

# MID-YEAR 2019 DEVELOPMENT ACTIVITY SUMMARY

SEPTEMBER 2019





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# EXECUTIVE SUMMARY



The Mid-Year Development Activity Summary 2019 provides information to Council on planning and development application activity from January 1 to June 30, 2019, report on delegated approvals, and provide a comparison to mid-year 2018.

Regional staff responded to and issued conditional approval for 4,784 residential units, which is a 20 per cent decrease over the previous year. There were 1,242 units cleared for registration, which is significantly lower compared to units cleared by mid-year 2018. Development Charges revenue totaled \$45,051,970, which is an 82 per cent decrease from mid-year 2018. The reduction in number of units cleared for registration and Development Charges revenue is due in part to the significant number of units that were registered prior to the development charge rate increases enacted through the Region's 2017 Development Charges Bylaw and 2018 Amendment. Additional factors at play include Provincial Policy uncertainty, changes to the mortgage rules and uncertainty in the housing market.

The total number of development applications processed was higher than the previous two years, with the Region responding to 256 development applications. Site plan and engineering responses and approvals combined reached its highest in 2019 (130). Site plan and engineering approvals enable developments to proceed to clearance for registration and construction. The steady stream of applications received in 2018-2019 and the high number of site plan and engineering applications have not yet reached the stage where development charges become payable. The Region is well-positioned with an increasing inventory of residential units with conditional approval that are ready for registration and expected to yield development charge collection and construction in the future.

Regional staff actively participates in Technical Advisory Committees and Project Working Groups and continue to be involved with Local Planning Approval Tribunal (formerly Ontario Municipal Board) proceedings, which include hearings and mediation. Regional staff will continue to work closely with local municipal partners to achieve Regional and local policy objectives.



# DELEGATED APPROVAL AUTHORITY

## MID-YEAR DEVELOPMENT ACTIVITY SUMMARY 2019

### DELEGATED PLANNING and ENGINEERING APPROVALS ACTIVITY

#### LOCAL 'ROUTINE' OFFICIAL PLAN AMENDMENTS

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.

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#### LOCAL 'EXEMPT' OFFICIAL PLAN AMENDMENTS

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

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#### CONDITIONS OF APPROVAL FOR PLANS OF SUBDIVISION AND CONDOMINIUMS

As a commenting agency, the Region provides written correspondence to the local municipality with 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.

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#### FINAL APPROVAL 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.

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#### 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.

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#### REGIONAL ENGINEERING APPROVALS

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



# YORK REGION

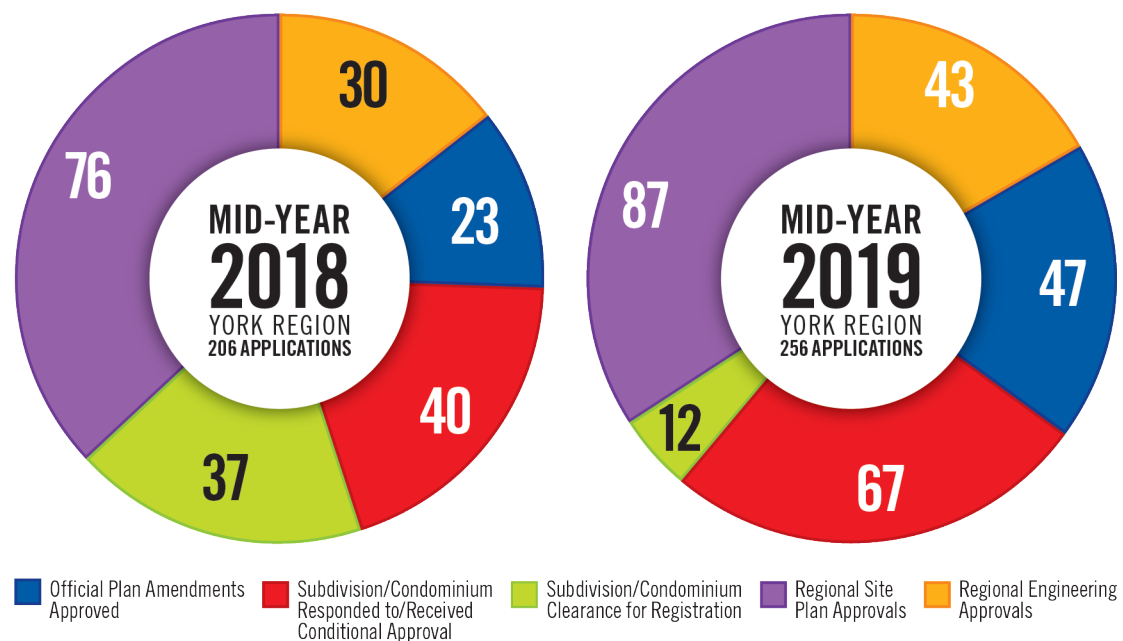
## DEVELOPMENT PROFILE MID-YEAR 2019



### QUICKFACTS

- Regional staff reviewed and responded to 256 development applications in the first half of 2019 compared to 206 applications by the same time in 2018
- Conditional approval for plans of subdivisions and condominiums were issued for 4,784 residential units in the first half of 2019
- 1,242 residential units were cleared for registration in the first half of 2019

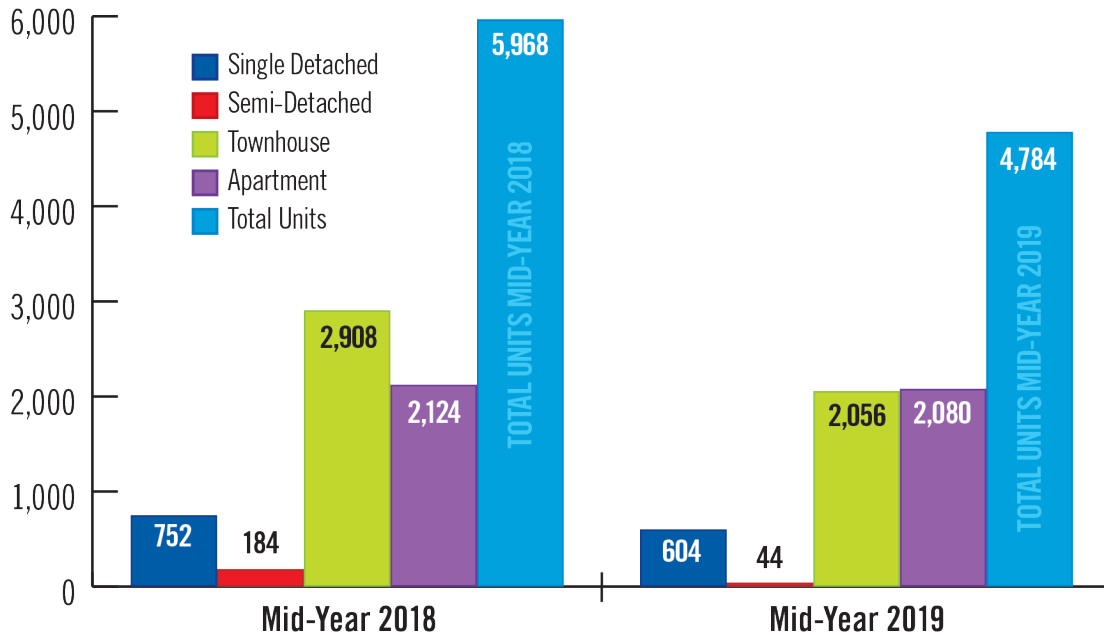
**FIGURE 1: DEVELOPMENT APPLICATIONS RESPONDED to and APPROVED by TYPE**  
MID-YEAR 2018 to MID-YEAR 2019



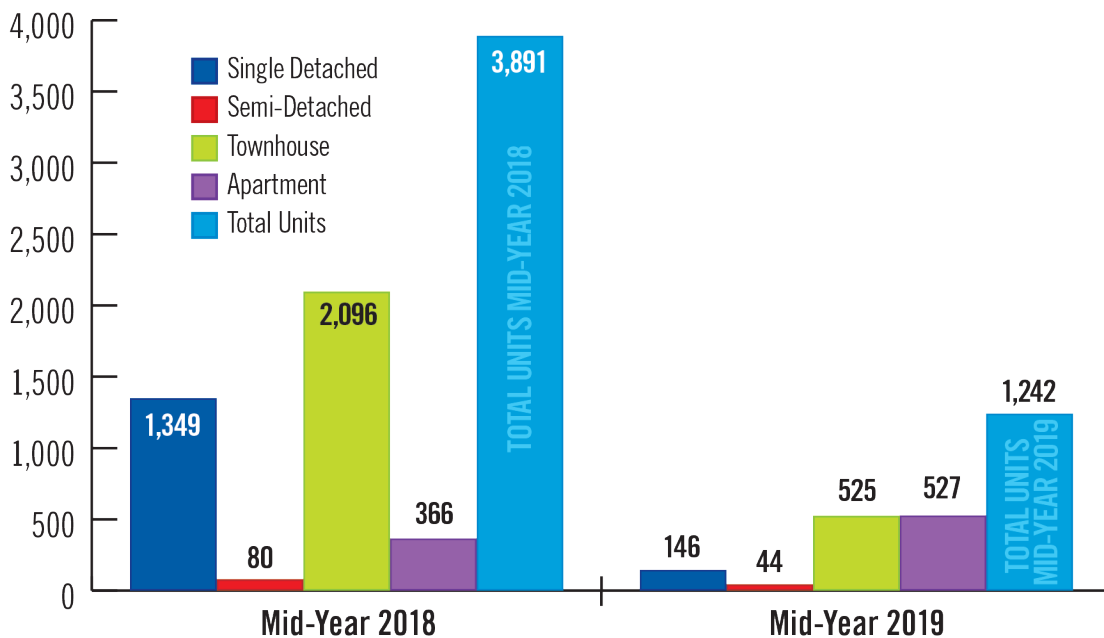


## YORK REGION DEVELOPMENT PROFILE MID-YEAR 2019

**FIGURE 2: TYPE of RESIDENTIAL UNITS (Responded to/Receiving Conditional Approval)**  
MID-YEAR 2018 compared to MID-YEAR 2019



**FIGURE 3: REGION-WIDE TYPE of RESIDENTIAL UNITS (Clearances for Registration)**  
MID-YEAR 2018 to MID-YEAR 2019

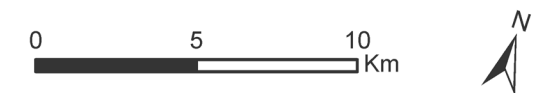


# YORK REGION

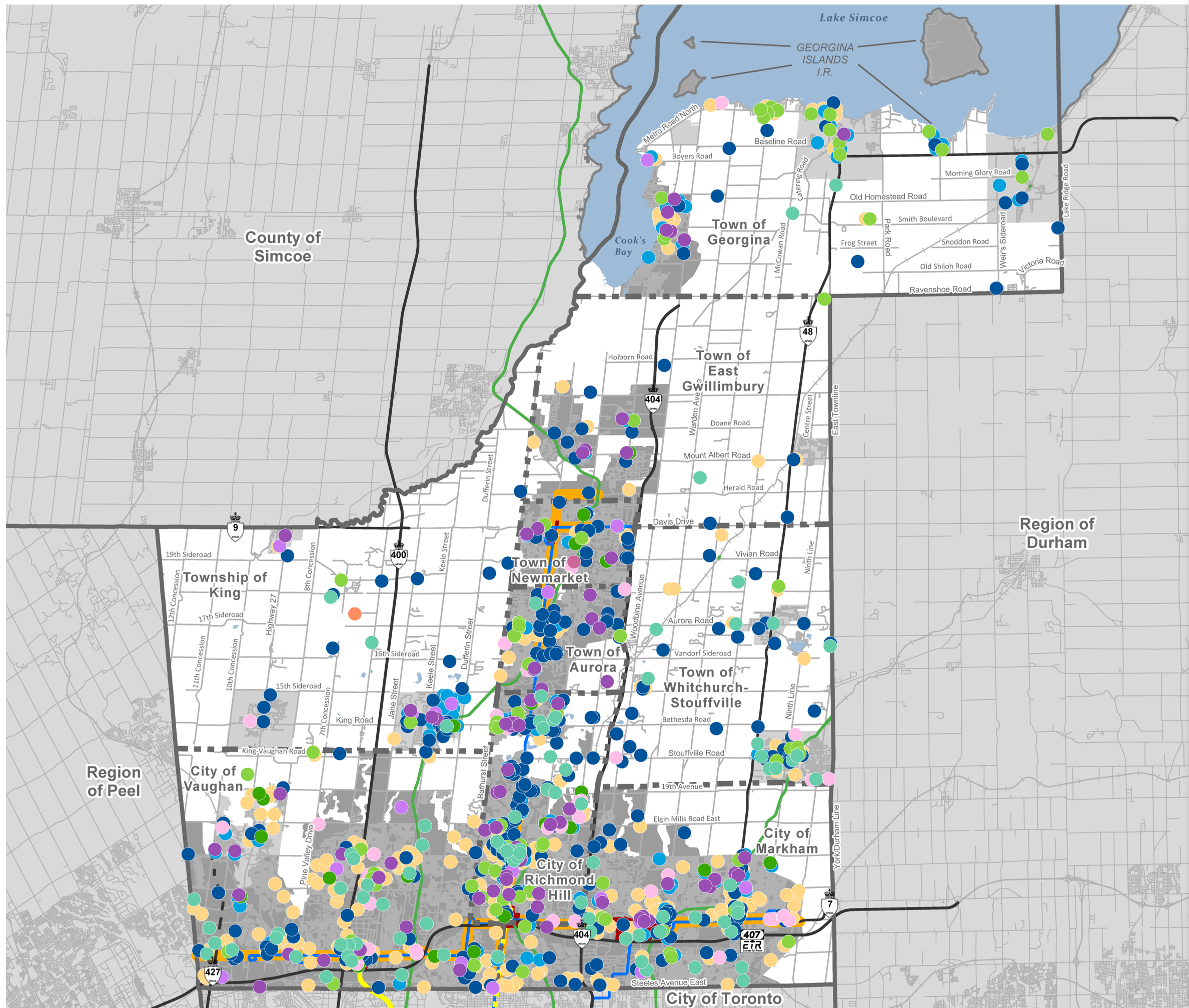
## MID-YEAR DEVELOPMENT PROFILE 2019

- Consent to Sever
- Engineering Application
- Local Official
- Minor Variances
- Official Plan Amendments - Approval <sup>1</sup>
- Official Plan Amendments - Exemption <sup>1</sup>
- Official Plan Amendments - Routine <sup>1</sup>
- Pre Submission Consultations
- Site Plan Applications
- Subdivision/Condominium Applications
- Zoning By-Law Amendments
- Regional Centre <sup>2</sup>
- Regional Corridor <sup>2</sup>

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



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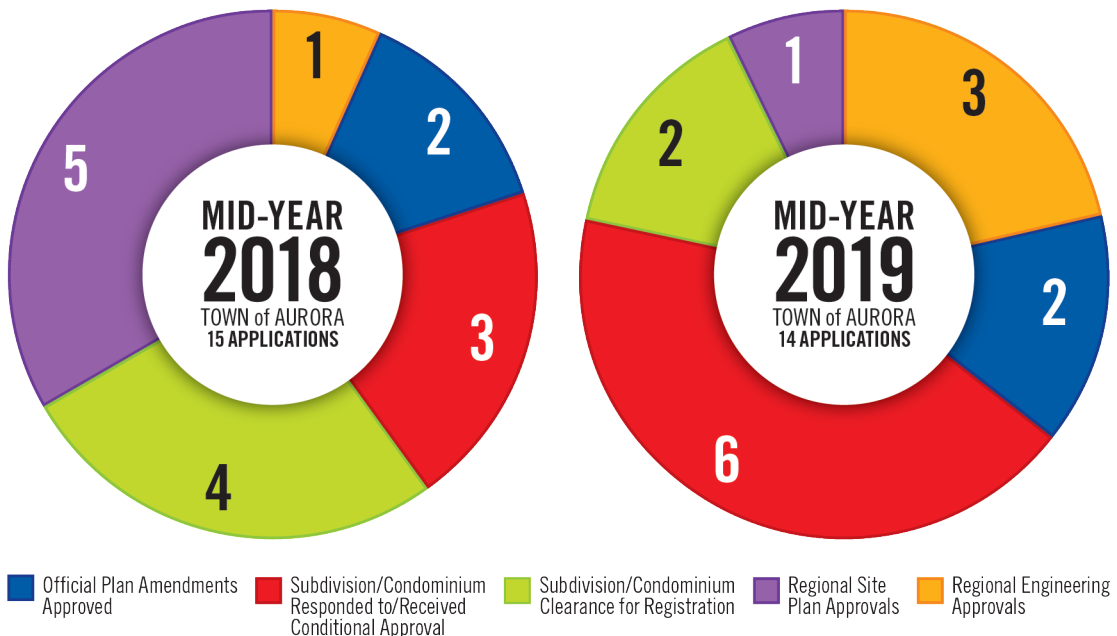
# TOWN of AURORA

