings (26 & 28 storeys) connected by a seven storey podium with ground floor commercial uses (566 residential units).
Site Plan	SP.19.V.0035	DA.19.003	South of Centre Street, west of Bathurst Street	Six-storey residential apartment building consisting of 79 apartment units.
Site Plan	SP.19.V.0176	DA.19.049	South of Centre Street, west of Bathurst Street	Minor site alterations to an existing institutional building for the creation of additional parking spaces.
Site Plan	SP.19.V.0261	DA.18.084	South of Teston Road, west of Pinevalley Drive	76 street townhouse units within 14 blocks.
Site Plan	SP.19.V.0126	DA.19.036	3150 Millway Avenue, 9 Millway Avenue, 175 Millway Avenue	Temporary surface parking lot to accommodate increased local and commuter parking demand in the VMC and to offset reduced parking in the existing North temporary parking lot.

CITY of VAUGHAN

DETAILED APPLICATION INFORMATION 2019



TABLE 16: NEW DEVELOPMENT APPLICATIONS by TYPE (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP.19.V.0212	DA.19.061	East of Highway 400, south of Bass Pro Mills Drive	Hotel, including a convention centre, eating establishment and surface parking.
Site Plan	SP.19.V.0231	DA.19.064	Southwest quadrant of Clark Avenue and Bathurst Street.	Minor site alterations to the approved site plan (File DA.16.079) and changes to the existing elevations landscape plan and streetlight plan.
Site Plan	SP.19.V.0278	DA.19.073	Northeast quadrant of Keele Street and Major Mackenzie Drive West.	Sign addition to the existing 20.0 square metre ground sign used for a business located at 211 McNaughton Road East.
Site Plan	SP.19.V.0125	DA.19.034	30, 70, 90, 120, 80, 50, 290, & 60 Interchange Way, 101 Exchange Avenue	Temporary sales office signage and marketing boards (hoarding) landscaping features and at grade parking.
Site Plan	SP.19.V.0225	DA.19.062	Vaughan Hospital Bus Terminal	12-bay bus terminal on the subject lands.
Site Plan	SP.19.V.0222	DA.19.063	East of Huntington Road, south of Nashville Road	40 back-to-back townhouse units and 32 dual frontage townhouse units on a private condominium road.
Site Plan	SP.19.V.0268	DA.19.072	West of Jane, south of Kirby Road	Warehouse distribution centre a private public road buffer area and regional road widening (Jane Street).
Site Plan	SP.19.V.0302	DA.19.079	West of Regional Road 27 and South of Langstaff Road	Two one-storey buildings- Building A- Multi-unit commercial building & Building B- Eating establishment with patio and drive-through.
Site Plan	SP.19.V.0216	Maple GO Station		Maple GO Station Proposed Pedestrian Bridge.



CITY of VAUGHAN

DETAILED APPLICATION INFORMATION 2019

TABLE 16: NEW DEVELOPMENT APPLICATIONS by TYPE (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP.19.V.0061	DA.19.004	Maple Lexus Automotive Dealership , Parts 13,5,6,7,14	2 storey automotive dealership building.
Site Plan	SP.19.V.0121	DA.19.035	South of Rutherford Road and East of Westburne Drive.	To demolish the existing Rutherford GO Station and construct a new station, 6-storey parking structure, train track and side rail platform.
Draft Plan of Condominium	CDMP.19.V.0014	19CDM19V004	South of Langstaff, west of Pinevalley Drive	Private condominium road for 6 single detached residential dwellings.
Draft Plan of Condominium	CDMP.19.V.0013	19CDM19V003	East of Jane Street, north of Rutherford Road	To establish tenure of a common element condominium for the development of 42 three-storey freehold back-to-back townhouse units.
Draft Plan of Condominium	CDMP.19.V.0028	19CDM-19V008	North of Highway 7 and East of Jane Street (VMC)	To facilitate Phase 2 Expo City mixed use development (Towers 3 & 4) consisting of two 39 storey buildings with 861 residential units and 4 levels of underground parking.
Draft Plan of Condominium	CDMP.19.V.0003	19CDM18V006	South of Portage Parkway, west of Millway Avenue (VMC)	To establish ownership of the approved Transit City Towers 1 and 2 (DA.17.014).
Draft Plan of Condominium	CDMP.19.V.0024	19CDM19V007	North of Rutherford Road, West of Bathurst Street	Common element condominium with 50 townhouse units (within 8 blocks) on a private road, 12 visitor parking spaces and amenity space.
Draft Plan of Condominium	CDMP.19.V.0015	19CDM19V001	Southwest corner of Portage Parkway and Millway Avenue (VMC)	To establish ownership of the approved Transit City Tower 3.

