



2023 YORK REGION

DEVELOPMENT **ACTIVITY** SUMMARY

APRIL 2024

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EXECUTIVE SUMMARY

The 2023 Annual Development Activity report summarizes delegated approvals and new development applications received by the Region in 2023 compared to recent years to inform Council, using data collected from the Region's development application tracking system 'YorkTrax'.

The Director of Development Services issued decisions on 50 local OPA applications in 2023. The Region received 1,740 new applications in 2023, compared to 2,092 in 2022. Accrued development charge collections decreased by 58% to \$240.4M in 2023 compared with \$568.1M in 2022. The decrease in new development applications and development charge collections may be a result of multiple factors including changes from Bill 23, the uncertainty around provincial policy changes/process and a slowdown in housing activity due to current economic conditions.

Proposed residential units received for review as part of new draft plan of subdivision and site plan decreased slightly by 6%. 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. In 2023, proposed residential units as part of site plan applications are lower than the 2022 spike, but are higher than 2019-2021 totals. As of end of 2023, the Region has an approved housing supply of an estimated 73,100 units. The Region has a strong supply of residential inventory, well within Provincial requirements that a 3-to-7-year supply of draft approved and registered plans be maintained.

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 ensures approvals are met within the timelines prescribed by the *Planning Act*.

DELEGATED APPROVAL AUTHORITY

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 2022, which the Director of 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.

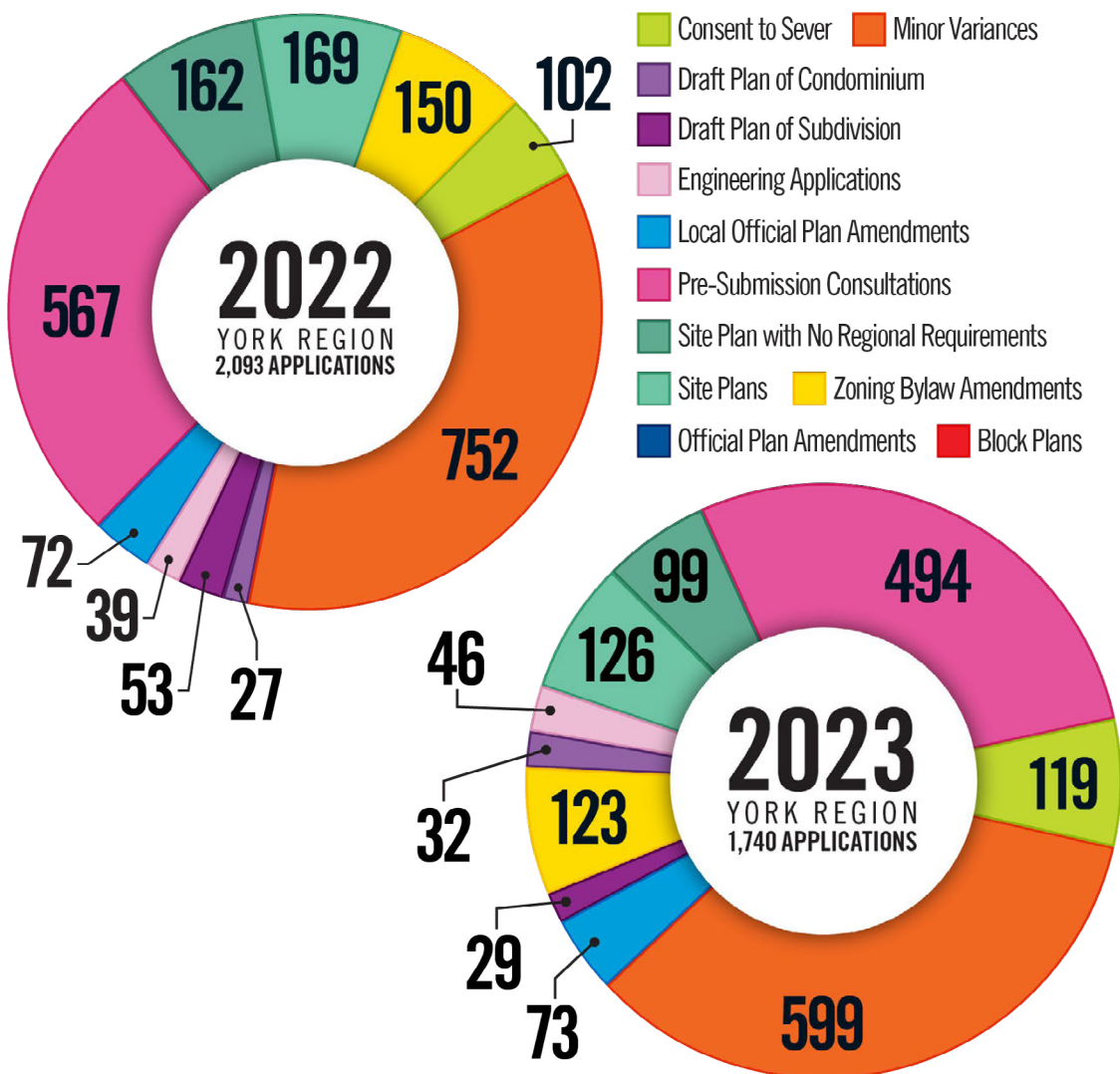
YORK REGION

2023 DEVELOPMENT PROFILE

QUICKFACTS

- › Regional staff received a total of 1,740 development applications
- › Total of 4,688 residential units received as part of subdivision applications
- › Total of 15,650 residential units received as part of site plan applications
- › Total of 6,498 units cleared for registration
- › 37 Local Official Plan Amendments (OPAs) were exempted from Regional approval, and 13 notice of decisions were issued on local OPAs

FIGURE 1 NEW DEVELOPMENT APPLICATIONS by TYPE 2022 vs. 2023



YORK REGION

2023 DEVELOPMENT PROFILE

FIGURE 2 TYPE of PROPOSED RESIDENTIAL UNITS in 2023

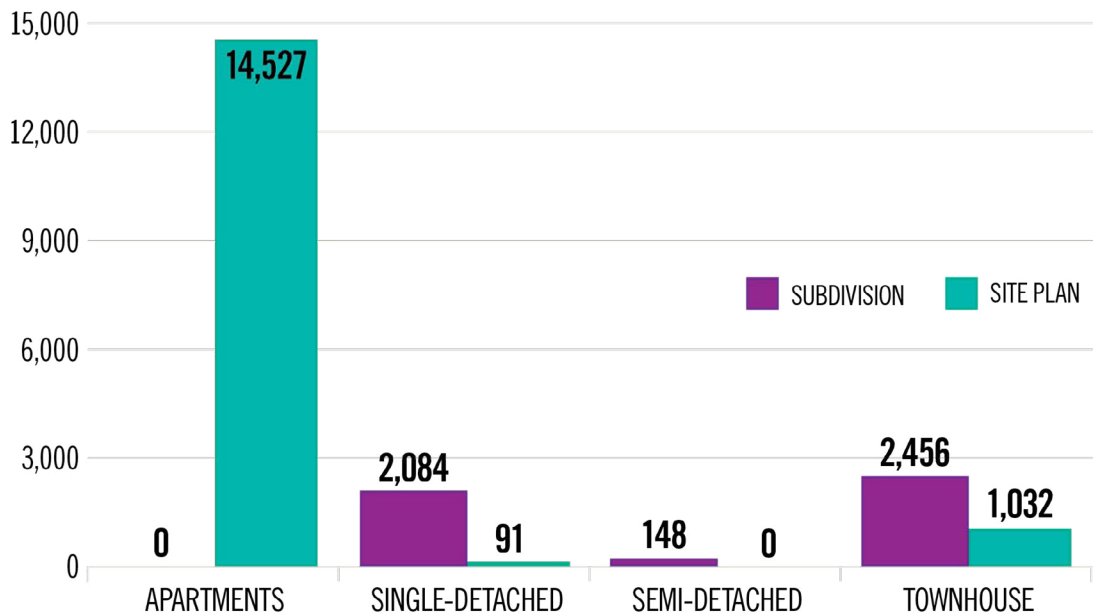


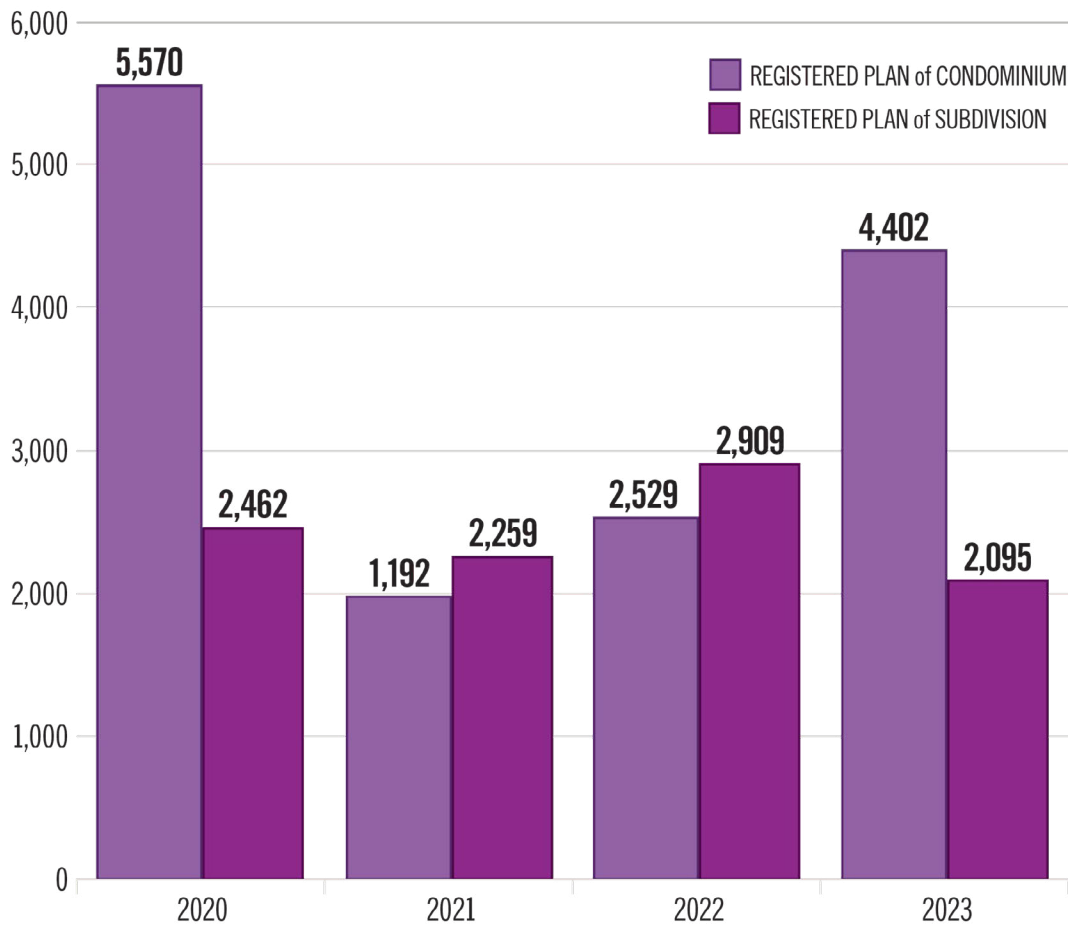
TABLE 1 TYPE of PROPOSED RESIDENTIAL UNITS by MUNICIPALITY in 2023

Municipality	SUBDIVISION				SITE PLAN			
	Apartment	Single Detached	Semi-Detached	Townhouse	Apartment	Single Detached	Semi-Detached	Townhouse
Aurora	0	43	0	0	0	0	0	270
East Gwillimbury	0	385	148	190	0	0	0	0
Georgina	0	0	0	0	0	0	0	34
King	0	0	0	0	403	1	0	0
Markham	0	1,013	0	1,111	3,984	0	0	0
Newmarket	0	0	0	0	0	90	0	47
Richmond Hill	0	7	0	15	382	0	0	583
Vaughan	0	0	0	959	9,758	0	0	80
Whitchurch-Stouffville	0	636	0	181	0	0	0	18
Total	0	2,084	148	2,456	14,527	91	0	1,032

YORK REGION

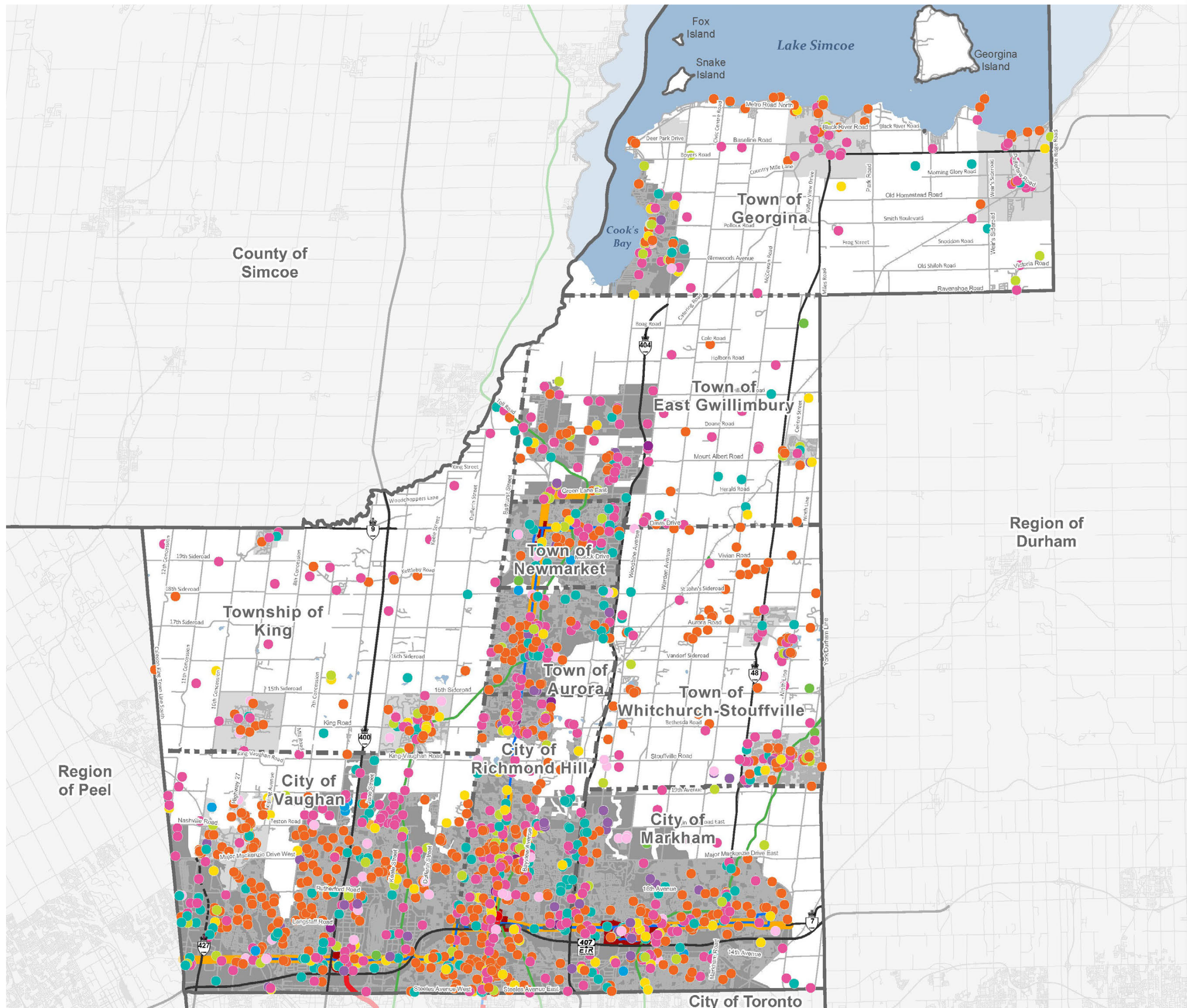
2023 DEVELOPMENT PROFILE

FIGURE 3 REGISTERED RESIDENTIAL UNITS by TYPE - 2020 to 2023



YORK REGION

DEVELOPMENT PROFILE 2023



- Consent to Sever
- Engineering Application
- Minor Variances
- Official Plan Amendment - Council Report
- Official Plan Amendments - Exemption ¹
- Official Plan Amendments - Exemption Denied¹
- Official Plan Amendments - Notice of Decision¹
- Official Plan Amendments - Notice of Decision (Appealed)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.