## DEVELOPMENT PROFILE MID-YEAR 2019

### QUICKFACTS

- Aurora made up five per cent of development applications in York Region
- Responded to 14 development applications
- Regional staff responded to and participated in pre-consultation meetings held every two weeks

**FIGURE 4:** TOWN of AURORA - DEVELOPMENT APPLICATIONS RESPONDED to and APPROVED by TYPE MID-YEAR 2018 to MID-YEAR 2019





# TOWN of AURORA

## DETAILED APPLICATION INFORMATION MID-YEAR 2019

**TABLE 1: OFFICIAL PLAN AMENDMENT APPLICATIONS**

Regional File Number	Local File Number	Application Type	Location	Description
LOPA.17.A.0044	OPA-2017-06	Local Official Plan Amendment (Routine)	46 St John's Sideroad East	68 stacked townhouse units
LOPA.17.A.0044	OPA-2017-06	Local Official Plan Amendment (Routine)	46 St John's Sideroad East	Re-submission - 68 stacked townhouse units

**TABLE 2: SUBDIVISION/CONDOMINIUM - RESPONDED to/RECEIVED CONDITIONAL APPROVAL**

Regional File Number	Local File Number	Application Type	Location	Description
CDMP.19.A.0005	CDM-2018-02	Draft Plan of Condominium	14288 Yonge Street	To facilitate a common element private road for 11 single detached dwellings
SUBP.12.A.0018	19T12A04	Draft Plan of Subdivision	1001 St. John's Sideroad	Revised plan to develop 28 single detached lots
SUBP.14.A.0025	19T14A04	Draft Plan of Subdivision	14288 Yonge Street	11 single detached lots
SUBP.14.A.0025	19T14A04	Draft Plan of Subdivision	14288 Yonge Street	11 single detached lots
SUBP.17.A.0048	SUB-2017-04	Draft Plan of Subdivision	323 River Ridge Boulevard	25 single detached lots
SUBP.17.A.0051	SUB-2017-03	Draft Plan of Subdivision	132-198 Old Bloomington Road	50 single detached lots



# TOWN of AURORA

## DETAILED APPLICATION INFORMATION MID-YEAR 2019



**TABLE 3: SUBDIVISION/CONDOMINIUM - CLEARANCE for REGISTRATION**

Regional File Number	Local File Number	Application Type	Location	Description
CDMR.18.A.0004	19CDM00A03	Registered Plan of Condominium	13927, 14012 Leslie Street, 1796 Bloomington Road	75 single detached lots on a common element road
SUBR.18.A.0047	65M4635	Registered Plan of Subdivision	1289 Wellington Street East	145 single detached lots on a common element road

**TABLE 4: REGIONAL SITE PLAN APPROVALS**

Regional File Number	Local File Number	Application Type	Location	Description
SP.19.A.0129	15800 Yonge Street	Site Plan	15800 Yonge Street	Extension and renovation to the existing private school

**TABLE 5: REGIONAL ENGINEERING APPROVALS**

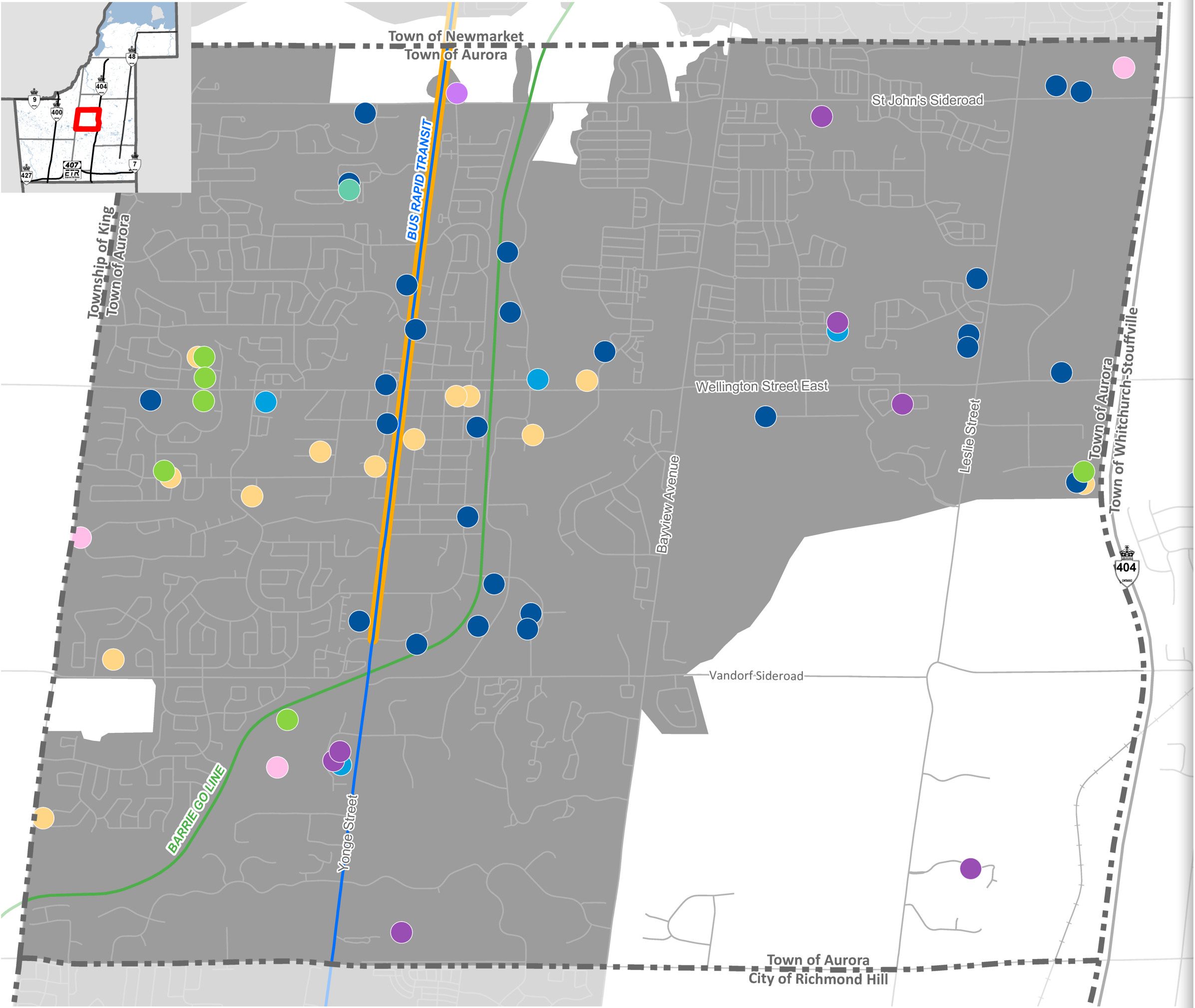
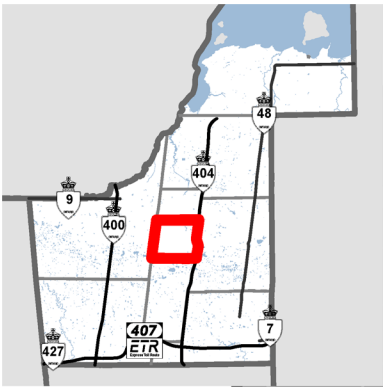
Regional File Number	Local File Number	Application Type	Location	Description
ENG.15.A.0001	15.001.A	Engineering	14314 & 14338 Yonge Street	BG Properties engineering submission
ENG.16.A.0015	16.003.A	Engineering	1756 St.Johns Sideroad	Sanitary Sewer along St. John's Sideroad
ENG.17.A.0006	17.002.A	Engineering	East side of Bathurst Street, north of Highland Gate	Bathurst Street at Highland Gate Intersection



TOWN of **AURORA**  
DETAILED APPLICATION INFORMATION 2019

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# YORK REGION

## TOWN OF AURORA MID-YEAR DEVELOPMENT PROFILE 2019

- Consent to Sever
- Engineering Application
- Minor Variances
- Official Plan Amendments - Routine <sup>1</sup>
- Pre Submission Consultations
- Site Plan Applications
- Subdivision/Condominium Applications
- Zoning By-Law Amendments
- Regional Corridor <sup>2</sup>

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

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# TOWN of EAST GWILLIMBURY

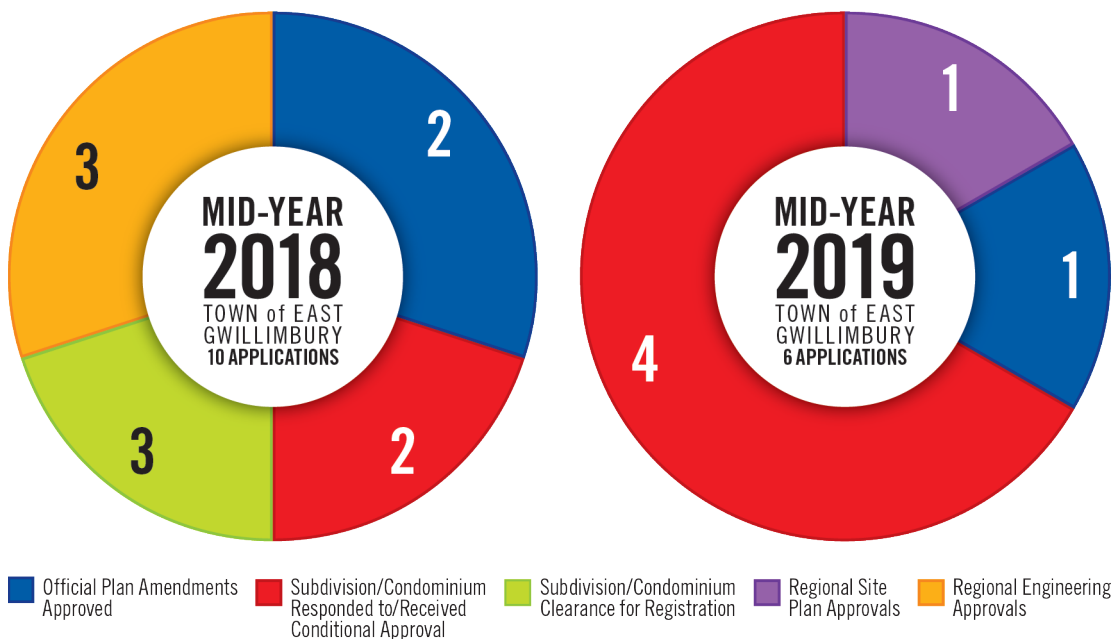
## DEVELOPMENT PROFILE MID-YEAR 2019



### QUICKFACTS

- East Gwillimbury made up two per cent of development applications in York Region
- Responded to six development applications
- Regional staff responded to and participated in in pre-consultation meetings held every two weeks

**FIGURE 5: TOWN of EAST GWILLIMBURY - DEVELOPMENT APPLICATIONS RESPONDED to and APPROVED by TYPE MID-YEAR 2018 to MID-YEAR 2019**



# TOWN of EAST GWILLIMBURY

## DETAILED APPLICATION INFORMATION MID-YEAR 2019

**TABLE 6: OFFICIAL PLAN AMENDMENT APPLICATIONS**

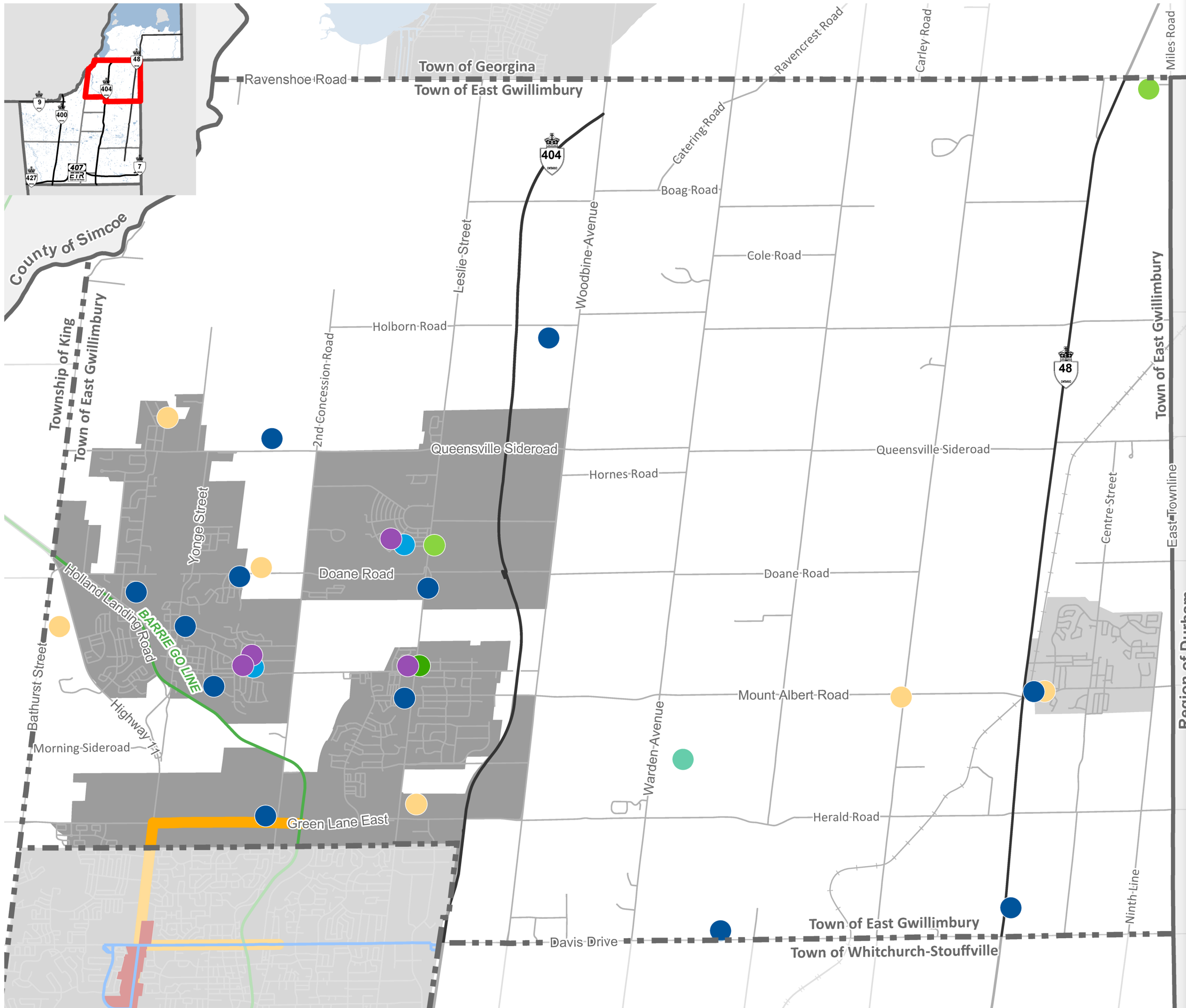
Regional File Number	Local File Number	Application Type	Location	Description
LOPA.19.E.0008	OPA.19.01	Local Official Plan Amendment (Exempt)	19180 Leslie Street	Re-designate from "Low Density Residential" to "Residential Mixed Use" to redevelop the property as part of a comprehensive development with the abutting lands which includes condominium townhouses, an apartment building retirement residence and mixed-use buildings

**TABLE 7: SUBDIVISION/CONDOMINIUM - RESPONDED to/RECEIVED CONDITIONAL APPROVAL**

Regional File Number	Local file Number	Application Type	Location	Description
CDMP.18.E.0028	CDM1801	Draft Plan of Condominium	464 Mount Albert Road	To facilitate the development of 6 single-detached dwelling units and 14 townhouses on a private condominium road
SUBP.18.E.0004	19T17004	Draft Plan of Subdivision	1420 1432 1442 1452 1460 1472 1484 Mount Albert Road and 19180 Leslie Street	68 Condominium Townhouses units, a 7 storey senior's apartment consisting of 100 units and a 7 storey, 206 unit retirement residence
SUBP.18.E.0053	19T18003	Draft Plan of Subdivision	464 Mount Albert Road	14 three-storey townhouses and 6 two-storey single-detached dwellings
SUBP.18.E.0060	19T18002	Draft Plan of Subdivision	West of Leslie Street, North of Doane Road	36 single detached dwellings and 10 townhouse units

**TABLE 8: REGIONAL SITE PLAN APPROVALS**

Regional File Number	Local File Number	Application Type	Location	Description
SP.18.E.0302	SPA.18.09	Site Plan	18637 Warden Avenue	Construction of a barn.



