



YORK REGION MID-YEAR 2023

DEVELOPMENT **ACTIVITY** SUMMARY

SEPTEMBER 2023

TABLE of CONTENTS

EXECUTIVE SUMMARY	3
DELEGATED APPROVAL AUTHORITY	4
YORK REGION MID-YEAR 2023 DEVELOPMENT PROFILE	5
QUICK FACTS	5
YORK REGION MID-YEAR 2023 DEVELOPMENT PROFILE	6
TOWN of AURORA MID-YEAR 2023 DEVELOPMENT PROFILE	9
QUICK FACTS	9
TOWN of AURORA MID-YEAR 2023 DETAILED APPLICATION INFORMATION	11
TOWN of EAST GWILLIMBURY MID-YEAR 2023 DEVELOPMENT PROFILE	13
QUICK FACTS	13
TOWN of EAST GWILLIMBURY MID-YEAR 2023 DETAILED APPLICATION INFORMATION	15
TOWN of GEORGINA MID-YEAR 2023 DEVELOPMENT PROFILE	16
QUICK FACTS	16
TOWN of GEORGINA MID-YEAR 2023 DETAILED APPLICATION INFORMATION	18
TOWNSHIP of KING MID-YEAR 2023 DEVELOPMENT PROFILE	19
QUICK FACTS	19
TOWNSHIP of KING MID-YEAR 2023 DETAILED APPLICATION INFORMATION	21
CITY of MARKHAM MID-YEAR 2023 DEVELOPMENT PROFILE	22
QUICK FACTS	22
CITY of MARKHAM MID-YEAR 2023 DETAILED APPLICATION INFORMATION	24
TOWN of NEWMARKET MID-YEAR 2023 DEVELOPMENT PROFILE	29
QUICK FACTS	29
TOWN of NEWMARKET MID-YEAR 2023 DETAILED APPLICATION INFORMATION	31
CITY of RICHMOND HILL MID-YEAR 2023 DEVELOPMENT PROFILE	33
QUICK FACTS	33
CITY of RICHMOND HILL MID-YEAR 2023 DETAILED APPLICATION INFORMATION	35
CITY of VAUGHAN MID-YEAR 2023 DEVELOPMENT PROFILE	39
QUICK FACTS	39
CITY of VAUGHAN MID-YEAR 2023 DETAILED APPLICATION INFORMATION	41
TOWN of WHITCHURCH-STOUFFVILLE MID-YEAR 2023 DEVELOPMENT PROFILE	52
QUICK FACTS	52
TOWN of WHITCHURCH-STOUFFVILLE MID-YEAR 2023 DETAILED APPLICATION INFORMATION	54

EXECUTIVE SUMMARY

The 2023 Mid-Year Development Activity report summarizes delegated approvals and new development applications received by the Region in 2023 with a 2022 comparison, using data collected from YorkTrax, to Council for information. A full trend analysis will be provided in the final 2023 annual report in early 2024.

The Director of Development Services issued decisions on a total of 24 local OPA applications in the first half of 2023. The number of applications fluctuate annually due to the cyclical nature of development, applications received in the first half of 2023 decreased by 15% from 2022. Proposed residential units received for review as part of new draft plan of subdivision applications increased by 34%. Total proposed residential units related to new draft plan of subdivision and site plan decreased by 29% to 9,126 in 2023 from 12,889 in 2022. In 2022, multiple high-density residential development applications were received for the cities of Richmond Hill and Vaughan resulting in an increase of proposed residential units as part of site plan applications. As of August 2023, the Region has an approved housing supply of an estimated 63,000 units (The Housing Supply Update, September 2023). Based on the Region's approved Regional Official Plan forecast, this represents a supply of more than five years of growth - well within the Provincial requirements that a 3 to 7-year supply of draft approved and registered plans be maintained.

Accrued development charge collections decreased by 48% to \$152,386,317 in the first half of 2023 from \$291,624,215 in 2022, which was anticipated as a result of changes from Bill 23 as well as a slowdown in housing activity, due to current economic conditions. The lower DC collections was anticipated as part of the 2023 budget due to changes introduced by Bill 23 as well as the slowdown in housing activity due to current economic conditions. DC collections are currently on track to meet forecasts.

Regional staff will continue to work closely with local municipal partners to achieve Regional and local policy objectives, implement provisions of Bill 23 and opportunities to streamline the approval process and ensure approvals are met within the timelines prescribed by the *Planning Act*.

DELEGATED APPROVAL AUTHORITY

MID-YEAR 2023 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.

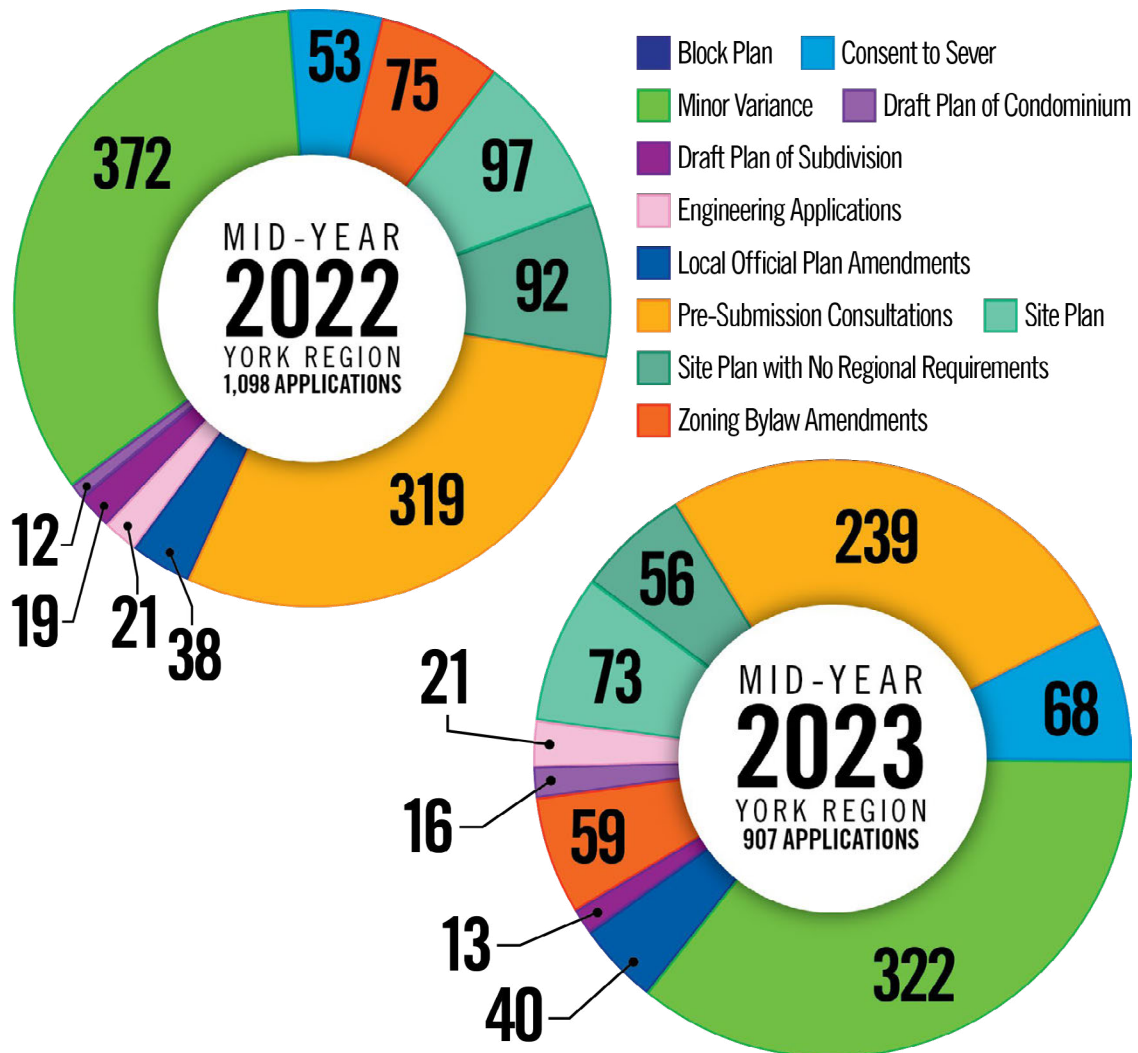
YORK REGION

MID-YEAR 2023 DEVELOPMENT PROFILE

QUICKFACTS

- › Regional staff received a total of 907 development applications
 - › 222 are primary development applications
- › Total of 872 residential units received as part of subdivision applications
- › Total of 9,351 residential units received as part of site plan applications
- › Total of 2,418 units cleared for registration
- › 18 Local Official Plan Amendments (OPAs) were exempted from Regional approval, and 5 notice of decisions were issued on local OPAs

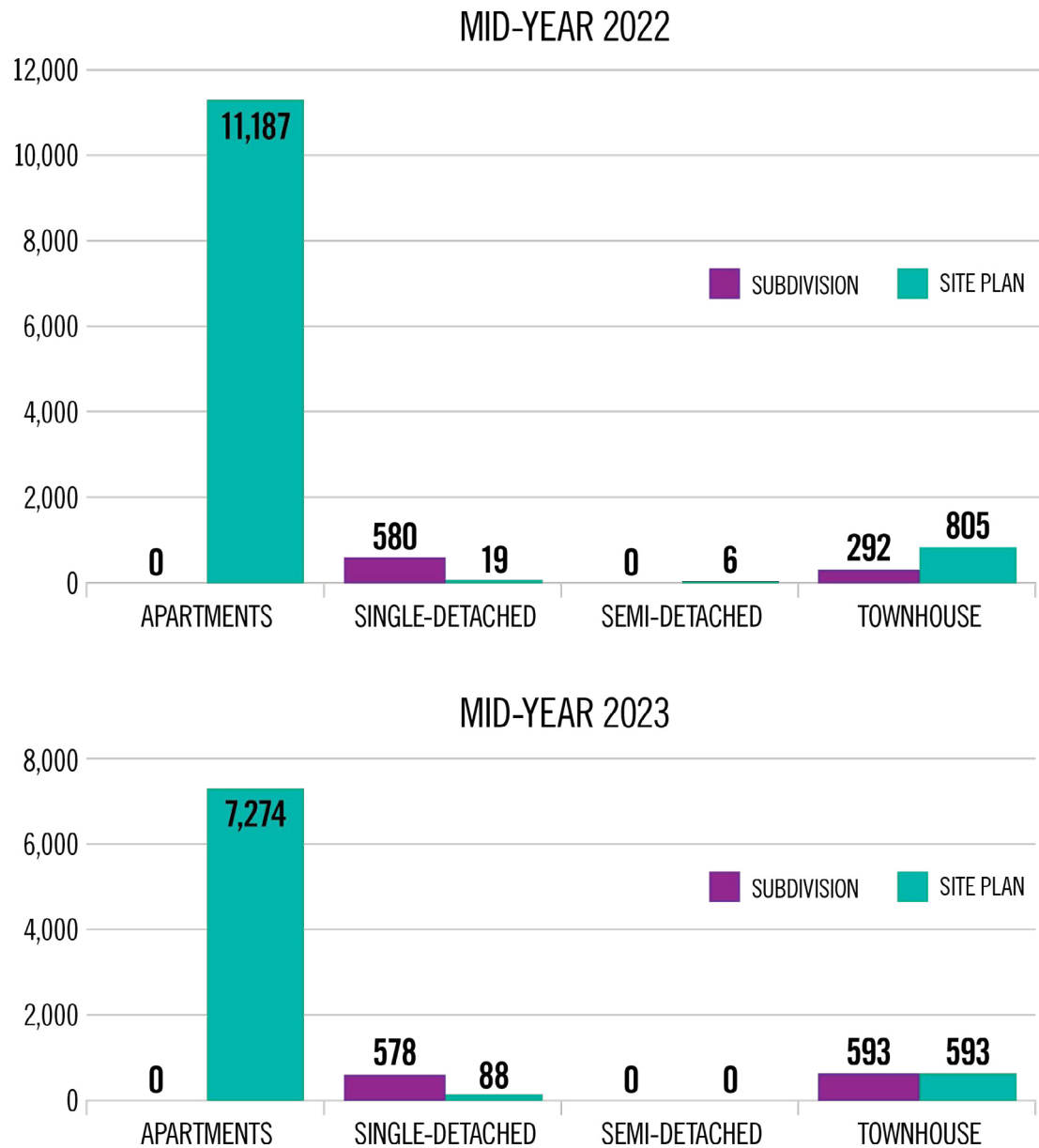
FIGURE 1 NEW DEVELOPMENT APPLICATIONS by TYPE MID-YEAR 2022 vs. MID-YEAR 2023



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MID-YEAR 2023 DEVELOPMENT PROFILE

FIGURE 2 TYPE of PROPOSED RESIDENTIAL UNITS in MID-YEAR 2022 and MID-YEAR 2023



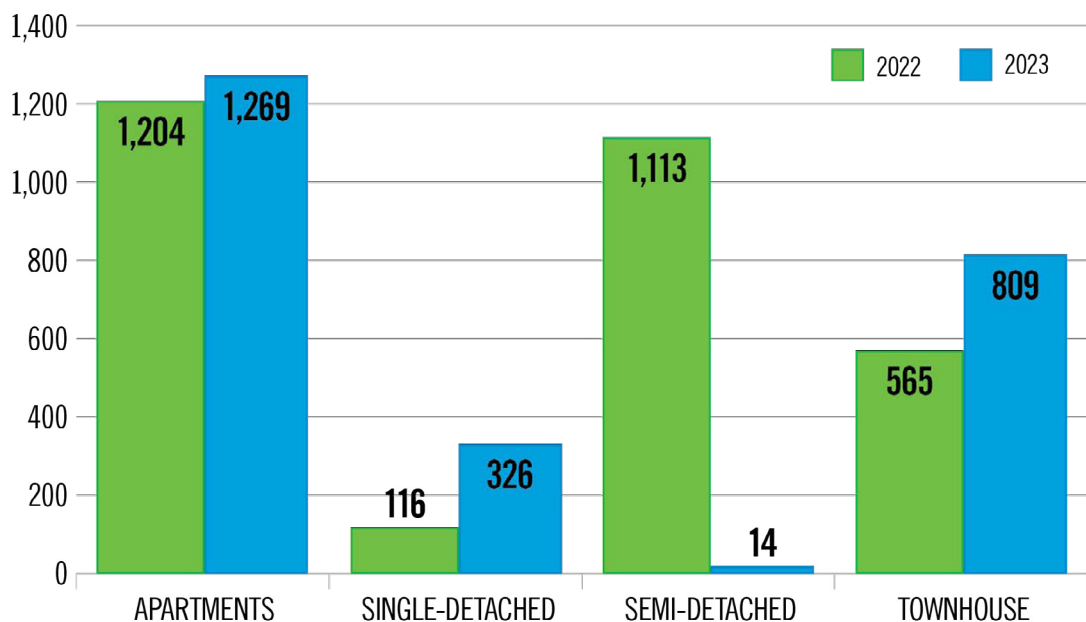
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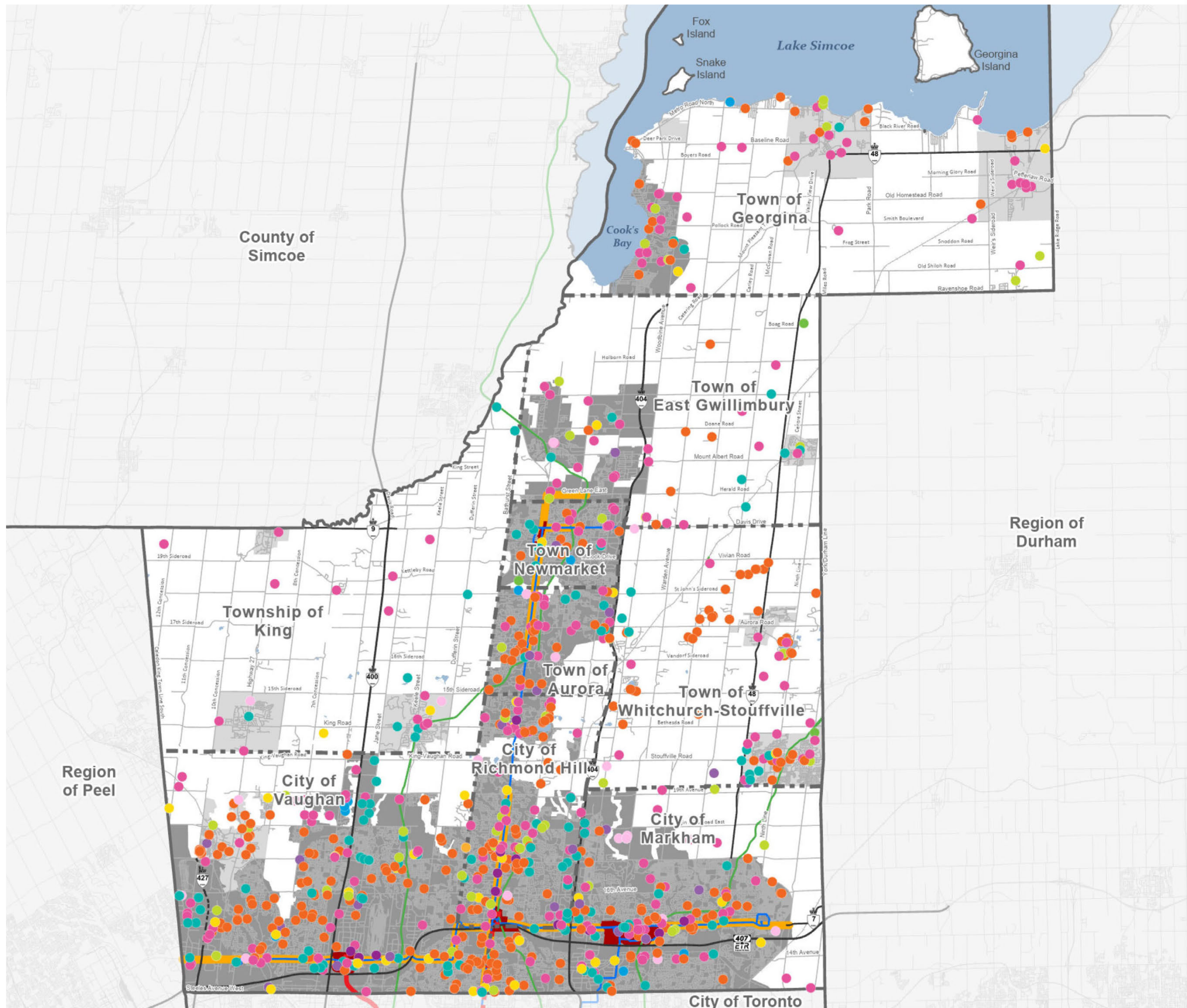
MID-YEAR 2023 DEVELOPMENT PROFILE