Produced by: The Regional Municipality of York
 Corporate Services Department, Planning and Economic
 Development Branch 2024

Data: The Regional Municipality of York, The Regional
 Municipalities of Durham and Peel, County of Simcoe,
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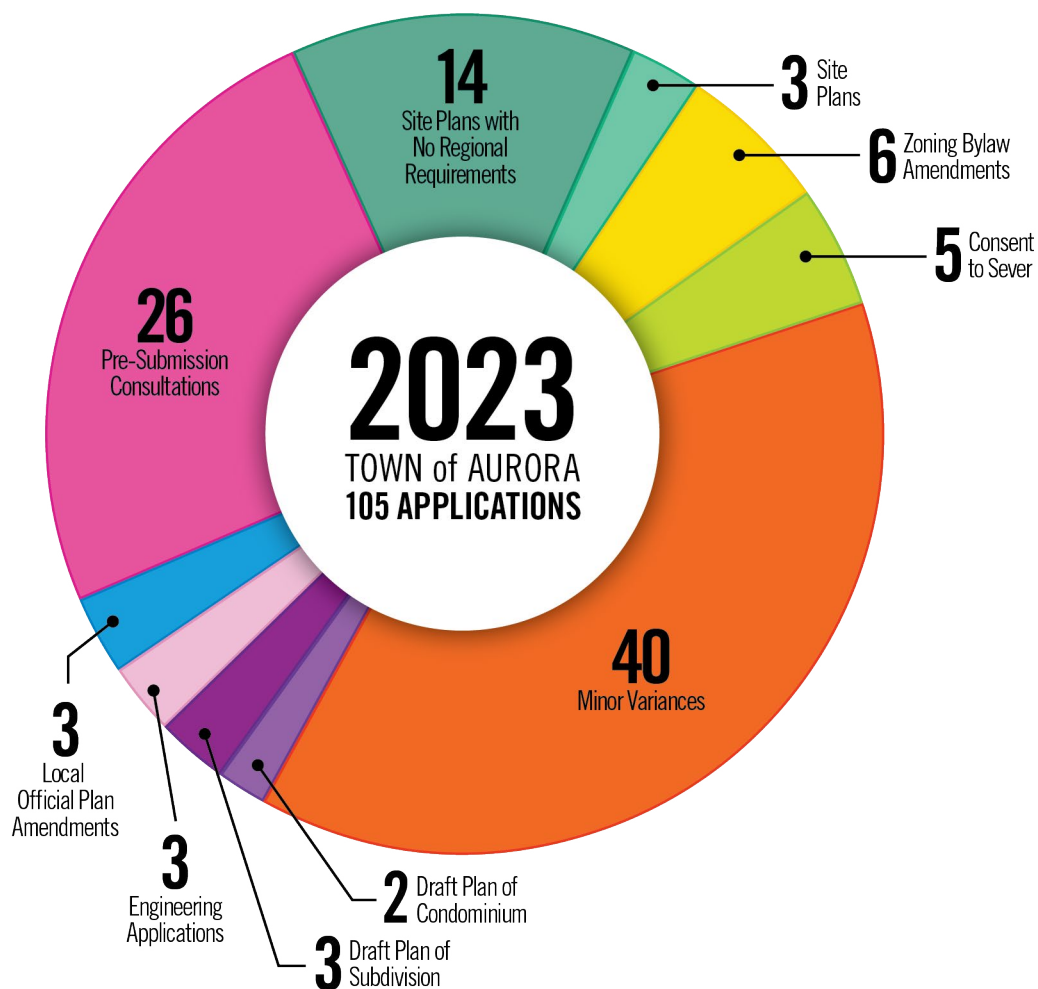
TOWN of AURORA

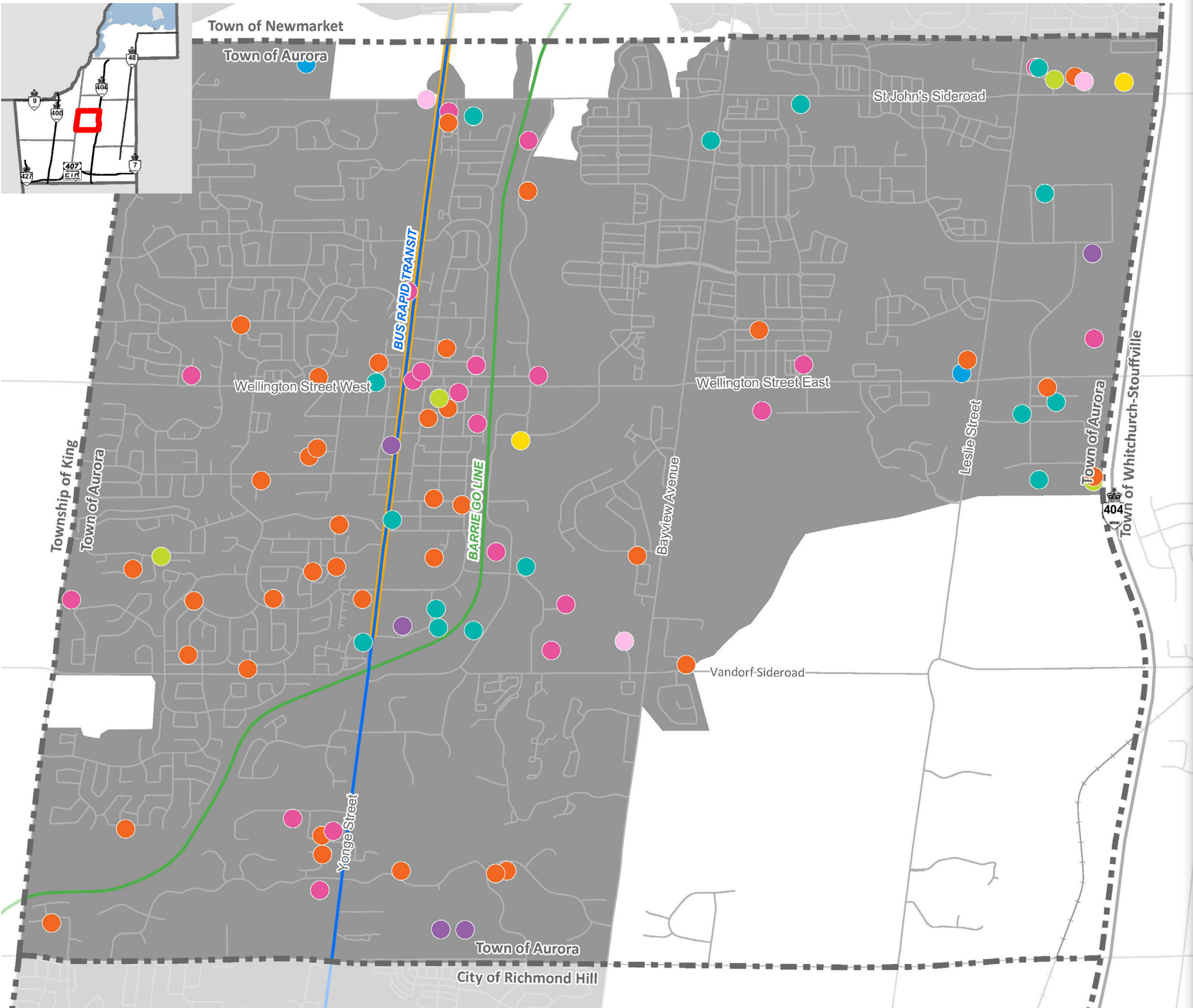
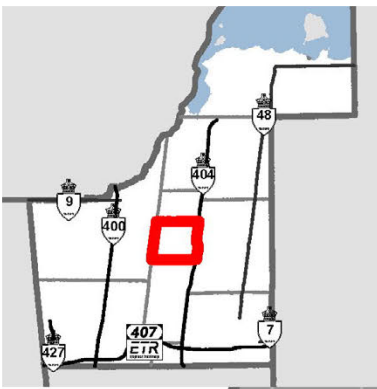
2023 DEVELOPMENT PROFILE

QUICKFACTS

- › Aurora made up 6.0% 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 2023





YORK REGION

TOWN OF AURORA

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



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TOWN of AURORA

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.22.A.0066	OPA-2022-04	Exemption Granted	1452 & 1460 Wellington Street East	To permit 30 townhouse units.
Local Official Plan Amendment	LOPA.23.A.0055	SUB-2023-02	Exemption Granted	252, 260 and 272 Old Bloomington Road	To permit 33 single detached units.
Local Official Plan Amendment	LOPA.23.A.0016	OPA-2023-01	Routine	326 Old Bloomington Road	To permit 10 single detached units to proceed in advance of a complete block plan for the entirety of Block "C" being approved.
Local Official Plan Amendment	LOPA.23.A.0065	OPA-2023-04	Routine	65 St John's Sideroad	To permit 45 townhouse units.

TABLE 3 NEW DEVELOPMENT APPLICATIONS by TYPE - Q1/Q2

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

TOWN of AURORA

2023 DETAILED APPLICATION INFORMATION

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

Application Type	Regional File Number	Local File Number	Location	Description
Engineering Application	ENG.23.A.0008	SUB-2021-02	All of lots 1-14, both inclusive. Plan 65M-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.
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 AURORA

2023 DETAILED APPLICATION INFORMATION

TABLE 4 NEW DEVELOPMENT APPLICATIONS by TYPE - Q3/Q4

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Condominium	CDMP.23.A.0018	CDM-2023-03	15086-15106 Yonge Street	53 stacked townhouse units.
Draft Plan of Subdivision	SUBP.23.A.0025	SUB-2023-02	252, 260 and 272 Old Bloomington Road	33 single detached units.
Engineering Application	ENG.23.A.0038	19T15A02	1588 St John's Sideroad	Access and servicing/grading for the Aurora Mills Business Park Development - Phase 2.
Registered Plan of Subdivision	SUBR.23.A.0014	65M4796	East of Bathurst Street and South of Wellington Street West	225 townhouse units.
Site Plan	SP.23.A.0140	SP-2023-05	27 Allaura Boulevard	A multi-unit industrial/employment building.
Site Plan	SP.23.A.0152	SP-2023-10	55 Eric T Smith Way	2-storey multi-unit industrial building.
Site Plan	SP.23.A.0153	SP-2023-08	90 Englehard Drive	Expansion of the existing employment building.
Site Plan	SP.23.A.0161	SP-2023-09	61 Allaura Boulevard	2-storey multi-unit employment building.
Site Plan	SP.23.A.0179	SPM-2023-03	340 Industrial Parkway South	Accessory building to the main employment building operations.
Site Plan	SP.23.A.0194	SP-2023-13	65 St John's Sideroad	45 townhouse units with a private common element road.
Site Plan	SP.23.A.0195	SP-2023-12	1588 St. John's Sideroad	5-storey self-storage facility.
Site Plan	SP.23.A.0203	SPM-2023-05	32 Wellington St. W.	Storage/loading addition to existing grocery store.

