

DEVELOPMENT ACTIVITY SUMMARY MID-YEAR 2021

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EXECUTIVE SUMMARY

The 2021 Mid-Year Development Activity report summarizes delegated approvals and new development applications received by York Region in 2021 with a 2020 comparison, using data collected from YorkTrax.

Planning and development activity continued during the COVID-19 pandemic and Regional staff were able to process applications without interruption through the Region's electronic development application tracking system – YorkTrax.

13 Local Official Plan Amendment applications were exempt from Regional approval, two were retained for Regional approval and two notices of decision were issued by the Director of Community Planning and Development Services. York Region received 256 primary new development applications with a total number of 5,460 proposed residential units received for review, which is a 48% decrease from 2020 (10,413). Development applications within three Council approved Secondary Plan areas were received in 2020, which resulted in an increase in residential inventory last year. This suggests a healthy supply of residential units currently moving through the development review process and will eventually lead to registration.

Twenty-six new engineering approval applications were received on matters of Regional interest compared to 14 application in 2020, representing an 86% increase. Regional staff issued approvals for 16 engineering applications in the first half of 2021. Engineering approval is tied to the approvals required for applications to proceed to clearance for registration. Given the number of new applications received and number of engineering approval in 2021, the Region will continue to experience strong growth as these applications proceed to registration and construction.

Registration of plans of subdivision and condominium decrease from 29 to 24 in 2021. The associated residential units increased from 2,956 registered units in 2020 to 3,142 in 2021, representing a 6% increase. The increase in residential units registering in the first half of 2021 indicates an upward trend in development activity from 2020. Unit registration is expected to continue to remain strong throughout the remainder of 2021.

Development charge collection increased by 131% to \$237,026,190 in 2021 (2020 - \$102,448,127). The increase in development charge revenue is attributed to a high number of site plan approval in 2019-2020 and development charges being collected in 2021 by the local municipalities at the building permit stage.

Regional staff will continue to work closely with local municipal partners to achieve Regional and local policy objectives. In addition, Regional staff ensures approvals are met within the timelines prescribed by the Planning Act.

DELEGATED APPROVAL AUTHORITY

DEVELOPMENT ACTIVITY SUMMARY MID-YEAR 2021

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 on 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

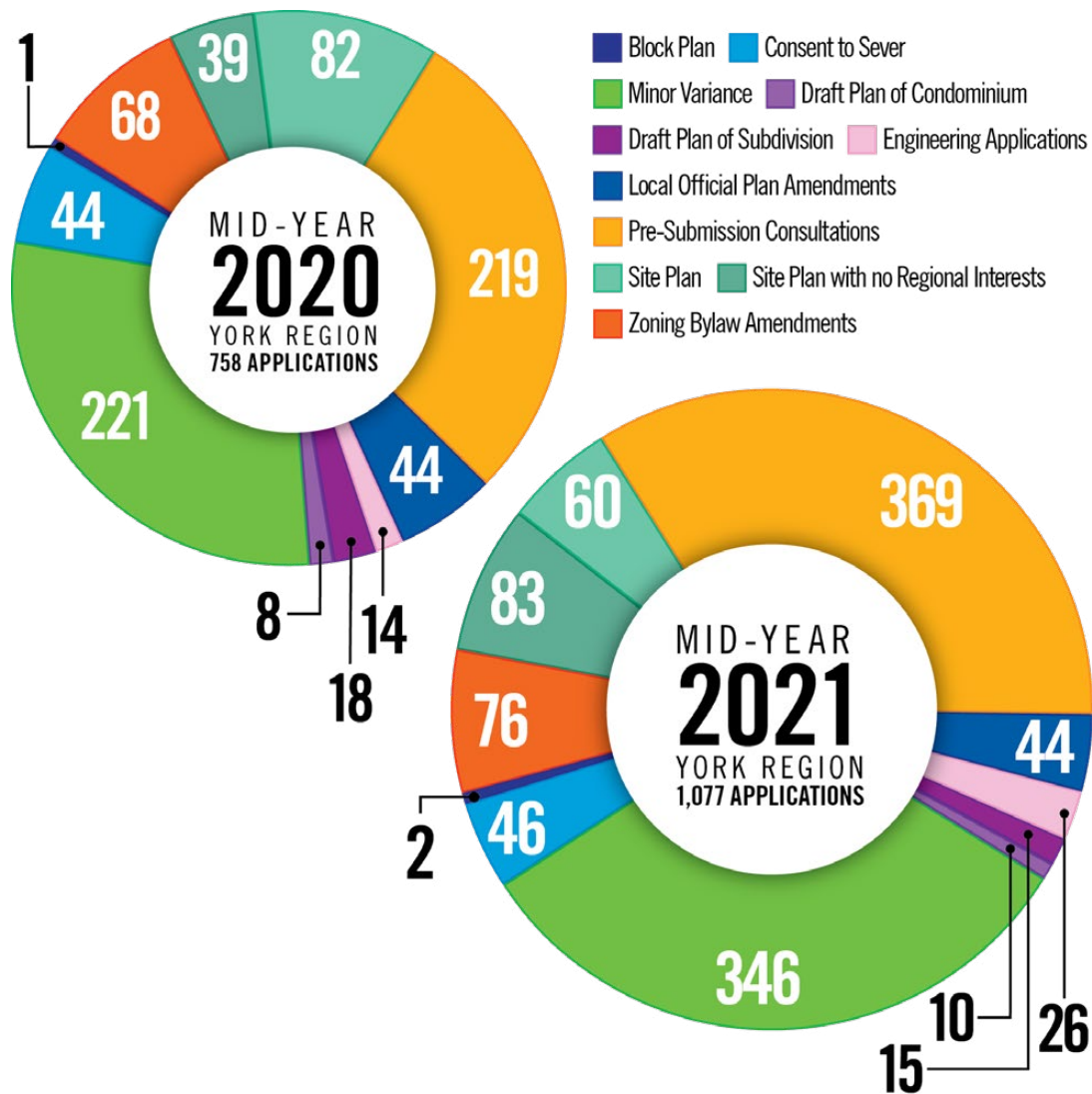
DEVELOPMENT PROFILE MID-YEAR 2021



QUICKFACTS

- › Regional staff received a total of 1,077 development applications
 - › 256 are primary development applications
- › 845 residential units received as part of subdivision applications
- › 4,615 residential units received as part of site plan applications
- › 3,142 units cleared for registration
- › 13 Official Plan Amendments (OPAs) Regional approval, two OPAs were denied Regional exemption and two notice of decisions were issued on Local OPAs

FIGURE 1 NEW DEVELOPMENT APPLICATIONS by TYPE MID-YEAR 2020 vs. MID-YEAR 2021



YORK REGION

DEVELOPMENT PROFILE MID-YEAR 2021

FIGURE 2 TYPE of PROPOSED RESIDENTIAL UNITS in MID-YEAR 2021

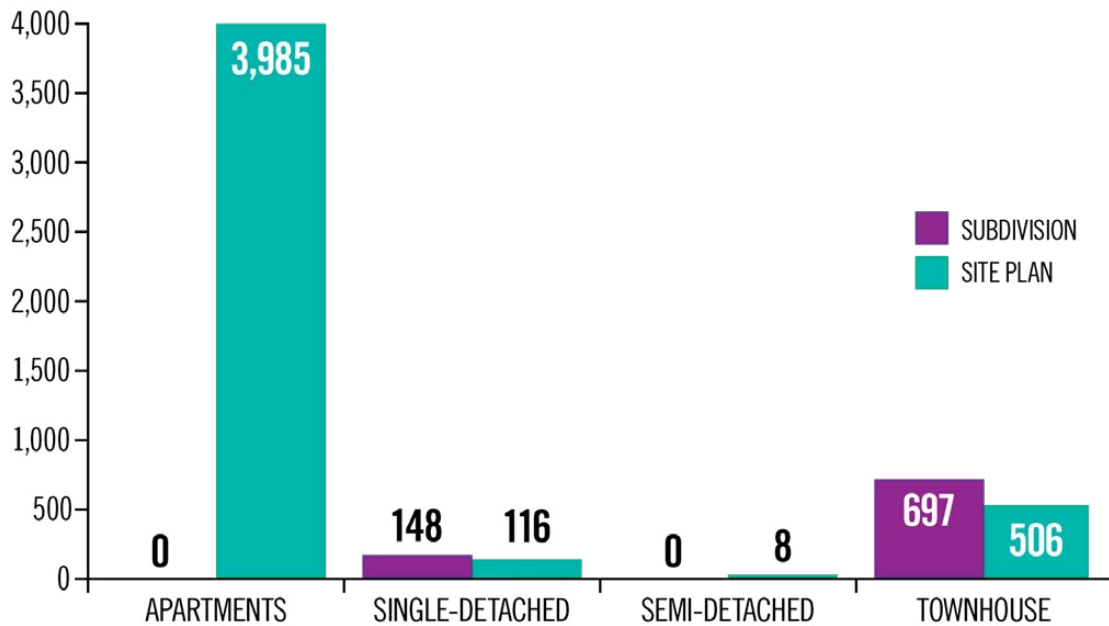


TABLE 1 TYPE of PROPOSED RESIDENTIAL UNITS by MUNICIPALITY in MID-YEAR 2021

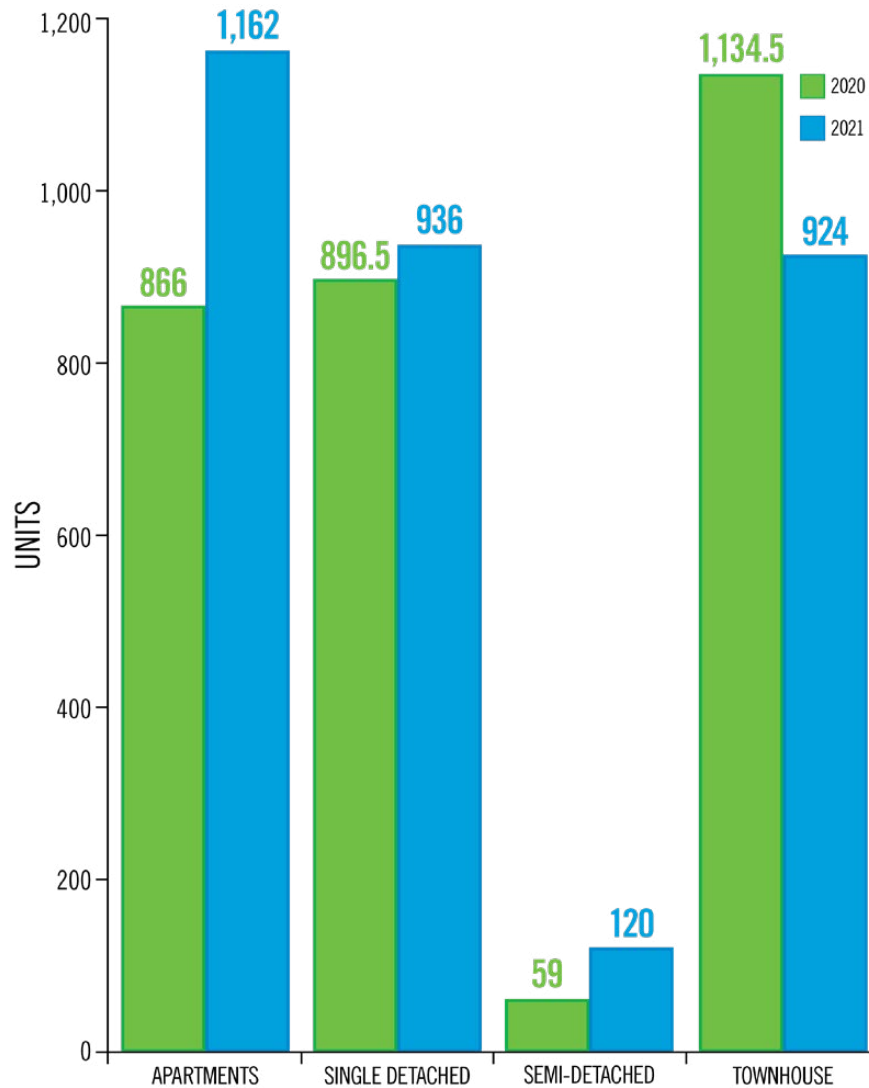
MUNICIPALITY	SUBDIVISION			SITE PLAN			
	SINGLE DETACHED	SEMI-DETACHED	TOWNHOUSE	APARTMENTS	SINGLE DETACHED	SEMI-DETACHED	TOWNHOUSE
AURORA	88	0	0	137	91	0	209
EAST GWILLIMBURY	0	0	0	0	1	0	86
GEORGINA	0	0	0	0	0	8	0
KING	5	0	0	0	0	0	0
MARKHAM	0	0	25	1,227	1	0	31
NEWMARKET	0	0	0	79	1	0	0
RICHMOND HILL	10	0	0	522	6	0	59
VAUGHAN	45	0	543	2,020	13	0	112
WHITCHURCH-STOUFFVILLE	0	0	129	0	3	0	9
TOTAL	148	0	697	3,985	116	8	506



YORK REGION

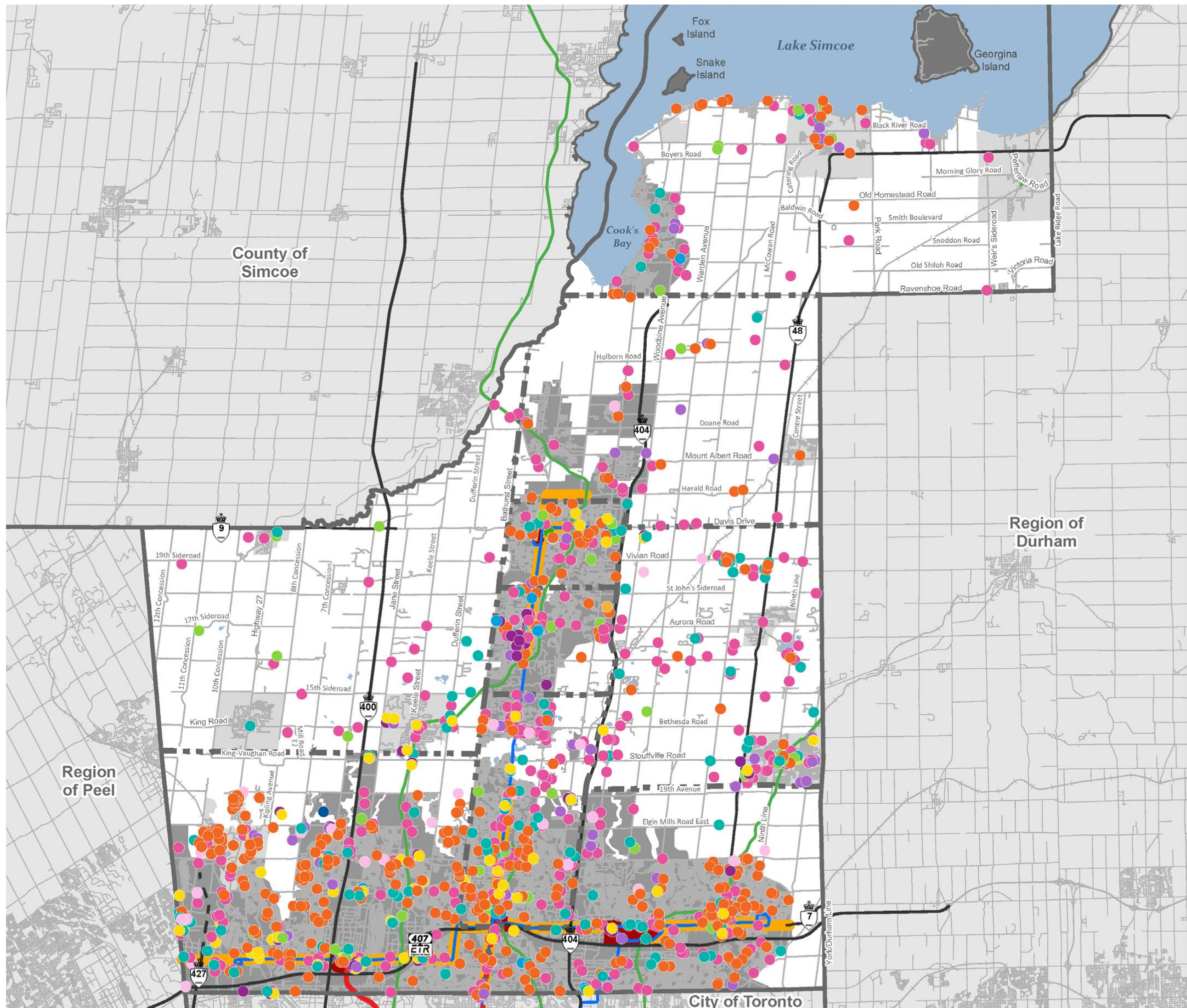
DEVELOPMENT PROFILE MID-YEAR 2021

FIGURE 3 REGISTERED RESIDENTIAL UNITS by TYPE in MID-YEAR 2021



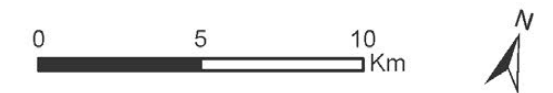
YORK REGION

MID-YEAR DEVELOPMENT PROFILE 2021



- Block Applications
- Consent Applications
- Engineering Applications
- Official Plan Amendments - Exemption Denied
- Official Plan Amendments - Exemption Granted
- Official Plan Amendments - Notice of Decision
- Official Plan Amendments - Under Review
- Minor Variance Applications
- Pre Submission Consultations
- Site Plan Applications
- Subdivision/Condominium Applications
- Zoning By-Law Amendments
- Regional Centre ¹
- Regional Corridor ¹
- Urban Area
- Towns and Villages