# YORK REGION

## TOWN OF EAST GWILLIMBURY MID-YEAR DEVELOPMENT PROFILE 2019

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

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

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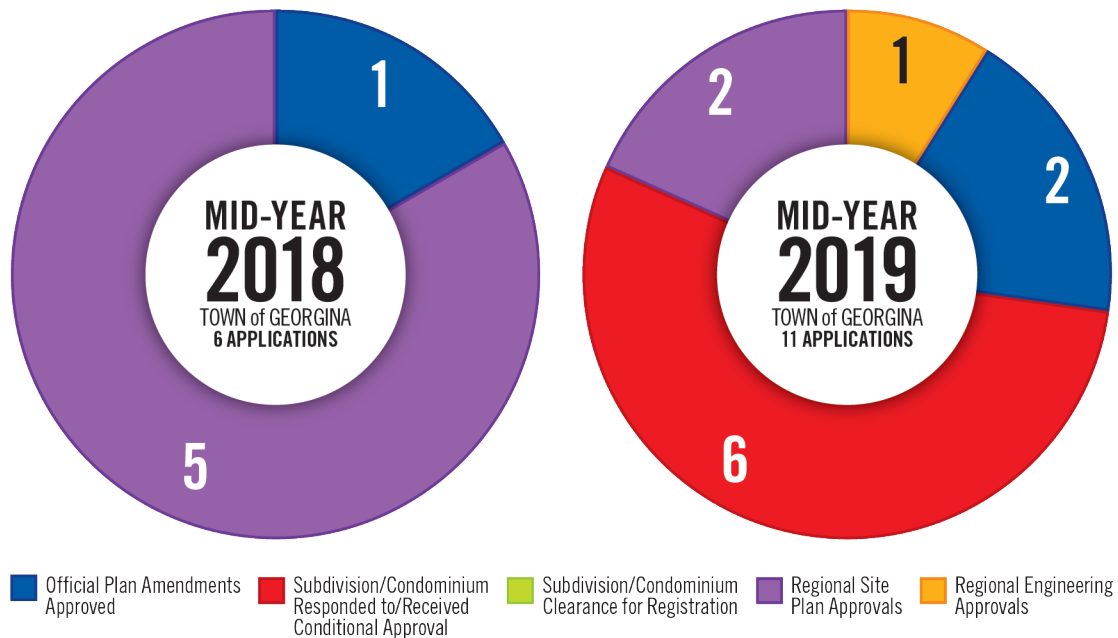
# TOWN of GEORGINA

## DEVELOPMENT PROFILE MID-YEAR 2019

### QUICKFACTS

- Georgina made up four per cent of development applications in York Region
- Responded to 11 development applications
- Regional staff responded to and participated in pre-consultation meetings held every two weeks

**FIGURE 6:** TOWN of GEORGINA - DEVELOPMENT APPLICATIONS RESPONDED to and APPROVED by TYPE MID-YEAR 2018 to MID-YEAR 2019





# TOWN of GEORGINA

## DETAILED APPLICATION INFORMATION MID-YEAR 2019

**TABLE 9: OFFICIAL PLAN AMENDMENT APPLICATIONS**

Regional File Number	Local File Number	Application Type	Location	Description
LOPA.18.G.0063	OPA 137	Local Official Plan Amendment (Routine)	17 Tikvah Circle	Site-specific provisions to permit one single detached dwelling and accessory buildings on a private road
LOPA.18.G.0063	OPA 137	Local Official Plan Amendment (Approval)	17 Tikvah Circle	Approval for site-specific provisions to permit one single detached dwelling and accessory buildings on a private road

**TABLE 10: SUBDIVISION/CONDOMINIUM - RESPONDED to/RECEIVED CONDITIONAL APPROVAL**

Regional File Number	Local file Number	Application Type	Location	Description
CDMP.19.G.0002	1.153	Draft Plan of Condominium	187 – 195 The Queensway South	A common element condominium in support of 61 townhouse dwellings
SUBP.18.G.0061	1.148	Draft Plan of Subdivision	5659 Black River Road	4 single detached residential units and 1 semi-detached townhouse block (2 units)
SUBP.19.G.0002	19T18G03	Draft Plan of Subdivision	24082 Woodbine Avenue & 4 Riverglen Drive	8 condominium townhouses and 4 semi-detached units
SUBP.19.G.0008	1.152	Draft Plan of Subdivision	187, 189, 193, 195 The Queensway South	10 residential townhouse blocks consisting of 61 units in a common element condominium block
SUBP.19.G.0009	01.150 - (19T-19G01)	Draft Plan of Subdivision	The Queensway North Con 3, Lot 15 (NG)	45 single detached lots and 4 blocks for future single detached dwellings
SUBP.19.G.0010	19T19G02	Draft Plan of Subdivision	12-18 Circle Ridge Drive	9 single detached dwellings on 5 existing properties



# TOWN of GEORGINA

## DETAILED APPLICATION INFORMATION MID-YEAR 2019



**TABLE 11: REGIONAL SITE PLAN APPROVALS**

Regional File Number	Local File Number	Application Type	Location	Description
SP.17.G.0020	B.1.374	Site Plan	17 Ellisview Road	Building supply and equipment establishment
SP.18.G.0309	B.1.381	Site Plan	695 Catering Road	Construction of an equipment storage shed associated with the permitted on-farm diversified use and tree/farm/nursery on the subject lands

**TABLE 12: REGIONAL ENGINEERING APPROVALS**

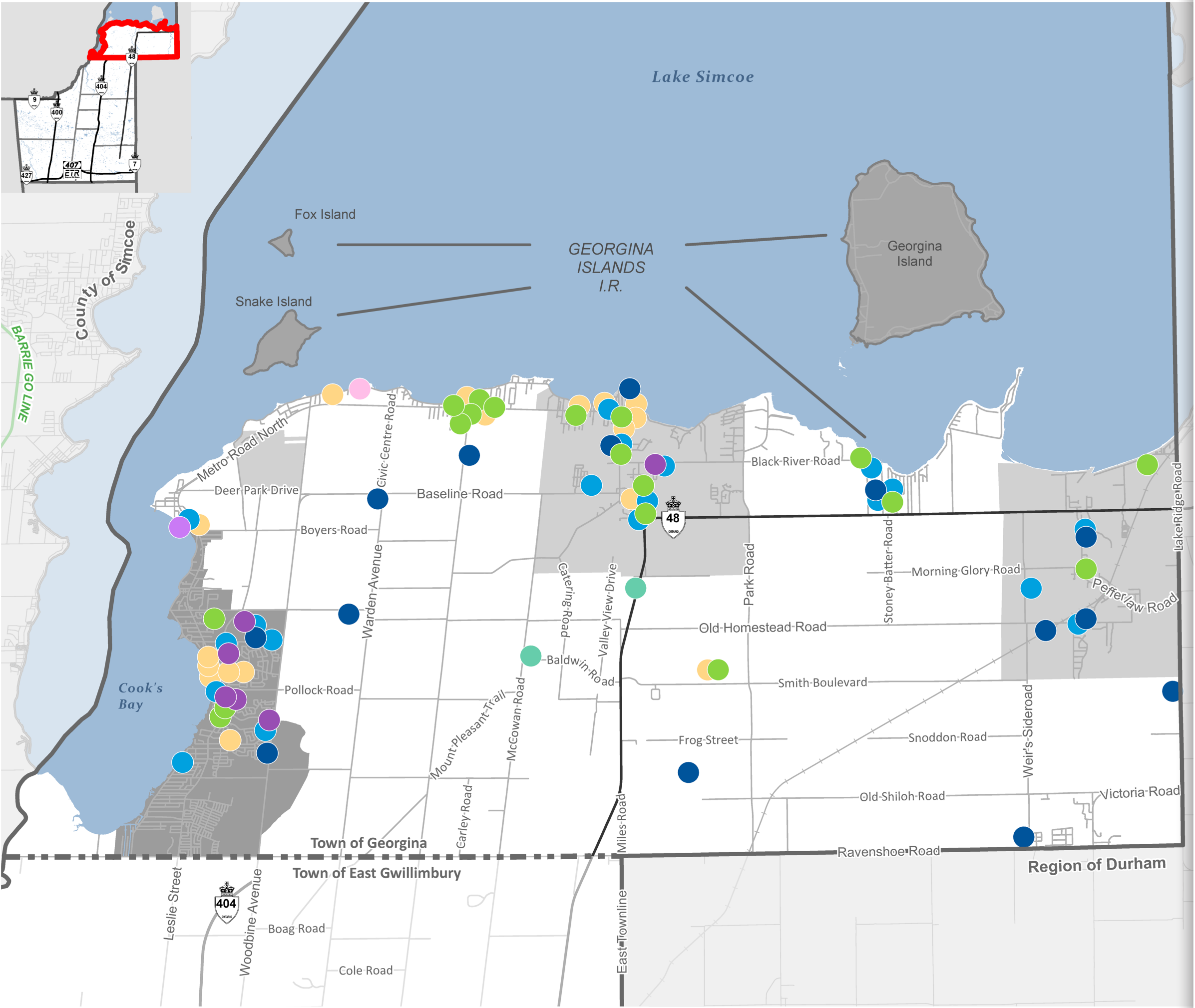
Regional File Number	Local File Number	Application Type	Location	Description
ENG.19.G.0005	766-00 (19T-15G01)	Engineering	South of Lake Drive, East of Trivetts Road	13 single-detached units



## TOWN of **GEORGINA**

### DETAILED APPLICATION INFORMATION MID-YEAR 2019

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# YORK REGION

## TOWN OF GEORGINA MID-YEAR DEVELOPMENT PROFILE 2019

- Consent to Sever
- Engineering Application
- Minor Variances
- Official Plan Amendments - Routine <sup>1</sup>
- Pre Submission Consultations
- Site Plan Applications
- Subdivision/Condominium Applications
- Zoning By-Law Amendments

<sup>1</sup> Refer to Attachment 1 - Delegated Approval Authority

0 2 4 Km



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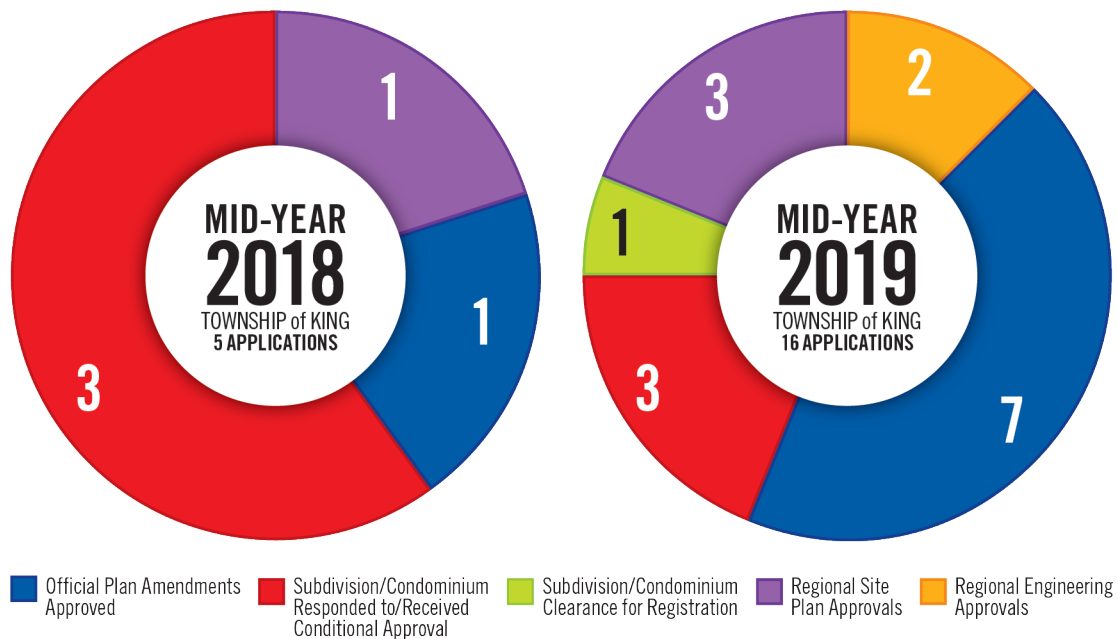
# TOWNSHIP of KING

## DEVELOPMENT PROFILE MID-YEAR 2019

### QUICKFACTS

- King made up six per cent of development applications in York Region
- Responded to 16 development applications
- Regional staff participate on the King Township Official Plan Technical Advisory Committee
- Regional staff responded to and participated in pre-consultation meetings held every two weeks

**FIGURE 7: TOWNSHIP of KING - DEVELOPMENT APPLICATIONS RESPONDED to and APPROVED by TYPE MID-YEAR 2018 to MID-YEAR 2019**





# TOWNSHIP of KING

## DETAILED APPLICATION INFORMATION MID-YEAR 2019

**TABLE 13: OFFICIAL PLAN AMENDMENT APPLICATIONS**

Regional File Number	Local File Number	Application Type	Location	Description
BLK.17.K.0001	FSDAS-2017-01	Local Official Plan Amendment (Routine)	South of 15th Sideroad, west of Dufferin Street, north of King Road	Re-submission - Functional Servicing/ Development Area Study (FS/DAS) Block Plan for the King City East North Lands
LOP.13.K.0001	OP-2013-03	Local Official Plan (King OP)	Township of King	New Official Plan for the Township of King
LOP.13.K.0001	OP-2013-03	Local Official Plan (King OP)	Township of King	Re-submission - New Official Plan for the Township of King
LOPA.16.K.0030	OP-2016-03	Local Official Plan Amendment (Routine)	2710 King Rd & 13371 Jane St.	Re-designate subject lands from "Environmental Protection Area" and "Estate Residential 3 area" to "Low Density Residential 1 Area" and "Medium Density Residential Area" to facilitate 63 new and 1 existing single detached lots and one block for medium density residential with 250 units
LOPA.17.K.0025	OP-2017-03	Local Official Plan Amendment (Routine)	66 Main Street	Amend Schomberg Community Plan by re-designating lands from 'Low Density Residential' and 'Environmental Constraint Area' to "Medium Density Residential" designation to permit 29 townhouse units and 1 single detached unit
LOPA.18.K.0013	OP-2018-01	Local Official Plan Amendment (Exempt)	10 Spring Hill Drive	Re-designating the lands from "Low Rise Residential 1" to "Mixed Use Area" and provide site specific policies to permit a commercial coffee house/ restaurant with drive thru and patio
LOPA.18.K.0059	OP-2018-03	Local Official Plan Amendment (Routine)	13151, 13165, 13175, 13193, 13211 Keele Street	Re-designate the lands from "Low Density Residential Area" to "Medium Density Residential Area" to permit 56 freehold townhouse dwellings on a common element condominium road

# TOWNSHIP of KING

## DETAILED APPLICATION INFORMATION MID-YEAR 2019

**TABLE 14: SUBDIVISION/CONDOMINIUM - RESPONDED to/RECEIVED CONDITIONAL APPROVAL**

Regional File Number	Local file Number	Application Type	Location	Description
CDMP.18.K.0030	19CDM-18-06	Draft Plan of Condominium	13151, 13165, 13175, 13193, 13211 Keele Street	A Common Element Condominium Block (Block 1) for the development of 56 freehold townhouse units
SUBP.16.K.0017	19T16K01	Draft Plan of Subdivision	2710 King Road and 13371 Jane Street	63 new and 1 existing single detached lots and a block for medium density residential with 250 units
SUBP.18.K.0058	19T18K05	Draft Plan of Subdivision	13151, 13165, 13175, 13193, 13211 Keele Street	Medium Density Residential Block (Block 2) consisting of 56 freehold townhouse dwellings on a common element condominium road

