

DEVELOPMENT ACTIVITY SUMMARY MID-YEAR 2022

SEPTEMBER 2022



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EXECUTIVE SUMMARY



The 2022 Mid-Year Development Activity report summarizes delegated approvals and new development applications received by York Region in the first half of 2022 with a 2021 comparison, using data collected from YorkTrax, to Council for information. A full trend analysis will be provided in the 2022 annual report in early 2023.

The Director of Community Planning and Development Services issued decisions on a total of 35 local official plan amendments (OPAs) applications in the first half of 2022. 17 Official Plan Amendment applications were exempted from Regional approval, 11 OPAs were not exempted and 7 notices of decision were issued. While the number of applications fluctuate annually due to the cyclical nature of development, applications received in the first half of 2022 remained consistent compared to last year. Total proposed residential units related to new draft plan of subdivision and site plan applications significantly increased to 12,889 in 2022 from 5,460 in 2021. The increase in proposed residential units in new site plan applications is a result of high-density site plan applications received in cities of Richmond Hill and Vaughan. The Region has a good supply of residential inventory undergoing the development review process.

The number of registered plans of subdivision and condominium applications increased from 24 in 2021 to 35 in 2022. The associated residential units generated from those applications decreased from 3,142 registered units in 2021 to 2,998 in 2022, representing a 5% decrease. The higher number of registered plans of subdivision with lower number of residential units (compared to 2021) indicates an increase in minor residential infill development through intensification.

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 23% to \$291,624,215 in 2022 (2021 - \$237,026,190). It is anticipated that development activity will remain strong in 2022.

Regional staff will continue to work closely with local municipal partners to achieve Regional and local policy objectives through the development review and approval process. Continued process improvement through YorkTrax helps Regional staff ensure timely approvals within the timelines prescribed by the Planning Act.

DELEGATED APPROVAL AUTHORITY

DEVELOPMENT ACTIVITY SUMMARY MID-YEAR 2022

LOCAL 'ROUTINE' OFFICIAL PLAN AMENDMENTS

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

LOCAL 'EXEMPT' OFFICIAL PLAN AMENDMENTS

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

CONDITIONS of APPROVAL for PLANS of SUBDIVISION and CONDOMINIUMS

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

CLEARANCE of REGIONAL CONDITIONS for PLANS of SUBDIVISION and CONDOMINIUMS

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

REGIONAL SITE PLAN APPROVAL

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

REGIONAL ENGINEERING APPROVALS

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

YORK REGION

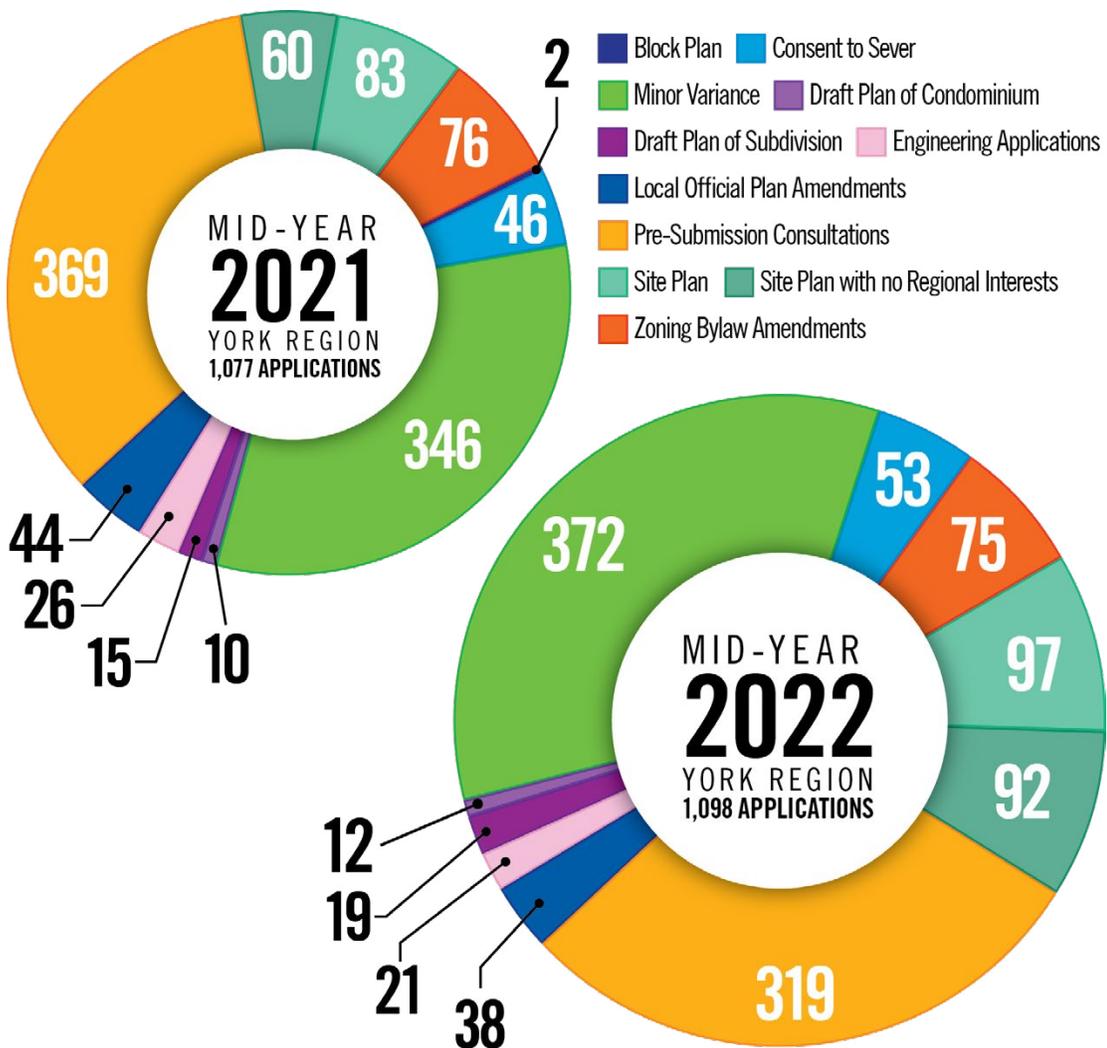
DEVELOPMENT PROFILE MID-YEAR 2022



QUICKFACTS

- › Regional staff received a total of 1,098 development applications
 - › 262 are primary development applications
- › Total of 872 residential units received as part of subdivision applications
- › Total of 12,017 residential units received as part of site plan applications
- › Total of 2,998 units cleared for registration
- › 17 Local Official Plan Amendments (OPAs) were exempted from Regional approval, 11 OPAs were denied Regional exemption and seven notice of decisions were issued on local OPAs