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



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TOWN of AURORA

DEVELOPMENT PROFILE MID-YEAR 2021



QUICKFACTS

- › Aurora made up 6.2% of development applications in York Region
- › Regional staff respond and participate in pre-consultation meetings held every two weeks

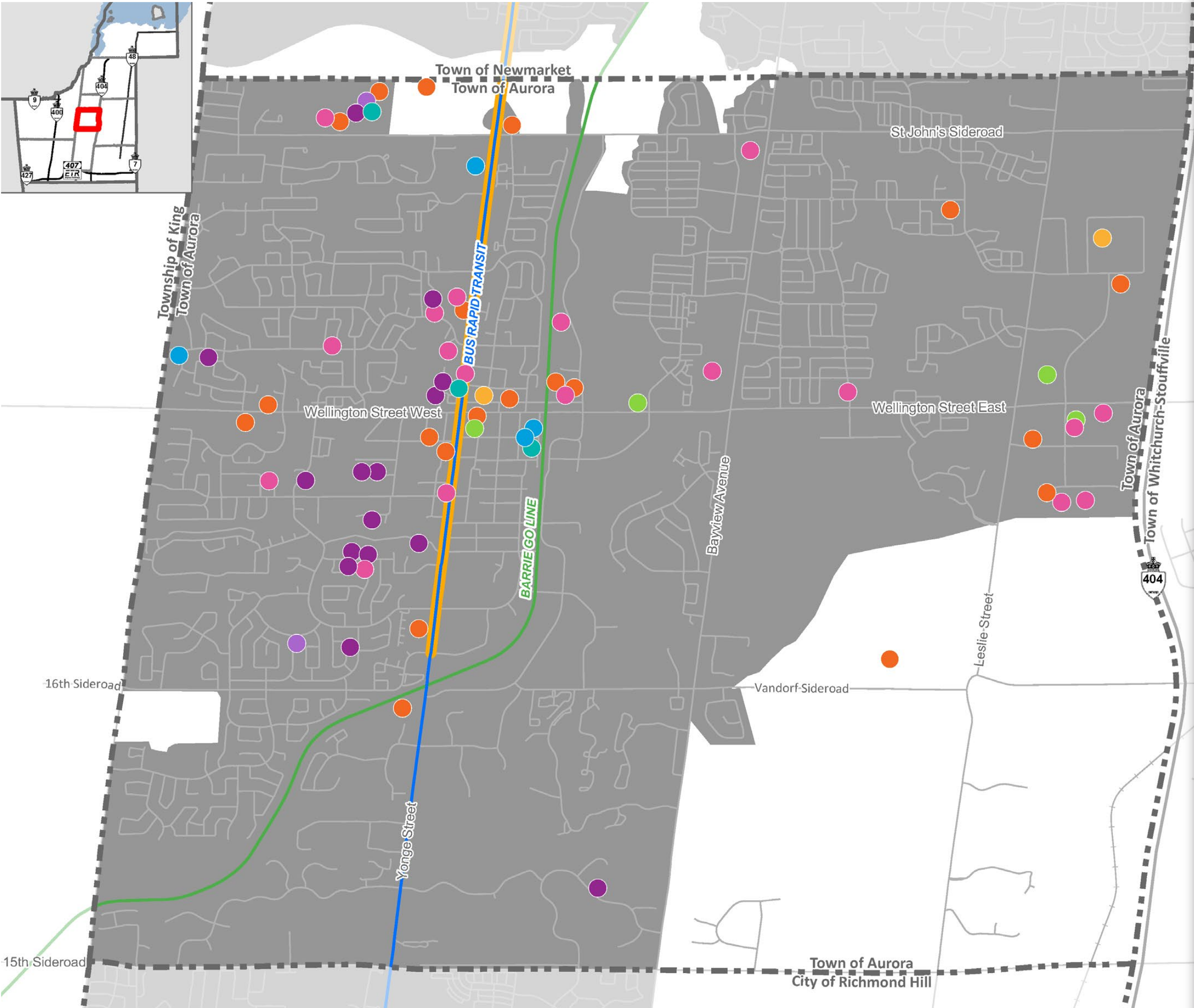
FIGURE 4 NEW DEVELOPMENT APPLICATIONS by TYPE MID-YEAR 2021





YORK REGION

TOWN OF AURORA MID-YEAR DEVELOPMENT PROFILE 2021



- Consent Applications
- Official Plan Amendments - Exemption Denied
- Official Plan Amendments - Exemption Granted
- Official Plan Amendments - Under Review
- Minor Variance Applications
- Pre Submission Consultation Applications
- Site Plan Applications
- Subdivision/Condominium Applications
- Regional Corridor ¹
- Urban Area

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



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TOWN of AURORA

DETAILED APPLICATION INFORMATION MID-YEAR 2021



TABLE 2 OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.21.A.0022	OPA-2021-02	Under Review	488, 434, 306, 370, 162 St John's Sideroad	To permit 88 single detached dwellings and 200 apartment units
Local Official Plan Amendment	LOPA.21.A.0035	OPA-2021-03	Under Review	15296 15314 15306 Yonge Street	To permit residential units on the ground floor to facilitate the development of 137 residential units in a 6-storey building
Local Official Plan Amendment	LOPA.20.A.0008	OPA-2020-01	Exemption Granted	34, 38, 32, 30, 26 Berczy Street	To permit a 7-storey mixed-use building with 356 residential units
Local Official Plan Amendment	LOPA.21.A.0006	OPA-2021-01	Exemption Granted	120 Metcalfe Street, 103, 107, 101 Mosley Street	To increase the maximum building height to permit an 8-storey mid-rise mixed-use building consisting of 361 apartment units and 3 blocks of townhouse consisting 18 units

TABLE 3 NEW DEVELOPMENT APPLICATIONS by TYPE

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Subdivision	SUBP.21.A.0007	SUB-2021-01	162, 370, 488, 434, 306 St John's Sideroad	88 single detached dwelling a mid-high-rise block consisting of 200 apartment units
Site Plan	SP.21.A.0027	SP-2021-01	45 Eric T Smith Way	2-storey office/industrial building
Site Plan	SP.21.A.0053	SP-2021-03	1623 Wellington Street East	2-storey motor vehicles sales establishment
Site Plan	SP.21.A.0059	SP-2021-04	1623 Wellington Street East	4-storey commercial self-storage facility

TOWN of AURORA

DETAILED APPLICATION INFORMATION MID-YEAR 2021



TABLE 3 NEW DEVELOPMENT APPLICATIONS by TYPE (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP.21.A.0066	SP(EX)-2021-03	2 Water Well Lane	Outdoor generator (walk-in enclosure) on top of proposed concrete pad
Site Plan	SP.21.A.0082	SPM-2021-01	15520 Yonge Street	Facade changes to the existing building to accommodate 105 retirement home dwellings and 51 parking spaces
Site Plan	SP.21.A.0083	SP-2021-06	370, 162, 488, 434, 306 St John's Sideroad	90 single detached units
Site Plan	SP.21.A.0090	SP-2021-05	130 Industrial Parkway North	1-storey warehouse addition
Site Plan	SP.21.A.0101	SPM-2021-03	9 Scanlon Court	Temporary GO Transit parking lot
Site Plan	SP.21.A.0123	SP-2021-08	20, 25 Mavrinac Boulevard	Two residential common element condominium applications consisting of 210 townhouse units
Site Plan	SP.21.A.0125	SP 2021-07	15296, 15314, 15306 Yonge Street	137 residential units

TOWN of EAST GWILLIMBURY

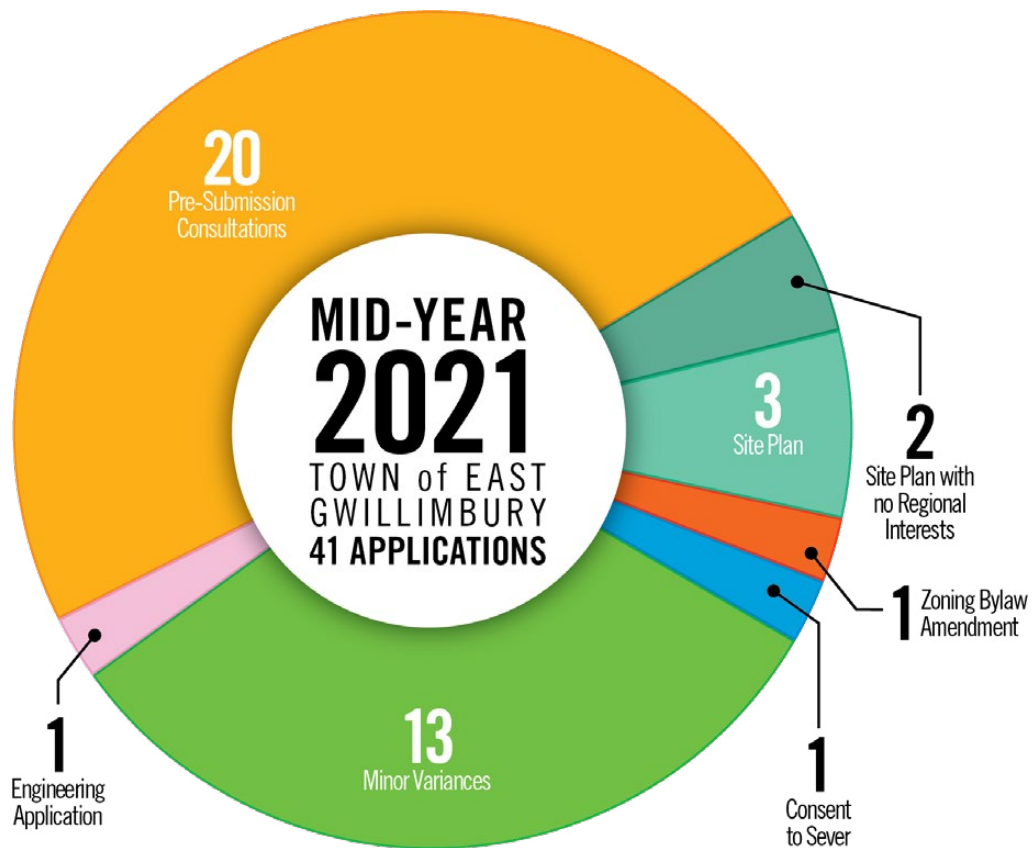
DEVELOPMENT PROFILE MID-YEAR 2021



QUICKFACTS

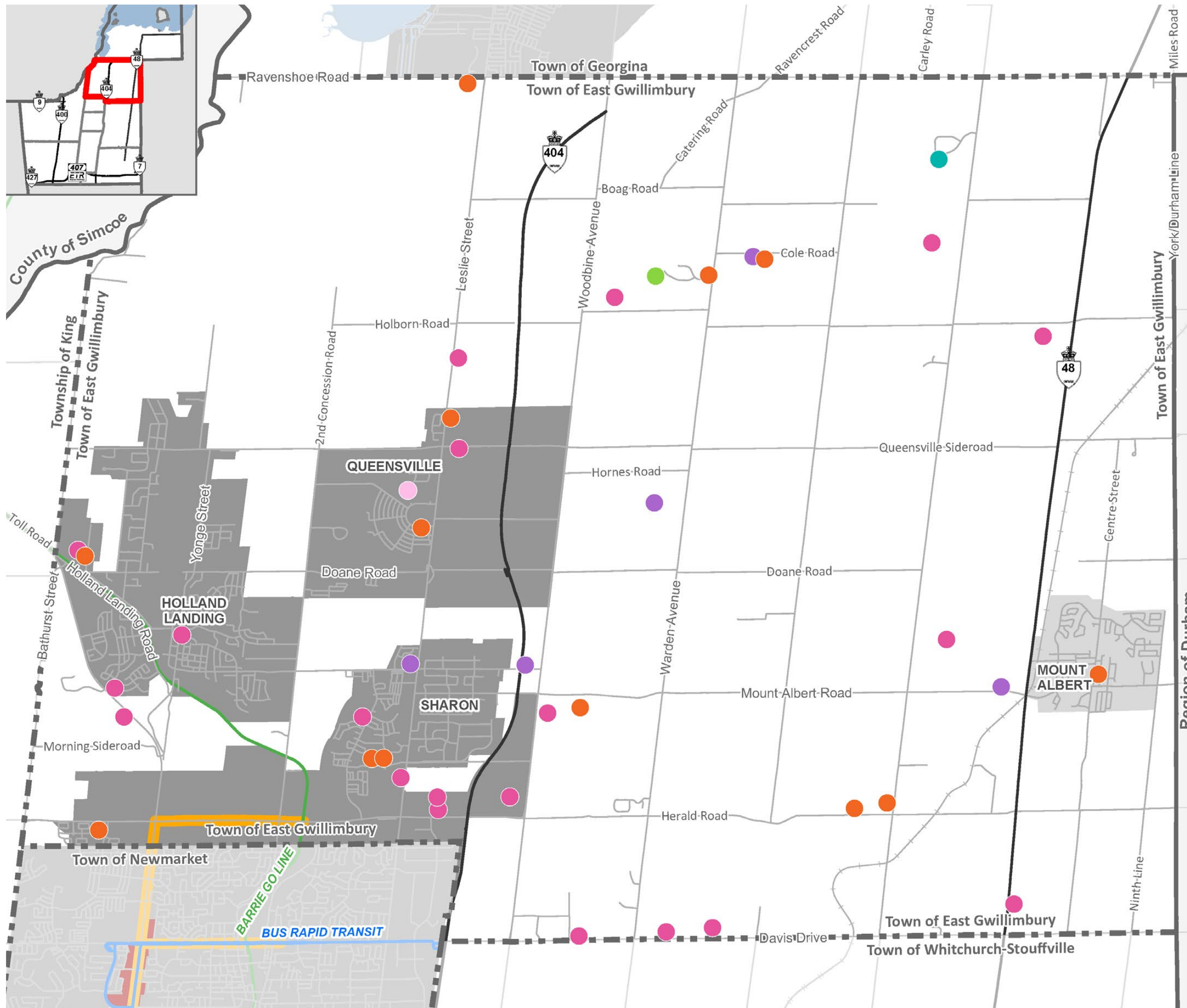
- › East Gwillimbury made up 3.8% of development applications in York Region
- › Regional staff respond and participate in pre-consultation meetings held every two weeks

