



2022 YORK REGION
DEVELOPMENT
ACTIVITY SUMMARY

MARCH 2023

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EXECUTIVE SUMMARY

The 2022 Annual Development Activity report summarizes delegated approvals and new development applications received by the Region in 2022 with comparison to previous, using data collected from YorkTrax, to Council for information.

The Director of Community Planning and Development Services issued decisions on 42 local OPA applications in 2022. Twenty-five Official Plan Amendment applications were delegated to the local municipalities for decision and seventeen notices of decisions were issued. The Region received 2,092 development applications and pre-application proposals in 2022 representing a 2% increase compared to 2021 (2,050). While the number of applications fluctuate annually due to the cyclical nature of development, applications received in 2022 remained consistent with last year.

Total proposed residential units related to new draft plan of subdivision and site plan applications significantly increased to 21,715 in 2022 from 14,045 in 2021. The increase in proposed residential units is a result of high-density site plan applications received in cities of Markham, Richmond Hill, and Vaughan. The Region has a good supply of residential inventory undergoing the development review process.

The increase in development charge collection is an indicator of a higher level of construction as charges are payable either at registration of plans of subdivision or at building permit. Development charge collection increased by 24% to \$568,088,449 in 2022 (2021 - \$457,348,103). It is anticipated that development activity will remain strong in 2023.

Bill 23 proposes changes to the Planning Act that, when proclaimed by regulation, will remove the Region's approval authority of local municipal official plans and amendments. The Region remains committed to working closely with our municipal partners in transferring planning responsibilities in this regard while continuing to provide comments on all official plans/amendments, and development applications within the timelines prescribed by the *Planning Act*.

DELEGATED APPROVAL AUTHORITY

2022 DEVELOPMENT ACTIVITY SUMMARY

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 and 2022, 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.

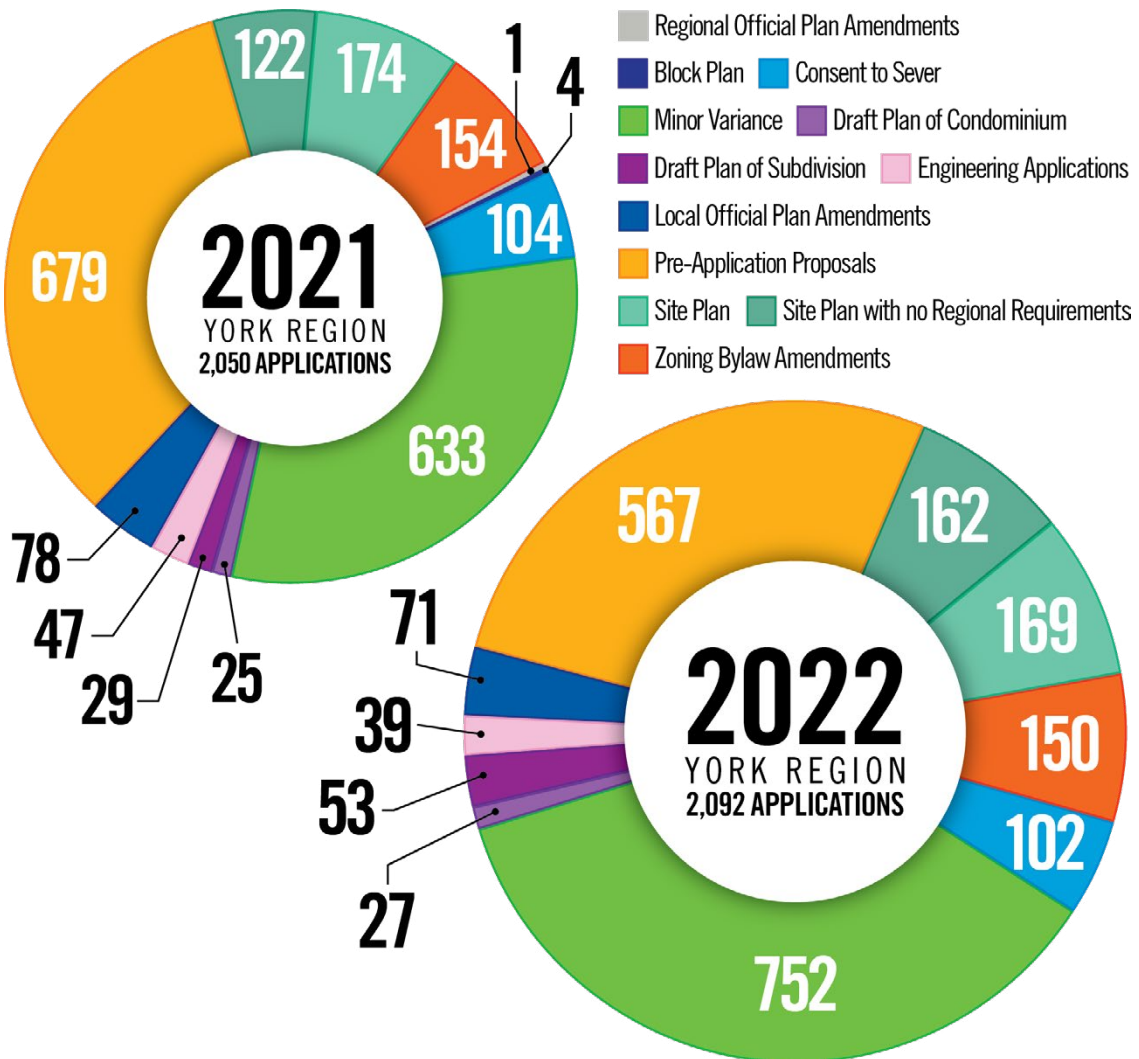
YORK REGION

2022 DEVELOPMENT PROFILE

QUICKFACTS

- › Regional staff received a total of 2,092 development applications
 - › 509 are primary development applications
- › Total of 3,168 residential units received as part of subdivision applications
- › Total of 18,547 residential units received as part of site plan applications
- › Total of 5,438 units cleared for registration
- › 25 Local Official Plan Amendments (OPAs) were exempted from Regional approval, and 17 notice of decisions were issued on local OPAs

FIGURE 1 NEW DEVELOPMENT APPLICATIONS by TYPE 2021 vs. 2022



YORK REGION

2022 DEVELOPMENT PROFILE

FIGURE 2 TYPE of PROPOSED RESIDENTIAL UNITS in 2022

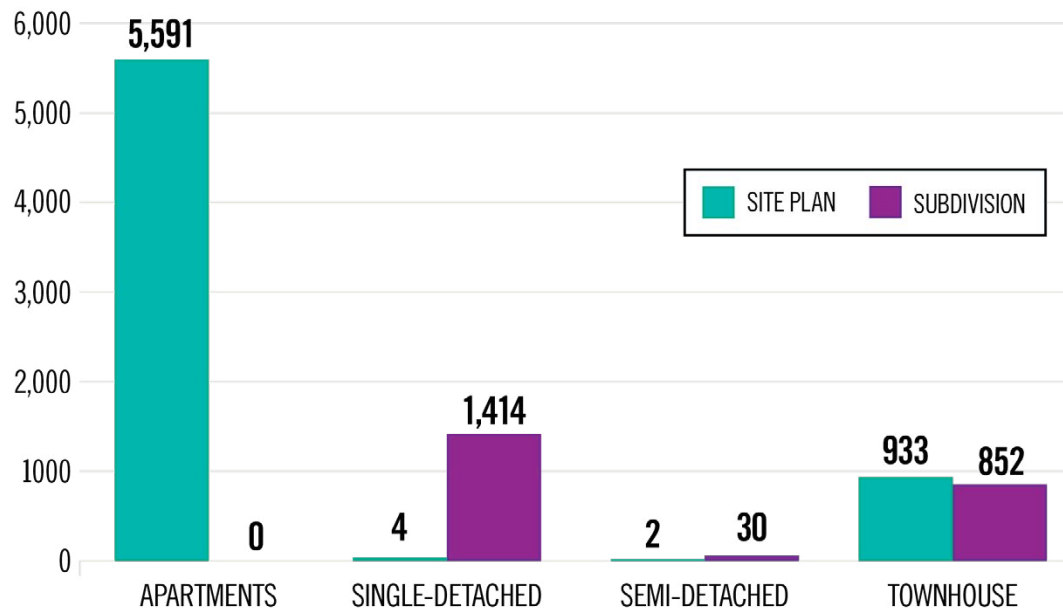


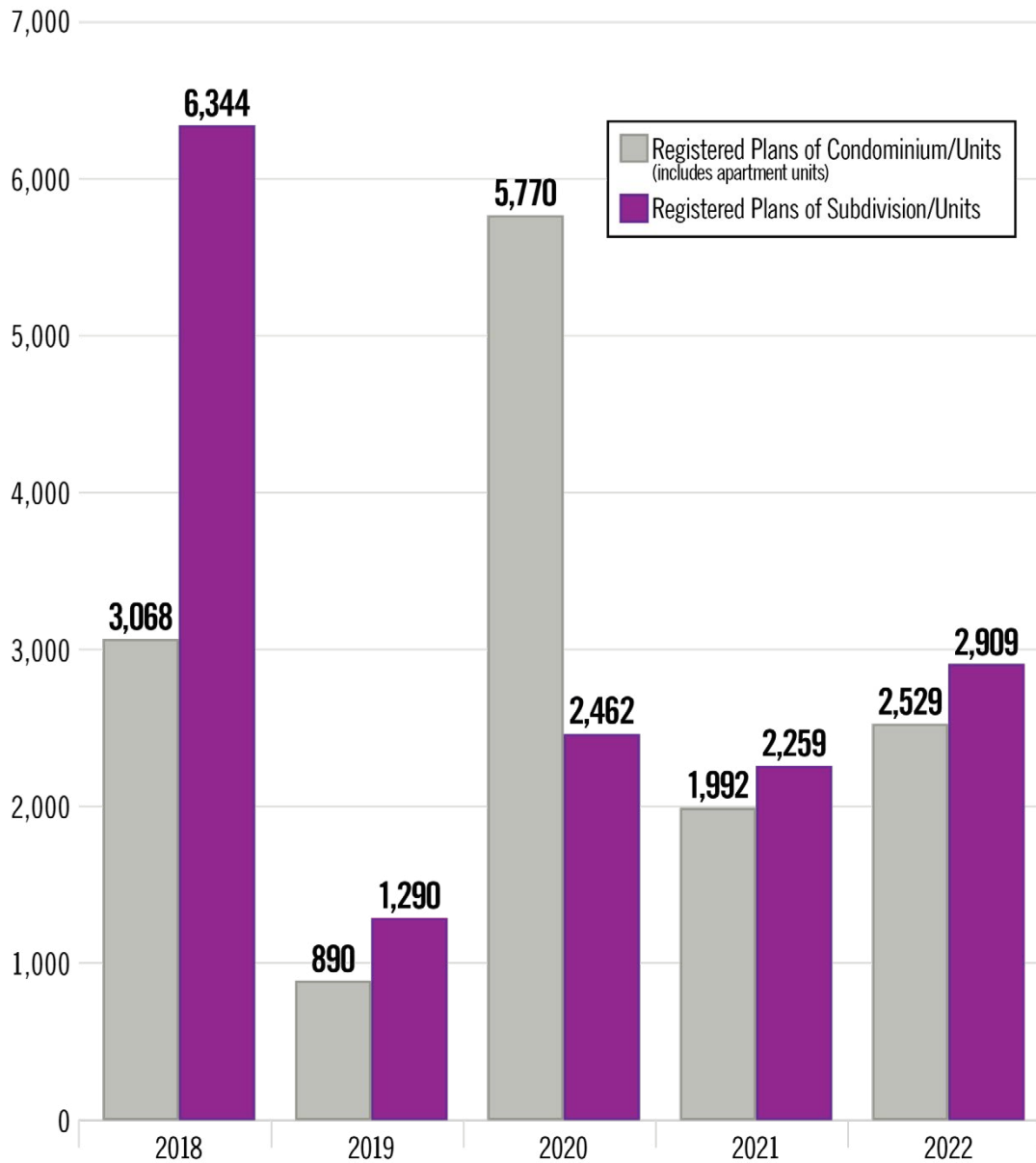
TABLE 1 TYPE of PROPOSED RESIDENTIAL UNITS by MUNICIPALITY in 2022

Municipality	SUBDIVISION				SITE PLAN			
	Apartment	Single Detached	Semi-Detached	Townhouse	Apartment	Single Detached	Semi-Detached	Townhouse
Aurora	0	0	0	30	164	3	2	100
East Gwillimbury	0	0	0	0	522	5	0	98
Georgina	0	196	20	85	0	0	0	0
King	0	435	0	127	73	2	0	0
Markham	0	241	0	406	3,431	3	0	327
Newmarket	0	0	0	72	307	1	4	148
Richmond Hill	0	16	10	19	4,128	7	2	160
Vaughan	0	734	0	286	7,952	0	0	626
Whitchurch-Stouffville	0	372	0	119	201	2	0	279
Total	0	1,994	30	1,114	16,778	23	8	1738

YORK REGION

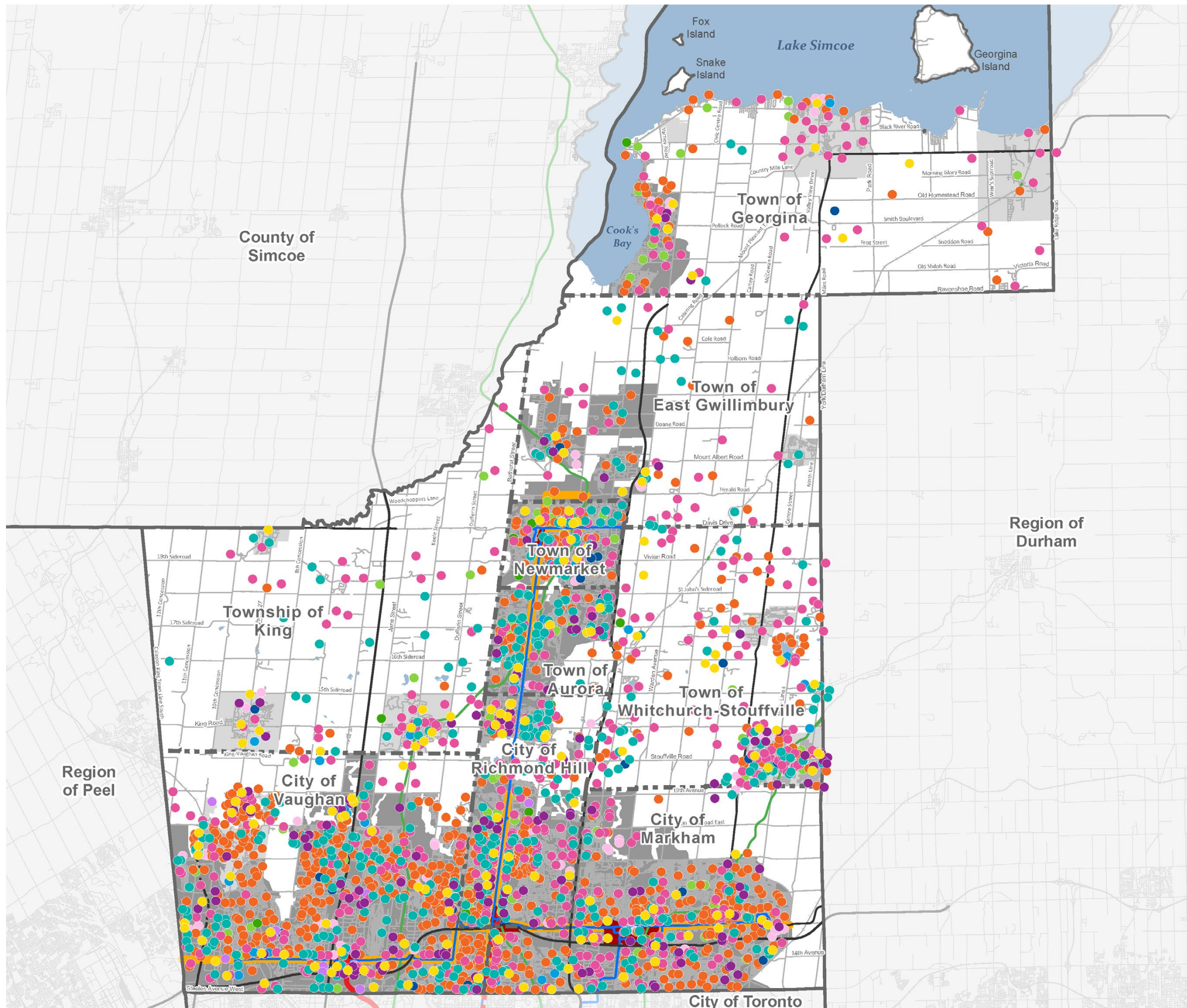
2022 DEVELOPMENT PROFILE

FIGURE 3 REGISTERED RESIDENTIAL UNITS - 2018 to 2022



YORK REGION

DEVELOPMENT PROFILE 2022



- Consent to Sever
- Engineering Application
- Minor Variances
- Official Plan Amendments - Exemption ¹
- Official Plan Amendments - Exemption Denied¹
- Official Plan Amendments - Notice of Decision¹
- Official Plan Amendments - Routine ¹
- Official Plan Amendment - Routine - Pre-application ¹
- Pre-Application Proposal
- Site Plan Applications
- Subdivision/Condominium Applications
- Zoning By-Law Amendments
- Regional Centre ²
- Regional Corridor ²

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



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Data: The Regional Municipality of York, The Regional
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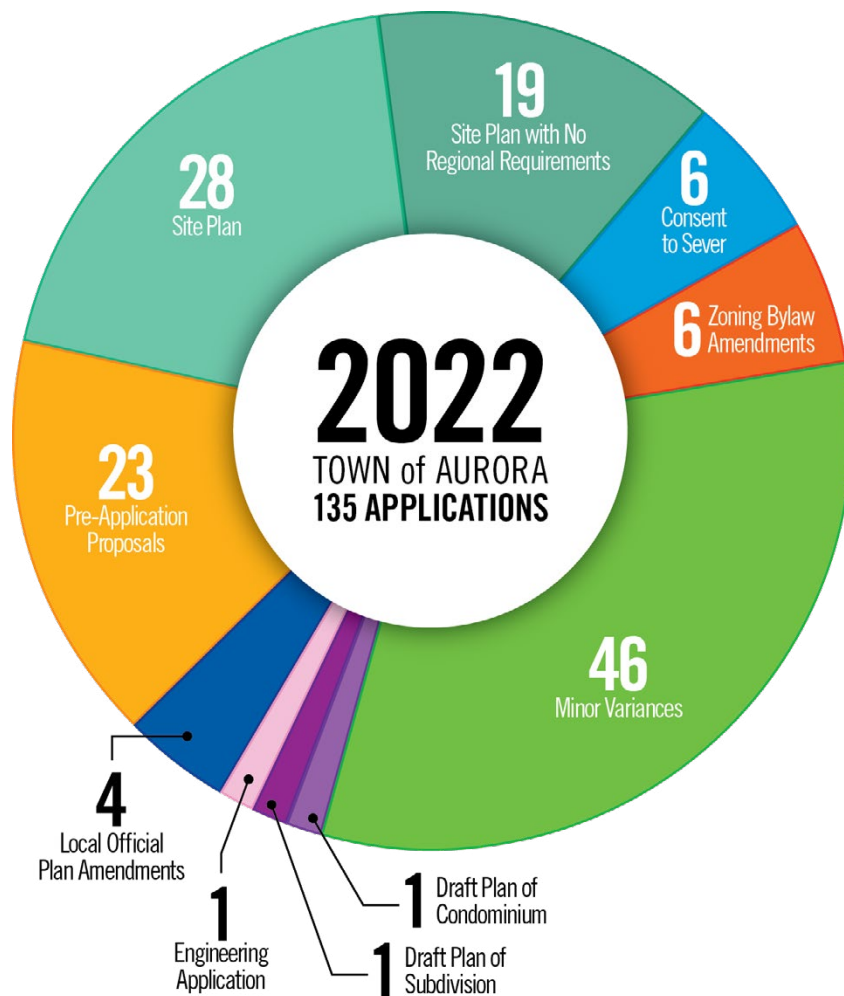
TOWN of AURORA

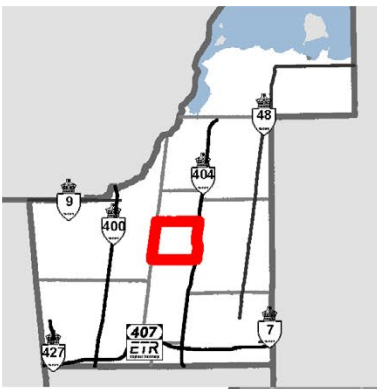
2022 DEVELOPMENT PROFILE

QUICKFACTS

- › Aurora made up 6.5% of development applications in York Region
- › Regional staff respond and participate in pre-consultation meetings held every two weeks