FIGURE 1 NEW DEVELOPMENT APPLICATIONS by TYPE MID-YEAR 2021 and MID-YEAR 2022

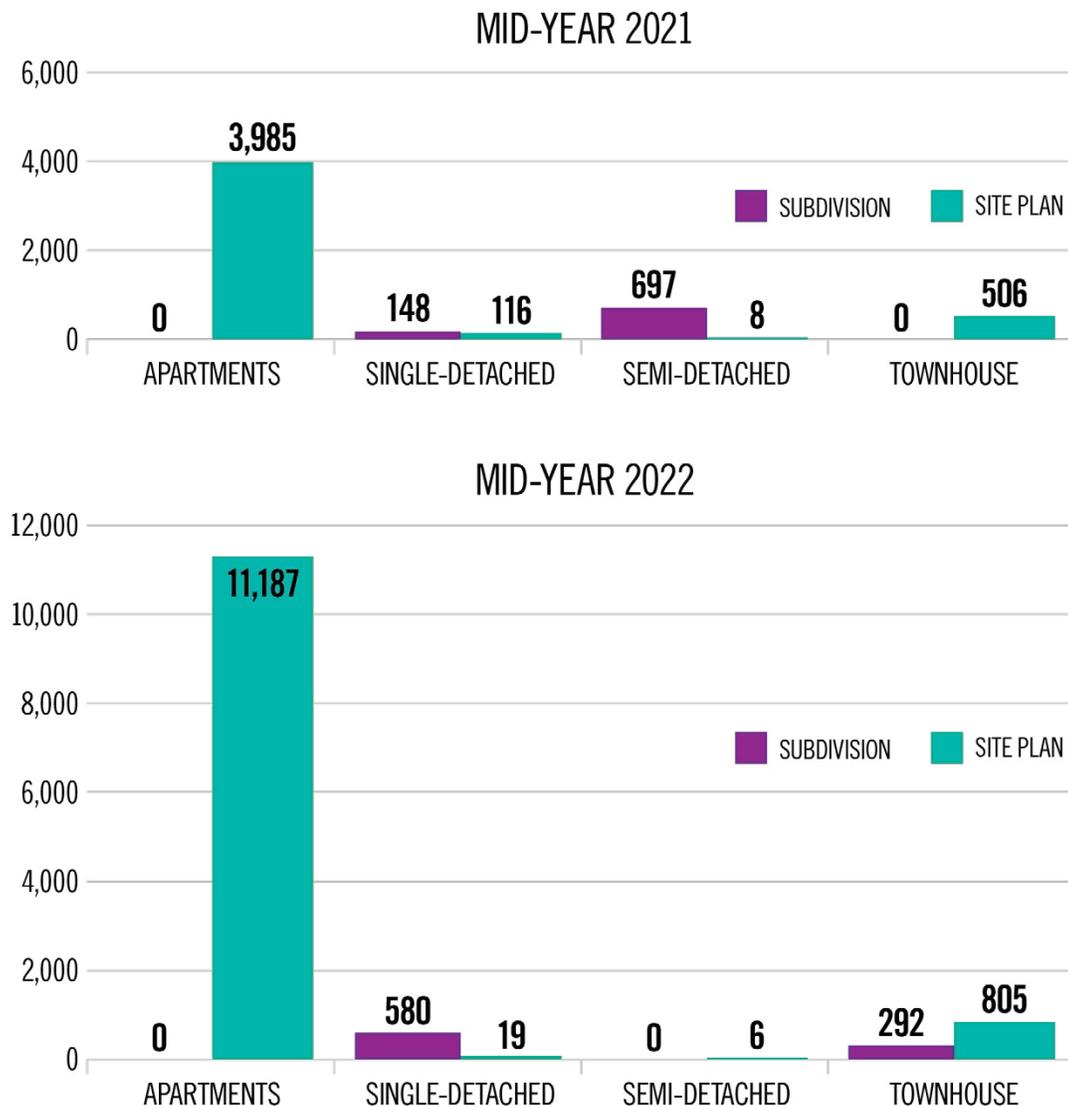




YORK REGION

DEVELOPMENT PROFILE MID-YEAR 2022

FIGURE 2 TYPE of PROPOSED RESIDENTIAL UNITS in MID-YEAR 2021 and MID-YEAR 2022



YORK REGION

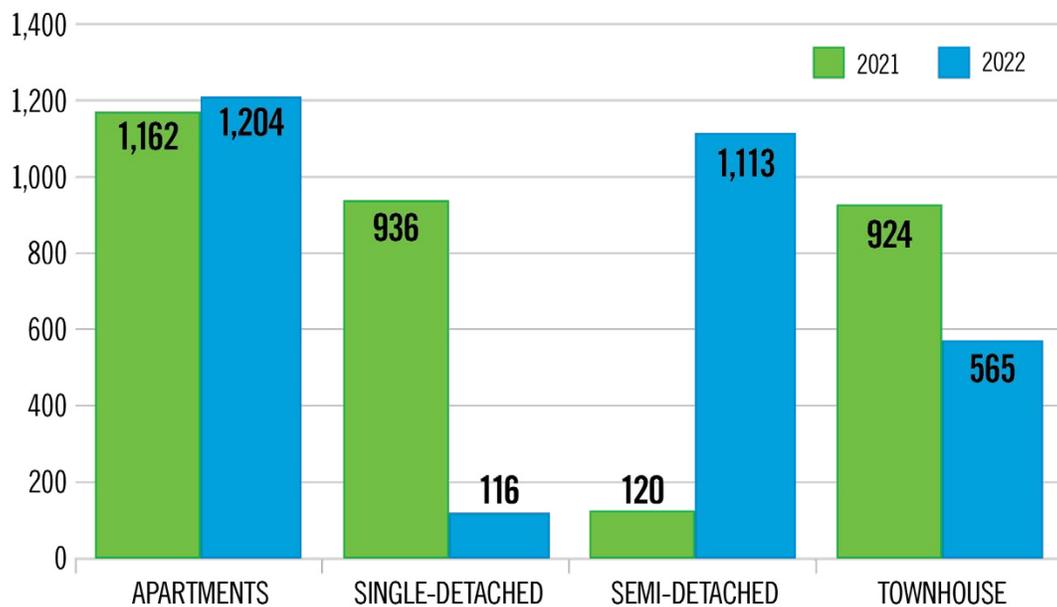
DEVELOPMENT PROFILE MID-YEAR 2022

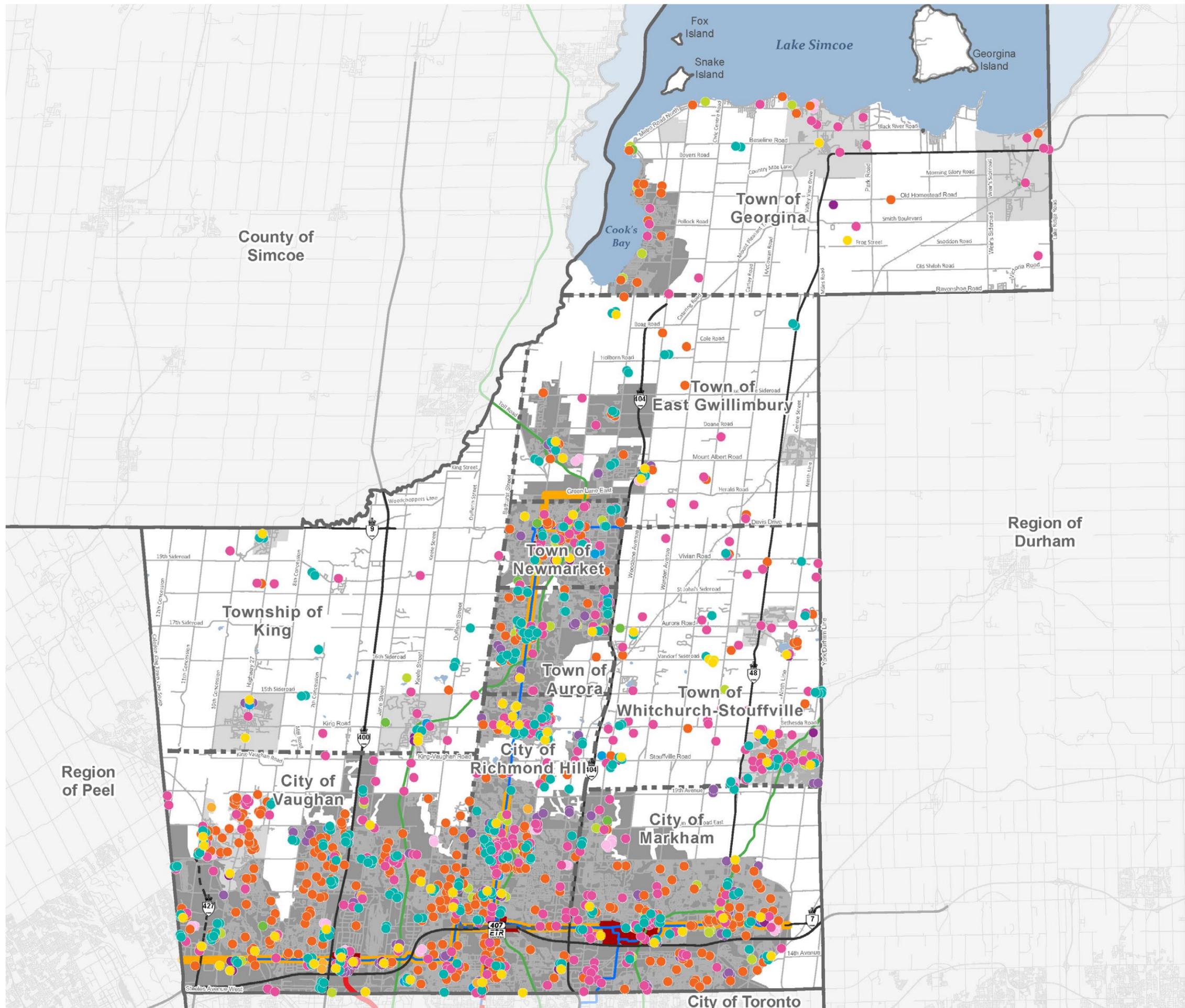


TABLE 1 TYPE of PROPOSED RESIDENTIAL UNITS by MUNICIPALITY in MID-YEAR 2022

MUNICIPALITY	SUBDIVISION			SITE PLAN			
	SINGLE DETACHED	SEMI-DETACHED	TOWNHOUSE	APARTMENTS	SINGLE DETACHED	SEMI-DETACHED	TOWNHOUSE
AURORA	0	0	0	0	3	2	70
EAST GWILLIMBURY	0	0	0	522	5	0	98
GEORGINA	0	0	0	0	0	0	0
KING	6	0	0	73	1	0	0
MARKHAM	241	0	244	1,506	3	0	133
NEWMARKET	0	0	0	307	1	4	80
RICHMOND HILL	7	0	19	3,053	4	0	49
VAUGHAN	0	0	29	5,560	0	0	265
WHITCHURCH-STOUFFVILLE	326	0	0	166	2	0	110
TOTAL	580	0	292	11,187	19	6	805

FIGURE 3 REGISTERED RESIDENTIAL UNITS by TYPE in MID-YEAR 2021 and MID-YEAR 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
- Pre Submission Consultation
- 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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TOWN of AURORA

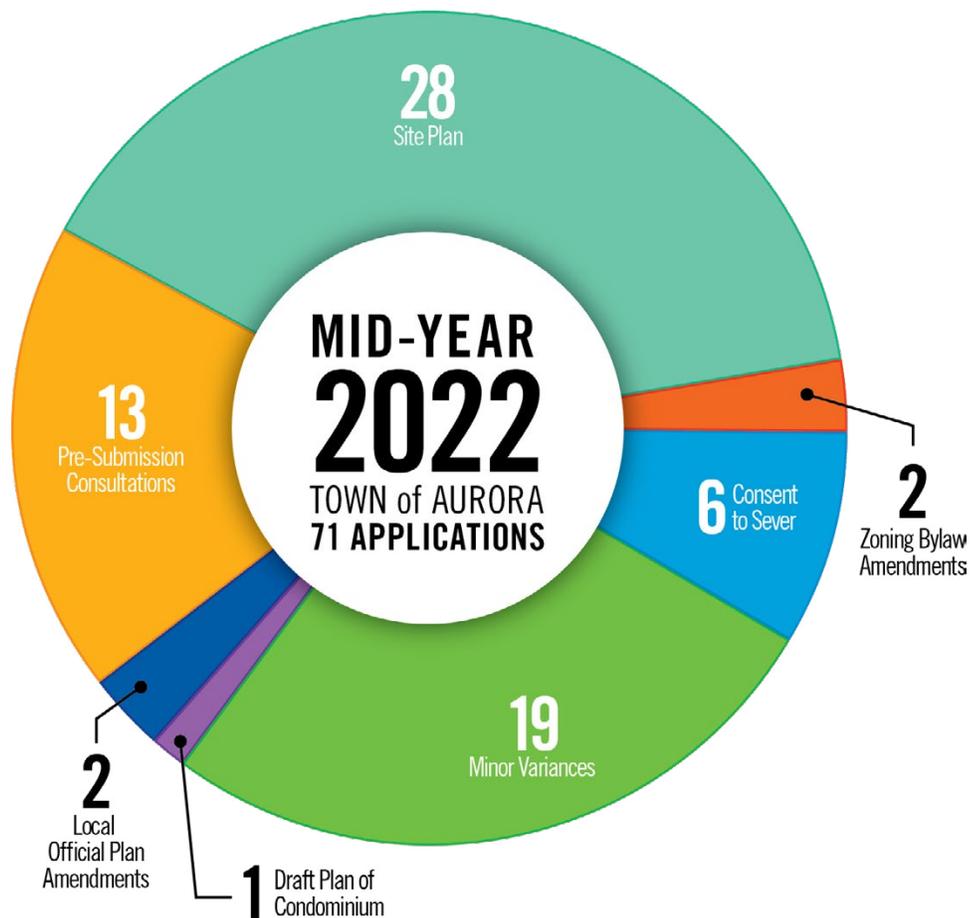
DEVELOPMENT PROFILE MID-YEAR 2022

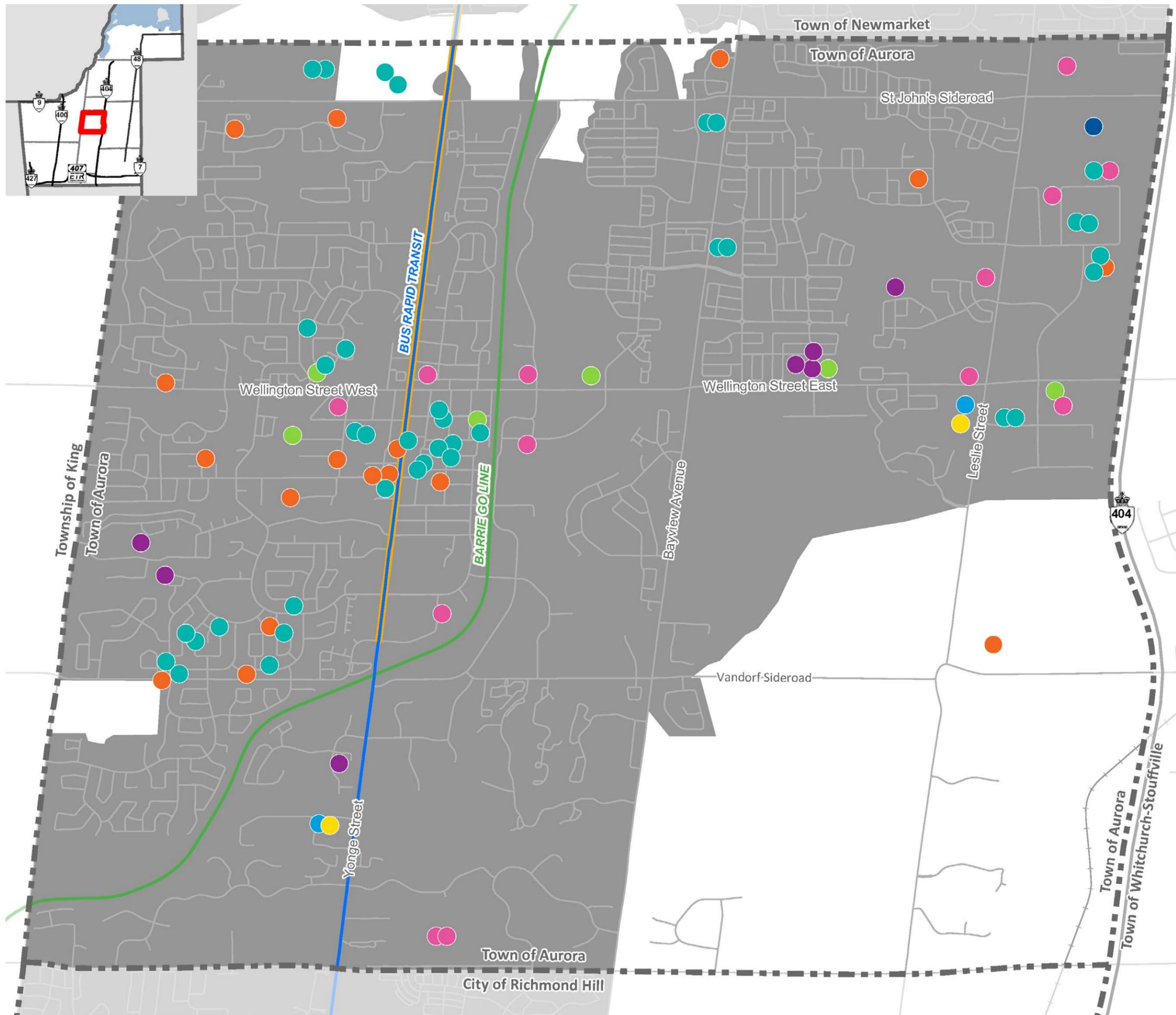


QUICKFACTS

- › 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 MID-YEAR 2022





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

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² The Regional Corridors are identified in the Municipal Development profile maps.