FIGURE 5 NEW DEVELOPMENT APPLICATIONS by TYPE MID-YEAR 2021



YORK REGION

TOWN OF EAST GWILLIMBURY MID-YEAR DEVELOPMENT PROFILE 2021



- Consent Applications
- Engineering Applications
- Minor Variance Applications
- Pre Submission Consultations
- Site Plan Applications
- Subdivision/Condominium Applications
- Regional Corridor ¹
- Urban Area
- Towns and Villages

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



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TOWN of EAST GWILLIMBURY

DETAILED APPLICATION INFORMATION MID-YEAR 2021

TABLE 4 NEW DEVELOPMENT APPLICATIONS by TYPE

Application Type	Regional File Number	Local File Number	Location	Description
Engineering Application	ENG.21.E.0015	19T-17E01	Part of Lots 16-19, Concession 2	Queensville Community Phase 5
Site Plan	SP.21.E.0008	SPA.21.01	20166 Warden Avenue	2-storey residential dwelling
Site Plan	SP.21.E.0009	SPA.20.09	2176 Farr Avenue	New storage building
Site Plan	SP.21.E.0131	SPA.21.06	19202 Leslie Street, 1402, 19180 Leslie Street, 1410, 1408, 1466, 1420, 1406, 1404 Mount Albert Road	86 townhouse units provided by a common element laneway

TOWN of **GEORGINA**

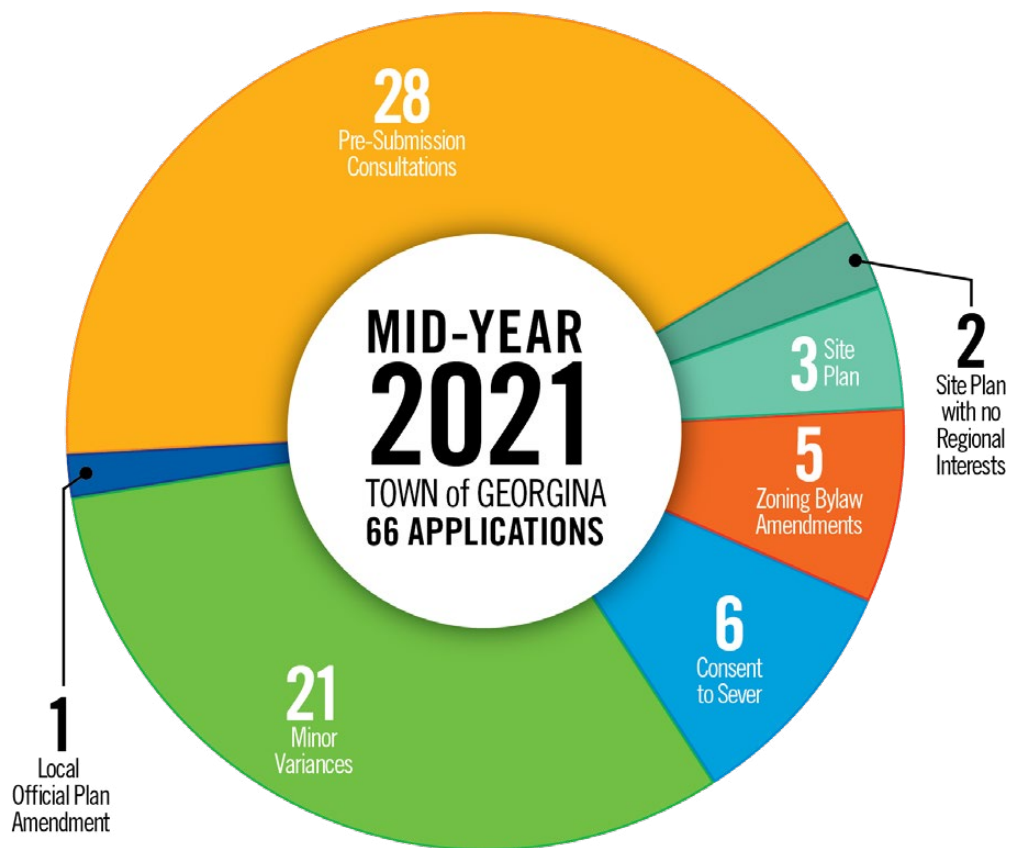
DEVELOPMENT PROFILE MID-YEAR 2021



QUICKFACTS

- › Georgina made up 6.1% of development applications in York Region
- › Regional staff respond and participate in pre-consultation meetings held every two weeks

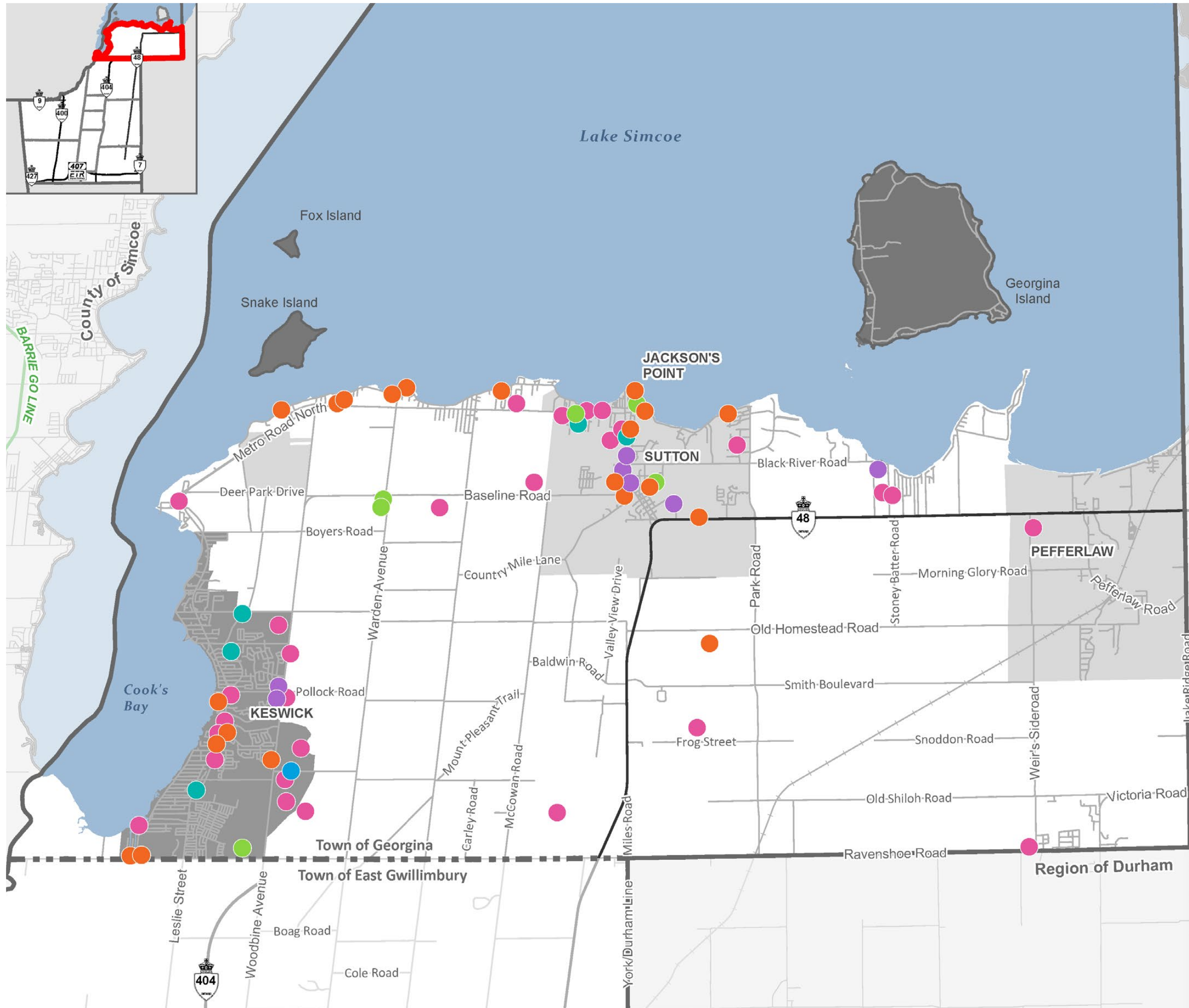
FIGURE 6 NEW DEVELOPMENT APPLICATIONS by TYPE MID-YEAR 2021



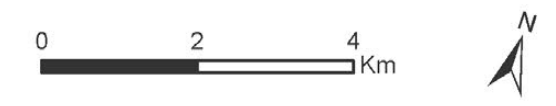
YORK REGION

TOWN OF GEORGINA

MID-YEAR DEVELOPMENT PROFILE 2021



- Consent Applications
- Minor Variance Applications
- Pre Submission Consultations
- Site Plan Applications
- Subdivision/Condominium Applications
- Urban Area
- Towns and Villages



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TOWN of GEORGINA

DETAILED APPLICATION INFORMATION MID-YEAR 2021



TABLE 5 OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.21.G.0010	02.199	Exemption Granted	North of Ravenshoe Road and East of Woodbine Avenue	To permit 88 single detached dwellings and 200 apartment units

TABLE 6 NEW DEVELOPMENT APPLICATIONS by TYPE

Application Type	Regional File Number	Local File Number	Location	Description
Registered Plan of Condominium	CDMR.21.G.0009	YRCP1460	Part Lot 1, Concession 8 (NG)	Common elements for 6 townhouse units and 18 parking spaces
Registered Plan of Subdivision	SUBR.20.G.0003	65M4680	Highway 48	36 single-detached lots and three townhouse blocks containing 20 dwelling units
Site Plan	SP.21.G.0011	B.1.55.1	24434 Woodbine Avenue	Two retirement homes and two senior apartment buildings and underground parking
Site Plan	SP.21.G.0072	B.1.931	20898 Dalton Road	8 modular transitional housing units
Site Plan	SP.21.G.0075	20849 Dalton Road	20849 Dalton Road	Parking lot improvements

TOWNSHIP of KING

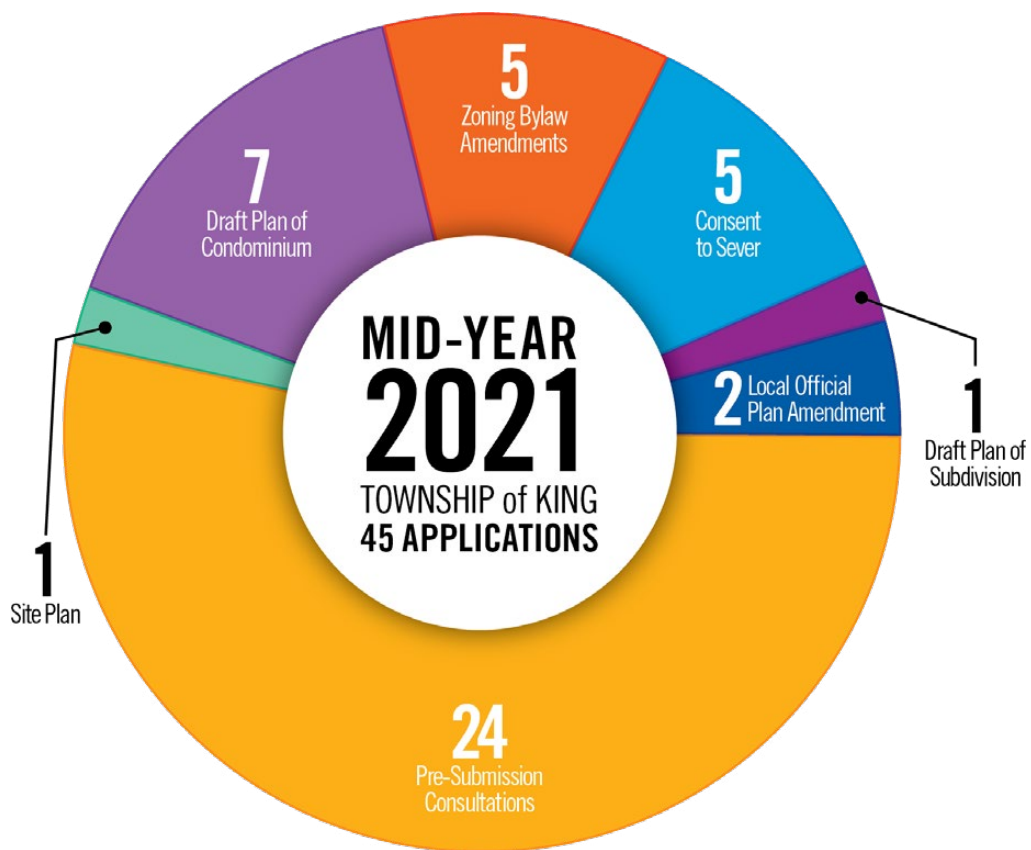
DEVELOPMENT PROFILE MID-YEAR 2021

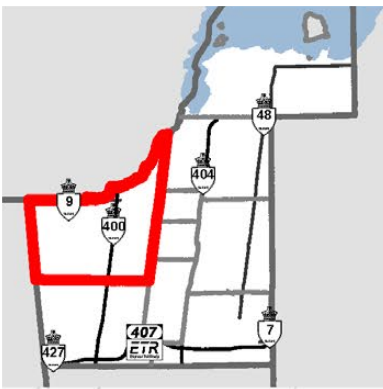


QUICKFACTS

- › King made up 4.2% of development applications in York Region
- › Regional staff respond and participate in pre-consultation meetings held every two weeks

FIGURE 7 NEW DEVELOPMENT APPLICATIONS by TYPE MID-YEAR 2021

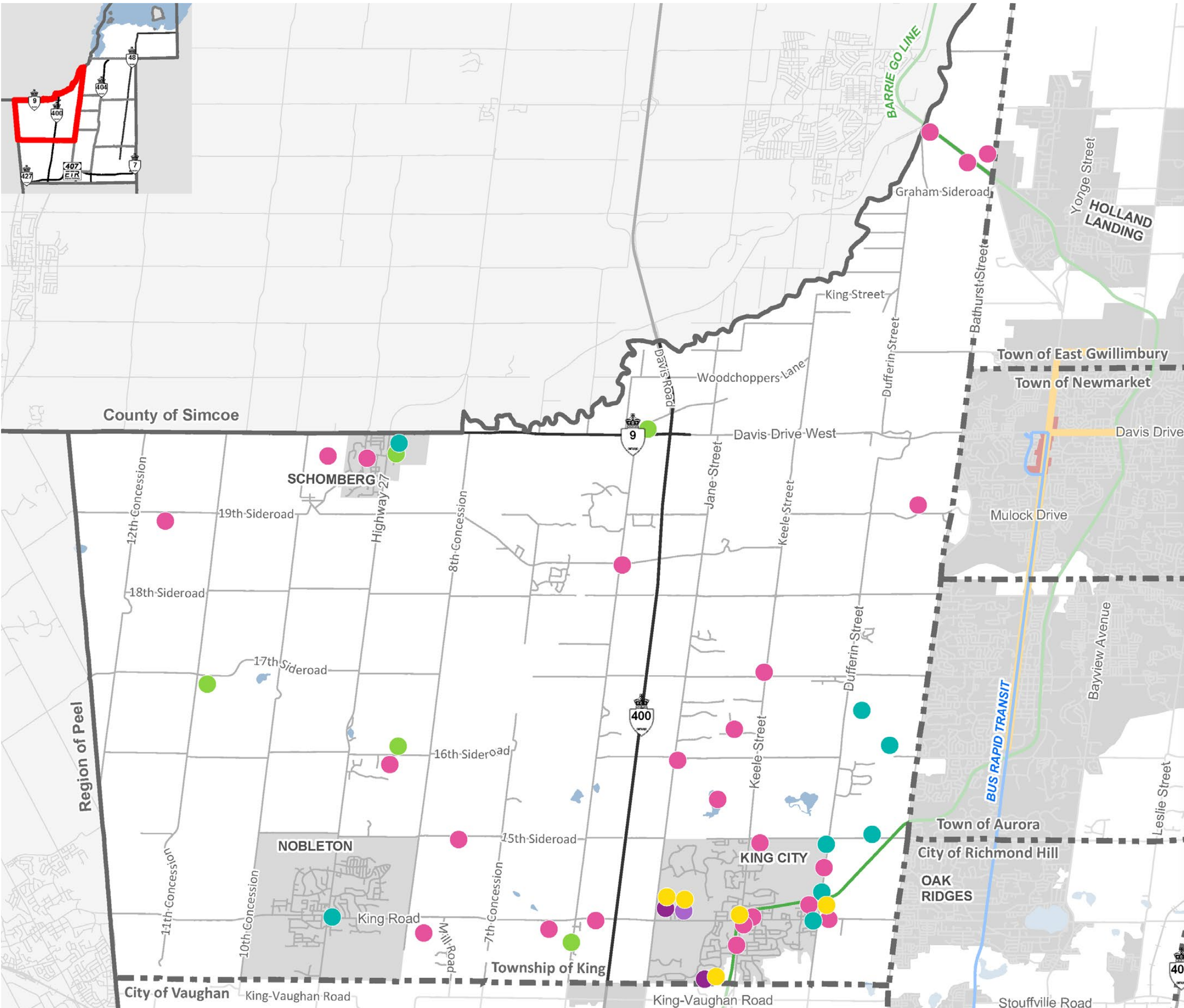




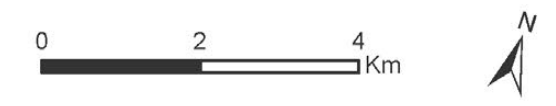
YORK REGION

TOWNSHIP OF KING

MID-YEAR DEVELOPMENT PROFILE 2021



- Consent Applications
- Official Plan Amendments - Under Review
- Pre Submission Consultations
- Site Plan Applications
- Subdivision/Condominium Applications
- Zoning By-Law Amendments
- Towns and Villages