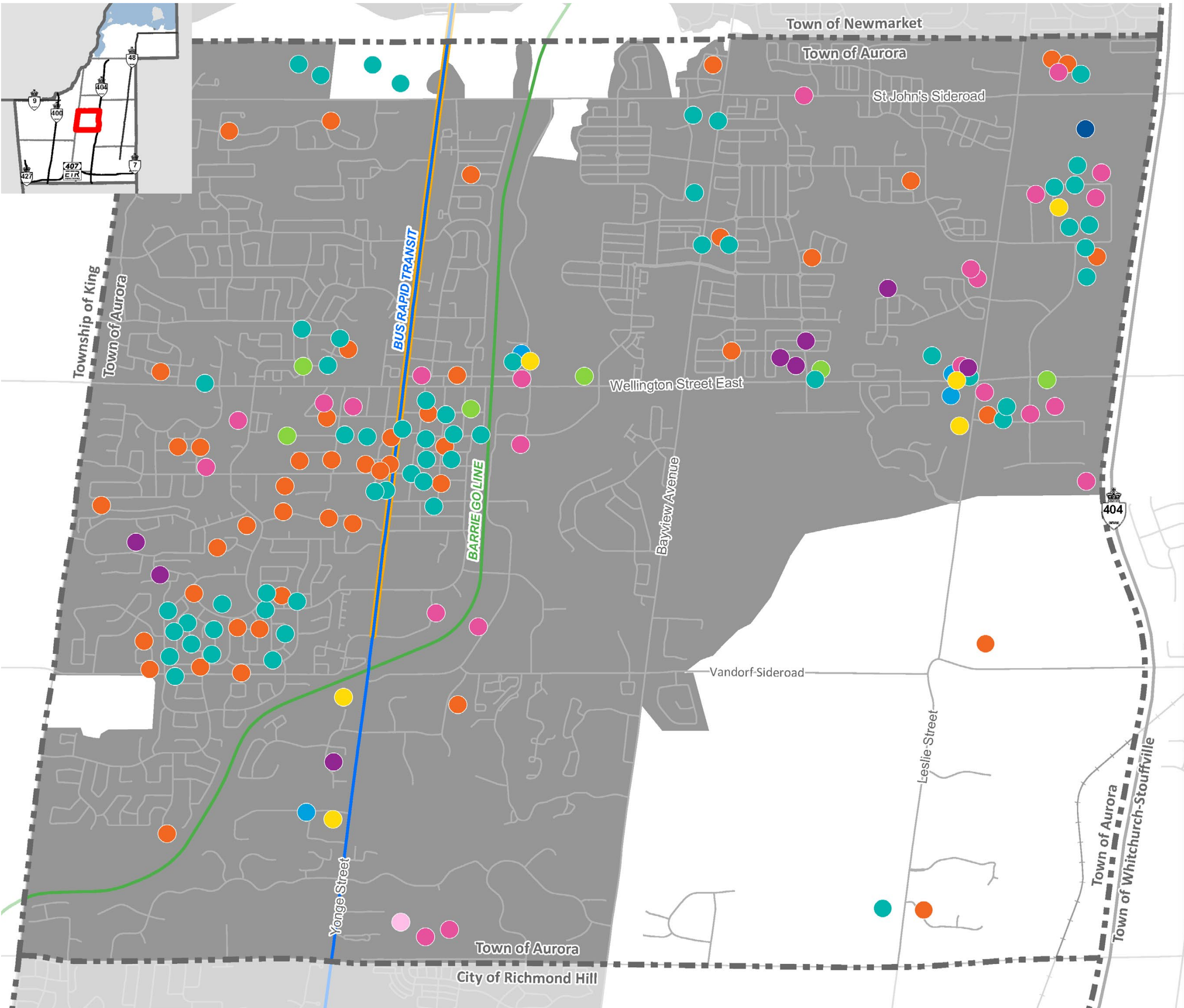
FIGURE 4 NEW DEVELOPMENT APPLICATIONS by TYPE - 2022





YORK REGION

TOWN OF AURORA DEVELOPMENT PROFILE 2022



- Consent to Sever
- Engineering Application
- Minor Variances
- Official Plan Amendments - Exemption ¹
- Official Plan Amendments - Routine ¹
- Pre-Application Proposal
- Site Plan Applications
- Subdivision/Condominium Applications
- Zoning By-Law Amendments
- Regional Corridor ²

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TOWN of AURORA

2022 DETAILED APPLICATION INFORMATION

TABLE 2 NEW OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.20.A.0034	OPA-2020-05	Exemption	1675, 1625 St John's Sideroad	To permit a gas station use within existing "Business Park 1" designation
Local Official Plan Amendment	LOPA.22.A.0011	OPA-2022-01	Routine	15 Glensteepie Trail	To permit 4 lots with a detached dwelling unit on each lot
Local Official Plan Amendment	LOPA.22.A.0012	OPA-2022-02	Routine	1289 Wellington Street East	To permit a mixed residential development comprised of three 7-storey apartment buildings (541 dwelling units) and 12 townhouse blocks (59 dwelling units) with private roads
Local Official Plan Amendment	LOPA.22.A.0058	OPA-2022-03	Routine	180 and 182 Centre Crescent	To permit the development of 6-storey rental apartment building
Local Official Plan Amendment	LOPA.22.A.0066	OPA-2022-04	Routine	1452 and 1460 Wellington Street East	To permit the development of thirty 3-storey townhouse dwellings accessed via a private laneway

TABLE 3 NEW DEVELOPMENT APPLICATIONS by TYPE - Q1/Q2

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Condominium	CDMP.22.A.0006	CDM-2022-01	25, 20 Mavrinac Boulevard	Two separate Common Elements Condominiums on either side of Mavrinac Boulevard
Registered Plan of Condominium	CDMR.22.A.0013	YRCP1481	106 Scrivener Drive	Condominium tenure for 11 dwelling units across 3 building blocks
Registered Plan of Subdivision	SUBR.21.A.0039	65M4716	2 Simmons Crescent, 21 Golf Links Drive	26 single detached dwellings

TOWN of AURORA

2022 DETAILED APPLICATION INFORMATION

TABLE 3 NEW DEVELOPMENT APPLICATIONS by TYPE - Q1/Q2 (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Registered Plan of Subdivision	SUBR.21.A.0042	65M4717	21 Golf Links Drive	Park Open Space Environmental Protection Areas of Phase 2A (Park) in the Highland Gate community
Registered Plan of Subdivision	SUBR.21.A.0048	65M4721	14288 Yonge Street	11 single-detached units on a private road and an environmental block
Registered Plan of Subdivision	SUBR.22.A.0010	65M4731	20 Mavrinac Boulevard	36 single-detached units, 85 street townhouses, 36 lane townhouses, 88 back-to-back townhouses, 206 senior units (120 long term care apartments and 86 rental units)
Site Plan	SP.22.A.0064	SP(EX)-2022-02	15900 Bayview Avenue	Garden Centre and 2 associated tents (441 sq.m. & 126 sq.m.) that will occupy 100 parking spaces
Site Plan	SP.22.A.0014	SP-2021-14	32 Don Hillock Drive	Single-storey multi-unit industrial building
Site Plan	SP.22.A.0023	SP-2021-15	420 Addison Hall Circle	6,570 sq.m multi-unit industrial building
Site Plan	SP.22.A.0048	SP-2022-01	155, 135 Addison Hall Circle	3 multi-unit industrial buildings
Site Plan	SP.22.A.0103	SP-2022-02	11 Spring Farm Road	2-storey secondary school
Site Plan	SP.22.A.0133	SP-2022-03	45 Tyler Street	70 residential townhouse units
Site Plan	SP.22.A.0054	SPM 2022-02	162 St John's Sideroad	Driveway access to St. Annes School
Site Plan	SP.22.A.0053	SPM-2022-01	306 St John's Sideroad	Re-use of existing building to a private school
Site Plan	SP.22.A.0005	SPR-2021-15	61 Metcalfe Street	2-storey rear addition, an integral garage and porch to the existing dwelling, and pool
Site Plan	SP.22.A.0070	SPR-2022-08	25 Knowles Crescent	To add a second storey to the existing one-storey dwelling and attached garage

TOWN of AURORA

2022 DETAILED APPLICATION INFORMATION

TABLE 4 NEW DEVELOPMENT APPLICATIONS by TYPE - Q3/Q4

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Subdivision	SUBP.22.A.0054	SUB-2022-01	1452 and 1460 Wellington Street East	Thirty 3-storey townhouse units
Engineering Application	ENG.22.A.0025	SUB-2017-03	Lots 11, 12 and 14 and Part of Lots 10 and 13, Registered Plan 166	To facilitate development of related draft plan of subdivision
Registered Plan of Subdivision	SUBR.21.A.0047	65M4744	21 Golf Links Drive	27 single detached units, Phase 2B in the Highland Gate community
Registered Plan of Subdivision	SUBR.22.A.0033	65M4743	15370 Leslie Street	Block to facilitate 32 freehold townhouse units
Site Plan	SP.22.A.0212	SPR-2022-18	50 Kennedy Street East	Demolish and construct a two-storey detached dwelling
Site Plan	SP.22.A.0213	SPM-2022-04	15630 Bayview Avenue	Minor site modifications to establish two new dedicated outdoor sales and display areas
Site Plan	SP.22.A.0216	SP-2022-08	310 Addison Hall Circle	Two-storey industrial building
Site Plan	SP.22.A.0230	SP-2022-06	200 Wellington Street West	5 townhouse blocks consisting of 27 units
Site Plan	SP.22.A.0232	SP-2022-07	25 Mavrinac Boulevard	6-storey retirement home and seniors' apartment building with 203 units (86 Senior apartments, 92 independent living units & 25 assisted living units)
Site Plan	SP.22.A.0296	SP-2022-09	1588 St. John's Sideroad (Blocks 3 & 4)	2-storey multi-unit industrial building
Site Plan	SP.22.A.0302	SP-2022-12	180 & 182 Centre Crescent	6-storey rental apartment building with 164 units
Site Plan	SP.22.A.0333	SP- 2022-10	1452 & 1460 Wellington Street East	Thirty 3-storey townhouse dwellings
Site Plan	SP.22.A.0341	SP-2022-05	340 Addison Hall Circle	One-storey industrial warehouse building with an office/showroom component

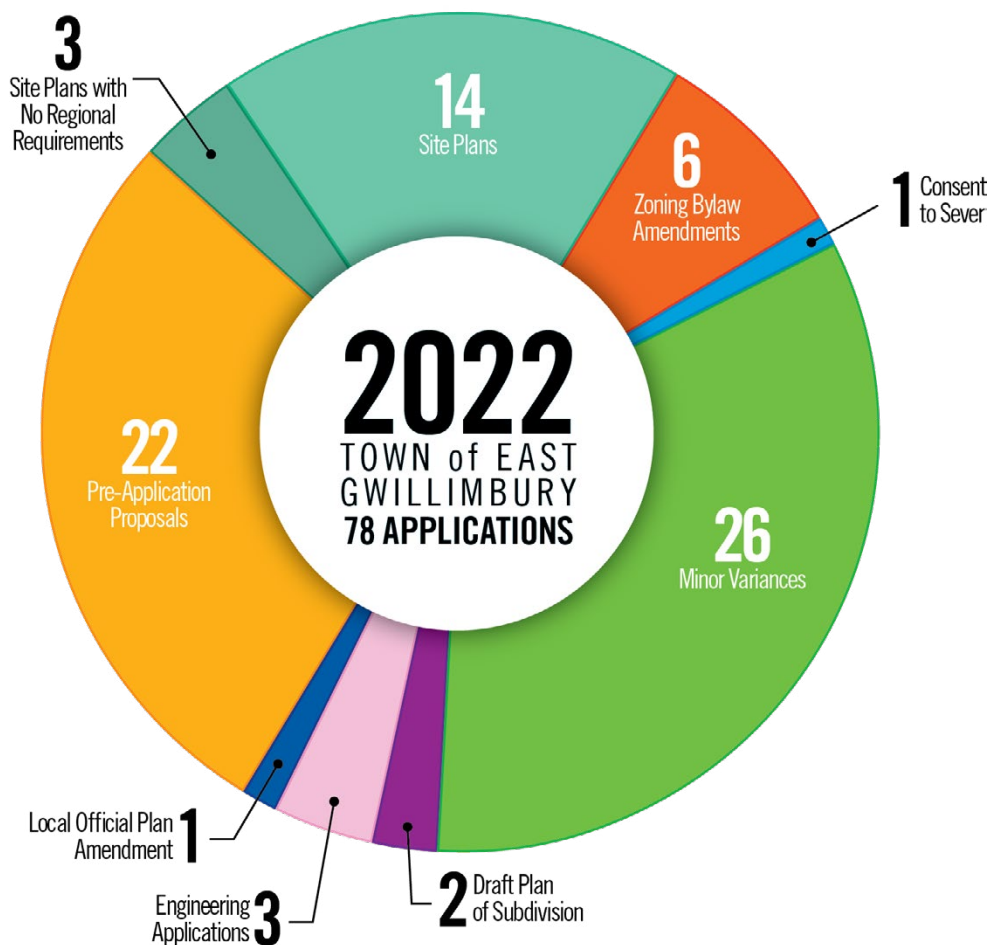
TOWN of EAST GWILLIMBURY

2022 DEVELOPMENT PROFILE

QUICKFACTS

- › East Gwillimbury made up 3.7% of new development applications in York Region
- › Regional staff respond and participate in pre-consultation meetings held every two weeks

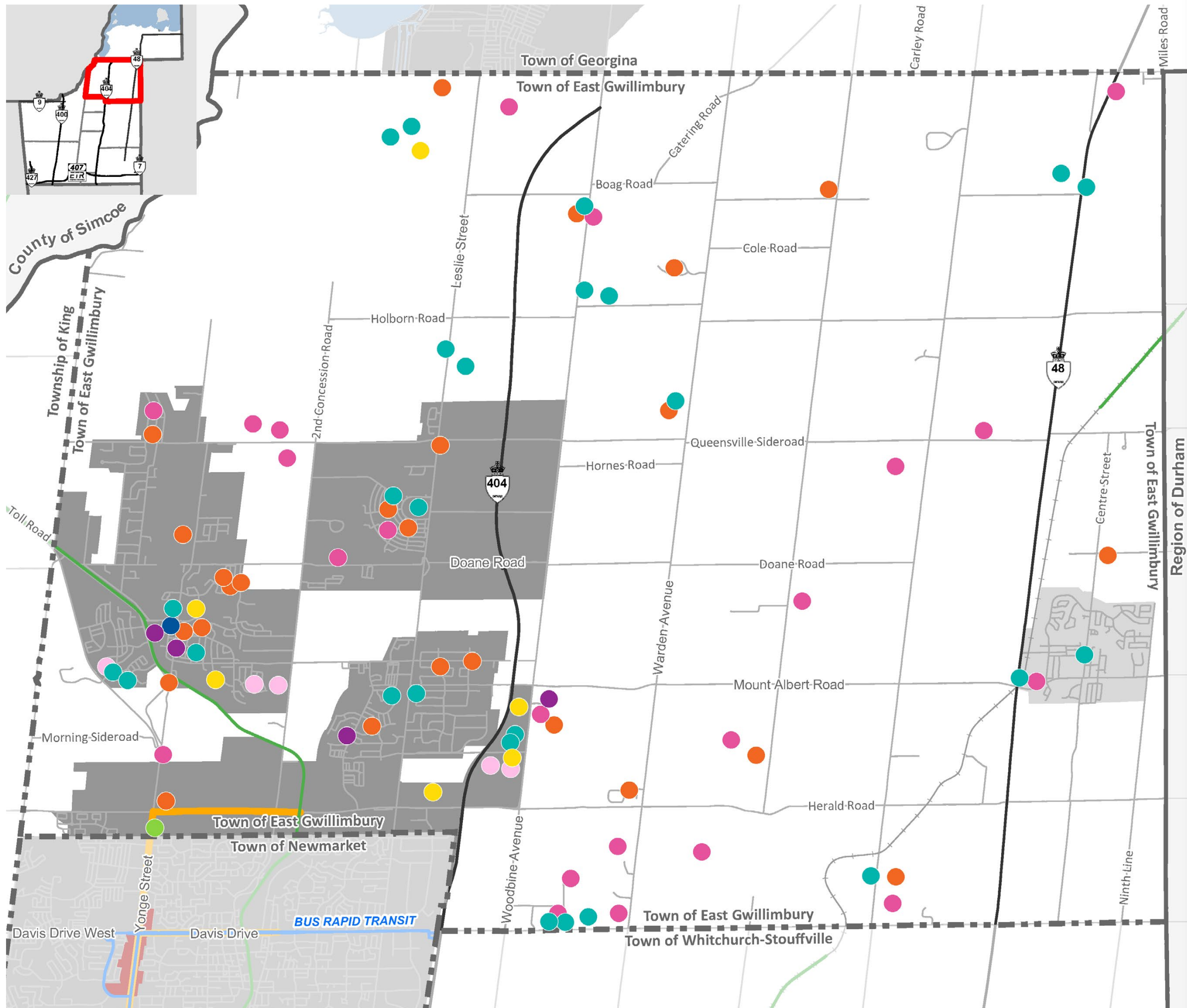
FIGURE 5 NEW DEVELOPMENT APPLICATIONS by TYPE - 2022



TOWN OF EAST GWILLIMBURY DEVELOPMENT PROFILE 2022

- Consent to Sever
- Engineering Application
- Minor Variances
- Official Plan Amendments - Exemption ¹
- Pre-Application Proposal
- Site Plan Applications
- Subdivision/Condominium Applications
- Zoning By-Law Amendments
- Regional Corridor ²

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



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TOWN of EAST GWILLIMBURY

2022 DETAILED APPLICATION INFORMATION

TABLE 5 NEW OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.22.E.0025	OPA.22.01	Exemption Granted	19349, 19357 19365 and 19399 Yonge Street	To permit 97 dwelling units

TABLE 6 NEW DEVELOPMENT APPLICATIONS by TYPE - Q1/Q2

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Subdivision	SUBP.22.E.0012	19T-22001	19357, 19349, 19365, 19399 Yonge Street	Create 2 blocks with concurrent site plan that will facilitate 98 stacked townhouse units
Engineering Application	ENG.22.E.0007	18574 & 18818 Woodbine	Sharon	Woodbine Employment Lands; external sanitary and watermain servicing
Engineering Application	ENG.22.E.0002	19T-20001	Part of Lot 105 & 106, Concession 1 and Part of Block 44, Registered Plan 65M-2551	Mount Albert and 2nd Concession residential development to facilitate construction of "Street D" for related Subdivision 19T-20001
Registered Plan of Subdivision	SUBR.21.E.0023	65M4720	18879, 18917 Woodbine Avenue	Commercial/industrial subdivision consisting of 7 blocks and 3 open space blocks
Registered Plan of Subdivision	SUBR.22.E.0002	65M4736	Part of Lot 9, Concession 2	6 single-detached units (Blocks 1-6) and 1.5 units over 3 future development blocks (Blocks 7-9)
Site Plan	SP.22.E.0066	SPA.22.04	Block 275 - Holland Vista Street	522 units of residential apartments through a 3-phase development approach, consisting of 8 buildings, a place of worship, community centre, ground floor retail
Site Plan	SP.22.E.0042	SPA.21.22	21035 Leslie Street	Legalization of an existing detached structure as a 'garden suite'

TOWN of EAST GWILLIMBURY

2022 DETAILED APPLICATION INFORMATION

TABLE 6 NEW DEVELOPMENT APPLICATIONS by TYPE -Q1/Q2 (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP.22.E.0037	SPA.22.02	2402 Holborn Road	Nursery, two accessory storage sheds and parking lot containing 12 spaces
Site Plan	SP.22.E.0047	SPA.22.03	18948, 18818, 18574 Woodbine Avenue	Construction of an advanced logistics and distribution centre
Site Plan	SP.22.E.0059	SPA.22.05	22044 Highway 48	3-storey self-storage building, gas bar including a 4-pump gas canopy and convenience store
Site Plan	SP.22.E.0060	SPA.22.06	18960 Leslie Street	Re-purpose the existing single-detached dwelling to a medical office (dental)
Site Plan	SP.22.E.0071	SPA.22.07	Lot 17 & 18, Concession 2	Servicing allocation for the Health and Active Living Plaza on Jim Mortson Drive
Site Plan	SP.22.E.0100	SPA.22.08	19399, 19357, 19349, 19365 Yonge Street	98 stacked townhouses over 6 blocks
Site Plan	SP.22.E.0113	SPA.22.09	22356 Leslie Street	4 accessory residential units for seasonal farm employees

TOWN of EAST GWILLIMBURY

2022 DETAILED APPLICATION INFORMATION

TABLE 7 NEW DEVELOPMENT APPLICATIONS by TYPE -Q3/Q4

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Subdivision	SUBP.22.E.0043	19T-22002	18363 Leslie Street	Two development blocks for proposed employment uses and identification of municipal roads
Engineering Application	ENG.22.E.0033	Highway 11/ Yonge Street	North of Green Lane and west of Yonge Street	Highway 11 from Green Lane to Bradford 60% Design
Registered Plan of Subdivision	SUBR.22.E.0018	65M4760	Part of Lots 16 & 17, Concession 2	141 single detached residential lots and 71 townhouse units
Site Plan	SP.22.E.0214	SPA.22.11	2670 Davis Drive	An industrial building containing two warehouse units and accessory offices
Site Plan	SP.22.E.0215	SPA.22.13	19154 Centre Street	Addition to the existing motor vehicle repair shop
Site Plan	SP.22.E.0281	SPA.22.14	121 Bales Drive East	Approval for the existing buildings/ structures on the subject lands
Site Plan	SP.22.E.0325	SPA.22.15	21894 Woodbine Avenue	Two-storey mixed use addition to the existing dwelling. Main floor for veterinary care.
Site Plan	SP.22.E.0332	Rogers Site C6440	19 Albert Street	40m Monopole Tower