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TOWN of AURORA

DETAILED APPLICATION INFORMATION MID-YEAR 2022



TABLE 2 OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.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

TABLE 3 NEW DEVELOPMENT APPLICATIONS by TYPE

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Condominium	CDMP.22.A.0006	CDM-2022-01	25, 20 Mavrinc Boulevard	Two separate Common Elements Condominiums on either side of Mavrinc 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
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

TOWN of AURORA

DETAILED APPLICATION INFORMATION MID-YEAR 2022



TABLE 3 NEW DEVELOPMENT APPLICATIONS by TYPE (continued)

Application Type	Regional File Number	Local File Number	Location	Description
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 Mavrincac 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 EAST GWILLIMBURY

DEVELOPMENT PROFILE MID-YEAR 2022



QUICKFACTS

- › East Gwillimbury made up 3.5% of new development applications in York Region
- › Regional staff respond and participate in pre-consultation meetings held every two weeks

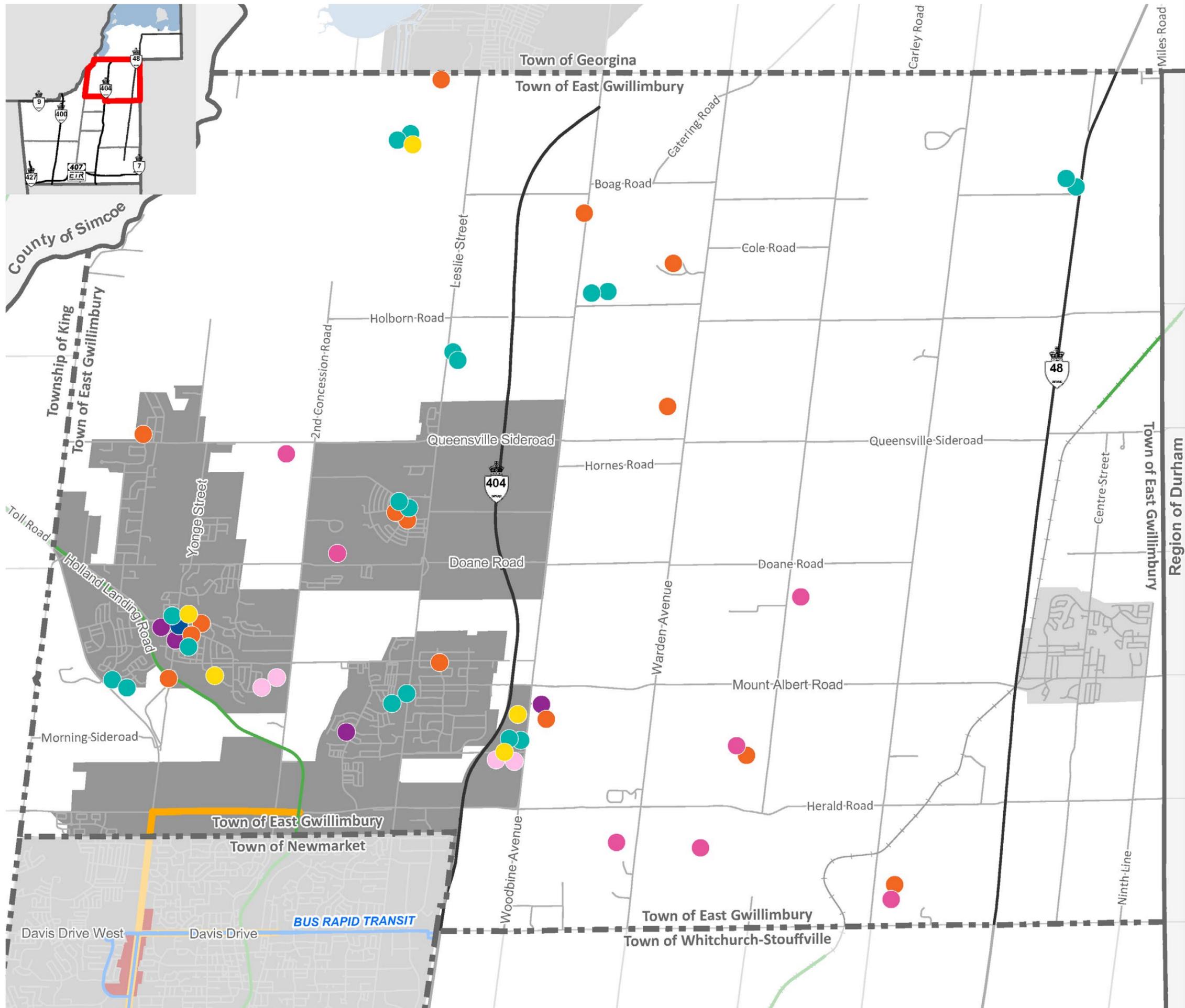
FIGURE 5 NEW DEVELOPMENT APPLICATIONS by TYPE MID-YEAR 2022



TOWN OF EAST GWILLIMBURY MID-YEAR DEVELOPMENT PROFILE 2022

- Engineering Application
- Minor Variances
- Official Plan Amendments - Exemption ¹
- Pre Submission Consultation
- Site Plan Applications
- Subdivision/Condominium Applications
- Zoning By-Law Amendments
- Regional Corridor ²

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TOWN of EAST GWILLIMBURY

DETAILED APPLICATION INFORMATION MID-YEAR 2022

TABLE 4 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	19357, 19349, 19365, 19399 Yonge Street	To permit 98 dwelling units

TABLE 5 NEW DEVELOPMENT APPLICATIONS by TYPE

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

DETAILED APPLICATION INFORMATION MID-YEAR 2022



TABLE 5 NEW DEVELOPMENT APPLICATIONS by TYPE (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 GEORGINA

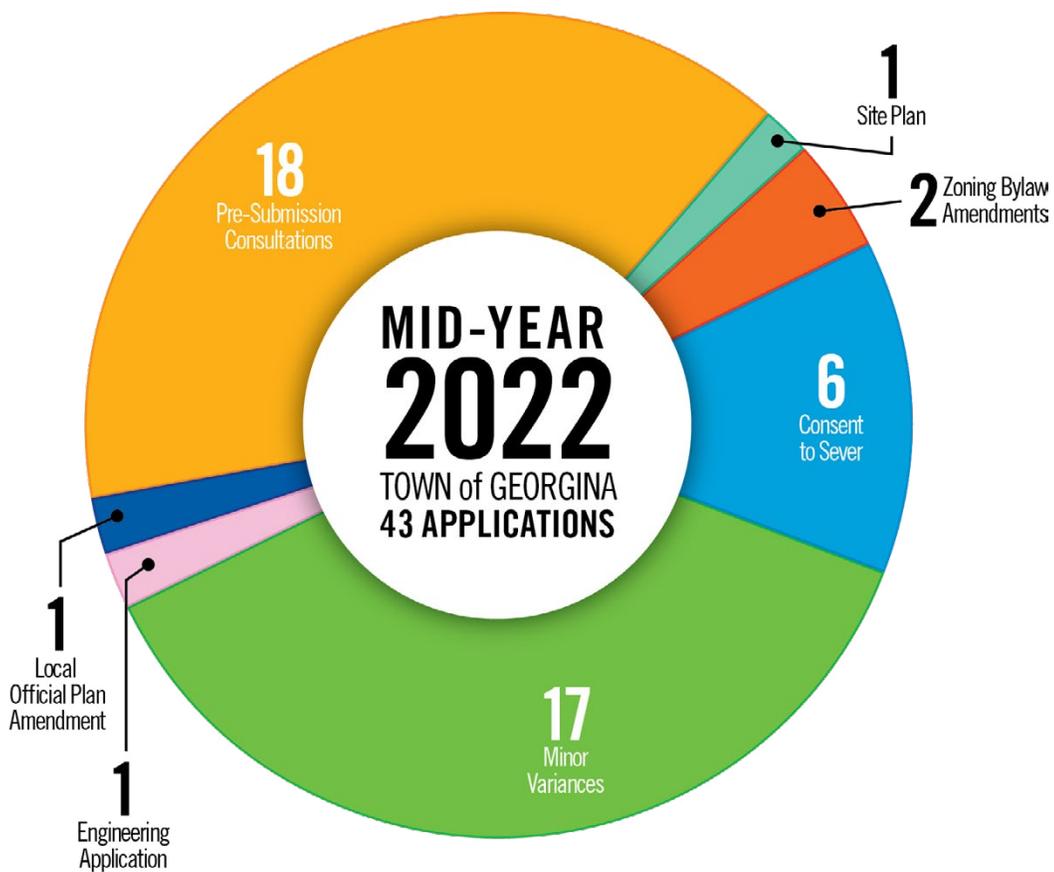
DEVELOPMENT PROFILE MID-YEAR 2022



QUICKFACTS

- › Georgina made up 4.2% 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 MID-YEAR 2022



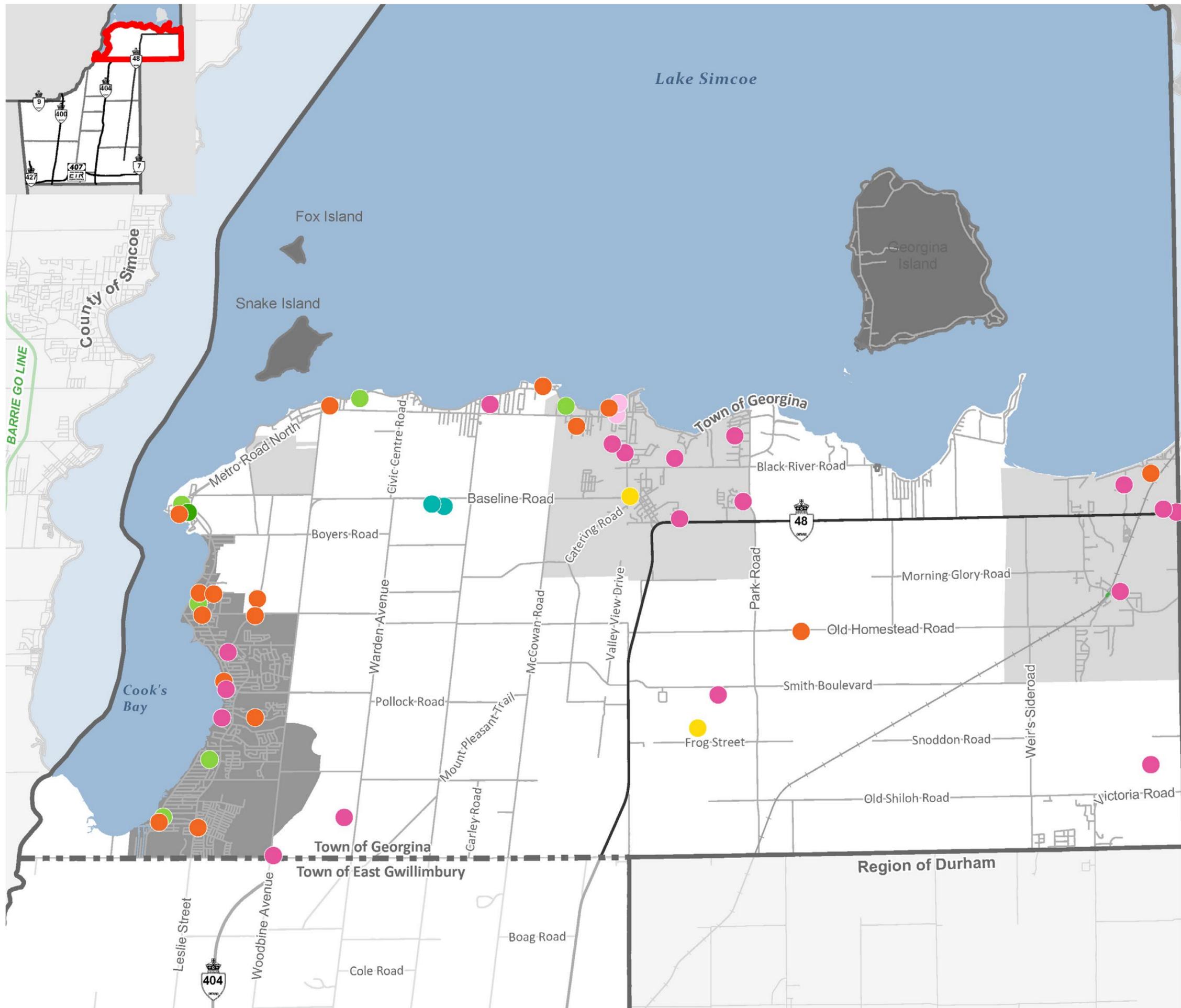
YORK REGION

TOWN OF GEORGINA

MID-YEAR DEVELOPMENT PROFILE 2022

- Consent to Sever
- Engineering Application
- Minor Variances
- Official Plan Amendments - Notice of Decision
- Pre Submission Consultation
- Site Plan Applications
- Zoning By-Law Amendments