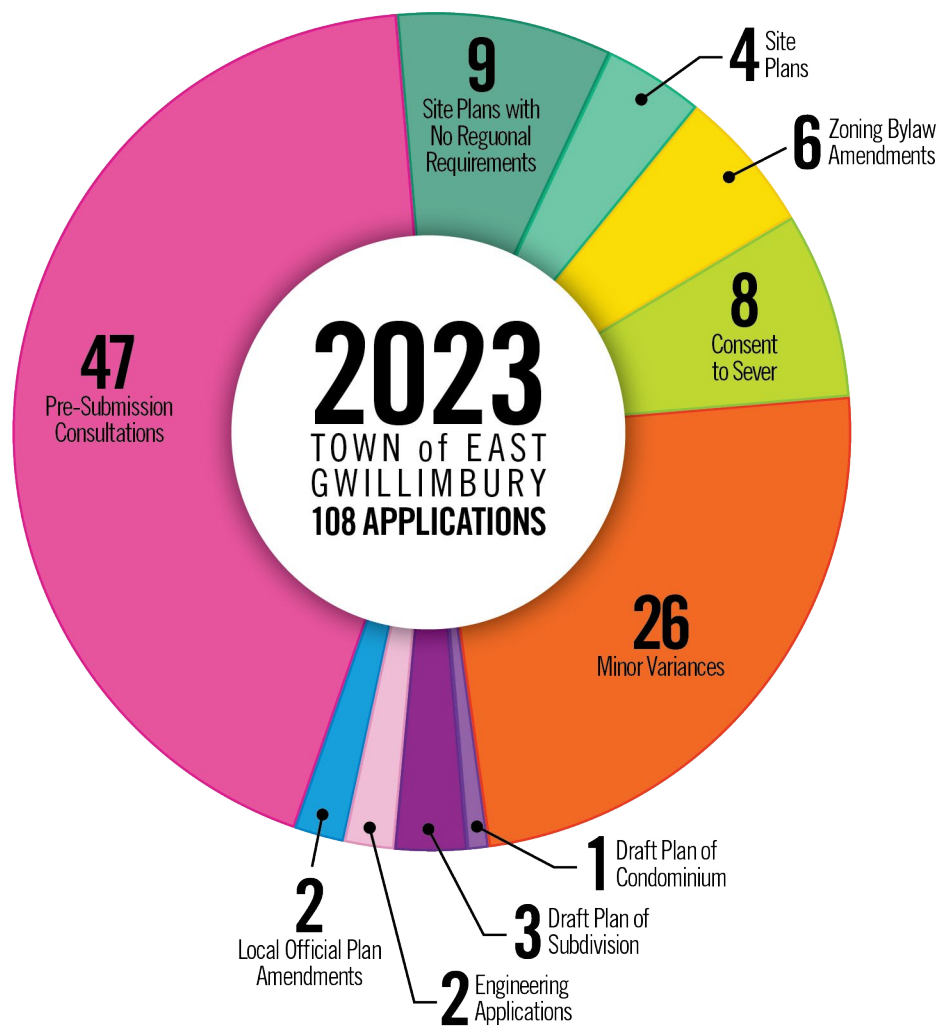
TOWN of EAST GWILLIMBURY

2023 DEVELOPMENT PROFILE

QUICKFACTS

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

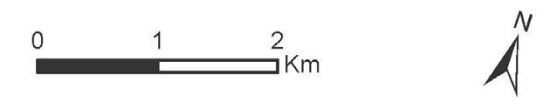
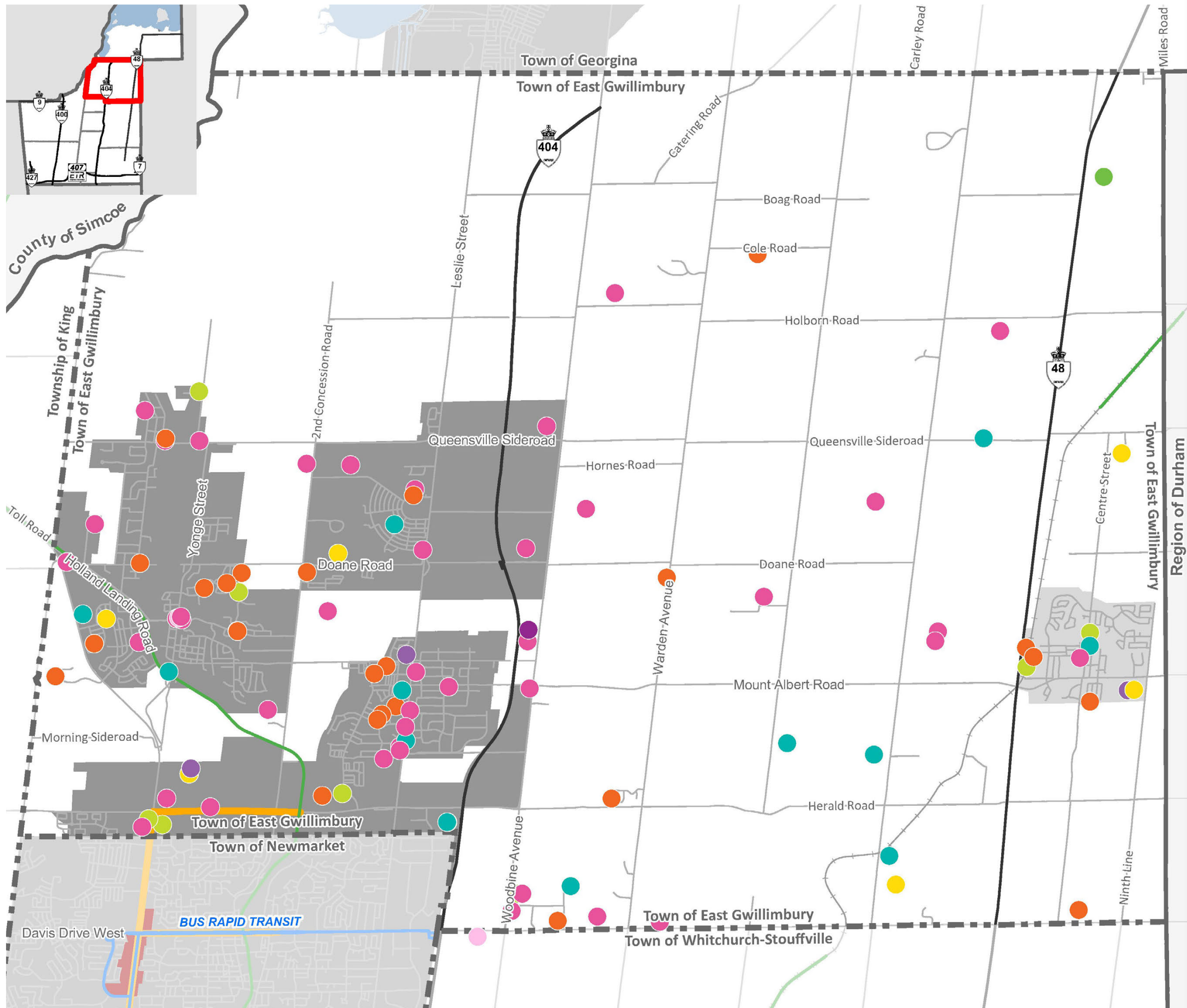
FIGURE 5 NEW DEVELOPMENT APPLICATIONS by TYPE 2023



TOWN OF EAST GWILLIMBURY DEVELOPMENT PROFILE 2023

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

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



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TOWN of EAST GWILLIMBURY

2023 DETAILED APPLICATION INFORMATION

TABLE 5 NEW OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.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.
Local Official Plan Amendment	LOPA.23.E.0054	OPA.23.01	Routine	19350, 19512, 19298, 19266, and 19222 Woodbine Avenue, 2176 and 2203 Farr Avenue and 2196 Mount Albert Road	To permit lands be added to the Highway 404 Employment Corridor Secondary Plan area.
Local Official Plan Amendment	LOPA.23.E.0059	OPA 23.02	Routine	18477 Yonge Street	To permit a private sanitary servicing solution which involves an on-site communal wastewater treatment plant to support a mixed-use residential subdivision.

TABLE 6 NEW DEVELOPMENT APPLICATIONS by TYPE - Q1/Q2

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.

TOWN of EAST GWILLIMBURY

2023 DETAILED APPLICATION INFORMATION

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

Application Type	Regional File Number	Local File Number	Location	Description
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.

TABLE 7 NEW DEVELOPMENT APPLICATIONS by TYPE - Q3/Q4

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Subdivision	SUBP.23.E.0026	19T-23002	18860 Ninth Line	168 single-detached residential units, 148 semi-detached residential units, and 56 townhouse units.
Draft Plan of Subdivision	SUBP.23.E.0027	19T-23003	18477 Yonge Street	777 residential apartment units, stormwater management pond and private wastewater treatment facility for Phase 1 (Block 1 & 2).
Site Plan	SP.23.E.0138	SPA.23.06	18687 Leslie Street	Conversion of existing single dwelling to medical office with parking.

TOWN of EAST GWILLIMBURY

2023 DETAILED APPLICATION INFORMATION

TABLE 7 NEW DEVELOPMENT APPLICATIONS by TYPE - Q3/Q4 (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP.23.E.0147	SPA.23.08	18974 Leslie Street	Relocation of heritage building (The Howard House).
Site Plan	SP.23.E.0174	SPA.23.09	80 Bales Drive	Conversion of landscaped area to paved parking for vehicle storage.
Site Plan	SP.23.E.0188	SPA.23.10	19337 Highway 11	Self-storage facility comprised of six single-storey and one 2-storey structure for office space.
Site Plan	SP.23.E.0221	SPA.23.12	Highway 404 and Green Lane	Two industrial warehouse buildings for employment uses.

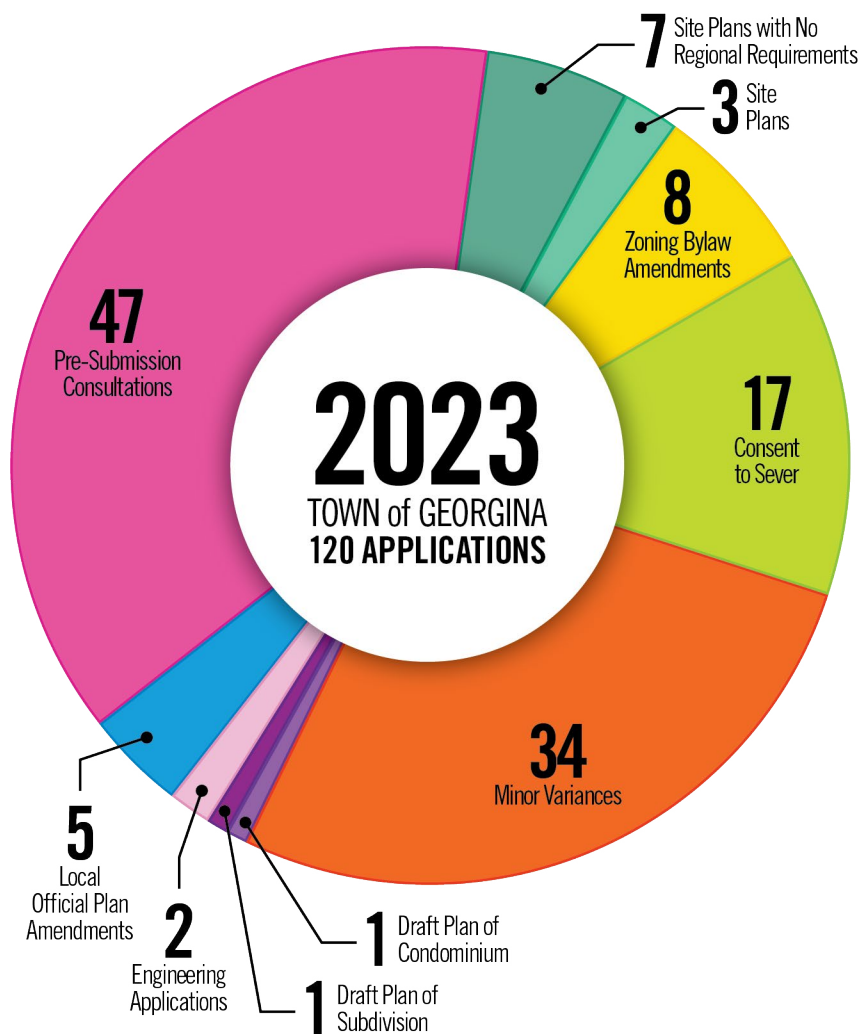
TOWN of GEORGINA

2023 DEVELOPMENT PROFILE

QUICKFACTS

- › Georgina made up 7.2% 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 2023



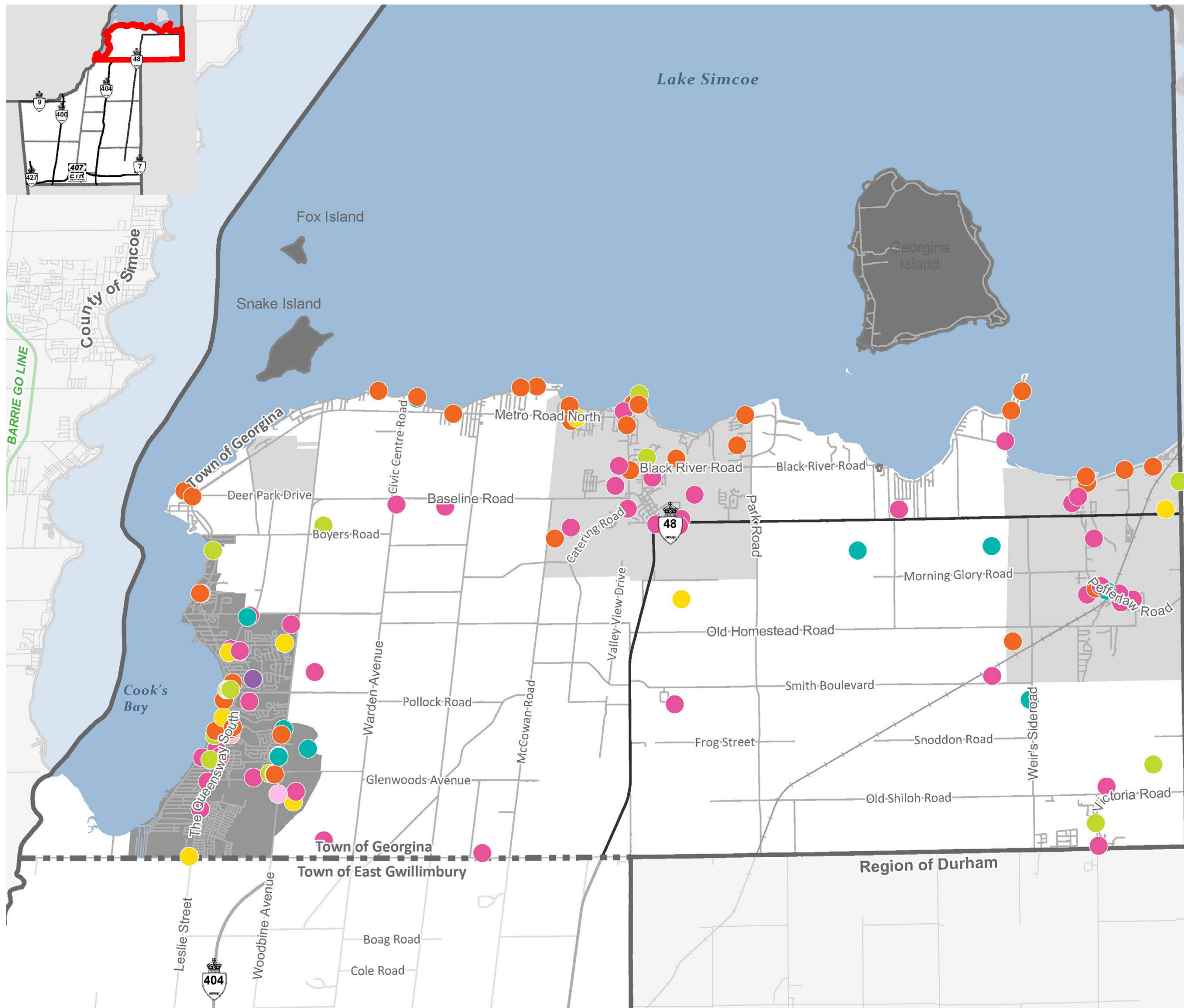
YORK REGION

TOWN OF GEORGINA

DEVELOPMENT PROFILE 2023

- Consent to Sever
- Engineering Application
- Minor Variances
- Official Plan Amendment - Exemption ¹
- Official Plan Amendments - Notice of Decision (Appealed) ¹
- Official Plan Amendment - 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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TOWN of GEORGINA

2023 DETAILED APPLICATION INFORMATION

TABLE 8 NEW OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.23.G.0028	02.203	Exemption Granted	9 Sina Street	To permit a single detached dwelling.
Local Official Plan Amendment	LOPA.23.G.0040	02.205	Exemption Granted	30944 Highway 48	To permit 2 building public self-storage facility with associated ancillary office.
Local Official Plan Amendment	LOPA.23.G.0041	02.204	Exemption Granted	183 Simcoe Avenue	To permit a 9-storey mixed use condominium building comprised of 80 units and 8 freehold townhouse units.
Local Official Plan Amendment	LOPA.23.G.0053	02.206	Exemption Granted	772 The Queensway South	To permit 42 stacked townhouse units.
Local Official Plan Amendment	LOPA.19.G.0033	02.195 / OPA 147	Notice of Decision appealed	Lots 16 and 17 Concession 3	Secondary Plan Review for the Keswick Secondary Plan.
Local Official Plan Amendment	LOPA.23.G.0063	02.207	Routine	232 Cameron Crescent	To permit a 20-storey apartment building with 380 residential units.

TABLE 9 NEW DEVELOPMENT APPLICATIONS by TYPE - Q1/Q2

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.

TOWN of GEORGINA

2023 DETAILED APPLICATION INFORMATION

TABLE 9 NEW DEVELOPMENT APPLICATIONS by TYPE - Q1/Q2 (continued)

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.

TABLE 10 NEW DEVELOPMENT APPLICATIONS by TYPE - Q3/Q4

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Condominium	CDMP.23.G.0025	1.165	117 Spring Road	16 freehold townhouse units on a private street.
Engineering Application	ENG.23.G.0039	19T-17G02	North of Dovedale Drive, on the West side of Woodbine Avenue	Engineering approval for draft plan of subdivision 19T-17G02.
Engineering Application	ENG.23.G.0045	Woodbine Multi-Use Path	South of Glenwoods Avenue along Woodbine Avenue	Design of the multi-use path on Woodbine Ave from Glenwoods Ave. to the future Garrett Styles Blvd. (multi-use recreational centre).
Registered Plan of Subdivision	SUBR.23.G.0009	65M4788	South of Old Homestead Road, west of Woodbine Avenue	101 single detached units.

TOWN of GEORGINA

2023 DETAILED APPLICATION INFORMATION

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

Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP.23.G.0145		South of Old Homestead Road, west of Woodbine Avenue	Telecommunications tower.
Site Plan	SP.23.G.0181	B.1.403	24198 Weir's Sideroad	Construction of a storage building at vehicle recycling facility.
Site Plan	SP.23.G.0204	08.23.03	307 Pefferlaw Road	Monopole telecommunications tower.
Site Plan	SP.23.G.0211	S.5.18.1	North of Glenwoods Avenue, west of Woodbine Avenue.	Three commercial buildings.

