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To: Committee of the Whole  
Meeting Date: September 5, 2024  
From: Dino Basso  
Commissioner of Corporate Services  
Re: **2024 Mid-Year Development Activity Summary**

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Prior to changes to the *Planning Act* on July 1, 2024 removing Council's approval authority for certain development applications, Council had delegated authority to the Chief Planner and Director of Development Services to issue approvals, subject to such approvals being reported to Council semi-annually. Delegated approval authority included local Official Plan Amendments (OPAs) and OPAs that were exempt from Regional approval. This memo completes reporting responsibility under this authority for approvals prior to July 1, 2024.

In accordance with Bill 23, as implemented by Bill 185, Council's approval authority role has been removed and transitioned to the Province. OPAs adopted by local municipalities after July 1, 2024 are exempt from approval by the Minister as per O.Reg. 525/97.

**Prior to July 1, 2024, 47 local OPAs were received in 2024 of which 27 were exempted from Regional approval**

OPAs are required when development proposals do not conform to Official Plan policies. The majority of OPAs received proposed changes to building height, density, built form and urban design matters the Region deferred to local decision making.

Director of Development Services issued responses on 47 local OPA applications in the first half of 2024; approval authority for 27 local OPAs was delegated to the local municipalities and 11 notices of decision were issued on local OPAs. The Region retained approval authority for 20 local OPAs in accordance with the delegation bylaw applicable until July 1, 2024 to ensure conformity with provincial policies, Regional Official Plan and local secondary plans.

Town of Aurora Official Plan was reported to Regional Council for approval as a matter which cannot be delegated. The new Whitchurch-Stouffville Official Plan was received by York Region on May 29, 2024 for a decision, and forwarded to the Ministry of Municipal Affairs & Housing for a decision in accordance with the approval authority changes on July 1, 2024.

There were 27 OPAs exempt from Regional approval that were of local significance, had no Regional requirements, and conformed with Provincial plans and Regional Official Plan policies. Exempting OPAs streamlined the planning approval process in advance of Bill 185 coming into force. Table 1 below identifies the type of OPA applications by municipality.

**Table 1**  
**Official Plan Amendment Application Response Breakdown**

Municipality	Routine	Exemption	Notice of Decision	Report	Total
Aurora	1	3	-	1	5
East Gwillimbury	1	1	1	-	3
Georgina	-	1	-	-	1
King	1	1	-	-	2
Markham	1	4	3	-	8
Newmarket	1	4	-	-	5
Richmond Hill	-	7	4	-	11
Vaughan	3	5	3	-	11
Whitchurch-Stouffville	-	1	-	-	1
	8	27	11	1	47

A map of local OPAs and list by municipality and approval status are included in Appendix A and B respectively. This memo completes the reporting responsibility of the Chief Planner and Director of Development Services to issue approvals of development applications, which was in place until July 1, 2024.

For more information on this memo, please contact Karen Whitney at 1-877-464-9675 ext. 71505. Accessible formats or communication supports are available upon request.



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Dino Basso  
Commissioner of Corporate Services



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Erin Mahoney  
Chief Administrative Officer