TABLE 1 TYPE of PROPOSED RESIDENTIAL UNITS by MUNICIPALITY in MID-YEAR 2023

Municipality	SUBDIVISION				SITE PLAN			
	Apartment	Single Detached	Semi-Detached	Townhouse	Apartment	Single Detached	Semi-Detached	Townhouse
Aurora	0	10	0	0	0	0	0	225
East Gwillimbury	0	217	0	134	0	0	0	0
Georgina	0	0	0	0	0	0	0	0
King	0	0	0	0	234	1	0	0
Markham	0	0	0	276	1,376	0	0	0
Newmarket	0	0	0	0	0	87	0	8
Richmond Hill	0	0	0	0	15	0	0	318
Vaughan	0	0	0	24	5,649	0	0	24
Whitchurch-Stouffville	0	351	0	159	0	0	0	18
Total	0	578	0	593	7,274	88	0	593

FIGURE 3 REGISTERED RESIDENTIAL UNITS by TYPE - MID-YEAR 2022 and 2023





- 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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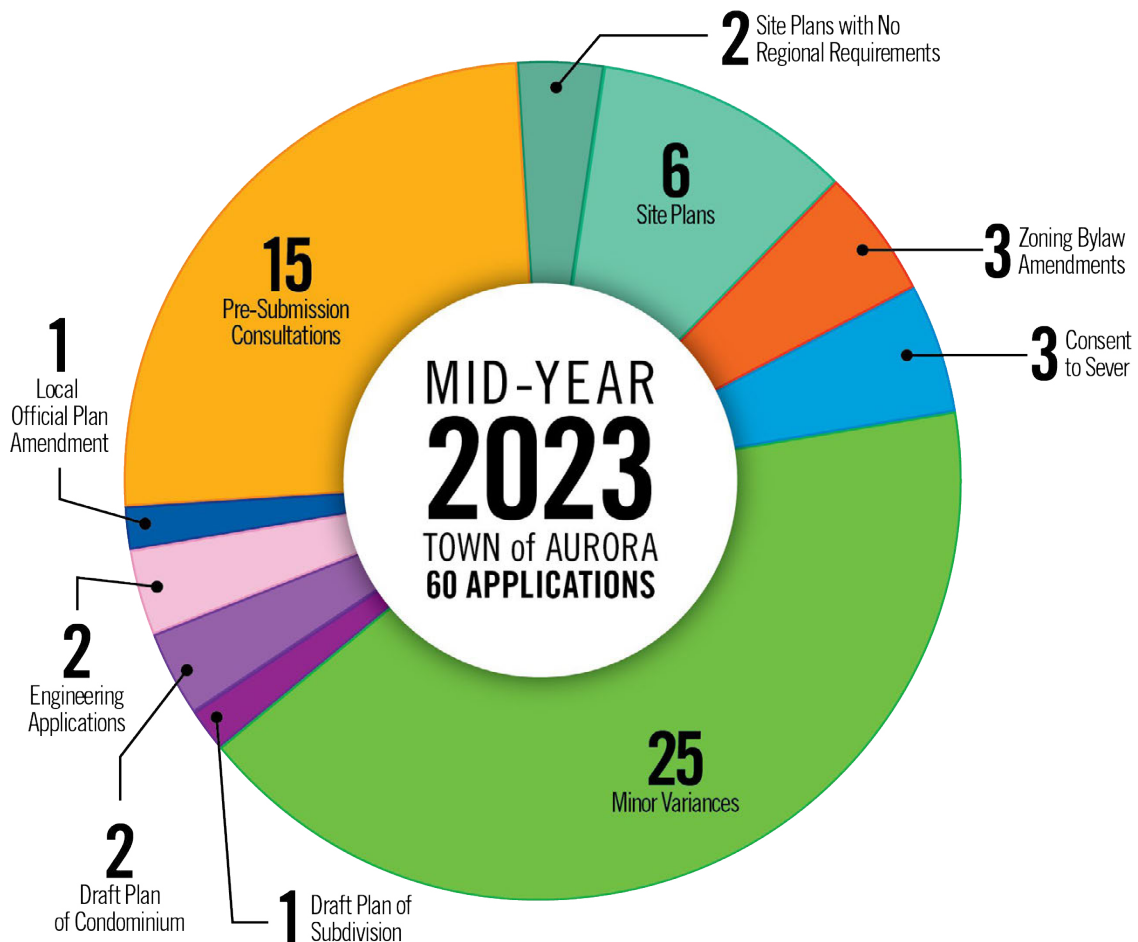
TOWN of AURORA

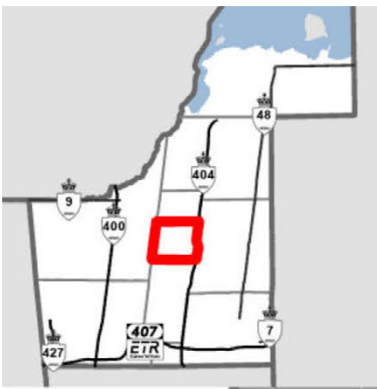
MID-YEAR 2023 DEVELOPMENT PROFILE

QUICKFACTS

- › Aurora made up 6.6% of development applications in York Region
- › Regional staff respond and participate in pre-consultation meetings held every two weeks

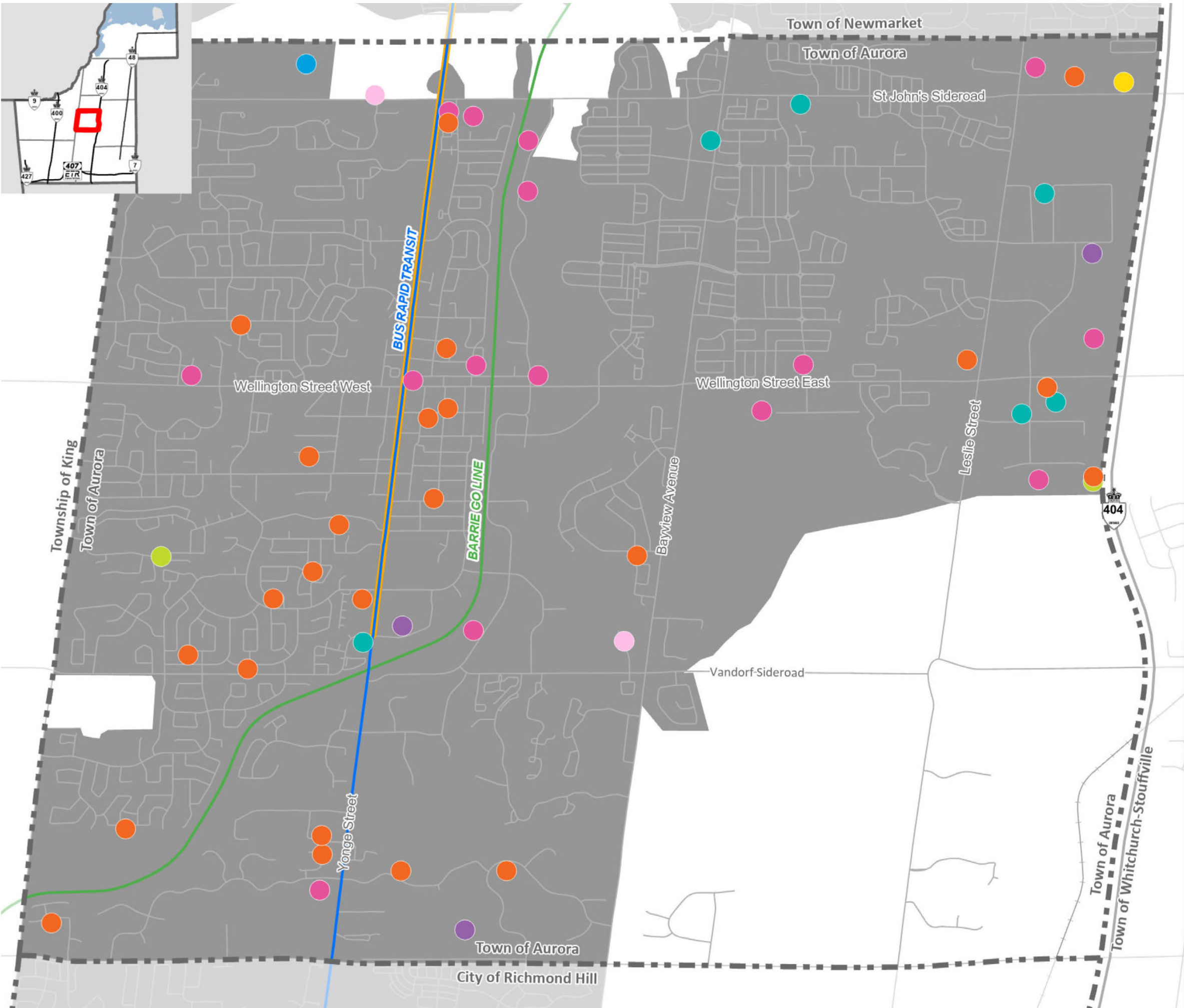
FIGURE 4 NEW DEVELOPMENT APPLICATIONS by TYPE MID-YEAR 2023





YORK REGION

TOWN OF AURORA MID-YEAR DEVELOPMENT PROFILE 2023



- Consent to Sever
- 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 AURORA

MID-YEAR 2023 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.21.A.0022	OPA-2021-02	Exemption Granted	162, 306, 370, 434, 488 St John's Sideroad	To permit 87 single detached dwelling and 21 townhouse units.
Local Official Plan Amendment	LOPA.23.A.0016	OPA-2023-01	Routine	326 Old Bloomington Road	To permit 10 single detached dwellings.

TABLE 3 NEW DEVELOPMENT APPLICATIONS by TYPE

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Condominium	CDMP.23.A.0011	CDM-2023-02	155 135 155 Addison Hall Circle	Multi-unit industrial condominium comprised of 3 separate buildings containing a total of 39 condominium units.
Draft Plan of Subdivision	SUBP.23.A.0012	SUB-2023-01	326 Old Bloomington Road	10 single detached units.
Draft Plan of Subdivision	SUBP.23.A.0016	SUB-2022-02	16-22 Allaura Boulevard	Development of a residential block to facilitate the development of 225 townhouse units
Engineering Application	ENG.23.A.0008	SUB-2021-02	All of lots 1-14, both inclusive. Plan 63M-2494	Engineering requirements of Draft Plan of Subdivision SUB-2021-02.
Registered Plan of Subdivision	SUBR.22.A.0052	65M4773	Part of Block 60, Plan M-2034 and Block 99, Plan M-2035	25 single detached dwellings as part of the Highland Gate subdivision development.
Site Plan	SP.23.A.0003	SP-2022-14	1623 Wellington Street East	4-storey office building with approximate gross floor area of 7,966 m ² .
Site Plan	SP.23.A.0031	SP-2023-02	375 Addison Hall Circle	1-storey banquet hall with 128 parking stalls.

TOWN of AURORA

MID-YEAR 2023 DETAILED APPLICATION INFORMATION

TABLE 3 NEW DEVELOPMENT APPLICATIONS by TYPE (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP.23.A.0049	SP-2023-03	175 Eric T Smith Way	6-storey hotel with a total of 125 units.
Site Plan	SP.23.A.0053	SP-2023-01	100 Goulding Avenue	Three-storey industrial/office building with a total GFA of 5,629.23 m ² and a net FSI of 0.71.
Site Plan	SP.23.A.0069	SPM-2023-01	929 St John's Sideroad (Block 44)	Natural gas feeder station with two proposed buildings and associated gas pipe infrastructure on Block 44 on the subject site.
Site Plan	SP.23.A.0127	SP-2022-13	16-22 Allaura Boulevard	225 townhouse units.