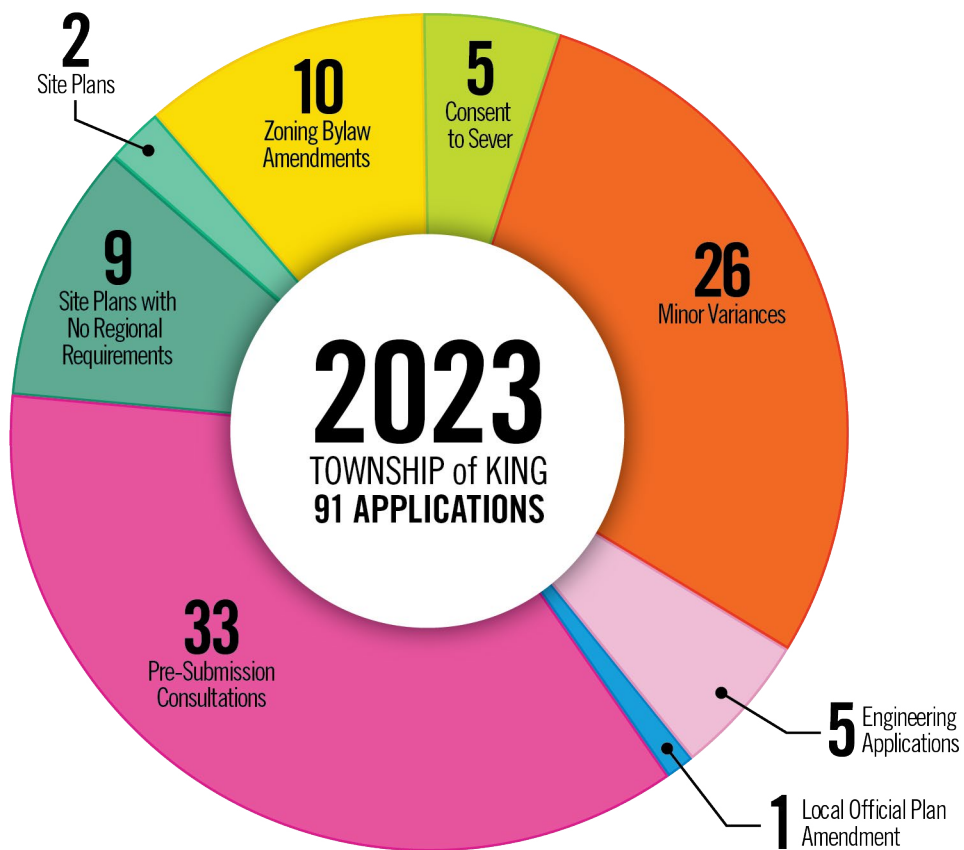
TOWNSHIP of KING

2023 DEVELOPMENT PROFILE

QUICKFACTS

- › King 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 7 NEW DEVELOPMENT APPLICATIONS by TYPE 2023



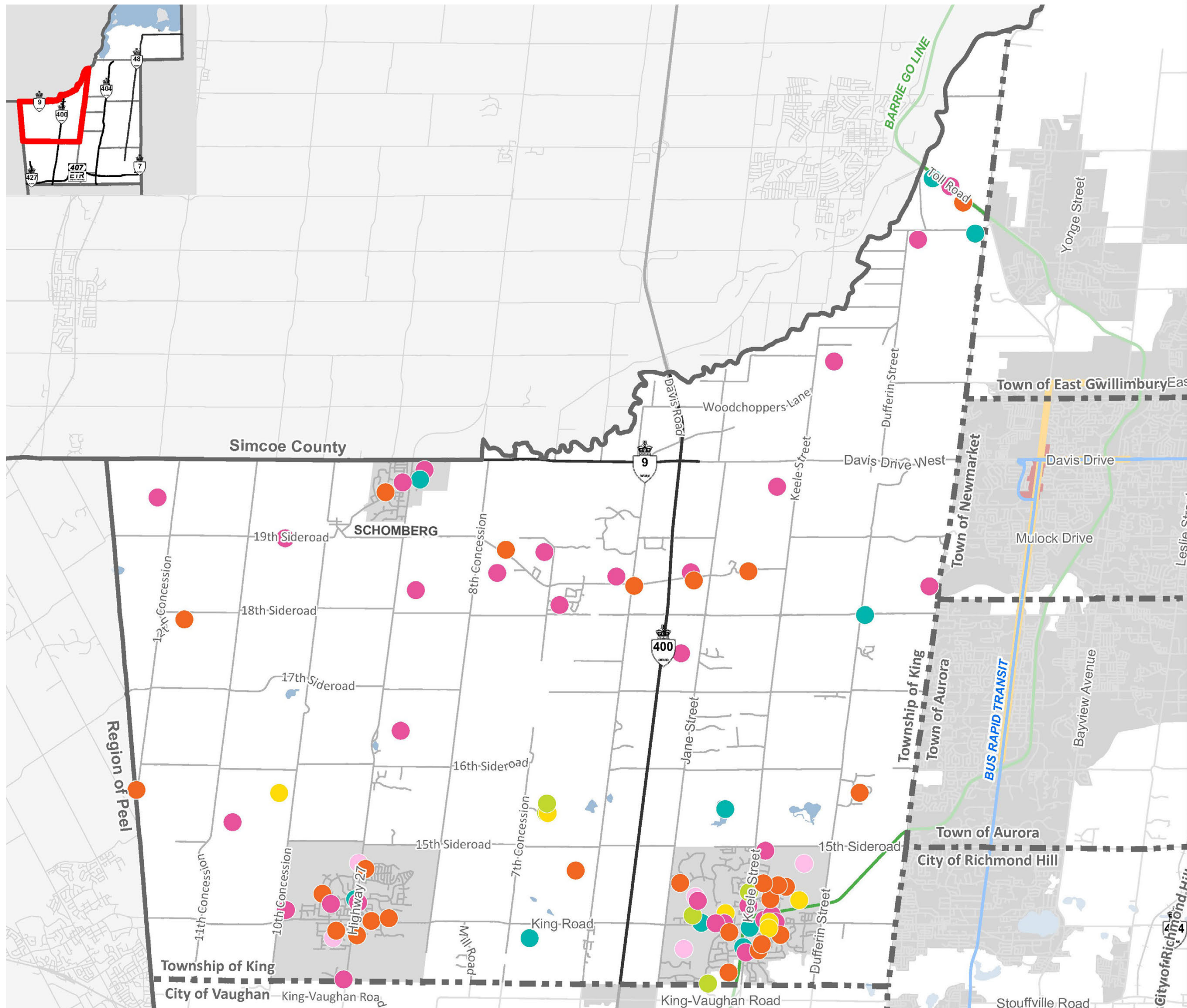
YORK REGION

TOWNSHIP OF KING

DEVELOPMENT PROFILE 2023

- Consent to Sever
- Engineering Application
- Minor Variances
- Official Plan Amendments - Routine ¹
- Pre Submission Consultation
- Site Plan Applications
- Zoning By-Law Amendments

¹ Refer to Attachment 1 - Delegated Approval Authority



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TOWNSHIP of KING

2023 DETAILED APPLICATION INFORMATION

TABLE 11 OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.23.K.0070	CAP-23-34	Routine	31 Banner Lane, 37 Banner Lane	To permit two single detached units.

TABLE 12 NEW DEVELOPMENT APPLICATIONS by TYPE - Q1/Q2

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.

TOWNSHIP of KING

2023 DETAILED APPLICATION INFORMATION

TABLE 12 NEW DEVELOPMENT APPLICATIONS by TYPE - Q3/Q4

Application Type	Regional File Number	Local File Number	Location	Description
Engineering Application	ENG.23.K.0022	19T-15K01	South of King Road, west of Highway 27	Engineering approval for Block 208 - Gates of Nobleton subdivision.
Engineering Application	ENG.23.K.0023	19T-20K02	South of King Road, east of Jane Street	Construction access for related draft plan of subdivision.
Engineering Application	ENG.23.K.0035	19T16K01	2710 King Road	Engineering submission for subdivision 19T16K01.
Registered Plan of Subdivision	SUBR.23.K.0008	65M4797	60 Tawes Trail	103 single detached units.
Site Plan	SP.23.K.0139	CAP-23-21	4305 King Road	Conversion of existing horse training facility to construct a greenhouse built in three phases.
Site Plan	SP.23.K.0207	CAP-23-46	2072 and 2096 King Road, 31 William Street	6-storey apartment building with 169 residential units.

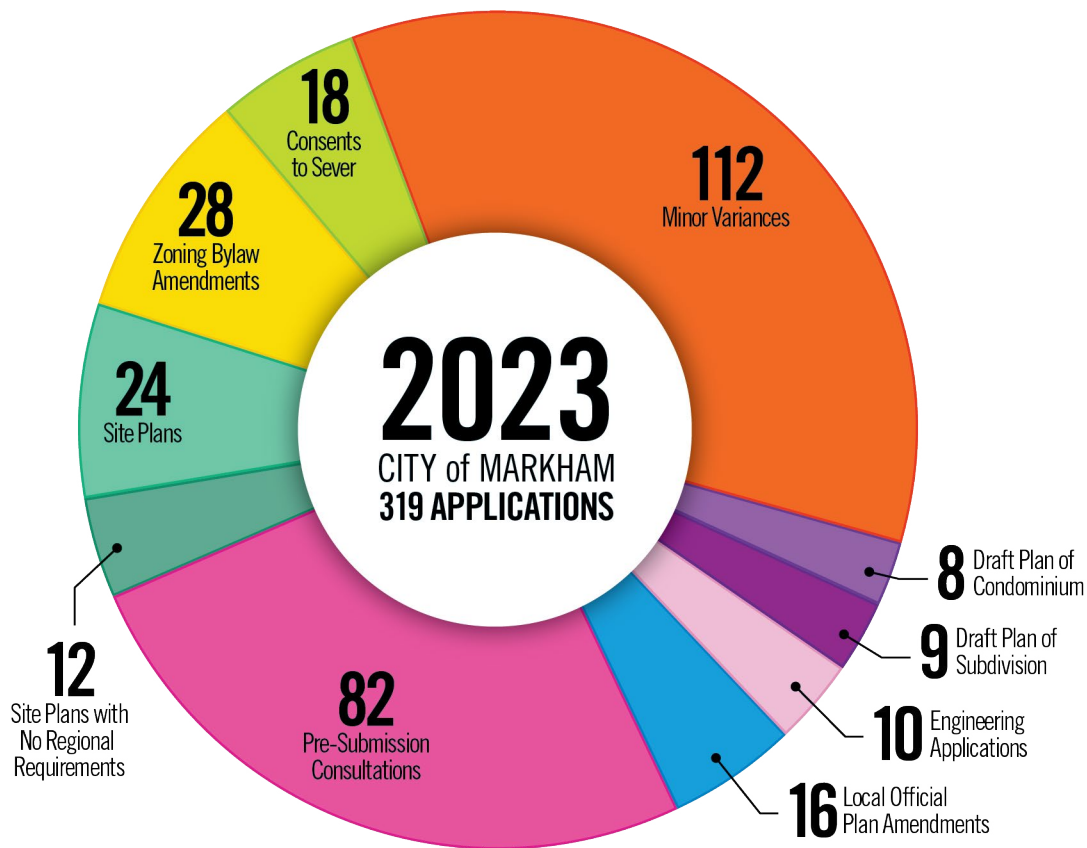
CITY of MARKHAM

2023 DEVELOPMENT PROFILE

QUICKFACTS

- › Markham made up 18.3% 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 2023



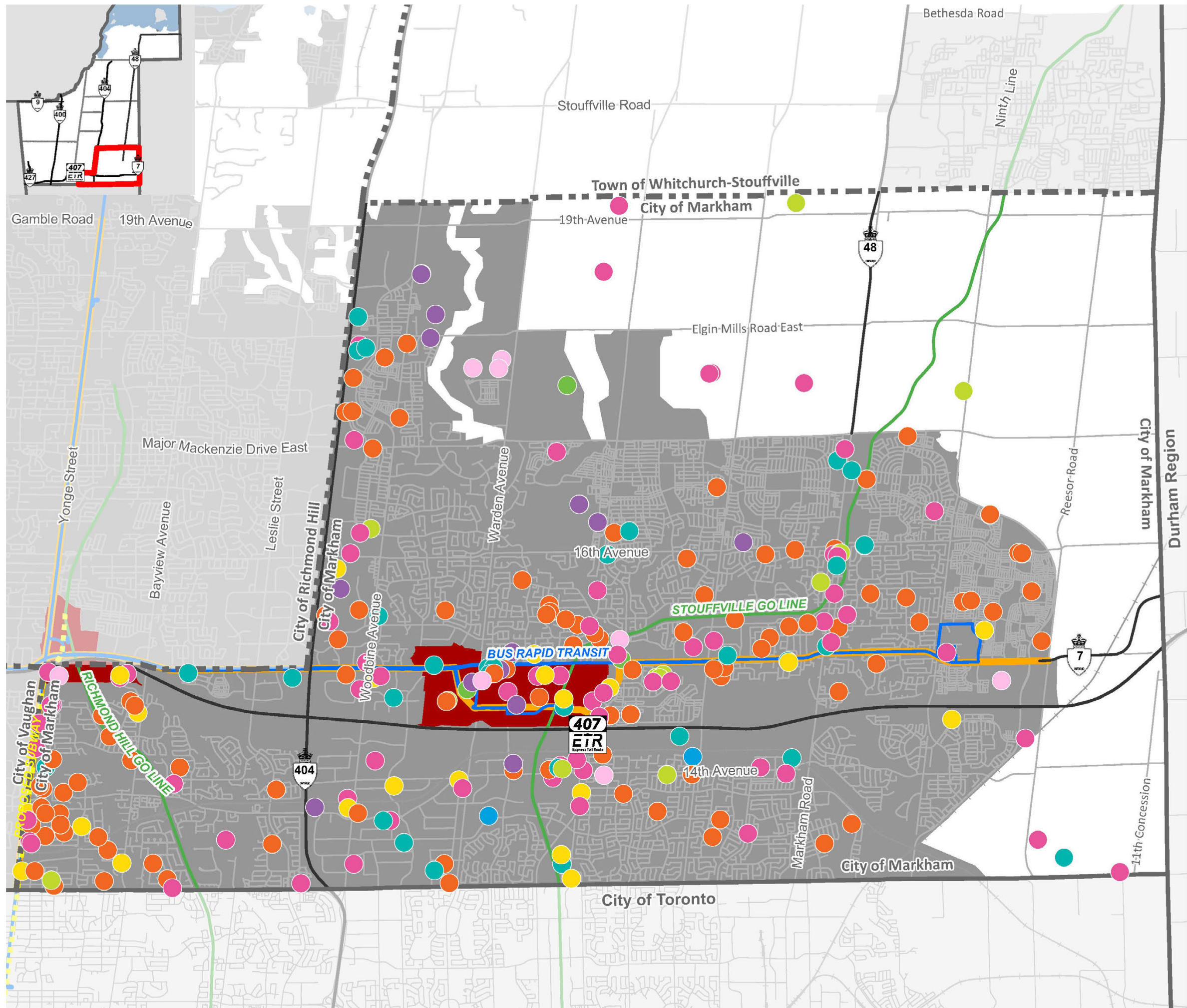
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CITY OF MARKHAM

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

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



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CITY of MARKHAM

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.M.0048	PLAN 22 120692	Exemption Granted	191 McNabb Street	To permit a self-storage facility.
Local Official Plan Amendment	LOPA.22.M.0057	PLAN 22 247284	Exemption Granted	7810, 7822, 7834 & 7846 McCowan Rd	To permit 84 townhouse units.
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.0036	22.264697.000.00.PLAN	Exemption Granted	Copper Creek Dr	To permit 3 apartment buildings with a combined total of 781 townhouse units and 24 townhouse units.
Local Official Plan Amendment	LOPA.23.M.0060	23.139197.000.00.PLAN	Exemption Granted	Bur Oak Ave	To permit a multi-phase mixed use development consisting of approximately 1,066 dwelling units and approximately 2,977 sq. m. (+/- 32,044 sq. ft.) of non-residential uses. The proposed unit mix is contemplated to consist of 318 townhouse dwellings, and 748 apartment/seniors' residence units within two 13-storey buildings.
Local Official Plan Amendment	LOPA.16.M.0018	OP 15 107711	Notice of Decision	5077 14TH Ave.	To amend two provisions of OPA No. 30 (The Armandale Secondary Plan District No.24). First, to increase the maximum units per hectare from 13.6 uph to the proposed 2.86 uph. Second, permit lot frontage onto 14th Ave.