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TOWN of GEORGINA

DETAILED APPLICATION INFORMATION MID-YEAR 2022



TABLE 6 OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.21.G.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.0037	02.202	Routine	Town-wide	To permit an additional residential unit in a detached building on the same lot as a single detached dwelling irrespective of whether the single detached dwelling contains an additional residential unit in the Agricultural Protection Area and Rural Area designations

TABLE 7 NEW DEVELOPMENT APPLICATIONS by TYPE

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

TOWNSHIP of KING

DEVELOPMENT PROFILE MID-YEAR 2022



QUICKFACTS

- › King made up 2.9% 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 MID-YEAR 2022



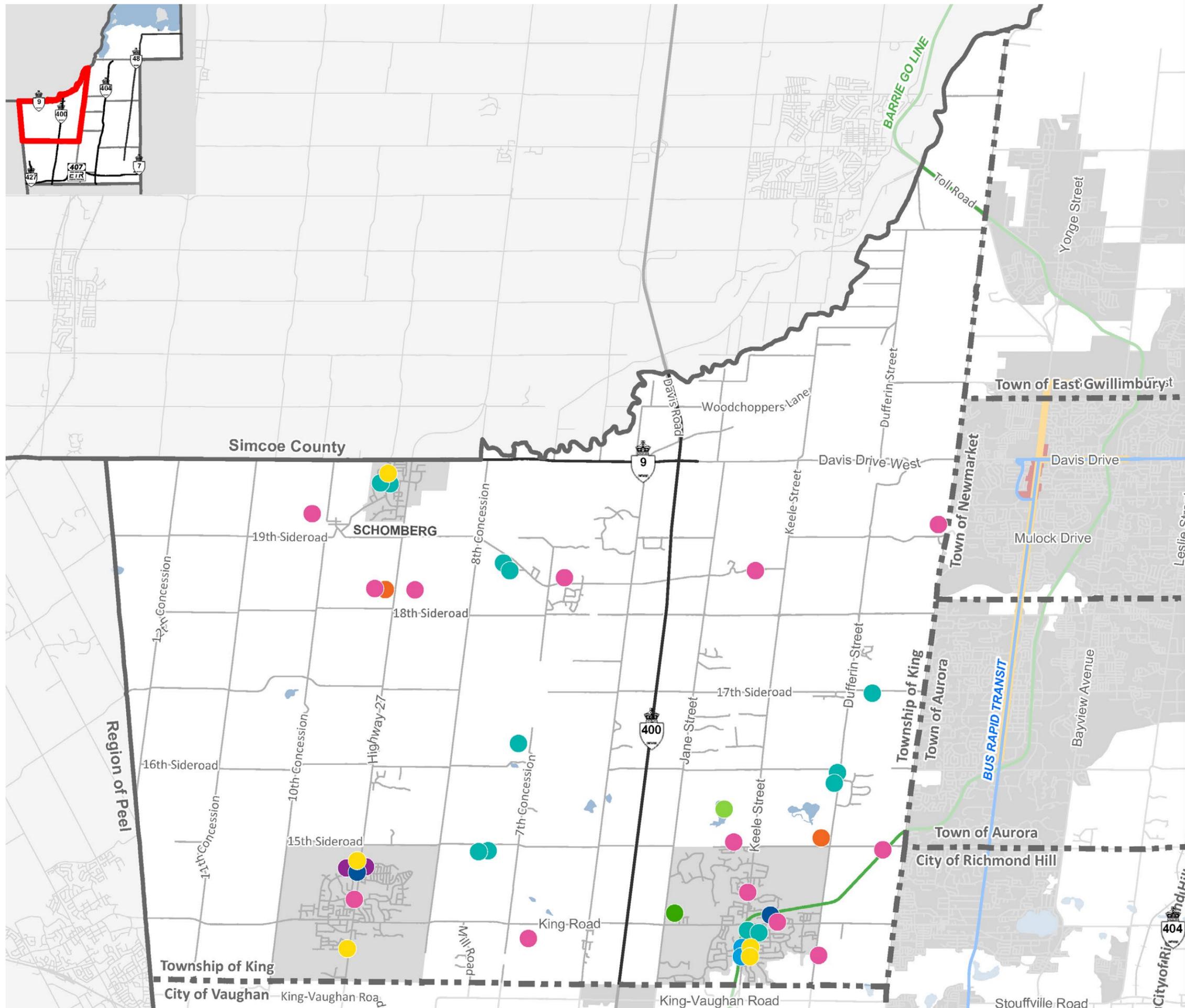
YORK REGION

TOWNSHIP OF KING

MID-YEAR DEVELOPMENT PROFILE 2022

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

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TOWNSHIP of KING

DETAILED APPLICATION INFORMATION MID-YEAR 2022



TABLE 8 OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.18.K.0025	OP-2018-02	Exemption	204 Dew Street	To permit 8 semi-detached residential units
Local Official Plan Amendment	LOPA.22.K.0005	OP-2021-04	Exemption	13440 Highway 27	To permit 6 single-detached dwellings
Local Official Plan Amendment	LOPA.21.K.0012	OPA 99	Notice of decision	52 James Stokes Court	To permit a density increase of 6.3 units/hectare for 4 single-detached units
Local Official Plan Amendment	LOPA.22.K.0010	OP-2021-05	Routine	12762, 12796, 12800, 12780 Keele Street	To permit a 6-storey residential apartment building containing 247 units
Local Official Plan Amendment	LOPA.22.K.0026	OP-2022-01	Routine	12734 Keele Street	To permit a 6-storey building

TABLE 9 NEW DEVELOPMENT APPLICATIONS by TYPE

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
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

CITY of MARKHAM

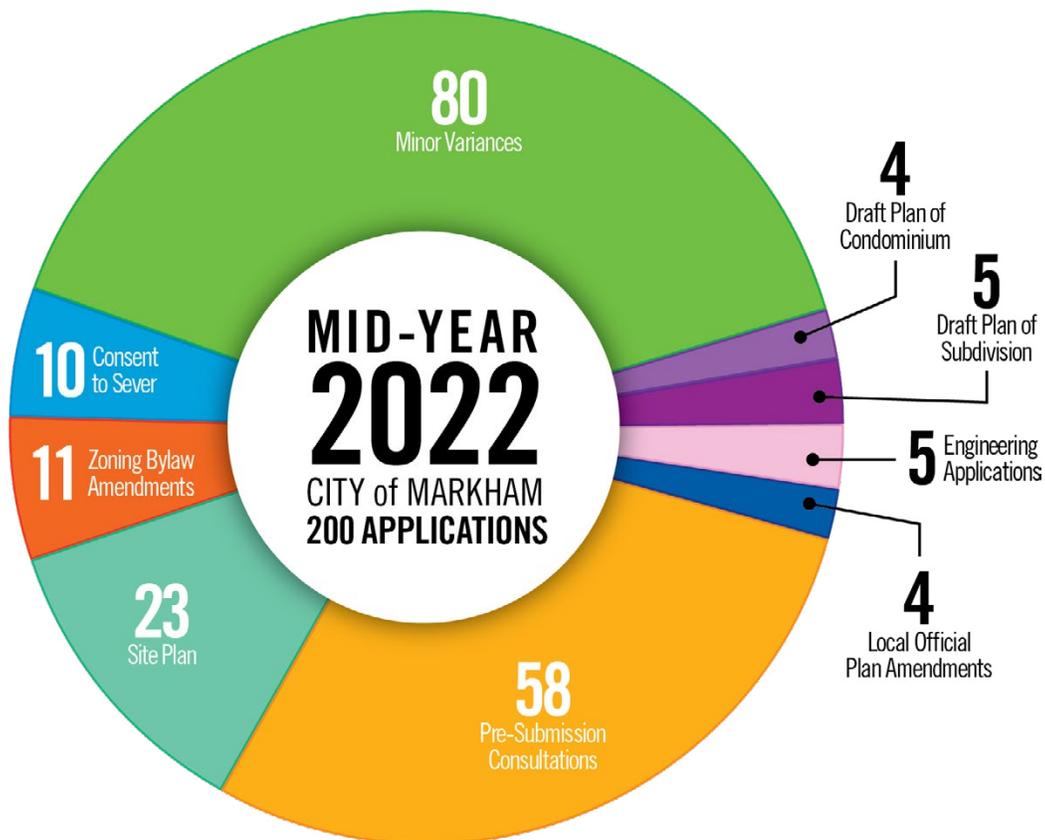
DEVELOPMENT PROFILE MID-YEAR 2022



QUICKFACTS

- › Markham made up 18.2% 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 MID-YEAR 2022