CITY of **VAUGHAN**
 DETAILED APPLICATION INFORMATION 2019



TABLE 16: NEW DEVELOPMENT APPLICATIONS by TYPE (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Condominium	CDMP.19.V.0017	19CDM19V005	East of Keele Street, south of major Mackenzie Road	To facilitate freehold units with common elements private road walkways parking and amenity areas.
Draft Plan of Condominium	CDMP.19.V.0020	19CDM19V006	East of Huntington Road, south of Nashville Road	40 back-to-back townhouse units and 32 dual frontage townhouse units on a private condominium road.



CITY of **VAUGHAN**
DETAILED APPLICATION INFORMATION 2019

PAGE LEFT BLANK INTENTIONALLY

TOWN of WHITCHURCH-STOUFFVILLE

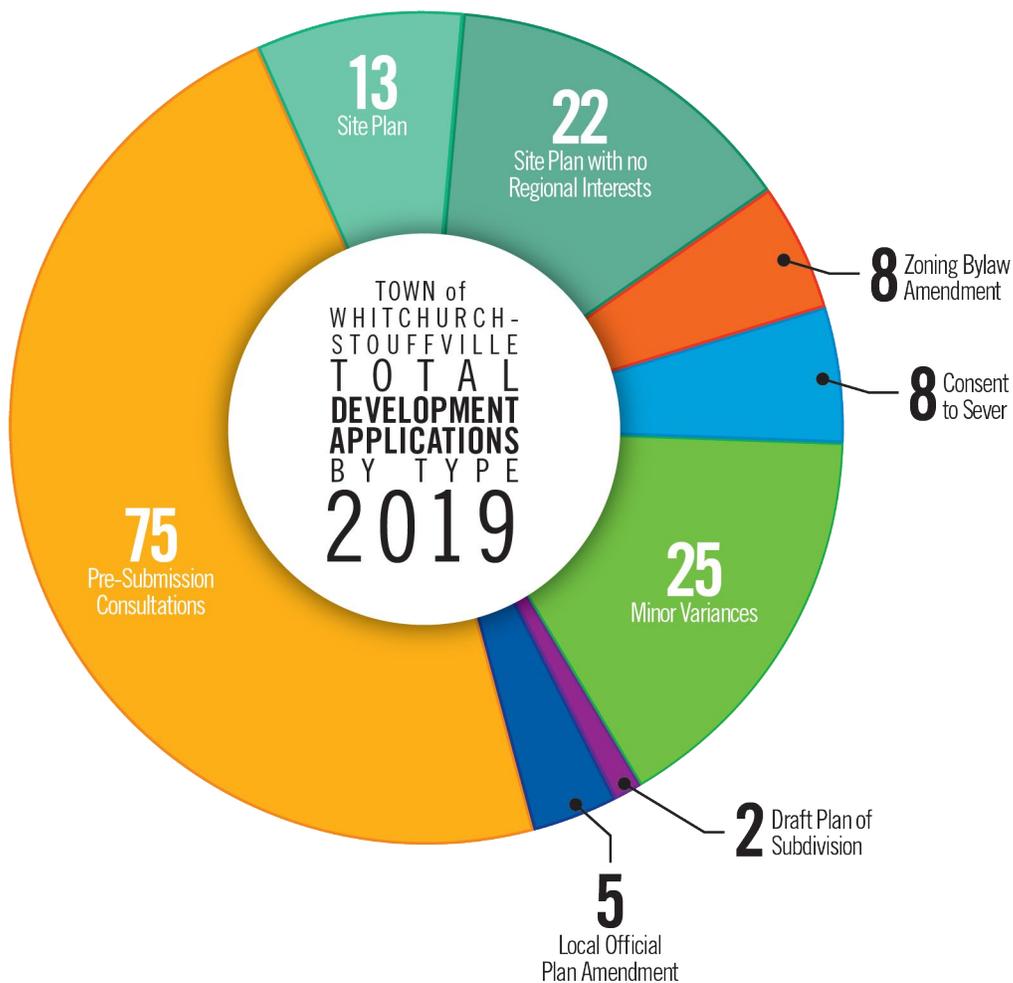
DEVELOPMENT PROFILE 2019



QUICKFACTS

- › Whitchurch-Stouffville made up 9.4% of new development applications in York Region
- › Regional staff responded to and participated in pre-consultation meetings held every two weeks