CITY of MARKHAM

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.17.M.0054	OP 17 130159	Notice of Decision	East of Warden Avenue, west of Kennedy Road, north of Major Mackenzie Drive, south of Elgin Mills Road. Central block of Future Urban Area.	Angus Glen Landowners Secondary Plan to permit the development of 3,200 townhouse units and 1,200 apartment units.
Local Official Plan Amendment	LOPA.20.M.0071	OPA 259	Notice of Decision	8250 Warden Avenue, 8200 Warden Avenue	To permit four towers ranging from 31 to 46 storeys with a combined total of 1,962 residential units.
Local Official Plan Amendment	LOPA.21.M.0062	OPA 41	Notice of Decision	Unionville Special Policy Area Boundaries	To modify the Special Policy Area boundaries to reflect the flood plain modelling (Unionville SPA)
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 mixed-use building with 437 apartment units and 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 combined total of 618 residential units.
Local Official Plan Amendment	LOPA.23.M.0022	PLAN 23 118112	Routine	2 University Boulevard	To permit a high-rise development in Downtown Markham consisting of six residential towers with building podiums ranging in height from one to six storeys, and tower heights ranging from 35 to 49 storeys.

CITY of MARKHAM

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.M.0031	23.118558.000 .00.PLAN	Routine	8350 Kennedy Road	To permit 27 and 23-storey towers with a combined total of 769 apartment units
Local Official Plan Amendment	LOPA.23.M.0035	23.126054.000 .00.PLAN	Routine	North of Hwy 7, west of McCowan Road	To permit 4,340 residential units, and 11,200 m ² GFA of non-residential and community amenity space, three public parks, various privately owned public spaces, above-grade and underground parking structures.
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 Ave	To permit two development blocks, a stormwater management block, a Highway 404 widening, and a network of public and private roads, including the proposed extension of Allstate Parkway north
Local Official Plan Amendment	LOPA.23.M.0044	PLAN 23 121495	Routine	11139 Victoria Square Boulevard, 11251 Woodbine Avenue	To permit 70 residential single detached dwellings, 100 apartment units, 41 residential street townhouse units, 5 part lots, and a public parkette of 0.31 hectares.
Local Official Plan Amendment	LOPA.23.M.0064	23.129656.000 .00.PLAN	Routine	4121 Highway 7 E	To permit 233 townhouse units.

CITY of MARKHAM

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.M.0066	23.141587.000 .00.PLAN	Routine	7509 & 7529 Yonge Street	To permit 1,330 apartment units and retail uses at-grade within two 60-storey apartment buildings.
Local Official Plan Amendment	LOPA.23.M.0069	23.146079.000 .00.PLAN	Routine	4038 and 4052 7 Hwy E Markham (Northern portion of the Subject Lands)	To permit 49 townhouse units.
Local Official Plan Amendment	LOPA.23.M.0074	23.148834.000 .00.PLAN	Routine	35-51 Old Kennedy Road	To permit a 30-storey mixed-use condominium apartment building containing 4 ground-level live-work units and 368 residential units.

TABLE 15 NEW DEVELOPMENT APPLICATIONS by TYPE - Q1/Q2

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

2023 DETAILED APPLICATION INFORMATION

TABLE 15 NEW DEVELOPMENT APPLICATIONS by TYPE - Q1/Q2 (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 Rougeside	Intersection of Warden Avenue and Rougeside Promenade extension

CITY of MARKHAM

2023 DETAILED APPLICATION INFORMATION

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

Application Type	Regional File Number	Local File Number	Location	Description
Engineering Application	ENG.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 DeGasperi 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

2023 DETAILED APPLICATION INFORMATION

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

Application Type	Regional File Number	Local File Number	Location	Description
Registered Plan of Subdivision	SUBR.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.

CITY of MARKHAM

2023 DETAILED APPLICATION INFORMATION

TABLE 16 NEW DEVELOPMENT APPLICATIONS by TYPE - Q3/Q4

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Condominium	CDMP.23.M.0027	23.141251.000 .00.CNDO	2600 John Street	Condominium conversion of two multi-unit industrial buildings.
Draft Plan of Condominium	CDMP.23.M.0028	23.146229.000 .00.CNDO	BLK 156, PLAN 65M-4693	98 townhouse units.
Draft Plan of Condominium	CDMP.23.M.0029	23.141358.000 .00.CNDO	38 and 56 Andre de Grasse Street	483 apartment units.
Draft Plan of Condominium	CDMP.23.M.0030	23.145966.000 .00.CNDO	7755 Birchmount Road	Two-storey multi-unit industrial building (7,489 sq. m).
Draft Plan of Subdivision	SUBP.23.M.0018	PLAN 23 121495	11251 Woodbine Avenue, 11139 Victoria Square Boulevard	70 single detached units, 100 apartment units and 41 townhouse units.
Draft Plan of Subdivision	SUBP.23.M.0023	23.129239.000 .00.PLAN	3208 Elgin Mills Road East	345 single detached units, 61 laneway and back-to-back townhouses, and two medium/mixed used blocks that will accommodate 162 residential units (including 60 townhouse).
Draft Plan of Subdivision	SUBP.23.M.0031	23.128771.000 .00.PLAN	4134 16th Avenue (East Portion)	Redline Revision to a Draft Plan of Subdivision (19T-16M10) to replace the 30' rear lane single product fronting on Street A with 19.5 ft. rear lane townhouse product.
Draft Plan of Subdivision	SUBP.23.M.0034	23.144918.000 .00.PLAN	3912 and 3928 Highway 7 East	509 apartment units and 43 townhouse units.
Engineering Application	ENG.23.M.0026	N/A	5077 14th Avenue	4 single detached units.
Engineering Application	ENG.23.M.0028	N/A	Part of Lots 35, 36 and 37, Concession 1	Langstaff Gateway Phase 1A Detailed Design

CITY of MARKHAM

2023 DETAILED APPLICATION INFORMATION

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

Application Type	Regional File Number	Local File Number	Location	Description
Registered Plan of Condominium	CDMR.23.M.0010	YRCP1516	12 Gandhi Lane	768 apartment units.
Registered Plan of Condominium	CDMR.23.M.0016	YRCP1526	38 Water Walk Drive	1,041 residential units.
Registered Plan of Condominium	CDMR.22.M.0028	YRCP1509	4071 & 4289 Major Mackenzie Drive East	Private road servicing 173 townhouse units.
Registered Plan of Subdivision	SUBR.23.M.0015	65M4794	10348 Warden Avenue	74 single detached units, 413 townhouse units and 124 apartment units.
Registered Plan of Subdivision	SUBR.22.M.0014	65M4795	Country Ridge Drive and Roy Rainey Avenue	14 single detached units.
Site Plan	SP.23.M.0141	23.130085.000 .00.SPC	2 University Boulevard	2,608 apartment units.
Site Plan	SP.23.M.0144	23.128852.000 .00.SPC	Warden Avenue	3-storey elementary school.
Site Plan	SP.23.M.0148	23.130595.000 .00.SPC	14th Avenue & McDowell Gate	3-storey office building with 3,566.65 m2 GFA and a 1 storey industrial building with 1,506.47 m2 GFA.
Site Plan	SP.23.M.0177	23.136238.000 .00.SPC	2755 and 2705 Elgin Mills Road East	5-storey office building, one convenience restaurant with an accessory drive-thru, one multi-unit commercial building and three multi-unit industrial buildings.
Site Plan	SP.23.M.0197	23.128746.000.00. SPC	Duffield Dr	180,000 sq.ft. high-tech logistics warehouse facility.
Site Plan	SP.23.M.0201	134533.000 .00.SPC	South of Major Mackenzie Drive, East of McCowan	9781 Markham Rd Phase 2

TOWN of NEWMARKET

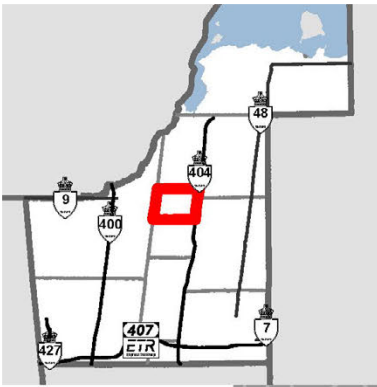
2023 DEVELOPMENT PROFILE

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

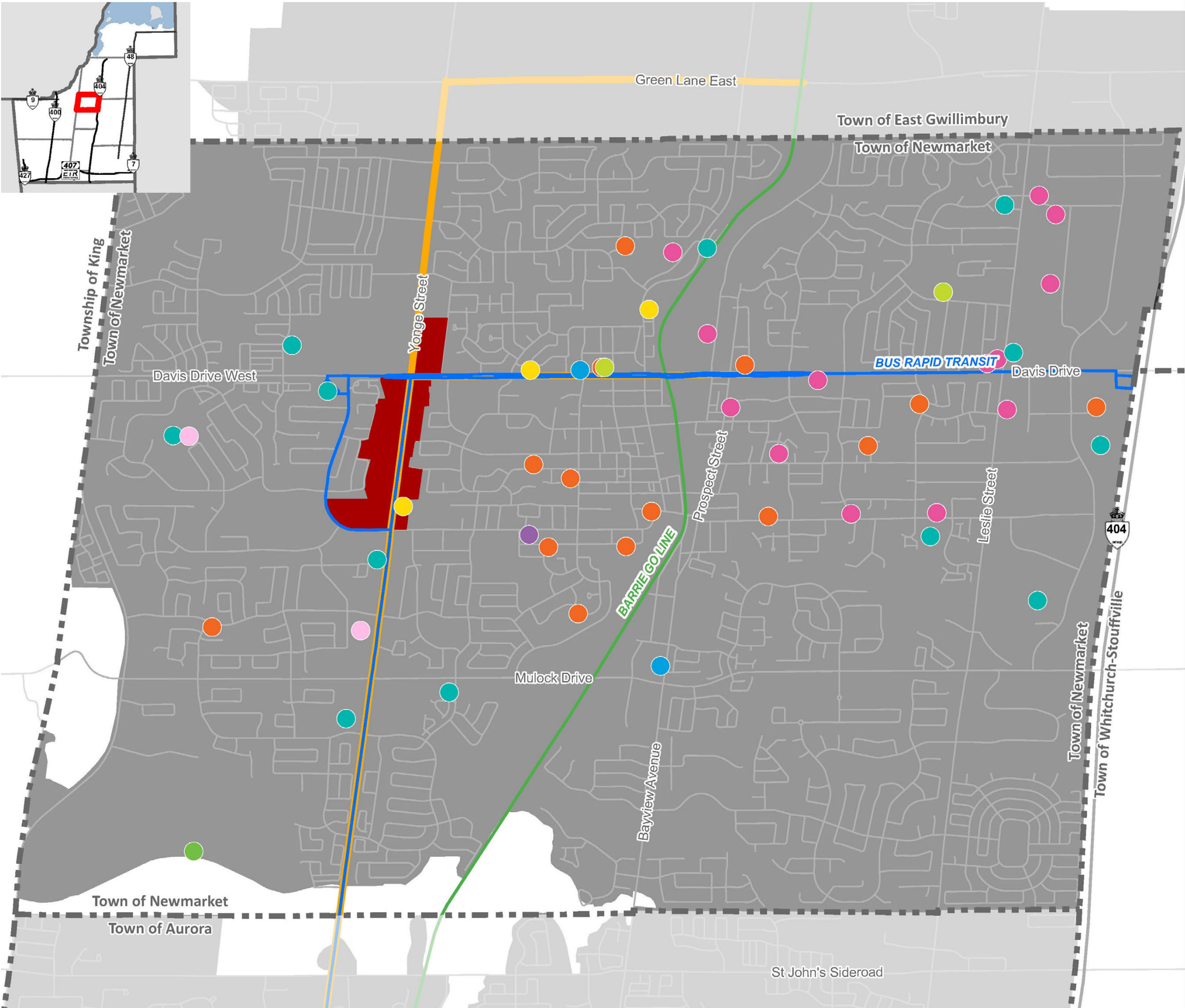
FIGURE 9 NEW DEVELOPMENT APPLICATIONS by TYPE 2023





YORK REGION

TOWN OF NEWMARKET 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

¹ Refer to Attachment 1 - Delegated Approval Authority
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TOWN of NEWMARKET

2023 DETAILED APPLICATION INFORMATION

TABLE 17 NEW OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.22.N.0016	OPZS-2022-004	Exemption Granted	16764 and 16756 Bayview Ave	To permit a 5-storey residential apartment building with 70 units.
Local Official Plan Amendment	LOPA.22.N.0056	OPZS-2022-013	Exemption Granted	315 Davis Drive	To permit an 8-storey residential building with 170 apartment units.
Local Official Plan Amendment	LOPA.23.N.0001	OPZS-2023-001	Exemption Granted	17175 Yonge Street	To permit a 10-storey mixed-use building with 201 rental, 60 affordable and 42 barrier-free units.
Local Official Plan Amendment	LOPA.23.N.0058	OPA 37	Exemption Granted	Town-wide	To update various policies of the Town of Newmarket Official Plan.
Local Official Plan Amendment	LOPA.23.N.0014	OPA 32 – Deferred Lands	Notice of Decision	Part of Lot 87 & 88, Concession 1	To facilitate the change in designation on the deferred lands within OPA 32.
Local Official Plan Amendment	LOPA.23.N.0073	PLN-OPZS-2023-003	Routine	201 Davis Drive	To permit a 9-storey residential building with 216 units.

TOWN of NEWMARKET

2023 DETAILED APPLICATION INFORMATION

TABLE 18 NEW DEVELOPMENT APPLICATIONS by TYPE - Q1/Q2

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.

TABLE 19 NEW DEVELOPMENT APPLICATIONS by TYPE -Q3/Q4

Application Type	Regional File Number	Local File Number	Location	Description
Engineering Application	ENG.23.N.0033	SPA-2022-009	North of Mulock Drive. west of Yonge Street	Corridor parking lot to service Mulock Park.
Engineering Application	ENG.23.N.0043	D12NP1902	South of Davis Drive between Yonge Street and Bathurst Street	Relocation of existing electrical supply and existing Kirby Crescent water reservoir.
Site Plan	SP.23.N.0137	400 Harry Walker Parkway South	400 Harry Walker Parkway South	Addition to existing one-storey industrial building.
Site Plan	SP.23.N.0116	PLN-SPA-2023-002	470 Crossland Gate	87 single detached dwellings.

TOWN of NEWMARKET

2023 DETAILED APPLICATION INFORMATION

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

Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP.23.N.0158	570 Sandford Street	570 Sandford Street	Addition to the existing commercial building.
Site Plan	SP.23.N.0209	PLN-SPA-2022-013	281 Main Street North	19 townhouse units.
Site Plan	SP.23.N.0215	PLN-SPA-2021-020	1038-1040 Jacarandah Drive	3 single-detached and 20 townhouse units.
Site Plan	SP.23.N.0217	PLN-SPA-2023-007	213 Harry Walker Parkway South	Industrial warehouse building.