August 19, 2024  
#16241128

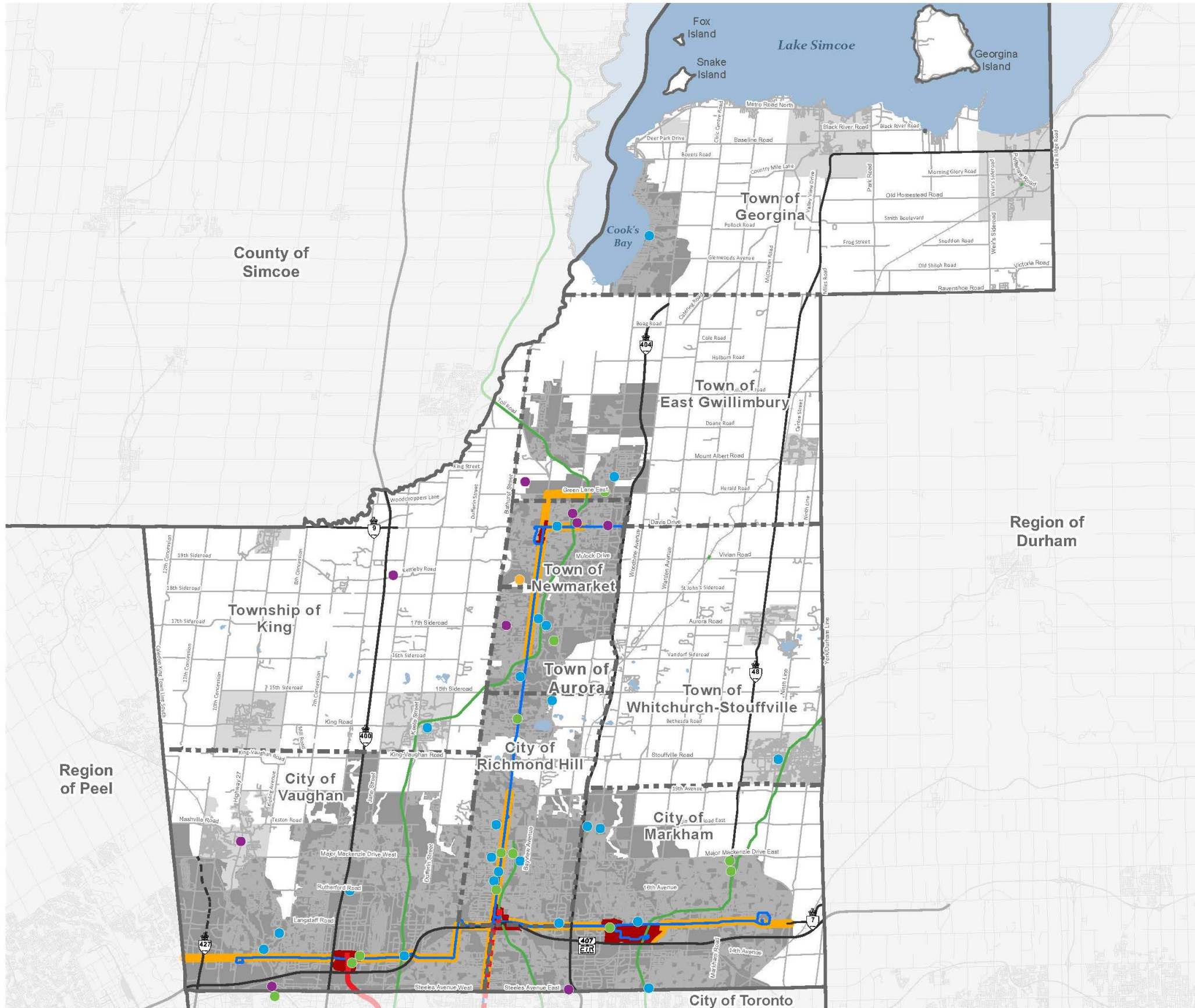
Appendix A – York Region Development Summary Mid-Year 2024 Map  
Appendix B – OPA Approval Status

# YORK REGION

## DEVELOPMENT SUMMARY MID-YEAR 2024

### Official Plan Amendment Applications

- Exemption
  - Notice of Decision
  - Report
  - Routine
- 
- Regional Centre
  - Regional Corridor



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

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

Regional File Number	Municipality	Application Status	Local File Number	Description	Location
LOP.19.A.0001	Aurora	Report	PDB 2019	Town of Aurora Official Plan Update	Town Wide
LOPA.22.A.0011	Aurora	Exemption	OPA-2022-01	To permit four single detached units.	15 Glensteeple Trail
LOPA.22.A.0058	Aurora	Exemption	OPA-2022-03	To permit a 7-storey building with 193 apartment units.	180 & 182 Centre Crescent
LOPA.24.A.0010	Aurora	Routine	OPA-2024-01	To permit 29 townhouse units.	7 Lacey Court
LOPA.24.A.0021	Aurora	Exemption	OPA-2024-02	To permit four 12-storey buildings with a combined total of 915 apartment units.	180 Wellington Street East
LOPA.24.E.0015	East Gwillimbury	Exemption	OPA.24.01	To permit 18 townhouse units.	18642 Leslie Street
LOPA.20.E.0043	East Gwillimbury	Notice of Decision	OPA.20.01	To permit six mixed-use buildings that provide a range of office, retail, restaurant and service commercial uses.	18236 Leslie Street
LOPA.24.E.0026	East Gwillimbury	Routine	OPA.24.02	To permit 17 single detached units.	18474 Yonge Street
LOPA.23.G.0063	Georgina	Exemption	02.207	To permit a 20-storey building with 380 apartment units.	232 Cameron Crescent