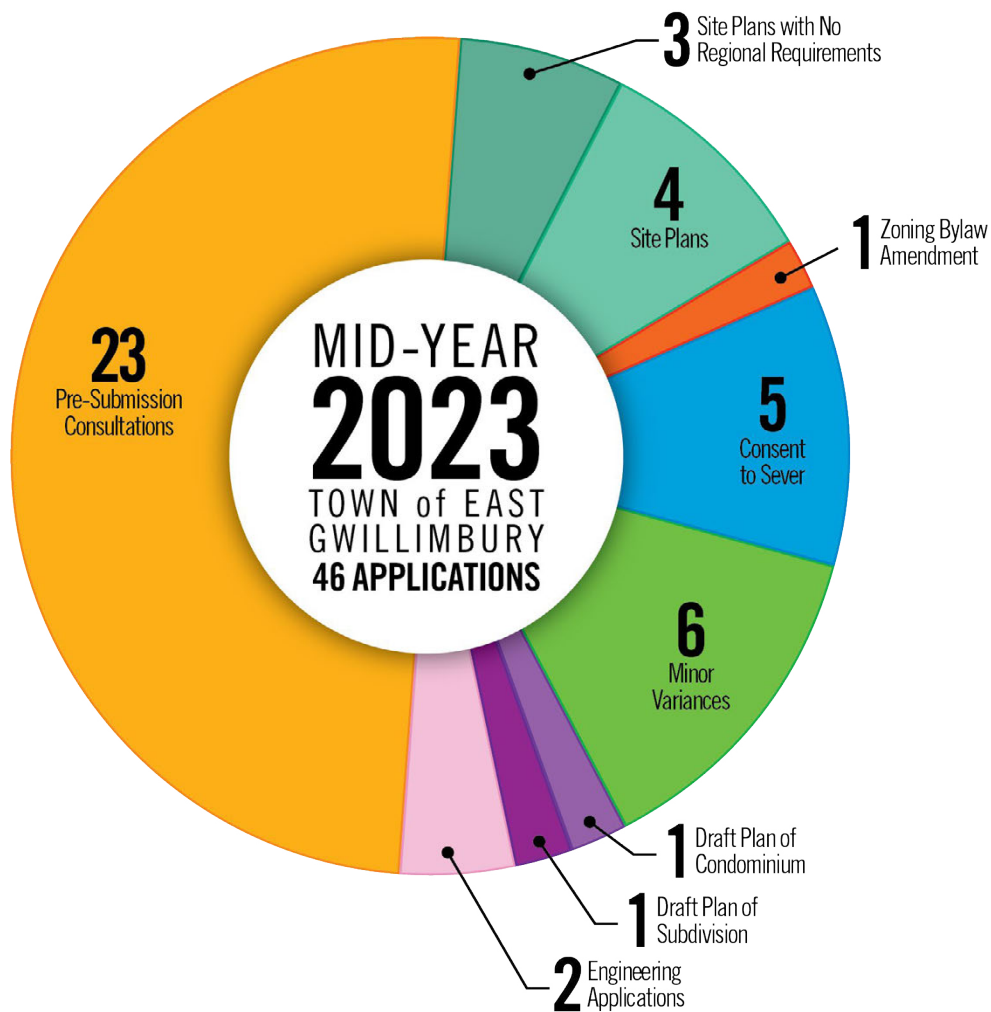
TOWN of EAST GWILLIMBURY

MID-YEAR 2023 DEVELOPMENT PROFILE

QUICKFACTS

- › East Gwillimbury made up 5.1% of new development applications in York Region
- › Regional staff respond and participate in pre-consultation meetings held every two weeks

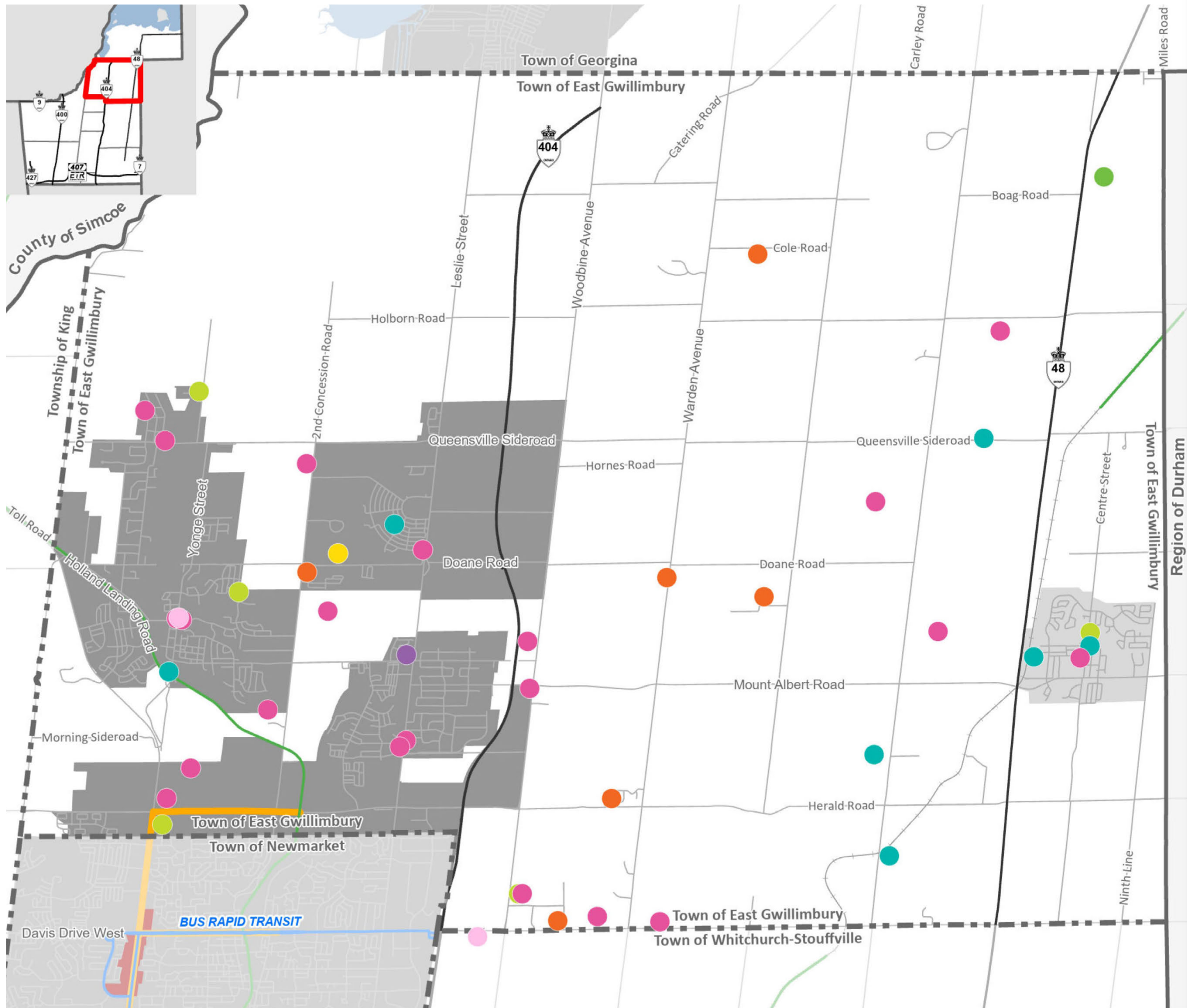
FIGURE 5 NEW DEVELOPMENT APPLICATIONS by TYPE MID-YEAR 2023



TOWN OF EAST GWILLIMBURY MID-YEAR DEVELOPMENT PROFILE 2023

- Consent to Sever
- Engineering Application
- Minor Variances
- Official Plan Amendments - Notice of Decision
- Pre Submission Consultation
- Site Plan Applications
- Subdivision/Condominium Applications
- Zoning By-Law Amendments
- Regional Corridor ²

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TOWN of EAST GWILLIMBURY

MID-YEAR 2023 DETAILED APPLICATION INFORMATION

TABLE 4 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.E.0046	OPA 1-2023	Notice of Decision	22093 Highway 48	To permit the existing use of a monastery and associated place of worship.

TABLE 5 NEW DEVELOPMENT APPLICATIONS by TYPE

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Condominium	CDMP.23.E.0004	CDM.23.01	1420 Mount Albert Road & 19202 Leslie Street	To establish common elements and forms the extent of the condo corporation.
Draft Plan of Subdivision	SUBP.23.E.0010	19T-23001	1002 Doane Road	217 single detached dwelling units and 134 townhouse dwelling units.
Engineering Application	ENG.23.E.0016	Yonge Street Revitalization	Yonge Street from Doane Road to Chapman Street	Revitalization of Yonge Street from Doane Road to Chapman Street.
Engineering Application	ENG.23.E.0020	Davis Drive Flowmeter	North of Davis Drive and in between Highway 404 and Woodbine Avenue	Upgrades to the Davis Drive Flowmeter.
Site Plan	SP.23.E.0036	SPA.23.02	North of Doane Road, east of 2nd Concession Road.	New 638 pupil elementary school with a 2-classroom childcare centre.
Site Plan	SP.23.E.0048	18564 McCowan Road	18564 McCowan Road	New two-storey single family dwelling attached garage and a one-storey accessory building.
Site Plan	SP.23.E.0107	SPA.23.03	4762 Queensville Sideroad	50-vehicle gravel parking lot.
Site Plan	SP.23.E.0108	Nokiidaa Trail Parking Lot	West side of Yonge Street, east of Holland Landing	Construction of the Nokiidaa Trail parking lot off Yonge Street.

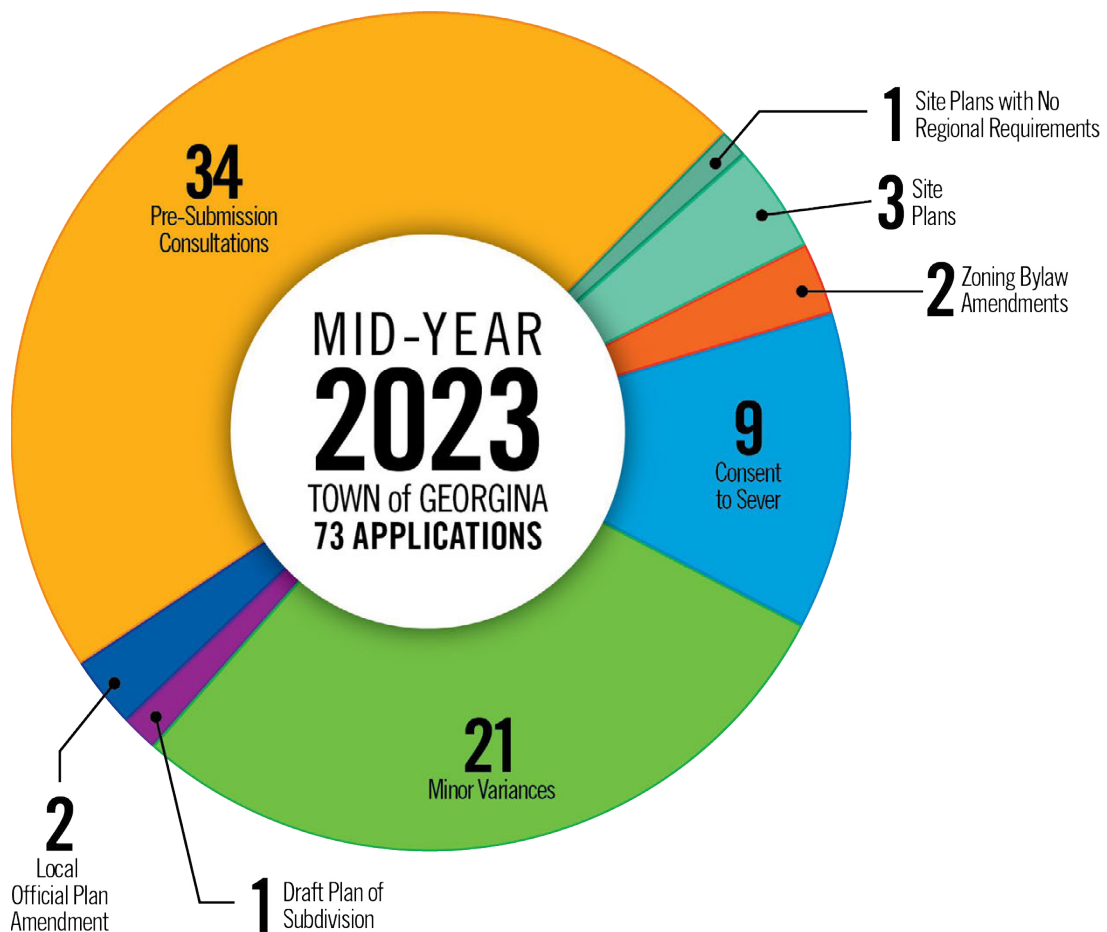
TOWN of GEORGINA

MID-YEAR 2023 DEVELOPMENT PROFILE

QUICKFACTS

- › Georgina made up 8.0% 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 2023



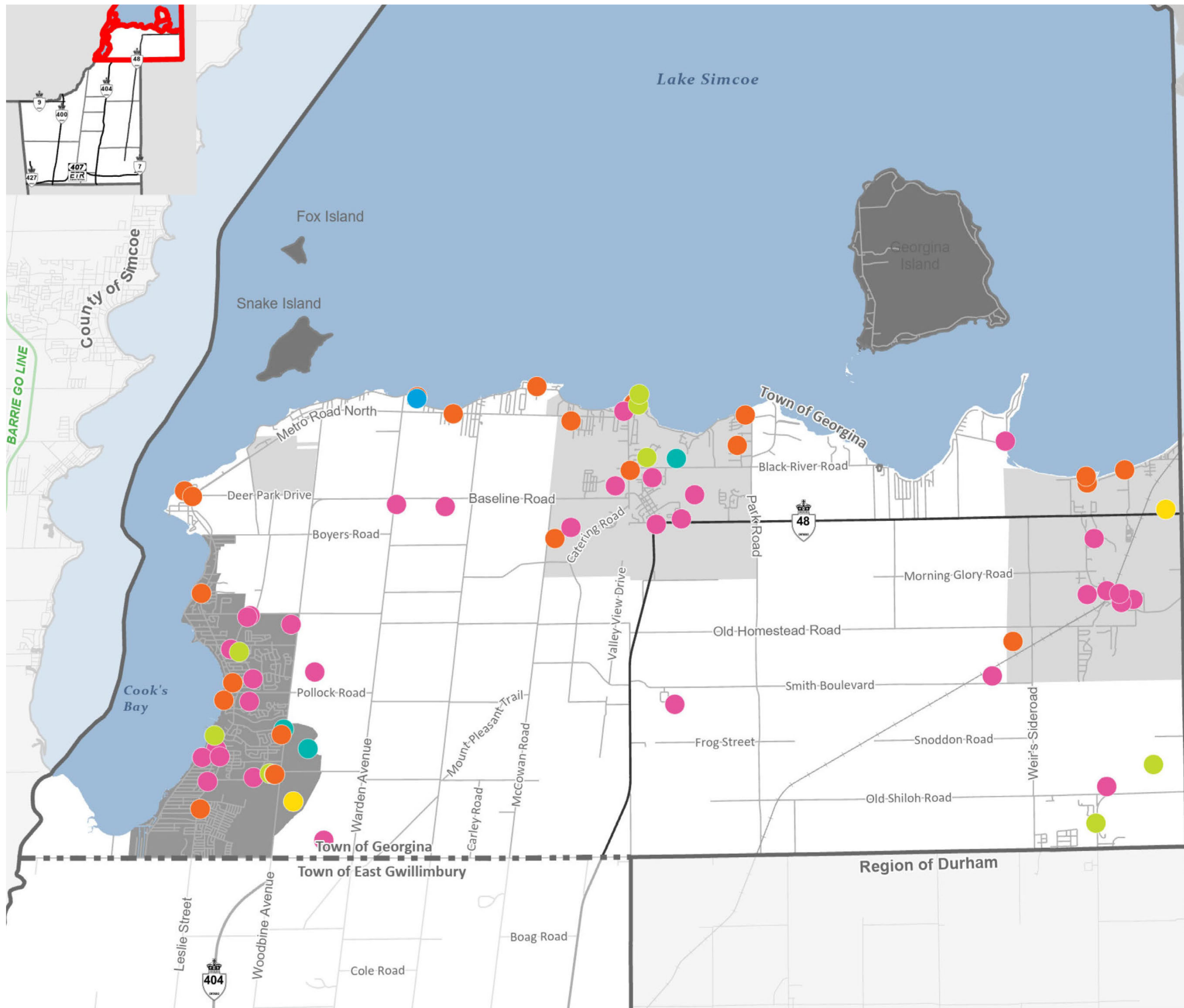
YORK REGION

TOWN OF GEORGINA

MID-YEAR DEVELOPMENT PROFILE 2023

- Consent to Sever
- Engineering Application
- Minor Variances
- Official Plan Amendments - Exemption¹
- Pre Submission Consultation
- Site Plan Applications
- Zoning By-Law Amendments

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TOWN of GEORGINA

MID-YEAR 2023 DETAILED APPLICATION INFORMATION

TABLE 6 NEW OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.23.G.0028	02.203	Exemption Granted	9 Sina Street	To permit a single detached dwelling through severance.
Local Official Plan Amendment	LOPA.23.G.0040	02.205	Routine	30944 Highway 48	To permit a 12-building public self-storage facility with an associated onsite 2-storey ancillary office building.

TABLE 7 NEW DEVELOPMENT APPLICATIONS by TYPE

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Subdivision	SUBP.23.G.0006	01.162	23349 Woodbine Avenue	Creation of various blocks for development land municipal / provincial highways, a stormwater management pond and reserves.
Registered Plan of Subdivision	SUBR.22.G.0044	65M4770	Parts of Lot 3, Concession 7	Phase 4 of draft plan 19T-05G07 & 19T-05G08. Includes Lots 1-15.
Registered Plan of Subdivision	SUBR.22.G.0046	65M4769	Parts of Lot 3, Concession 7	Phase 2 of draft plan 19T-05G07 & 19T-05G08. Includes Block 38 (institutional) and Block 39 (Open Space).
Site Plan	SP.23.G.0057	B.1.399	23965 & 23672 Woodbine Avenue	Building 3 for Phase 1 of the proposed, red-lined subdivision in Keswick Business Park.
Site Plan	SP.23.G.0103	B.1.35.1	127 Hegde Rd.	Equipment storage building.
Site Plan	SP.23.G.0123	B.1.401	30944 Highway 48	12 building public self-storage facility with a 2-storey ancillary office building.