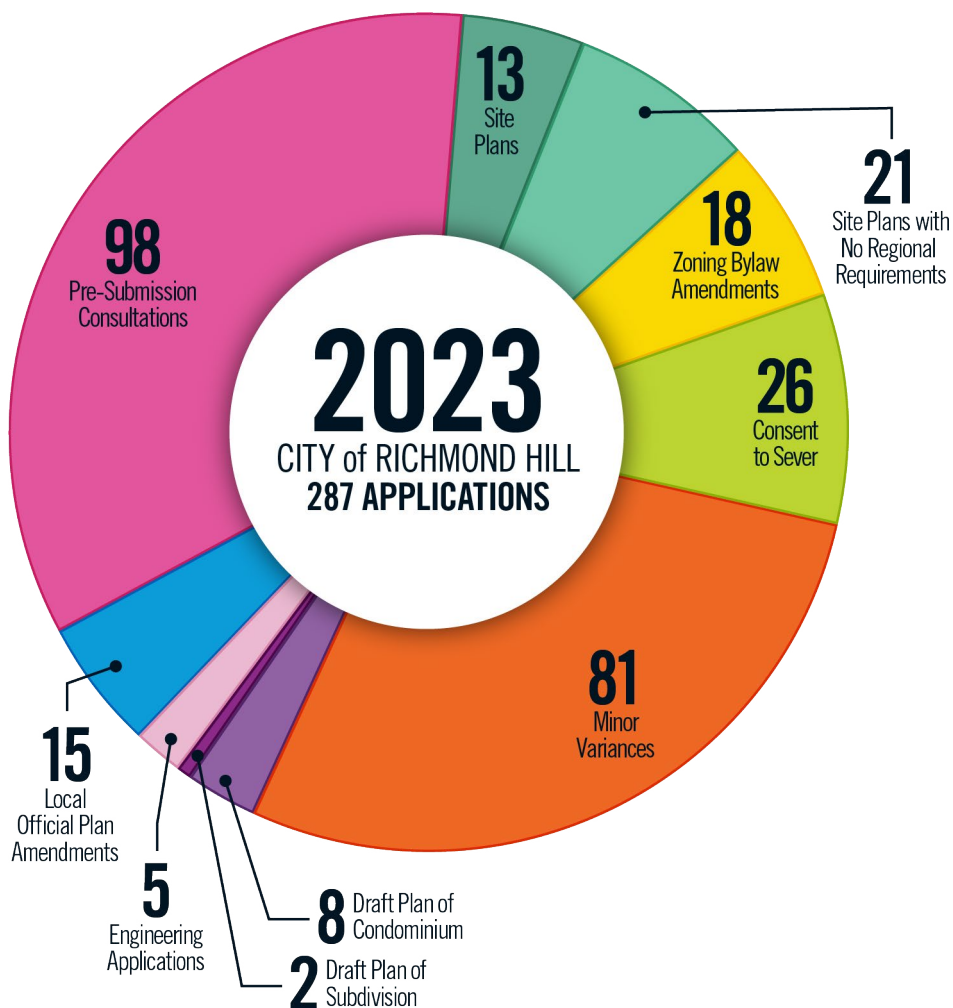
CITY of RICHMOND HILL

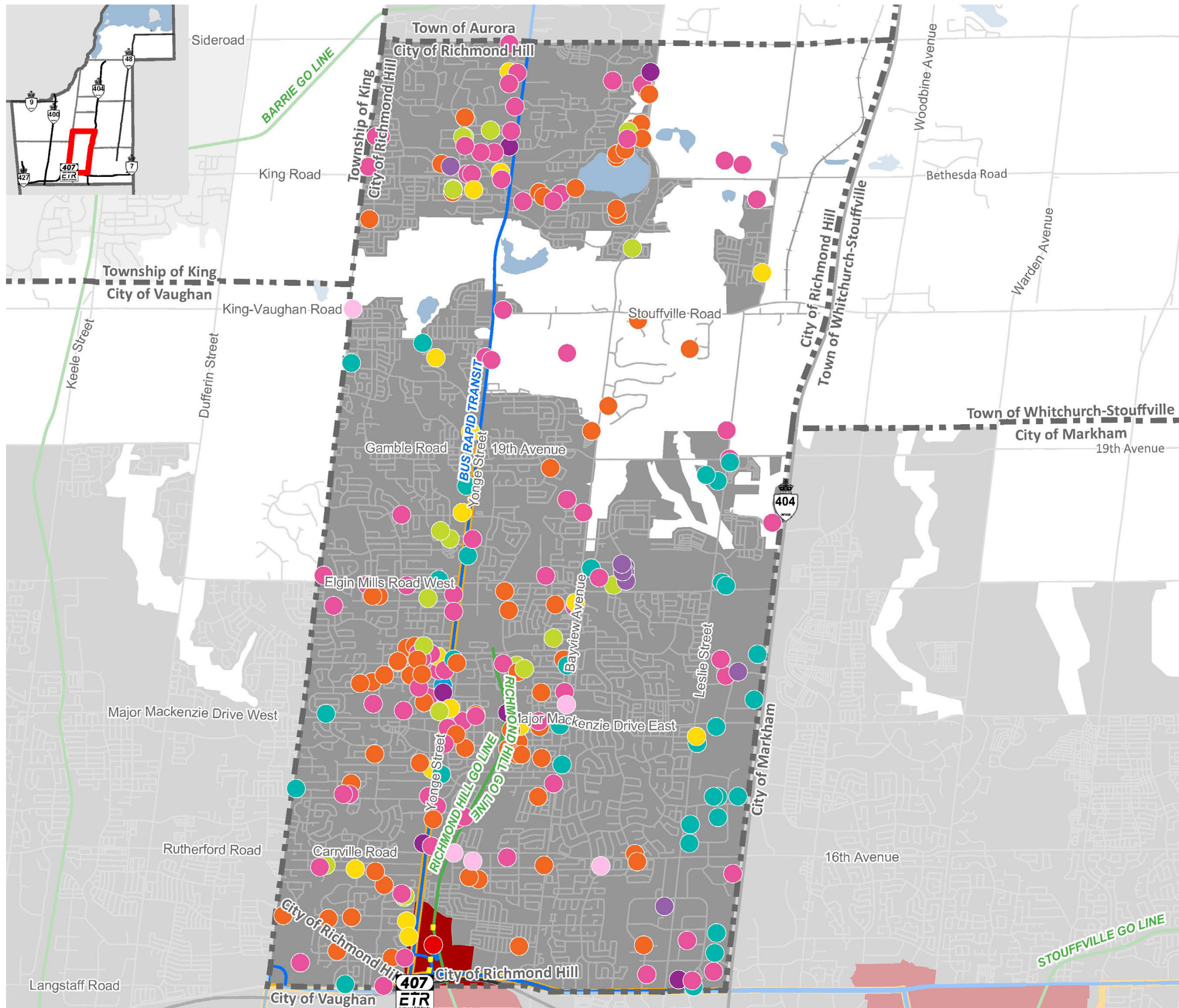
2023 DEVELOPMENT PROFILE

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 2023





- Consent to Sever
- Engineering Application
- Minor Variances
- Official Plan Amendment - Council Report
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- Regional Centre ²
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CITY of RICHMOND HILL

2023 DETAILED APPLICATION INFORMATION

TABLE 20 NEW OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.18.R.0065	Richmond Hill Centre	Council report	Part of Lots 36, 37, 38, & 39, Concession 1	To facilitate the objectives set out for the development of the Richmond Hill Centre Secondary Plan.
Local Official Plan Amendment	LOPA.22.R.0074	OPA-22-0007	Exemption Granted	16 & 20 Centre St	To permit a 6-storey mixed-use development.
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, and an existing single detached heritage dwelling.
Local Official Plan Amendment	LOPA.23.R.0011	OPA-23-0003	Routine	600 Highway 7 East, 650 Highway 7 East, 9005 Leslie Street	To permit a high-density, mixed-use development comprised of 9 towers ranging from 29 to 49-storeys in height, with six podium buildings and a total of 3,796 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 in height, connected by a 6-storey podium, with a total of 406 dwelling units and density of 5.4 FSI.
Local Official Plan Amendment	LOPA.23.R.0018	OPA-23-0004	Routine	9712 Yonge Street	To permit a high-rise, mixed use development comprised of one 24-storey apartment building with 341 dwelling units, retail/commercial at-grade with a density of 6.09 FSI.
Local Official Plan Amendment	LOPA.23.R.0024	MOPA-22-0001/ OPA 18.5	Routine	Yonge and Carrville/16th Key Development Area	To address City Plan Key Directions to recognize this area as a mixed-use transit- supportive centre where future TTC and/or GO stations may be located, and to implement Protected Major Transit Station Area (PMTSA).

CITY of RICHMOND HILL

2023 DETAILED APPLICATION INFORMATION

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

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.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 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 that is served by a GO Station, and to implement PMTSA.
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 and to implement the Regional Official Plan, which designates this area as a Regional Corridor supported by Bus Rapid Transit.
Local Official Plan Amendment	LOPA.23.R.0046	OPA-23-0007	Routine	9947 Leslie Street	To permit a 12-storey retirement residential building with 174 retirement suites units and 3 levels of underground parking with 119 parking spaces and density of 2.94 FSI.
Local Official Plan Amendment	LOPA.23.R.0050	OPA-23-0006	Routine	8868 Yonge Street	To permit a 14-storey apartment building with 431 residential units.
Local Official Plan Amendment	LOPA.23.R.0051	PRE-23-0068	Routine	10666, 10672 and 10676 Bayview Avenue	To permit 20 stacked back-to-back townhouse units.
Local Official Plan Amendment	LOPA.23.R.0052	OPA-23-0009	Routine	13572 and 13586 Bayview Avenue	To permit an 8-storey apartment building with 135 residential units.

CITY of RICHMOND HILL

2023 DETAILED APPLICATION INFORMATION

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

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.23.R.0056	PRE-23-0076	Routine	12460 Leslie Street	To permit two 5-storey mixed-use buildings, with a combined of 217 residential units and a density of 1.95 FSI.
Local Official Plan Amendment	LOPA.23.R.0062	PRE-23-0018	Routine	8790 Yonge Street	To permit a 23-storey building with 395 dwelling units and ground level commercial.
Local Official Plan Amendment	LOPA.23.R.0072	PRE-23-0038	Routine	24 Brookside Road	To permit a 22-storey high-rise residential building with 214 units.

TABLE 21 NEW DEVELOPMENT APPLICATIONS by TYPE - Q1/Q2

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Condominium	CDMP.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

2023 DETAILED APPLICATION INFORMATION

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

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

2023 DETAILED APPLICATION INFORMATION

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

Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP.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.

TABLE 22 NEW DEVELOPMENT APPLICATIONS by TYPE - Q3/Q4

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Condominium	CDMP.23.R.0019	CON-23-0004	1000 Elgin Mills Road East	162 apartment units.
Draft Plan of Condominium	CDMP.23.R.0020	CON-23-0005	1000 Elgin Mills Road East	80 stacked townhouse units.
Draft Plan of Condominium	CDMP.23.R.0021	CON-23-0006	1000 Elgin Mills Road East	100 stacked townhouse units.
Draft Plan of Condominium	CDMP.23.R.0022	CON-23-0007	1000 Elgin Mills Road East	174 apartment units.
Draft Plan of Condominium	CDMP.23.R.0023	CON-23-0008	1000 Elgin Mills Road East	136 stacked townhouse units.

CITY of RICHMOND HILL

2023 DETAILED APPLICATION INFORMATION

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

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Subdivision	SUBP.23.R.0029	PRE-23-0030	44 and 46 Bond Crescent	7 single detached units.
Draft Plan of Subdivision	SUBP.23.R.0033	PRE-23-0026	112 Elgin Mills Road West	15 townhouse units.
Engineering Application	ENG.23.R.0034	Replacement Water Service	10077 Bayview Avenue	Water service replacement for Bayview Avenue from Cassata Avenue to Farmstead Road.
Engineering Application	ENG.23.R.0036	D03-18002	1053 16th Avenue	Engineering submission for D03-18002.
Engineering Application	ENG.23.R.0037	Exterior Staircase	South of 16th Avenue, east of Yonge Street	Engineering review of exterior staircase/pathway.
Registered Plan of Condominium	CDMR.22.R.0003	YRCP1513	North of Elgin Mills Road, east of Leslie Street	To facilitate a common element tenure for the proposed 65 townhouse dwelling units on a private road.
Registered Plan of Condominium	CDMR.23.R.0021	YRCP1528	4,6,8,10,12 McCachen Street	2 semi-detached units and 34 townhouse units.
Registered Plan of Condominium	CDMR.22.R.0008	YRCP1511	12850-12890 Yonge Street	120 stacked townhouse units.

CITY of RICHMOND HILL

2023 DETAILED APPLICATION INFORMATION

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

Application Type	Regional File Number	Local File Number	Location	Description
Registered Plan of Subdivision	SUBR.22.R.0041	65M4785	North of Stouffville Road, west of Leslie Street	244 single detached units and 116 townhouse units.
Registered Plan of Subdivision	SUBR.20.R.0028	65M4787	102 19th Avenue and 6 Anglin Drive	13 single detached units.
Site Plan	SP.23.R.0156	D06-22076	11430 Leslie Street	To permit a medium density residential development comprised of 78 townhouse dwelling units.
Site Plan	SP.23.R.0162	SP-23-0022	9697, 9699 & 9677 Yonge Street	367 apartment units.
Site Plan	SP.23.R.0168	PRE-23-0065	East side of Leslie Street, south of Major Mackenzie Drive	Industrial building.
Site Plan	SP.23.R.0169	PRE-23-0067	East of Leslie Street, south of Major Mackenzie Drive	Industrial building.
Site Plan	SP.23.R.0170	PRE-23-0066	East of Leslie Street, south of Major Mackenzie Drive	Industrial building.