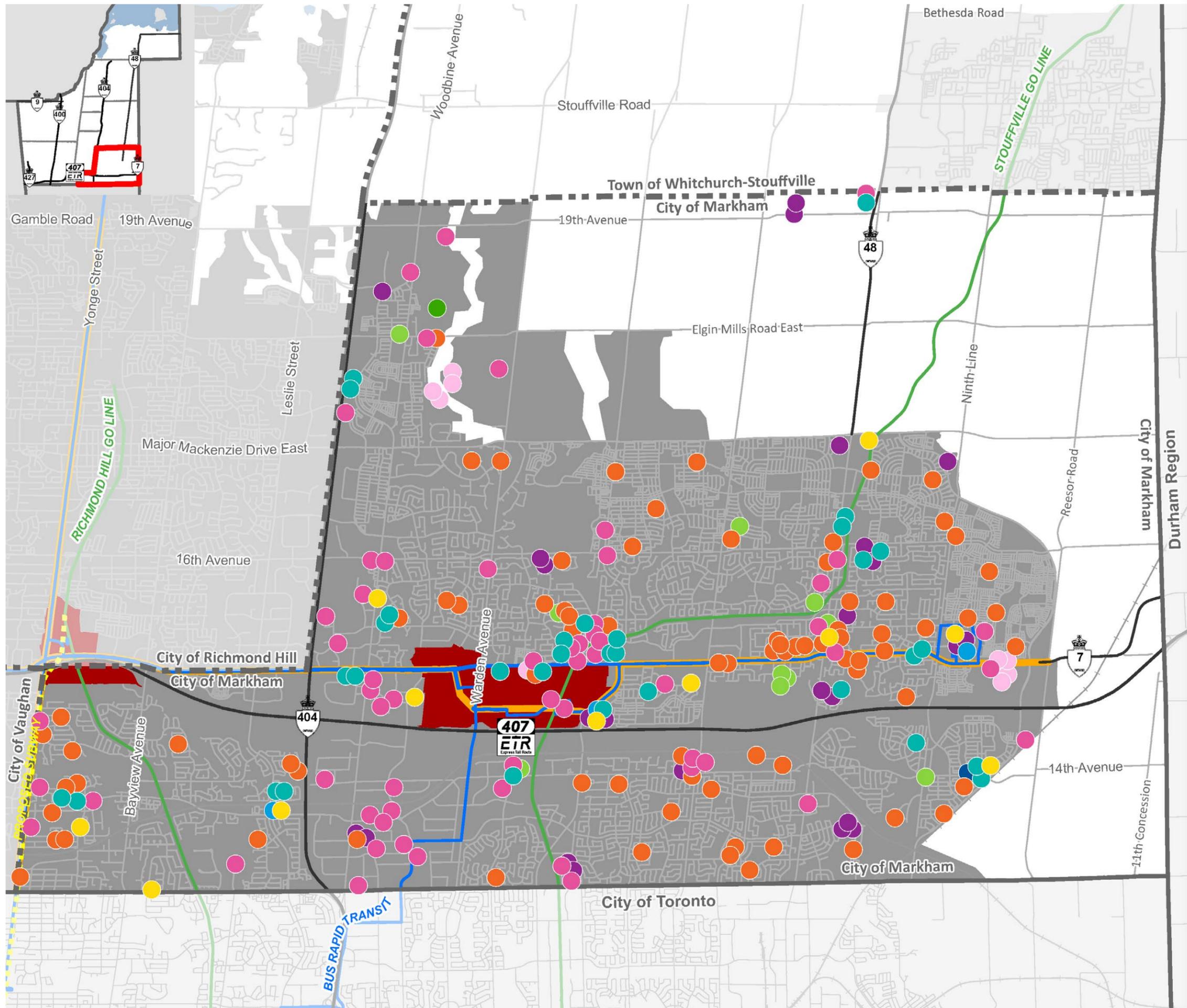
YORK REGION

CITY OF MARKHAM

MID-YEAR DEVELOPMENT PROFILE 2022

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

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CITY of MARKHAM

DETAILED APPLICATION INFORMATION MID-YEAR 2022



TABLE 10 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	7085 14th Avenue	To permit a mixed-use development
Local Official Plan Amendment	LOPA.19.M.0036	OPA 37	Notice of decision	Victoria Glen Community	To permit 840 units (410 single-detached and semi-detached, 130 townhouses and 300 stacked townhouses/apartments)
Local Official Plan Amendment	LOPA.22.M.0017	PLAN 21 145907	Routine	8111 Kennedy Road	To permit a high-density, mixed-use and transit-oriented development
Local Official Plan Amendment	LOPA.22.M.0004	PLAN 21 146653	Routine	2300 John Street	To permit a mixed-use development comprised of 2 towers with 593 units
Local Official Plan Amendment	LOPA.22.M.0033	PLAN 22 116592	Routine	6950 Highway 7	To permit 11 mixed-use and residential buildings with a total of 2,229 residential units and 36,100 sq.m. GFA of commercial space, a public park

TABLE 11 NEW DEVELOPMENT APPLICATIONS by TYPE

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

CITY of MARKHAM

DETAILED APPLICATION INFORMATION MID-YEAR 2022



TABLE 11 NEW DEVELOPMENT APPLICATIONS by TYPE (continued)

Application Type	Regional File Number	Local File Number	Location	Description
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
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

CITY of MARKHAM

DETAILED APPLICATION INFORMATION MID-YEAR 2022



TABLE 11 NEW DEVELOPMENT APPLICATIONS by TYPE (continued)

Application Type	Regional File Number	Local File Number	Location	Description
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
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

CITY of MARKHAM

DETAILED APPLICATION INFORMATION MID-YEAR 2022



TABLE 11 NEW DEVELOPMENT APPLICATIONS by TYPE (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP.22.M.0098	SPC 22 114181	9351, 9399, 9331 Markham Road	High-rise mixed-use development consists of 2 towers of 37-storeys (Tower A) and 42-storeys (Tower B) connected by a 3 level elevated sky bridge. The podium element ranges from 5 to 7 storeys in height, at-grade commercial uses, 9 townhouse units, 2 residential lobbies and indoor amenity space
Site Plan	SP.22.M.0087	SPC 21 148034	1 Lyndhurst Drive	Demolish and replace place of worship and daycare
Site Plan	SP.22.M.0112	SPC 22 112558	Woodbine By-Pass	3 industrial warehouse buildings with a total GFA of 82,505 sq.m.
Site Plan	SP.22.M.0126	SPC 22 114241	20, 10 Fincham Avenue	14 townhouse units of common element condominium tenure accessed by a private laneway and a residential lot to accommodate a freehold single-detached dwelling with frontage and access directly from Fincham Avenue
Site Plan	SP.22.M.0149	SPC 22 115049	36 Apple Creek Boulevard	8-storey building with an approximate GFA of 36,625 sq.m. (394,228.2 sq.ft.) for Phase 1. The primary programming is facilitating a life lease community (i.e. assisted living senior residence) offering approximately 332 affordable senior units

CITY of MARKHAM

DETAILED APPLICATION INFORMATION MID-YEAR 2022



TABLE 11 NEW DEVELOPMENT APPLICATIONS by TYPE (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP:22.M.0162	SPC 22 116603	17 Anna Russell Way	119 townhouses (38 back-to-back townhouses and 81 traditional townhouses)
Site Plan	SP:22.M.0185	SPC 22 118350	6565 Highway 7	1-story commercial building with a GFA of 351.99 sq.m.
Site Plan	SP:22.M.0159	SPC 22 118800	55 East Valhalla Drive	5 buildings: Building A - 3-storey office and commercial ; Building B, C and D - 1-storey industrial with mezzanine, and; Building E - 3-storey office and commercial

TOWN of NEWMARKET

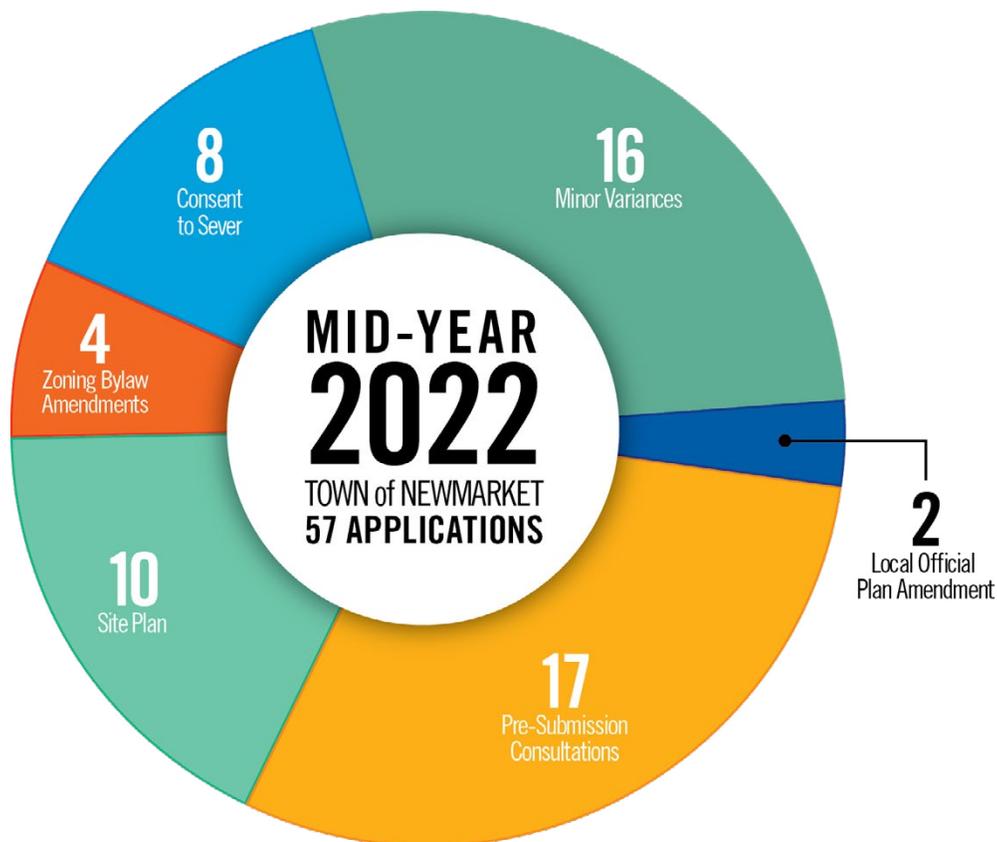
DEVELOPMENT PROFILE MID-YEAR 2022

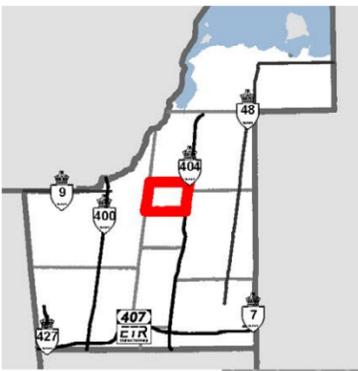


QUICKFACTS

- › Newmarket made up 5.2% of new development applications in York Region
- › Regional staff respond and participate in pre-consultation meetings held every two weeks

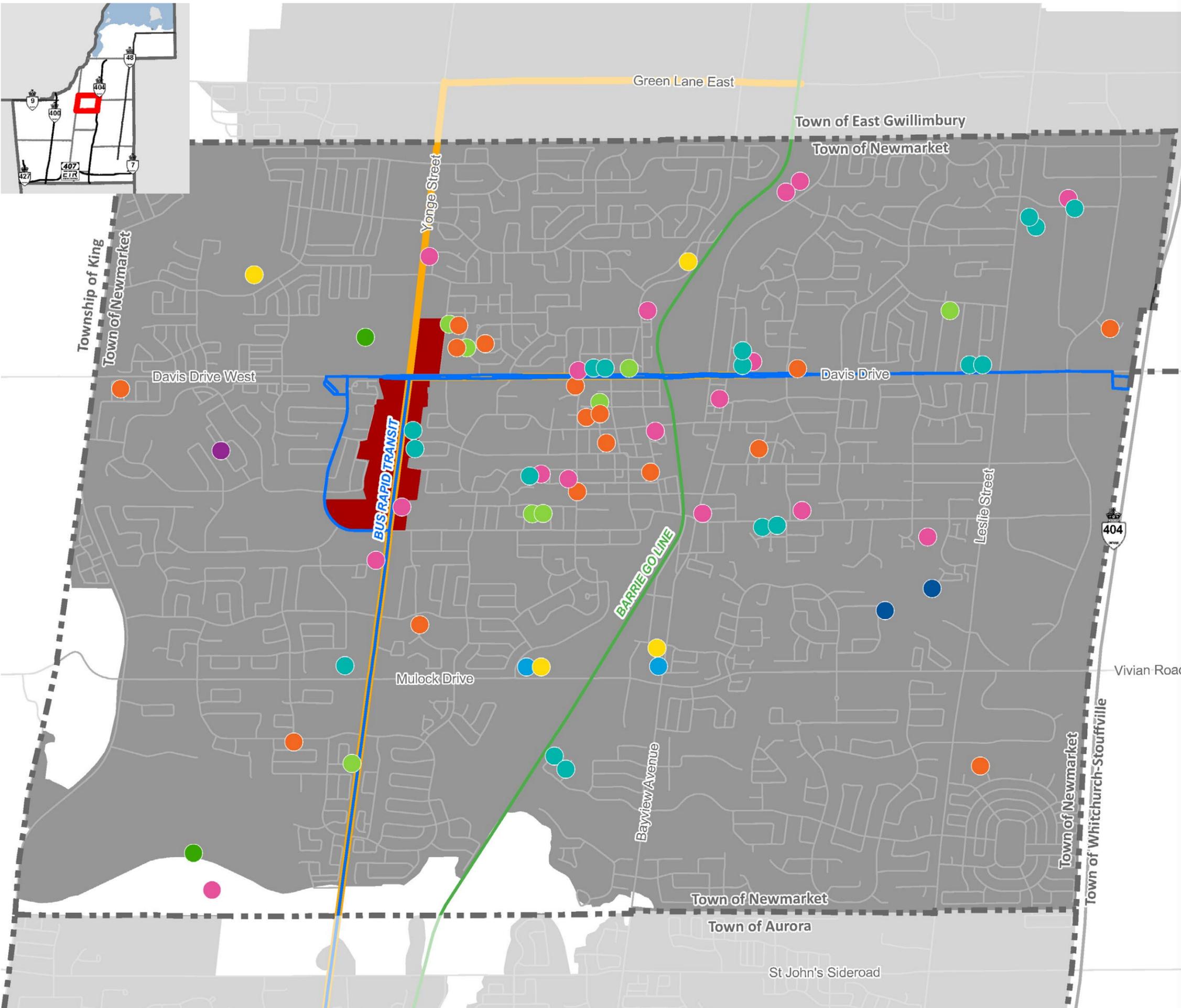
FIGURE 9 NEW DEVELOPMENT APPLICATIONS by TYPE MID-YEAR 2022