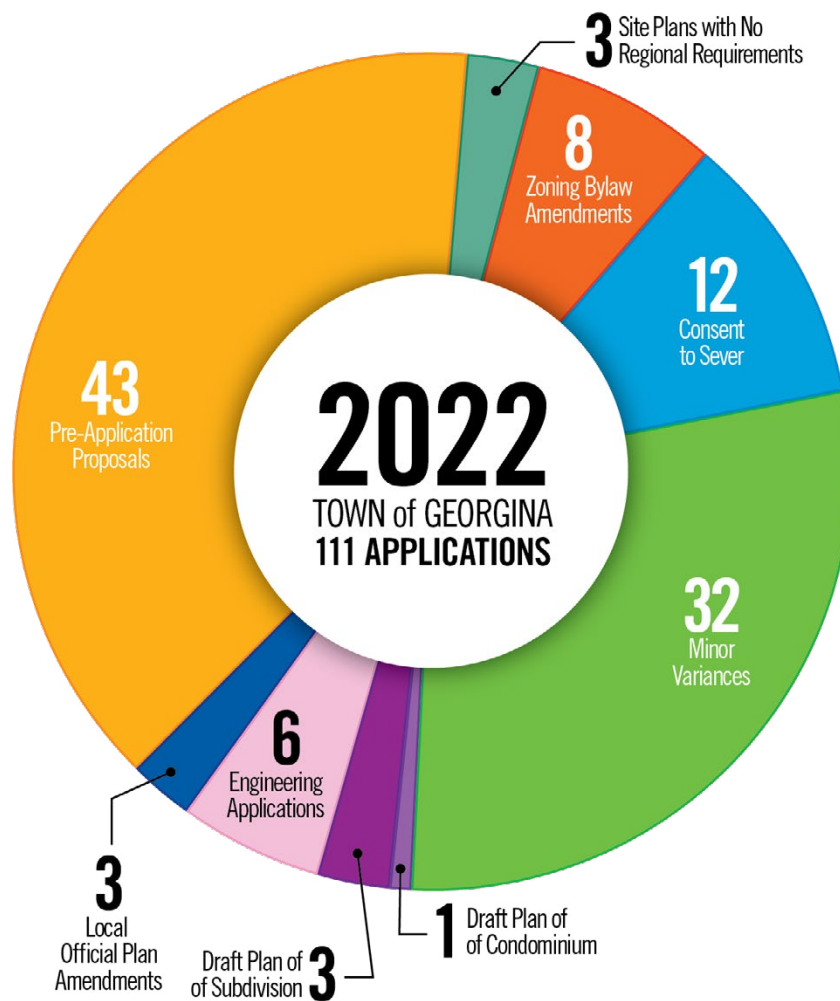
TOWN of GEORGINA

2022 DEVELOPMENT PROFILE

QUICKFACTS

- › Georgina made up 5.3% of new 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 - 2022



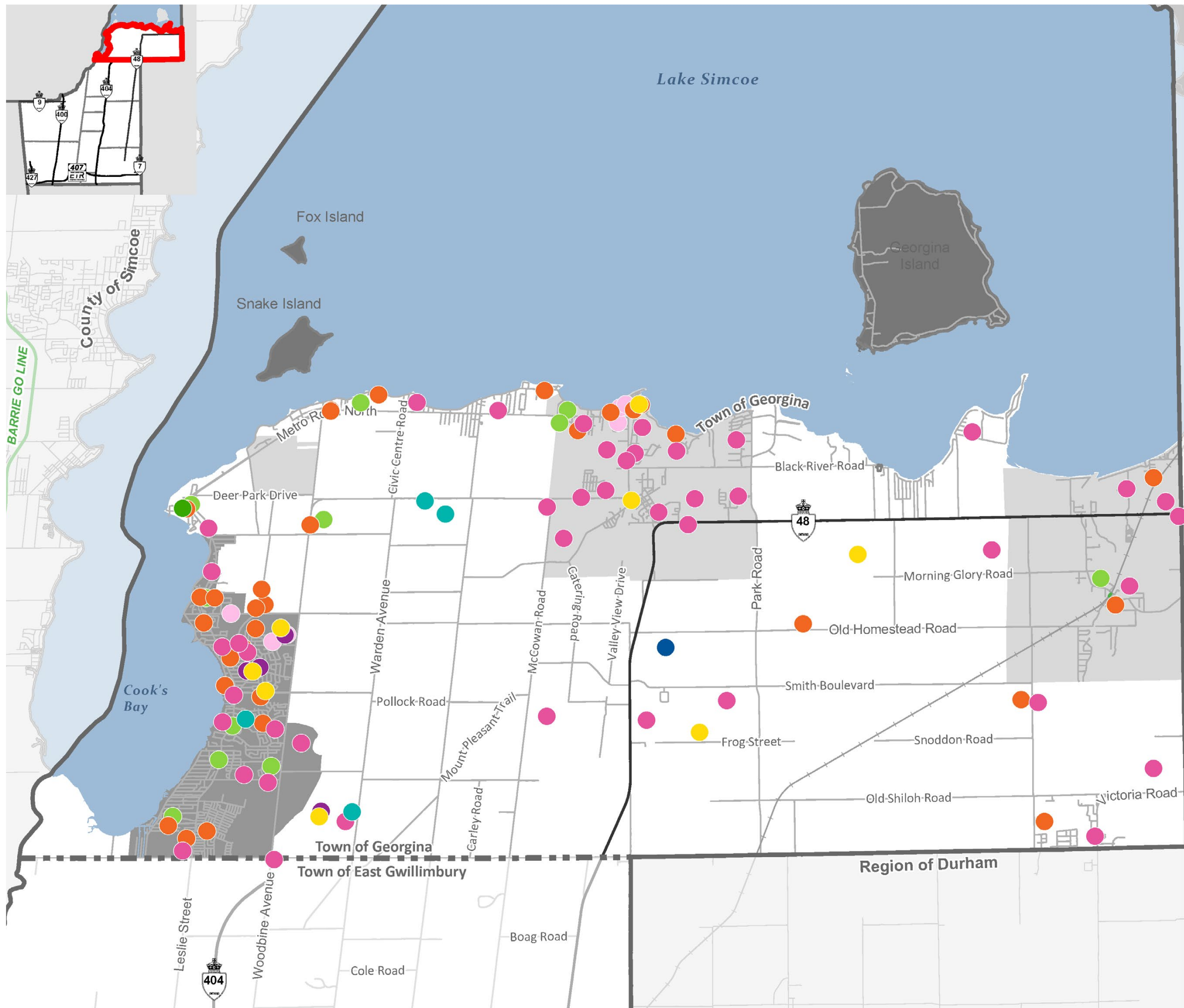
YORK REGION

TOWN OF GEORGINA

DEVELOPMENT PROFILE 2022

- Consent to Sever
- Engineering Application
- Minor Variances
- Official Plan Amendment - Exemption ¹
- Official Plan Amendments - Notice of Decision
- Official Plan Amendment - Routine ¹
- Pre-Application Proposal
- Site Plan Applications
- Subdivision/Condominium Applications
- Zoning By-Law Amendments

¹ Refer to Attachment 1 - Delegated Approval Authority



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TOWN of GEORGINA

2022 DETAILED APPLICATION INFORMATION

TABLE 8 NEW OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.22.G.0037	02.202	Exemption Granted	Town wide	To permit additional residential units on lots associated with a single detached dwelling in the Agricultural Protection Area and Rural Area designations
Local Official Plan Amendment	LOPA.21.G.0064	OPA 144	Notice of Decision	389 Curley Street	To permit a consent to divide the subject property into 2 residential building lots
Local Official Plan Amendment	LOPA.22.G.0047	02.201	Routine	49 Lorne Street	To permit the development of a 62-unit apartment building marketed towards seniors'

TABLE 9 NEW DEVELOPMENT APPLICATIONS by TYPE - Q1/Q2

Application Type	Regional File Number	Local File Number	Location	Description
Engineering Application	ENG.22.G.0001	S.9.204	2080, 2080 Metro Road North	24 block townhouse units
Site Plan	SP.22.G.0092	B.1.396	3525, 3527 Baseline Road	Construction of a roads maintenance equipment shelter shed

TABLE 10 NEW DEVELOPMENT APPLICATIONS by TYPE - Q3/Q4

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Condominium	CDMP.22.G.0013	01.159	Part of lot 12, Concession 3, Part 2 on plan 78, Parts 2 & 5 on Plan 65R-5947, Parts 1 & 2 on Plan 65R-12519	20 single detached units and 58 townhouse units

TOWN of GEORGINA

2022 DETAILED APPLICATION INFORMATION

TABLE 10 NEW DEVELOPMENT APPLICATIONS by TYPE - Q3/Q4 (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Condominium	CDMP.22.G.0013	01.159	Part of lot 12, Concession 3, Part 2 on plan 78, Parts 2 and 5 on Plan 65R-5947, Parts 1 and 2 on Plan 65R-12519	20 single detached units and 58 townhouse units
Draft Plan of Subdivision	SUBP.22.G.0025	01.161	Part of Lot 3, Concession 4 (NG) RS65R13487, Part 1	Truck transport depot (Block 3) with an administrative office and maintenance shop
Draft Plan of Subdivision	SUBP.22.G.0031	01.158	Part of lot 12, concession 3, Part 2 on plan 78, Parts 2 and 5 on Plan 65R-5947, Parts 1 and 2 on Plan 65R-12519	20 single detached units and 58 townhouse units
Draft Plan of Subdivision	SUBP.22.G.0042	01.160	24996 Woodbine Avenue	223 residential units, Phase 2
Engineering Application	ENG.22.G.0022	19T-14G01/S.9.198	Part of Lot 15, Concession 3 (N.G.) and Part of Former Road Allowance between Concessions 2 and 3	Engineering submission related to Old Homestead subdivision 19T-14G01
Engineering Application	ENG.22.G.0027	S.9.214	Part of Lot 14, Concession 3 (N.G.); Lot 1, Registrar's Compiled Plan 1204	Engineering for Phase 3 of Draft Plan of Subdivision 19T15G02

TOWN of GEORGINA

2022 DETAILED APPLICATION INFORMATION

TABLE 10 NEW DEVELOPMENT APPLICATIONS by TYPE - Q3/Q4 (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Engineering Application	ENG.22.G.0031	19T-05G04 & 19CDM-05G03	Lots 1-7, Part Lots 8 and 9, Registered Plan 82; Lots 4-9 and Part Lot 11, Registered Plan 83; Lots 5-9, and Part Lot 77, Part Gravel Beach, Registered Plan 73; Lots 84, 85 and Part Lot 86, Registered Plan 92	Engineering submission for 19T-05G04 and 19CDM-05G03
Engineering Application	ENG.22.G.0032	Orchidtrail Buildings Corp.	24996 Woodbine Avenue	Temporary construction access related to Draft Plan of Subdivision SUBP.22.G.0042
Engineering Application	ENG.22.G.0038	S.9.209	24996 Woodbine Avenue	Engineering submission for Orchitrail Development Phase 1
Registered Plan of Subdivision	SUBR.21.G.0030	65M4740	Part of Lot 3 and 4, Concession 9	13 single family residential building lots
Registered Plan of Subdivision	SUBR.22.G.0030	65M4750	Part of Lots 21, 22 and 23 Concession 7 (NG)	185 single detached units
Registered Plan of Subdivision	SUBR.22.G.0049	65M4749	Part of Lots 21, 22 and 23 Concession 7 (NG)	Create blocks for Natural Areas and Future Development
Site Plan	SP.22.G.0263	B.1.397	23142 Warden Avenue	Motor vehicle recycle facility
Site Plan	SP.22.G.0298	B.1.398	253 The Queensway South	Single storey multi-tenant retail building with double drive thru

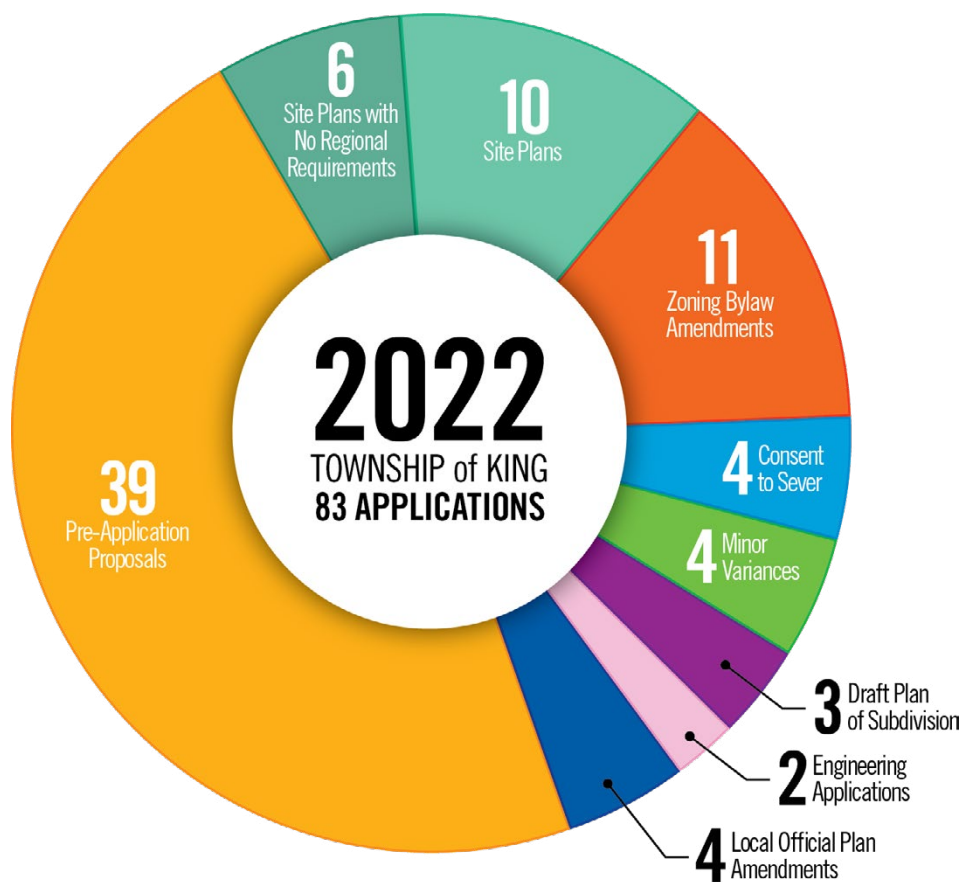
TOWNSHIP of KING

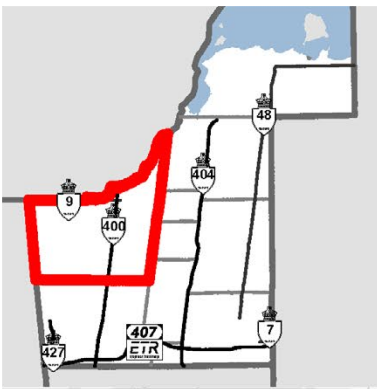
2022 DEVELOPMENT PROFILE

QUICKFACTS

- › King made up 4.0% of new 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 - 2022





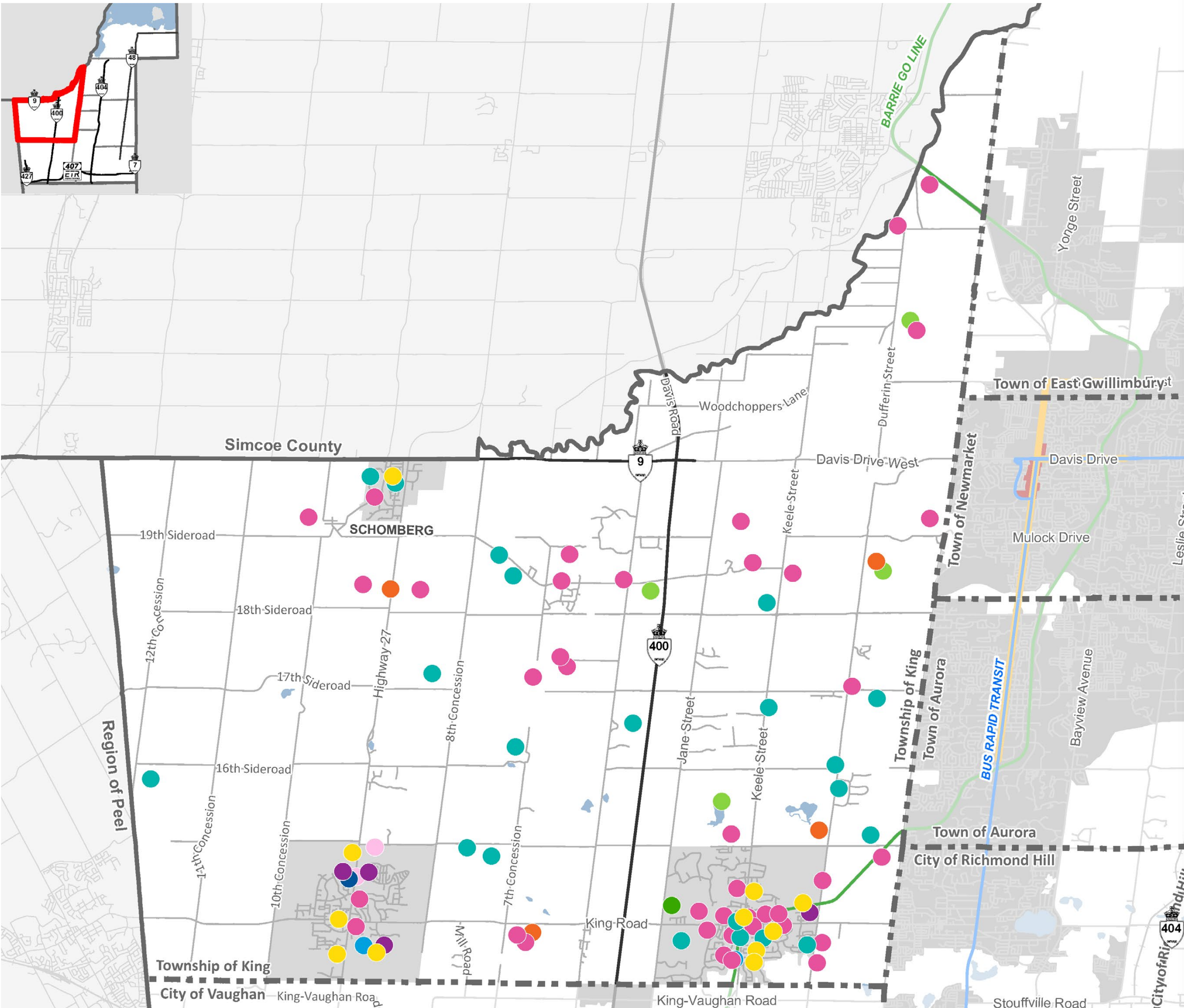
YORK REGION

TOWNSHIP OF KING

DEVELOPMENT PROFILE 2022

- Consent to Sever
- Engineering Application
- Minor Variances
- Official Plan Amendments - Exemption ¹
- Official Plan Amendments - Notice of Decision
- Official Plan Amendments - Routine ¹
- Pre-Application Proposal
- Site Plan Applications
- Subdivision/Condominium Applications
- Zoning By-Law Amendments

¹ Refer to Attachment 1 - Delegated Approval Authority



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Corporate Services Department, Planning and Economic
Development Branch 2023

Data: The Regional Municipality of York, The Regional
Municipalities of Durham and Peel, County of Simcoe,
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TOWNSHIP of KING

2022 DETAILED APPLICATION INFORMATION

TABLE 11 NEW OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.22.K.0010	OP-2021-05	Application withdrawn	12764, 12780 12796 and 12800 Keele Street	To permit the development of a 6- storey residential apartment building containing 247 units
Local Official Plan Amendment	LOPA.22.K.0005	OP-2021-04	Exemption Granted	13440 Highway 27	To permit the development of 6 single detached dwellings
Local Official Plan Amendment	LOPA.21.K.0012	OPA 99	Notice of Decision	52 James Stokes Court	To permit the development of 4 single detached units
Local Official Plan Amendment	LOPA.22.K.0026	OP-2022-01	Routine	12734 Keele Street	To permit the development of a 6-storey residential building with 78 apartment units
Local Official Plan Amendment	LOPA.22.K.0051	OP-2022-02	Routine	12805 Highway 27	To permit the development of 429 single detached units, Employment Blocks, a Future Development block, several stormwater blocks, park/open space blocks and environmental buffer

TABLE 12 NEW DEVELOPMENT APPLICATIONS by TYPE - Q1/Q2

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Subdivision	SUBP.22.K.0004	19T-21K02	13440 Highway 27	6 single-detached dwellings
Site Plan	SP.22.K.0089	SPD-21-106	326 Main Street	6-storey residential building
Site Plan	SP.22.K.0116	12935 Keele Street	12935 Keele Street	Keele Street to Doctors Lane, storm sewer & sidewalk extension
Site Plan	SP.22.K.0043	SPD-21-105	5015 Lloydtown/ Aurora Road	1,040 sq.m. building with 4 service bays to service vehicles

TOWNSHIP of KING

2022 DETAILED APPLICATION INFORMATION

TABLE 12 NEW DEVELOPMENT APPLICATIONS by TYPE - Q1/Q2 (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP.22.K.0032	SPD-22-104	14480 Dufferin Street	2-storey dwelling with the ground floor area of 961.61 sq.m. and a cabana. The proposal is considered 'Major Development' within the Oak Ridges Moraine
Site Plan	SP.22.K.0102	SPD-22-17	4785 15th Sideroad	60m high steel self-supported tower