**TABLE 15: SUBDIVISION/CONDOMINIUM - CLEARANCE for REGISTRATION**

Regional File Number	Local File Number	Application Type	Location	Description
CDMR.18.K.0044	YRCP1399	Registered Plan of Condominium	10 Dr. Kay Drive	To secure standard condominium tenure for the development of a 22 unit commercial/retail plaza

**TABLE 16: REGIONAL SITE PLAN APPROVALS**

Regional File Number	Local File Number	Application Type	Location	Description
SP.18.K.0088	SPD-18-06	Site Plan	14900 Weston Road	Two-storey residential dwelling with an attached garage
SP.18.K.0253	8543	Site Plan	1970 King Road	King City Public Library and Seniors Centre
SP.19.K.0135	SPD-19-29	Site Plan	4845 18th Sideroad	60 metre tall telecommunications tower



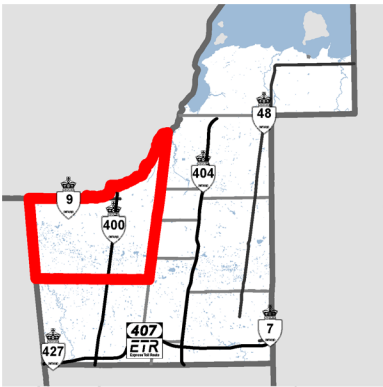
## TOWNSHIP of KING

### DETAILED APPLICATION INFORMATION MID-YEAR 2019

**TABLE 17:** REGIONAL ENGINEERING APPROVALS

Regional File Number	Local File Number	Application Type	Location	Description
ENG.17.K.0001	17.001.K	Engineering	6178, 6220-6230 and 6288 King Road	New intersection design along with grading works fronting King Road
ENG.17.K.0001	17.001.K	Engineering	6178, 6220-6230 and 6288 King Road	New intersection design along with grading works fronting King Road



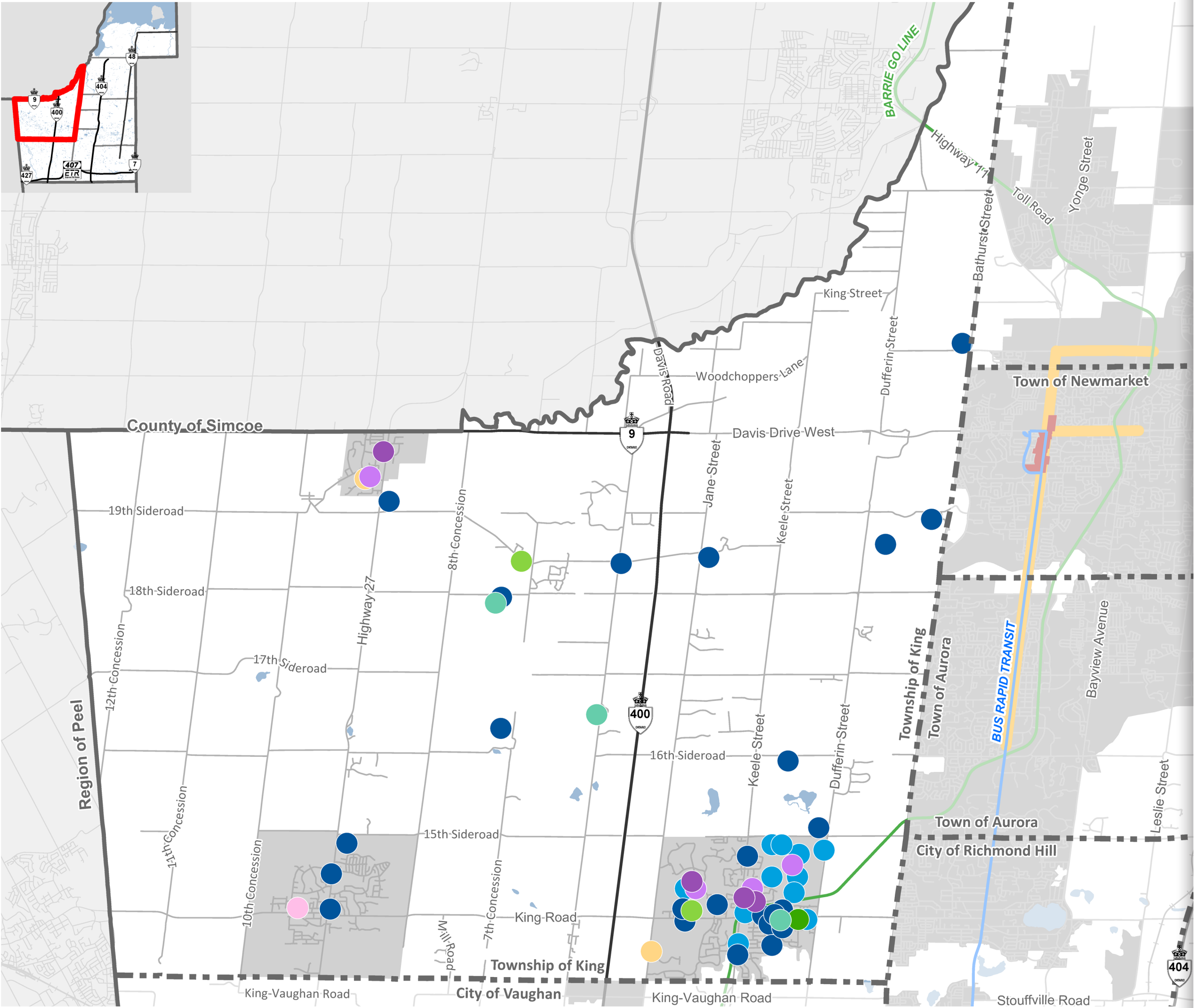


# YORK REGION

## TOWNSHIP OF KING MID-YEAR DEVELOPMENT PROFILE 2019

- Consent to Sever
- Engineering Application
- Minor Variances
- Official Plan Amendments - Exemption <sup>1</sup>
- Official Plan Amendments - Routine <sup>1</sup>
- Pre Submission Consultations
- Site Plan Applications
- Subdivision/Condominium Applications
- Zoning By-Law Amendments

<sup>1</sup> Refer to Attachment 1 - Delegated Approval Authority





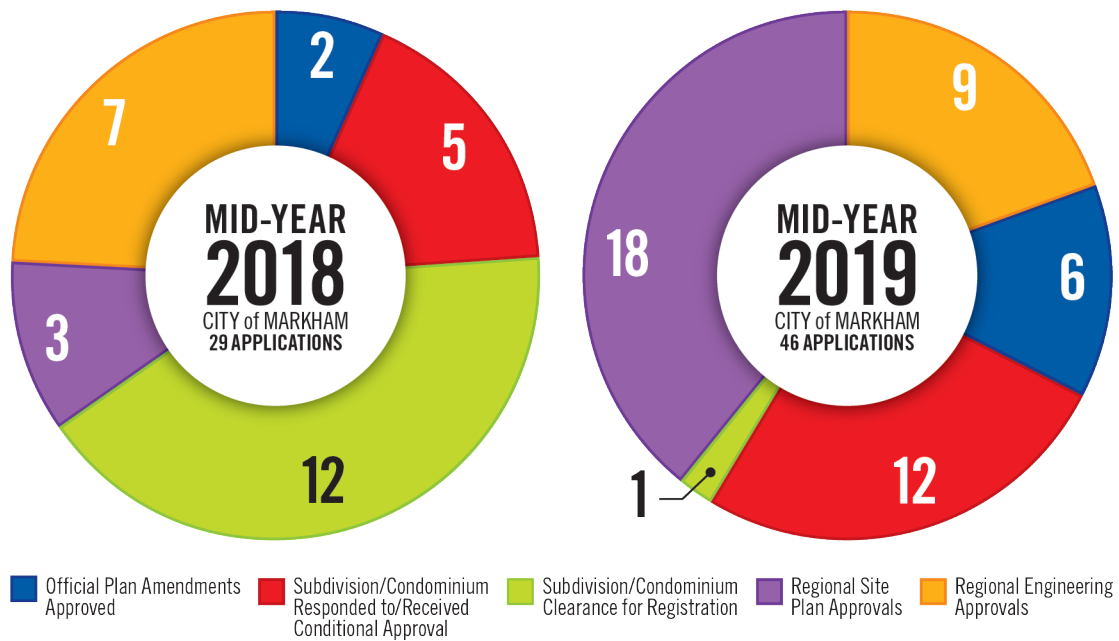
# CITY of MARKHAM

## DEVELOPMENT PROFILE MID-YEAR 2019

### QUICKFACTS

- Markham made up 19 per cent of development applications in York Region
- Responded to 46 development applications
- Regional staff participate on the following committees/working groups:
  - Markham Subcommittee, Cornell Rouge National Urban Park Gateway Advisory, Markham Centre Advisory, Markham Future Urban Area Technical Advisory and Steering

**FIGURE 8: CITY of MARKHAM - DEVELOPMENT APPLICATIONS RESPONDED to and APPROVED by TYPE MID-YEAR 2018 to MID-YEAR 2019**





# CITY of MARKHAM

## DETAILED APPLICATION INFORMATION MID-YEAR 2019

**TABLE 18: OFFICIAL PLAN AMENDMENT APPLICATIONS**

Regional File Number	Local File Number	Application Type	Location	Description
LOPA.17.M.0020	OP 17 153653	Local Official Plan Amendment (Routine)	9064 - 9110 Woodbine Avenue	To permit back-to-back townhouses with increased density to facilitate development of 33 freehold townhouse units on a common element road
LOPA.18.M.0006	OP 17 174837	Local Official Plan Amendment (Exempt)	9704 McCowan Road	To increase the maximum permitted density (FSI) on the subject lands to facilitate the development of an 8-storey mixed-use building and three 5-storey apartment buildings
LOPA.18.M.0028	OP 18 129244	Local Official Plan Amendment (Exempt)	Northeast corner of Castlemore Drive, Donald Cousens Parkway	To permit back-to-back townhouses as a building type within the 'Residential Low Rise' designation to facilitate 147 townhouse units
LOPA.18.M.0046	OP 18 233310	Local Official Plan Amendment (Routine)	3882 Highway 7 East	To permit 10 storey residential building containing 80 residential units
LOPA.18.M.0056	OP 18 108216	Local Official Plan Amendment (Routine)	10-20 Fincham Avenue	To re-designate the subject lands from 'Mixed Use Low Rise' to 'Residential Low Rise' to allow residential uses
LOPA.19.M.0002	OP 18 177790	Local Official Plan Amendment (Routine)	65M-2230, Lot 2, Denison St.	To permit a sports and fitness recreation use on the subject lands

**TABLE 19: SUBDIVISION/CONDOMINIUM - RESPONDED to/RECEIVED CONDITIONAL APPROVAL**

Regional File Number	Local file Number	Application Type	Location	Description
CDMP.17.M.0019	19CDM-17M08	Draft Plan of Condominium	9064 - 9110 Woodbine Avenue	Common element road to facilitate 33 freehold townhouse units
CDMP.18.M.0032	19CDM-18M07	Draft Plan of Condominium	9350-9392 Kennedy Road	Common element road to facilitate 132 townhouse units

**TABLE 19: SUBDIVISION/CONDOMINIUM - RESPONDED to/RECEIVED CONDITIONAL APPROVAL (cont'd)**

Regional File Number	Local file Number	Application Type	Location	Description
CDMP.18.M.0035	19CDM-18M08	Draft Plan of Condominium	9365 McCowan Road	Condominium tenure for 150 townhouse units
CDMP.19.M.0001	19CDM-19M01	Draft Plan of Condominium	38 Gandhi Lane	134 stacked townhouse units
CDMP.19.M.0004	19CDM-19M02	Draft Plan of Condominium	1709 Bur Oak Avenue	Common element condominium with 32 townhouse units
CDMP.19.M.0009	19CDM-19007	Draft Plan of Condominium	North of Highway 7, west of Village Parkway	Common element condominium with 60 townhouse units
CDMP.19.M.0010	19CDM-19008	Draft Plan of Condominium	268, 254, 256, 258, 260, 262, 264, 278, 284, 286, 288, 290, 292, 294 Buchanan Drive	Common element condominium with 12 townhouse units
CDMP.19.M.0011	19CDM-19M09	Draft Plan of Condominium	268, 254, 256, 258, 260, 262, 264, 278, 284, 286, 288, 290, 292, 294 Buchanan Drive	Mid-rise apartment building comprised of 379 residential units
SUBP.17.M.0014	19T-17M02	Draft Plan of Subdivision	5440 16th Avenue	Common element condominium comprising of 10 semi-detached units and 68 townhouse units
SUBP.18.M.0005	19T-17M07	Draft Plan of Subdivision	Country Ridge Drive	Third revised submission to facilitate the development of 14 residential single-detached units
SUBP.18.M.0055	19T-18M07	Draft Plan of Subdivision	9999 Markham Road	Residential blocks with townhouse and apartment units
SUBP.19.M.0001	SU 18 180309	Draft Plan of Subdivision	4038 Hwy 7 East	50 townhouse units and 20 single detached lots



**TABLE 20: SUBDIVISION/CONDOMINIUM - CLEARANCE for REGISTRATION**

Regional File Number	Local File Number	Application Type	Location	Description
CDMR.19.M.0006	YRCP1411	Registered Plan of Condominium	9560 Markham Rd	To facilitate a standard condominium consisting of 220 apartment units 2 guest units and 19 commercial units

**TABLE 21: REGIONAL SITE PLAN APPROVALS**

Regional File Number	Local File Number	Application Type	Location	Description
SP.16.M.0110	SC 15 119946	Site Plan	28 Main Street Unionville	To facilitate two mixed use buildings comprising 673 residential dwellings with building heights of 29 storeys (east tower) and 33 storeys (west tower)
SP.17.M.0043	SPM01317	Site Plan	8119 Birchmount Road (Formally 500 Enterprise Boulevard)	To facilitate three residential condominium towers (15, 15 and 7 storeys) consisting of 603 units with at-grade retail
SP.18.M.0026	SC 18 153808	Site Plan	6350 Steeles Avenue East	133 block townhouse units
SP.18.M.0071	SC 18 180894	Site Plan	5000 Highway 7 East	To facilitate the construction of an auto dealership on the subject lands
SP.18.M.0126	SC 18 228183	Site Plan	351 Hillmount Road	To facilitate a one-storey production/warehouse facility with an ancillary office
SP.18.M.0132	SC 18 177052	Site Plan	6350 Steeles Avenue East (65R15734, Block 151) (Forest Bay Homes Ltd.)	To facilitate 92 common element semi-detached units with 62 lots served by a private road and 30 lots fronting onto Kirkham Drive
SP.18.M.0300	SPC 18 254491	Site Plan	11 Parkway Avenue	To facilitate a new pool change house building and splash pad
SP.18.M.0313	SPC 18 250513	Site Plan	33 Joseph Street	To facilitate a one storey attached garage and a two storey addition to the existing dwelling