TOWNSHIP of KING

MID-YEAR 2023 DEVELOPMENT PROFILE

QUICKFACTS

- › King made up 3.1% 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 2023



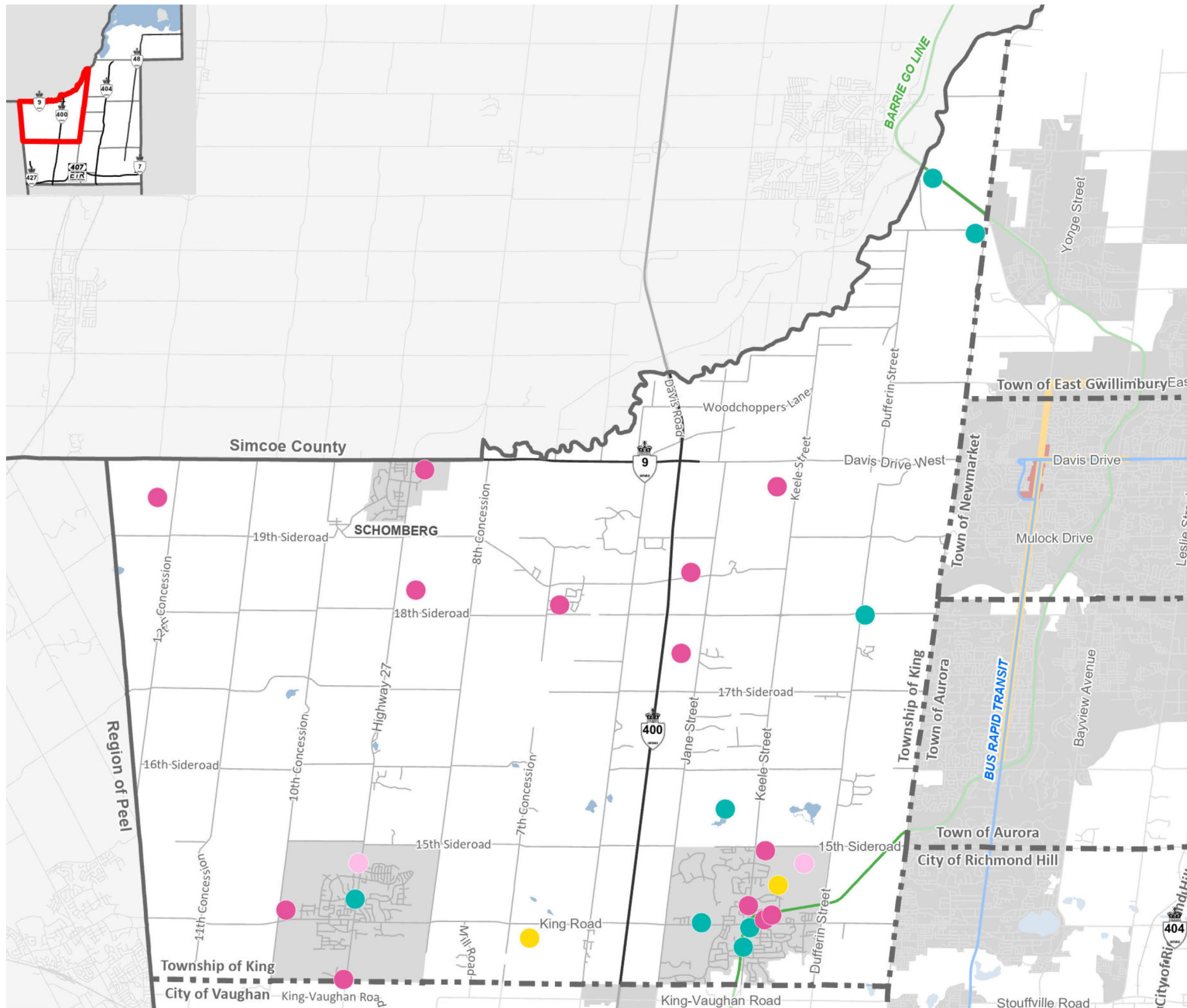
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TOWNSHIP OF KING

MID-YEAR DEVELOPMENT PROFILE 2023

- Engineering Application
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- Site Plan Applications
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- Zoning By-Law Amendments

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TOWNSHIP of KING

MID-YEAR 2023 DETAILED APPLICATION INFORMATION

TABLE 8 OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
N/A	-	-	-	-	-

TABLE 9 NEW DEVELOPMENT APPLICATIONS by TYPE

Application Type	Regional File Number	Local File Number	Location	Description
Engineering Application	ENG.23.K.0012	13580 Hwy 27	13580 Highway 27	Topsoil stripping activities through a request for temporary construction access.
Engineering Application	ENG.23.K.0013	REMCOR-BRACOR Development	South of 15th sideroad, west of Dufferin Street	Engineering adjacent to 15th sideroad and Dufferin Street frontage as part of the Remcor-Bracor Subdivision.
Site Plan	SP.23.K.0014	SPD-22-74	13760 Keele Street	Addition to the monastery building consisting of 3-storeys and 128 living units containing 160 beds as a Long-Term Care Facility.
Site Plan	SP.23.K.0016	SPD-2023-03	20 Doctors Lane	Three-storey addition and ground floor addition to the existing building.
Site Plan	SP.23.K.0017	SPD-22-73	12762-12800 Keele Street	6-storey apartment building containing 234 residential units.
Site Plan	SP.23.K.0064	ORM-23-01	1461 18th Sideroad	2-storey single detached residential dwelling within the Oak Ridges Moraine.
Site Plan	SP.23.K.0065	SPD-22-59	13196 Highway 27	Convert the existing structure into a podiatrist clinic.
Site Plan	SP.23.K.0100	CAP-23-10	20550 & 20520 Highway 11	3 single-storey commercial buildings for restaurant uses.
Site Plan	SP.23.K.0105	ORM-23-06	2700 King Road	Demolition of the existing single-family dwelling and reconstruction of a new single detached dwelling.

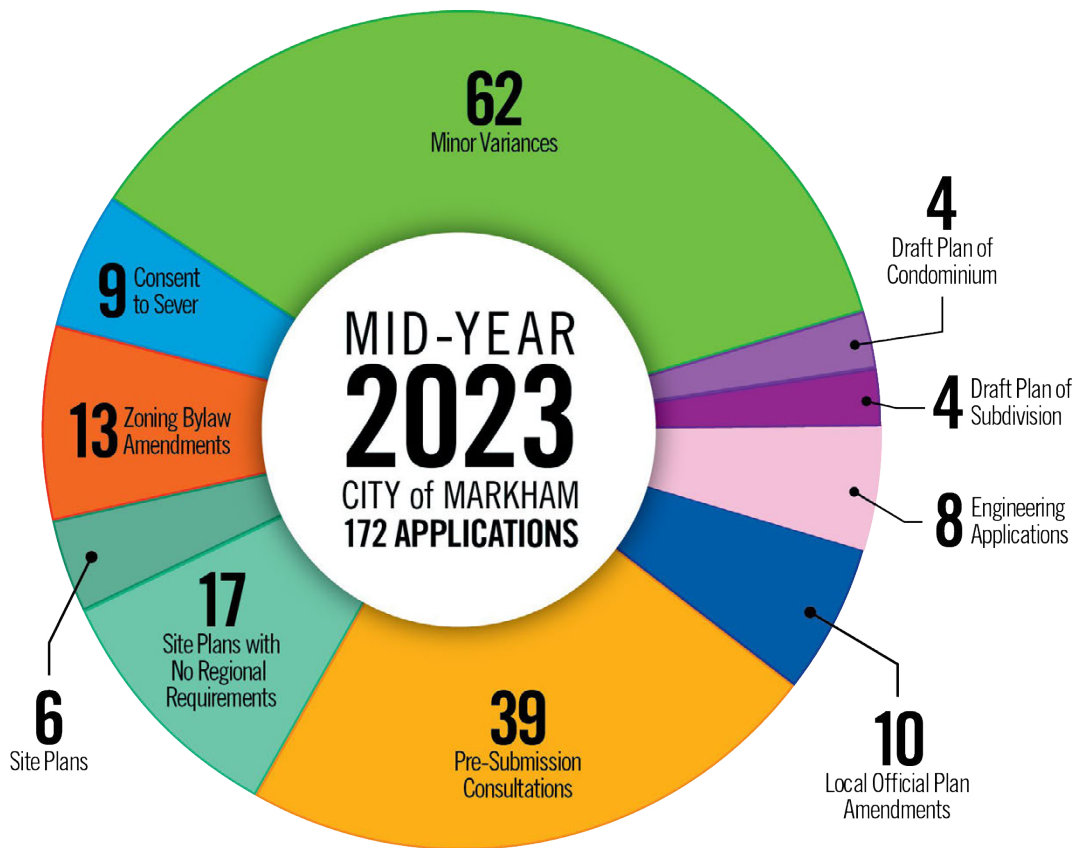
CITY of MARKHAM

MID-YEAR 2023 DEVELOPMENT PROFILE

QUICKFACTS

- › Markham made up 19.0% 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 2023



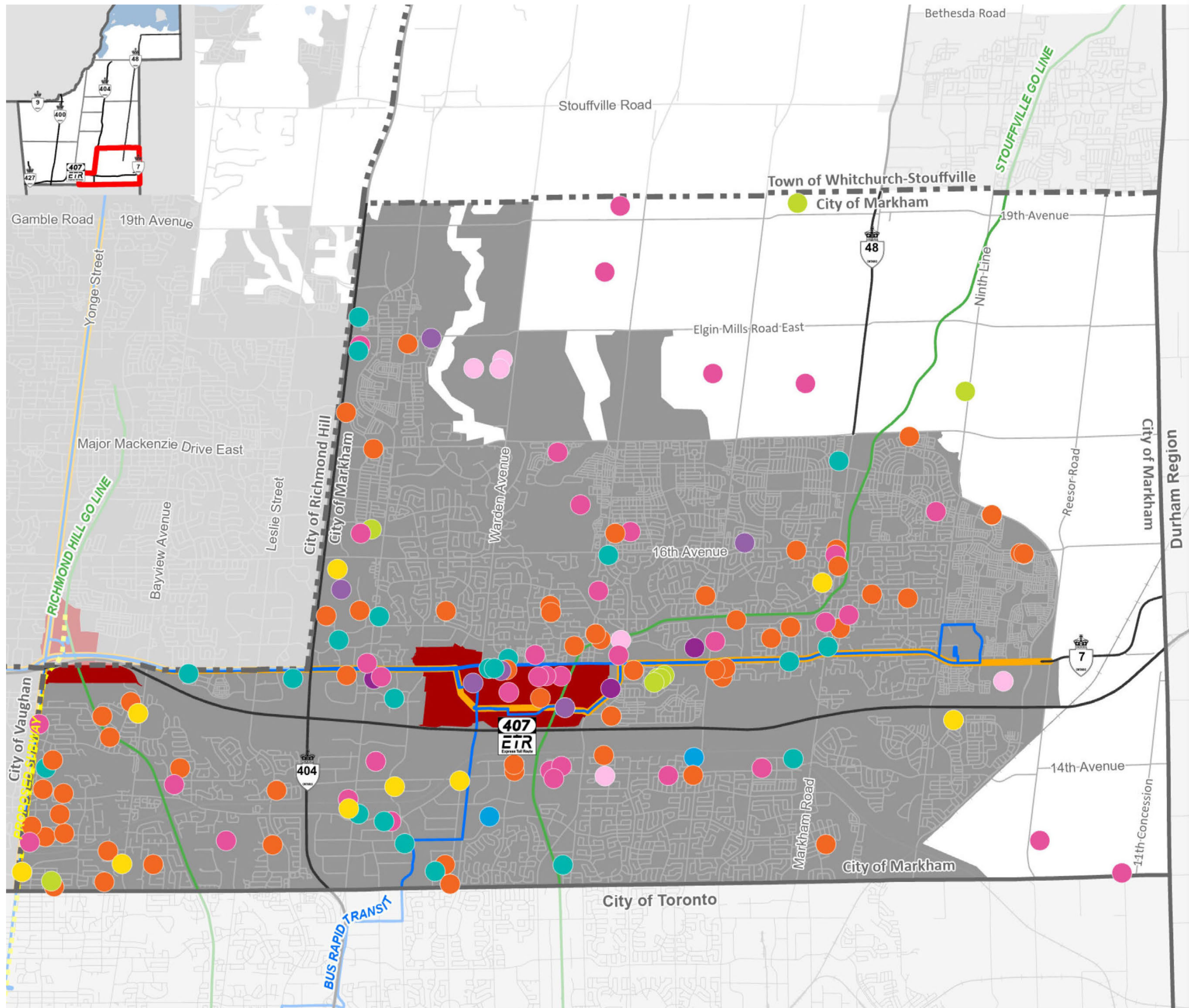
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CITY OF MARKHAM

MID-YEAR DEVELOPMENT PROFILE 2023

- 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 Submission Consultation
- Site Plan Applications
- Subdivision/Condominium Applications
- Zoning By-Law Amendments
- Regional Centre ²
- Regional Corridor ²

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CITY of MARKHAM

MID-YEAR 2023 DETAILED APPLICATION INFORMATION

TABLE 10 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.0048	PLAN 22 120692	Exemption Granted	191 McNabb Street	To permit a 6-storey self-storage building with a gross floor area (GFA) of 16,769.2 m ² .
Local Official Plan Amendment	LOPA.22.M.0057	PLAN 22 247284	Exemption Granted	7810 7822 7834 & 7846 McCowan Rd	To permit the development of stacked back-to-back townhouses.
Local Official Plan Amendment	LOPA.23.M.0006	PLAN 22 265291	Exemption Granted	10506 & 10508 Warden Avenue	To permit a new mixed-use residential community consisting of rear-lane townhouses, back-to-back townhouses, medium density and high-density blocks.
Local Official Plan Amendment	LOPA.23.M.0009	23.111529.000 .00.PLAN	Routine	7115 Yonge Street, 8-14 Grandview Avenue	To permit a 36-storey building with at-grade non-residential uses.
Local Official Plan Amendment	LOPA.23.M.0015	PLAN 23 114260	Routine	8435 Woodbine Avenue	To permit two 35-storey towers connected by a 6-storey podium with a total GFA of 55,946m ² and an FSI of 5.3.
Local Official Plan Amendment	LOPA.23.M.0022	PLAN 23 118112	Routine	2 University Boulevard	To permit 6 residential towers with building podiums ranging in height from one storey to six storeys and tower heights ranging from 35 to 49-storeys.
Local Official Plan Amendment	LOPA.23.M.0031	23.118558.000 .00.PLAN	Routine	8350 Kennedy Road	To permit a 23-storey building, 769 units.

CITY of MARKHAM

MID-YEAR 2023 DETAILED APPLICATION INFORMATION

TABLE 10 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.23.M.0035	23.126054.000 .00.PLAN	Routine	North of Hwy 7, west of McCowan Road	To permit an approximately 4,340 residential units and 11,200 m2 GFA of non-residential and community amenity space.
Local Official Plan Amendment	LOPA.23.M.0036	22.264697.000 .00.PLAN	Routine	Copper Creek Drive	To permit 3 apartment buildings (24 storeys, 21 storeys and 16 storeys) and 24 two-storey townhouse units in two blocks. The apartment buildings are connected by a 2 to 8-storey podium.
Local Official Plan Amendment	LOPA.23.M.0037	23.125307.000 .00.PLAN	Routine	8190-8200 Bayview Avenue	To permit a 15-storey apartment building with at-grade commercial.
Local Official Plan Amendment	LOPA.23.M.0039	23.128636.000 .00.PLAN	Routine	2833 16th Avenue	To permit 2 development blocks, stormwater management blocks, a Highway 404 widening and a network of public and private roads, including the proposed extension of Allstate Parkway North.