TABLE 13 NEW DEVELOPMENT APPLICATIONS by TYPE - Q3/Q4

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Subdivision	SUBP.22.K.0038	19T-22K01	12805 Highway 27	429 single detached dwellings, employment Blocks, a future Development Block, stormwater parks, open space, public road and environmental buffer blocks
Draft Plan of Subdivision	SUBP.22.K.0040	19T-22-K02	13130-13176 Dufferin Street	Two 5-storey condominium buildings with a total of 220 units, 81 townhouse units and 46 back-to-back townhome units
Engineering Application	ENG.22.K.0030	19T-19K04	13735 highway 27	Works within Highway 27 ROW and water connection to the existing main related to draft plan of subdivision 19T-19K04
Engineering Application	ENG.22.K.0036	19T-19-K02	13500 Highway 27	Engineering involved in intersection works at Highway 27 and Paul Olsen Road, including Highway 27 widening
Registered Plan of Subdivision	SUBR.22.K.0007	65M4547	13151, 13165, 13175, 13193, 13211 Keele Street	Medium Density Residential Block (Block 2) consisting of 48 townhouse dwellings tied to a common element condominium road
Site Plan	SP.22.K.0239	2955 King Road	2955 King Road	Multiple light industrial/light manufacturing use buildings and accessory office uses

TOWNSHIP of KING

2022 DETAILED APPLICATION INFORMATION

TABLE 13 NEW DEVELOPMENT APPLICATIONS by TYPE - Q3/Q4 (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP.22.K.0268	SPD-22-64	12767 Dufferin Street	Demolition of the existing dwelling and construct a new dwelling
Site Plan	SP.22.K.0272	SPD-22-57	2239 King Road and 12991 Keele Street	Redevelopment of the existing dwellings to include a 5-storey multi-unit commercial/retail building with the integration of the existing heritage dwelling
Site Plan	SP.22.K.0278	SPD-22-56	1076 15th Side Road	Demolition of an existing dwelling and construction of a single detached dwelling
Site Plan	SP.22.K.0294	SPD-22-53	15170 Keele Street	New two storey residential dwelling with attached 3-car garage and walk-out basement together with a pool and a new private sewage disposal system

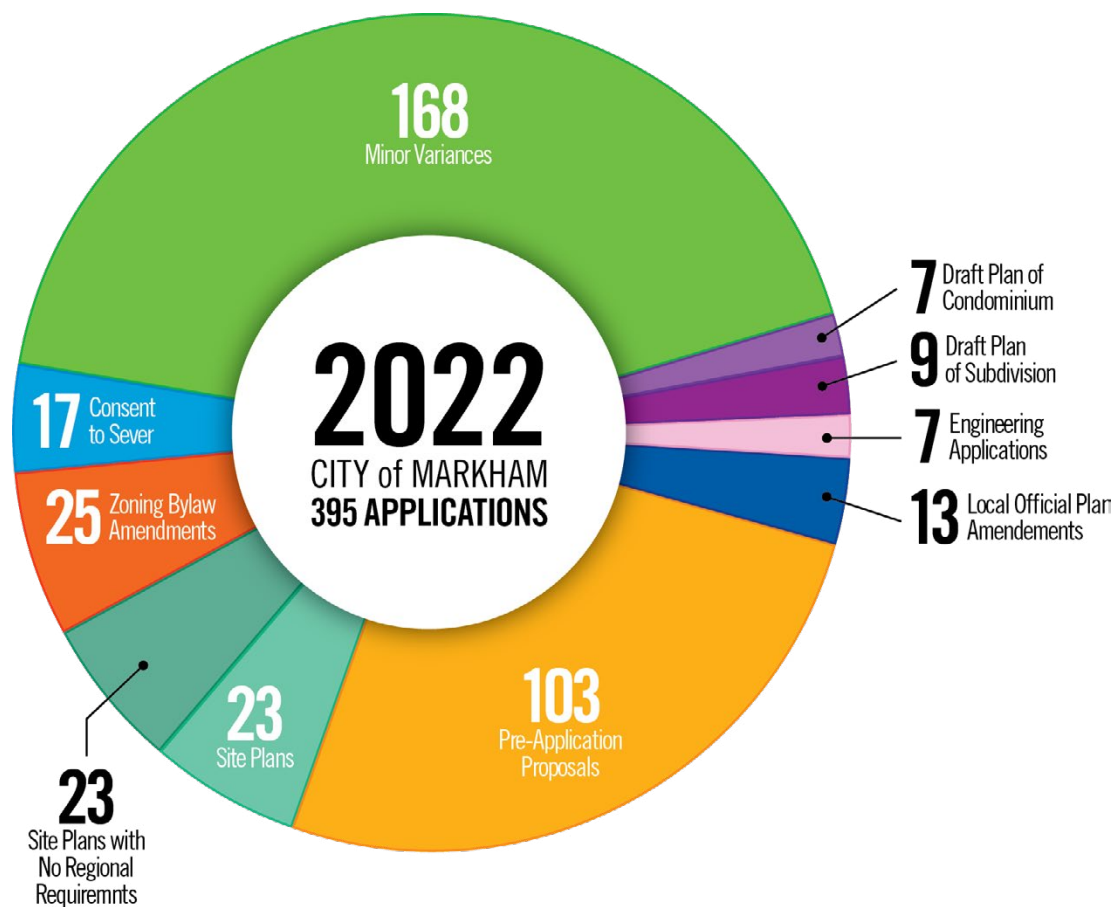
CITY of MARKHAM

2022 DEVELOPMENT PROFILE

QUICKFACTS

- › Markham made up 18.9% of new 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 - 2022



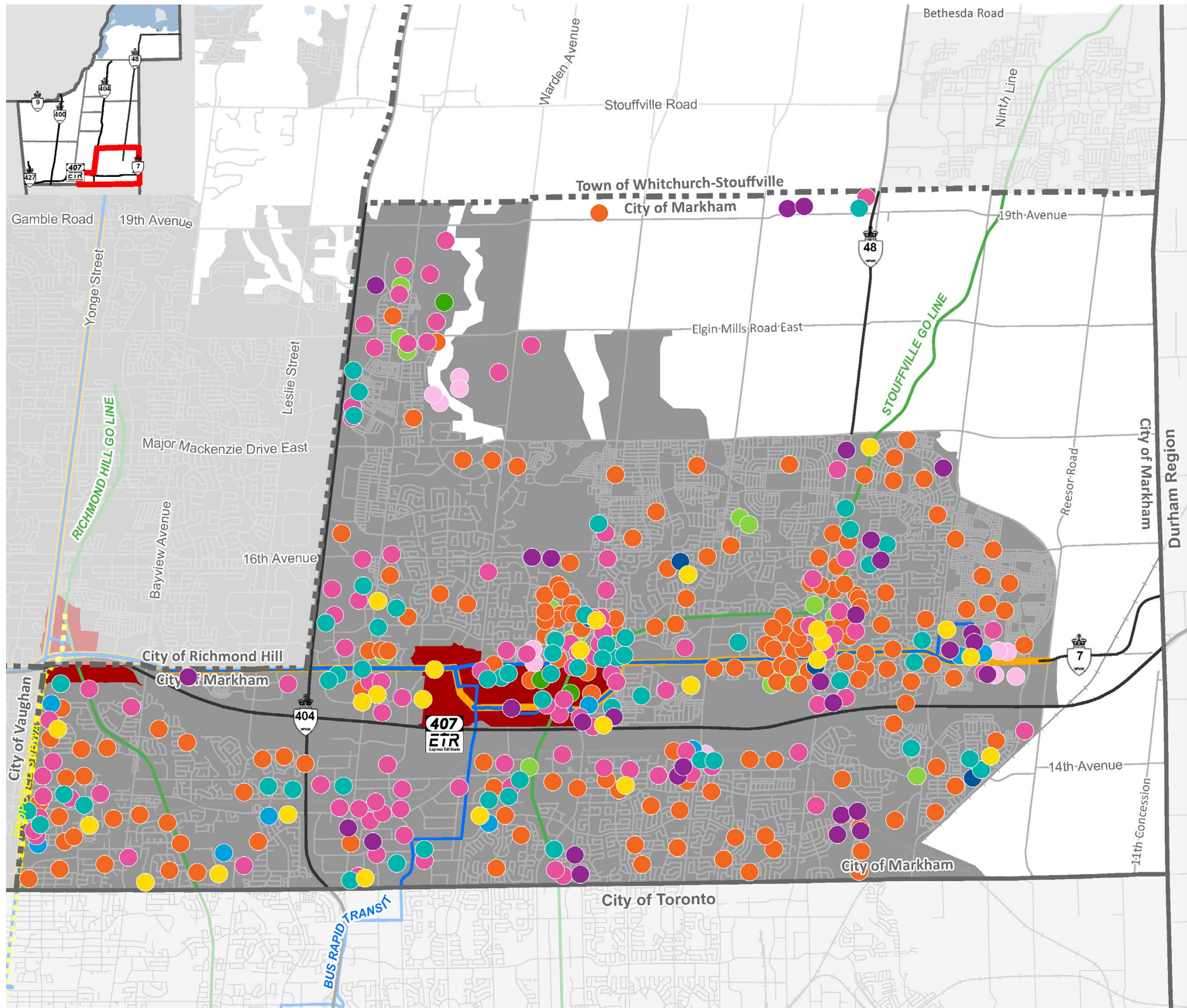
YORK REGION

CITY OF MARKHAM

DEVELOPMENT PROFILE 2022

- Consent to Sever
- Engineering Application
- Minor Variances
- Official Plan Amendments - Exemption ¹
- Official Plan Amendments - Notice of Decision ¹
- Official Plan Amendments - Routine ¹
- Pre-Application Proposal
- Site Plan Applications
- Subdivision/Condominium Applications
- Zoning By-Law Amendments
- Regional Centre ²
- Regional Corridor ²

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



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CITY of MARKHAM

2022 DETAILED APPLICATION INFORMATION

TABLE 14 NEW OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.22.M.0015	PLAN 21 120261	Exemption Granted	7085 14th Avenue	To permit an affordable housing development comprised of 154 apartment units
Local Official Plan Amendment	LOPA.22.M.0042	PLAN 22 244910	Exemption Granted	5871 Highway 7	To permit 146 apartment units
Local Official Plan Amendment	LOPA.22.M.0049	PLAN 22 253770	Exemption Granted	160-186 Main Street Unionville	To permit 4-storey building with 63 apartment units
Local Official Plan Amendment	LOPA.22.M.0062	PR 22 260697	Exemption Granted	City wide	To implement improvements to the development process to address Bill 109 requirements
Local Official Plan Amendment	LOPA.20.M.0024	OPA 258	Notice of Decision	4077 4101 and 4121 Highway 7	To permit a height increase to 25-storeys and density increase to 6 FSI for Area "1," and to permit a height increase to 30-storeys and density increase to 7 FSI for Area "2" for a combined total of 2,102 apartment units
Local Official Plan Amendment	LOPA.20.M.0039	OPA 257	Notice of Decision	North of Enterprise Boulevard and West of Main Street Unionville	To permit a 44-storey building with 1,400 residential units
Local Official Plan Amendment	LOPA.19.M.0036	OPA 37	Notice of Decision	Victoria Glen Community	To permit 410 single-detached and semi-detached 130 townhouses and 300 stacked townhouses/apartments
Local Official Plan Amendment	LOPA.22.M.0004	PLAN 21 146653	Routine	2300 John Street	To permit a 28-storey building with 593 apartment units
Local Official Plan Amendment	LOPA.22.M.0017	PLAN 21 145907	Routine	8111 Kennedy Road	To permit a 41-storey building with 1,772 apartment units

CITY of MARKHAM

2022 DETAILED APPLICATION INFORMATION

TABLE 14 NEW OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS (continued)

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.22.M.0017	PLAN 21 145907	Routine	8111 Kennedy Road	To permit a 41-storey building with 1,772 apartment units
Local Official Plan Amendment	LOPA.22.M.0033	PLAN 22 116592	Routine	6950 Highway 7 East	To permit 2,229 apartment units, 36,100 m2 GFA of commercial space, a public park and four streets
Local Official Plan Amendment	LOPA.22.M.0045	PLAN 22 118754	Routine	7 Highway East	To permit a 32-storeys building with 2,064 apartment units
Local Official Plan Amendment	LOPA.22.M.0048	PLAN 22 120692	Routine	191 McNabb Street	To permit a self-storage facility with a gross floor area (GFA) of 15,210.60 square meters
Local Official Plan Amendment	LOPA.22.M.0057	PLAN 22 247284	Routine	7810, 7822, 7834 & 7846 McCowan Road	To permit 84 townhouse units
Local Official Plan Amendment	LOPA.22.M.0065	22.262723.000 .00.PLAN	Routine	South of John Street and West of Don Mills Road	To clarify the permitted uses related to the Bahá'í National Centre as the place of worship administrative headquarters, application of minimum vegetation protection zones, and design principles relating to trails within the Greenway
Local Official Plan Amendment	LOPA.22.M.0075	PLAN 22 265093	Routine	17, 19, 21, & 23 Morgan Avenue	To permit a 33-storey building with 387 apartment units
Local Official Plan Amendment	LOPA.22.M.0052	PLAN 22 253004	Routine	8127-8149 Yonge Street	To permit a 40-storey building with 865 apartment units and 9 townhouse units

CITY of MARKHAM

2022 DETAILED APPLICATION INFORMATION

TABLE 15 NEW DEVELOPMENT APPLICATIONS by TYPE - Q1/Q2

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Condominium	CDMP.22.M.0001	21.144247.000.00.CNDO	2 Liam Lane	92 freehold semi-detached units with an internal common element condominium road
Draft Plan of Condominium	CDMP.22.M.0002	21.146455.000.00.CNDO	73 Main Markham Street South	Common element road that will service 13 townhouse units
Draft Plan of Condominium	CDMP.22.M.0012	22.120510.000.00.CNDO	168 Old Kennedy Road	64 multiple dwelling units in a stacked townhouse-built form
Draft Plan of Condominium	CDMP.22.M.0009	CNDO 22 115874	70, 50 Don Park Road	Conversion of 31 existing industrial units to condominium tenure
Draft Plan of Subdivision	SUBP.22.M.0020	19TM-16004	4031 16th Avenue	7 single-detached dwelling lots
Draft Plan of Subdivision	SUBP.22.M.0009	PLAN 21 145907	8111 Kennedy Road	4 high-rise towers, two 8-storey mid-rise buildings and two 3-storey townhouse blocks. The high-rise towers include building heights of 21-storeys, 31-storeys 37-storeys and 41-storeys
Draft Plan of Subdivision	SUBP.22.M.0005	PLAN 21 147883	10, 20 Fincham Avenue	A condominium lot, residential lot and 2 parcels for the purpose of road widening
Draft Plan of Subdivision	SUBP.22.M.0015	PLAN 22 114368	5662, 5474 19th Avenue	Low, medium and high-density residential uses in the form of single-detached dwellings, townhouses, midrise, apartments, including purpose-built rental, senior's housing affordable units
Draft Plan of Subdivision	SUBP.22.M.0021	PLAN 22 116592	6950 Highway 7	11 mixed-use and residential buildings

CITY of MARKHAM

2022 DETAILED APPLICATION INFORMATION

TABLE 15 NEW DEVELOPMENT APPLICATIONS by TYPE - Q1/Q2 (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Engineering Application	ENG.22.M.0003	Lindwide Phase 5B	7323, 6937, 7265 Highway 7	Lindwide Phase 5B intersections for William Forester Road/Highway 7 and Markham Veteran's Street/Highway 7
Engineering Application	ENG.22.M.0014	SU 18 181743-002	Part of the west half of Lot 24 and part of the west half of the east half of Lot 24, Concession 4	140 detached lots, 52 rear-lane townhouse units, 30 back-to-back townhouse units
Engineering Application	ENG.22.M.0018	TEC 21 142694 02	10348 Warden Avenue, 40, 32, 34, 36, 38, 42 Boynton Circle, 10162 Warden Avenue, 6, 8 Wilmont Court,	Engineering component of Draft Plan 19T-19M005
Engineering Application	ENG.22.M.0017	TECH 20 132920	7170, 7186, 7128 Highway 7	Road reconstruction of William Forster Road from Arthur Bonner Avenue to Highway 7 and boulevard improvements on Highway 7
Registered Plan of Condominium	CDMR.22.M.0002	YRCP1479	9900 Markham Road	A common element road that will service 195 townhouse units
Registered Plan of Condominium	CDMR.22.M.0007	YRCP1480	2 Liam Lane	To create 92 freehold semi-detached units with an internal common element condominium road
Registered Plan of Condominium	CDMR.22.M.0009	YRCP1485	10952, 10950 Woodbine Avenue	27 industrial units
Registered Plan of Subdivision	SUBR.21.M.0041	65M4726	7 Town Crier Lane	11 single-detached units and a vacant lot
Registered Plan of Subdivision	SUBR.21.M.0014	65M4729	Part of Lots 9, Concession 8	147 townhouse units

CITY of MARKHAM

2022 DETAILED APPLICATION INFORMATION

TABLE 15 NEW DEVELOPMENT APPLICATIONS by TYPE - Q1/Q2 (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Registered Plan of Subdivision	SUBR.22.M.0001	65M4738	5072 14th Avenue	8 single-detached dwellings and a block for road widening
Site Plan	SP.22.M.0117	SPC 22 115746	3853 Highway 7, 38 Water Walk Drive, 3863, 3851, 3857, 3859, 3861, 3855 Highway 7, 8, 18 Water Walk Drive	Addition of 4 apartment units, revise the parking statistics to remove the notation that 12 surface parking spaces are to serve an adjacent block (Block 4)
Site Plan	SP.22.M.0079	SPC 22 109682	7085 14th Avenue	Phased affordable housing development. Phase 1 (Block A) proposes a 4-storey affordable and purpose built rental building consisting of 48 units

TABLE 16 NEW DEVELOPMENT APPLICATIONS by TYPE - Q3/Q4

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Condominium	CDMP.22.M.0014	CNDO 22 252269	6350 Steeles Avenue East	131 Freehold townhomes on a condo road
Draft Plan of Condominium	CDMP.22.M.0019	CNDO 22 257769	12 Gandhi Lane	Creation of 768 apartment units
Draft Plan of Condominium	CDMP.22.M.0021	CNDO 22 117171	8119 Birchmount Road	759 residential condominium units
Draft Plan of Subdivision	SUBP.22.M.0026	PLAN 22 118754	7 Highway East	2,116 residential units 52 of which will be two-storey grade related townhouse units integrated into the podium buildings

CITY of MARKHAM

2022 DETAILED APPLICATION INFORMATION

TABLE 16 NEW DEVELOPMENT APPLICATIONS by TYPE - Q3/Q4 (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Subdivision	SUBP.22.M.0032	PLAN 22 243251	5112 14th Avenue	3-storey townhouses with a total of 96 units contained within 18 blocks
Draft Plan of Subdivision	SUBP.22.M.0053	19T18M02 / SU 18 154617	Part of Lots 9 and 10, Concession 9	Future commercial block component - Phase 3
Draft Plan of Subdivision	SUBP.22.M.0062	21.147883.000.00. PLAN	10, 20 Fincham Avenue	14 townhouse dwellings of common element condominium tenure and a freehold single detached dwelling
Engineering Application	ENG.22.M.0029	SUBP.19.M.0001	4038, 4052 Highway 7	Subdivision servicing for 4052 and 4038 Highway 7
Engineering Application	ENG.22.M.0035	McCowan and Stateview Lane	North of 14th Avenue and West of McCowan Road	Nao Towns Phase 1 - Intersection of McCowan and Stateview Lane
Registered Plan of Condominium	CDMR.21.M.0004	YRCP1492	8, 42, 12, 6, 43, 14, 10, 20, 16, 18 Floyd Ford Way and 22 Sissons Way	Common element road for the development comprised of 199 townhouse units
Registered Plan of Condominium	CDMR.22.M.0012	YRCP1490	1 Climo Lane and 1709 Bur Oak Avenue	81 apartment units
Registered Plan of Subdivision	SUBR.22.M.0008	65M4758	78 Lee Avenue	13 single-detached units
Registered Plan of Subdivision	SUBR.22.M.0025	65M4745	73 Main Street South	13 townhouses units and one detached unit
Registered Plan of Subdivision	CDMR.22.M.0016	YRCP1497	Block 3 on Registered Plan 65M-3925	70 common element condominium townhouse units

CITY of MARKHAM

2022 DETAILED APPLICATION INFORMATION

TABLE 16 NEW DEVELOPMENT APPLICATIONS by TYPE - Q3/Q4 (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP.22.M.0200	SPC 22 244216	4340 Highway 7 East	Minor façade alterations to the existing eastern building
Site Plan	SP.22.M.0209	SPC 22 246371	3825 Highway 7	40 and 45 storey residential towers, including at-grade retail with a total of 809 units
Site Plan	SP.22.M.0210	SPC 22 246660	150 Telson Road	Extension of the existing 1-storey building (2,798 sq.m) to include a warehouse (1,812 sq.m)
Site Plan	SP.22.M.0233	SPC 22 120692	191 McNabb Street	Premium self-storage facility
Site Plan	SP.22.M.0245	SPC 22 111227	9392 Kennedy Road	Rear addition to the existing structure and move the building back from Kennedy Road
Site Plan	SP.22.M.0248	SPC 22 247842	5, 9, 11 and 25 Langstaff Road East	49 and 46 storey residential towers with a podium element ranging from 2-10 storeys, at grade commercial, 16 townhouse units, 2 residential lobbies and indoor amenity space
Site Plan	SP.22.M.0255	SPC 22 245693	7545 Yonge St	New automatic car wash facility
Site Plan	SP.22.M.0259	SPC 22 247729	186 Old Kennedy Road	94 rear lane townhouses units
Site Plan	SP.22.M.0286	22.257557.000.00.SPC	Markland Street	New office and industrial warehouse