# CITY of MARKHAM

## DETAILED APPLICATION INFORMATION MID-YEAR 2019



**TABLE 21: REGIONAL SITE PLAN APPROVALS** (cont'd)

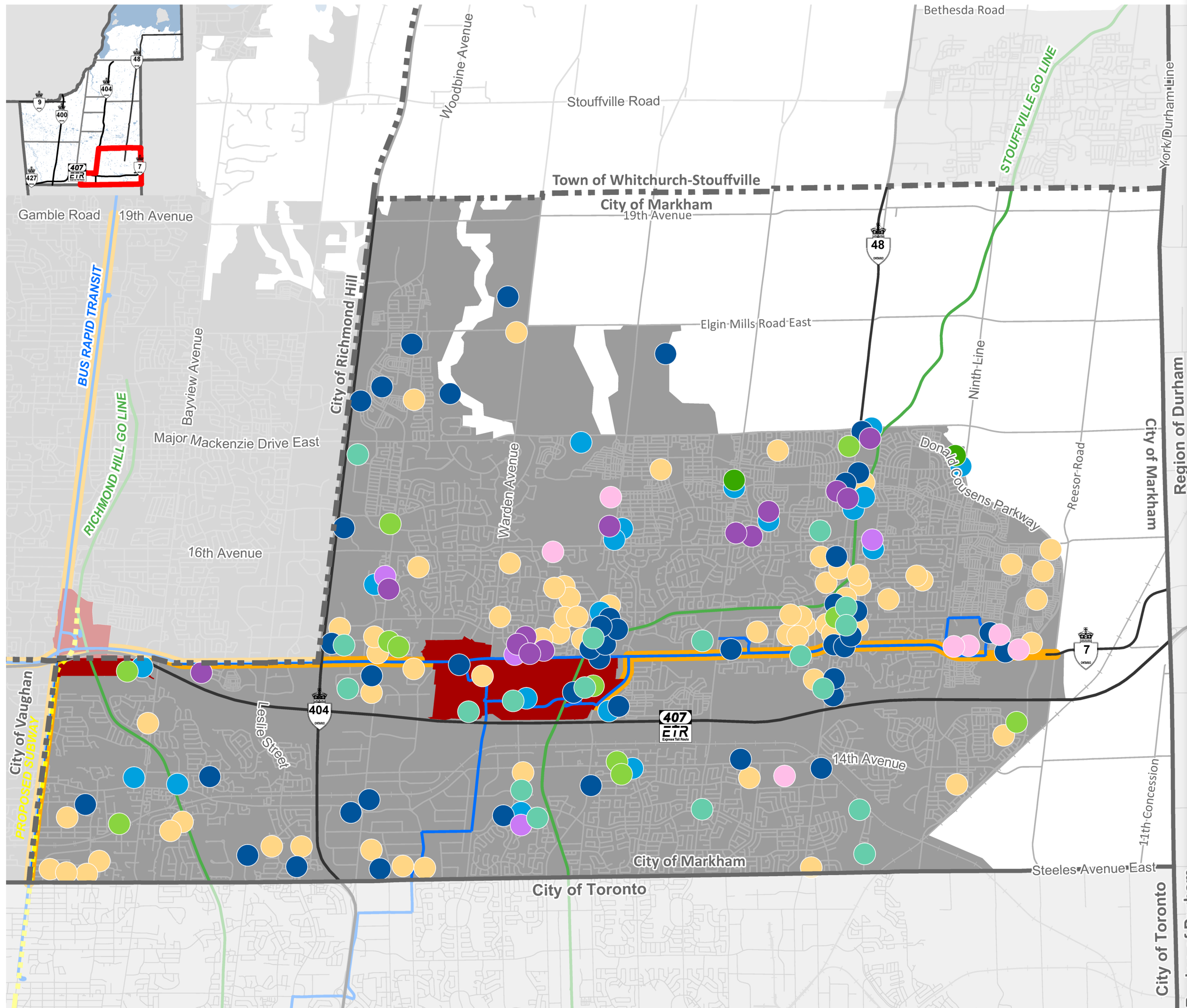
Regional File Number	Local File Number	Application Type	Location	Description
SP.19.M.0002	SPC 18 259048	Site Plan	7475 McCowan Road	To expand existing parking area
SP.19.M.0005	SPC 18 259069	Site Plan	14 Heritage Corners Lane	To create a replication of a heritage dwelling in Markham Heritage Estates
SP.19.M.0011	SPC 18 257179	Site Plan	East of Warden Avenue, south of 14 <sup>th</sup> Avenue	To construct a badminton centre with studio and cafe space
SP.19.M.0038	SPC 19 111872	Site Plan	7495 Birchmount Road	To construct a 943 square metre warehouse addition to the existing warehouse/ manufacturing building
SP.19.M.0043	SPC 19 112631	Site Plan	8100 Warden Avenue	To create a one storey addition and mezzanine to the existing building
SP.19.M.0060	SPC 19 114402	Site Plan	33 Eurkea Street	To relocate the existing house and construct a new two storey home addition
SP.19.M.0069	SPC 19 240133	Site Plan	430 Cochrane Drive	To expand parking lot by an additional 30 parking spaces and a new canopy
SP.19.M.0123	SPC 19 120484	Site Plan	3 Ovida Boulevard	To convert the current medical office to a daycare centre
SP.19.M.0127	SPC 19 109880	Site Plan	60 Columbia Way	To facilitate a new driveway from Norman Bethune Avenue to the existing roundabout on the site
SP.19.M.0144	SPC 19 122591	Site Plan	11 Princess Street	To create a new single detached dwelling



**TABLE 22: REGIONAL ENGINEERING APPROVALS**

Regional File Number	Local File Number	Application Type	Location	Description
ENG.17.M.0011	17.003.M	Engineering	8651 9th Line	Cornell Centre – 19T-16009
ENG.17.M.0011	17.003.M	Engineering	8651 9th Line	Cornell Centre – 19T-16009
ENG.17.M.0014	17.004.M	Engineering	Northside of Highway 7, East of Ninth Line	Grading along Highway 7 and Ninth Line
ENG.17.M.0014	17.004.M	Engineering	Northside of Highway 7, East of Ninth Line	Grading along Highway 7 and Ninth Line
ENG.17.M.0039	17.014.M	Engineering	Northeast corner of Highway 7 and Cornell Rouge Blvd.	DCP and Rustle Woods Avenue & Highway 7 & Cornell Rouge Blvd. Phase 8
ENG.19.M.0001	19T-16M10 EAST	Engineering	4134 16th Avenue	Former golf course to a residential development
ENG.19.M.0002	19T-16M04	Engineering	4031 Sixteenth Avenue	4031 Sixteenth Avenue Subdivision
ENG.19.M.0004	19TM-16002	Engineering	South 14th Subdivision	South 14th Subdivision
ENG.19.M.0008	TECH 18-15221	Engineering	Cornell Centre	Blk 29 Cornell Phase 8- 19T-14M10





# YORK REGION

## CITY OF MARKHAM

### MID-YEAR DEVELOPMENT PROFILE 2019

- Consent to Sever
- Engineering Application
- Minor Variances
- Official Plan Amendments - Exemption <sup>1</sup>
- Official Plan Amendments - Routine <sup>1</sup>
- Pre Submission Consultations
- Site Plan Applications
- Subdivision/Condominium Applications
- Zoning By-Law Amendments
- Regional Centre <sup>2</sup>
- Regional Corridor <sup>2</sup>

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

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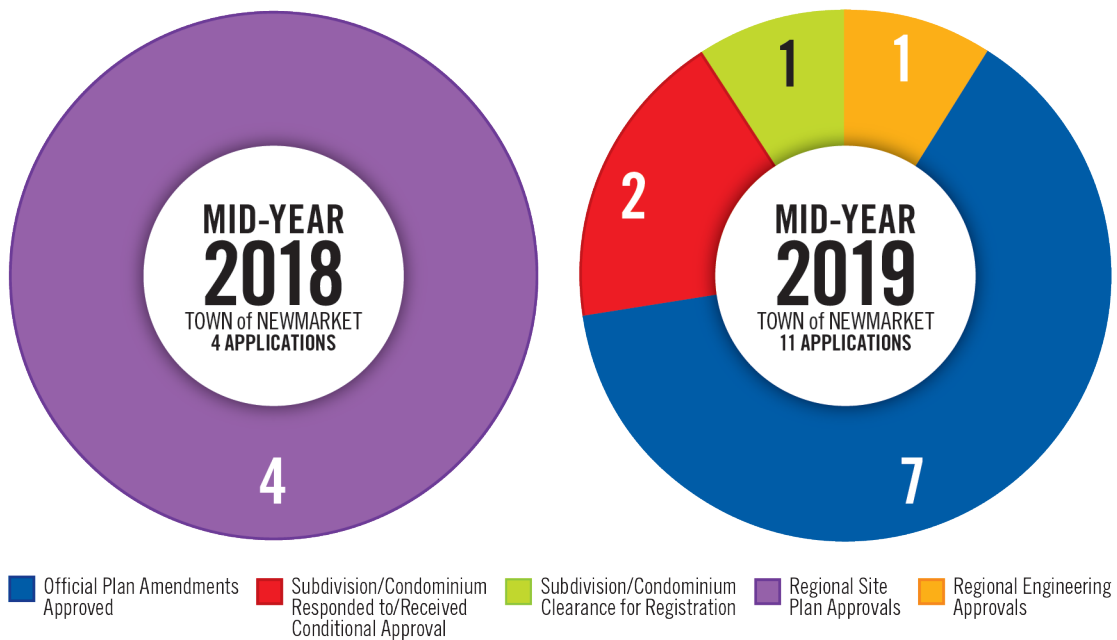
# TOWN of NEWMARKET

## DEVELOPMENT PROFILE MID-YEAR 2019

### QUICKFACTS

- Newmarket made up four per cent of development applications in York Region
- Responded to 11 development applications
- Regional staff have participated in initiatives related to Newmarket GO and Mulock GO Stations
- Regional staff participated on the following working groups:
  - Mulock GO Secondary Plan, Upper Canada Master Plan
- Regional staff responded to and participated in pre-consultation meetings held every two weeks

**FIGURE 9: TOWN of NEWMARKET - DEVELOPMENT APPLICATIONS RESPONDED to and APPROVED by TYPE MID-YEAR 2018 to MID-YEAR 2019**





# TOWN of NEWMARKET

## DETAILED APPLICATION INFORMATION MID-YEAR 2019

**TABLE 23: OFFICIAL PLAN AMENDMENT APPLICATIONS**

Regional File Number	Local File Number	Application Type	Location	Description
LOPA.18.N.0044	NP-P-18-03	Local Official Plan Amendment (Council) Mulock Station Area Secondary Plan	Mulock Go Station	Mulock Station Area Secondary Plan
LOPA.18.N.0047	OPA 22	Local Official Plan Amendment (Routine)	Old Main Street Tertiary Plan	Town-initiated OPA - Old Main Street Tertiary Plan
LOPA.18.N.0047	OPA 22	Local Official Plan Amendment (Exempt) Tertiary Plan	Old Main Street Tertiary Plan	Town-initiated OPA - Old Main Street Tertiary Plan
LOPA.18.N.0062	D09-NP-18-22	Local Official Plan Amendment (Routine)	1015-1029 Davis Drive	Add townhouse units on a Private Road as a permitted use within the "Stable Residential Area" to develop 23 residential townhouse units on a private road
LOPA.19.N.0010	OPA 23	Local Official Plan Amendment (Exempt)	Municipal Wide	To enable the Town of Newmarket to participate in any Community Improvement Plans implemented by York Region
LOPA.19.N.0016	D9NP1902	Local Official Plan Amendment (Routine)	470 Crossland Gate	To re-designate to permit 10 single detached lots, 87 single detached vacant land condominium units (POTLs) on private roads and 96 medium density residential townhouse units
LOPA.19.N.0026	NP-P-19-03	Local Official Plan Amendment (Exempt)	South of Mulock Drive, west of Leslie Street	Town initiated OPA to add day nursery and accessory community uses

# TOWN of NEWMARKET

## DETAILED APPLICATION INFORMATION MID-YEAR 2019

**TABLE 24: SUBDIVISION/CONDOMINIUM - RESPONDED to/RECEIVED CONDITIONAL APPROVAL**

Regional File Number	Local file Number	Application Type	Location	Description
CDMP.19.N.0008	19CDMN-2019-001	Draft Plan of Condominium	955 & 995 Mulock Drive - Lorn Park Gardens Inc.	Comment elements condominium for 73 townhouse units
SUBP.19.N.0015	D12NP1902	Draft Plan of Subdivision	470 Crossland Gate	10 single detached lots 87 single detached vacant land condominium units (POTLs) on private roads and 96 medium density residential townhouse units

**TABLE 25: SUBDIVISION/CONDOMINIUM - CLEARANCE for REGISTRATION**

Regional File Number	Local File Number	Application Type	Location	Description
CDMR.18.N.0045	YRCP1408	Registered Plan of Condominium	470 Crossland Gate	Common element area and road tenure for the development of 140 townhouse units

**TABLE 26: REGIONAL ENGINEERING APPROVALS**

Regional File Number	Local File Number	Application Type	Location	Description
ENG.19.N.0021	T-18-131	Engineering	South of Mulock Drive, west of Bayview Avenue	Temporary construction (future permanent access) access for the YDSS Forcemain Twinning (Project No.T-18-131) Project - Mulock Drive Entrance.

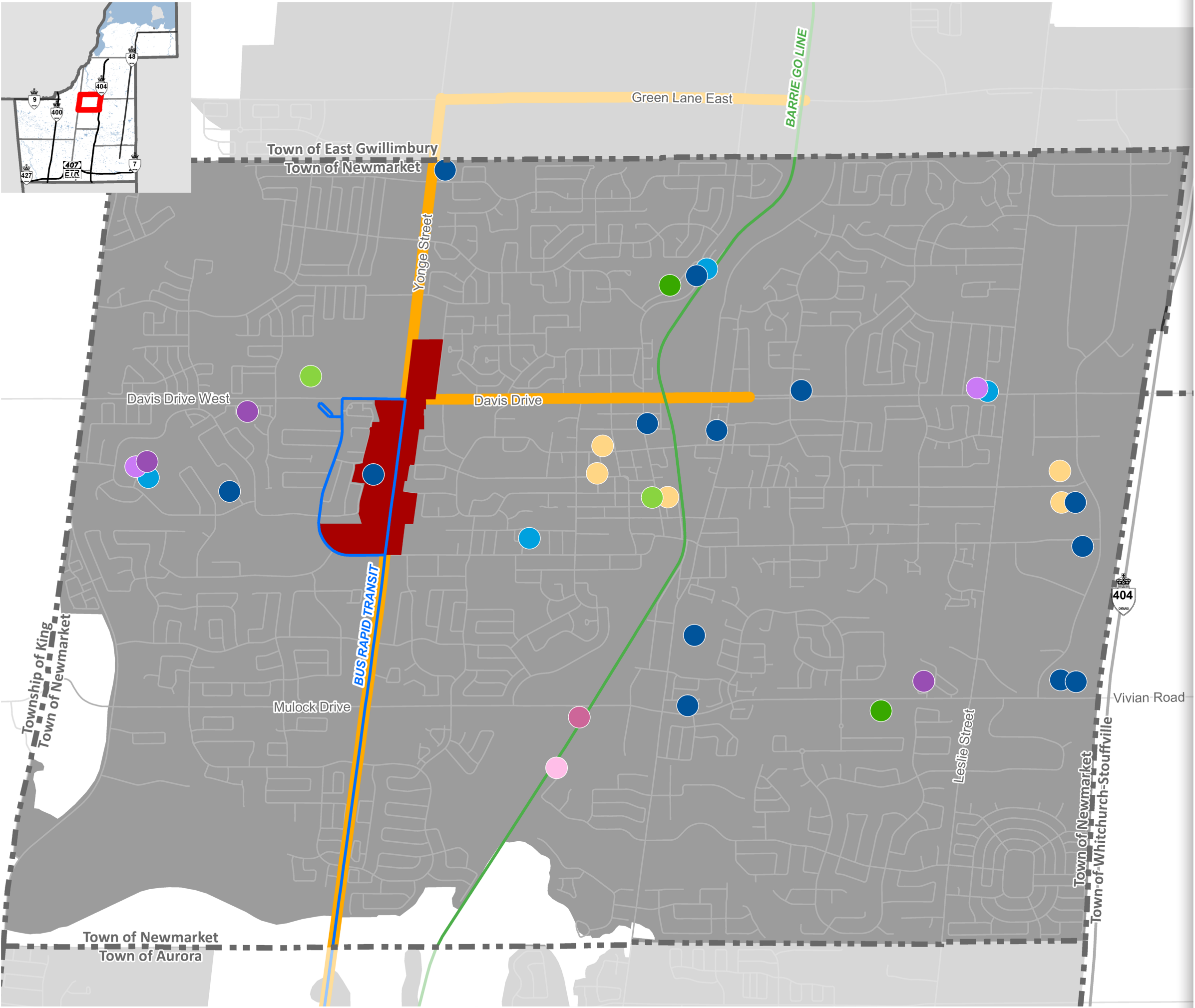
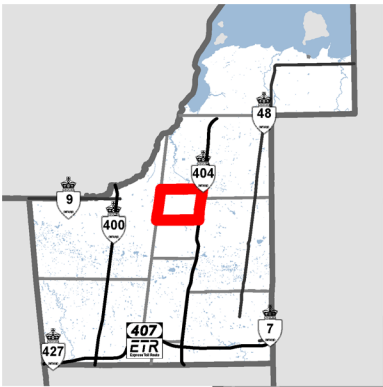