Regional File Number	Municipality	Application Status	Local File Number	Description	Location
<b>LOPA.23.K.0070</b>	King	Exemption	OP-2023-01	To permit three new single detached units on the severed and retained lands.	31 & 37 Banner Lane
<b>LOPA.24.K.0005</b>	King	Routine	OP-2024-01	To permit construction of a new repair shop/garage, a recycling centre and amendments to existing development restrictions.	3200 & 3250 Lloydtown Aurora Road
<b>LOPA.24.M.0003</b>	Markham	Exemption	OPA 51	To permit 30 townhomes units.	2718 & 2730 Elgin Mills Road East
<b>LOPA.24.M.0007</b>	Markham	Exemption	OPA 54	To permit 66 apartment units.	South of Elgin Mills Road, East of Woodbine Avenue
<b>LOPA.17.M.0057</b>	Markham	Notice of Decision	OPA 263 / PLAN 21 140327	To permit 624 apartment units and 112 stacked townhouse units.	9900 Markham Road
<b>LOPA.21.M.0037</b>	Markham	Notice of Decision	OPA 53 - Markham Road - Mount Joy Secondary Plan	A new Secondary Plan for the Markham Road – Mount Joy Local Corridor.	Lands along both sides of Markham Road from 16th Avenue in the south to Major Mackenzie Drive East in the north



Regional File Number	Municipality	Application Status	Local File Number	Description	Location
<b>LOPA.21.M.0043</b>	Markham	Notice of Decision	PLAN 21 180462	To permit four buildings with a combined total of 2,850 apartment units.	South of Highway 7, West of Warden Avenue
<b>LOPA.23.M.0069</b>	Markham	Exemption	OPA 52	To permit 49 townhouse units.	4038 & 4052 Highway 7 East
<b>LOPA.23.M.0074</b>	Markham	Exemption	OPA 265	To permit a 30-storey mixed-use building containing four ground-level live-work units and 368 apartment units.	35 - 51 Old Kennedy Road
<b>LOPA.24.M.0017</b>	Markham	Routine	24.167361.000.00.PLAN	To permit a multi-tower mixed-use development with a combined total of 5,049 apartment units.	2880 - 2930 Steeles Avenue East
<b>LOPA.23.N.0073</b>	Newmarket	Exemption	PLN-OPZS-2023-003	To permit a 9-storey building with 216 apartment units.	201 Davis Drive
<b>LOPA.24.N.0001</b>	Newmarket	Major / Secondary Plan	PLN-OPZS-2024-001	Shining Hill Secondary Plan to establish urban land uses for a new community.	16250, 16356 & 16450 Yonge Street
<b>LOPA.24.N.0002</b>	Newmarket	Routine	PLN-OPZS-2024-002	To permit 247 apartment units, with a mix of market and affordable rental housing units.	62 Bayview Parkway
<b>LOPA.24.N.0004</b>	Newmarket	Routine	PLN-OPZS-2024-003	To permit 24 townhouse units.	1041 & 1051 Davis Drive and 15 & 23 Hamilton Drive

Regional File Number	Municipality	Application Status	Local File Number	Description	Location
LOPA.24.N.0016	Newmarket	Routine	PLN-OPZS-2024-005	To permit the development of 93 residential units.	218 - 244 Old Main Street
LOPA.21.R.0002	Richmond Hill	Exemption	D01-20014	To permit two high-rise buildings, two mid-rise buildings and stacked townhouses, with a combined total of 518 residential units.	129, 133, 137, 141, 143 & 147 Arnold Crescent and 190, 210 & 230 Major Mackenzie Drive West
LOPA.22.R.0018	Richmond Hill	Exemption	D01-22004	To permit three single detached units and 14 townhouse units.	196 Elgin Mills Road East & 41 Cooperage Crescent
LOPA.22.R.0061	Richmond Hill	Exemption	OPA 50	To permit two buildings connected by a podium, with a combined total of 610 apartment units and at-grade commercial space.	9700 Yonge Street
LOPA.23.R.0011	Richmond Hill	Exemption	OPA-23-0003	To permit nine high-density mixed-use buildings, with heights ranging from 29 to 49-storeys, with a combined total of 3,796 apartment units.	600 & 650 Highway 7 East and 9005 Leslie Street
LOPA.23.R.0013	Richmond Hill	Exemption	OPA-23-0002	To permit two towers, 14 and 16-storeys in height, with a combined total of 406 apartment units.	162, 166, 170, 172, 174 & 178 and 182 Norfolk Avenue