YORK REGION

TOWN OF NEWMARKET MID-YEAR DEVELOPMENT PROFILE 2022



- Consent to Sever
- Minor Variances
- Official Plan Amendments - Exemption ¹
- Official Plan Amendments - Notice of Decision ¹
- Official Plan Amendments - Routine ¹
- Pre Submission Consultation
- 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 NEWMARKET

DETAILED APPLICATION INFORMATION MID-YEAR 2022



TABLE 12 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	Exemption	West of Leslie Street, North of Mulock Drive	To re-designate from Major Institutional to Emerging Residential, Parks & Open Space and Natural Heritage System
Local Official Plan Amendment	LOPA.20.N.0063	D09NP2015	Exemption	415 Pickering Crescent	To permit 32 three-storey townhouse units
Local Official Plan Amendment	LOPA.19.N.0029	OPA 30	Notice of decision	17600 Yonge Street	To permit the expansion of the existing mall as a mixed-use medium to high density development containing 5,000 residential units, a new road system and parks/open space
Local Official Plan Amendment	LOPA.20.N.0050	D09NP2012/ OPA 32	Notice of decision	119 Shoniker Drive, 306, 370, 488, 24, 434, 162 St John's Sideroad, 16176 16200, 16250, 16356 Yonge Street	To permit 315 low-density units, 115 lane townhouses, 205 medium-density and 370 high-density residential units
Local Official Plan Amendment	LOPA.22.N.0006	OPZS-2022-001	Routine	301 Mulock Drive	To permit two 8-storey mixed-use apartment buildings that will be centrally connected by a 1-storey lobby with retail space
Local Official Plan Amendment	LOPA.22.N.0016	OPZS-2022-004	Routine	16756, 16764 Bayview Avenue	To permit a 6-storey apartment building

TOWN of NEWMARKET

DETAILED APPLICATION INFORMATION MID-YEAR 2022



TABLE 13 NEW DEVELOPMENT APPLICATIONS by TYPE

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
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

CITY of RICHMOND HILL

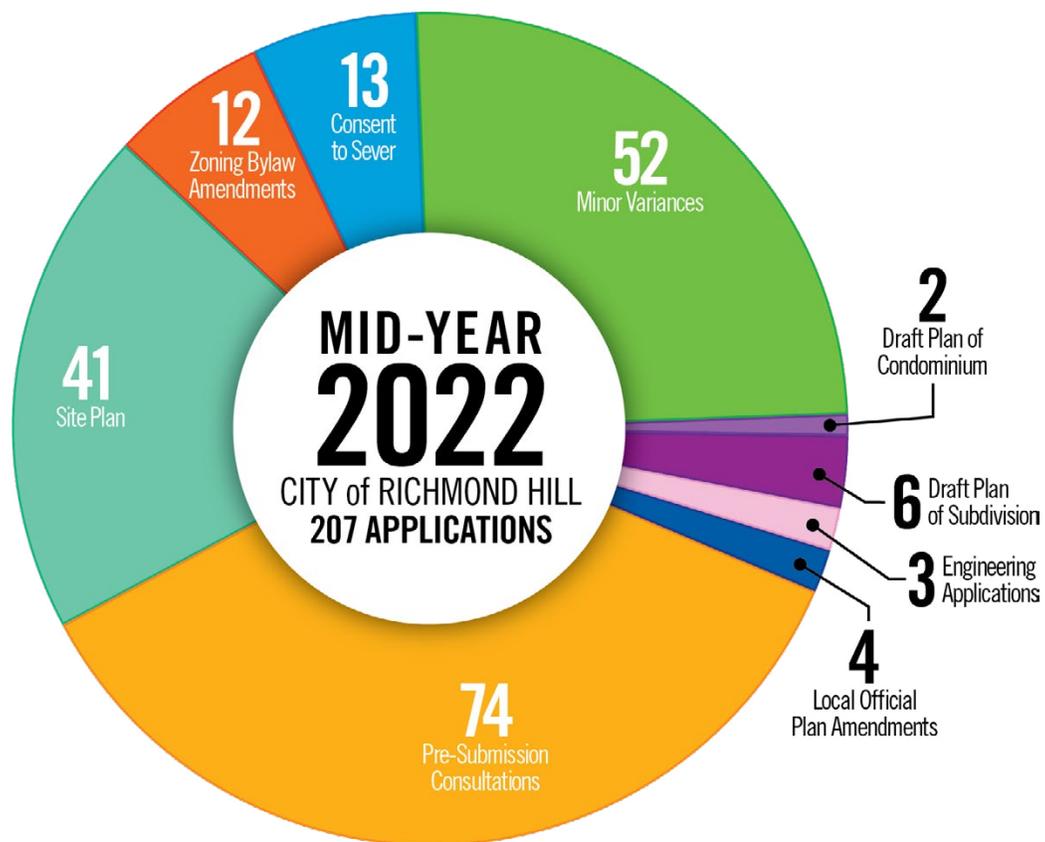
DEVELOPMENT PROFILE MID-YEAR 2022



QUICKFACTS

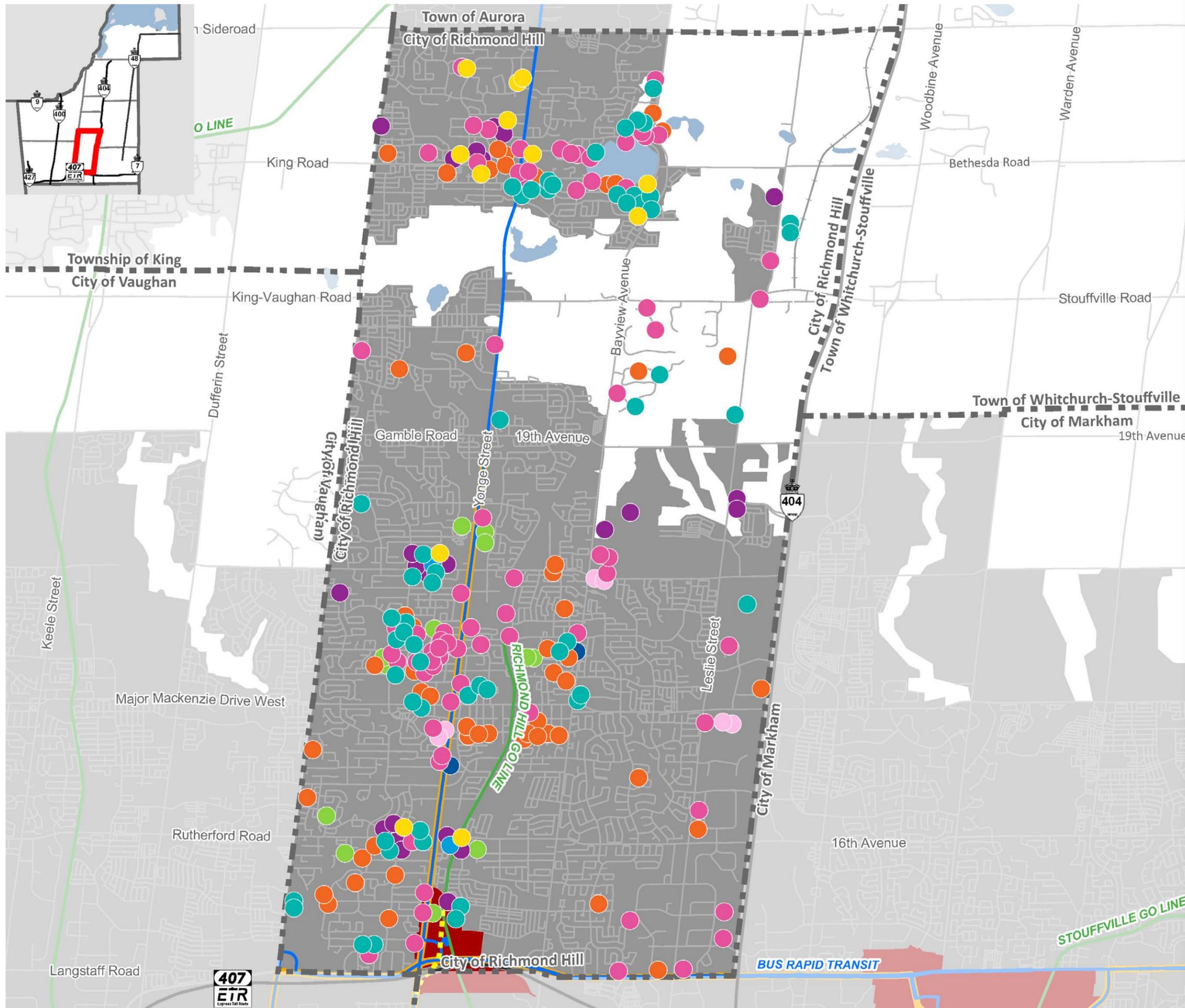
- › Richmond Hill made up 18.8% of new development applications in York Region
- › Regional staff respond and participate in pre-consultation meetings held every two weeks

FIGURE 10 NEW DEVELOPMENT APPLICATIONS by TYPE MID-YEAR 2022



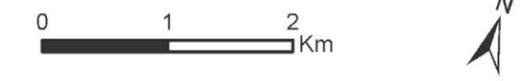
YORK REGION

CITY OF RICHMOND HILL MID-YEAR DEVELOPMENT PROFILE 2022



- Consent to Sever
- Engineering Application
- Minor Variances
- Official Plan Amendments - Exemption ¹
- Official Plan Amendments - Routine ¹
- Pre Submission Consultation
- 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 RICHMOND HILL

DETAILED APPLICATION INFORMATION MID-YEAR 2022



TABLE 14 OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.20.R.0045	D01-20008	Exemption	126, 124, 122 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	9651 Yonge Street	To permit a mixed-use, high-density, transit-oriented development consisting of residential and non-residential uses
Local Official Plan Amendment	LOPA.22.R.0027	D01-22002/OPA 18.3	Exemption Denied	City-Wide	To update the City's 2041 Planning Vision and City Structure
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.22.R.0008	D01-22001	Routine	77 16th Avenue	To permit a high-density, mixed-use development comprised of 3 buildings 22, 25 and 37 storeys with 4-storey podiums containing a total of 922 residential units with at-grade commercial space
Local Official Plan Amendment	LOPA.22.R.0018	D01-22004	Routine	196 Elgin Mills Road West, 41 Cooperage Crescent	To permit 3 single-detached dwelling units and 14 townhouse dwelling units

CITY of RICHMOND HILL

DETAILED APPLICATION INFORMATION MID-YEAR 2022



TABLE 15 NEW DEVELOPMENT APPLICATIONS by TYPE

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
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

CITY of RICHMOND HILL

DETAILED APPLICATION INFORMATION MID-YEAR 2022



TABLE 15 NEW DEVELOPMENT APPLICATIONS by TYPE (continued)

Application Type	Regional File Number	Local File Number	Location	Description
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)
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

CITY of RICHMOND HILL

DETAILED APPLICATION INFORMATION MID-YEAR 2022



TABLE 15 NEW DEVELOPMENT APPLICATIONS by TYPE (continued)

Application Type	Regional File Number	Local File Number	Location	Description
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
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