## TOWN of **NEWMARKET**

### DETAILED APPLICATION INFORMATION MID-YEAR 2019

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# YORK REGION

## TOWN OF NEWMARKET MID-YEAR DEVELOPMENT PROFILE 2019

- Consent to Sever
- Engineering Application
- Minor Variances
- Official Plan Amendments - Approved <sup>1</sup>
- Official Plan Amendments - Exemption <sup>1</sup>
- Official Plan Amendments - Routine <sup>1</sup>
- Pre Submission Consultations
- Subdivision/Condominium Applications
- Zoning By-Law Amendments
- Regional Centre <sup>2</sup>
- Regional Corridor <sup>2</sup>

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







# CITY of RICHMOND HILL

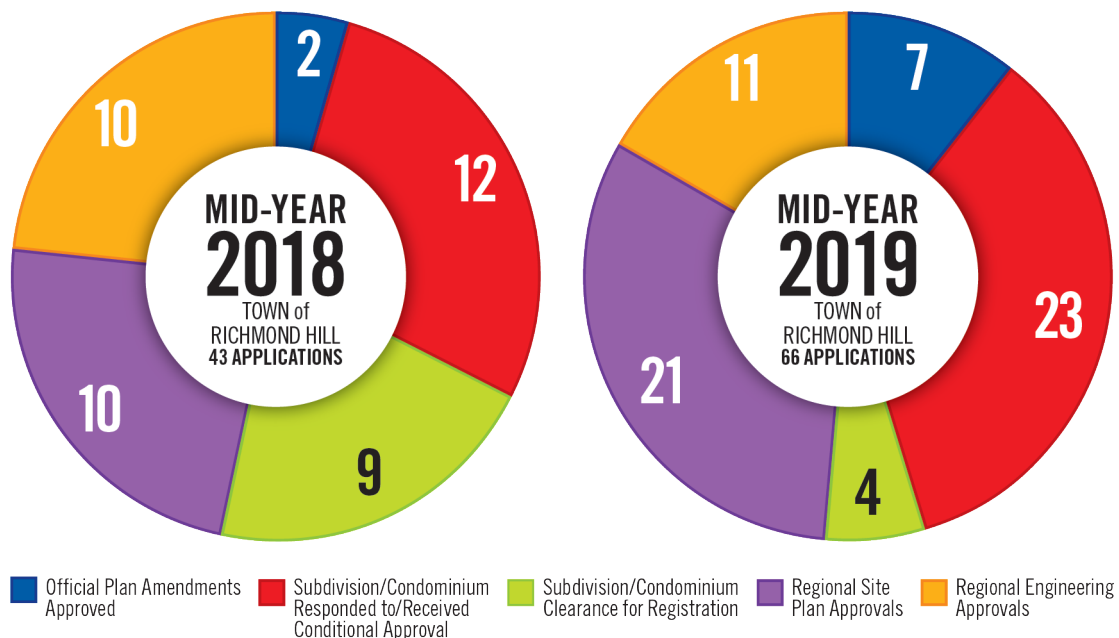
## DEVELOPMENT PROFILE MID-YEAR 2019



### QUICKFACTS

- Richmond Hill made up 26 per cent of development applications in York Region
- Responded to 66 development applications
- Regional staff participated on the following committees and working groups:
  - Richmond Hill Centre Secondary Plan TAC

**FIGURE 10: CITY of RICHMOND HILL - DEVELOPMENT APPLICATIONS RESPONDED to and APPROVED by TYPE MID-YEAR 2018 to MID-YEAR 2019**





# CITY of RICHMOND HILL

## DETAILED APPLICATION INFORMATION MID-YEAR 2019

**TABLE 27: OFFICIAL PLAN AMENDMENT APPLICATIONS**

Regional File Number	Local File Number	Application Type	Location	Description
LOPA.16.R.0004	D01-13003	Local Official Plan Amendment (Routine)	11190 Leslie Street	REVISED- To permit an average 30 m buffer to non- provincially significant wetland and minor tributaries. To facilitate 27 singles, 53 street townhouses and 41 common element condominium with blocks for future development, parks, school and stormwater management
LOPA.17.R.0002	D01-16006	Local Official Plan Amendment (Exempt)	1335 Elgin Mills Road East	To permit a medium density residential development of 23 common element townhouses on the 0.49ha site
LOPA.18.R.0027	D01-18003	Local Official Plan Amendment (Routine)	9675, 9697 and 9699 Yonge Street	To permit a high density mixed use/ residential development consisting of two 15 storey residential buildings with groundfloor retail/ commercial
LOPA.19.R.0001	D01-18007	Local Official Plan Amendment (Exempt)	8700 and 8710 Yonge Street	To permit two 20 storey apartment buildings with retail and service commercial use at grade
LOPA.19.R.0003	D01-18006	Local Official Plan Amendment (Exempt)	13532 & 13554 Yonge Street	To permit a max of 88 units per hectare to create 64 apartment units and 10 townhouse units
LOPA.19.R.0004	D01-18005	Local Official Plan Amendment (Exempt)	11546 Leslie Street	To permit 15 townhouse dwelling units accessed by a public laneway on lands designated Neighborhood Commercial
LOPA.19.R.0023	D01-18008	Local Official Plan Amendment (Exempt)	0 Elgin Mills Road East	To amend the North Leslie Secondary Plan to permit a mixed use development

**TABLE 28: SUBDIVISION/CONDOMINIUM - RESPONDED to/RECEIVED CONDITIONAL APPROVAL**

Regional File Number	Local file Number	Application Type	Location	Description
CDMP.16.R.0028	19CDM16R04	Draft Plan of Condominium	850 Elgin Mills Road	41 block townhouse units
CDMP.17.R.0027	19CDM17R03	Draft Plan of Condominium	1080 Elgin Mills Road	80 townhouse units
CDMP.17.R.0029	19CDM17R06	Draft Plan of Condominium	27, 35, 39 Church St North	20 Common Element Condominium semi-detached dwellings and the retention of single detached unit
CDMP.17.R.0030	19CDM17R07	Draft Plan of Condominium	185, 191, 197, 203, 209 and 215 Major Mackenzie Drive East	Common element condominium road to facilitate 31 townhouse units
CDMP.18.R.0025	D05-18004	Draft Plan of Condominium	15 Colesbrook Road	18 townhouse units and a common element road
CDMP.18.R.0034	D05-18005	Draft Plan of Condominium	20-30 Weldrick	To create a common element road
SUBP.13.R.0014	D03-12010	Draft Plan of Subdivision	91 Snively Street	To create 5 single detached dwellings
SUBP.14.R.0018	19T13R16	Draft Plan of Subdivision	11190 Leslie Street	14 single detached dwellings and 118 townhouse units
SUBP.17.R.0019	D03-17002	Draft Plan of Subdivision	356 King Road	6 semi-detached units and 4 townhouse units
SUBP.17.R.0025	19T17R08	Draft Plan of Subdivision	107 Birch Ave	10 single detached units and an extension of a local road
SUBP.17.R.0026	19T17R09	Draft Plan of Subdivision	185, 191, 197, 203, 209 and 215 Major Mackenzie Drive East	To create blocks for the development of 31 townhouse units



# CITY of **RICHMOND HILL**

## DETAILED APPLICATION INFORMATION MID-YEAR 2019

**TABLE 28:** SUBDIVISION/CONDOMINIUM - RESPONDED to/RECEIVED CONDITIONAL APPROVAL (cont'd)

Regional File Number	Local file Number	Application Type	Location	Description
SUBP.17.R.0027	19T17R10	Draft Plan of Subdivision	251, 253 and 259 Oxford Street	14 single detached dwellings and the provision of a new public road
SUBP.18.R.0010	19T18R01	Draft Plan of Subdivision	158, 160, 162 & 170 Oxford Street.	15 single detached dwellings
SUBP.18.R.0045	D03-18010	Draft Plan of Subdivision	15 Colesbrook Road	To create a block for 18 townhouse units
SUBP.18.R.0056	19T18R12	Draft Plan of Subdivision	19 and 21 Poplar Drive	To facilitate 10 single detached dwellings and 1 block/unit for future development with a new public road.
SUBP.18.R.0056	19T18R12	Draft Plan of Subdivision	19 and 21 Poplar Drive	10 single detached dwellings and 1 block/unit for future development with a new public road
SUBP.18.R.0057	19T18R13	Draft Plan of Subdivision	428 King Road	5 single detached dwellings and 6 townhouse dwellings in addition to a new public road
SUBP.18.R.0057	19T18R13	Draft Plan of Subdivision	428 King Road	5 single detached dwellings and 6 townhouse dwellings in addition to a new public road
SUBP.18.R.0063	D03-18014	Draft Plan of Subdivision	20-30 Weldrick West	To facilitate residential blocks in order to create 2 semi-detached dwellings and 47 townhouse units
SUBP.19.R.0003	D03-18016	Draft Plan of Subdivision	234 to 252 King Road, 1 Parker Avenue and 2 and 4 Shaver Street	To create 32 townhouse units
SUBP.19.R.0004	D03-18015	Draft Plan of Subdivision	8905 Bayview Avenue	To create 26 townhouse units
SUBP.19.R.0005	D03-18017	Draft Plan of Subdivision	13532 & 13554 Yonge Street	To facilitate a mixed use development with a 4 storey office building 4 storey residential building and 10 townhouse dwelling units on a private lane
SUBP.19.R.0016	D03-19002	Draft Plan of Subdivision	313 Harris Avenue	To create 8 single detached dwellings

# CITY of RICHMOND HILL

## DETAILED APPLICATION INFORMATION MID-YEAR 2019



**TABLE 29: SUBDIVISION/CONDOMINIUM - CLEARANCE for REGISTRATION**

Regional File Number	Local File Number	Application Type	Location	Description
CDMR.18.R.0043	YRCP1398	Registered Plan of Condominium	9211 Bayview Avenue	To define the common element area for the proposed development of 34 semi-detached units, 3 townhouse units, and a single detached unit
CDMR.19.R.0013	19CDM-16R07	Registered Plan of Condominium	9205, 9201, 9185 Yonge Street, 55 16th Avenue	Mixed-use high density development with 27 commercial units
SUBR.18.R.0070	19T15R01	Registered Plan of Subdivision	272, 286, 296, 298 King Road, 4, 6, and 8 Parker Avenue	33 townhouse dwelling units and 10 semi-detached dwelling units
SUBR.18.R.0074	65M4638	Registered Plan of Subdivision	329 and 343 Carrville Road	To develop 18 freehold residential townhouse units on a common element road

**TABLE 30: REGIONAL SITE PLAN APPROVALS**

Regional File Number	Local File Number	Application Type	Location	Description
SP.15.R.0109	D06-15080	Site Plan	0 19th Avenue & 5 Glen Meadow Lane	169 townhouse units and 2 single family residential units all serviced from a common -element roadway
SP.16.R.0125	D06-15099	Site Plan	10922,10944 and 10956 Yonge Street	171 townhouse units
SP.18.R.0123	D06-18021	Site Plan	0 Leslie Street	To construct two 2 temporary sales office trailers
SP.18.R.0147	D06-18026	Site Plan	13715 Yonge Street	To facilitate the development of a medium density development comprising of 38 townhouse units with access on a private common element condominium road



# CITY of **RICHMOND HILL**

## DETAILED APPLICATION INFORMATION MID-YEAR 2019

**TABLE 30: REGIONAL SITE PLAN APPROVALS** (cont'd)

Regional File Number	Local File Number	Application Type	Location	Description
SP.19.R.0006	D06-18063	Site Plan	96 Centre Street East	New single detached dwelling
SP.19.R.0020	D06-18045	Site Plan	880 18th Avenue	To create an addition to an existing single detached dwelling
SP.19.R.0021	D06-18066	Site Plan	54 Arnold Crescent-Lot 2	1 single detached dwelling
SP.19.R.0022	D06-18067	Site Plan	60 Arnold Crescent	1 single detached dwelling
SP.19.R.0023	D06-18065	Site Plan	54 Arnold Crescent-Lot 3	1 single detached dwelling
SP.19.R.0030	D06-18059	Site Plan	194 Richmond Street	To facilitate a rear yard landscape alteration and the construction of a swimming pool
SP.19.R.0046	D06-19008	Site Plan	610 Stouffville Road	To construct an addition and garage to the existing single detached dwelling
SP.19.R.0065	D06-19012	Site Plan	17 Rosemary Avenue	To demolish the existing detached dwelling to create a new detached dwelling with an integrated garage
SP.19.R.0073	D06-19016	Site Plan	44 Lakeland Crescent	To permit a new 402.70 sq m single detached dwelling
SP.19.R.0082	D06-19019	Site Plan	115 Ruggles Avenue	To permit the construction of a 374.76 square metre single detached dwelling

# CITY of RICHMOND HILL

## DETAILED APPLICATION INFORMATION MID-YEAR 2019



**TABLE 30: REGIONAL SITE PLAN APPROVALS** (cont'd)

Regional File Number	Local File Number	Application Type	Location	Description
SP.19.R.0085	D06-19020	Site Plan	101 Arnold Crescent	To create a two storey single detached dwelling
SP.19.R.0101	D06-19024	Site Plan	68 Leek Crescent	To expand the existing parking lot to accommodate 59 additional spaces
SP.19.R.0104	D06-19023	Site Plan	124 Wood Lane	To construct a new single detached dwelling
SP.19.R.0109	D06-19009	Site Plan	66 Roseview Avenue	To facilitate the construction of a second storey addition, a deck and a pool
SP.19.R.0117	D06-19000	Site Plan	264 Douglas Road	To create a new 2 storey single detached dwelling
SP.19.R.0128	D06-19018	Site Plan	281 Forest Ridge Road	Construction of an addition to the existing single detached dwelling
SP.19.R.0140	D06-19033	Site Plan	52 Wildwood Avenue	To create a new single detached dwelling

**TABLE 31: REGIONAL ENGINEERING APPROVALS**

Regional File Number	Local File Number	Application Type	Location	Description
ENG.17.R.0015	17.004.R	Engineering	Intersection of Elgin Mills Road East and Collector Road	Intersection of Collector Road - John McCrae Street and Elgin Mills Road East
ENG.17.R.0020	D19-17.006.R	Engineering	Northside of Highway 7 Between Leslie Street and Highway 404	Beaver Creek SWM Pond B Rehabilitation - Town of Richmond Hill
ENG.18.R.0005	D19-14.006.R	Engineering	Elgin Mills Road at Melbourne Drive	Sanitary sewers and watermain on Elgin Mills Road at Melbourne Drive