TABLE 11 NEW DEVELOPMENT APPLICATIONS by TYPE

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Condominium	CDMP.23.M.0005	23.111644.000 .00.CNDO	5430 16th Avenue	Creation of a common element road for residential development consisting of 78 units (68 freehold townhouses units and 10 semi-detached units).
Draft Plan of Condominium	CDMP.23.M.0008	CNDO 23 113596	Part of Block 131, Plan 65M-4708 (PT LT 25, CON 4 Markham PT 1 65R36487)	26 residential lots.

CITY of MARKHAM

MID-YEAR 2023 DETAILED APPLICATION INFORMATION

TABLE 11 NEW DEVELOPMENT APPLICATIONS by TYPE (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Condominium	CDMP.23.M.0015	23.122876.000 .00.CNDO	38 Water Walk Drive	1,041 residential apartment units.
Draft Plan of Condominium	CDMP.23.M.0016	23.124356.000 .00.CNDO	Blocks 4, 9 and 10	Two 18-storey residential towers with a shared 3-storey podium and total of 514 units, including 31 townhouses.
Draft Plan of Subdivision	SUBP.23.M.0005	PLAN 22 265291	10506 & 10508 Warden Avenue	New mixed-use residential community consisting of rear-lane townhouses, back-to-back townhouses, medium density and high density blocks.
Draft Plan of Subdivision	SUBP.23.M.0013	PLAN 23 118112	2 University Boulevard	Six residential towers with building podiums ranging in height from 1 to 6 storeys and tower heights ranging from 35 to 49-storeys.
Draft Plan of Subdivision	SUBP.23.M.0017	23.128636.000 .00.PLAN	2833 16th Avenue	Two development blocks, stormwater management block, a Highway 404 widening and a network of public and private roads, including the proposed extension of Allstate Parkway North.
Engineering Application	ENG.23.M.0001	2023 181743 003 00 TEC	Part of west half of Lot 24 and Part of Lot 25, CON 4	Mattamy (Monarch) Limited aka Rinas Property Phase 3.
Engineering Application	ENG.23.M.0002	N/A	Warden Avenue and Rouge side	Intersection of Warden Avenue and Rouge side Promenade extension

CITY of MARKHAM

MID-YEAR 2023 DETAILED APPLICATION INFORMATION

TABLE 11 NEW DEVELOPMENT APPLICATIONS by TYPE (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Engineering Application	ENG.23.M.0003	2022 121412 RGS	4653 14th Avenue	Engineering approval for curb cuts, driveways, service connections to Region sewers and roadworks related to service connections, installation to Markham sewers within Region Roadways on 14th Avenue.
Engineering Application	ENG.23.M.0009	N/A	North of Hwy 7, east of Kennedy Road	New asphalt paved trails between the Rouge Valley Trail and the intersection of Kennedy Road and Austin Drive.
Engineering Application	ENG.23.M.0011	N/A	8885 Woodbine Avenue	8885 Woodbine Ave: Mon Sheong Long Term Care Facility (EMZO).
Engineering Application	ENG.23.M.0017	TEC 22 235522 001	3575 Elgin Mills Road East	Berczy Elgin Lands Engineering Submission.
Engineering Application	ENG.23.M.0018	TH (Warden) Developments Inc.	West side of Warden Avenue, south of Elgin Mills Road	Temporary construction entrance off of Warden Avenue.
Engineering Application	ENG.23.M.0019	19TM-18002	South of Highway 7, west of Donald Cousens Parkway	Lindwide Phase 5C intersections for the proposed Donald Cousens Parkway and Romeo DeGasperis Avenue.
Registered Plan of Condominium	CDMR.22.M.0020	YRCP1507	6845, 6853, 6869, 6889 14th Avenue	Registration of a common element road for a development comprised of 28 freehold townhouses.

CITY of MARKHAM

MID-YEAR 2023 DETAILED APPLICATION INFORMATION

TABLE 11 NEW DEVELOPMENT APPLICATIONS by TYPE (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Registered Plan of Subdivision	SUBR.23.M.0006	65M4779	Part of Lots 9 and 10, Concession 9	Phase 1 of Lindwide Developments (Cornell) Limited comprised of 79 single detached lots
Site Plan	SP.23.M.0045	SPC 20 131031	9249 Kennedy Road	14.9m high Rogers telecommunication tower.
Site Plan	SP.23.M.0054	SPC 23 112785	2695 Elgin Mills Road East	5-storey office building and 5-storey hotel with 102 rooms.
Site Plan	SP.23.M.0072	23.116627.000.00.SPC	PLAN 65M2665 BLK 1	Three-storey data centre building with a Gross Floor Area (GFA) of 33,243 m ² (Phase 1).
Site Plan	SP.23.M.0075	SPC 23 119012	8885 Woodbine Avenue	11-storey 310-unit Senior's Long Term Care facility with a total gross floor area of 29647.35 m ² .
Site Plan	SP.23.M.0088	230 Yorktech Dr		Demolition of the existing building and the construction of a new industrial building with a total Gross Floor Area (GFA) of 2,887.40 m ² .
Site Plan	SP.23.M.0119	23.122001.000.00.SPC	La Tache Cres	Two new industrial buildings with a total of 32 units.

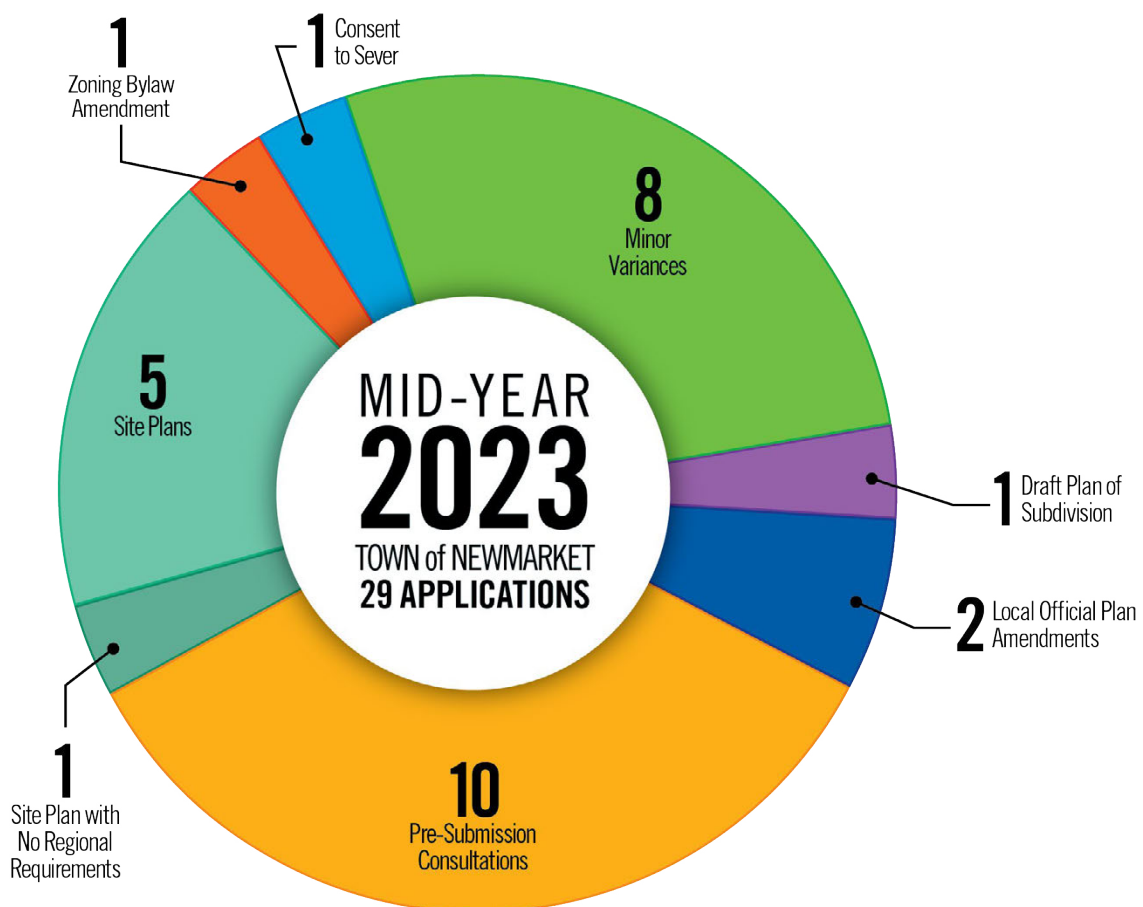
TOWN of NEWMARKET

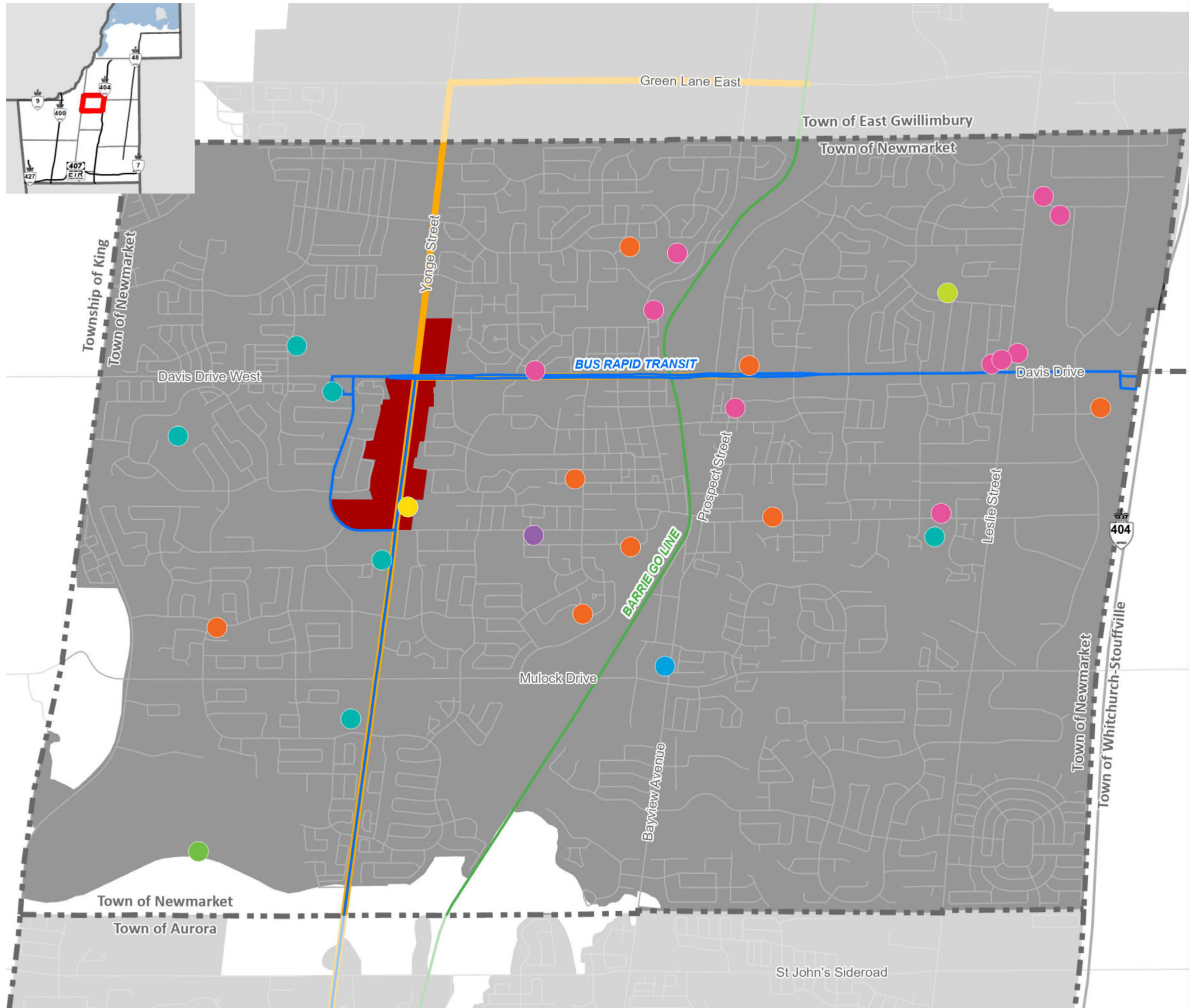
MID-YEAR 2023 DEVELOPMENT PROFILE

QUICKFACTS

- › Newmarket made up 3.2% of new development applications in York Region
- › Regional staff respond and participate in pre-consultation meetings held every two weeks

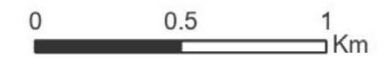
FIGURE 9 NEW DEVELOPMENT APPLICATIONS by TYPE MID-YEAR 2023





- Consent to Sever
- Minor Variances
- Official Plan Amendments - Exemption¹
- Official Plan Amendments - Notice of Decision¹
- Official Plan Amendments - Routine¹
- Pre Submission Consultation
- Site Plan Applications
- Subdivision/Condominium Applications
- Zoning By-Law Amendments
- Regional Centre²
- Regional Corridor²

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
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 Queen's Printer for Ontario 2003-2023

TOWN of NEWMARKET

MID-YEAR 2023 DETAILED APPLICATION INFORMATION

TABLE 12 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.N.0016	OPZS-2022-004	Exemption Granted	16756 16764 Bayview Avenue	To change the present Official Plan designation from Residential Area - OPA#29: Schedule A (Historic Core Character) to Residential Area with Site Specific Exemption to facilitate development of a 5-storey residential apartment building with FSI of 1.85 and two underground parking garage levels.
Local Official Plan Amendment	LOPA.23.N.0014	OPA 32 – Deferred Lands	Notice of Decision	Part of Lot 87 & 88, Concession 1	To permit change in designation on the deferred lands within OPA 32.
Local Official Plan Amendment	LOPA.23.N.0001	OPZS-2023-001	Routine	17175 Yonge Street	To establish a site-specific exception in the Urban Centres Secondary Plan to permit an increase in the maximum permitted density from 2.5 FSI to 3.6 FSI to facilitate the development of a 10-story mixed-use building with 201 rental, 60 affordable and 42 barrier-free units with a medical office.

TOWN of NEWMARKET

MID-YEAR 2023 DETAILED APPLICATION INFORMATION

TABLE 13 NEW DEVELOPMENT APPLICATIONS by TYPE

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Condominium	CDMP.23.N.0012	260 Eagle Street (Exemption)	260 Eagle Street	Condominium Exemption and Part Lot Control for 27 townhouses.
Site Plan	SP.23.N.0066	TEL-2023-001	1000 Gorham Street	Pre-Application to construct a 40m high Bell Telecom tower.
Site Plan	SP.23.N.0083	SPA 2023 001	17046 Yonge Street	New emergency shelter and transitional housing facility that includes 26 emergency shelter beds and 18 transitional housing rooms.
Site Plan	SP.23.N.0086	TEL-2023-002	320 Eagle Street West	Telecommunications tower.
Site Plan	SP.23.N.0116	PLN-SPA-2023-002	470 Crossland Gate	87 single detached dwellings.
Site Plan	SP.23.N.0118	65R40398	219 Davis Drive West	8 townhouse units.