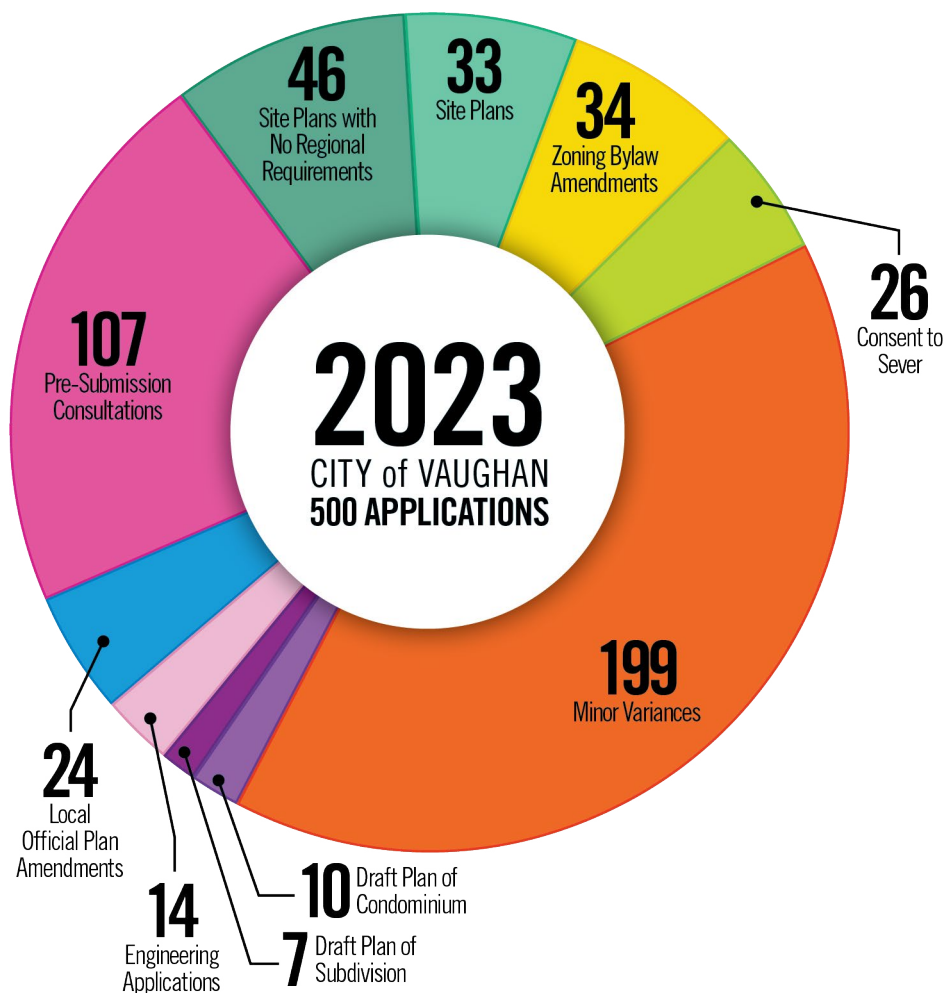
CITY of VAUGHAN

2023 DEVELOPMENT PROFILE

QUICKFACTS

- › Vaughan made up 28.7% 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 2023



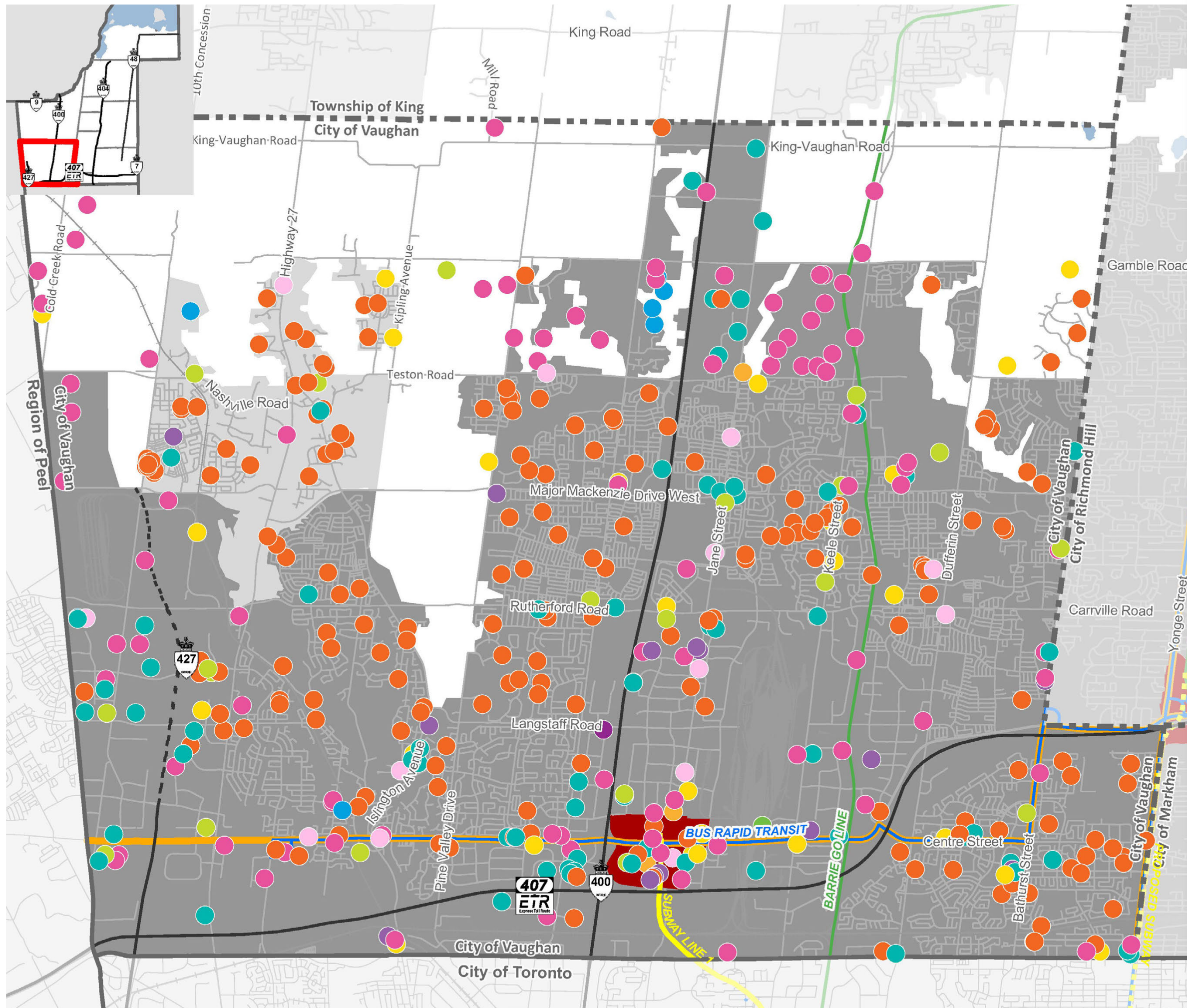
YORK REGION

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DEVELOPMENT PROFILE 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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CITY of VAUGHAN

2023 DETAILED APPLICATION INFORMATION

TABLE 23 NEW OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.22.V.0035	OP.22.006	Exemption Denied	10811 and 10819 Jane Street	To permit a 12-storey mid-rise building with 203 residential units and 214 underground parking spaces.
Local Official Plan Amendment	LOPA.22.V.0063	OP.22.014	Exemption Denied	25 Interchange Way	To permit two towers, 55 and 45-storeys, with 4 and 5-storey podiums and retail at-grade, with a combined total of 1,079 apartment units and density of 8.28 FSI.
Local Official Plan Amendment	LOPA.23.V.0003	OP.22.022	Exemption Denied	87 Keatley Drive	To permit a 15-storey apartment building with 279 residential units, 335 parking spaces, and density of 3.68 FSI.
Local Official Plan Amendment	LOPA.23.V.0007	OP.23.001	Exemption Denied	3300 Rutherford Road	To permit a mix of residential, commercial and community uses in a mix of low-rise, mid-rise and high-rise forms, including apartment and podium townhouse dwellings, ranging in height up to 35 storeys with a total of 3,047 units and density of 4.6 FSI.
Local Official Plan Amendment	LOPA.23.V.0008	OP.10.002 - OPA 102	Exemption Denied	2800 Highway 7	To permit the development of two 38-storey high-rise residential buildings with a combined total of 840 units and a density of 7.25 FSI.
Local Official Plan Amendment	LOPA.23.V.0020	OP.23.002	Exemption Denied	171 Maplecrete Road, 140 & 160 Doughton Road	To facilitate two 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 and a density of 11.36 FSI.

CITY of VAUGHAN

2023 DETAILED APPLICATION INFORMATION

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

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.23.V.0033	OP.23.006	Exemption Denied	201 Millway Avenue	To permit 4 high-rise towers, ranging in heights from 30 to 45 storeys, with a combined total of 1625 residential units (161 home-office units and 394 hotel units), and a privately-owned public space.
Local Official Plan Amendment	LOPA.23.V.0034	OP.23.007	Exemption Denied	130 Doughton Road	To permit the development of 2 high-rise residential towers (46 and 52-storeys), with 1,277 residential units and a density of 8.0 FSI.
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 uses to facilitate two employment buildings with accessory outside storage for trucks and trailers.
Local Official Plan Amendment	LOPA.22.V.0003	OP.21.027	Exemption Granted	20 Roysun Road	To permit the development of a 12-storey mixed use residential apartment building, with 245 residential units and ground floor commercial space.
Local Official Plan Amendment	LOPA.22.V.0014	OP.21.029	Exemption Granted	11069 Huntington Road	To permit the development of 328 back-to-back townhouses and 645 single detached units.
Local Official Plan Amendment	LOPA.22.V.0020	OP.22.003 - OPA 108	Exemption Granted	8274 and 8286 Islington Ave	To permit the construction of a 7-storey mid-rise residential building, with 168 apartment units.
Local Official Plan Amendment	LOPA.22.V.0059	OP.22.015	Exemption Granted	11, 15, 23 and 27 Lansdowne Avenue	To permit the development of a 11-storey mid-rise building containing 180 residential units, 262 underground parking spaces, with a maximum density of 3.58 FSI.

CITY of VAUGHAN

2023 DETAILED APPLICATION INFORMATION

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

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.22.V.0067	OP.22.019	Exemption Granted	Part Lot 29, Concession 5	To permit the development of a mixed employment/commercial use block.
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.
Local Official Plan Amendment	LOPA.22.V.0070	OP.22.017	Exemption Granted	11075 Weston Road and 11091 Weston Road	To permit the development of a mixed-use building and residential lots.
Local Official Plan Amendment	LOPA.22.V.0071	OP.22.018	Exemption Granted	11211 Weston Road	To permit the development of 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 the development of 23 townhouse units.
Local Official Plan Amendment	LOPA.23.V.0004	OP.22.023	Exemption Granted	1260-1314 Centre Street	To permit the development of two 10-storey mixed-use buildings with 722 apartment units, two levels of underground parking and a density of 4.13 FSI.
Local Official Plan Amendment	LOPA.23.V.0010	OP.22.012	Exemption Granted	212, 220, and 222 Steeles Avenue West	To permit the development of four residential towers at 12, 24, 37 and 43-storeys with 1085 apartment units.
Local Official Plan Amendment	LOPA.23.V.0021	OP.23.003	Exemption Granted	10069 Weston Road	To permit the development of two 9-storey buildings, with 468 apartment units, 511 parking spaces and a density of 5.88 FSI.
Local Official Plan Amendment	LOPA.23.V.0023	OP.23.004	Exemption Granted	7733 Keele Street	To permit two mixed-use residential buildings, 16 and 12- storeys, connected by a 2-storey podium, with a combined total of 350 residential units and a density of 4.3 FSI.

CITY of VAUGHAN

2023 DETAILED APPLICATION INFORMATION

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

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.23.V.0030	OP.23.005	Exemption Granted	South of Kirby Rd, east of Hwy 50	To permit the temporary use of three office trailers, outside storage of intermodal containers and truck and trailer parking for 3 years.
Local Official Plan Amendment	LOPA.23.V.0061	OP.23.012	Exemption Granted	239-251 Woodbridge Avenue	To permit a 7-storey mixed-use building, comprised of 30 residential units, with retail at grade. The development proposes a density of 1.46 FSI with 36 underground parking spaces.
Local Official Plan Amendment	LOPA.21.V.0040	OPA 103	Notice of Decision	108-110 Maplecrete Road and 185 Doughton Road	To permit a high-density mixed-use development consisting of 1,082 apartment units in two towers, 42 and 39-storeys in height, with an overall built density of 7.73 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 four development blocks with 3,116 residential units and a density of 12.86 FSI.
Local Official Plan Amendment	LOPA.23.V.0029	OPA 101	Notice of Decision	City-wide	To review the City-initiated Official Plan Amendment to bring VOP 2010 policies into conformity with the updated York Region Official Plan and add Protected Major Transit Station Areas.
Local Official Plan Amendment	LOPA.23.V.0042	PAC.20.074	Routine	10220 Pine Valley Drive, 10150 Pine Valley Drive, 10180 Pine Valley Drive	To permit the development of a 2-storey funeral home, atrium and a 2-storey mausoleum.

CITY of VAUGHAN

2023 DETAILED APPLICATION INFORMATION

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

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.23.V.0043	OP.23.009	Routine	3899, 3901, Hwy 7 & 40, 60 Wings Road	To permit five high-rise mixed-use residential towers (28 to 38 storeys), with a combined total of 1,981 residential units, an 8-storey mid-rise office building and a public park.
Local Official Plan Amendment	LOPA.23.V.0045	PAC.22.014 - PAS	Routine	2901, 2889, and 2863 Teston Road	To permit 380 townhouse units, with a density of 1.66 FSI.
Local Official Plan Amendment	LOPA.23.V.0047	CIHA.23.001 - OP.23.010	Routine	8083 Jane Street	To permit two mixed-use buildings (60-storey and 50-storey), a 12-storey community-support building (for community uses, attainable housing, and seniors housing) and an 8-storey hotel. The proposal includes 1,269 residential units with a density of 7.36 FSI, commercial office, convention centre, and retail spaces and a public park.
Local Official Plan Amendment	LOPA.23.V.0048	PAC.23.025 - PAS	Routine	Part of Lot 10, Concession 9, Part 1, Plan 65R-39449	To permit a truck parking lot.
Local Official Plan Amendment	LOPA.23.V.0049	CIHA.23.002 - OP.23.011	Routine	661 Chrislea Road, 681 Chrislea Road	To permit four residential towers, two 35-storey towers and two 32-storey towers, with a combined total of 1,488 apartment units and density of 6.34 FSI.
Local Official Plan Amendment	LOPA.23.V.0068	OP.23.013	Routine	255 Bass Pro Mills Drive	To permit a mixed-use development consisting of 10 buildings ranging in heights from 10 to 39-storeys with 2,981 apartment units.

CITY of VAUGHAN

2023 DETAILED APPLICATION INFORMATION

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

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.23.V.0068	OP.23.013	Routine	255 Bass Pro Mills Drive	To permit a mixed-use development consisting of 10 buildings ranging in heights from 10 to 39-storeys with 2,981 apartment units.
Local Official Plan Amendment	LOPA.23.V.0071	PAC.22.008	Routine	1 Promenade Circle	To permit the development of a 45-storey tower with 590 apartment units.

TABLE 24 NEW DEVELOPMENT APPLICATIONS by TYPE - Q1/Q2

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Condominium	CDMP.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.

CITY of VAUGHAN

2023 DETAILED APPLICATION INFORMATION

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

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of 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.
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.

CITY of VAUGHAN

2023 DETAILED APPLICATION INFORMATION

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

Application Type	Regional File Number	Local File Number	Location	Description
Registered Plan of 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).
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

2023 DETAILED APPLICATION INFORMATION

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

Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP.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

2023 DETAILED APPLICATION INFORMATION

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

Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP.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

2023 DETAILED APPLICATION INFORMATION

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

Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP.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.
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.

CITY of VAUGHAN

2023 DETAILED APPLICATION INFORMATION

TABLE 25 NEW DEVELOPMENT APPLICATIONS by TYPE - Q3/Q4

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Condominium	CDMP.23.V.0017	PAC.22.038	8780 Bathurst Street	25 townhouse units.
Draft Plan of Condominium	CDMP.23.V.0031	19CDM-23V006	27 Korda Gate	342 apartment units.
Draft Plan of Condominium	CDMP.23.V.0032	19CDM-23V008	3, 7, 11, 15, 19, 23, 27, 31, 35 and 39 Mable Smith Way, 141 and 151 Honeycrisp Crescent, and 11 Almond Blossom Mews	120 townhouse units.
Draft Plan of Condominium	CDMP.23.V.0033	19CDM-23V005	225 Bradwick Drive	Change in ownership tenure.
Draft Plan of Subdivision	SUBP.23.V.0021	PAC.22.038	8780 Bathurst Street	25 townhouse units.
Draft Plan of Subdivision	SUBP.23.V.0022	PAC.22.014	2901, 2889, and 2863 Teston Road	380 townhouse units.
Draft Plan of Subdivision	SUBP.23.V.0030	19T-23V005	255 Bass Pro Mills Drive	2,891 apartment units and 75 townhouse units.
Draft Plan of Subdivision	SUBP.23.V.0032	PAC.22.008	1 and 180 Promenade Circle	To create 11 development blocks.
Engineering Application	ENG.23.V.0024	19T-20V008	Northwest corner of Peter Rupert Avenue and Rutherford Road	Temporary construction access.
Engineering Application	ENG.23.V.0029	Jane Street Cycle Track Segment 2	Jane Street from Portage Parkway to Langstaff Road	Functional and preliminary design for sidewalks and in-boulevard cycle tracks (Segment 2).
Engineering Application	ENG.23.V.0030	Jane Street Cycle Track Segment 3	Jane Street from Langstaff Road to Rutherford Road	Functional and preliminary design for sidewalks and in-boulevard cycle tracks (Segment 3).