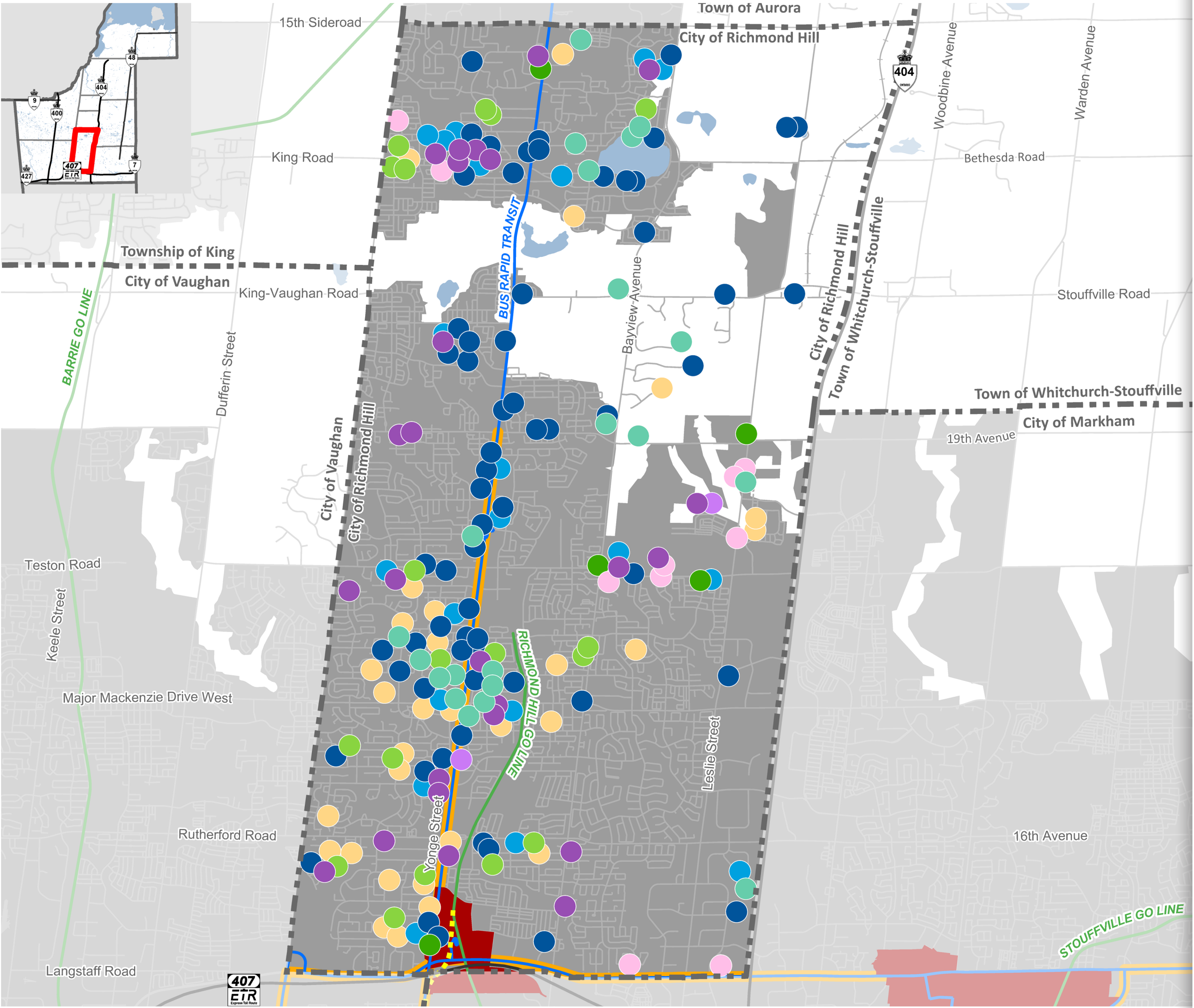
# CITY of **RICHMOND HILL**

## DETAILED APPLICATION INFORMATION MID-YEAR 2019

**TABLE 31: REGIONAL ENGINEERING APPROVALS** (cont'd)

Regional File Number	Local File Number	Application Type	Location	Description
ENG.18.R.0009	19T-14R03	Engineering	East of Bathurst Street, Northside of King Road between Toscanini Rd and Parker Avenue	Engineering works within the King Road right of way grading works
ENG.18.R.0009	19T-14R03	Engineering	East of Bathurst Street, Northside of King Road between Toscanini Rd and Parker Avenue	Re-submission Engineering works within the King Road right of way grading works
ENG.18.R.0020	D19-14.006.R.	Engineering	Along Leslie Street - From Bawden Drive to north of 19th Avenue	Watermain on Leslie Street (Phases 2A and 2B)
ENG.18.R.0021	D19-14.006.R.	Engineering	Leslie Street - south of 19th Avenue (just south of TCPL corridor)	775377 Ontario Limited - Sanitary Connection to YDSS Shaft No. 5 on Leslie Street (part of North Leslie External Servicing - Phase 2)
ENG.18.R.0029	MA-15-789	Engineering	13215 and 13223 Bathurst Street and 10 Portage Avenue	Grading works along Bathurst Street
ENG.18.R.0056	D06-10076	Engineering	10747 Bayview Avenue	Elgin Mills Municipal Sanitary Sewer.
ENG.19.R.0009	38-16001	Engineering	Leslie Street/William Bell Parkway	Temporary traffic signal approval.
ENG.19.R.0012	D06-16028	Engineering	386,396,400 Highway 7	Valleymede Road Widening.





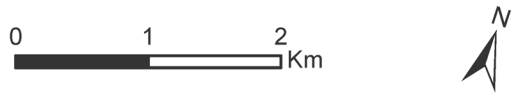
# YORK REGION

## CITY OF RICHMOND HILL

### MID-YEAR DEVELOPMENT PROFILE 2019

- Consent to Sever
- Engineering Application
- Minor Variances
- Official Plan Amendments - Exemption<sup>1</sup>
- Official Plan Amendments - Routine<sup>1</sup>
- Pre Submission Consultations
- Site Plan Applications
- Subdivision/Condominium Applications
- Zoning By-Law Amendments
- Regional Centre<sup>2</sup>
- Regional Corridor<sup>2</sup>

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





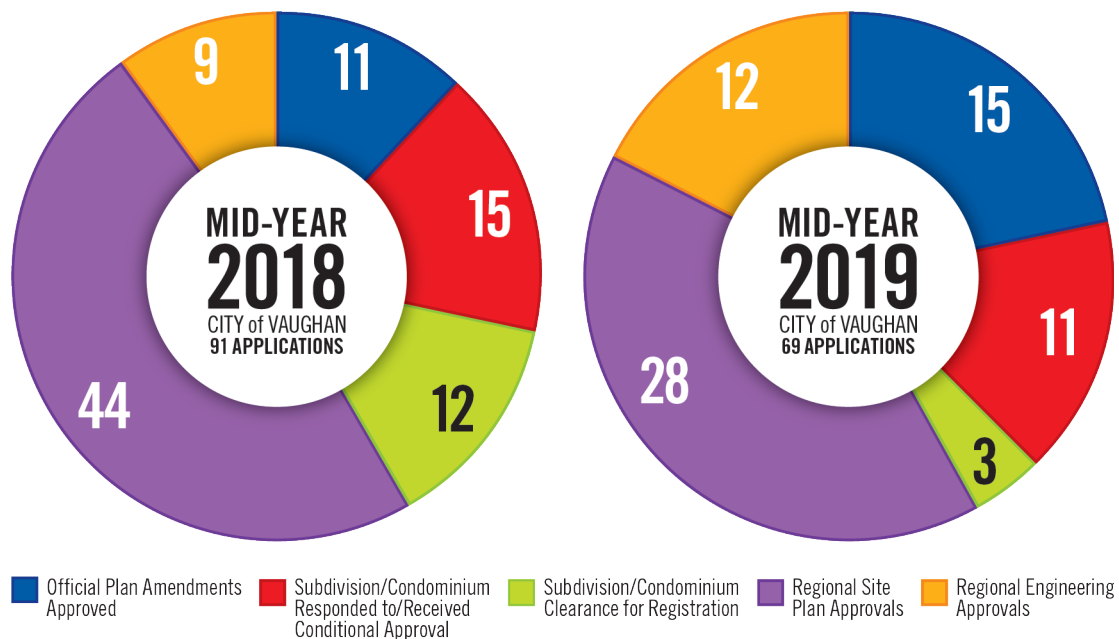
# CITY of VAUGHAN

## DEVELOPMENT PROFILE MID-YEAR 2019

### QUICKFACTS

- Vaughan made up 27 per cent of development applications in York Region
- Responded to 69 development applications
- Regional staff participated on 41 New Community Areas TAC, Weston 7 Secondary Plan, Comprehensive Zoning By-Law Review Stakeholder Advisory, Promenade Mall Secondary Plan TAC and Concord GO Centre Mobility Hub Study TAC

**FIGURE 11: CITY of VAUGHAN - DEVELOPMENT APPLICATIONS RESPONDED to and APPROVED by TYPE MID-YEAR 2018 to MID-YEAR 2019**





# CITY of VAUGHAN

## DETAILED APPLICATION INFORMATION MID-YEAR 2019

**TABLE 32: OFFICIAL PLAN AMENDMENT APPLICATIONS**

Regional File Number	Local File Number	Application Type	Location	Description
LOPA.15.V.0028	OP.13.007	Local Official Plan Amendment (Exempt)	1445 Centre Street	To re-designate from "Special Policy Area" to "General Commercial" to permit a 4-storey office building
LOPA.16.V.0036	OP.15.008	Local Official Plan Amendment (Exempt)	9570 Keele Street, 9560 Keele Street	To amend the compatibility criteria of the "Low-rise residential" designation to permit eight 3-storey semi-detached units and nine 3-storey townhouse units.
LOPA.17.V.0036	OP.17.007	Local Official Plan Amendment (Exempt)	11363 Highway 27	To re-designate the subject lands from "Agricultural and Natural Areas" to "Low-Rise Residential" and "Natural Areas" to permit 200 single-detached units
LOPA.17.V.0037	OP.17.008	Local Official Plan Amendment (Exempt)	11063 & 11191 Highway 27	To re-designate the westerly portion of the site from "Private Open Space Agricultural" and "Natural Areas" to "Low-Rise Residential" and "Mid-Rise Mixed Use" to facilitate the development of 336 single detached units and 101 mixed-use residential units and retain a 9-hole golf course
LOPA.18.V.0007	OPA 33	Local Official Plan Amendment (Routine)	North of Teston Road, east of Jane Street, south of Kirby Road and west of Keele Street	Amend the Vaughan Official Plan ("VOP 2010") to provide detailed policies with respect to land use, including height and density provisions, urban community facilities, natural heritage and open space
LOPA.18.V.0039	OP.18.013	Local Official Plan Amendment (Routine)	1 & 180 Promenade Circle	To amend the "Town Centre Commercial/Retail Core" and "High-Rise Mixed-Use" designation to permit: (1) 1,066 residential units in three towers, (2) 159 hotel suites, (3) a maximum height of 35 storeys, (4) retail, restaurant and service commercial uses on the ground floor, and (5) a maximum density of 4.6 FSI

**TABLE 32: OFFICIAL PLAN AMENDMENT APPLICATIONS (cont'd)**

Regional File Number	Local File Number	Application Type	Location	Description
LOPA.18.V.0041	OP.18.014	Local Official Plan Amendment (Exempt)	30, 50, 60, 70, 80, 90, 120 Interchange Way, 101 Exchange Avenue	To remove a proposed road from the VMC Secondary Plan to facilitate the development of 574 apartment units and 419 street townhouse units
LOPA.18.V.0045	OP.18.015	Local Official Plan Amendment (Routine)	7300 Highway 27	To amend the "Private Open Space" designation to permit the construction of a mixed-use building containing a funeral home chapel and administrative office
LOPA.18.V.0048	OP.18.016	Local Official Plan Amendment (Routine)	7028 Yonge Street , 2 Steeles Avenue	To modify the Yonge Steeles Corridor Secondary Plan by increasing the maximum height from 30 to 65-storeys, increasing the maximum building density from 6.0 to 14.3 FSI, eliminating the requirement for office uses, and eliminating the requirement for minimum building separation of 30m
LOPA.18.V.0049	OP.18.018	Local Official Plan Amendment (Routine)	175 Millway Avenue	To amend the VMC Secondary Plan to remove the north-south local road from Schedule C- Street Network, allow the east-west local street to remain in private ownership with a public access easement and to allow increased height and density through utilization of Section 37 of the Planning Act. This will facilitate the development of three mixed use residential towers (35, 45 and 50-storeys) comprised of 1560 residential units 8 podiums at grade retail and two levels of underground parking
LOPA.18.V.0051	OPA 15	Local Official Plan Amendment (Routine)	Municipal Wide	To amend the provision of Volume 1 of Vaughan Official Plan ("VOP 2010") to clarify and support the existing policy regarding the compatibility of infill development in community areas with Low-Rise Residential designation



**TABLE 32:** OFFICIAL PLAN AMENDMENT APPLICATIONS (cont'd)

Regional File Number	Local File Number	Application Type	Location	Description
LOPA.18.V.0055	OP.18.020	Local Official Plan Amendment (Exempt)	88 Simmons Street	To amend the "low-rise residential" compatibility criteria of the VOP 2010 to permit the development of 32 common element townhouse units accessed by a private roadway
LOPA.18.V.0058	OPA 34	Local Official Plan Amendment (Exempt)	City of Vaughan	To amend the Vaughan Metropolitan Centre Secondary Plan to permit an increase in height and/or density for a proposed development through a rezoning application without requiring a official Plan amendment if there is an associated Council supported Section 37 contribution. Exemption is municipally initiated
LOPA.18.V.0061	OP.18.022	Local Official Plan Amendment (Exempt)	10398 and 10402 Islington Avenue	To amend the "Village Residential" designation to permit the development of 22 townhouse units and access onto a private driveway from Islington Avenue
LOPA.19.V.0011	OP.19.001	Local Official Plan Amendment (Exempt)	Part of Block 165 Plan 65M-2219	To permit back-to-back townhomes in a "Low-Rise Residential" designation

**TABLE 33:** SUBDIVISION/CONDOMINIUM - RESPONDED to/RECEIVED CONDITIONAL APPROVAL

Regional File Number	Local file Number	Application Type	Location	Description
CDMP.18.V.0033	19CDM18V005	Draft Plan of Condominium	155 Rowntree Dairy Road, 55 & 41 Wings Road	To convert three 1-storey employment/industrial buildings with a total of 28 units from rental to condominium tenure
CDMP.19.V.0003	19CDM18V006	Draft Plan of Condominium	898 Portage Parkway and 5 Buttermill Avenue	1110 apartment units

# CITY of VAUGHAN

## DETAILED APPLICATION INFORMATION MID-YEAR 2019



**TABLE 33: SUBDIVISION/CONDOMINIUM - RESPONDED to/RECEIVED CONDITIONAL APPROVAL (cont'd)**

Regional File Number	Local file Number	Application Type	Location	Description
CDMP.19.V.0007	19CDM-19V002	Draft Plan of Condominium	615 Bowes Road	To facilitate the ownership of a 1-storey industrial building
CDMP.19.V.0013	19CDM-19V003	Draft Plan of Condominium	181 Parktree Drive	42 three-storey freehold back-to-back townhouse units
SUBP.17.V.0029	19T17V02	Draft Plan of Subdivision	5315 Kirby Road	21 single detached residential lots, a stormwater management pond, an open space block and open space buffers, a landscape block and residential streets (Street 'A' and Street 'B')
SUBP.17.V.0030	19T17V03	Draft Plan of Subdivision	10 Bevan Road	21 single detached residential lots
SUBP.17.V.0031	19T17V004	Draft Plan of Subdivision	3836 and 3850 Major Mackenzie Drive	6 blocks of street townhouses consisting of 31 units and one block for future condominiums
SUBP.17.V.0031	19T17V004	Draft Plan of Subdivision	3836 and 3850 Major Mackenzie Drive	6 blocks of street townhouses consisting of 31 units and one block for future condominiums
SUBP.18.V.0051	19T18V013	Draft Plan of Subdivision	88 Simmons Street	32 common elements condominium townhouse dwellings to be accessed by a private road
SUBP.18.V.0054	19T18V003	Draft Plan of Subdivision	Northeast Intersection of Timber Creek Boulevard and Woodgate Pines Drive	27 single detached residential dwelling units and 3 partial single detached lots
SUBP.19.V.0020	19T-19V001	Draft Plan of Subdivision	North of Major Mackenzie Drive, east of Huntington Road	178 residential townhouse units, a parkette and a portion of the future Huntington Road By-pass





**TABLE 34: SUBDIVISION/CONDOMINIUM - CLEARANCE for REGISTRATION**

Regional File Number	Local File Number	Application Type	Location	Description
CDMR.19.V.0005	YRCP1405	Registered Plan of Condominium	4800 Highway 7	To facilitate the ownership of a 11-storey apartment building
SUBR.18.V.0073	65M4636	Registered Plan of Subdivision	South side of Clark Avenue West, west of Bathurst Street	To permit the development of one common element condominium townhouse block consisting of 82 residential townhouse units and one future development block
SUBR.19.V.0001	19T16V05	Registered Plan of Subdivision	5390 Steeles Avenue West	275 residential units comprised of 160 back-to-back townhouses, 89 conventional townhouses and 2 apartment buildings with a combined total of 26 units

**TABLE 35: REGIONAL SITE PLAN APPROVALS**

Regional File Number	Local File Number	Application Type	Location	Description
SP.17.V.0289	DA.17.094	Site Plan	20 Can-Ar Gate	Two 1-storey multi-unit employment buildings
SP.17.V.0309	DA.17.095	Site Plan	9643 Keele Street	Proposed development of two single family detached homes and demolish the existing bungalow
SP.18.V.0094	DA.18.019	Site Plan	99 Great Gulf Drive	To facilitate the development of an industrial warehouse with accessory office uses and 99 surface parking spaces
SP.18.V.0170	DA.18.041	Site Plan	6220 Regional Road 7	6-storey office building
SP.18.V.0191	DA.18.048	Site Plan	616 Applewood Crescent	7-storey hotel with amenities and commercial uses