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TOWNSHIP of KING

DETAILED APPLICATION INFORMATION MID-YEAR 2021



TABLE 7 OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.21.K.0012	OP-2021-01	Under Review	52 James Stokes Court	To reduce the minimum required buffer of top of bank, significant woodland and valley corridors and increase density to permit 4 single-detached units
Local Official Plan Amendment	LOPA.21.K.0034	OP-2021-02	Under Review	270 Burns Boulevard	To permit a single-detached dwelling

TABLE 8 NEW DEVELOPMENT APPLICATIONS by TYPE

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Subdivision	SUBP.21.K.0008	19T-21K01	2720 King Road	5 single-detached dwellings, including the extension of Stokes Court
Site Plan	SP.21.K.0015	SPD-20-60	24 Old King Road	2-storey building for office/commercial use
Site Plan	SP.21.K.0056	SPD-21-16	14923 Dufferin Street	2-storey dwelling with an attached 2 car garage, an inground pool, cabana and gatehouse
Site Plan	SP.21.K.0057	SPD-21-15	1098 15th Sideroad	To demolish the existing dwelling and construct a new 2-storey dwelling
Site Plan	SP.21.K.0094	SPD-21-29	1529 & 1545 King Road	Temporary sales pavilion centre for the Acorn Development
Site Plan	SP.21.K.0095	SPD-21-27	13700 Dufferin Street	2 sales offices
Site Plan	SP.21.K.0097	SPD-21-30	20, 30 Tatton Court	Restaurant with drive-through use (McDonalds)
Site Plan	SP.21.K.0139	SPD-21-51	72 Proctor Road	1-storey front addition to an existing industrial building for warehouse space

CITY of MARKHAM

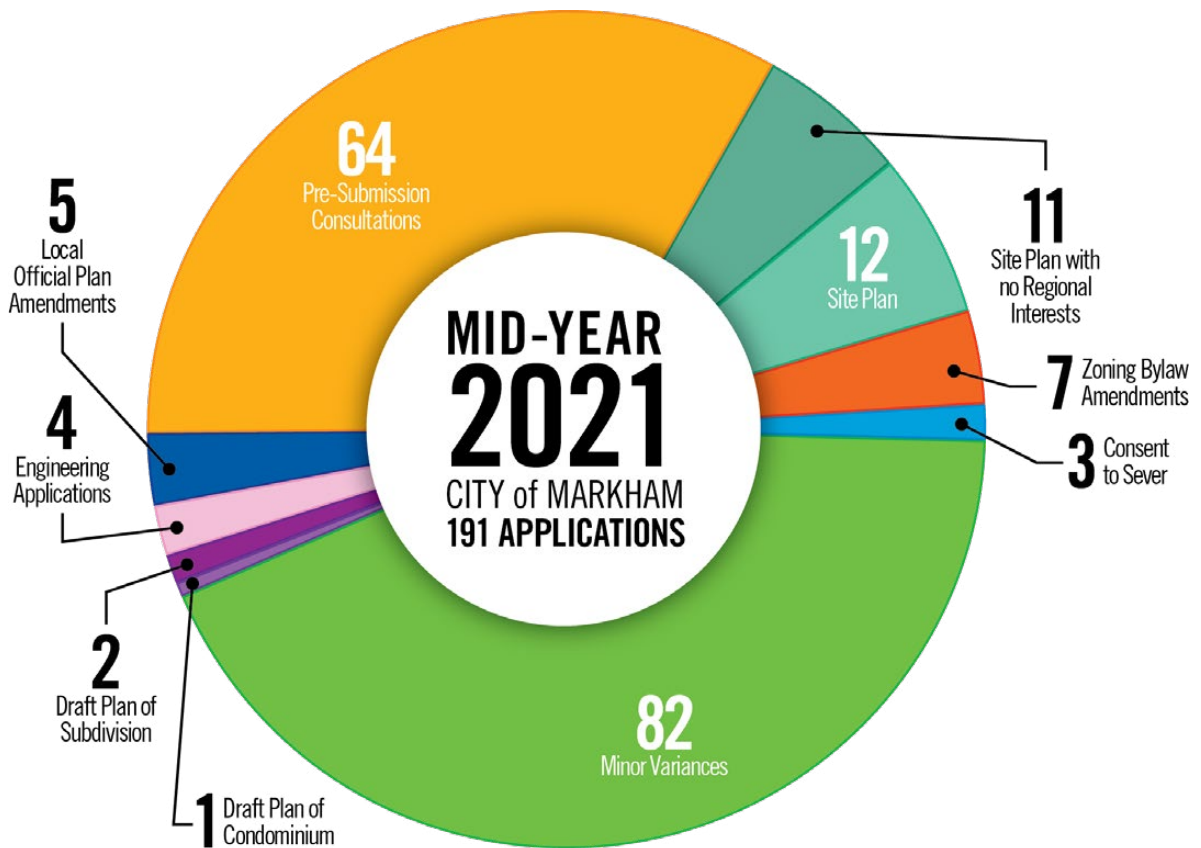
DEVELOPMENT PROFILE MID-YEAR 2021



QUICKFACTS

- › Markham made up 17.7% of development applications in York Region
- › Regional staff respond and participate in pre-consultation meetings held every two weeks

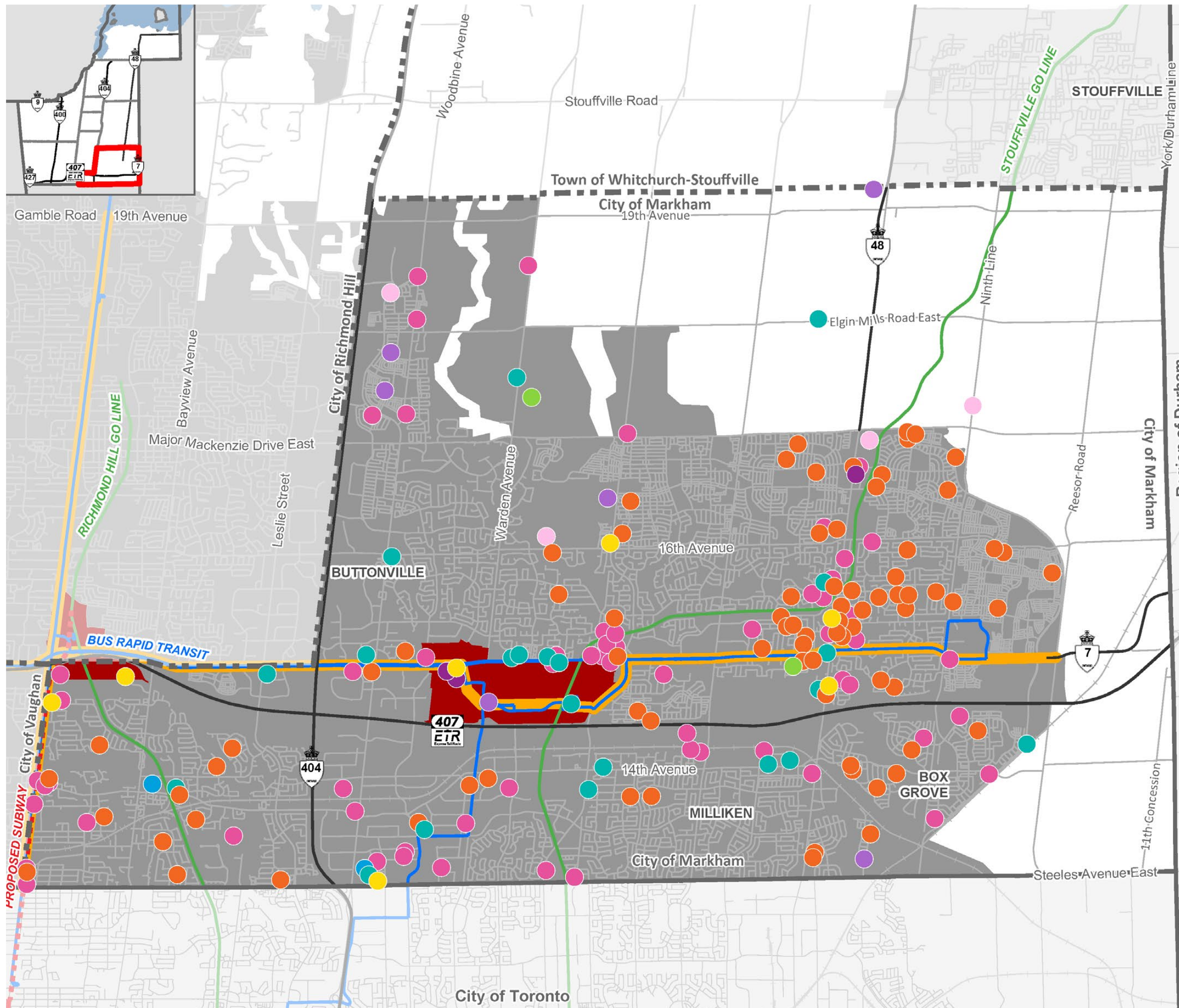
FIGURE 8 NEW DEVELOPMENT APPLICATIONS by TYPE MID-YEAR 2021



YORK REGION

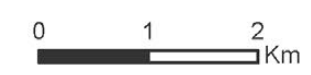
CITY OF MARKHAM

MID-YEAR DEVELOPMENT PROFILE 2021



- Consent Applications
 - Engineering Applications
 - Official Plan Amendments - Exemption Granted
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CITY of MARKHAM

DETAILED APPLICATION INFORMATION MID-YEAR 2021



TABLE 9 OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.21.M.0013	20.136386.000.00.PLAN	Under Review	152, 134, 144, 136 Main Markham Street North, 12 Wilson Street,	To permit a 6-storey retirement residence with 308 units and retention of 5 commercial buildings fronting Main Street
Local Official Plan Amendment	LOPA.21.M.0028	21.106315.000.00.PLAN	Under Review	110, 100 Clegg Road	To permit a 53-storey tower and two 40-storey mixed-use residential towers with 1134 residential units, commercial office and day care uses
Local Official Plan Amendment	LOPA.21.M.0037	Markham Road - Mount Joy SP	Under Review	Along Markham Road North of 16th Avenue South of Major Mackenzie Drive	Markham Road - Mount Joy Secondary Plan
Local Official Plan Amendment	LOPA.21.M.0043	PLAN 21 180462	Under Review	100, 110 Clegg Road	To permit a 3-phased mixed-use development comprised of 3 buildings and total of 2666 units at 5.90 FSI. Phase 1 proposes a 16-storey tower. Phase 2 proposes 16, 18 and 28-storey towers and Phase 3 proposes two 33-storeys and one 46-storey tower
Local Official Plan Amendment	LOPA.20.M.0070	20.130784.000.00.PLAN	Exemption Granted	298, 300, 292, 288, 296, 294, 290 John Street	To permit the redevelopment of the existing commercial plaza. Proposal includes 5 mixed-use buildings between 8 and 15-storeys in height, 579 apartment units and commercial uses at 1.82 FSI

CITY of MARKHAM

DETAILED APPLICATION INFORMATION MID-YEAR 2021



TABLE 9 OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.21.M.0015	PLAN 20 119485	Exemption Granted	205 Torbay Road	To permit a motor vehicle repair facility

TABLE 10 NEW DEVELOPMENT APPLICATIONS by TYPE (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Condominium	CDMP.21.M.0002	CNDO 20 135927	101 Cathedral High Street	103 residential condominium units and 12 commercial condominium retail units at grade
Draft Plan of Subdivision	SUBP.21.M.0006	20.134853.000.00. PLAN	Part of Lot 31, Concession 7	25 townhouse units, two 8-storey residential apartment buildings with 249 units
Draft Plan of Subdivision	SUBP.21.M.0010	21.103970.000.00. PLAN	17, 5, 11, 3 Essex Avenue, 205, 201, 206, 203 Langstaff Road East	To implement land development permissions in the Langstaff Secondary Plan to facilitate the 1st phase East Precinct of the Langstaff Gateway Area, consisting of 1668 mixed-use high-rise residential units
Engineering Application	ENG.21.M.0004	19T-16M11	4134 16th Avenue	Engineering submission for the York Downs West Draft Plan
Engineering Application	ENG.21.M.0005	Vetmar Limited - External Works		External Works: Woodbine Avenue
Engineering Application	ENG.21.M.0008	10192 Ninth Line		Widening of Ninth Line to accommodate a left turn lane
Engineering Application	ENG.21.M.0019	9999 Markham Road Subdivision	9999 Markham Road	To facilitate the engineering component of 9999 Markham Road subdivision (19T-18M07).
Registered Plan of Condominium	CDMR.20.M.0027	YRCP1458	8,10 & 18 Rouge Valley Drive West	Mixed-use development composed of ancillary retail and 545 high-rise residential condominium units

CITY of MARKHAM

DETAILED APPLICATION INFORMATION MID-YEAR 2021



TABLE 10 NEW DEVELOPMENT APPLICATIONS by TYPE (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Registered Plan of Condominium	CDMR.20.M.0032	YRCP1466	Part of Block 151, Registered Plan 65M-4619	Common element road for the development of 92 freehold semi-detached units
Registered Plan of Subdivision	SUBR.21.M.0003	65M4690	Block 79, Registered Plan 65M-4033	26 single-detached dwellings
Registered Plan of Subdivision	SUBR.21.M.0018	65M4693	4134 16th Avenue, 9492 Kennedy Road	511 residential units (120 single-detached units, 293 townhouse units and 98 townhouse units)
Site Plan	SP.21.M.0010	4582 14th Avenue	4582 14th Avenue	New single-detached dwelling
Site Plan	SP.21.M.0039	20.136377.000.00.SPC	10348 Warden Avenue	To construct three temporary residential sales offices
Site Plan	SP.21.M.0041	20.135517.000.00.SPC	3882 Highway 7	8-storey building with 91 residential units
Site Plan	SP.21.M.0042	20.136196.000.00.SPC	7633 Kennedy Road	31 3-storey townhouse units
Site Plan	SP.21.M.0061	21.103742.000.00.SPC	80 Minthorn Blvd	Extension of site plan endorsement to facilitate a new office building
Site Plan	SP.21.M.0067	21.103550.000.00.SPC	5900 14th Avenue	Addition to an existing industrial building
Site Plan	SP.21.M.0088	21.108793.000.00.SPC	5965 Highway 7	New convenience store car wash and gas station/underground fuel tanks
Site Plan	SP.21.M.0091	20.128887.000.00.SPC	Box Grove Collector Road	Two 3-storey commercial buildings
Site Plan	SP.21.M.0109	21.104708.000.00.SPC	5680, 5690 14th Avenue	One-storey day nursery building
Site Plan	SP.21.M.0126	21.118719.000.00.SPC	4121 Highway 7	To construct phases 1 to 3
Site Plan	SP.21.M.0129	21.115121.000.00.SPC	3912, 3928 Highway 7	Independent living retirement home complex consisting of three buildings with heights ranging from 9 to 14-storeys and a total of 1136 residential units
Site Plan	SP.21.M.0130	21.121678.000.00.SPC	344 John Street	Addition to building