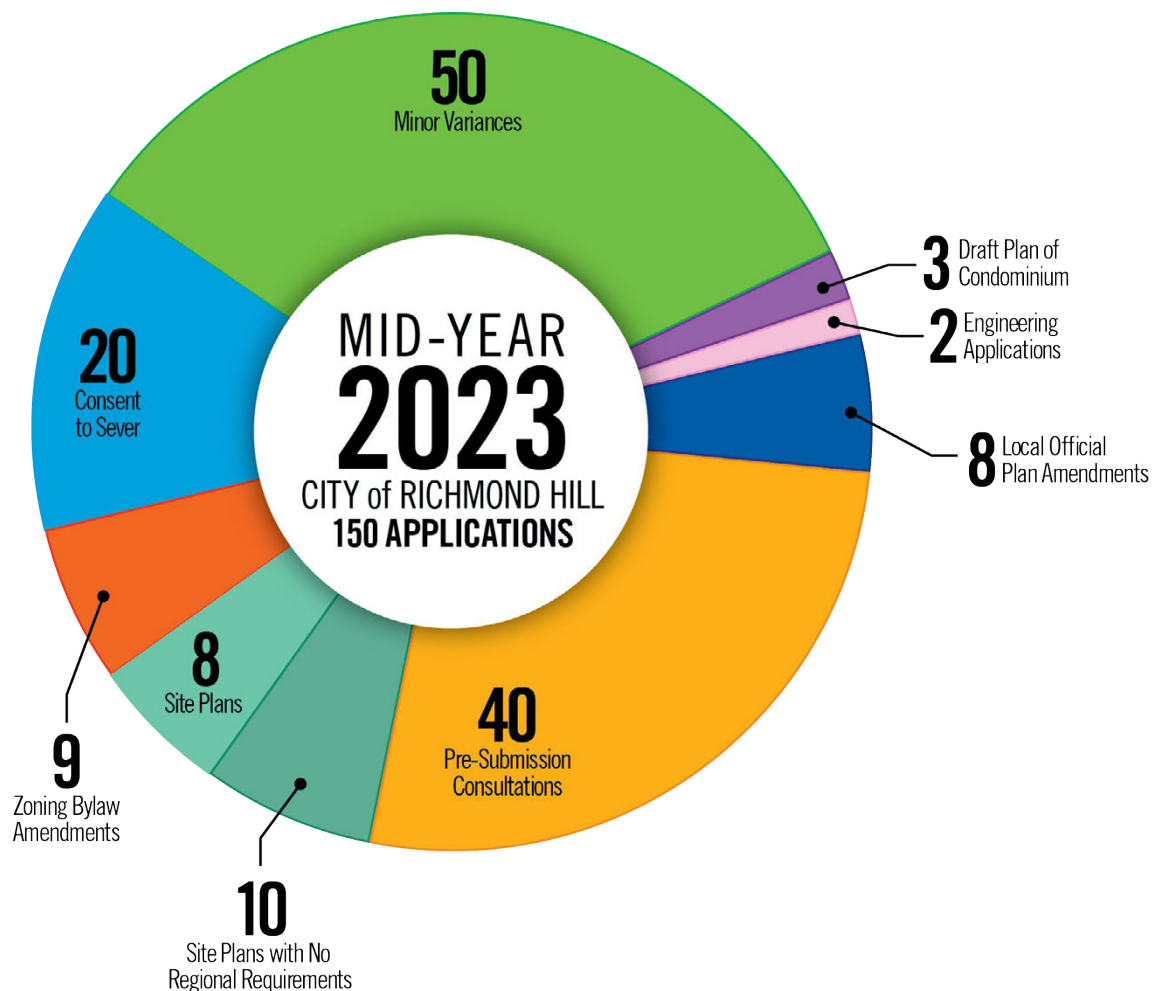
CITY of RICHMOND HILL

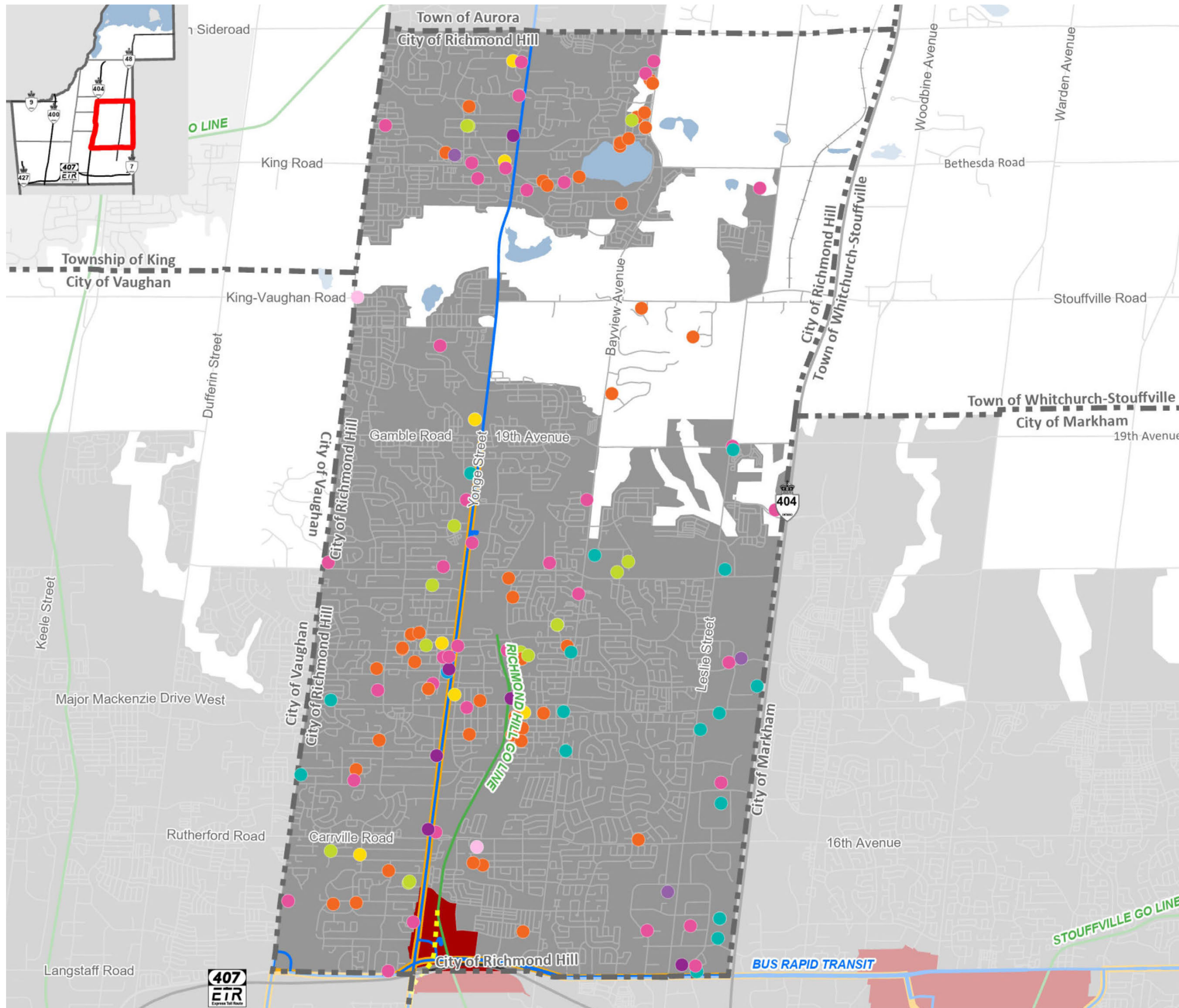
MID-YEAR 2023 DEVELOPMENT PROFILE

QUICKFACTS

- › Richmond Hill made up 16.5% of new development applications in York Region
- › Regional staff respond and participate in pre-consultation meetings held every two weeks

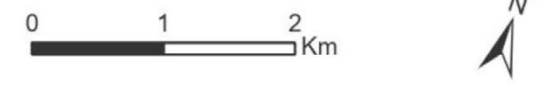
FIGURE 10 NEW DEVELOPMENT APPLICATIONS by TYPE MID-YEAR 2023





- 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

MID-YEAR 2023 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.R.0074	OPA-22-0007	Exemption Granted	16 & 20 Centre Street	To permit a 6-storey mixed use development and increase the maximum height in the local Official plan which is set at 5 storeys.
Local Official Plan Amendment	LOPA.23.R.0012	OPA-23-0001	Exemption Granted	107 Hall Street	To permit 2 towers 10 and 14 storeys in height (Tower A and Tower B respectively) and an existing single detached heritage dwelling for a total of 265 residential units.
Local Official Plan Amendment	LOPA.23.R.0011	OPA-23-0003	Routine	600 & 650 Highway 7 East, 9005 Leslie Street	To permit 9 towers ranging from 35 to 42 storeys with 6 podium buildings and a total of 3,460 dwelling units.
Local Official Plan Amendment	LOPA.23.R.0013	OPA-23-0002	Routine	162 166 170 172 174 178 and 182 Norfolk Avenue	To permit 2 towers 14 and 16 storeys, a 6 storey podium containing a total of 406 dwelling units at 5.4 FSI.
Local Official Plan Amendment	LOPA.23.R.0018	OPA-23-0004	Routine	9712 Yonge Street	To permit one 24 storey apartment building with 341 dwelling units and retail/commercial at grade at 6.09 FSI.
Local Official Plan Amendment	LOPA.23.R.0024	MOPA-22-0001/ OPA 18.5	Routine	Yonge Street and Carrville/16th Key Development Area	To recognize this area as a mixed-use transit supportive centre where future TTC and/or GO stations may be located and to implement a planned Protected Major Transit Station Area (PMTSA).

CITY of RICHMOND HILL

MID-YEAR 2023 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.23.R.0025	MOPA-23-0001/ OPA 18.6	Routine	Village Local Centre	To address City Plan Key directions to revitalize the Village area while protecting its heritage qualities and to implement a PMTSA.
Local Official Plan Amendment	LOPA.23.R.0026	MOPA-23-0002/ OPA 18.7	Routine	Newkirk Local Centre	To address City Plan Key directions to create a mixed-use transit supportive centre served by a GO Station and to implement PMTSA direction.
Local Official Plan Amendment	LOPA.23.R.0027	MOPA-23- 0003 / OPA 18.8	Routine	Oak Ridges Local Centre	To address City Plan Key directions for a Regional Corridor supported by Bus Rapid Transit.

TABLE 15 NEW DEVELOPMENT APPLICATIONS by TYPE

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Condominium	CDMP.23.R.0009	CON-23-0002	130 Performance Drive	Convert the existing industrial rental building to a condominium tenure on the subject lands.
Draft Plan of Condominium	CDMP.23.R.0010	CON-23-0003	9120 Leslie Street, 23, 25 and 27 West Beaver Creek Road	Conversion of the existing four buildings from freehold to single condominium ownership.
Draft Plan of Condominium	CDMP.23.R.0014	CON-23-0001	7 Poplar Drive & 11, 15 and 17 McCachen Street	Establish common element condominium tenure and to facilitate the creation of 15 residential lots consisting of five single detached dwellings and 10 semi-detached dwellings.
Engineering Application	ENG.23.R.0007	D03-20002	273-305 16th Avenue and 92-106 Duncan Road	Engineering requirements in support of Duncan Hill Residential Subdivision.

CITY of RICHMOND HILL

MID-YEAR 2023 DETAILED APPLICATION INFORMATION

TABLE 15 NEW DEVELOPMENT APPLICATIONS by TYPE - Q1/Q2

Application Type	Regional File Number	Local File Number	Location	Description
Engineering Application	ENG.23.R.0010	Drynoch Watermain Booster	Southeast corner of Bathurst Street and Milos Road	Engineering for proposed Drynoch Watermain Booster Pump Station within daylight triangle.
Registered Plan of Condominium	CDMR.21.R.0021	YRCP1506	0 19th Avenue & 5 Glen Meadow Lane	169 townhouse units and 2 single family residential units serviced from a common element roadway.
Registered Plan of Subdivision	SUBR.22.R.0054	65M4766	16 Scott Drive, 29 Edgar Avenue and 33 Edgar Avenue	7 single detached dwelling units and an extension to Clinton Drive.
Registered Plan of Subdivision	SUBR.22.R.0031	65M4776	930 Elgin Mills Road East	200 stacked townhouse units an open space block and future development block.
Registered Plan of Subdivision	SUBR.22.R.0048	65M4767	356 King Road	6 semi-detached units and 4 future townhouse units.
Registered Plan of Subdivision	SUBR.22.R.0051	65M4772	40 & 60 Harris Avenue	Create three blocks to facilitate 49 block townhouse units.
Registered Plan of Subdivision	SUBR.23.R.0010	65M4781	Con 2, Pt Lot 5	32 single detached units.
Site Plan	SP.23.R.0001	D06-22070	60 King Road	71.83 m ² patio addition to building.
Site Plan	SP.23.R.0004	D06-22074	11300 Yonge Street	8-storey long-term care facility consisting of 240 beds with gross floor area of 12,598 m ² (135,603.74 ft ²).
Site Plan	SP.23.R.0007	D06-21028	9593 Bathurst Street	4-storey residential apartment building with 13 dwelling units.

CITY of RICHMOND HILL

MID-YEAR 2023 DETAILED APPLICATION INFORMATION

TABLE 15 NEW DEVELOPMENT APPLICATIONS by TYPE (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP.23.R.0044	D06-23005	11491 Leslie Street	18 four-storey townhouse units with an internal common element condominium laneway.
Site Plan	SP.23.R.0071	SP-23-0007	122, 124 and 126 Cartier Crescent	Change the use of the existing one storey residential building to a temporary sales center.
Site Plan	SP.23.R.0076	SP-23-0009	11592 Yonge Street	2-storey automobile dealership with 86 parking spaces.
Site Plan	SP.23.R.0078	SP-23-0011	1577 Major Mackenzie Drive East	Construction of a medium density stacked/back-to-back townhouse development.
Site Plan	SP.23.R.0081	SP-23-0008	9893 Leslie Street	10-storey mixed use development with 2 floors of medical office and community hub space and 120 long term care facility beds.

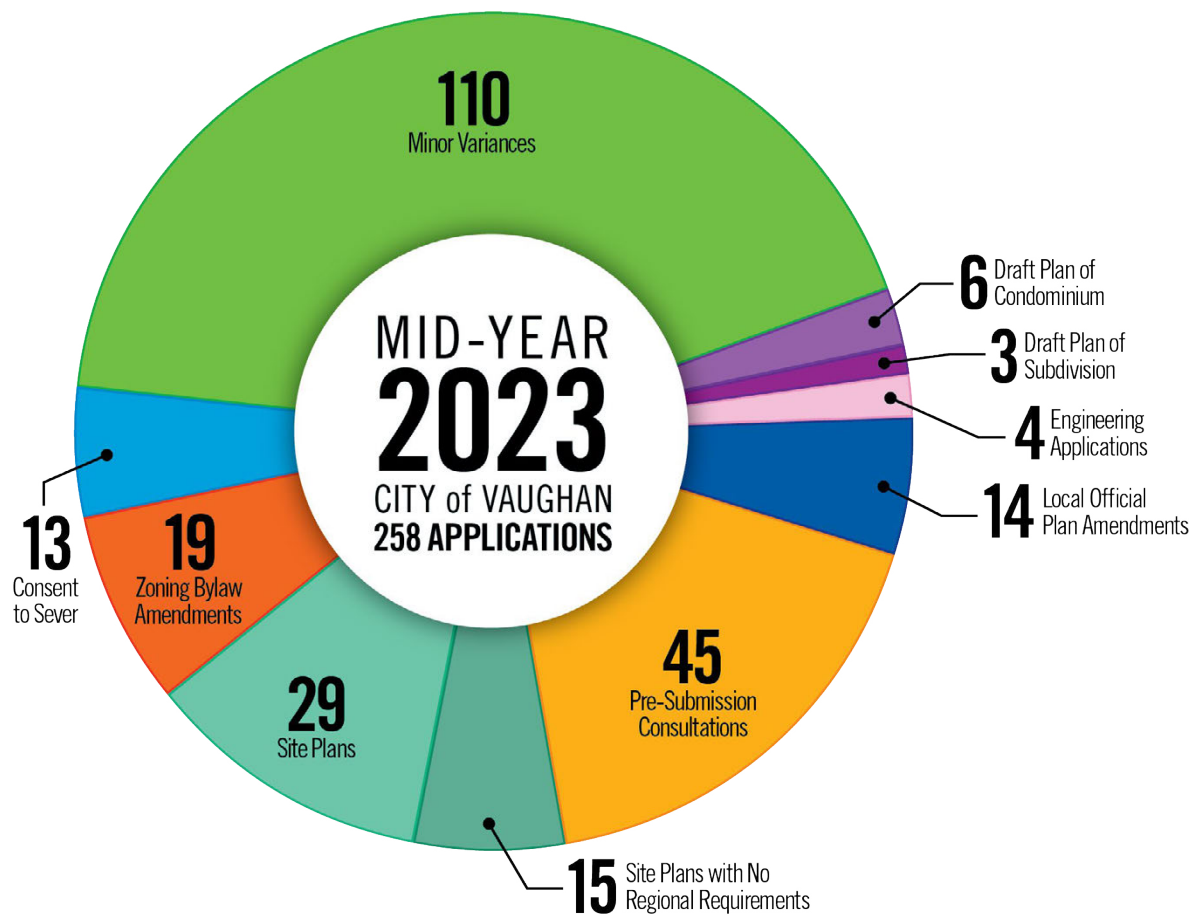
CITY of VAUGHAN

MID-YEAR 2023 DEVELOPMENT PROFILE

QUICKFACTS

- › Vaughan made up 28.4% of new development applications in York Region
- › Regional staff respond and participate in pre-consultation meetings held every two weeks