CITY of VAUGHAN

2023 DETAILED APPLICATION INFORMATION

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

Application Type	Regional File Number	Local File Number	Location	Description
Engineering Application	ENG.23.V.0031	Jane Street Cycle Track Segment 3	Jane Street from Rutherford Road to Major Mackenzie Drive	Functional and preliminary design for sidewalks and in-boulevard cycle tracks (Segment 4).
Engineering Application	ENG.23.V.0032	Jane Street Cycle Track Segment 5	Jane Street from Major Mackenzie Drive to Teston Road	Functional and preliminary design for sidewalks and in-boulevard cycle tracks (Segment 5).
Engineering Application	ENG.23.V.0040	21-15.01 Vaughan ATF	Highway 7 from Islington Avenue to Bruce Street	Engineering application for an active transportation facility.
Engineering Application	ENG.23.V.0041	21-15.01 Vaughan ATF	Islington Avenue from Highway 7 to Kiloran Avenue	Engineering application for an active transportation facility.
Engineering Application	ENG.23.V.0042	19T-16V001	North of Rutherford Road, south of Major Mackenzie Drive West	Engineering submission for 19T-16V001.
Engineering Application	ENG.23.V.0044	Block 41 - Street A Intersection	4330 Teston Road	Engineering submission for intersection works.
Engineering Application	ENG.23.V.0047	N/A	South of Rutherford Street, east of Dufferin Street	Extension of storm culvert for the Dufferin Street Regional Storm Sewer.
Registered Plan of Condominium	CDMR.23.V.0003	YRCP1510	10 and 20 Gatineau Drive	394 apartment units.
Registered Plan of Subdivision	SUBR.22.V.0042	65M4789	357, 365 and 375 Stegman's Mill Road	13 single detached units.
Registered Plan of Subdivision	SUBR.23.V.0007	65M4786	South of Major Mackenzie Drive West, east of Pine Valley Drive	107 townhouse units.
Registered Plan of Subdivision	SUBR.22.V.0023	65M4782	230 Grand Trunk Avenue	30 single detached units.

CITY of VAUGHAN

2023 DETAILED APPLICATION INFORMATION

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

Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP.23.V.0142	DA.23.034	8265-8277 Islington Avenue	79 apartment units.
Site Plan	SP.23.V.0143	DA.23.045	10220, 10150, 10180 Pine Valley Drive	2-storey funeral home, atrium, and a 2-storey mausoleum with a basement.
Site Plan	SP.23.V.0146	DA.23.035	7242 Highway 27	43 industrial units.
Site Plan	SP.23.V.0157	PAC.23.038 - PAS	3501 King Vaughan Road	Portable concrete production plant.
Site Plan	SP.23.V.0159	DA.23.050	1150 Centre Street	386 apartment units and 28 townhouse units.
Site Plan	SP.23.V.0160	DA.23.041	1118 Centre Street	Installation of a patio.
Site Plan	SP.23.V.0163	DA.23.051	7040, 7054 Yonge Street and 72 Steeles Avenue West	1847 apartment units.
Site Plan	SP.23.V.0166	PAC.23.025 - PAS	South of Langstaff Road and West of Highway 27	To permit a truck parking lot.
Site Plan	SP.23.V.0172	DA.23.044	41 Colossus Drive	To permit enclosure of existing outdoor patio.
Site Plan	SP.23.V.0182	DA.23.046	7979 Weston Road	To permit a proposed motor vehicles sales establishment and site alterations.
Site Plan	SP.23.V.0186	PAS - PAC.23.029	165 Cityview Boulevard	To permit an office and industrial building.

CITY of VAUGHAN

2023 DETAILED APPLICATION INFORMATION

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

Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP.23.V.0187	DA.23.049	6751 Highway 7, 7575 Huntington Road and 850 Gibraltar Road	Expansion of employment building.
Site Plan	SP.23.V.0190	PAC.23.066	4080 Highway 7	Additions to existing building.
Site Plan	SP.23.V.0218	PAC.23.071	8274-8286 Islington Avenue	168 apartment units.
Site Plan	SP.23.V.0224	DA.23.058	North of Langstaff Road, East of Highway 50	Industrial warehouse building, with office and mezzanine components.
Site Plan	SP.23.V.0231	DA.23.059	8101 Weston Road	1-storey addition to an existing funeral home.
Site Plan	SP.23.V.0232	PAC.19.037	8337 to 8359 Islington Avenue	125 apartment units.

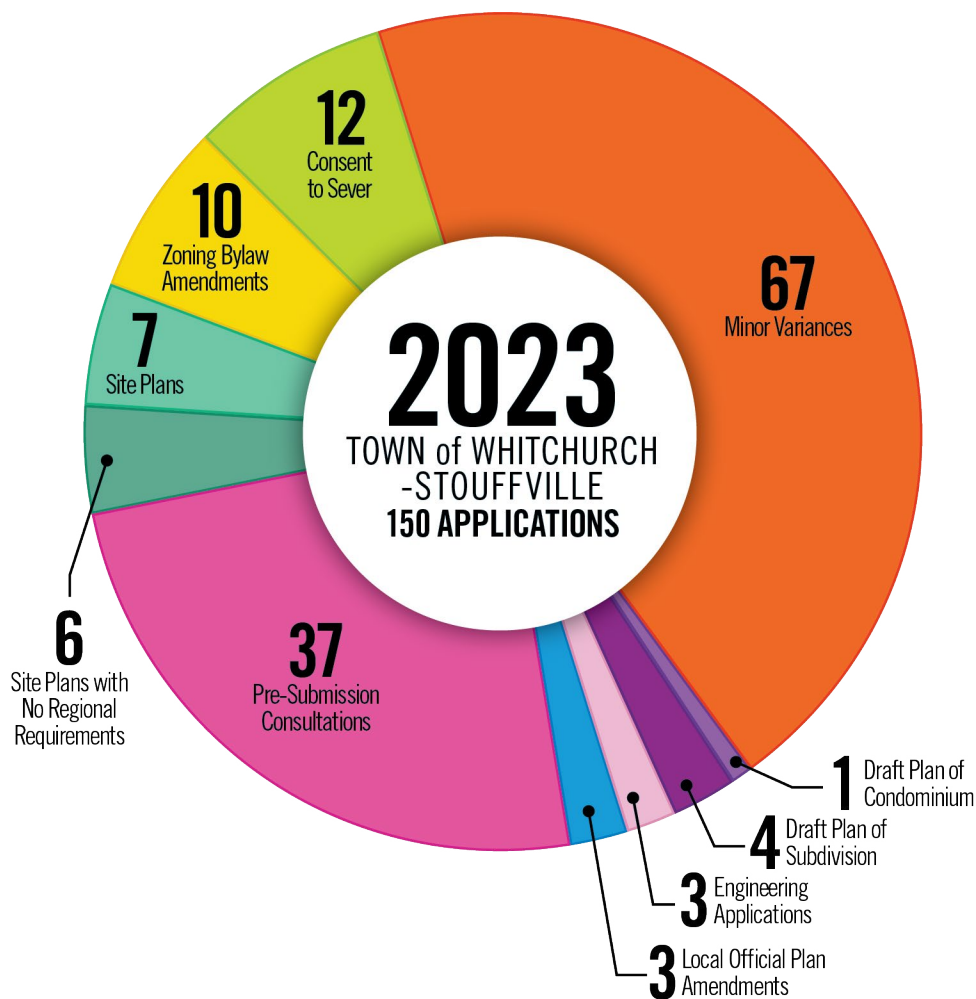
TOWN of WHITCHURCH-STOUFFVILLE

2023 DEVELOPMENT PROFILE

QUICKFACTS

- › Whitchurch-Stouffville made up 8.6% of new development applications in York Region
- › Regional staff respond and participate in pre-consultation meetings held every two weeks

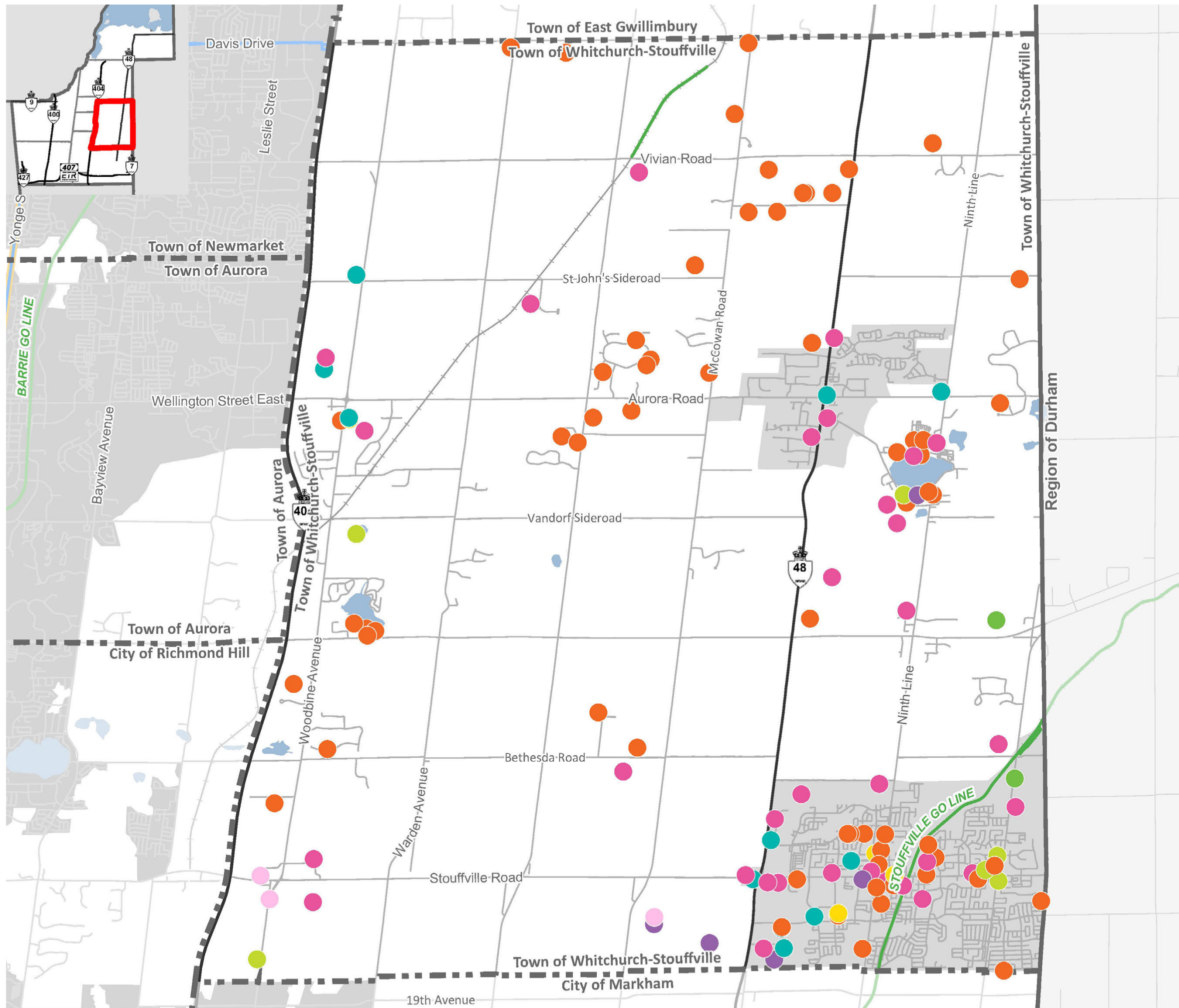
FIGURE 12 NEW DEVELOPMENT APPLICATIONS by TYPE 2023



TOWN OF WHITCHURCH-STOUFFVILLE 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

¹ Refer to Attachment 1 - Delegated Approval Authority



Produced by: The Regional Municipality of York
Corporate Services Department, Planning and Economic
Development Branch 2024

Data: The Regional Municipality of York, The Regional
Municipalities of Durham and Peel, County of Simcoe,
City of Toronto
King's Printer for Ontario 2003-2024

TOWN of WHITCHURCH-STOUFFVILLE

2023 DETAILED APPLICATION INFORMATION

TABLE 26 NEW OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.22.W.0036	OPA22.004 / 2023-010-OP	Exemption Granted	14622 Ninth Line	To permit 11 single detached units to be serviced with private wells and septic systems within Mussleman's Lake area.
Local Official Plan Amendment	LOPA.23.W.0005	OPA22.009	Exemption Granted	5964 Main Street & 28 Fairview Avenue	To permit a 12-storey mixed-use development with 210 apartment units and density of 4.37 FSI.
Local Official Plan Amendment	LOPA.23.W.0019	OPA23.001	Exemption Granted	5211, 5223, 5241 Stouffville Road	To permit two interim one-storey buildings, which include retail, and restaurant uses with drive-thru.
Local Official Plan Amendment	LOPA.22.W.0029	OPA 155	Notice of Decision	Town of Whitchurch-Stouffville	Town-initiated amendment the Old Elm Go Land Use Study Area.
Local Official Plan Amendment	LOPA.22.W.0053	OPA162	Notice of Decision	6482 Bloomington Road	To permit a Rehabilitation Treatment Facility.
Local Official Plan Amendment	LOPA.23.W.0038	OPA 23.002	Routine	15123 Woodbine Ave	To permit an industrial warehouse and contractor's yard.

TOWN of WHITCHURCH-STOUFFVILLE

2023 DETAILED APPLICATION INFORMATION

TABLE 27 NEW DEVELOPMENT APPLICATIONS by TYPE - Q1/Q2

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

TOWN of WHITCHURCH-STOUFFVILLE

2023 DETAILED APPLICATION INFORMATION

TABLE 28 NEW DEVELOPMENT APPLICATIONS by TYPE - Q3/Q4

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Condominium	CDMP.23.W.0026	CDM23.001	5917 Main Street	91 apartment units and 3 commercial units on the ground floor.
Draft Plan of Subdivision	SUBP.23.W.0020	19T(W)23.001	14622 Ninth Line	11 single detached units.
Draft Plan of Subdivision	SUBP.23.W.0028	19T(W)-22.008	11776, 11822 and 11882 Hwy 48	263 single detached units, 22 townhouse units and 680 apartment units.
Engineering Application	ENG.23.W.0025	N/A	North of Stouffville Road and West of Woodbine Ave	Extension of Brillinger Industrial Place to intersect with Stouffville Road at Gormley area.
Engineering Application	ENG.23.W.0046	SAA-2023-004	11861 and 12045 McCowan Road	Stage 1 topsoil stripping site alteration.
Site Plan	SP.23.W.0213	PRE22.046	5972 Aurora Road	Two greenhouse structures and an open nursery area.

2023 YORK REGION
DEVELOPMENT
ACTIVITY SUMMARY

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

PLANNING

1-877-464-9675 Extension 75430

york.ca/developmentservices