TOWN of NEWMARKET

DEVELOPMENT PROFILE MID-YEAR 2021

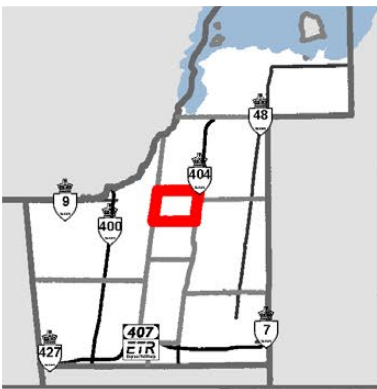


QUICKFACTS

- › Newmarket made up 4.8% of development applications in York Region
- › Regional staff respond and participate in pre-consultation meetings held every two weeks

FIGURE 9 NEW DEVELOPMENT APPLICATIONS by TYPE MID-YEAR 2021

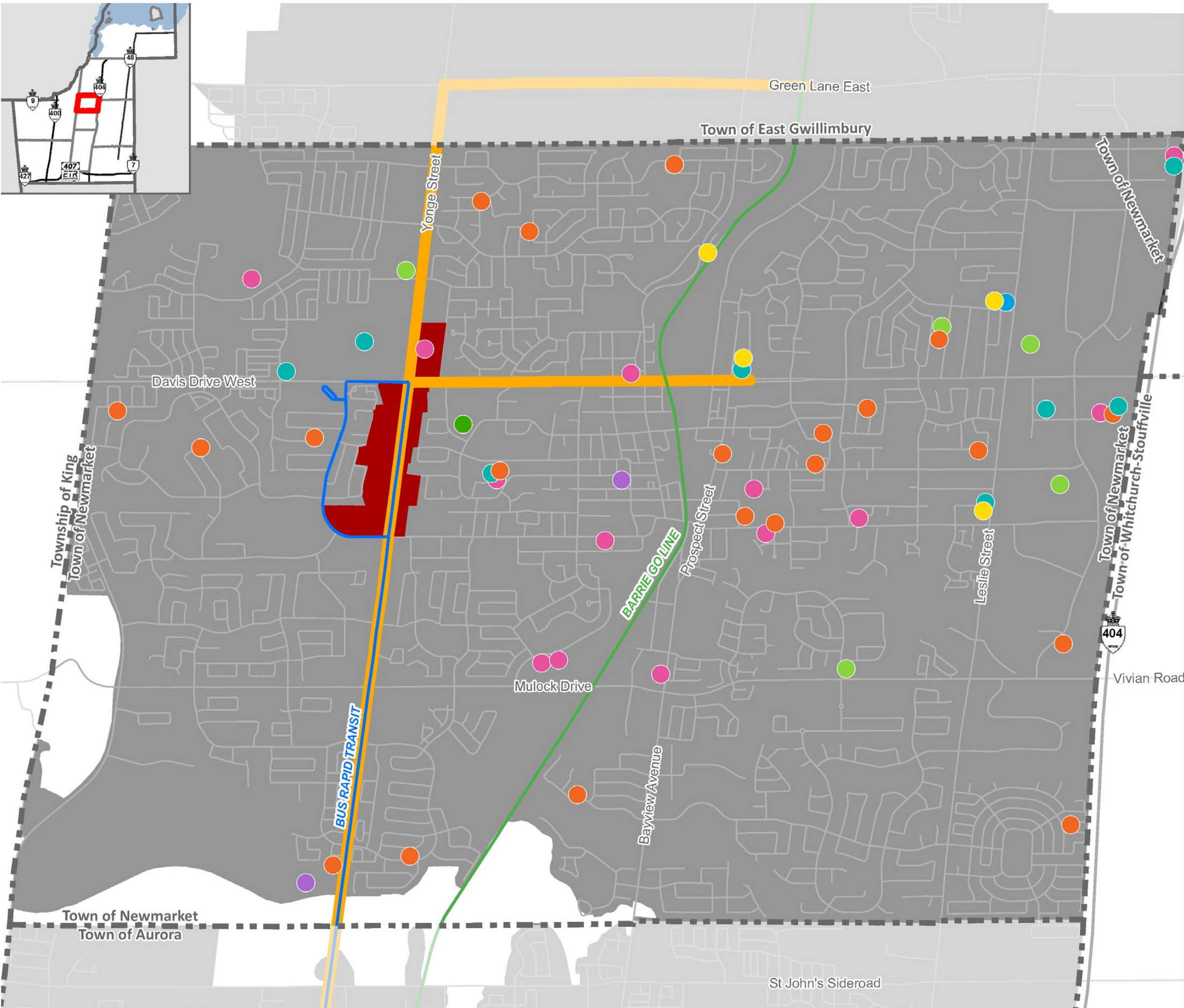




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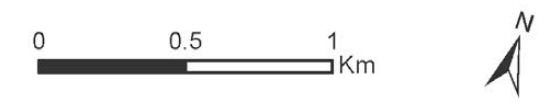
TOWN OF NEWMARKET

MID-YEAR DEVELOPMENT PROFILE 2021



- Consent Applications
 - Official Plan Amendments - Exemption Granted
 - Official Plan Amendments - Notice of Decision
 - Minor Variance Applications
 - Pre Submission Consultations
 - Site Plan Applications
 - Subdivision/Condominium Applications
 - Zoning By-Law Amendments
- Regional Centre ¹
 - Regional Corridor ¹
 - Urban Area

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



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TOWN of NEWMARKET

DETAILED APPLICATION INFORMATION MID-YEAR 2021



TABLE 11 OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.21.N.0018	D09-NP21-04	Exemption Granted	17680 Leslie Street	To redesignate lands from Commercial to Emerging Residential designation and adding stacked townhouse units as a permitted use to facilitate 88 townhouse dwellings within 4 blocks
Local Official Plan Amendment	LOPA.20.N.0016	OPA 25	Notice of Decision	Town of Newmarket	Technical amendment to Newmarket Urban Secondary Plan. Update to clarify the intent of the policies, implement recommendations, update land use permissions and resolve mapping inconsistencies

TABLE 12 NEW DEVELOPMENT APPLICATIONS by TYPE

Application Type	Regional File Number	Local File Number	Location	Description
Registered Plan of Condominium	CDMP.21.N.0012	YRCP1462	400 Park Avenue	11 residential condominium units
Registered Plan of Subdivision	SUBP.21.N.0002	65M4683	16200, 16250 Yonge Street	13 single-detached units, 10 semi-detached units and 150 street townhouse units
Site Plan	SP.21.N.0021	D11-NP-2101	43 Lundy's Lane, 32, 36, 40 Bolton Avenue, 592 Watson Avenue	4-storey, 79-unit rental apartment building
Site Plan	SP.21.N.0035	D11NP2102	17188, 17188B Leslie Street	3-storey private school with daycare
Site Plan	SP.21.N.0046	D09NP1908	17700, 17600 Yonge Street	New access to the Upper Canada Mall
Site Plan	SP.21.N.0081	D11NP2106	1240 Twinney Drive & 1250 Davis Drive	50m shrouded monopole and associated equipment

TOWN of NEWMARKET

DETAILED APPLICATION INFORMATION MID-YEAR 2021



TABLE 12 NEW DEVELOPMENT APPLICATIONS by TYPE (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP.21.N.0138	D11-NP-21-08	1314 Ringwell Drive, 1355, 1356 Kerrisdale Boulevard	New Heat Treat System
Site Plan	SP.21.N.0144	Sundial Homes (Davis) Phase 3	219 Davis Drive West	Sales office
Site Plan	SP.21.N.0145	D11-NP-21-09	181 Beechwood Crescent	Single-detached dwelling

CITY of RICHMOND HILL

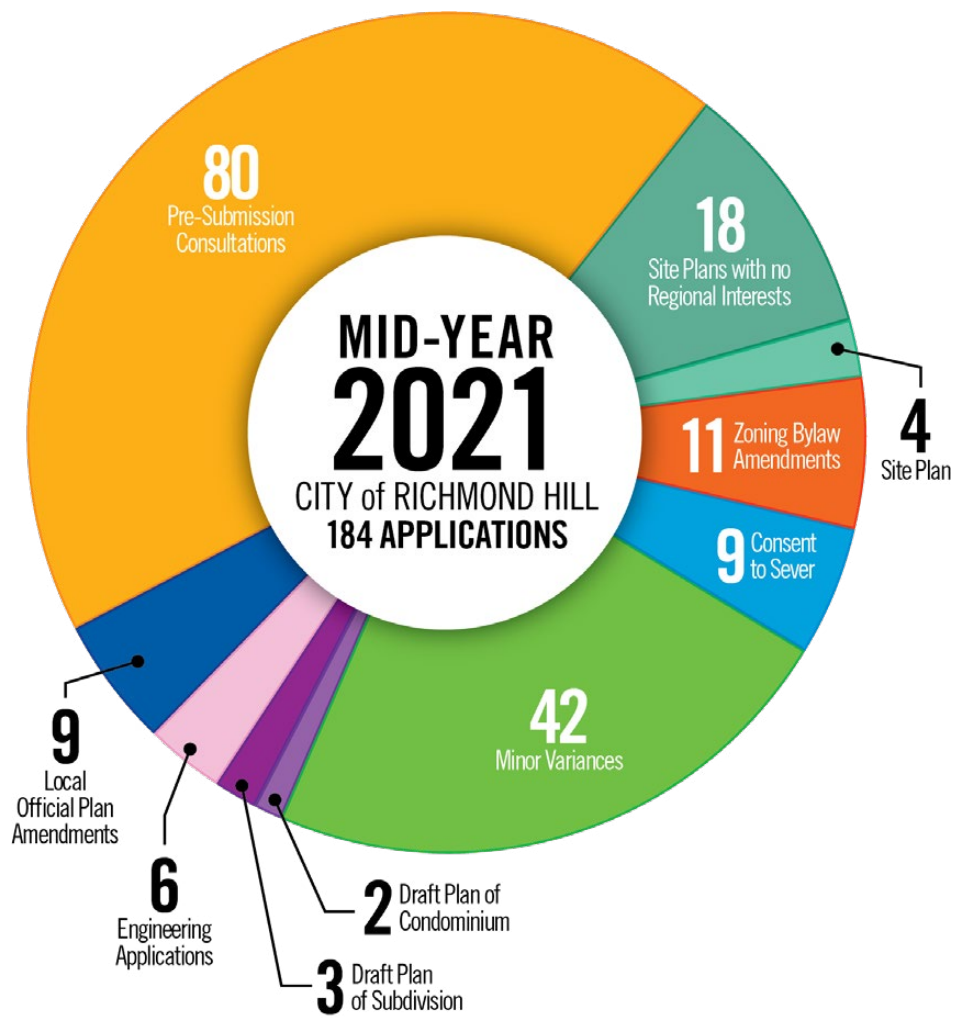
DEVELOPMENT PROFILE MID-YEAR 2021

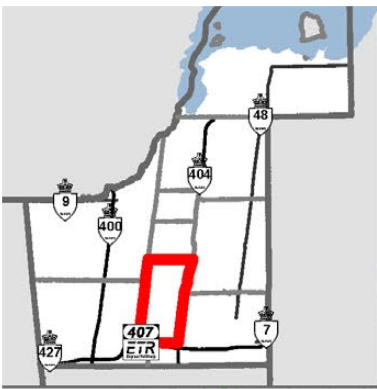


QUICKFACTS

- › Richmond Hill made up 17.1% of development applications in York Region
- › Regional staff respond and participate in pre-consultation meetings held every two weeks

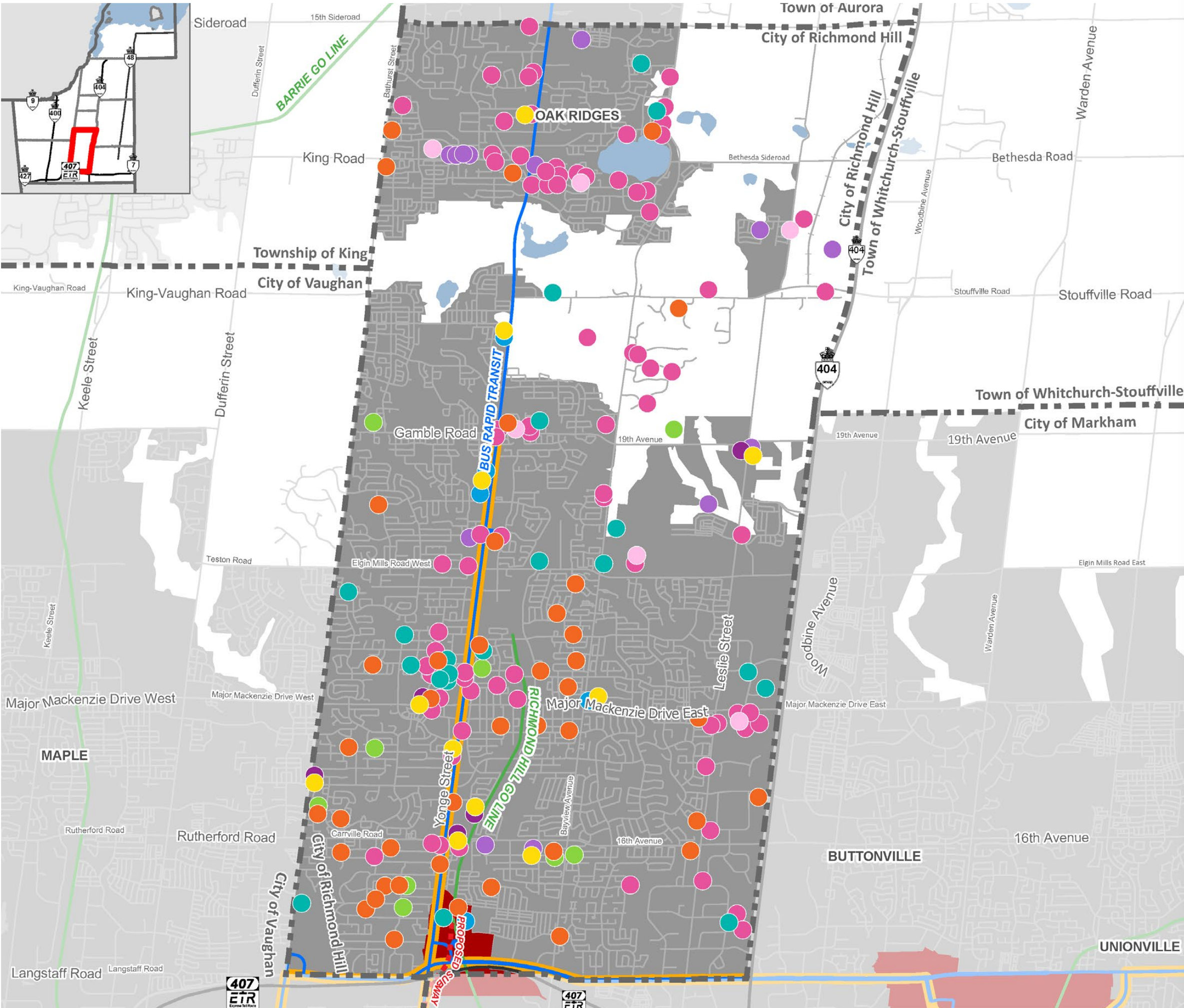
FIGURE 10 NEW DEVELOPMENT APPLICATIONS by TYPE MID-YEAR 2021