Regional File Number	Municipality	Application Status	Local File Number	Description	Location
<b>LOPA.23.R.0018</b>	Richmond Hill	Exemption	OPA-23-0004	To permit one 24-storey building with 334 apartment units and retail/commercial units at-grade.	9712 Yonge Street
<b>LOPA.23.R.0024</b>	Richmond Hill	Notice of Decision	MOPA-22-0001/OPA 18.5	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) direction provided in the York Region Official Plan.	Yonge and Carrville/16th Avenue Key Development Area
<b>LOPA.23.R.0025</b>	Richmond Hill	Notice of Decision	MOPA-23- 0001/ OPA 18.6	To revitalize the Village area while protecting its heritage qualities, and to implement PMTSA direction provided in the York Region Official Plan.	Village Local Centre
<b>LOPA.23.R.0026</b>	Richmond Hill	Notice of Decision	MOPA-23- 0002/ OPA 18.7	To create a mixed-use transit supportive centre that is served by a GO Station, and to implement PMTSA direction provided in the York Region Official Plan.	Newkirk Local Centre
<b>LOPA.23.R.0027</b>	Richmond Hill	Notice of Decision	MOPA-23- 0003 / OPA 18.8	To implement the York Region Official Plan, which designates this area as a Regional Corridor supported by Bus Rapid Transit.	Oak Ridges Local Centre
<b>LOPA.23.R.0052</b>	Richmond Hill	Exemption	OPA-23-0009	To permit an 8-storey building with 135 apartment units.	13572 and 13586 Bayview Avenue

Regional File Number	Municipality	Application Status	Local File Number	Description	Location
<b>LOPA.24.V.0013</b>	Vaughan	Exemption	OP.24.002	To permit three 37-storey buildings with a combined total of 1,322 apartment units.	1890 Highway 7
<b>LOPA.20.V.0007</b>	Vaughan	Exemption	OP.19.011	To permit 70 townhouse units.	4, 6, 10 & 12 Hartman Avenue and 8307 & 8311 Islington Avenue
<b>LOPA.21.V.0041</b>	Vaughan	Notice of Decision	OPA 111	To permit a 28-storey mixed-use building with 220 apartment units.	7034 & 7040 Islington Avenue
<b>LOPA.22.V.0039</b>	Vaughan	Notice of Decision	OPA 117	To permit five buildings, with heights ranging from 27 to 48-storeys, with a combined total of 2,176 apartment units.	2951 - 2957 Highway 7 and 180 Maplecrete Road
<b>LOPA.23.V.0007</b>	Vaughan	Exemption	OP.23.001	To permit six buildings, with heights ranging from 12 to 29-storeys, with a combined total of 2,009 apartment units.	3300 Rutherford Road
<b>LOPA.23.V.0008</b>	Vaughan	Notice of Decision	OPA 102	To permit two 38-storey buildings with a combined total of 840 apartment units.	2800 Highway 7
<b>LOPA.23.V.0068</b>	Vaughan	Routine	OP.23.013	To permit 11 towers, with heights ranging from 12 to 39-storeys, and a combined total of 2,966 apartment units, a 2-storey building	255 Bass Pro Mills Drive

Regional File Number	Municipality	Application Status	Local File Number	Description	Location
				with retail space, a public park and privately-owned publicly accessible spaces.	
<b>LOPA.24.V.0011</b>	Vaughan	Routine	OP.24.001	To permit the development of a 7-storey retirement residence building with 143 units two levels of underground parking.	10340 Highway 27
<b>LOPA.24.V.0012</b>	Vaughan	Routine	OP.24.005	To permit four towers, with heights ranging from 23 to 33-storeys, and a combined total of 1,038 apartment units.	7082 Islington Avenue
<b>LOPA.24.V.0018</b>	Vaughan	Exemption	OP.24.003	To permit seven mixed-use buildings, with heights ranging from 7 to 20-storeys, and a combined total of 825 apartment units.	3200 Highway 7
<b>LOPA.24.V.0020</b>	Vaughan	Exemption	OP.24.004	To permit an 8-storey mixed-use building with 111 apartment units and at-grade commercial.	97 Woodbridge Avenue
<b>LOPA.24.W.0027</b>	Whitchurch-Stouffville	Exemption	OPA24.001	To permit an 8-storey building with 80 apartment units.	6031 - 6037 Main Street