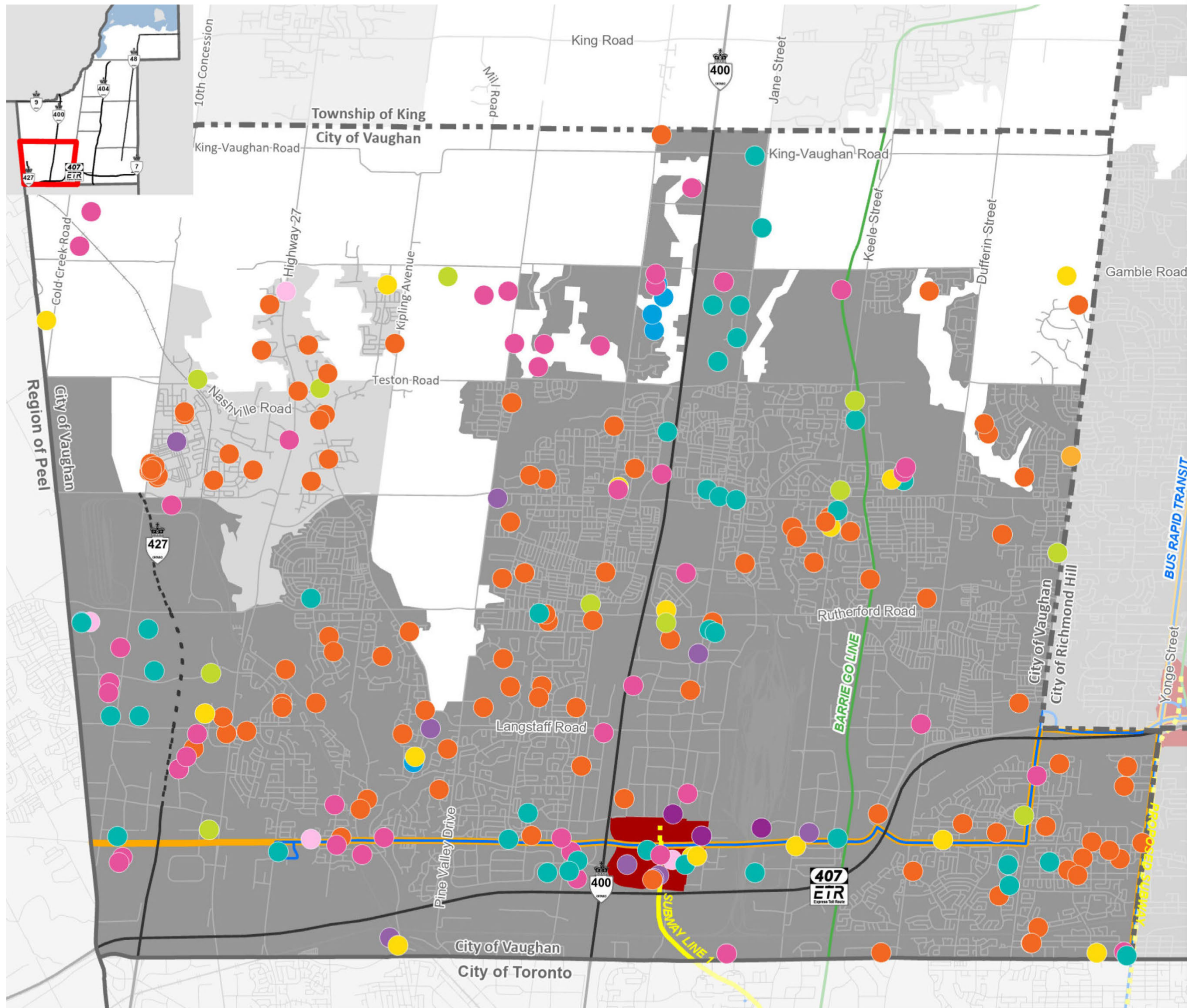
FIGURE 11 NEW DEVELOPMENT APPLICATIONS by TYPE MID-YEAR 2023



YORK REGION

CITY OF VAUGHAN

MID-YEAR DEVELOPMENT PROFILE 2023



- 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

MID-YEAR 2023 DETAILED APPLICATION INFORMATION

TABLE 16 NEW OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.23.V.0003	OP.22.022	Exemption Denied	87 Keatley Drive	To permit 15-storey residential building with 296 residential units and an FSI of 3.68.
Local Official Plan Amendment	LOPA.21.V.0044	OP.21.013	Exemption Granted	Part of Lots 13, 14 and 15, Concession 10	To permit outside storage of trucks and trailers associated with 2 employment buildings.
Local Official Plan Amendment	LOPA.22.V.0020	OP.22.003 - OPA 108	Exemption Granted	8274 and 8286 Islington Avenue	To permit a 7-storey mid-rise residential building with 168 residential units.
Local Official Plan Amendment	LOPA.22.V.0059	OP.22.015	Exemption Granted	11 15 23 and 27 Lansdowne Avenue	To permit 180 residential units in a 11-storey mid-rise building with a maximum 3.58 FSI.
Local Official Plan Amendment	LOPA.22.V.0067	OP.22.019	Exemption Granted	Part Lot 29, Concession 5	To amend the Official Plan and modify the Mixed Use/ Commercial Prestige areas - Office / Business Campus Designation based on property ownership.
Local Official Plan Amendment	LOPA.22.V.0068	OP.22.020	Exemption Granted	Part of Lot 30, Concession 5	To permit Commercial Employment and Residential uses on the Subject Lands.
Local Official Plan Amendment	LOPA.22.V.0070	OP.22.017	Exemption Granted	11075 and 11091 Weston Road	To amend Vaughan's Official Plan and the Highway 400 North Employment Lands Secondary Plan to facilitate a mixed-use building and residential lots.

CITY of VAUGHAN

MID-YEAR 2023 DETAILED APPLICATION INFORMATION

TABLE 16 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.0071	OP.22.018	Exemption Granted	11211 Weston Road	To amend Vaughan's Official Plan and the Highway 400 North Employment Lands Secondary Plan to facilitate a mixed-use building and residential lots.
Local Official Plan Amendment	LOPA.23.V.0002	OP.22.021	Exemption Granted	8473, 8477 and 8487 Islington Avenue	To permit 24 townhouse units ranging from 12.4 - 12.8 m in height with 48 parking spaces.
Local Official Plan Amendment	LOPA.23.V.0004	OP.22.023	Exemption Granted	1260-1314 Centre Street	To permit 2 mixed-use 10-storey buildings with 722 units at 4.13 FSI.
Local Official Plan Amendment	LOPA.22.V.0007	OP.21.028 - OPA 99	Notice of Decision	2600 and 2700 Steeles Avenue West	To permit 4 development blocks with 3,116 residential units in 2 phases. Phase 1 consists of Towers A (55 storeys) and B (52 storeys) in Block 1 and Tower C (27 & 12 storeys) in Block 3. Phase 2 consists of Tower D (48 storeys) in Block 3 and Towers E (51 storeys) and F (59 storeys) in Block 4.
Local Official Plan Amendment	LOPA.21.V.0031	OPA 91	Notice of Decision	10000 Dufferin Street	To permit two 28-storey residential apartment buildings and two 12-storey apartment buildings with a total of 1,125 units.
Local Official Plan Amendment	LOPA.23.V.0007	OP.23.001	Routine	3300 Rutherford Road	To permit a mix of residential commercial and community uses in low, mid and high-rise forms, including apartment and podium townhouse dwellings ranging in height up to 35 storeys with a total of 3,047 units at 4.6 FSI.

CITY of VAUGHAN

MID-YEAR 2023 DETAILED APPLICATION INFORMATION

TABLE 16 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.23.V.0008	OP.10.002	Routine	2800 Highway 7	To permit 2 38-storey high rise residential buildings with 840 units at 7.29 FSI.
Local Official Plan Amendment	LOPA.23.V.0010	OP.22.012	Routine	212, 220 and 222 Steeles Avenue west	To permit a two-phased 15- to 20-year redevelopment with 4 residential towers at 12, 24, 37 and 43- storeys on two 6-storey mix-use podiums and redesignate to High-Rise Mixed-Use.
Local Official Plan Amendment	LOPA.23.V.0020	OP.23.002	Routine	171 Maplecrete Road, 140 & 160 Doughton Road	To permit the proposed land uses with increased density and building height to permit 2 residential buildings (45 and 50 storeys) one 39-storey mixed-use building containing offices, 120 hotel suites and 270 residential rental suites. The proposal includes a public park 1,370 residential units at 11.36 FSI.
Local Official Plan Amendment	LOPA.23.V.0023	OP.23.004	Routine	7733 Keele Street	To permit the proposed land uses with increased density and building height to permit 2 mixed-use residential buildings (16 and 12 storeys connected by a 2-storey podium) with 350 residential units at 4.3 FSI. Two levels of underground parking is proposed with 352 parking spaces along with indoor and outdoor amenity areas.

CITY of VAUGHAN

MID-YEAR 2023 DETAILED APPLICATION INFORMATION

TABLE 16 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.23.V.0021	OP.23.003	Routine	10069 Weston Road	To permit the proposed residential in the General Mixed-Use Zone, including two 9-storey buildings, containing 461 units and 596 parking spaces at 3.71 FSI.
Local Official Plan Amendment	LOPA.23.V.0029	26.18	Routine	City-wide	To permit City-initiated Official Plan Amendment to bring VOP 2010 policies into conformity with the updated York Region Official Plan and add Schedule 1C – Protected Major Transit Station Areas.
Local Official Plan Amendment	LOPA.23.V.0030	OP.23.005	Routine	Part Lot 28, Con. 11.	To permit the temporary use of 3 office trailers and the outside storage of intermodal containers truck and trailer parking for 3 years.
Local Official Plan Amendment	LOPA.23.V.0033	OP.23.006	Routine	Part of Lot 7, Concession 5	To permit 4 high-rise towers ranging in height from 30 to 45 storeys with 1,625 residential units (which includes 161 home-office units), 394 hotel units and privately-owned public space.
Local Official Plan Amendment	LOPA.23.V.0034	OP.23.007	Routine	130 Doughton Road	To permit 2 high-rise residential towers (46 and 52-storeys) with 1,277 units at 8.0 FSI.

CITY of VAUGHAN

MID-YEAR 2023 DETAILED APPLICATION INFORMATION

TABLE 17 NEW DEVELOPMENT APPLICATIONS by TYPE

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Condominium	CDMP.23.V.0001	19CDM-22V012	8960 Jane Street	Two apartment buildings 26 and 28-storeys in height with a combined total of 566 residential units and ground floor commercial uses.
Draft Plan of Condominium	CDMP.23.V.0002	19CDM-22V011	7082 Islington Avenue	Common element condo to develop 103 townhouse units on a private road.
Draft Plan of Condominium	CDMP.23.V.0003	19CDM-22V0013	60 Honeycrisp Crescent	Create standard condominium tenure for a 13-storey residential apartment building (Tower 3) with 225 residential units.
Draft Plan of Condominium	CDMP.23.V.0006	19CDM-23V001	30 Interchange Way	Eight (8) townhouse blocks associated with the mixed-use development consisting of 135 residential units, 1 amenity unit and 158 vehicular parking spaces.
Draft Plan of Condominium	CDMP.23.V.0007	19CDM-23V002	Block 108, Plan 65M-4421	Creation of a private roadway walkway/sidewalks and visitor parking spaces.
Draft Plan of Condominium	CDMP.23.V.0013	19CDM-23V003	4433 4455 4477 Major Mackenzie Drive	91 3-storey townhouse units on freehold lots with frontage onto a common element condominium road.
Draft Plan of Subdivision	SUBP.23.V.0002	19T-22V017	8473, 8477 and 8487 Islington Avenue	24 townhouse units and 2 private streets.
Draft Plan of Subdivision	SUBP.23.V.0011	19T-23V001	Part of Lots 4 and 5, Concession 5	To create 7 development blocks (2 blocks as future phases) and public rights-of-way in the southwest quadrant of the Vaughan Metropolitan Centre.
Draft Plan of Subdivision	SUBP.23.V.0014	19T-23V002	2160 and 2180 Highway 7	Create 2 development blocks for a high-density mixed-use development comprised of two buildings; 40-storeys (Tower A) and 39-storeys (Tower B) connected by a two-storey podium containing 878 units.

CITY of VAUGHAN

MID-YEAR 2023 DETAILED APPLICATION INFORMATION

TABLE 17 NEW DEVELOPMENT APPLICATIONS by TYPE (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Engineering Application	ENG.23.V.0004	23-03SWM	Jane Street from Highway 407 to Portage parkway	Engineering associated with the City's Black Creek renewal project.
Engineering Application	ENG.23.V.0006	SITE #20	North side of Highway 7, west of Kipling Avenue	City SWMF retrofit project within Rainbow Creek Park (Accumen Investments Pond) adjacent to Highway 7. Design includes a vehicular and pedestrian access via Highway 7.
Engineering Application	ENG.23.V.0015	Hunter's Valley Road Extension	5301 Hunter's Valley Road	Engineering to extend Hunter's Valley Road and create an intersection at Rutherford Road.
Engineering Application	ENG.23.V.0021	Copper Creek - Hwy 27 Plan	Along Highway 27, south of Kirby Road	Above ground improvements for Copper Kirby Developments along Highway 27.
Registered Plan of Condominium	CDMR.22.V.0025	YRCP1501	1000 Portage Parkway	45-storey apartment building with 498 residential units, 206 residential parking units and 340 bicycle and storage locker units.
Registered Plan of Condominium	CDMR.23.V.0002	YRCP1505	Part of lots 6 and 7, Concession 5	50-storey apartment building with 528 residential units.
Registered Plan of Condominium	CDMR.23.V.0004	YRCP1502	10 Honeycrisp Crescent	Standard condominium tenure for a 15-storey residential apartment building (west tower) with 243 residential units.
Registered Plan of Condominium	CDMR.23.V.0007	YRCP1503	311 Bowes Road	Conversion of tenure from rental to condominium (standard).

CITY of VAUGHAN

MID-YEAR 2023 DETAILED APPLICATION INFORMATION

TABLE 17 NEW DEVELOPMENT APPLICATIONS by TYPE (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Registered Plan of Condominium	CDMR.23.V.0009	YRCP1508	30 Interchange Way	8 townhouse blocks associated with the mixed-use, consisting of 135 residential units, an amenity unit and 158 parking spaces.
Registered Plan of Subdivision	SUBR.22.V.0017	65M4771	4077 Teston Road	80 single detached units, 7 future residential development blocks, and blocks for a park, valley, open space buffer and future walkway.
Registered Plan of Subdivision	SUBR.22.V.0013	65M4778	5445 Kirby Road	3 single-detached residential units.
Registered Plan of Subdivision	SUBR.22.V.0027	65M4780	9797 & 9785 Keele Street	8 semi-detached units and 2 internal block townhouses consisting of 8 townhouse units.
Registered Plan of Subdivision	SUBR.22.V.0032	65M4774	3836 and 3850 Major Mackenzie Drive	4 blocks of street townhouses consisting of 19.5 units.
Registered Plan of Subdivision	SUBR.22.V.0035	65M4768	7082 Islington Avenue	997 apartments units and 103 townhouse units in 3 phases.
Registered Plan of Subdivision	SUBR.22.V.0055	65M4775	2851 Highway 7	Create a residential block to facilitate a high density residential building consisting of 766 residential units and ground floor retail uses for two towers (27 and 37 stories).
Site Plan	SP.23.V.0005	DA.22.070	8473 8477 and 8487 Islington Avenue	24 3-storey townhomes on consolidated 3 lots.
Site Plan	SP.23.V.0008	DA.22.074	Part of Lot 15, Concession 4	Phase 2 development for a 30-storey high-rise residential tower with a total of 301 units at 6.42 FSI.