FIGURE 12: TOTAL DEVELOPMENT APPLICATIONS by TYPE in 2019





TOWN of **WHITCHURCH-STOUFFVILLE**
DEVELOPMENT PROFILE 2019

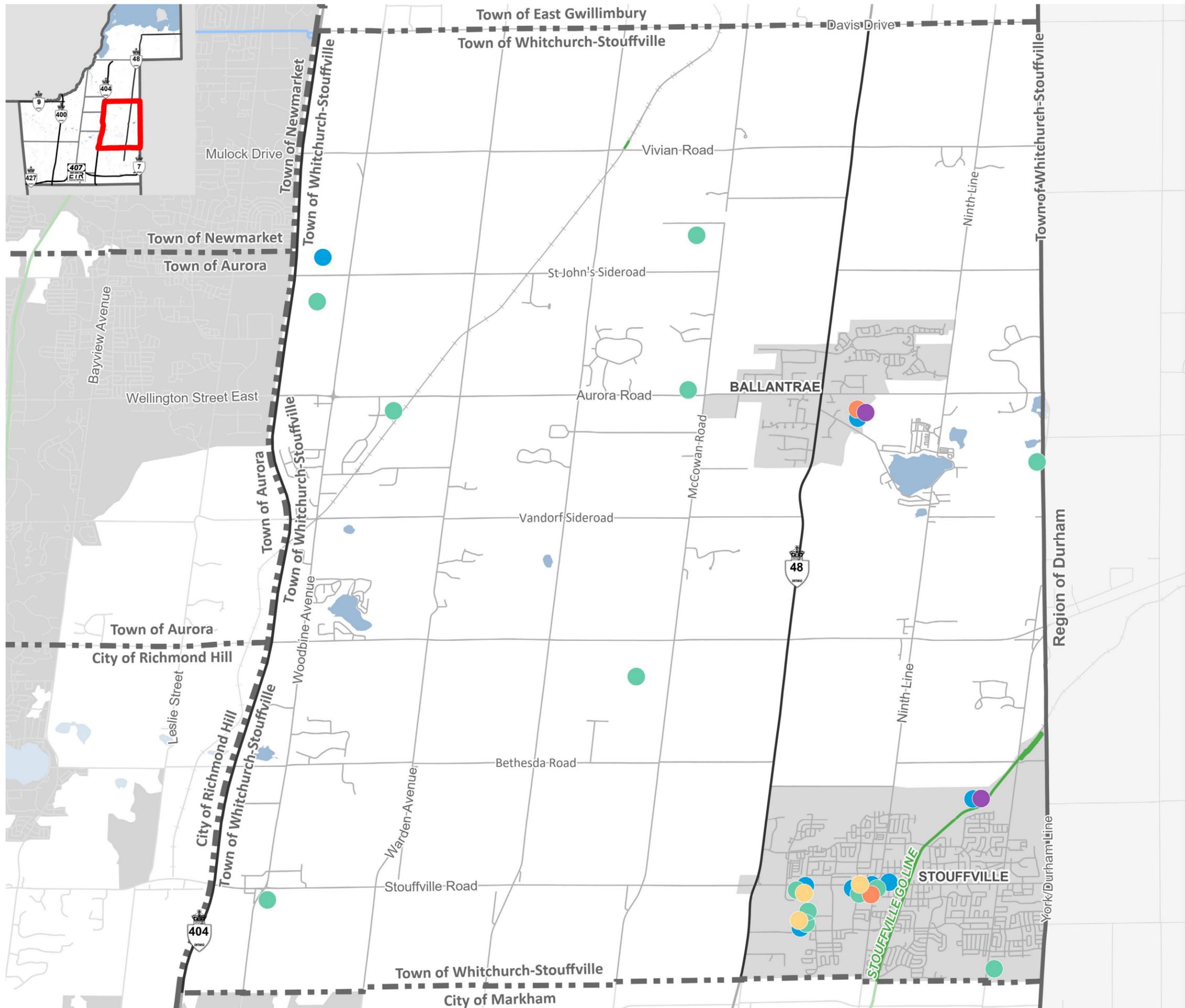
PAGE LEFT BLANK INTENTIONALLY

YORK REGION

TOWN OF WHITCHURCH-STOUFFVILLE DEVELOPMENT PROFILE 2019

- Official Plan Amendments - Exemption ¹
- Official Plan Amendments - Routine ¹
- Site Plan Applications
- Subdivision/Condominium Applications
- Zoning By-Law Amendments
- Towns and Villages