CITY of MARKHAM

2022 DETAILED APPLICATION INFORMATION

TABLE 16 NEW DEVELOPMENT APPLICATIONS by TYPE - Q3/Q4 (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP.22.M.0299	SPC 21 144679	7810, 7822, 7834 and 7846 McCowan Road	3 storey townhomes consisting of 84 units
Site Plan	SP.22.M.0301	SPC 22 259790	Allstate Parkway	2 multi-tenant industrial strata buildings
Site Plan	SP.22.M.0308	SPC 21 112037	50 East Valhalla Drive	New 1-storey banquet hall (624.79 sq m) 2-storey restaurant addition (317.75 sq m) and hotel services (146.57 sq m)
Site Plan	SP.22.M.0317	22.118426.000.00.SPC	5300 14th Ave	Reconfigure the existing parking lot and drive aisle to accommodate the conversion of the existing McCowan Road entrance to a signalized intersection
Site Plan	SP.22.M.0337	SPC 22 262346	3120 Steeles Avenue East	New Lexus automobile dealership

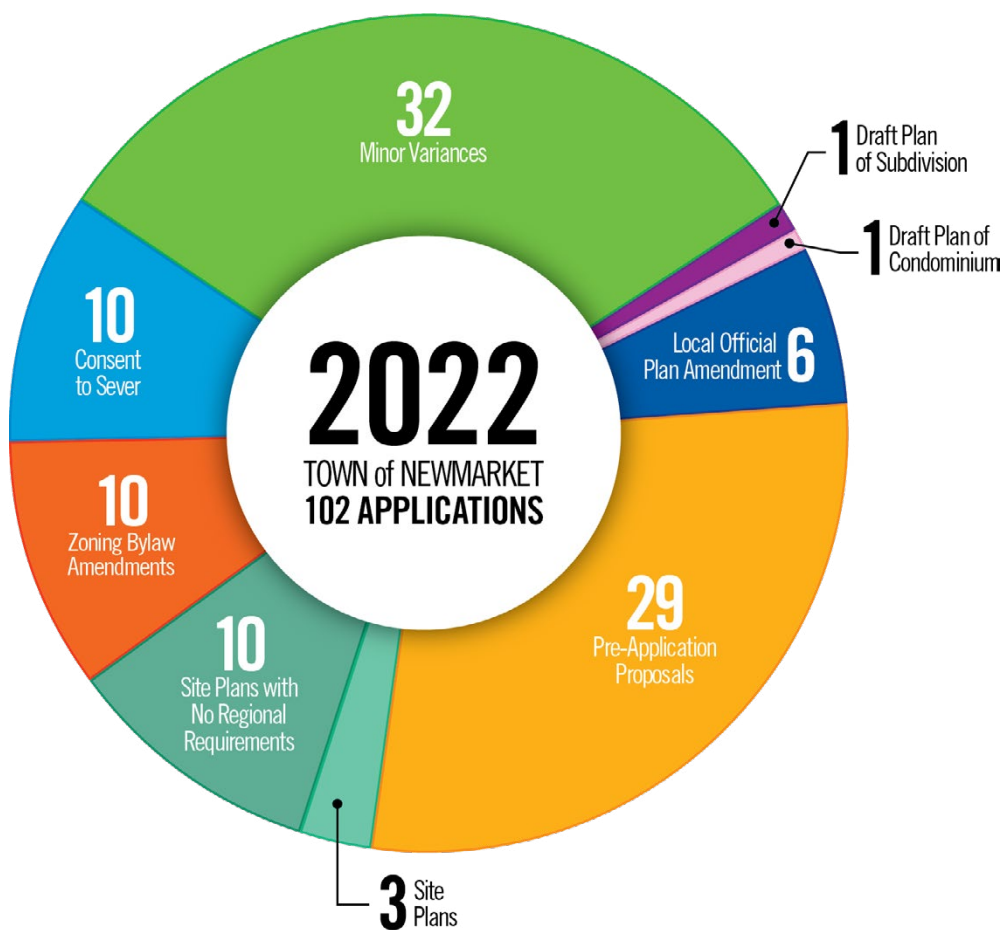
TOWN of NEWMARKET

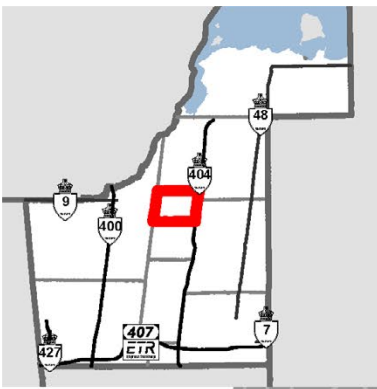
2022 DEVELOPMENT PROFILE

QUICKFACTS

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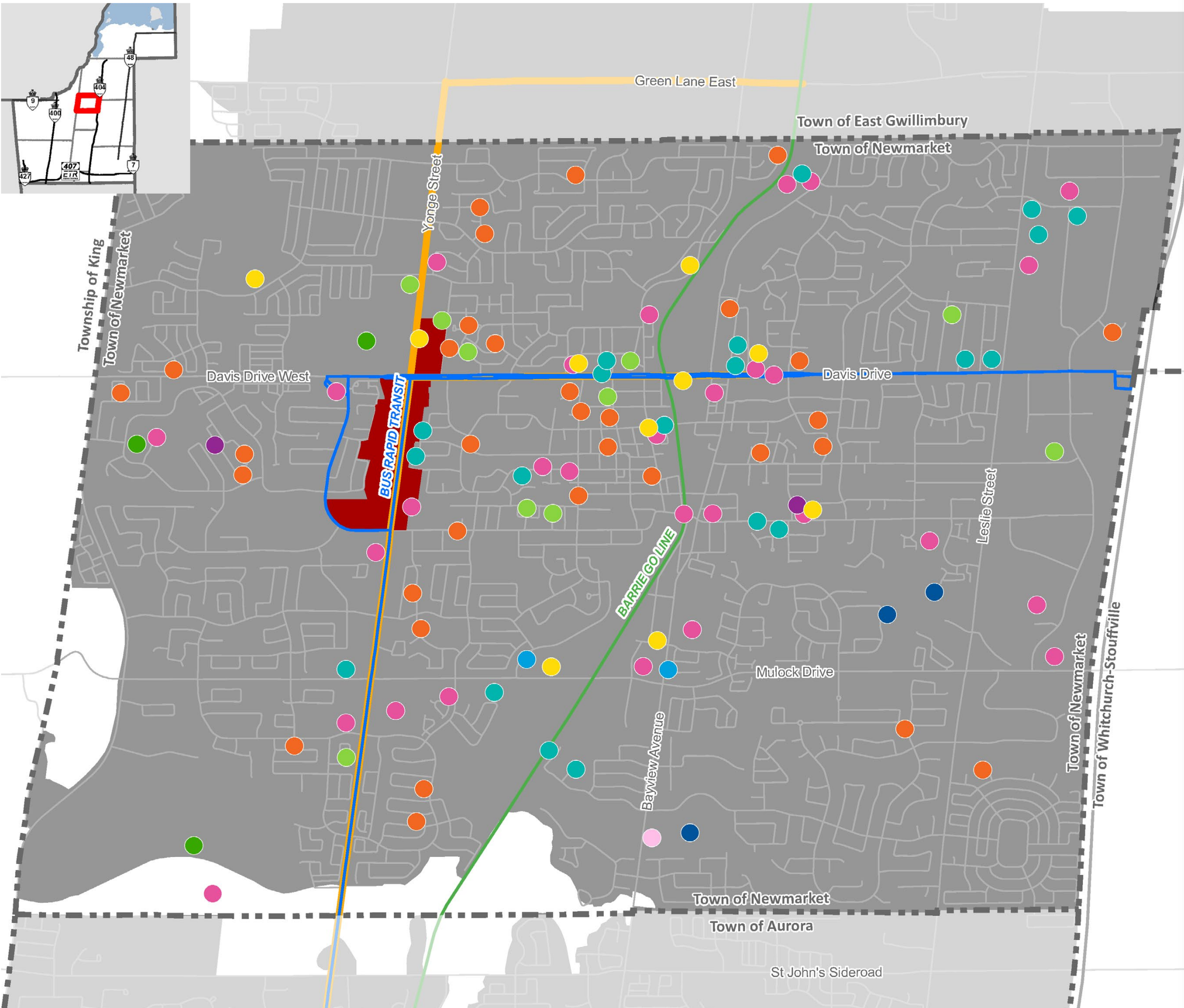
FIGURE 9 NEW DEVELOPMENT APPLICATIONS by TYPE - 2022





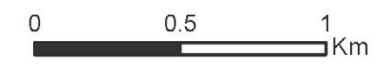
YORK REGION

TOWN OF NEWMARKET DEVELOPMENT PROFILE 2022



- Consent to Sever
- Engineering Application
- Minor Variances
- Official Plan Amendments - Exemption ¹
- Official Plan Amendments - Notice of Decision ¹
- Official Plan Amendments - Routine ¹
- Official Plan Amendment - Routine - Pre-application ¹
- Pre-Application Proposal
- Site Plan Applications
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- Regional Corridor ²

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TOWN of NEWMARKET

2022 DETAILED APPLICATION INFORMATION

TABLE 17 NEW OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.15.N.0009	D9-NP1312/ OPA 27	Exemption Granted	16860 & 16920 Leslie Street	To permit 256 block townhouses and 50 single detached units
Local Official Plan Amendment	LOPA.20.N.0037	D09NP2004	Exemption Granted	600 Stonehaven Avenue	To permit 57 single detached units and 142 townhouse units
Local Official Plan Amendment	LOPA.20.N.0063	D09NP2015	Exemption Granted	415 Pickering Crescent	To permit 32 three-storey townhouse dwelling units
Local Official Plan Amendment	LOPA.20.N.0050	D09NP2012/ OPA 32	Notice of Decision	16250 16356 and 16450 Yonge Street	To permit 315 low density, 115 lane townhouse, 205 medium density and 370 high density residential units
Local Official Plan Amendment	LOPA.19.N.0016	OPA 33	Notice of Decision	470 Crossland Gate	To permit 97 single detached units and 96 townhouse units
Local Official Plan Amendment	LOPA.19.N.0029	OPA 30	Notice of Decision	17600 Yonge Street	To permit a high-density development containing 5000 residential units and a new road system for the Upper Canada Mall property
Local Official Plan Amendment	LOPA.22.N.0006	OPZS-2022-001	Routine	301 Mulock Drive	To permit two 8-storey mixed use apartment buildings with 418 residential units
Local Official Plan Amendment	LOPA.22.N.0016	OPZS-2022-004	Routine	16756 16764 Bayview Avenue	To permit a 6-storey residential apartment building with 71 units
Local Official Plan Amendment	LOPA.22.N.0054	PLN- OPZS-2022-012	Routine - pre -app	615, 625, 631 Davis Dr and 29, 33, 39 Bolton Ave	***PRE-SUBMISSION*** To permit a 15-storey building with 348 units and 947.2 sq m of retail and a 6-storey building with 126 units

TOWN of NEWMARKET

2022 DETAILED APPLICATION INFORMATION

TABLE 17 NEW OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS (continued)

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.22.N.0056	OPZS-2022-013	Routine - pre -app	315 Davis Drive	***PRE-SUBMISSION*** To permit a 7- storey residential building consisting of 134 apartment units
Local Official Plan Amendment	LOPA.22.N.0064	PLN- OPZS-2022-015	Routine - pre -app	17615 Yonge Street	***PRE-SUBMISSION*** To permit a 20-storey mixed use development consisting of self-storage, retail, office uses and 213 residential units (32 affordable housing units)
Local Official Plan Amendment	LOPA.22.N.0072	OPZS-2022-016	Routine - pre -app	514 Davis Drive	***PRE-SUBMISSION*** To permit a 5-storey mixed use building with commercial offices, retail and self- storage uses

TABLE 18 NEW DEVELOPMENT APPLICATIONS by TYPE - Q1/Q2

Application Type	Regional File Number	Local File Number	Location	Description
Registered Plan of Condominium	CDMR.22.N.0018	YRCP1487	Part of Block 120, Registered Plan 65M-4587	To facilitate an easement
Site Plan	SP.22.N.0011	SPA-2022-001	674 Gorham Street	Addition to the existing building that facilitates 4 additional residential rental units for a total of 9 rental units
Site Plan	SP.22.N.0138	SPA-2022-006	17365 Yonge Street, 17395 Yonge Street	To facilitate development of 1 apartment building with maximum height of 12-storeys and 2 townhouse blocks with a maximum height of 3 storeys and parking below grade

TOWN of NEWMARKET

2022 DETAILED APPLICATION INFORMATION

TABLE 18 NEW DEVELOPMENT APPLICATIONS by TYPE - Q1/Q2 (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP.22.N.0163	PLN-SPA-2022-007	603 Davis Drive, 22 Bolton Avenue, 18 Bolton Avenue	6-storey assisted living and memory care building with 96 bedrooms
Site Plan	SP.22.N.0175	PLN-SPA-2022-010	Part Lot 89, Concession 1	28 townhouse units
Site Plan	SP.22.N.0055	SPA-2022-003	22 Hamilton Drive, 1005, 1025, 1015, 1029 Davis Drive	24 townhouses and 4 semi-detached units on a private road
Site Plan	SP.22.N.0152	SPA-2022-008	355 Davis Drive	Addition of an outdoor playing area for a new daycare
Site Plan	SP.22.N.0178	SPA-2022-011	17895 Leslie Street	Two 2-storey multi-unit industrial buildings

TABLE 19 NEW DEVELOPMENT APPLICATIONS by TYPE - Q3/Q4

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Subdivision	SUBP.22.N.0039	OPZS-2022-007	233 Muriel Street and 741, 745, 743, 757 and 763 Gorham Street	26 townhouse units and 46 back-to-back townhouse units
Engineering Application	ENG.22.N.0034	D12NP2004	600 Stonehaven Avenue	Culvert improvements under Bayview Avenue south of Stonehaven Avenue
Registered Plan of Subdivision	SUBR.22.N.0029	65M4752	Part of Lot 96, Concession 1	14 semi-detached dwellings and 98 townhouses
Site Plan	SP.22.N.0283	TEL-2022-002	380 Bayview Parkway	***PRE-SUBMISSION*** telecommunications tower

TOWN of NEWMARKET

2022 DETAILED APPLICATION INFORMATION

TABLE 19 NEW DEVELOPMENT APPLICATIONS by TYPE - Q3/Q4 (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP.22.N.0287	OPZS-2022-011	99, 103, 105, Main Street South and 454, 462, 466 Queen Street	***PRE-SUBMISSION*** 68 stacked townhouse units
Site Plan	SP.22.N.0311	230 & 240 Mulock Drive	230 and 240 Mulock Drive	***PRE-SUBMISSION*** Additions to the existing Mercedes-Benz dealership including a parking lot expansion

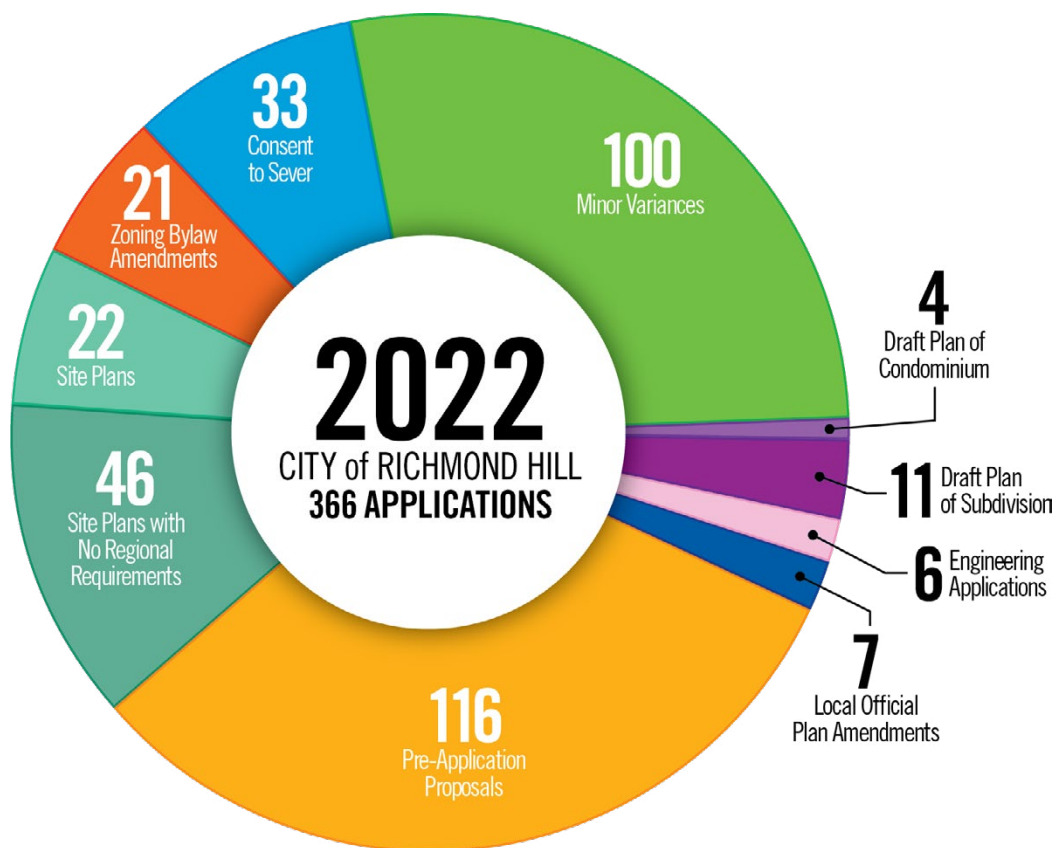
CITY of RICHMOND HILL

2022 DEVELOPMENT PROFILE

QUICKFACTS

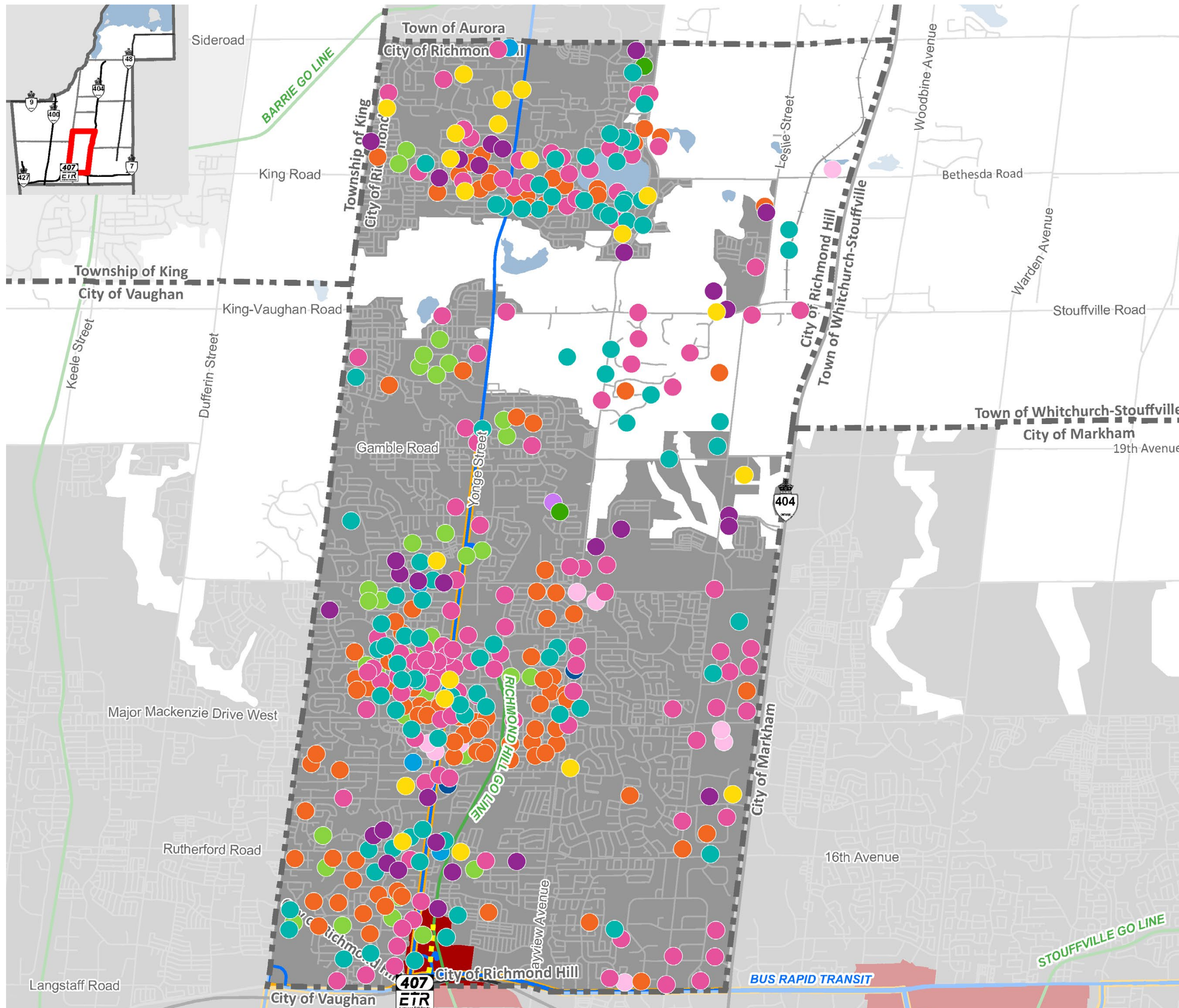
- › Richmond Hill made up 17.5% of new development applications in York Region
- › Regional staff respond and participate in pre-consultation meetings held every two weeks