CITY of VAUGHAN

MID-YEAR 2023 DETAILED APPLICATION INFORMATION

TABLE 17 NEW DEVELOPMENT APPLICATIONS by TYPE (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP.23.V.0009	DA.22.075	10 000 Dufferin Street	28-storey residential building (Building 2) with 375 units and a 12-storey residential building (Building 3) with 187 units.
Site Plan	SP.23.V.0010	DA.22.076	11110 Jane Street	Distribution centre with office uses containing 15 truck loading bays.
Site Plan	SP.23.V.0011	DA.22.077	1260 -1314 Centre Street	2 mixed-use 10-storey buildings with 722 units.
Site Plan	SP.23.V.0013	DA.22.080	3201 Highway 7	Minor building elevation changes to the existing lobby and entrance to the west building elevation.
Site Plan	SP.23.V.0015	DA.22.079	401 Caldari Road	Phase 2 development of the Abeja District to include 2 30-storey residential towers and 640 parking spaces.
Site Plan	SP.23.V.0019	DA.22.078	435 Cityview Boulevard	2-storey industrial/office building with 101 parking spaces, 7 loading spaces and an entrance off Cityview Boulevard.
Site Plan	SP.23.V.0020	DA.23.001	9929 Keele Street	4-storey mixed-use building with a total of 110 apartment units and commercial space.
Site Plan	SP.23.V.0021	DA.23.002	75 Napa Valley Avenue	22m tall steel meso flower telecommunication tower to be operated by Bell Mobility Inc.
Site Plan	SP.23.V.0038	DA.23.010	12110 Jane Street	Elevated tank (composite structure) with a steel tank and concrete support pillar. Detention pond to control volume for dichlorination and stormwater discharge with access from King Vaughan Road.

CITY of VAUGHAN

MID-YEAR 2023 DETAILED APPLICATION INFORMATION

TABLE 17 NEW DEVELOPMENT APPLICATIONS by TYPE (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP.23.V.0040	DA.23.008	10520 and 10980 Jane Street	New Booster Pumping Station.
Site Plan	SP.23.V.0041	DA.23.009	11665 Jane Street	New Booster Pumping Station. Detention pond to control volume for dichlorination and stormwater discharge.
Site Plan	SP.23.V.0043	DA.23.011	11260 Jane Street	Development of Block 1 warehouse distribution center for ancillary office.
Site Plan	SP.23.V.0046	DA.23.003	2800 Highway 7	2 38-storey high rise residential buildings with 840 units at 7.29 FSI.
Site Plan	SP.23.V.0047	DA.23.012	11260 Jane Street	To facilitate Block 2 warehouse distribution center, including ancillary office and 800 parking spaces.
Site Plan	SP.23.V.0084	DA.23.020	101, 189 and 205 Doney Crescent	3 single-storey industrial buildings, each containing four to five units for ancillary office with at grade parking/loading spaces.
Site Plan	SP.23.V.0089	DA.23.017	2911 Major Mackenzie Drive West	23.2m high multi-use hybrid structure by-way of replacing the existing pylon structure, including wireless antennas, an LED digital screen and Electrical Vehicle (EV) charging stations.
Site Plan	SP.23.V.0090	DA.23.019	10069 Weston Road	2 9-storey buildings with 461 units.
Site Plan	SP.23.V.0091	DA.23.018	2160 and 2180 Highway 7	A high-rise mixed-use building and a high-rise residential building connected by a two-storey podium. Tower A will be 40-storeys with 453 residential units and retail space and Tower B will be 39-storeys with 425 residential units.

CITY of VAUGHAN

MID-YEAR 2023 DETAILED APPLICATION INFORMATION

TABLE 17 NEW DEVELOPMENT APPLICATIONS by TYPE (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP.23.V.0095	DA.23.026	9001 Highway 50	Two employment buildings with accessory outside storage for trucks and trailers.
Site Plan	SP.23.V.0110	DA.23.028	10525 Keele Street	2 structures to contain the dumping, processing, recycling and loading of all construction waste within the existing Maple Transfer Station Recycling Facility.
Site Plan	SP.23.V.0112	DA.23.027	6640 Highway 7	Warehouse with future office uses and outside storage for trucks and trailers with off Highway 7.
Site Plan	SP.23.V.0117	DA.22.072	108-112 Maplecrete Road and 185 Doughton Road	Mixed-use development consisting of 2 towers (42 and 39-storeys) with 1,082 units atop a shared 8-storey podium with ground floor commercial uses at 7.73 FSI.
Site Plan	SP.23.V.0120	DA.23.024	400 and 470 Anatolian Drive	Second phase of development consists of two industrial warehouse buildings with 156 loading spaces and 636 parking spaces.
Site Plan	SP.23.V.0121	DA.23.025	35 and 70 Anatolian Drive	Second phase of developments consists of two industrial warehouse buildings with 40 loading spaces and 262 parking spaces.

CITY of VAUGHAN

MID-YEAR 2023 DETAILED APPLICATION INFORMATION

TABLE 17 NEW DEVELOPMENT APPLICATIONS by TYPE (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP.23.V.0122	DA.23.023	700 Anatolian Drive	Second Phase of development consists of a 24,299.26 m ² industrial warehouse building.
Site Plan	SP.23.V.0125	DA.23.031	55, 99, 100 and 111 Line Drive	A 48,621.9 m ² warehouse addition to the existing Costco Distribution Centre and expansion to the parking lot for truck parking area.
Site Plan	SP.23.V.0126	DA.23.032	8554 Huntington Road	Changes to the existing ingress and egress to the property from Langstaff Road to create shared access with adjacent property to the west.

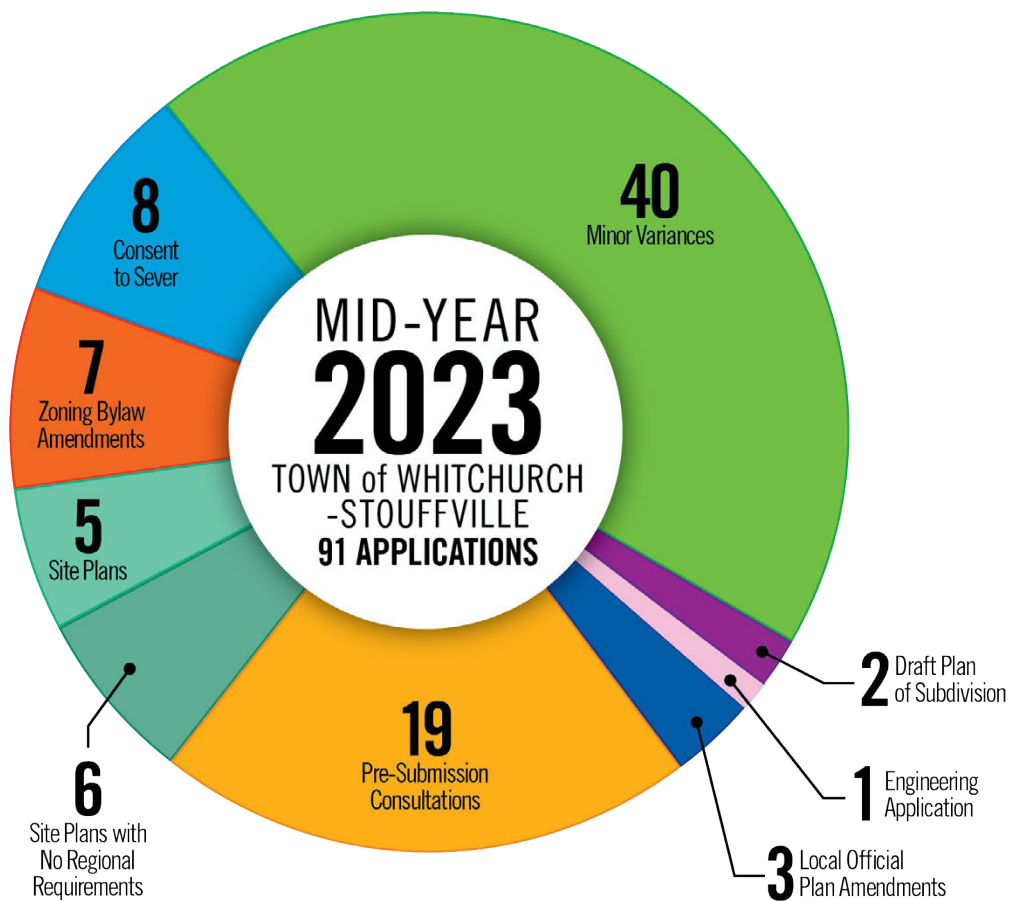
TOWN of WHITCHURCH-STOUFFVILLE

MID-YEAR 2023 DEVELOPMENT PROFILE

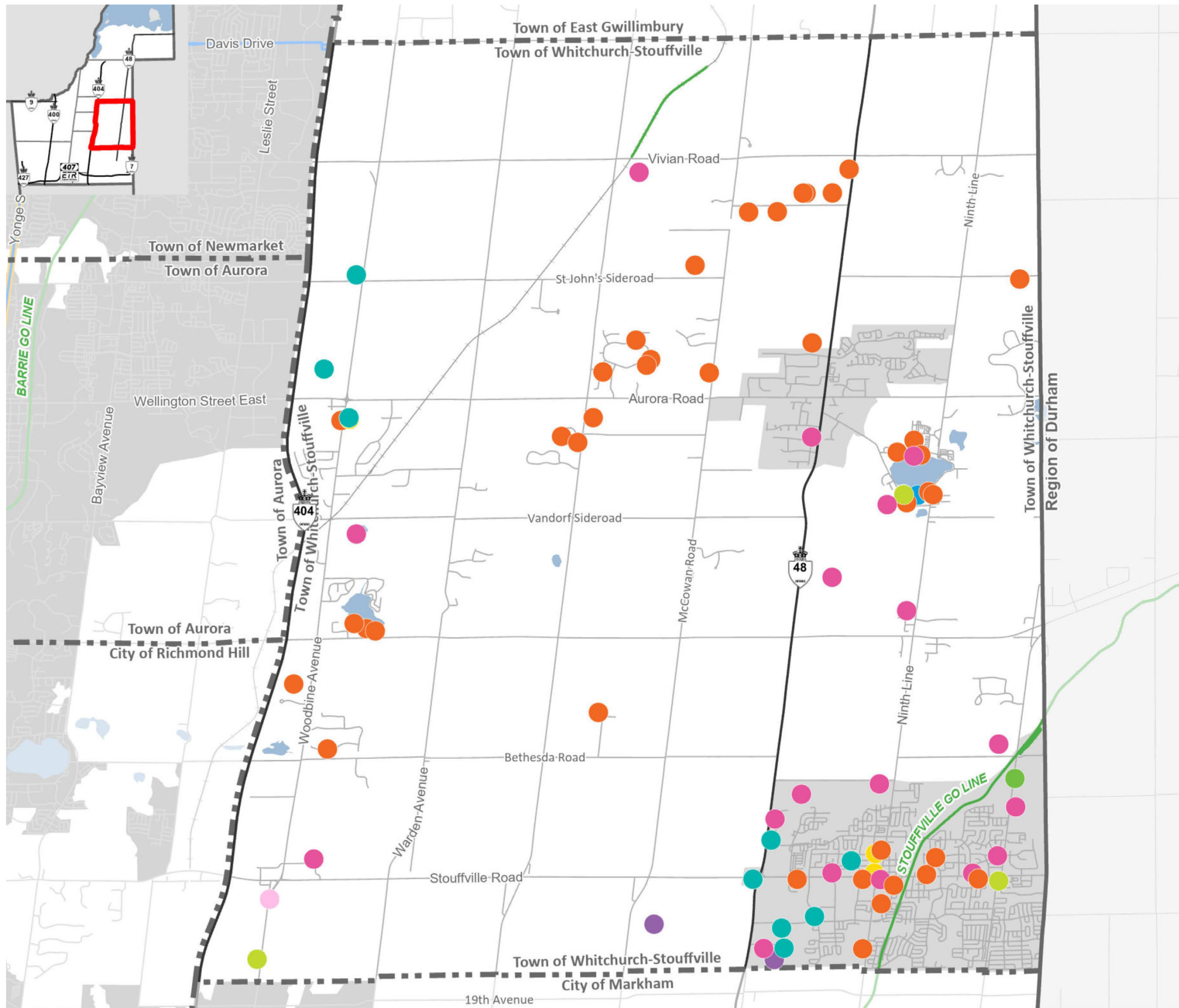
QUICKFACTS

- › Whitchurch-Stouffville made up 10.0% 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 2023



TOWN OF WHITCHURCH-STOUFFVILLE MID-YEAR DEVELOPMENT PROFILE 2023



- 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

¹ Refer to Attachment 1 - Delegated Approval Authority



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Data: The Regional Municipality of York, The Regional
Municipalities of Durham and Peel, County of Simcoe,
City of Toronto
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TOWN of WHITCHURCH-STOUFFVILLE

MID-YEAR 2023 DETAILED APPLICATION INFORMATION

TABLE 18 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.0036	OPA22.004 / 2023-010-OP	Exemption Granted	14622 Ninth Line	To permit 11 lots serviced with private wells and septic systems within Mussleman's Lake area (OPA 136).
Local Official Plan Amendment	LOPA.22.W.0029	OPA 155	Notice of Decision	Town of Whitchurch-Stouffville	Town-initiated Official Plan Amendment for the Old Elm (formerly Lincolnville) Go Land Use Study Area.
Local Official Plan Amendment	LOPA.23.W.0005	OPA22.009	Routine	5964 Main Street & 28 Fairview Avenue	To permit high-density mixed-use development (residential and commercial) with a height of 18-storeys, a maximum 4.75 FSI and maximum 200 units.
Local Official Plan Amendment	LOPA.23.W.0019	OPA23.001	Routine	5211, 5223 and 5241 Stouffville Road	To permit interim commercial development consisting of 2 one-storey buildings for a total of three commercial units.
Local Official Plan Amendment	LOPA.23.W.0038	OPA 23.002	Routine	15123 Woodbine Avenue	To increase the area for an industrial warehouse and contractor's yard.

TOWN of WHITCHURCH-STOUFFVILLE

MID-YEAR 2023 DETAILED APPLICATION INFORMATION

TABLE 19 NEW DEVELOPMENT APPLICATIONS by TYPE

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Subdivision	SUBP.23.W.0003	19T(W)-22.009	199 Sam's Way	16 blocks for employment uses (including 8 blocks to be merged with blocks on adjacent lands).
Draft Plan of Subdivision	SUBP.23.W.0007	19T(W)-22.004	11861 and 12045 McCowan Road (MZ03)	Mixed-use development consisting of 351 single detached lots, 10 townhouse blocks (159 units), 2 high-density mixed-use blocks (464 apartment units) and a community centre block.
Engineering Application	ENG.23.W.0005	SPA22.010	12131 Woodbine Avenue	Engineering design along Woodbine Avenue in relation to a site plan for the development of a Corporate Office Transport Terminal and Service area.
Registered Plan of Condominium	CDMR.23.W.0008	YRCP1504	15381 15437 15457 15473 Highway 48	Common element condominium for 76 singles and 18 townhouses.
Registered Plan of Subdivision	SUBR.23.W.0013	65M4777	Part of Lot 35, Con 8	Blocks for future residential.
Site Plan	SP.23.W.0067	SPA22.041	465 Rupert Avenue	Conversion of the existing residential rental building to a transitional and long-term care facility with 87 beds.
Site Plan	SP.23.W.0085	SPA23.004	188 Sandiford Drive	Senior Care Facility consisting of two 6-storey buildings (connected) with a total of 212 units and a total gross floor area of 23,121 m ² .
Site Plan	SP.23.W.0096	SPA23.004	188 Sandiford Drive	Senior care facility with two 6-storey buildings (connected) with total of 212 units.
Site Plan	SP.23.W.0104	SPA23.005	PART OF BLOCK 4, PLAN 65M3951,	4-storey Medical Office Building at the corner of Sam's way and Rouge View Avenue.
Site Plan	SP.23.W.0114	SPA23.007	15450 Woodbine Avenue	One-storey industrial building (panel manufacturing plant) with an accessory office space

YORK REGION MID-YEAR 2023

DEVELOPMENT ACTIVITY SUMMARY

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

PLANNING

1-877-464-9675 Extension 75430

york.ca/developmentservices