YORK REGION

CITY OF RICHMOND HILL MID-YEAR DEVELOPMENT PROFILE 2021



- Consent Applications
- Engineering Applications
- Official Plan Amendments - Exemption Granted
- Official Plan Amendments - Notice of Decision
- Official Plan Amendments - Under Review
- Minor Variance Applications
- Pre Submission Consultation Applications
- Site Plan Applications
- Subdivision/Condominium Applications
- Zoning By-Law Amendments

- Regional Centre ¹
- Regional Corridor ¹
- Urban Area

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



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CITY of RICHMOND HILL

DETAILED APPLICATION INFORMATION MID-YEAR 2021



TABLE 13 OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.21.R.0002	D01-20014	Under Review	129, 141, 143, 137, 147, 133 Arnold Crescent, 230, 210, 190 Major Mackenzie Drive West	To redesignate from Neighbourhood to Local Development Area to permit a high-density residential development consisting of 4 apartment buildings with at grade townhouse dwelling units for a total of 790 dwelling units at 2.35 FSI
Local Official Plan Amendment	LOPA.21.R.0017	D01-20015	Under Review	9301, 9335 Yonge Street	To increase height and density to facilitate 2 high-density, mixed-use buildings, 42 & 45-storeys connected by a 5-storey podium consisting of 821 residential units
Local Official Plan Amendment	LOPA.21.R.0021	D01-20016	Under Review	45 Observatory Lane	To increase height and density to facilitate an 8-storey, mid-rise residential development consisting of 255 units
Local Official Plan Amendment	LOPA.21.R.0029	D01-21002	Under Review	11491 Leslie Street	To redesignate from Employment Corridor to Medium Density Residential to facilitate 17 townhouse units on a private road
Local Official Plan Amendment	LOPA.21.R.0032	D01-21003	Under Review	9760, 9750 Yonge Street	To increase height and density to facilitate a mixed-use residential/commercial development comprised of two apartment buildings, 18 & 22-storeys in height, connected by a 5 storey podium consisting of 522 apartment units, 18 back to back townhouses, 847 sq m of ground floor retail/commercial and a public road connecting to Yonge Street

CITY of RICHMOND HILL

DETAILED APPLICATION INFORMATION MID-YEAR 2021



TABLE 13 OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS (continued)

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.21.R.0042	D01-21004	Under Review	9593 Bathurst Street	To increase density to facilitate a 4-storey residential apartment building with 13 dwelling units at 1.48 FSI
Local Official Plan Amendment	LOPA.20.R.0010	D01-19005	Exemption Granted	0 Oneida Crescent	To increase height and density to facilitate 4 residential towers ranging from 25-37-storeys with an interconnected 3-storey podium and a stand-alone 2-storey private amenity building. The residential towers will consist of 1518 residential units and 1509 parking spaces
Local Official Plan Amendment	LOPA.20.R.0075	D01-20013	Exemption Granted	11160 Yonge Street	To permit the development of a high-density, mixed-use residential/commercial development comprised of 3 towers 15, 18 and 35-storeys , consisting of 731 residential units
Local Official Plan Amendment	LOPA.21.R.0005	D01-20018	Exemption Granted	11300 Yonge Street	To increase height and density to permit a 12-storey, 227-unit apartment building and 57 townhouses
Local Official Plan Amendment	LOPA.21.R.0011	D01-21001	Exemption Granted	1070 Major Mackenzie Drive East	To increase height and density to facilitate a 10-storey retirement residence consisting of 244 units

CITY of RICHMOND HILL

DETAILED APPLICATION INFORMATION MID-YEAR 2021



TABLE 13 OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS (continued)

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.21.R.0019	D01-20017	Exemption Granted	12030 Yonge Street	To increase height and density to facilitate a mixed-use 8-storey residential/commercial development containing 156 apartment units and 162 sqm of commercial at grade
Local Official Plan Amendment	LOPA.16.R.0004	OPA 21	Notice of Decision	11190 Leslie Street	To permit 27 single detached units, 53 street townhouses and 41 common element condominium units with blocks for future development, parks, a school and stormwater management

TABLE 14 NEW DEVELOPMENT APPLICATIONS by TYPE

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Condominium	CDMP.21.R.0003	D05-21001	12, 8, 10, 6, 4 McCachen Street	To create a common element road to service 2 semi-detached dwellings and 34 townhouses
Draft Plan of Condominium	CDMP.21.R.0008	D05-21002	11190 Leslie Street	To create a common element road to service 41 townhouses
Draft Plan of Subdivision	SUBP.21.R.0003	D03-20005	170, 172, 176, 180 Duncan Road, 543, 551, 561, 531 16th Avenue	10 single-detached dwelling units
Draft Plan of Subdivision	SUBP.21.R.0011	SUB-21-0001	11491 Leslie Street	17 townhouse units on a private road
Draft Plan of Subdivision	SUBP.21.R.0013	19T-87083		

CITY of RICHMOND HILL

DETAILED APPLICATION INFORMATION MID-YEAR 2021



TABLE 14 NEW DEVELOPMENT APPLICATIONS by TYPE (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Engineering Application	ENG.21.R.0001	19T-18R11	6 Anglin Drive, 102 19th Avenue	Engineering Approval for 19T-18R11
Engineering Application	ENG.21.R.0002	TMIG Project #15165	12711, 12689, 12683, 12600, 12619, 12460, 12575, 12770, 12603, 12623, 12563 Leslie Street	Temporary Construction Access
Engineering Application	ENG.21.R.0003	19T(R)-12004	272 & 276 Sunset Beach Road	First engineering submission for Sunset Beach residential subdivision
Engineering Application	ENG.21.R.0007	n/a		Elbay Sales Office - Site Alteration Permit for 930 Elgin Mills Road
Engineering Application	ENG.21.R.0018	438-500 King Road	438-500 King Road	King East subdivision (Phase 2)
Engineering Application	ENG.21.R.0024	Montagna Construction Access	1577 Major Mackenzie Drive East	Montagna temporary construction access
Registered Plan of Condominium	CDMR.20.R.0028	YRCP1459	27, 35, 25, 41, 33, 39, 31, 47, 37 Globemaster Lane, 38, 40 Banshee Lane, 3 McCachen Street, 320 King Road	Condominium road to service 10 semi-detached units and 37 townhouse units
Registered Plan of Condominium	CDMR.21.R.0005	YRCP1464	10922 – 10956 Yonge Street	129 townhouse units.
Registered Plan of Condominium	CDMR.20.R.0022	YRCP1465	13715 Yonge Street	Common element road for the proposed 38 townhouse units
Registered Plan of Subdivision	SUBR.20.R.0029	65M4682	26, 18, 22 Sunset Beach Road	6 townhouse units

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DETAILED APPLICATION INFORMATION MID-YEAR 2021



TABLE 14 NEW DEVELOPMENT APPLICATIONS by TYPE (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Registered Plan of Subdivision	SUBR.18.R.0033	65M4685	12600 Leslie Street	354 single-detached units, 152 townhouse units, 22 partial single-detached units and 34 partial townhouse units
Registered Plan of Subdivision	SUBR.21.R.0001	65M4689	243 16th Avenue	11 townhouse units
Registered Plan of Subdivision	SUBR.20.R.0022	65M4695	396, 404, 416 King Road	8 single-detached dwellings, 1 part lot and 15 townhouse dwelling units. Related to SUBR.20.R.0021
Registered Plan of Subdivision	SUBR.20.R.0021	65M4695	396, 404, 416 King Road	8 single detached dwellings, 1 part lot and 15 townhouse dwelling units. Related to SUBR.20.R.0022
Site Plan	SP.21.R.0036	D06-20042	0 Elgin Mills Road East	Temporary sales trailer
Site Plan	SP.21.R.0112	D06-21015	81 Performance Drive	1805.14 sqm addition to an existing industrial building
Site Plan	SP.21.R.0114	D06-21017	9760, 9750 Yonge Street	To facilitate a mixed use residential/commercial development comprised of two apartment buildings, 18 & 22-storeys connected by a 5 storey podium consisting of 522 apartment units, 18 back to back townhouses, 847 sq m of ground floor retail/commercial and a public road connecting to Yonge Street
Site Plan	SP.21.R.0142	D06-21027	11190 Leslie Street	41 townhouses on Block 36 in draft plan of subdivision

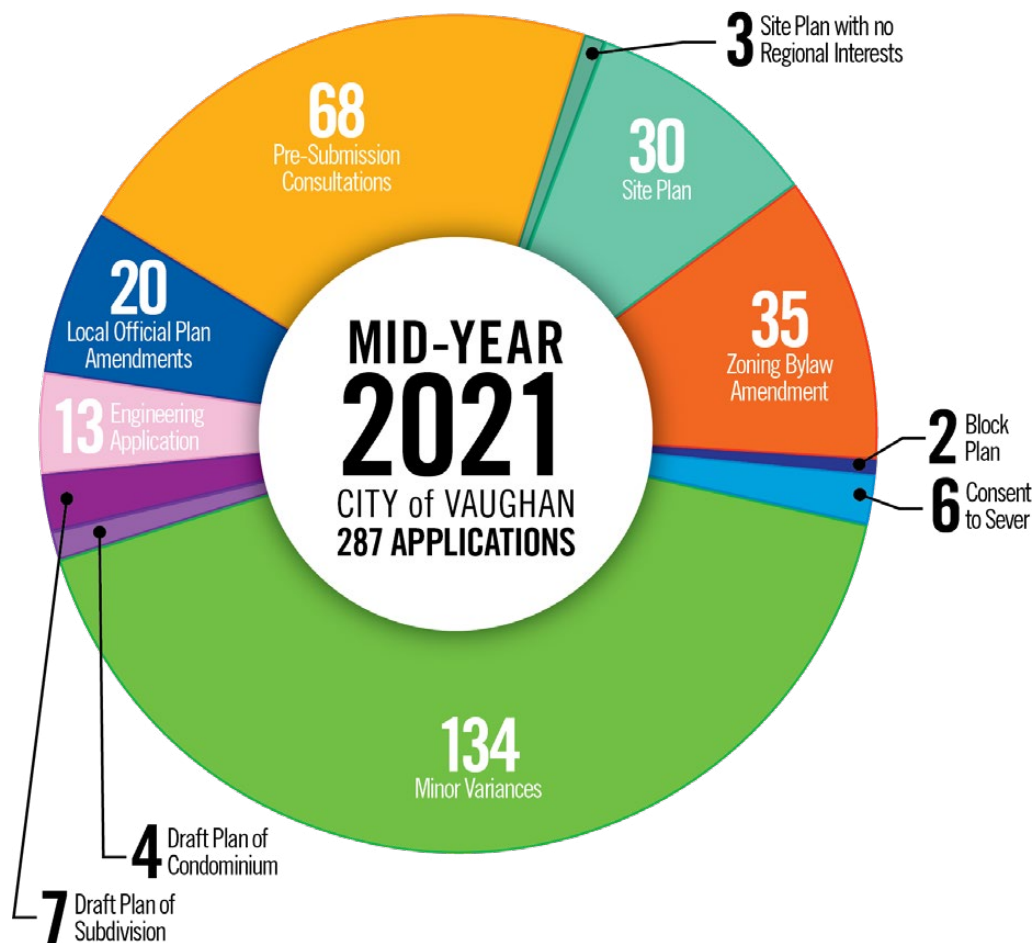
CITY of VAUGHAN

DEVELOPMENT PROFILE MID-YEAR 2021

QUICKFACTS

- › Vaughan made up 25.9% of development applications in York Region
- › Regional staff respond and participate in pre-consultation meetings held every two weeks

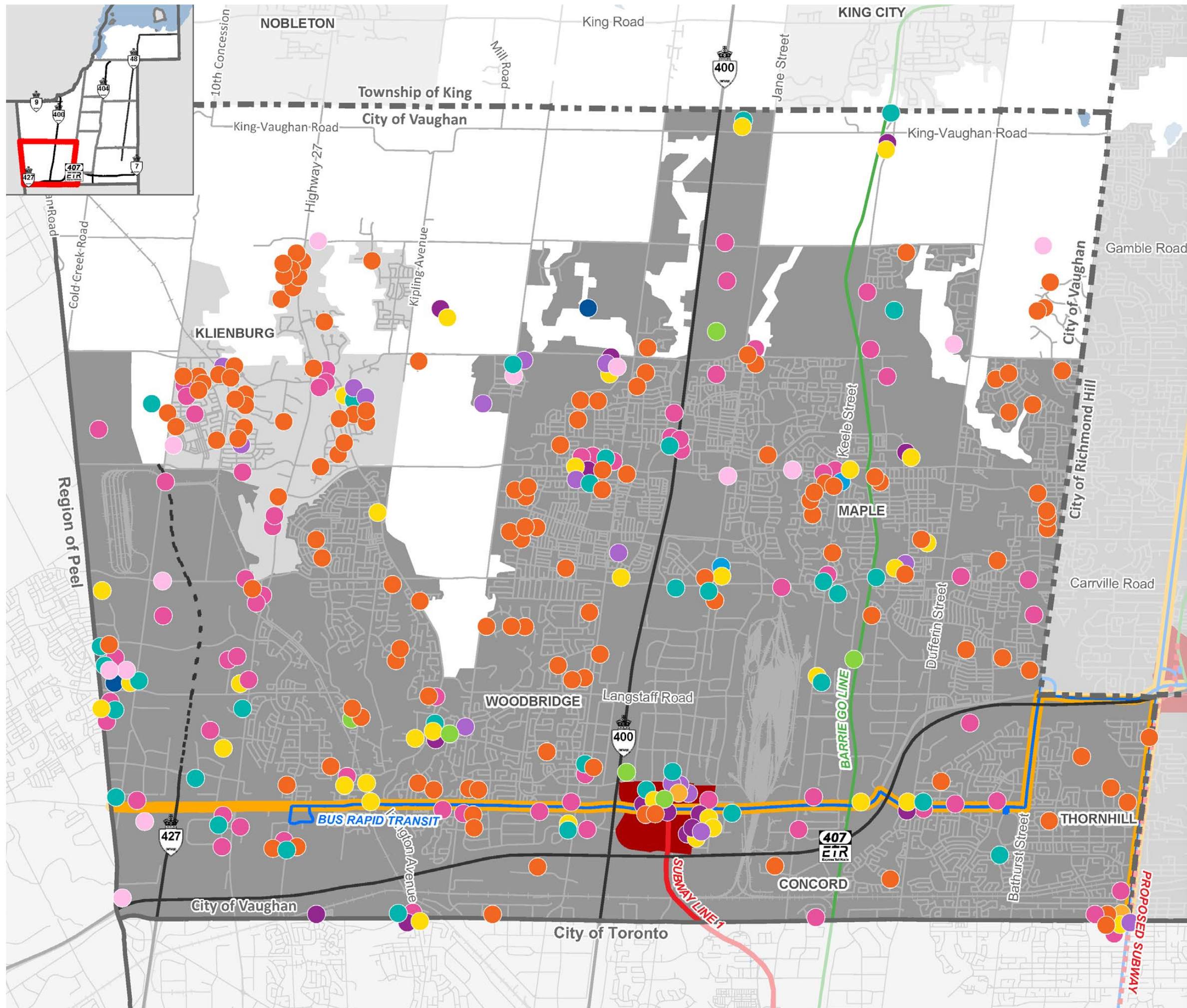
FIGURE 11 NEW DEVELOPMENT APPLICATIONS by TYPE MID-YEAR 2021