FIGURE 10 NEW DEVELOPMENT APPLICATIONS by TYPE - 2022



YORK REGION

CITY OF RICHMOND HILL DEVELOPMENT PROFILE 2022



- Consent to Sever
- Engineering Application
- Minor Variances
- Official Plan Amendments - Exemption ¹
- Official Plan Amendments - Exemption Denied ¹
- Official Plan Amendments - Notice of Decision ¹
- Official Plan Amendments - Routine ¹
- Pre-Application Proposal
- Site Plan Applications
- Subdivision/Condominium Applications
- Zoning By-Law Amendments
- Regional Centre ²
- Regional Corridor ²

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 2023

Data: The Regional Municipality of York, The Regional
 Municipalities of Durham and Peel, County of Simcoe,
 City of Toronto
 King's Printer for Ontario 2003-2023

CITY of RICHMOND HILL

2022 DETAILED APPLICATION INFORMATION

TABLE 20 NEW OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.22.R.0028	D01-22003 / OPA 18.4	Exemption Denied	City wide	To update policies to expand opportunities for missing-middle housing and create “15-minute” communities across the City’s settlement areas
Local Official Plan Amendment	LOPA.20.R.0045	D01-20008	Exemption Granted	122, 124 and 126 Cartier Crescent	To permit a 6-storey residential building consisting of 118 apartment units
Local Official Plan Amendment	LOPA.21.R.0059	D01-21007	Exemption Granted	9651 Yonge Street	To permit 521 apartment units
Local Official Plan Amendment	LOPA.20.R.0072	OPA 33	Notice of Decision	8905 Bathurst Street	To permit 396 apartment units
Local Official Plan Amendment	LOPA.22.R.0027	D01-22002/OPA 18.3	Notice of Decision	City wide	To update the City’s 2041 Planning Vision and City Structure and provide supportive policies for those updates regarding placemaking mobility affordable housing climate change and others
Local Official Plan Amendment	LOPA.20.R.0031	D01-20003/ OPA 36	Notice of Decision	13586 and 13572 Bayview Avenue	To permit 103 apartment units

CITY of RICHMOND HILL

2022 DETAILED APPLICATION INFORMATION

TABLE 20 NEW OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS (continued)

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.22.R.0008	D01-22001	Routine	77 and 89 16th Avenue	To permit 922 apartment units
Local Official Plan Amendment	LOPA.22.R.0018	D01-22004	Routine	196 Elgin Mills Road West and 41 Cooperage Crescent	To permit 3 single detached units and 14 townhouse units
Local Official Plan Amendment	LOPA.22.R.0061	OPA-22-0006	Routine	9700 Yonge Street	To permit 658 residential rental units
Local Official Plan Amendment	LOPA.22.R.0069	OPA-22-0008	Routine	101 Bloomington Road	To permit 153 apartment units
Local Official Plan Amendment	LOPA.22.R.0074	OPA-22-0007	Routine	16 and 20 Centre Street	To permit a 6-storey building consisting of 27 apartment units

TABLE 21 NEW DEVELOPMENT APPLICATIONS by TYPE - Q1/Q2

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Condominium	CDMP.22.R.0011	CON-22-0002	0 MCCAGUE DRIVE	Common elements, including private roadways, sidewalks, environmental protection lands and visitor parking spaces
Draft Plan of Condominium	CDMP.22.R.0003	D05-21006	225, 231, 211 Carrville Road	19 townhouse dwelling units accessed by a private condominium lane
Draft Plan of Subdivision	SUBP.22.R.0001	D03-21005/SUB-21-0005	51 Elm Grove Avenue	4 single-detached dwelling units and the extension of Carmela Avenue
Draft Plan of Subdivision	SUBP.22.R.0003	D03-21006/SUB-21-0006	231, 225, 211 Carrville Road	19 townhouse dwelling units accessed by a private condominium lane

CITY of RICHMOND HILL

2022 DETAILED APPLICATION INFORMATION

TABLE 21 NEW DEVELOPMENT APPLICATIONS by TYPE - Q1/Q2

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Subdivision	SUBP.22.R.0006	D03-22001	77 16th Avenue	Three buildings 22, 25 and 37 storeys with 4 storey podiums containing a total of 922 residential units and 538 sq.m. of at-grade commercial space
Draft Plan of Subdivision	SUBP.22.R.0017	D03-22005/ SUB-22-0005	7, 3, 5 Hughes Street	12 townhouse dwelling units
Draft Plan of Subdivision	SUBP.22.R.0010	SUB-22-0002/ D03-22002	41 Cooperage Crescent, 196 Elgin Mills Road West	3 single-detached dwelling units and 14 townhouse dwelling units
Draft Plan of Subdivision	SUBP.22.R.0016	SUB-22-0004	292, 282 Elgin Mills Road West	15 townhouse dwelling units
Engineering Application	ENG.22.R.0005	19T-11R04	1577 Major Mackenzie Drive East	Regional intersection and subdivision works in support of Mackenzie Commons - Montagna Capital Inc.
Engineering Application	ENG.22.R.0016	Elgin Mills & Bayview Ave	850 Elgin Mills Road East, 10747 Bayview Avenue	Sanitary sewer extension on Elgin Mills Road East
Engineering Application	ENG.22.R.0010	Urban MESP Sanitary	9867 Yonge Street	Urban MESP Sanitary Improvements - Baif Development - Diversion to YDSS
Registered Plan of Condominium	CDMR.22.R.0019	YRCP1488	105, 85, 75, 95 Oneida Crescent	19-storey apartment building with 232 units
Registered Plan of Subdivision	SUBR.21.R.0013	65M4715	10 Portage Avenue, 13223, 13215 Bathurst Street	5 single-detached dwelling units
Registered Plan of Subdivision	SUBR.18.R.0031	65M4722	11011 Bayview Avenue	30 single-detached units and 10 partial single-detached units (total 35 units)

CITY of RICHMOND HILL

2022 DETAILED APPLICATION INFORMATION

TABLE 21 NEW DEVELOPMENT APPLICATIONS by TYPE Q1/Q2 (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Registered Plan of Subdivision	SUBR.18.R.0032	65M4723	11061 Bayview Avenue	318 single-detached units and 106 townhouse units
Registered Plan of Subdivision	SUBR.21.R.0036	65M4727	10, 6, 4, 8, 12 McCachen Street	34 townhouse units and 2 semi-detached units on a private road
Registered Plan of Subdivision	SUBR.21.R.0044	65M4730	12826, 12844 Leslie Street	2 semi-detached dwelling and 43 townhouses
Registered Plan of Subdivision	SUBR.22.R.0003	65M4739	259, 251, 253 Oxford Street	3 single-detached dwellings 20 semi-detached dwellings
Site Plan	SP.22.R.0051	D06-21082	450, 446, 448 Balkan Road, 122, 124, 126 Cartier Crescent	6-storey residential building consisting of 118 apartment units
Site Plan	SP.22.R.0101	D06-22014	8825, 8905 Bathurst Street	2 apartment buildings (20 and 15 storeys)
Site Plan	SP.22.R.0179	D06-22028	91, 81, 39, 45, 97, 79, 41, 53, 59, 89, 69 Carrville Road	High-density residential development comprised of 3 buildings 32, 32 and 16 storeys in height, totaling 1,024 dwelling units
Site Plan	SP.22.R.0056	D06-22002	0 Oneida Crescent	High-density residential development comprised of 4 apartment buildings 25, 30, 32 and 37 storeys with 3-storey podiums totaling 1,517 residential units
Site Plan	SP.22.R.0146	D06-21008	292, 282 Elgin Mills Road West	Medium-density residential development comprised of 15 townhouse dwelling units
Site Plan	SP.22.R.0027	D06-21075	211, 225, 231 Carrville Road	19 townhouse dwelling units accessed by a private condominium lane
Site Plan	SP.22.R.0003	D06-21077	1070 Major Mackenzie Drive East	9-storey retirement residence consisting of 242 units

CITY of RICHMOND HILL

2022 DETAILED APPLICATION INFORMATION

TABLE 21 NEW DEVELOPMENT APPLICATIONS by TYPE - Q1/Q2 (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP.22.R.0057	D06-21080	181, 187 Elgin Mills Road West	15 townhouse units
Site Plan	SP.22.R.0114	D06-22015	73 Lake Avenue	2-storey detached dwelling
Site Plan	SP.22.R.0120	D06-22017	599 Sunset Beach Road	Single-detached dwelling
Site Plan	SP.22.R.0121	D06-22018	599 Sunset Beach Road	Single-detached dwelling
Site Plan	SP.22.R.0127	D06-22021	12689 Leslie Street	2-storey single-detached dwelling
Site Plan	SP.22.R.0135	D06-22022	171 Major Mackenzie Drive West	Expansion of the existing park area
Site Plan	SP.22.R.0165	D06-22023	100 Old Surrey Lane	2-storey single-detached dwelling

TABLE 22 NEW DEVELOPMENT APPLICATIONS by TYPE - Q3/Q4

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Condominium	CDMP.22.R.0026	CON-22-0003	12600 Bayview Avenue	19 townhouse dwelling units
Draft Plan of Subdivision	SUBP.22.R.0035	SUB-22-0006	16 Finesse Court	5 single detached units
Draft Plan of Subdivision	SUBP.22.R.0036	SUB-22-0007	0 Leslie Street	Industrial building with two local road extensions
Draft Plan of Subdivision	SUBP.22.R.0037	SUB-22-008	551 and 561 16th Avenue	4 single detached units and 10 semi-detached units

CITY of RICHMOND HILL

2022 DETAILED APPLICATION INFORMATION

TABLE 22 NEW DEVELOPMENT APPLICATIONS by TYPE - Q3/Q4 (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Subdivision	SUBP.22.R.0051	SUB-22-0010	9700 Yonge Street	18 and 24-storey buildings with an 8-storey podium containing 658 residential rental units and 1,394.7 sq m (15,012.43 sq ft) of at-grade commercial space
Draft Plan of Subdivision	SUBP.22.R.0057	SUB-22-0003	1200 & 1380 Stouffville Road	Three 11-storey residential buildings, three 10-storey residential buildings, one 4-storey mixed-use building containing residential and office uses, and one 2-storey institutional building containing a school and place of worship
Engineering Application	ENG.22.R.0024	SE 22-0001	Harding Boulevard between Yonge Street and Lennox Avenue	Sanitary sewer replacement project along Harding Boulevard
Engineering Application	ENG.22.R.0028	Bethesda Sideroad Reconstruction	On Bethesda Sideroad from Leslie Street to Highway 404	Reconstruction of Bethesda Sideroad (Phase 2) from Leslie Street to Highway 404
Engineering Application	ENG.22.R.0037	Highway 7 and Valleymede Drive	Intersection of Highway 7 and Valleymede Drive	Addition of a southbound right-turn lane at the intersection of Highway 7 and Valleymede Drive
Registered Plan of Condominium	CDMR.22.R.0023	YRCP1495	8868 Yonge Street	Two 15-storey apartment buildings containing 370 residential units and 3 at-grade commercial units
Registered Plan of Subdivision	SUBR.20.R.0015	65M4759	Part of Lots 112 and 113, and part of Lots 153 and 154, Registered Plan 202	18 single detached units
Registered Plan of Subdivision	SUBR.20.R.0020	65M4746	44, 48, 54 & 60 Arnold Crescent	3 single detached units
Registered Plan of Subdivision	SUBR.22.R.0047	65M4753	7, 9 & 11 Maple Grove Avenue and 4 & 6 Aubrey Avenue	22 townhouse units and 12 semi-detached units

CITY of RICHMOND HILL

2022 DETAILED APPLICATION INFORMATION

TABLE 22 NEW DEVELOPMENT APPLICATIONS by TYPE - Q3/Q4 (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP.22.R.0195	D06-22036	9301, 9325 & 9335 Yonge Street	42 and 45-storeys residential towers connected by a 5-storey podium with at-grade retail and 1 level of underground parking
Site Plan	SP.22.R.0199	D06-22041	0 Leslie Street	51 condominium townhouse units
Site Plan	SP.22.R.0201	D06-22042	0 Leslie Street	24 condominium townhouse units
Site Plan	SP.22.R.0231	D06-22047	13572 & 13586 Bayview Avenue	8-storey residential building containing 103 apartment units
Site Plan	SP.22.R.0264	D06-22057	9355 Leslie Street	Expansion of the existing medical building and a fourth-floor addition to the above ground parking structure
Site Plan	SP.22.R.0291	D06-22025	20 Forest Ridge Road	Second storey addition to the existing dwelling and construction of an enclosed swimming pool
Site Plan	SP.22.R.0331	D06-12100	236-240 Church Street South	10-storey mixed-use building with 151 apartment units and 4 townhouse units
Site Plan	SP.22.R.0335	D06-22071	159, 169, 177, 181 and 189 Carville Road	2 semi-detached units and 32 townhouse units

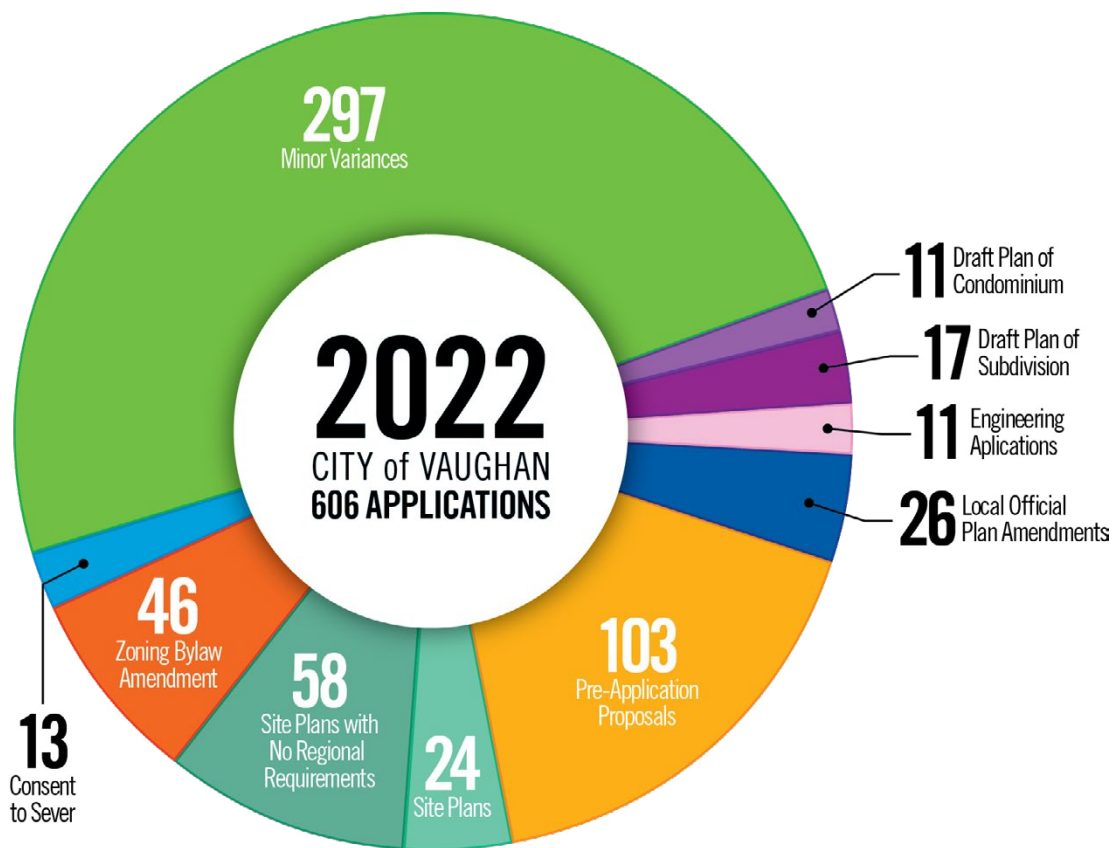
CITY of VAUGHAN

2022 DEVELOPMENT PROFILE

QUICKFACTS

- › Vaughan made up 29.0% of new 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 - 2022



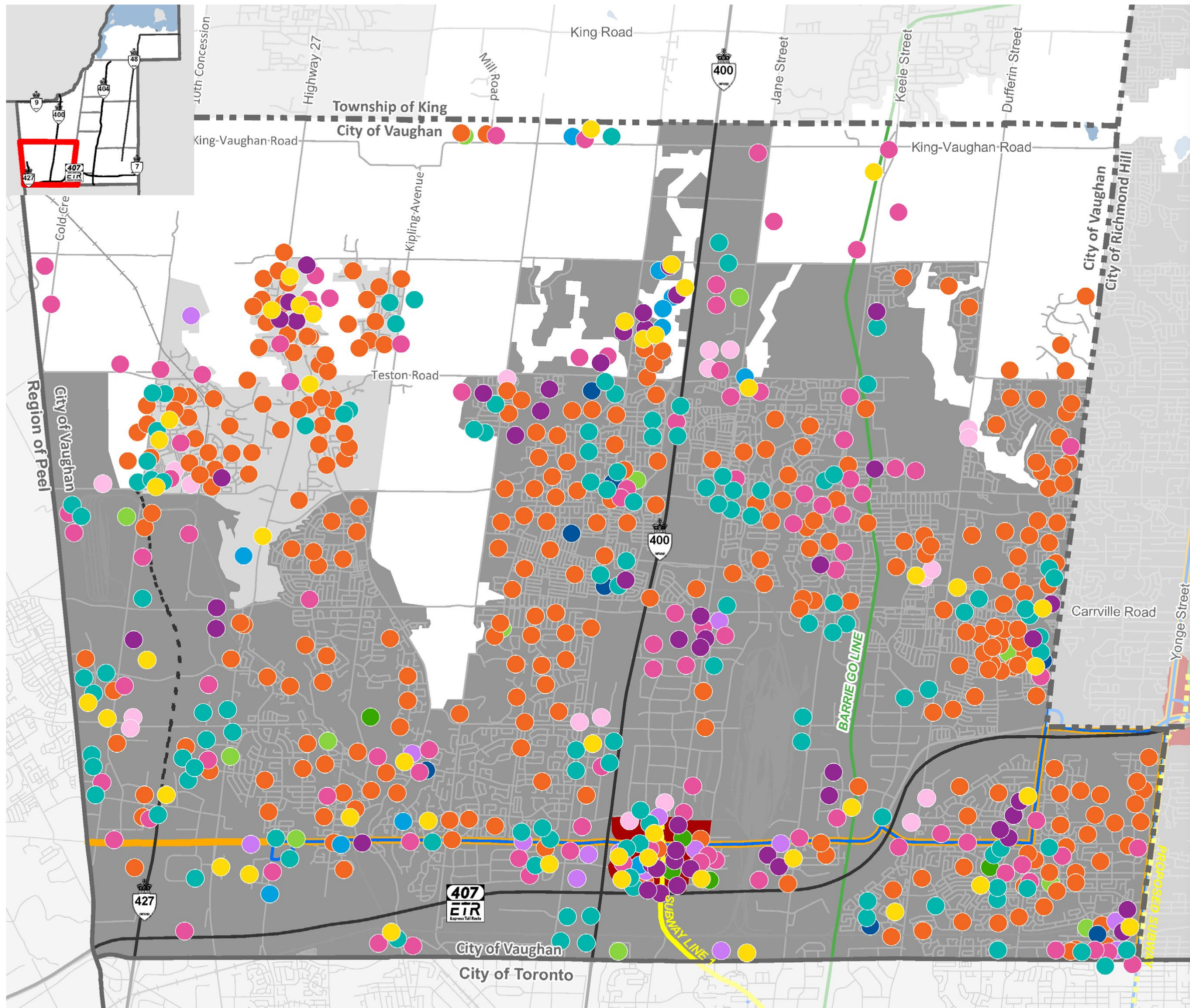
YORK REGION

CITY OF VAUGHAN

DEVELOPMENT PROFILE 2022

- Consent to Sever
- Engineering Application
- Minor Variances
- Official Plan Amendments - Exemption ¹
- Official Plan Amendments - Exemption Denied ¹
- Official Plan Amendments - Notice of Decision ¹
- Official Plan Amendments - Routine ¹
- Pre-Application Proposal
- Site Plan Applications
- Subdivision/Condominium Applications
- Zoning By-Law Amendments
- Regional Centre ²
- Regional Corridor ²

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



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Data: The Regional Municipality of York, The Regional
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CITY of VAUGHAN

2022 DETAILED APPLICATION INFORMATION

TABLE 23 NEW 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.0073	OP.21.020	Exemption denied	9095 Jane Street	To permit a 30-storey building with 301 apartment units
Local Official Plan Amendment	LOPA.21.V.0083	OP.21.021	Exemption denied	88 Steeles Ave. West	To permit a 52-storey building with 1,077 apartment units
Local Official Plan Amendment	LOPA.22.V.0001	OP.21.026	Exemption Denied	177 Whitmore Road	To permit a 38-storey with 1,158 apartment units and 18 townhouse units
Local Official Plan Amendment	LOPA.22.V.0007	OP.21.028	Exemption Denied	2600 and 2700 Steeles Avenue West	To permit a 60-storey building with 3,116 apartment units
Local Official Plan Amendment	LOPA.22.V.0014	OP.21.029	Exemption Denied	10983,11023, 11035, 11069, 11075, 11091, 11131, 11231 and 11363 Huntington Road	To permit 645 single detached units and 328 townhouse units
Local Official Plan Amendment	LOPA.22.V.0020	OP.22.003	Exemption Denied	8274 and 8286 Islington Ave	To permit a 7-storey building with 3,116 apartment units
Local Official Plan Amendment	LOPA.22.V.0021	OP.22.002	Exemption Denied	7501-7621 Weston Road	To permit 42 towers/buildings with 13,105 apartment units, 24 townhouse units, 400,000 sq ft of retail, 70,000 sq ft of theater and 83,000 sq ft of community space. Related to LOPA.22.V.0022