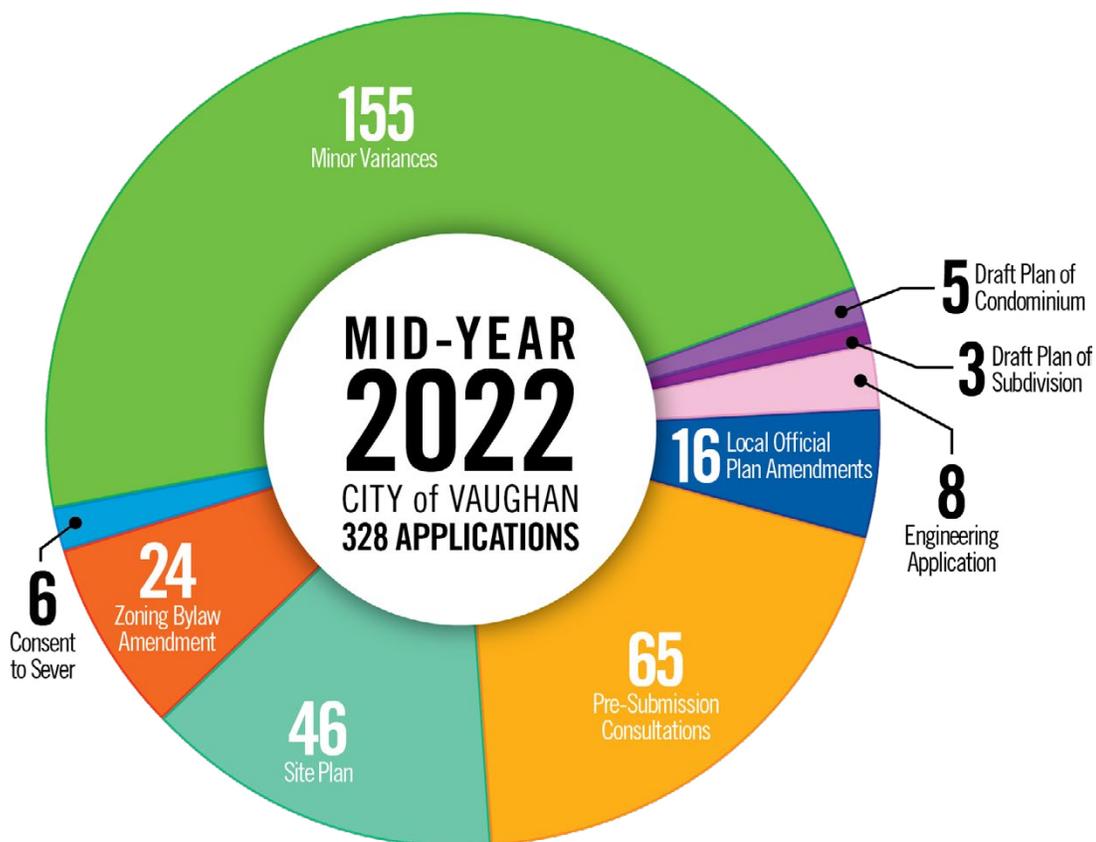
CITY of VAUGHAN

DEVELOPMENT PROFILE MID-YEAR 2022

QUICKFACTS

- › Vaughan made up 29.8% of new development applications in York Region
- › Regional staff respond and participate in pre-consultation meetings held every two weeks

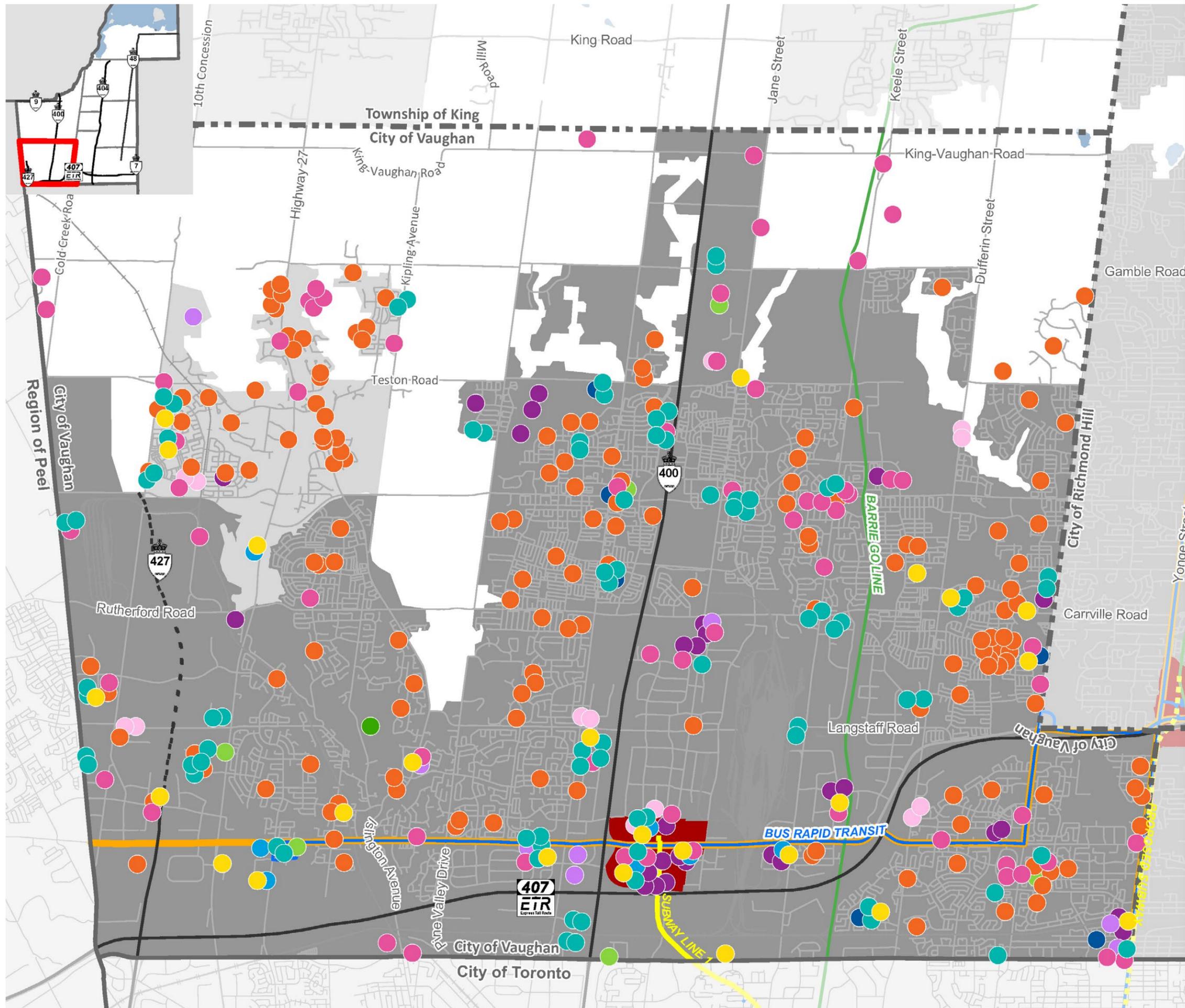
FIGURE 11 NEW DEVELOPMENT APPLICATIONS by TYPE MID-YEAR 2022



YORK REGION

CITY OF VAUGHAN

MID-YEAR 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 Submission Consultation
- 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 VAUGHAN

DETAILED APPLICATION INFORMATION MID-YEAR 2022



TABLE 16 OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.20.V.0030	OP.20.008	Exemption	3600 Major Mackenzie Drive West	To permit a mixed-use development comprised of two seniors' supportive living buildings and 3 residential apartment buildings with a total of 988 units
Local Official Plan Amendment	LOPA.21.V.0025	OP.21.005	Exemption	3911 Teston Road	To permit 145 (3-storey) townhouse units
Local Official Plan Amendment	LOPA.21.V.0033	OP.21.011	Exemption	6, 10, 14, 18, 22, 26 Comdel Boulevard, 9465 Weston Road, 15, 11, 10, 12 Lichen Court	To permit 15 single-detached dwellings and 155 townhouses comprising of 84 standard townhouses, 60 back-to-back townhouses and 11 dual-frontage townhouses
Local Official Plan Amendment	LOPA.21.V.0078	OP.21.022	Exemption	72 Crestwood Road	To permit a place of worship
Local Official Plan Amendment	LOPA.21.V.0082	OP.21.024	Exemption	8940 Bathurst Street	To permit 2 mid-rise apartment buildings comprised of 593 units and 5 townhouse blocks containing 115 units for a total of 708 residential units
Local Official Plan Amendment	LOPA.22.V.0013	OP.21.030	Exemption	80 Glen Shields Avenue	To permit a mid-rise apartment building containing 198 residential units and retail
Local Official Plan Amendment	LOPA.21.V.0073	OP.21.020	Exemption Denied	9075, 9085 Jane Street	To permit a 30-storey residential tower with 301 residential units and 5,514 sq.m. of amenity space



TABLE 16 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.0083	OP.21.021	Exemption Denied	88 Steeles Ave. West	To permit 2 residential buildings with heights of 40-storeys and 52-storeys connected by a 5 to 7-storey podium with retail uses at-grade. The proposed development consists of 1,077 residential units
Local Official Plan Amendment	LOPA.22.V.0001	OP.21.026	Exemption Denied	177 Whitmore Road	To permit a mixed-use development consisting of 3 high-rise towers ranging from 32 to 38-storeys in height. The development proposes 1,172 residential units, including 18 townhouse units
Local Official Plan Amendment	LOPA.22.V.0007	OP.21.028	Exemption Denied	2600, 2700 Steeles Avenue West	To permit 4 development blocks each containing two 53-storey residential mixed-use towers on a 6-storey podium (total of 8 towers on 4 blocks) with office uses and retail uses at-grade
Local Official Plan Amendment	LOPA.22.V.0014	OP.21.029	Exemption Denied	11069, 11075, 11023, 10983, 11035, 11091, 11363, 11131, 11231 Huntington Road	To permit 645 single-detached units and 328 townhouses
Local Official Plan Amendment	LOPA.22.V.0020	OP.22.003	Exemption Denied	8286, 8274, 8270 Islington Avenue	To permit a 7-storey mid-rise residential building

CITY of VAUGHAN

DETAILED APPLICATION INFORMATION MID-YEAR 2022



TABLE 16 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.0021	OP.22.002	Exemption Denied	16, 30, 31, 21 Famous Avenue, 10, 20, 30, 40 Colossus Drive, 3555 Highway 7, 20 Weston Road	To facilitate the creation of 2 distinct precincts (North: OP.22.002; South: OP.22.005) divided by Colossus Drive where most building heights will range from 8 to 55 storeys except for one landmark building in the Northern Precinct that will be taller than 55 storeys
Local Official Plan Amendment	LOPA.22.V.0022	OP.22.005	Exemption Denied	11, 2131, 55, 67, 71 Colossus Drive, 7575, 7501 Weston Road,	To facilitate the creation of 2 distinct precincts (North: OP.22.002; South: OP.22.005) divided by Colossus Drive where most building heights will range from 8 to 55 storeys except for one landmark building in the Northern Precinct that will be taller than 55 storeys
Local Official Plan Amendment	LOPA.22.V.0023	OP.22.001	Exemption Denied	7200 Yonge Street	To permit building height up to 55- storeys and density 6.5 FSI
Local Official Plan Amendment	LOPA.20.V.0004	OPA 74	Notice of decision	20 Lloyd Street	To permit a golf course and associated uses
Local Official Plan Amendment	LOPA.22.V.0002	OP.21.025	Routine	9650 Highway 27	To permit a residential building consisting of 339 rental units
Local Official Plan Amendment	LOPA.22.V.0003	OP.21.027	Routine	20 Roysun Road	To permit a 12-storey mixed-use apartment building with a total of 330 residential units and 1,665.91 sq.m. of ground floor commercial

CITY of VAUGHAN

DETAILED APPLICATION INFORMATION MID-YEAR 2022



TABLE 16 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.0032	OP.22.004	Routine	101 Edgeley Boulevard	To permit increased height and density and deletion of the east-west 20m right-of-way ('Local Road' in the VMC Secondary Plan)
Local Official Plan Amendment	LOPA.22.V.0035	OP.22.006	Routine	10819, 10811 Jane Street	To permit a 12-storey mid-rise building consisting of a ground floor daycare facility, an assisted-living facility operated by Safehaven on floors 1-3, and market residential units on floors 4-12
Local Official Plan Amendment	LOPA.22.V.0031	OP.22.007	Routine	5655, 5657, 5731, 5767, 5781 Highway 7 and 7700, 7714 Martin Grove Road	To permit a 12 to 28-storey high-rise mixed-use development within 10 blocks consisting of residential, commercial uses and a new road network. The development consists of 3,390 residential units
Local Official Plan Amendment	LOPA.22.V.0038	OP.22.008	Routine	2267 Highway 7, 7700 Keele Street	To permit 4 buildings with 7 towers containing residential, office, community amenity and retail uses
Local Official Plan Amendment	LOPA.22.V.0039	OP.22.009	Routine	180 Maplecrete Road, 2955, 2953, 2957, 2951 Highway 7	To permit 3 development blocks consisting of 5 buildings with heights ranging from 25 to 49-storeys and total of 2,176 dwelling units
Local Official Plan Amendment	LOPA.22.V.0040	OP.22.011	Routine	80, 50, 30, 120, 70, 60, 2 Commerce Street, 90 Interchange Way, 101 Exchange Avenue	To permit 5 mixed-use residential buildings in tower and podium configurations ranging in height between 15-46-storeys