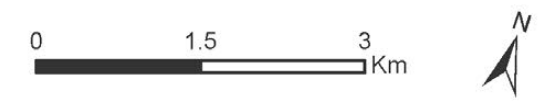
YORK REGION

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MID-YEAR DEVELOPMENT PROFILE 2021



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



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CITY of VAUGHAN

DETAILED APPLICATION INFORMATION MID-YEAR 2021



TABLE 15 OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.21.V.0007	VMC Secondary Plan Update	Under Review	Vaughan Metropolitan Centre	Vaughan Metropolitan Centre Secondary Plan Update (VMCSP)
Local Official Plan Amendment	LOPA.21.V.0008	OP.21.001	Under Review	Part of Lot 20, Concession 6	To permit a mixed-use development consisting of a 12-storey mixed-use building with 382 units and 11 townhouse units on a private road
Local Official Plan Amendment	LOPA.21.V.0009	OP.09.003	Under Review	Protected Countryside areas within Markham and Vaughan	To add site-specific policies to permit active and passive recreational uses
Local Official Plan Amendment	LOPA.21.V.0016	OP.21.002	Under Review	8265, 8277 Islington Avenue	To permit a 6-storey residential apartment building with 86 residential units at 2.5 FSI
Local Official Plan Amendment	LOPA.21.V.0020	OP.21.003	Under Review	141 Maloy Street	To add site-specific policies to permit outdoor car storage with 817 parking spaces
Local Official Plan Amendment	LOPA.21.V.0023	OP.21.004	Under Review	7828, 7818 Dufferin Street	To redesignate to “High-Rise Mixed-Use” with site-specific exceptions to permit a mixed-use development consisting of two residential buildings at 12 and 34-storeys and two blocks of street townhouses. Total of 853 apartment units and 10 townhouse units are proposed at 4.82 FSI

CITY of VAUGHAN

DETAILED APPLICATION INFORMATION MID-YEAR 2021



TABLE 15 OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS (continued)

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.21.V.0024	OP.20.015	Under Review	Part Lots 6 and 7, Concession 5	To permit two 48 and 56-storey residential towers connected by a 3-storey podium with at-grade retail uses. 1070 units at 8.05 FSI is proposed
Local Official Plan Amendment	LOPA.21.V.0025	OP.21.005	Under Review	3911 Teston Road	To permit 25 blocks (22 blocks of townhouses, two parkettes and a SWM pond) for a total of 145 townhouse units
Local Official Plan Amendment	LOPA.21.V.0026	OP.21.007	Under Review	2871 Highway 7	To permit a mixed-use development consisting of two development blocks. The north building will contain two towers at 49 and 45-storeys and south building will have one tower at 22 stories. 1318 units at 7.5 FSI is proposed
Local Official Plan Amendment	LOPA.21.V.0027	OP.21.006	Under Review	7560, 7520, 7540 Weston Road	To redesignate from “Mid-Rise Mixed-Use” to “High-Rise Mixed-Use” to facilitate two towers 45 and 42-storeys at 7.38 FSI and 952 residential units. Site is within the Weston 7 Secondary Plan area, which is currently under review
Local Official Plan Amendment	LOPA.21.V.0030	OP.21.009	Under Review	7601, 7551 Jane Street	To permit a multi-phased masterplan proposing a mixed-use development consisting of 9 towers ranging from 30 to 58-storeys atop 6 buildings, a public park and privately owned public space. Total of 4563 residential units at 10.6 FSI is proposed

CITY of VAUGHAN

DETAILED APPLICATION INFORMATION MID-YEAR 2021



TABLE 15 OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS (continued)

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.21.V.0031	OP.21.010	Under Review	10000 Dufferin Street, 1520, 1540, 1500, 1530 Major Mackenzie Drive West, 3 Eaglet Court	To permit high-rise residential uses comprising of 4 buildings, two 28-storey and two 12-storey with a total of 1006 units at 3.11 FSI
Local Official Plan Amendment	LOPA.21.V.0033	OP.21.011	Under Review	6, 10, 14, 22, 2, 26, 18 Comdel Boulevard, 9465 Weston Road, 15, 11,12, 10 Lichen Court	To permit 15 single-detached dwellings and 155 townhouses including 84 standard townhouses, 60 back-to-back townhouses and 11 dual-frontage townhouses
Local Official Plan Amendment	LOPA.21.V.0036	OP.21.012	Under Review	5390 Steeles Avenue West	To permit a 25-storey mixed-use rental apartment building with 226 units and a separate 4-storey parking structure
Local Official Plan Amendment	LOPA.21.V.0040	OP.21.008	Under Review	112, 108, 110 Maplecrete Road, 185 Doughton Road	To amend the “Neighbourhood Precinct” with “Office Uses Permitted” designation to permit a mixed-use development consisting of 2 towers 40 and 43-storeys atop a shared 6-storey podium with commercial uses at grade. 789 units at 8.2 FSI is proposed
Local Official Plan Amendment	LOPA.21.V.0041	OP.21.014	Under Review	7034, 7040 Islington Avenue	To redesignate from “Mid-Rise Mixed Use” to “High-Rise Residential” to permit a tiered 34-storey residential apartment building with a total of 295 units at 7.8 FSI

CITY of VAUGHAN

DETAILED APPLICATION INFORMATION MID-YEAR 2021



TABLE 15 OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS (continued)

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.21.V.0044	OP.21.013	Under Review	Part of Lots 13, 14 and 15, Concession 10	To redesignate a portion of the subject lands from “Natural Areas” to “Employment Commercial Mixed-Use” and amend the “Employment Commercial Mixed-Use” policies to permit outside storage of trucks and trailers
Local Official Plan Amendment	LOPA.20.V.0065	OP.20.012	Exemption Denied	175 Millway Avenue	To permit a 64-storey residential tower, a 21-storey office building and a 7-storey hotel. A total of 798 residential units at 7.9 FSI is proposed along with 917 parking spaces within three levels of underground parking. Removal of the north-south public local road bisecting the subject lands is also proposed
Local Official Plan Amendment	LOPA.21.V.0001	OP.20.014	Exemption Denied	72 Steeles Avenue West, 7040 Yonge Street, 7054 Yonge Street	To facilitate 3 mixed-use towers ranging from 38 to 60-storeys with a total of 2620 residential units at 10.95 FSI. 1685 parking spaces within five levels of underground parking
Local Official Plan Amendment	LOPA.21.V.0003	OP.20.016	Exemption Granted	9929 Keele Street	To permit a 4-storey mixed-use condominium building with 95 units at 1.4 FSI
Local Official Plan Amendment	LOPA.21.V.0004	OP.20.017	Exemption Granted	9255, 9245, 9235, 9225 Jane Street	To permit two residential buildings 36-storeys each with 5-storey podiums. 760 residential units at 4.17 FSI and four levels of underground parking with 923 parking spaces is proposed

CITY of VAUGHAN

DETAILED APPLICATION INFORMATION MID-YEAR 2021



TABLE 16 NEW DEVELOPMENT APPLICATIONS by TYPE (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Block Plan	BLK.21.V.0001	BL.64S.2020	8631 Highway 50, 8700, 8500 Huntington Road	Amendment to Block 64
Block Plan	BLK.21.V.0002	BL.41.2020	11260 Weston Road, 3893 Kirby Road, 450 Stephanie Boulevard, 10775 Pine Valley Drive, 11141 Pine Valley Drive, 436 Stephanie Boulevard, 10970 Weston Road, 11120 Weston Road, 4330 Teston Road	Block 41 is planned to be a complete community with a range of housing types and densities, commercial uses, parkland (active and passive), schools and a community centre
Draft Plan of Condominium	CDMP.21.V.0005	19CDM-21V003	357, 375, 365 Stegman's Mill Road	12 single-detached dwellings on a common element condominium road and 1 freehold lot fronting onto Stegman's Mill Road
Draft Plan of Condominium	CDMP.21.V.0006	19CDM-21V001	7890 Jane Street	50-storey apartment building with 528 residential units
Draft Plan of Condominium	CDMP.21.V.0007	19CDM-21V002	1000 Portage Parkway	45-storey apartment building with 498 residential units
Draft Plan of Condominium	CDMP.21.V.0010	19CDM-21V004	2 Comdel Boulevard, 9465 Weston Road, 6 Comdel Boulevard, 11 Lichen Court, 10 Comdel Boulevard, 14 Comdel Boulevard, 12 Lichen Court, 22 Comdel Boulevard, 26 Comdel Boulevard, 15 Lichen Court, 18 Comdel Boulevard, 10 Lichen Court	To establish a common element condominium road
Draft Plan of Subdivision	SUBP.21.V.0001	19T-20V007	72 Steeles Avenue West, 7040, 7054 Yonge Street	3 mixed-use towers ranging from 38 to 60-storeys with a total of 2620 residential units at 10.95 FSI

CITY of VAUGHAN

DETAILED APPLICATION INFORMATION MID-YEAR 2021



TABLE 16 NEW DEVELOPMENT APPLICATIONS by TYPE (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Subdivision	SUBP.21.V.0002	19T-20V008	1820 Rutherford Road	17 single-detached lots, 51 street accessed townhouse units and 192 rear lane accessed townhouse units for a total of 260 residential units
Draft Plan of Subdivision	SUBP.21.V.0004	19T-21V001	Part of Lot 20, Concession 6	A mixed-use development consisting of a 12-storey mixed-use building with 382 units and 11 townhouse units on a private road
Draft Plan of Subdivision	SUBP.21.V.0009	19T-21V002	3911 Teston Road	25 blocks (22 blocks of townhouse units, two parkettes and a SWM pond) for a total of 145 townhouse units
Draft Plan of Subdivision	SUBP.21.V.0012	19T-21V004	26, 18, 6, 22, 15, 10, 14 Comdel Boulevard, 12, 11 Lichen Court 9465 Weston Road	15 single-detached dwellings and 155 townhouses comprising of 84 standard townhouses, 60 back-to-back townhouses and 11 dual-frontage townhouses
Draft Plan of Subdivision	SUBP.21.V.0014	19T-21V005	375, 357, 365 Stegman's Mill Road	13 single-detached dwelling lots comprising of 12 lots for single-detached dwellings on a common element condominium road and 1 freehold lot that will front onto Stegman's Mill Road
Draft Plan of Subdivision	SUBP.21.V.0016	19T-21V003	108, 112, 110 Maplecrete Road, 185 Doughton Road	2 residential towers with heights of 40 and 43-storeys atop a shared 6-storey podium with commercial uses at grade. 789 units at 8.2 FSI is proposed
Engineering Application	ENG.21.V.0006	Major Mac & Jane St	2191, 2911, 2901, 2891, 2921, 2141, 2185 Major Mackenzie Drive West, 9995 Keele Street	Major Mackenzie Drive & Jane Street Engineering application

CITY of VAUGHAN

DETAILED APPLICATION INFORMATION MID-YEAR 2021



TABLE 16 NEW DEVELOPMENT APPLICATIONS by TYPE (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Engineering Application	ENG.21.V.0010	19T-17V009	1600 Teston Road	1600 Teston Road Residential Subdivision
Engineering Application	ENG.21.V.0011	Highway 7 and New Huntington Road	7551 Huntington Road, 6701 Highway 7	Construction Access
Engineering Application	ENG.21.V.0013	Block 59 -Rutherford Access		Intersection of Street F and Rutherford Road in Block 59
Engineering Application	ENG.21.V.0016	Block 41-28E		Construction Access Permit Application
Engineering Application	ENG.21.V.0017	19T-19V001	north of Major Mackenzie Drive and east of Huntington Road	To facilitate the engineering component of Nashville Developments (South) Inc. and Nashville Major Developments Inc. subdivision. Includes Major Mackenzie Drive and Huntington Road By-pass intersection and Nashville Road and Huntington Road intersection
Engineering Application	ENG.21.V.0020	Huntington Road Urbanization	Huntington Road from Langstaff Road to Nashville Road	Huntington Road urbanization from Langstaff Road to Nashville Road
Engineering Application	ENG.21.V.0021	Kirby Road Extension Project		Kirby Road Extension Project between Dufferin Street and Bathurst Street
Engineering Application	ENG.21.V.0022	11063/11191/11363 Highway 27	11063, 11191 and 11363 Highway 27 and 5841 Kirby Road	Preliminary engineering for the external sanitary force main and gravity storage sewer to be constructed on Kirby Road and on Highway 27 to service Block 55 Northwest development
Engineering Application	ENG.21.V.0023	19T-04V06	South of Highway 7 and East of Highway 50	Huntington Corporate Business Park
Engineering Application	ENG.21.V.0025	19T-19V006	Part of Lot 25, Concession 7	Renovation works outside Pine Valley Drive right-of-way that are required as per approved draft plan conditions

CITY of VAUGHAN

DETAILED APPLICATION INFORMATION MID-YEAR 2021



TABLE 16 NEW DEVELOPMENT APPLICATIONS by TYPE (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Engineering Application	ENG.21.V.0026	Block 64 South Phase 2	Located in the northeast quadrant of Langstaff Road and Highway 50	First engineering submission for Block 64 South Phase 2 spine servicing
Engineering Application	ENG.21.V.0027	Jane Street Cycle Track	Jane Street from Teston Road to Portage Parkway	Development of a functional and preliminary design for sidewalks and in-boulevard cycle tracks on both sides of Jane Street from Portage Parkway to Teston Road
Registered Plan of Condominium	CDMR.21.V.0003	YRCP1461	5 Buttermill Avenue, 950 Portage Parkway, 898 Portage Parkway	606 units in a 56-storey building
Registered Plan of Condominium	CDMR.21.V.0006	YRCP1463	8272, 8254, 8266 Pine Valley Drive	22 townhouse units on a private common element road
Registered Plan of Subdivision	SUBR.20.V.0024	19T-18V007	BLOCK 203, PLAN 65M4361	8 single-detached lots
Registered Plan of Subdivision	SUBR.20.V.0010	65M4681	4333 Teston Road, 10733 Pine Valley Drive, 10699 Pine Valley Drive	Huntington Road urbanization from Langstaff Road to Nashville Road
Registered Plan of Subdivision	SUBR.20.V.0027	65M4692	81 Whisper Lane, 739 Nashville Road, 737 Nashville Road	50 lots for single-family dwellings
Registered Plan of Subdivision	SUBR.21.V.0007	65M4694	10390 Pine Valley Drive	156 single-detached units, 2 units within 4 part-lots and 36 townhouse units
Site Plan	SP.21.V.0002	North Maple Park Ph 2	11151, 11141, 11085, 11067 Keele Street	Expansion of facilities built in Phase 1 by incorporating a variety of program elements, including a main road access/loop, stadium, field area picnic area/woodland gardens, multi-use fields, parking conservatory and botanical gardens, circuit pitches, open meadow and pedestrian and bicycle trails

CITY of VAUGHAN

DETAILED APPLICATION INFORMATION MID-YEAR 2021



TABLE 16 NEW DEVELOPMENT APPLICATIONS by TYPE (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP.21.V.0012	DA.20.064	2180 Langstaff Road	4-storey office building
Site Plan	SP.21.V.0013	DA.20.065	Southeast quadrant of Highway 7 and Jane Street	Landscape improvements and reduction in parking from 678 to 554 spaces
Site Plan	SP.21.V.0016	DA.20.063	241, 221, 231 Trade Valley Drive, 8765 Highway 50	New automotive repair shop, reduction of the restaurant building from 640 m ² to 333.7 m ² , drive-through facility with stacking lane and increasing the industrial building from 2651 m ² to 3439 m ²
Site Plan	SP.21.V.0023	DA.21.001	Part of Lot 20, Concession 6	Mixed-use development consisting of a 12-storey mixed-use building with 382 units and 11 townhouse units on a private road
Site Plan	SP.21.V.0028	DA.21.003	12370 Keele Street, 12368 Keele Street	1-storey multi-unit industrial building
Site Plan	SP.21.V.0043	DA.20.053	Part 1, Plan 65R-29524. Part Lot 11, Concession 10	Two 2-storey industrial buildings with accessory office uses
Site Plan	SP.21.V.0050	DA.21.004	8003 Weston Road	22m tall meso flower telecommunication tower (Bell Mobility) with a 3.3m x 2.9m x 1.7 m compound.
Site Plan	SP.21.V.0063	DA.21.006	3230 King-Vaughan Road	Prefabricated storage and office building containing a second-floor mezzanine with accessory office and open space storage area for construction equipment and vehicles
Site Plan	SP.21.V.0071	DA.21.010	North of Highway 7 West of Highway 27	1-storey expansion to an existing warehouse building along with additional parking