CITY of VAUGHAN

2022 DETAILED APPLICATION INFORMATION

TABLE 23 NEW OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS (continued)

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.22.V.0022	OP.22.005	Exemption Denied	7501-7621 Weston Road	To permit 42 towers/buildings with 13,105 apartment units, 24 townhouse units, 400,000 sq ft of retail, 70,000 sq ft of theater and 83,000 sq ft of community space. Related to LOPA.22.V.0021
Local Official Plan Amendment	LOPA.22.V.0023	OP.22.001	Exemption Denied	7200 Yonge Street	To permit a 55-storey building with 4,742 units
Local Official Plan Amendment	LOPA.22.V.0031	OP.22.007	Exemption Denied	5655, 5657, 5731, 5767, 5781 Highway 7 and 7700, 7714 Martin Grove Road	To permit a 28-storey building with 3,390 apartment units
Local Official Plan Amendment	LOPA.22.V.0032	OP.22.004	Exemption Denied	101 Edgeley Boulevard	To permit a 62-storey building with 4,335 apartment units
Local Official Plan Amendment	LOPA.22.V.0038	OP.22.008	Exemption Denied	2267 Highway 7 and 7700 Keele Street	To permit 5-storeys for Building 1, 60-storeys for Building 2, 50-storeys for Building 3, and 25-storeys for Building 4 with a total of 3,000 apartment units
Local Official Plan Amendment	LOPA.22.V.0039	OP.22.009	Exemption Denied	2951-2957 Highway 7 and 180 Maplecrete Road	To permit a 49-storey a building with 2,176 apartment units

CITY of VAUGHAN

2022 DETAILED APPLICATION INFORMATION

TABLE 23 NEW OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS (continued)

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.22.V.0040	OP.22.011	Exemption Denied	30 Interchange Way	To permit 5 residential towers with a 1,945 apartment units
Local Official Plan Amendment	LOPA.22.V.0041	OP.22.010	Exemption Denied	80, 50, 90, 30, 120, 70, 60 Interchange Way, 2 Commerce Street, 101 Exchange Avenue,	To permit two 50 and 55-storey mixed-use residential buildings consisting of 1,441 residential units
Local Official Plan Amendment	LOPA.20.V.0030	OPA 85	Exemption Granted	3600 Major Mackenzie Drive West	To permit a 12-storey building with 528 apartment units and 460 seniors' residential units
Local Official Plan Amendment	LOPA.21.V.0016	OP.21.002	Exemption Granted	8265 & 8277 Islington Avenue	To permit a 6-storey building with 80 apartment units
Local Official Plan Amendment	LOPA.21.V.0025	OP.21.005	Exemption Granted	3911 Teston Road	To permit 145 townhouse units
Local Official Plan Amendment	LOPA.21.V.0033	OP.21.011	Exemption Granted	2, 6, 10, 14, 18, 22 and 26 Comdel Boulevard and 11, 12, 15 and 19 Lichen Court	To permit 15 single detached units and 155 townhouses units
Local Official Plan Amendment	LOPA.21.V.0078	OP.21.022	Exemption Granted	72 Crestwood Road	To permit the conversion of an existing two-storey single detached residential dwelling into a place of worship

CITY of VAUGHAN

2022 DETAILED APPLICATION INFORMATION

TABLE 23 NEW 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.0082	OP.21.024	Exemption Granted	8940 Bathurst Street and 0 Knightshade Drive	To permit 593 residential units in two mid-rise buildings (12 and 10-storeys) on 6-story podiums and 115 back-to-back townhouse units, with a combined total of 708 residential units
Local Official Plan Amendment	LOPA.22.V.0013	OP.21.030	Exemption Granted	80 Glen Shields Ave	To permit a 9-storey building with 198 apartment units
Local Official Plan Amendment	LOPA.22.V.0055	25.7	Exemption Granted	City wide	City initiated Official Plan Amendment to include Pre-consultation and Complete Application policies (10.1.3.) in the 2010 Vaughan Official Plan
Local Official Plan Amendment	LOPA.19.V.0037	OPA 90	Notice of Decision	Southwest quadrant of Centre Street and Bathurst Street	To facilitate the future growth of the Promenade Centre Secondary Plan Intensification Area
Local Official Plan Amendment	LOPA.20.V.0004	OPA 74	Notice of Decision	20 Lloyd Street	To permit 535 single detached units and 139 townhouse units
Local Official Plan Amendment	LOPA.20.V.0026	OPA 76	Notice of Decision	7800 Jane Street	To permit a 60-storey building, 50-storeys, with a total of 1,177 apartment units
Local Official Plan Amendment	LOPA.20.V.0044	OPA 77 (OP.20.005)	Notice of Decision	216 and 220 Doughton Road	To permit 46-storey and 50-storey buildings with 1,158 apartment units
Local Official Plan Amendment	LOPA.21.V.0026	OPA 86	Notice of Decision	2871 Highway 7	To permit 49, 45 and 7-storey buildings with 1,257 apartment units

CITY of VAUGHAN

2022 DETAILED APPLICATION INFORMATION

TABLE 23 NEW OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS (continued)

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.22.V.0002	OP.21.025	Routine	9650 Highway 27	To permit 339 apartment units
Local Official Plan Amendment	LOPA.22.V.0003	OP.21.027	Routine	20 Roysun Road	To permit a 12-storey mixed use residential apartment building with 330 residential units and 1,698 sq m of commercial space proposed on the ground floor
Local Official Plan Amendment	LOPA.22.V.0035	OP.22.006	Routine	10811 and 10819 Jane Street	To permit a 12-storey mid-rise building with 203 residential units
Local Official Plan Amendment	LOPA.22.V.0044	OP.22.013	Routine	4130 King Vaughan Road	To permit an existing mineral aggregate storage operation with an accessory office located in the existing home
Local Official Plan Amendment	LOPA.22.V.0059	OP.22.015	Routine	11, 15, 23 and 27 Lansdowne Avenue	To permit a 10-storey building with 180 apartment units
Local Official Plan Amendment	LOPA.22.V.0060	OP.22.016	Routine	10, 20 and 24 Wigwoss Drive	To permit a 12-storey building with 106 apartment units
Local Official Plan Amendment	LOPA.22.V.0067	OP.22.019	Routine	West of Highway 400, South of Kirby Road	To permit the development of a Mixed-use Employment/Commercial Block, an Open Space Block, a Stormwater Management Pond Block, and a proposed public street
Local Official Plan Amendment	LOPA.22.V.0068	OP.22.020	Routine	West of Highway 400, South of Kirby Road	To permit the development of a Mixed-use Employment/Commercial Block, an Open Space Block, a Stormwater Management Pond Block, and a proposed public street

CITY of VAUGHAN

2022 DETAILED APPLICATION INFORMATION

TABLE 23 NEW OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS (continued)

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.22.V.0070	OP.22.017	Routine	11075 Weston Road and 11091 Weston Road	To permit 89 single detached units
Local Official Plan Amendment	LOPA.22.V.0071	OP.22.018	Routine	11211 Weston Road	To permit 35 townhouse units and 383 apartment units
Local Official Plan Amendment	LOPA.22.V.0063	OP.22.014	Routine	25 Interchange Way	To permit a height increase to 55-storeys and density increase to 7.74 FSI with 1,079 apartment units

TABLE 24 NEW DEVELOPMENT APPLICATIONS by TYPE - Q1/Q2

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Condominium	CDMP.22.V.0005	19CDM-21V008	101 Exchange Avenue, 2 Commerce Street, 70, 9, 30, 120, 60, 80, 50 Interchange Way	Standard condominium tenure for a 15-storey residential apartment building (west tower) with 243 residential units
Draft Plan of Condominium	CDMP.22.V.0004	19CDM-22V001	101 Exchange Avenue, 2 Commerce Street, 70, 9, 30, 120, 60, 80, 50 Interchange Way	Standard condominium tenure for the adjacent connected 18-storey residential apartment building with 282 residential units
Draft Plan of Condominium	CDMP.22.V.0007	19CDM-22V002	10, 20 Gatineau Drive	2 residential towers of 17 and 20 storeys
Draft Plan of Condominium	CDMP.22.V.0010	19CDM-22V003	9060 Jane Street, 1 Bass Pro Mills Drive, 8960 Jane Street, 27 Korda Gate, 9000 Jane Street	2 apartment buildings (24 & 26 storeys) with ground floor retail
Draft Plan of Condominium	CDMP.22.V.0008	19CDM-22V004	311 Bowes Road	Conversion of the tenure from rental to condominium (standard)

CITY of VAUGHAN

2022 DETAILED APPLICATION INFORMATION

TABLE 24 NEW DEVELOPMENT APPLICATIONS by TYPE - Q1/Q2 (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Subdivision	SUBP.22.V.0011	19T-22V001	7200 Yonge Street	Create blocks for high-density mixed-use, medium density residential, a public park and public street network
Draft Plan of Subdivision	SUBP.22.V.0022	19T-22V002	2267 Highway 7, 7700 Keele Street	8 mixed-used buildings ranging in height from 6 to 60 storeys connected by podiums ranging in height from 1 to 7 storeys
Engineering Application	ENG.22.V.0015	19T-16V001	230 Grand Trunk Avenue	30 single-detached units
Engineering Application	ENG.22.V.0012	19T18V010	Intersection of Langstaff Road and Street G	Design work for the intersection of Langstaff Road and Street G and watermain on Langstaff/Huntington Road
Engineering Application	ENG.22.V.0020	19T-20V004	North of Major Mackenzie Drive and West of Canadian Pacific Railway	Nashville Heights Residential Subdivision (Phase 2B)
Engineering Application	ENG.22.V.0008	19T20V005	10804, 10804, 10804, 10804, 10804, 10970, 11110, 10980 Jane Street, 3180 Teston Road	Construct Street 3 within Block 34 East Phase 1
Engineering Application	ENG.22.V.0009	82730	Dufferin Street from Major Mackenzie Drive to Teston Road	To implement improvements along Dufferin Street and Teston Road to accommodate traffic volume increase identified in the Region's 2016 Transportation Master Plan
Engineering Application	ENG.22.V.0013	88196 and 84006	Fieldstone Dr and Chrislea Rd Bass Pro Mills extension to Hawkview Blvd	Contains 30% submission design drawings for Weston Road Improvements (Highway 407 to Fieldstone Dr. / Chrislea Rd. and from Bass Pro Mills extension to Hawkview Blvd.)

CITY of VAUGHAN

2022 DETAILED APPLICATION INFORMATION

TABLE 24 NEW DEVELOPMENT APPLICATIONS by TYPE - Q1/Q2 (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Engineering Application	ENG.22.V.0011	Dufferin & Beverley Glen	7850 Dufferin Street	Design work for the existing signalized intersection at Dufferin St. & Beverley Glen Blvd. Intersection will be converted from 3 to 4 legs with pedestrian ramps and tactile plate at all 4 corners
Engineering Application	ENG.22.V.0004	Portage Parkway - Design Sub.	North of Highway 7 East of Highway 400	Design submission for the Portage Parkway road widening between Applewood Crescent & Jane Street
Registered Plan of Condominium	CDMR.22.V.0006	YRCP1477	9370 Bathurst Street	Common element condominium with 50 townhouse units (within 8 blocks)
Registered Plan of Condominium	CDMR.21.V.0018	YRCP1478	9075, 9085 Jane Street	Apartment building consisting of 285 units
Registered Plan of Condominium	CDMR.21.V.0022	YRCP1483	9075, 9085 Jane Street	Apartment building consisting of 284 units
Registered Plan of Condominium	CDMR.21.V.0025	YRCP1484	5 Buttermilk Avenue, 950, 898 Portage Parkway	22 stacked townhouse units located within Transit City 1 & 2
Registered Plan of Condominium	CDMR.22.V.0017	YRCP1486	100 and 110 Eagle Rock Way	312 residential units within a 10 and 12 storey building
Registered Plan of Subdivision	SUBR.21.V.0043	65M4718	2 Commerce Street, 70, 90, 120, 80, 50, 30, 60 Interchange Way, 101 Exchange Avenue	574 apartments and 419 street townhouse units
Registered Plan of Subdivision	SUBR.21.V.0015	65M4719	6079, 6061 Rutherford Road, 134, 140 Simmons Street	111 townhouse units

CITY of VAUGHAN

2022 DETAILED APPLICATION INFORMATION

TABLE 24 NEW DEVELOPMENT APPLICATIONS by TYPE - Q1/Q2 (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Registered Plan of Subdivision	SUBR.18.V.0038	65M4728	10355 Pine Valley Drive	43 single-detached units and 4 units over 8 part lots
Registered Plan of Subdivision	SUBR.18.V.0042	65M4732	10640, 10460 Pine Valley Drive	99 single residential dwelling units and 16 partial units (107 single units)
Registered Plan of Subdivision	SUBR.21.V.0038	65M4733	4333 Teston Road	170 single-detached dwellings
Registered Plan of Subdivision	SUBR.21.V.0040	65M4734	100 Cannes Avenue, 10355 Pine Valley Drive, 4333 Teston Road	Development of a park open space/ buffer and valley land
Registered Plan of Subdivision	SUBR.21.V.0025	65M4735	Block 200, Plan 65M-4383	27 single-detached units and 3 part-lots for future single-detached units
Site Plan	SP.22.V.0063	DA.21.072	80 Glen Shields Avenue	198 residential units in a mid-rise building consisting of a 9-storey tower and a 7-storey tower connected by step up podium. Ground floor will be occupied by a daycare, grocery store and retail
Site Plan	SP.22.V.0168	DA.22.023	Block 40 Plan 65M-4486	22-storey tower (Tower A) and a 20-storey tower (Tower B) connected by a 3-storey landscaped podium
Site Plan	SP.22.V.0106	DA.22.007	177 Whitmore Road	32, 35 and 38 storeys connected by a 2-7 storey podium
Site Plan	SP.22.V.0160	DA.22.009	101 Edgeley Boulevard	8 residential apartment towers ranging from 17 to 62 storeys
Site Plan	SP.22.V.0192	DA.22.032	120, 60 Interchange Way, 2 Commerce Street, 70, 30, 80, 50, 90, 101 Interchange Way	5 mixed-use residential buildings in tower and podium configurations ranging between 15 to 46-storeys

CITY of VAUGHAN

2022 DETAILED APPLICATION INFORMATION

TABLE 24 NEW DEVELOPMENT APPLICATIONS by TYPE - Q1/Q2 (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP.22.V.0153	DA.18.078	8300 Huntington Road	Self-storage facility comprised of 5 buildings with a total gross floor area of 12,813 sq.m.
Site Plan	SP.22.V.0010	DA.21.043	7731 Martin Grove Road and 5601 Highway 7	2-storey automotive service bay addition of 517.93 sq.m. to an existing car dealership
Site Plan	SP.22.V.0030	DA.21.046	3240 Kirby Road	50 m tall circular steel monopole telecommunications tower
Site Plan	SP.22.V.0040	DA.21.060	910 Rutherford Road	3-storey addition to the existing Synagogue and Community Centre
Site Plan	SP.22.V.0017	DA.21.061	55, 27, 27 Director Court	Single-storey addition to the Phase 1 industrial building
Site Plan	SP.22.V.0009	DA.21.062	175, 191 and 209 Milani Boulevard	2-storey mixed-use industrial/office building comprising industrial uses on the ground floor and office space on the second floor
Site Plan	SP.22.V.0021	DA.21.063	Part of Lot 11 and 12, Concession 10	Single-storey industrial/warehouse building (Building 'B')
Site Plan	SP.22.V.0024	DA.21.064	11271 Kipling Avenue	30-metre steel monopole telecommunication tower
Site Plan	SP.22.V.0022	DA.21.065	Blocks 157-162, Plan 65M-4694.	6 townhouse blocks comprised of 6 street townhouses per block for a total of 36 units
Site Plan	SP.22.V.0008	DA.21.066	Part of West half of Lots 21 & 22, Concession 9	59 of 178 street townhouse units associated with approved Draft Plan of Subdivision 19T-19V001
Site Plan	SP.22.V.0041	DA.21.067	2 Marc Santi Boulevard, 9600 Bathurst Street, 49 Lebovic Campus Drive	Twin pad arena as well as the renovation of pre-existing space and new arena-related office and private athletic space

CITY of VAUGHAN

2022 DETAILED APPLICATION INFORMATION

TABLE 24 NEW DEVELOPMENT APPLICATIONS by TYPE -Q1/Q2 (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP.22.V.0025	DA.21.068	333 Cityview Boulevard	1-storey industrial warehouse building with a total GFA of 9,966.28 sq.m. of which 386 sq.m. will be dedicated to office space
Site Plan	SP.22.V.0034	DA.21.069	3911 Teston Road	3-storey 145 townhouse units
Site Plan	SP.22.V.0026	DA.21.070	541 Cityview Boulevard	Minor changes to the existing facade, a new canopy and minor changes to the existing drive-thru
Site Plan	SP.22.V.0031	DA.21.071	Block 125 and Part of Block 106 Plan 65M-4556 and Part of Block 245 Plan 65M-4672.	Eight 2-storey townhouses
Site Plan	SP.22.V.0068	DA.22.001	2911, 2901, 2891, 2921 Major Mackenzie Drive West	Modifications to the existing 326 sq.m. building to accommodate a proposed BMO Bank of Montreal
Site Plan	SP.22.V.0080	DA.22.002	8500 Keele Street	Conversion of the existing warehouse space in the south building to accessory retail use
Site Plan	SP.22.V.0067	DA.22.003	8700 Dufferin Street	3 storey addition to existing building
Site Plan	SP.22.V.0110	DA.22.006	9280 Keele Street	22m Meso Flower telecommunication tower
Site Plan	SP.22.V.0111	DA.22.008	6100 Langstaff Road	Two 2-storey data centre buildings, each with a 1-storey office component
Site Plan	SP.22.V.0141	DA.22.014	2901, 2891, 2921, 2911 Major Mackenzie Drive West	16 electric vehicle fast charging stations

CITY of VAUGHAN

2022 DETAILED APPLICATION INFORMATION

TABLE 24 NEW DEVELOPMENT APPLICATIONS by TYPE - Q1/Q2 (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP.22.V.0148	DA.22.017	67 Jacob Keffer Parkway	Convert the existing office/warehouse building into a commercial school
Site Plan	SP.22.V.0158	DA.22.019	7393 Weston Road, 1 Century Place, 7405 Weston Road	2-storey addition to the existing data centre
Site Plan	SP.22.V.0167	DA.22.020	326 Jevlan Drive	2-storey industrial building with ancillary office spaces
Site Plan	SP.22.V.0150	DA.22.021	350 Lawford Road	Development of up to 5 portable classrooms
Site Plan	SP.22.V.0151	DA.22.022	8311 Weston Road	Motor Vehicle Sales Establishment within an existing building
Site Plan	SP.22.V.0186	DA.22.026	196, 170, 120, 210, 160, 182 Milani Boulevard	Multi-unit warehouse building with accessory office space to be constructed in 2 phases. First phase 12,623 sq.m. GFA and second phase 5,086 sq.m. GFA
Site Plan	SP.22.V.0172	DA.22.027	9465 Weston Road	155 townhouse units
Site Plan	SP.22.V.0184	DA.22.028	10059 Keele Street	Additional use permissions to allow pet services and reconfigure the parking area
Site Plan	SP.22.V.0189	DA.22.030	9701 Highway 50	1-storey warehouse with 2-storey office facility and separate areas for vehicle parking and truck movement/loading

CITY of VAUGHAN

2022 DETAILED APPLICATION INFORMATION

TABLE 25 NEW DEVELOPMENT APPLICATIONS by TYPE - Q3/Q4

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Condominium	CDMP.22.V.0016	19CDM-22V005	9465 Weston Road	78 townhouse units
Draft Plan of Condominium	CDMP.22.V.0017	19CDM-22V006	6061 and 6079 Rutherford Road / 134 and 140 Simmons Street	111 condominium townhouse units
Draft Plan of Condominium	CDMP.22.V.0020	19CDM-22V007	9560 and 9570 Keele Street	Creation of a private roadway and visitor parking spaces
Draft Plan of Condominium	CDMP.22.V.0022	19CDM-22V009	8 Beverley Glen Boulevard	6 and 12-storey buildings containing 255 residential units
Draft Plan of Condominium	CDMP.22.V.0023	19CDM-22V008	7950 Bathurst Street	15 and 25-storey apartment buildings containing 519 residential units
Draft Plan of Condominium	CDMP.22.V.0027	19CDM-22V010	11191 Keele Street	42 townhouse units
Draft Plan of Subdivision	SUBP.22.V.0023	19T-22V003	166 Wallace Street 158 Wallace Street	8 townhouse units
Draft Plan of Subdivision	SUBP.22.V.0024	19T-22V004	9000 Bathurst Street	6-storey seniors' building with 149 residential units and an 8-storey apartment building with 134 residential units
Draft Plan of Subdivision	SUBP.22.V.0046	19T-22V006	11363 Highway 27	227 single detached units and 71 townhouse units
Draft Plan of Subdivision	SUBP.22.V.0047	19T-22V007	Part of Lots 28 and 29, Concession 8	242 single detached units and 30 townhouses
Draft Plan of Subdivision	SUBP.22.V.0048	19T-22V009	Part of Lots 28 and 29, Concession 8	98 single detached units
Draft Plan of Subdivision	SUBP.22.V.0049	19T-22V008	Part of Lots 28 and 29, Concession 8. Parts 1, 3, and 10 of 65R-24893	78 single detached units