CITY of VAUGHAN

DETAILED APPLICATION INFORMATION MID-YEAR 2022



TABLE 17 NEW DEVELOPMENT APPLICATIONS by TYPE

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)
Draft Plan of Subdivision	SUBP.22.V.0007	19T-21V008	220, 216 Doughton Road	Proposed residential block to facilitate two residential towers (47 and 49 storeys) with a 4-storey podium and 4 levels of underground parking
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

CITY of VAUGHAN

DETAILED APPLICATION INFORMATION MID-YEAR 2022



TABLE 17 NEW DEVELOPMENT APPLICATIONS by TYPE (continued)

Application Type	Regional File Number	Local File Number	Location	Description
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 & 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.)
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

CITY of VAUGHAN

DETAILED APPLICATION INFORMATION MID-YEAR 2022



TABLE 17 NEW DEVELOPMENT APPLICATIONS by TYPE (continued)

Application Type	Regional File Number	Local File Number	Location	Description
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 Buttermill 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 & 110 Eagle Rock Way	312 residential units within a 10 & 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
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

CITY of VAUGHAN

DETAILED APPLICATION INFORMATION MID-YEAR 2022



TABLE 17 NEW DEVELOPMENT APPLICATIONS by TYPE (continued)

Application Type	Regional File Number	Local File Number	Location	Description
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
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

CITY of VAUGHAN

DETAILED APPLICATION INFORMATION MID-YEAR 2022



TABLE 17 NEW DEVELOPMENT APPLICATIONS by TYPE (continued)

Application Type	Regional File Number	Local File Number	Location	Description
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
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

CITY of VAUGHAN

DETAILED APPLICATION INFORMATION MID-YEAR 2022



TABLE 17 NEW DEVELOPMENT APPLICATIONS by TYPE (continued)

Application Type	Regional File Number	Local File Number	Location	Description
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
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

CITY of VAUGHAN

DETAILED APPLICATION INFORMATION MID-YEAR 2022



TABLE 17 NEW DEVELOPMENT APPLICATIONS by TYPE (continued)

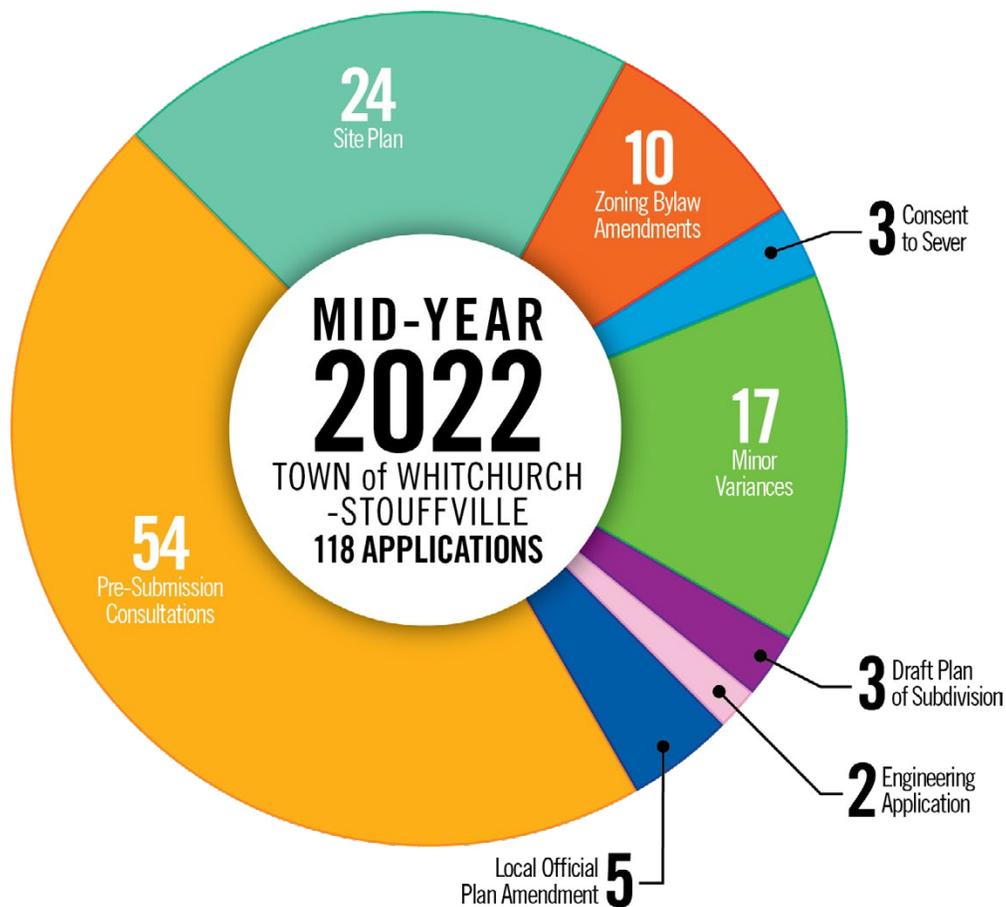
Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP.22.V.0151	DA.22.022	8311 Weston Road	Motor Vehicle Sales Establishment within an existing building
Site Plan	SP.22.V.0186	DA.22.026	196, 170, 120, 210, 160, 182 Milani Boulevard	Multi-unit warehouse building with 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

TOWN of WHITCHURCH-STOUFFVILLE DEVELOPMENT PROFILE MID-YEAR 2022

QUICKFACTS

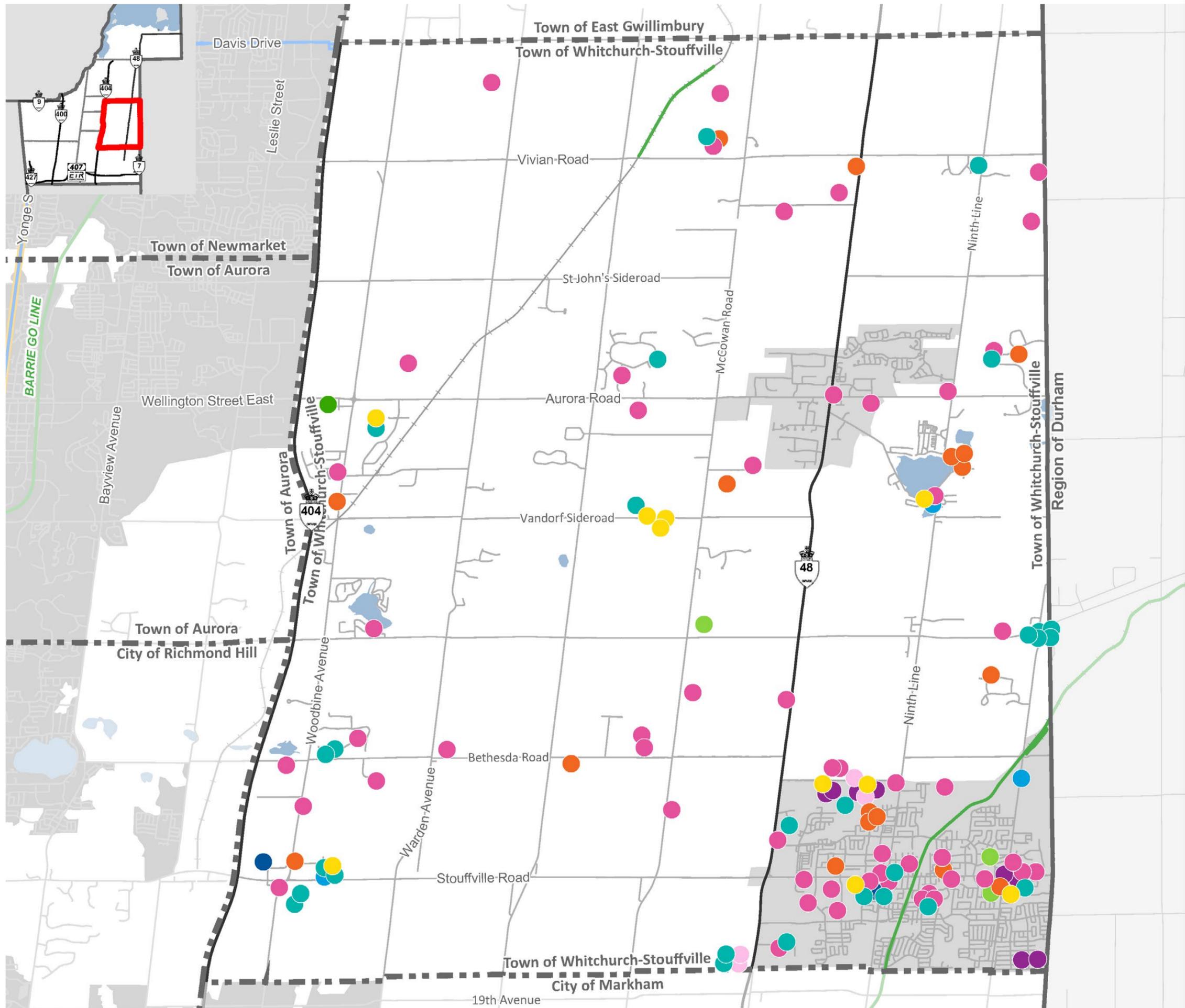
- › Whitchurch-Stouffville made up 10.7% of new development applications in York Region
- › Regional staff respond and participate in pre-consultation meetings held every two weeks

FIGURE 12 NEW DEVELOPMENT APPLICATIONS by TYPE MID-YEAR 2022



YORK REGION

TOWN OF WHITCHURCH-STOUFFVILLE MID-YEAR 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 Submission Consultation
- 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 2022

Data: The Regional Municipality of York, The Regional
Municipalities of Durham and Peel, County of Simcoe,
City of Toronto
Queen's Printer for Ontario 2003-2022

TOWN of WHITCHURCH-STOUFFVILLE

DETAILED APPLICATION INFORMATION MID-YEAR 2022



TABLE 18 OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.21.W.0080	OPA21.007	Exemption	56 Gordon Collins Drive	To permit the conversion of an existing warehouse into a fitness and recreational facility as an additional permitted use
Local Official Plan Amendment	LOPA.22.W.0030	OPA22.002	Exemption	5945 Main Street	To permit high-density residential development with 166 dwelling units (one 10-storey apartment building) and two 1-storey retail buildings
Local Official Plan Amendment	LOPA.21.W.0057	OPA 151	Notice of decision	2159 Aurora Road	To permit a light industrial manufacturing facility
Local Official Plan Amendment	LOPA.22.W.0019	OPA22.001	Routine	2 Stalwart Industrial Drive	To permit a crematorium within the Industrial designation
Local Official Plan Amendment	LOPA.22.W.0029	OPA22.003	Routine	Old Elm (formerly Lincolnville) Go Land Use Study Area	Town-initiated Official Plan Amendment for the Old Elm (formerly Lincolnville) Go Land Use Study Area
Local Official Plan Amendment	LOPA.22.W.0036	OPA22.004	Routine	14622 Ninth Line	To permit 11 lots to be serviced with private wells and septic systems
Local Official Plan Amendment	LOPA.22.W.0034	OPA22.005	Routine	Town Wide	To establish a land use planning framework to regulate lands legally used for the cultivation and processing of recreational cannabis

TOWN of WHITCHURCH-STOUFFVILLE

DETAILED APPLICATION INFORMATION MID-YEAR 2022



TABLE 19 NEW DEVELOPMENT APPLICATIONS by TYPE

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
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

DEVELOPMENT ACTIVITY SUMMARY MID-YEAR 2022

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

PLANNING

1-877-464-9675 Extension 75430

york.ca/developmentservices