CITY of VAUGHAN

DETAILED APPLICATION INFORMATION MID-YEAR 2021



TABLE 16 NEW DEVELOPMENT APPLICATIONS by TYPE (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP.21.V.0073	DA.20.067	Part Lots 6 and 7, Concession 5	Two 48 and 56-storey residential towers connected by a 3-storey podium with at-grade retail uses. 1070 units at 8.05 FSI is proposed
Site Plan	SP.21.V.0079	DA.21.002	165 Cityview Boulevard	10-storey hotel including a rooftop helicopter pad and eating establishment use on the ground floor
Site Plan	SP.21.V.0080	DA.21.013	3255 Rutherford Road, Building D	Eating establishment (Chick-fil-a) and associated drive-through
Site Plan	SP.21.V.0087	DA.18.094	7805 Highway 50	One-storey industrial building with future 2-storey office addition at the northeast and southeast corners of the building
Site Plan	SP.21.V.0093	DA.21.011	4742 Steeles Ave	New Pump Station approximately 1145 m ² in size as part of York Region's "West Vaughan Sewage Servicing" initiative to improve sewage capacity in the area
Site Plan	SP.21.V.0100	DA.21.012	10436 Huntington Road	2-storey single-family dwelling
Site Plan	SP.21.V.0102	DA.21.018	South-East Corner of Highway 50 and Langstaff	3 food processing plants with accessory office components in each building
Site Plan	SP.21.V.0105	DA.21.014	10, 12, 4, 6 Hartman Avenue, 8311, 8307 Islington Avenue	70 stacked townhouse units
Site Plan	SP.21.V.0106	DA.21.016	7515 Martin Grove Road	40m monopole telecommunication tower
Site Plan	SP.21.V.0108	DA.21.015	232 Millway Avenue	22m tall meso telecommunication tower
Site Plan	SP.21.V.0116	DA.21.009	3836, 3850 Major Mackenzie Drive West	6 street townhouse blocks consisting of 31 units

CITY of VAUGHAN

DETAILED APPLICATION INFORMATION MID-YEAR 2021



TABLE 16 NEW DEVELOPMENT APPLICATIONS by TYPE (continued)

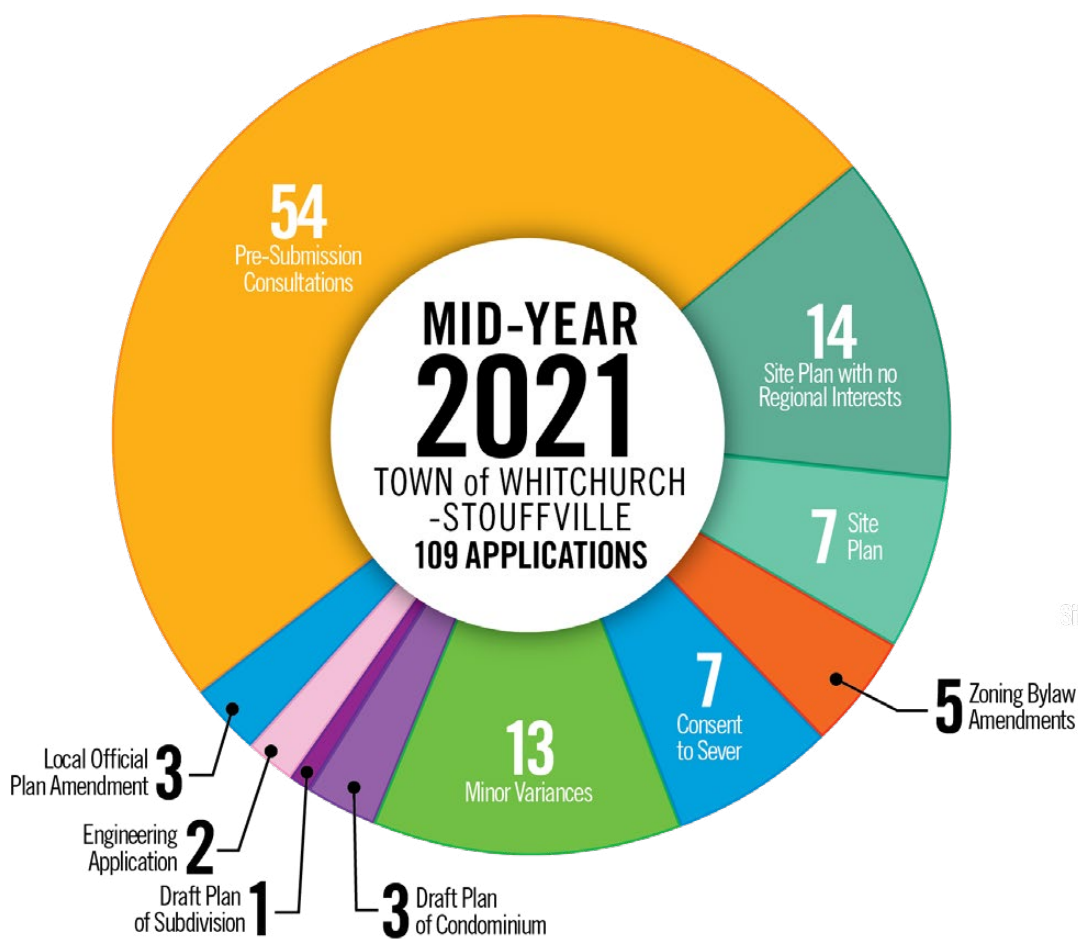
Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP.21.V.0119	DA.21.022	53 Jacob Keffer Parkway	1-storey paramedic response station with two tandem vehicle bays
Site Plan	SP.21.V.0122	DA.14.090	10699 Pine Valley Drive	40m steel flagpole telecommunications tower
Site Plan	SP.21.V.0124	DA.21.020	1 Auto Park Circle	341.28 m ² addition to the existing 2657.47 m ² car dealership
Site Plan	SP.21.V.0127	DA.21.021	927, 919 Clark Avenue West	Amendments to the Site Plan Agreement for SP.19.V.0035 for minor landscape plan changes
Site Plan	SP.21.V.0128	DA.21.023	375, 357, 365 Stegman's Mill Road	13 single-detached dwelling lots comprising of 12 lots for single-detached dwellings on a common element road and 1 freehold lot fronting onto Stegman's Mill Road
Site Plan	SP.21.V.0134	DA.21.025	40, 20 Innovation Drive, 8430 Highway 27	32.6 m ² outdoor patio as accessory use to an eating establishment within an existing multi-unit commercial building (Building A)
Site Plan	SP.21.V.0137	DA.21.024	1930 Rutherford Road	1-storey stormwater pumping station adjacent to the new grade separation on Rutherford Road that separates the road ROW from the Barrie Rail Corridor
Site Plan	SP.21.V.0143	DA.21.027	33, 41, 13, 21, 37, 29, 25, 17, 5, 9 Roybridge Gate	2-storey employment warehouse building in place of 5 office buildings and a portion of the shared parking area that were approved for the eastern portion of the Subject Lands

TOWN of WHITCHURCH-STOUFFVILLE DEVELOPMENT PROFILE MID-YEAR 2021

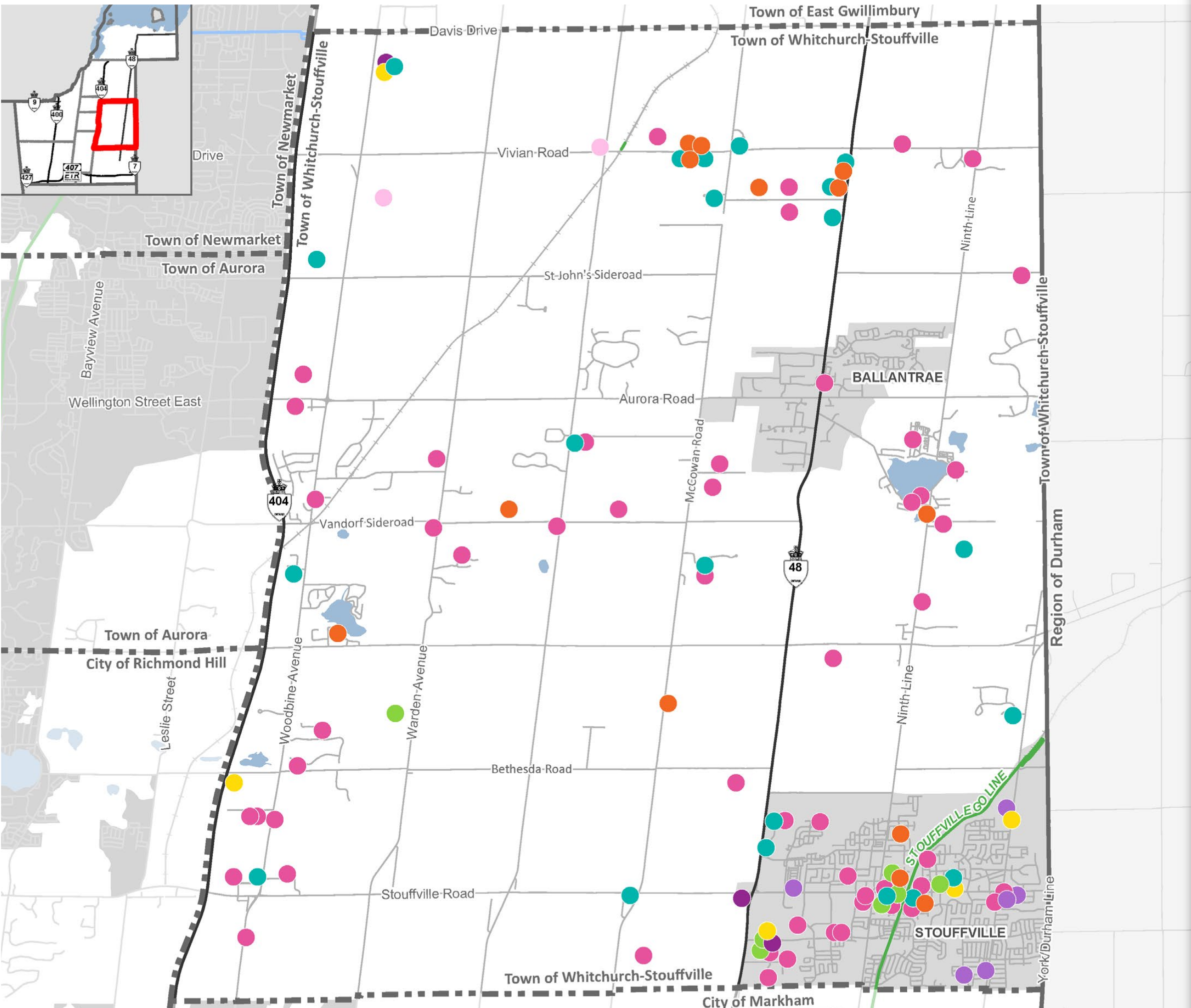
QUICKFACTS

- › Whitchurch-Stouffville made up 10.1% of development applications in York Region
- › Regional staff respond and participate in pre-consultation meetings held every two weeks

FIGURE 12 NEW DEVELOPMENT APPLICATIONS by TYPE MID-YEAR 2021



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Site Plans

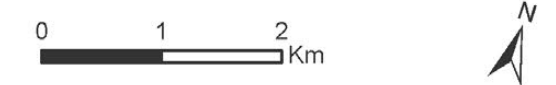


YORK REGION

TOWN OF WHITCHURCH-STOUFFVILLE

MID-YEAR DEVELOPMENT PROFILE 2021

- Consent Applications
- Engineering Applications
- Official Plan Amendments - Under Review
- Minor Variance Applications
- Pre Submission Consultations
- Site Plan Applications
- Subdivision/Condominium Applications
- Zoning By-Law Amendments
- Towns and Villages



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TOWN of WHITCHURCH-STOUFFVILLE

DETAILED APPLICATION INFORMATION MID-YEAR 2021



TABLE 17 OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.21.W.0014	OPA20.05	Under Review	17321 Woodbine Avenue	To permit a place of worship and accessory uses
Local Official Plan Amendment	LOPA.21.W.0038	OPA21.002	Under Review	5061 Stouffville Road	To correct a minor boundary discrepancy between the Community of Stouffville Secondary Plan Area boundary and the Towns and Villages boundary in York Region's Official Plan. The OPA would also redesignate the subject lands to Gateway Mixed Use Area in accordance with the Stouffville Secondary Plan
Local Official Plan Amendment	LOPA.21.W.0039	OPA21.001	Under Review	1040, 1010, 1030, 1060, 1070, 1076, 1078, 1090 Hoover Park Drive	To permit three interconnected buildings ranging from 6 to 12 stories with senior oriented apartments, a long-term care facility and mixed-use commercial

TABLE 18 NEW DEVELOPMENT APPLICATIONS by TYPE

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Condominium	CDMP.21.W.0001	CDM18.001	5440, 5472, and 5500 Baker Hill Boulevard	147 townhouse units
Draft Plan of Condominium	CDMP.21.W.0004	CDM21.001	36 Eastern Gate Crescent, 6871, 6853 Main Street	To create a common Element Condominium roadway associated with 52 townhomes
Draft Plan of Condominium	CDMP.21.W.0009	CDM21.002	BLOCK 88 OF REGISTERED PLAN 65M-4666; Part of Lot 32, Concession 9	To create a common Element Condominium for 77 townhomes

TOWN of WHITCHURCH-STOUFFVILLE

DETAILED APPLICATION INFORMATION MID-YEAR 2021



TABLE 18 NEW DEVELOPMENT APPLICATIONS by TYPE (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Subdivision	SUBP.21.W.0005	19T(W)-20.007	12762 Tenth Line	129 townhouse units
Engineering Application	ENG.21.W.0009	3708 Vivian Road	3708 Vivian Road	New single-detached dwelling
Engineering Application	ENG.21.W.0014	16529 Woodbine Avenue	16529 Woodbine Avenue	Temporary Construction Access
Registered Plan of Subdivision	SUBR.21.W.0004	65M4688	11742 Tenth Line	135 single-detached dwellings
Registered Plan of Subdivision	SUBR.21.W.0008	65M4691	36 Eastern Gate Crescent, 6871 Main Street, 6853 Main Street	52 townhouse units
Site Plan	SP.21.W.0026	SPA20.017	16110 Woodbine Avenue	89 greenhouses and parking area on an agricultural property
Site Plan	SP.21.W.0030	SPA21.003	4548 Vivian Road	New single-detached dwelling in the Oak Ridges Moraine Conservation Plan area
Site Plan	SP.21.W.0032	SPA21.004	31 McCowan Lane	New single-detached dwelling in the Oak Ridges Moraine Conservation Plan area
Site Plan	SP.21.W.0038	SPA20.019	6460 Main Street	9 condominium townhouse units
Site Plan	SP.21.W.0049	SPA20.28	17321 Woodbine Avenue	Place of worship and accessory uses
Site Plan	SP.21.W.0074	SPA21.008	29 Lloyd Street	Two new single-detached dwellings
Site Plan	SP.21.W.0092	SPA21.012	12388 Woodbine Avenue	2-storey office

DEVELOPMENT ACTIVITY SUMMARY MID-YEAR 2021

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

PLANNING

1-877-464-9675 Extension 75430

york.ca/developmentservices