¹ Refer to Attachment 1 - Delegated Approval Authority



Produced by: The Regional Municipality of York, Corporate Services
 Department, Planning and Economic Development Branch
 © Copyright, The Regional Municipality of York, February 2020
 © Copyright, The Regional Municipalities of Durham and Peel,
 County of Simcoe, City of Toronto
 © Queen's Printer for Ontario 2003-2020

PAGE LEFT BLANK INTENTIONALLY

TOWN of WHITCHURCH-STOUFFVILLE

DETAILED APPLICATION INFORMATION 2019



TABLE 17: NEW OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS

Application Type	OPA Approval Status	Regional File Number	Local File Number	Location	Description
Local Official Plan Amendment	Exemption Granted	LOPA.19.W.0030	OPA 19.001	5917 Main Street	To demolish the existing commercial building in order to construct a new mixed-use building
Local Official Plan Amendment	Exemption Granted	LOPA.19.W.0047	OPA19.004 / OPA 147	162 & 176 Sandi-ford Drive	To increase max height requirements in order to create a long term care complex.
Local Official Plan Amendment	Exemption Granted	LOPA.19.W.0049	OPA 19.005	5531 Main Street	Re-designate from "Mixed Use Area" to Mixed Use Area" with special poli-cies to permit a high density mixed use development.
Local Official Plan Amendment	Under Review	LOPA.19.W.0021	OPA19.002	5426, 5452 and 5584 Lakeshore Road	To permit 141 low density residential single detached lots and the addition of a servicing policy within the 'Bal-lantrae Future Residential Area II' designation site-specific special provisions.
Local Official Plan Amendment	Under Review	LOPA.19.W.0042	OP.19.003	5991 and 12238 Ninth Line	To permit for a 7 storey 61 unit residential apartment building.

TABLE 18: NEW DEVELOPMENT APPLICATIONS by TYPE

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Subdivision	SUBP.19.W.0046	19T19W02	12724 and 12822 Tenth Line	To create a medium density residential block consisting of 173 units, a high density residential block consisting of 496 units and a high density mixed use block consisting of 286 units.
Draft Plan of Subdivision	SUBP.19.W.0021	19T (W) 19.001	5426, 5452 and 5584 Lakeshore Road	141 single detached residential dwellings on private condominium roads.



TOWN of WHITCHURCH-STOUFFVILLE

DETAILED APPLICATION INFORMATION 2019

TABLE 18: NEW DEVELOPMENT APPLICATIONS by TYPE (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP.19.W.0107	19T17W01	11731 10th Line	Model Home Agreement related to draft plan 19T-17W01.
Site Plan	SP.19.W.0235	SPA-19-015	12153 Woodbine Avenue	Warehouse and office facility.
Site Plan	SP.19.W.0039	SAA-2019-001	13536 McCowan Road	To restore an aggregate extraction pit back to its original topography.
Site Plan	SP.19.W.0133	SPA 19.012	14834 York Durham Line	Accessory building to the existing single detached dwelling and a multi-purpose court used for a 3-bay garage.
Site Plan	SP.19.W.0175	SPA19.06	15806 Woodbine Avenue	60m self-support telecommunication tower.
Site Plan	SP.19.W.0240	SPA 19.021	159 Sandiford Drive	1 storey addition for multi-purpose gym, stage, kitchen basement and storage area within existing place of worship complex.
Site Plan	SP.19.W.0229	SPA19.023	176 Sandiford Drive	To facilitate the second phase of a long term-care facility comprised of two 6-storey buildings.
Site Plan	SP.19.W.0138	SPA.19.004	4351 Faulkner Avenue	Replacement two storey single detached dwelling within a key natural heritage feature.
Site Plan	SP.19.W.0033	SPA19.001	4402 Aurora Road	Two storey single detached dwelling within a key natural heritage feature.
Site Plan	SP.19.W.0090	SPA.19.008	5 Fortecon Drive	50m lattice tri-pole telecommunication tower.
Site Plan	SP.19.W.0275	SPA19.030	5531 Main Street	Mixed use development consisting of an 18 storey apartment building with 309 residential units and additional retail uses.
Site Plan	SP.19.W.0150	SPA 19.002	5917 Main Street	8 storey mixed-use building containing 91 residential units and commercial uses at grade.
Site Plan	SP.19.W.0260	SPA 19.024	5991 and 12238 Ninth Line	7 storey residential rental apartment building consisting of 61 residential units and 73 parking spaces.



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

PLANNING

1-877-464-9675 Extension 75430

york.ca/developmentservices

DEVELOPMENT ACTIVITY SUMMARY 2019

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

PLANNING

1-877-464-9675 Extension 75430

york.ca/developmentservices