CITY of VAUGHAN

2022 DETAILED APPLICATION INFORMATION

TABLE 25 NEW DEVELOPMENT APPLICATIONS by TYPE - Q3/Q4 (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Subdivision	SUBP.22.V.0050	19T-22V005	8939 Huntington Road	Creation of general and prestige employment blocks
Draft Plan of Subdivision	SUBP.22.V.0052	19T-22V010	25 Interchange Way	18 and 24-storey apartment buildings with 4 and 5-storey podiums and retail at grade, with a combined total of 1,079 apartment units and 5 townhouse units
Draft Plan of Subdivision	SUBP.22.V.0055	19T-22V016	Part of Lot 26, Concession 6	143 townhouse units
Draft Plan of Subdivision	SUBP.22.V.0056	19T-22V014	Part of Lot 29, Concession 5	Creation of mixed employment/commercial use blocks and conservation of the greenbelt
Draft Plan of Subdivision	SUBP.22.V.0058	19T-22V015	Part of Lot 30, Concession 5	Creation of mixed employment/commercial use blocks
Draft Plan of Subdivision	SUBP.22.V.0059	19T-22V011	11075 Weston Road and 11091 Weston Road	89 single detached units
Draft Plan of Subdivision	SUBP.22.V.0060	19T-22V012	11211 Weston Road	383 apartment units and 35 townhouse units
Draft Plan of Subdivision	SUBP.22.V.0061	19T-22V013	11031 Weston Road	30 single detached units
Engineering Application	ENG.22.V.0023	Block 41 (Pine Valley Drive)	On Pine Valley Drive, north of Teston Road	Design work for the proposed Pine Valley Drive sanitary sewers and watermain
Engineering Application	ENG.22.V.0026	Block 66 West	West of Highway 427, north of Huntington Road	Sanitary servicing work along Major Mackenzie Drive
Engineering Application	ENG.22.V.0008	19T-20V005	11110 Jane Street	Construction of a street

CITY of VAUGHAN

2022 DETAILED APPLICATION INFORMATION

TABLE 25 NEW DEVELOPMENT APPLICATIONS by TYPE - Q3/Q4 (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Registered Plan of Condominium	CDMR.22.V.0014	YRCP1493	9560, 9570, 9580 and 9590 Islington Avenue	104 townhouse units
Registered Plan of Condominium	CDMR.22.V.0021	YRCP1491	Part of West Half of Lot 22, Concession 9	72 townhouse units
Registered Plan of Condominium	CDMR.22.V.0022	YRCP1489	South of Marc Santi Boulevard and East of Crimson Forest Drive	114 townhouse units
Registered Plan of Condominium	CDMR.22.V.0024	YRCP1494	120 Eagle Rock Way	16-storey building with 117 apartment units and 113 parking spaces
Registered Plan of Subdivision	SUBR.22.V.0011	65M4755	10, 20, 25 Di Benedetto Lane and 110 Simmons Street	70 townhouse units
Registered Plan of Subdivision	SUBR.22.V.0021	65M4754	4333 Teston Road and 10601, 10699 and 10733 Pine Valley Drive	121 single detached units
Registered Plan of Subdivision	SUBR.22.V.0024	65M4751	17 Millwood Parkway	9 single detached units
Registered Plan of Subdivision	SUBR.22.V.0040	65M4761	Part 2 of Lot 22, Concession 9 & Part 3 of the West Half of Lot 21, Concession 9, Registered Plan 65M-4373	178 townhouse units
Site Plan	SP.22.V.0194	DA.22.034	4535 Highway 7	Modifications to the existing single-lane drive-thru to construct a dual-lane drive-thru
Site Plan	SP.22.V.0196	DA.22.031	Part of Lot 5, Concession 5 and Parts 15, 26, 28, 33, 59-61 on Plan 65R-20291	50 and 55-storey mixed-use residential buildings with a total of 1,441 residential units
Site Plan	SP.22.V.0202	DA.22.037	9000 Bathurst Street	6-storey seniors' building with 149 residential units and an 8-storey apartment building with 134 residential units

CITY of VAUGHAN

2022 DETAILED APPLICATION INFORMATION

TABLE 25 NEW DEVELOPMENT APPLICATIONS by TYPE - Q3/Q4 (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP.22.V.0204	DA.22.041	2850 Rutherford Road	Construction of an additional parking area
Site Plan	SP.22.V.0206	DA.22.040	Block 1 on Plan 65M-4515	2-storey industrial building consisting of two industrial warehouse units, a mezzanine with accessory office space, 35 surface parking spaces and six loading docks
Site Plan	SP.22.V.0211	DA.22.038	4130 King Vaughan Road	Allow permissions for an existing mineral aggregate storage operation with an accessory office located in the existing home
Site Plan	SP.22.V.0217	DA.22.042	10083 & 10101 Weston Road	174 townhouse units
Site Plan	SP.22.V.0225	DA.22.050	1 Promenade Circle	6-storey office building with at-grade retail uses and a proposed park
Site Plan	SP.22.V.0228	DA.22.046	8800 Huntington Road	2-storey office building
Site Plan	SP.22.V.0240	DA.22.048	9307 Huntington Road	22m steel meso telecommunication tower
Site Plan	SP.22.V.0246	DA.22.051	Part of Lot 27, Concession 8	28 townhouse units
Site Plan	SP.22.V.0257	DA.22.054	131 & 141 Royal Group Crescent	One-storey addition to an existing industrial building
Site Plan	SP.22.V.0258	DA.22.053	8470 Highway 27	Partial second storey addition
Site Plan	SP.22.V.0265	DA.22.056	10721 Keele Street	Modifications to the parking layout

CITY of VAUGHAN

2022 DETAILED APPLICATION INFORMATION

TABLE 25 NEW DEVELOPMENT APPLICATIONS by TYPE - Q3/Q4 (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP.22.V.0267	DA.22.057	Parts of Lots 21, 22 and 25, Concession 9	62 townhouse units
Site Plan	SP.22.V.0270	DA.22.055	Block 226 of 65M-4373	5 building commercial development
Site Plan	SP.22.V.0282	DA.22.058	Part of the East Half of Lot 25, Concession 7	27 townhouse units
Site Plan	SP.22.V.0316	DA.22.062	2810 Major Mackenzie Drive West	14.9m steel flagpole telecommunication tower
Site Plan	SP.22.V.0320	DA.22.064	351 and 355 New Enterprise Way	Food processing plant with accessory office uses
Site Plan	SP.22.V.0330	DA.22.061	519 North Rivermede Road	Installation of external wastewater treatment equipment and revisions to the existing parking lot
Site Plan	SP.22.V.0334	DA.22.065	11191 Keele Street	42 townhouse units
Site Plan	SP.22.V.0336	DA.22.066	7082 Islington Ave	450 apartment units
Site Plan	SP.22.V.0338	DA.22.069	9000 Bathurst Street	Temporary parking lot with 486 spaces
Site Plan	SP.22.V.0339	DA.22.067	1 Promenade Circle	Addition of signage
Site Plan	SP.22.V.0340	DA.22.068	1401 Clark Avenue West	Exterior fluid cooler installation and tree planting
Site Plan	SP.22.V.0342	DA.22.071	3836 and 3850 Major Mackenzie Drive West	367 apartment units, 2 levels of underground parking and amenity spaces

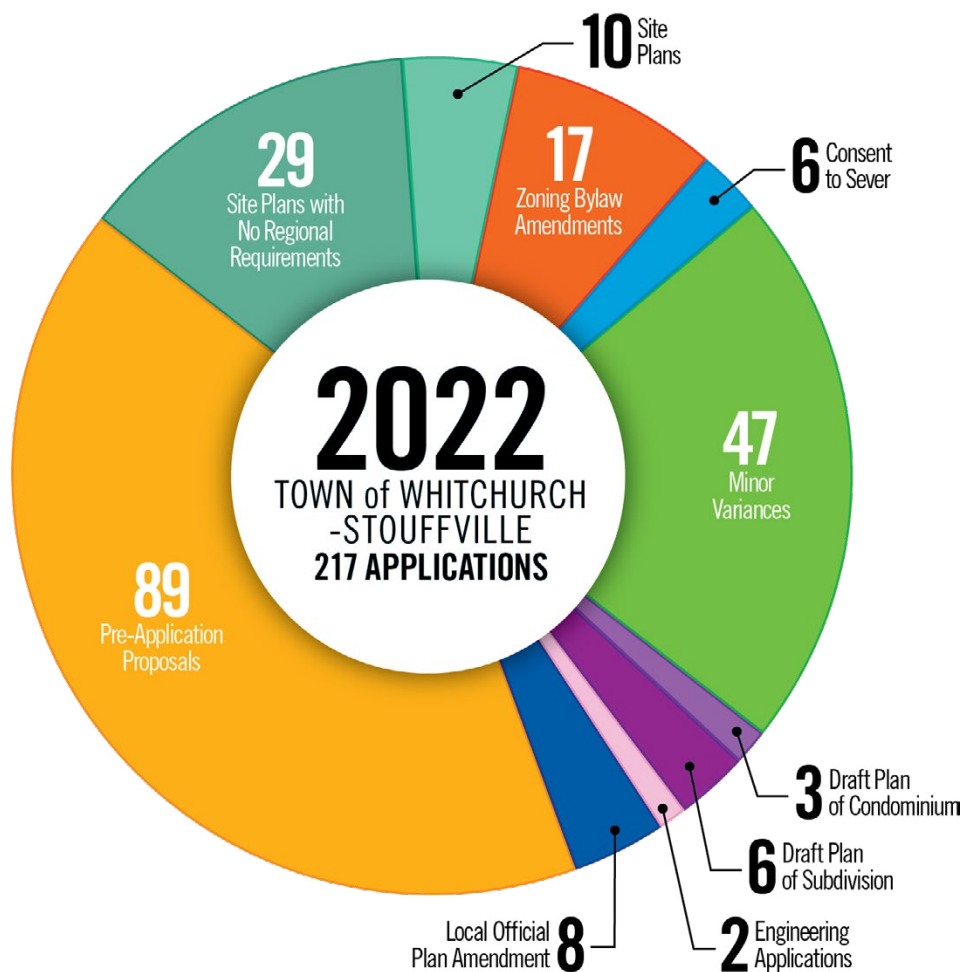
TOWN of WHITCHURCH-STOUFFVILLE

2022 DEVELOPMENT PROFILE

QUICKFACTS

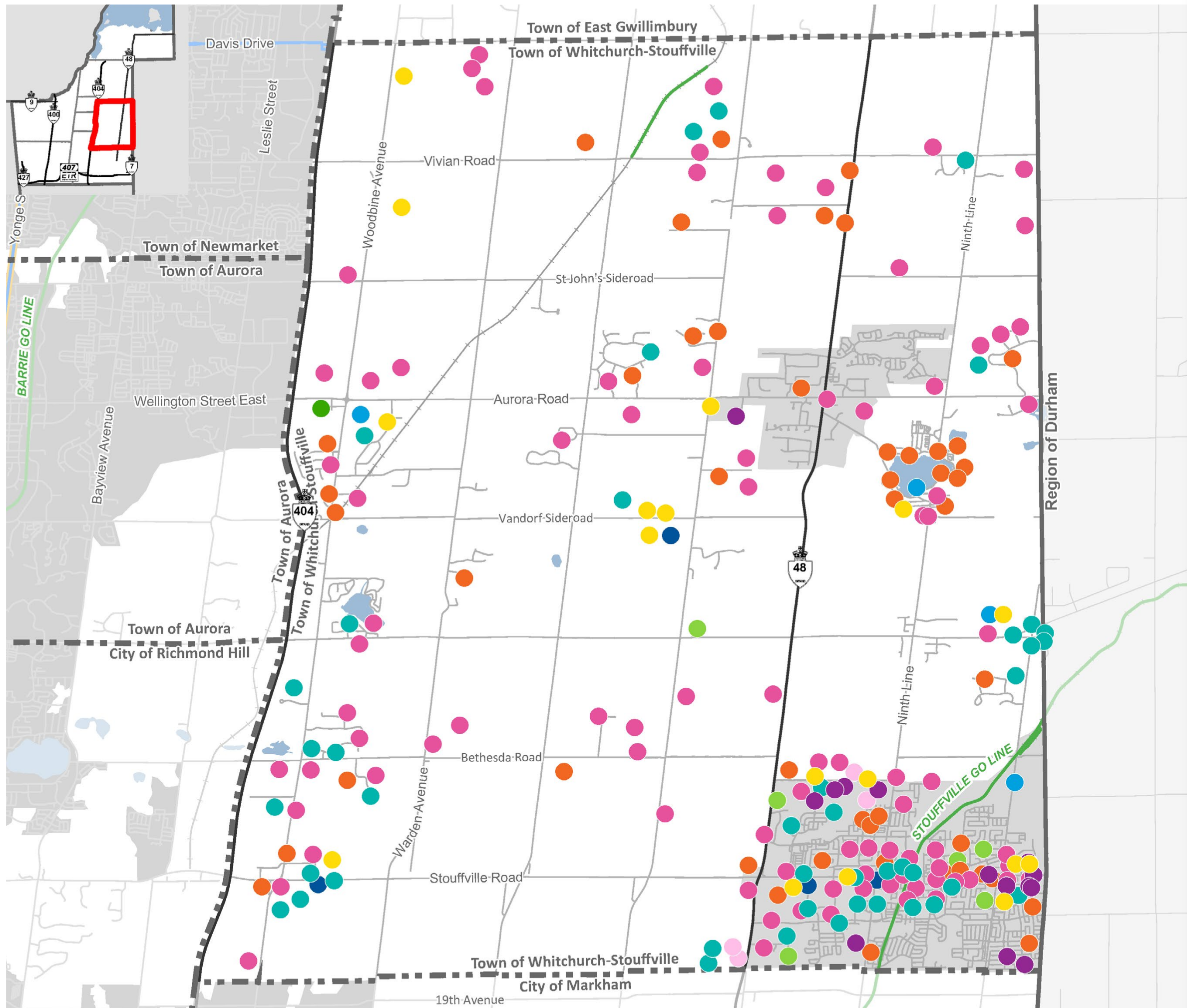
- › Whitchurch-Stouffville made up 10.4% of new development applications in York Region
- › Regional staff respond and participate in pre-consultation meetings held every two weeks

FIGURE 12 NEW DEVELOPMENT APPLICATIONS by TYPE - 2022



YORK REGION

TOWN OF WHITCHURCH-STOUFFVILLE DEVELOPMENT PROFILE 2022



- Consent to Sever
- Engineering Application
- Minor Variances
- Official Plan Amendments - Exemption ¹
- Official Plan Amendments - Notice of Decision ¹
- Official Plan Amendments - Routine ¹
- Pre-Application Proposal
- Site Plan Applications
- Subdivision/Condominium Applications
- Zoning By-Law Amendments

¹ Refer to Attachment 1 - Delegated Approval Authority



Produced by: The Regional Municipality of York
Corporate Services Department, Planning and Economic
Development Branch 2023

Data: The Regional Municipality of York, The Regional
Municipalities of Durham and Peel, County of Simcoe,
City of Toronto
King's Printer for Ontario 2003-2023

TOWN of WHITCHURCH-STOUFFVILLE

2022 DETAILED APPLICATION INFORMATION

TABLE 26 NEW OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.22.W.0019	OPA22.001	Exemption Granted	2 Stalwart Industrial Drive	To permit a crematorium use within the Industrial designation
Local Official Plan Amendment	LOPA.22.W.0030	OPA22.002	Exemption Granted	5945 Main Street	To permit the development of high-density residential development with 166 dwelling units (one 10-storey apartment building) and two 1-storey retail buildings
Local Official Plan Amendment	LOPA.22.W.0034	OPA22.005	Exemption Granted		To establish a land use planning framework to regulate lands legally used for the cultivation and processing of recreational Cannabis within the Town
Local Official Plan Amendment	LOPA.22.W.0043	OPA 22.006	Exemption Granted	5531 Main Street	To permit a high-density mixed-use development with a height of 16-storeys containing 319 units
Local Official Plan Amendment	LOPA.21.W.0057	OPA 151	Notice of Decision	2159 Aurora Road	To permit the development of light industrial manufacturing facility
Local Official Plan Amendment	LOPA.22.W.0053	OPA22.008	Routine	6482 Bloomington Road	To permit a Rehabilitation Treatment Facility

TOWN of WHITCHURCH-STOUFFVILLE

2022 DETAILED APPLICATION INFORMATION

TABLE 26 NEW OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS (continued)

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.22.W.0036	OPA22.004	Routine	14622 Ninth Line	To permit the residential development of 11 lots to be serviced with private wells and septic systems within Mussleman's Lake area (OPA 136)
Local Official Plan Amendment	LOPA.22.W.0050	OPA22.007	Routine	15123 Woodbine Avenue	To seek deletion of the potential local road from Fortecon Dr. to Woodbine Ave. as included in the Town's Official Plan and to permit proposed industrial development
Local Official Plan Amendment	LOPA.22.W.0053	OPA22.008	Routine	6482 Bloomington Road	To permit a Rehabilitation Treatment Facility

TABLE 27 NEW DEVELOPMENT APPLICATIONS by TYPE - Q1/Q2

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Subdivision	SUBP.22.W.0008	19T(W)-22.001	5481, 5551 Bethesda Road	134 single-detached lots, part lot blocks, a future condominium townhouse residential block (Block 135)
Draft Plan of Subdivision	SUBP.22.W.0013	19T(W)-22.002	5731 Bethesda Road	192 single-detached units, 102 townhouses, school block and parks
Draft Plan of Subdivision	SUBP.22.W.0014	19T(W)-22.003	6835 Main Street, 447 Loretta Crescent	10 townhouse units
Engineering Application	ENG.22.W.0006	19T(W)-20.004	11776 Highway 48	548 apartment units with a mixed-use component and 88 townhouse units.
Engineering Application	ENG.22.W.0019	19T(W)-22.002	5731 Bethesda Road	Fill Management Plan for proposed earthworks

TOWN of WHITCHURCH-STOUFFVILLE

2022 DETAILED APPLICATION INFORMATION

TABLE 27 NEW DEVELOPMENT APPLICATIONS by TYPE - Q1/Q2 (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Registered Plan of Subdivision	SUBR.21.W.0045	65M4724	West of York Durham Line and North of 19th Avenue	200 single-detached units
Registered Plan of Subdivision	SUBR.21.W.0046	65M4725	West of York Durham Drive and North of 19th Avenue	167 single-detached units
Site Plan	SP.22.W.0123	SPA22.012	5945 Main Street	Two 1-storey retail buildings and one 10-storey residential building which includes 166 dwelling units
Site Plan	SP.22.W.0076	SPA17.013	12 Lincolnville Ln	Single dwelling
Site Plan	SP.22.W.0077	SPA17.014	18 Lincolnville Ln	Single dwelling
Site Plan	SP.22.W.0090	SPA22.008	2 Stalwart Industrial Drive	678 sq.m. crematorium building
Site Plan	SP.22.W.0107	SPA22.010	12131 Woodbine Avenue	Corporate Office Transport Terminal and Service area utilized by Miller Waste Systems.
Site Plan	SP.22.W.0164	SPA22.019	11776 Highway 48	100 townhouse units

TABLE 28 NEW DEVELOPMENT APPLICATIONS by TYPE - Q3/Q4

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Condominium	CDMP.22.W.0015	CDM 22.001	11750 & 11782 Ninth Line	To establish common elements for two residential buildings
Draft Plan of Condominium	CDMP.22.W.0024	CDM22.002	268-296 Cam Fella Boulevard	Common element condominium for internal subdivision road network and the amenity areas
Draft Plan of Condominium	CDMP.22.W.0025	CDM22.003	316-386 Cam Fella Boulevard	Common element condominium for internal subdivision road network and the amenity areas

TOWN of WHITCHURCH-STOUFFVILLE

2022 DETAILED APPLICATION INFORMATION

TABLE 27 NEW DEVELOPMENT APPLICATIONS by TYPE - Q3/Q4 (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Subdivision	SUBP.22.W.0041	19T(W)22.005	4597 Aurora Road	14 single detached units on municipal water and individual septic systems.
Draft Plan of Subdivision	SUBP.22.W.0044	19T(W)-22.006	268-296 Cam Fella Boulevard	11 single detached units and 6 townhouse buildings containing 45 townhouse units
Draft Plan of Subdivision	SUBP.22.W.0045	19T(W)-22.007	316-386 Cam Fella Boulevard	21 single detached units and 10 townhouse buildings containing 74 townhouse units
Registered Plan of Subdivision	SUBR.22.W.0015	65M4756	12668 Ninth Line	89 residential units and blocks for a future school, future development and open space
Registered Plan of Subdivision	SUBR.22.W.0026	65M4747	6237 Bloomington Road	36 single detached units
Site Plan	SP.22.W.0243	SPA22.025	5481, 5551 Bethesda Road	79 rear-lane townhouse units on private roads
Site Plan	SP.22.W.0277	SPA22.032	13482 Woodbine Avenue	New single detached dwelling
Site Plan	SP.22.W.0305	SPA22.033	185-195 Mostar Street	A multi-unit industrial/business park
Site Plan	SP.22.W.0329	SPA22.036	6424 Main Street	A four-storey (plus mechanical penthouse) residential building

2022 YORK REGION
DEVELOPMENT
ACTIVITY SUMMARY

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

PLANNING

1-877-464-9675 Extension 75430

york.ca/developmentservices