# CITY of VAUGHAN

## DETAILED APPLICATION INFORMATION MID-YEAR 2019



**TABLE 35: REGIONAL SITE PLAN APPROVALS** (cont'd)

Regional File Number	Local File Number	Application Type	Location	Description
SP.18.V.0274	DA.18.093	Site Plan	19,25,37,53 and 67 Keyes Court	4 one-storey employment warehouse buildings with access via Keyes Court
SP.18.V.0308	DA.18.104	Site Plan	249 Clarence Street	To permit a 1-storey addition to the existing church building and an additional 22 parking spaces
SP.18.V.0310	DA.18.101	Site Plan	240 Sweetriver Boulevard	To facilitate the development of a motor vehicles sales establishment
SP.19.V.0026	DA.18.103	Site Plan	8150 Keele Street	To facilitate the approval of minor site alterations to existing commercial buildings
SP.19.V.0034	DA.18.108	Site Plan	33 Centre Street	To create an addition to the existing heritage building
SP.19.V.0055	DA.19.006	Site Plan	9200 Weston Road	To facilitate the installation of a 30m high telecommunication tower in an existing commercial plaza
SP.19.V.0056	DA.19.008	Site Plan	1238 Centre Street	To facilitate the conversion of 2 existing single storey buildings previously used as a private school to Day Nursery use
SP.19.V.0066	DA.19.007	Site Plan	163 Clarence Street	To facilitate the construction of a 2 storey single detached home and demolish existing dwelling
SP.19.V.0077	DA.18.077	Site Plan	350 Zenway Boulevard & 477 New Enterprise Way	To create an employment (warehouse) building
SP.19.V.0087	DA.19.018	Site Plan	3584 Major Mackenzie Drive West	To facilitate alterations to Building Z, including reducing the building size, adding an outdoor patio, changes to the landscaping and adding parking spaces



**TABLE 35: REGIONAL SITE PLAN APPROVALS** (cont'd)

Regional File Number	Local File Number	Application Type	Location	Description
SP.19.V.0089	DA.19.027	Site Plan	10 North Rivermede Road	To facilitate a minor expansion to an existing day care fence enclosure on the subject lands
SP.19.V.0097	DA.19.021	Site Plan	1 Bass Pro Mills Drive	To facilitate revisions at Entrance 6 to the Vaughan Mills mall
SP.19.V.0098	DA.19.030	Site Plan	640 and 700 Applewood Crescent	The demolition of two vacant buildings and the relocation of the existing Walmart at 100 Edgeley Boulevard
SP.19.V.0099	DA.19.013	Site Plan	45 Rodinea Road	Construction of an underground garage ramp to an existing multi-unit industrial building
SP.19.V.0100	DA.19.026	Site Plan	3420-3560 Major Mackenzie Drive West	To facilitate an outdoor patio for an existing eating establishment within a multi-unit building
SP.19.V.0105	DA.19.022	Site Plan	35 New Huntington Road	3 multi-unit commercial/retail buildings and 131 parking spaces
SP.19.V.0106	DA.19.025	Site Plan	1501 Creditstone Road	3-storey industrial building with 71 parking spaces
SP.19.V.0115	DA.19.032	Site Plan	4585 Highway 7	To facilitate the addition of an outdoor play area accessory to the existing Day Nursery use operating in Units 10 to 13 of the existing commercial plaza
SP.19.V.0120	DA.19.023	Site Plan	245 McNaughton Road East	To facilitate the approval of an addition (Phase 1) to an existing industrial building
SP.19.V.0125	DA.19.034	Site Plan	30, 70, 90, 120, 80, 50, 290 & 60 Interchange Way, 101 Exchange Avenue	To facilitate the development of a temporary sales office signage and marketing boards (hoarding) landscaping features and at grade parking.

# CITY of VAUGHAN

## DETAILED APPLICATION INFORMATION MID-YEAR 2019



**TABLE 35: REGIONAL SITE PLAN APPROVALS** (cont'd)

Regional File Number	Local File Number	Application Type	Location	Description
SP.19.V.0132	DA.19.039	Site Plan	81 Aviva Park Drive	To create a 2-storey addition to an existing employment building
SP.19.V.0139	DA.19.037	Site Plan	240 Chrislea Road	An addition of a 10.1 square metre vestibule to an existing office building
SP.19.V.0145	DA.19.044	Site Plan	30 Interchange Way (2 Commerce Street)	To facilitate the construction of two signage plans (hoarding) for marketing and branding purposes (Mobilio Developments Inc.)

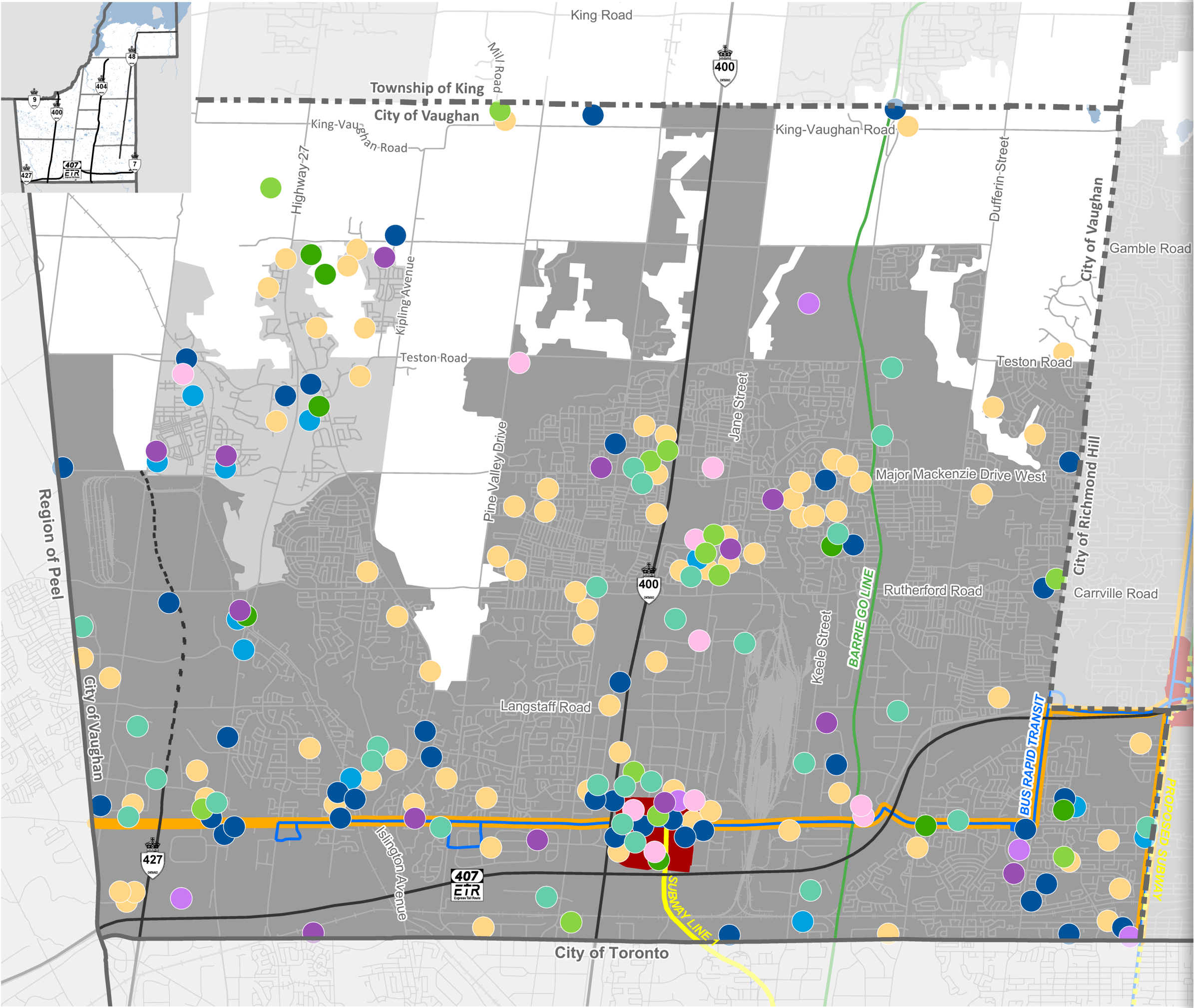
**TABLE 36: REGIONAL ENGINEERING APPROVALS**

Regional File Number	Local File Number	Application Type	Location	Description
ENG.16.V.0062	16.025.V	Engineering	1890 Highway 7 West, East of CN Rail Tracks	Rose Garden/Concord Floral Development
ENG.18.V.0025	1999	Engineering	Vaughan Metropolitan Centre, Northwest Quadrant	Construction of three new roads in the northwest quadrant of the VMC
ENG.18.V.0025	1999	Engineering	Vaughan Metropolitan Centre, Northwest Quadrant	Construction of three new roads in the northwest quadrant of the VMC (Subsequent Submission)
ENG.18.V.0028	8/23/2018	Engineering	7895 Jane Street	Watermain and servicing connection
ENG.18.V.0059	SPV01714	Engineering	Major Mackenzie Drive, between Highway 400 and Jane Street	Right-of-way works on Major Mackenzie Drive and Jane Street for the Mackenzie Vaughan Hospital
ENG.18.V.0061	19T-12RW	Engineering	South of Rutherford Road and West of Jane Street	Extension of Bass Pro Mills Drive from Romina Drive to Jane Street



**TABLE 36:** REGIONAL ENGINEERING APPROVALS (cont'd)

Regional File Number	Local File Number	Application Type	Location	Description
ENG.19.V.0003	2016-4427	Engineering	South of Nashville Road, east of Huntington Road	Nashville Heights Residential Subdivision (Barons Property - 19T-17V007)
ENG.19.V.0003	2016-4427	Engineering	South of Nashville Road, east of Huntington Road	Nashville Heights Residential Subdivision (Barons Property - 19T-17V007)
ENG.19.V.0007	1606 22722	Engineering	SW Quadrant-Vaughan Metropolitan Center, Interchange Way Sanitary Sewer	Second Submission – Vaughan Metropolitan Center SW Quadrant Interchange Way Sanitary Sewer
ENG.19.V.0010	Maple Lexus	Engineering	North of Jane Street and East of Auto Vaughan Drive	Maple Lexus Dealership
ENG.19.V.0014	16.017.V PHASE 4	Engineering	Southeast corner of Pine Valley Drive and Teston Road	Prima Vista Engineering Submission (Block 40/47) - 2nd Submission
ENG.19.V.0015	19T-16V009	Engineering	1890 Highway 7	Rose Garden/Concord Floral Development (Subsequent Submission)



# YORK REGION

## CITY OF VAUGHAN

### MID-YEAR DEVELOPMENT PROFILE 2019

- Consent to Sever
- Engineering Application
- Minor Variances
- Official Plan Amendments - Exemption <sup>1</sup>
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- Pre Submission Consultations
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- Zoning By-Law Amendments
- Regional Centre <sup>2</sup>
- Regional Corridor <sup>2</sup>

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

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# TOWN of WHITCHURCH-STOUFFVILLE

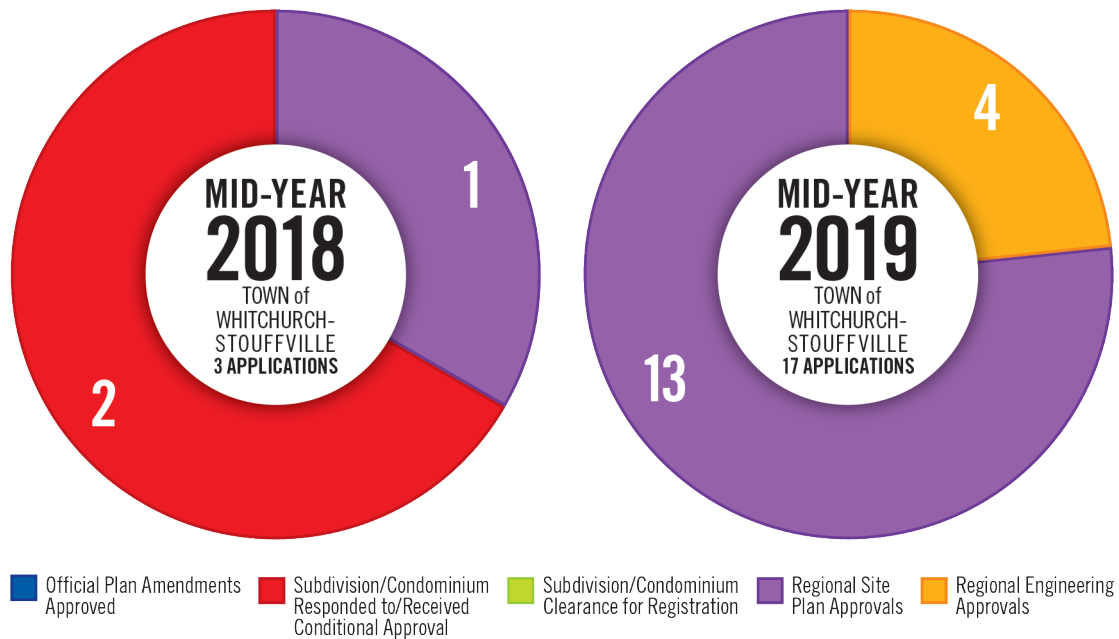
## DEVELOPMENT PROFILE MID-YEAR 2019



### QUICKFACTS

- Whitchurch-Stouffville made up seven per cent of development applications in York Region
- Responded to 17 development applications
- Regional staff participated on Whitchurch-Stouffville's Gateway Mixed-Use Area/Western Approach Land Use Study working group, Lincolnville GO Land Use Study Technical Advisory Committee

**FIGURE 12: TOWN of WHITCHURCH-STOUFFVILLE - DEVELOPMENT APPLICATIONS RESPONDED to and APPROVED by TYPE MID-YEAR 2018 to MID-YEAR 2019**







# TOWN of WHITCHURCH-STOUFFVILLE

## DETAILED APPLICATION INFORMATION MID-YEAR 2019

**TABLE 37: REGIONAL SITE PLAN APPROVALS**

Regional File Number	Local File Number	Application Type	Location	Description
SP.17.W.0275	SPA17.045	Site Plan	188 Sandiford Drive	To permit a seniors care facility comprising of a 6-storey portion of the building containing 121 independent supported living suites and a 3-storey portion of the building containing 30 memory care suites and 30 assisted living suites
SP.18.W.0048	SPA18.005	Site Plan	11742 Tenth Line	77 condominium townhouse units
SP.18.W.0232	SPA18.012	Site Plan	85-195 Mostar Street	To facilitate the development of a K-12 Commercial Private School
SP.18.W.0311	SPA18.027	Site Plan	Automall Boulevard	To facilitate an automotive detailing and delivery preparation building
SP.18.W.0312	SPA18.028	Site Plan	45 Victoria Street	To facilitate a new single detached dwelling and an accessory building to be used as a carport
SP.19.W.0007	SPA.12.005	Site Plan	5402 Main Street	Fourth Circulation - To develop a two storey addition to the existing shopping centre
SP.19.W.0033	SPA19.001	Site Plan	4402 Aurora Road	Two storey single detached dwelling
SP.19.W.0081	SPA19.007	Site Plan	5292 Aurora Road and 15307 Highway 48	To convert a bank to a restaurant
SP.19.W.0090	SPA.19.008	Site Plan	5 Fortecon Drive	To facilitate the installation of a 50m lattice tri-pole tower
SP.19.W.0108	SPA19.003	Site Plan	10 Beach Road	To facilitate the construction of a new single detached dwelling
SP.19.W.0122	SPA-19-009	Site Plan	53 Mill Street	To demolish an existing 1.5-storey dwelling for a two-storey dwelling. The existing accessory building is to remain



# TOWN of WHITCHURCH-STOUFFVILLE

## DETAILED APPLICATION INFORMATION MID-YEAR 2019



**TABLE 37: REGIONAL SITE PLAN APPROVALS (cont'd)**

Regional File Number	Local File Number	Application Type	Location	Description
SP.19.W.0133	SPA 19.012	Site Plan	14834 York Durham Line	To create an accessory building (3-bay garage) to the existing single detached dwelling and a multi-purpose court
SP.19.W.0138	SPA.19.004	Site Plan	4351 Faulkner Avenue	2-storey single detached unit

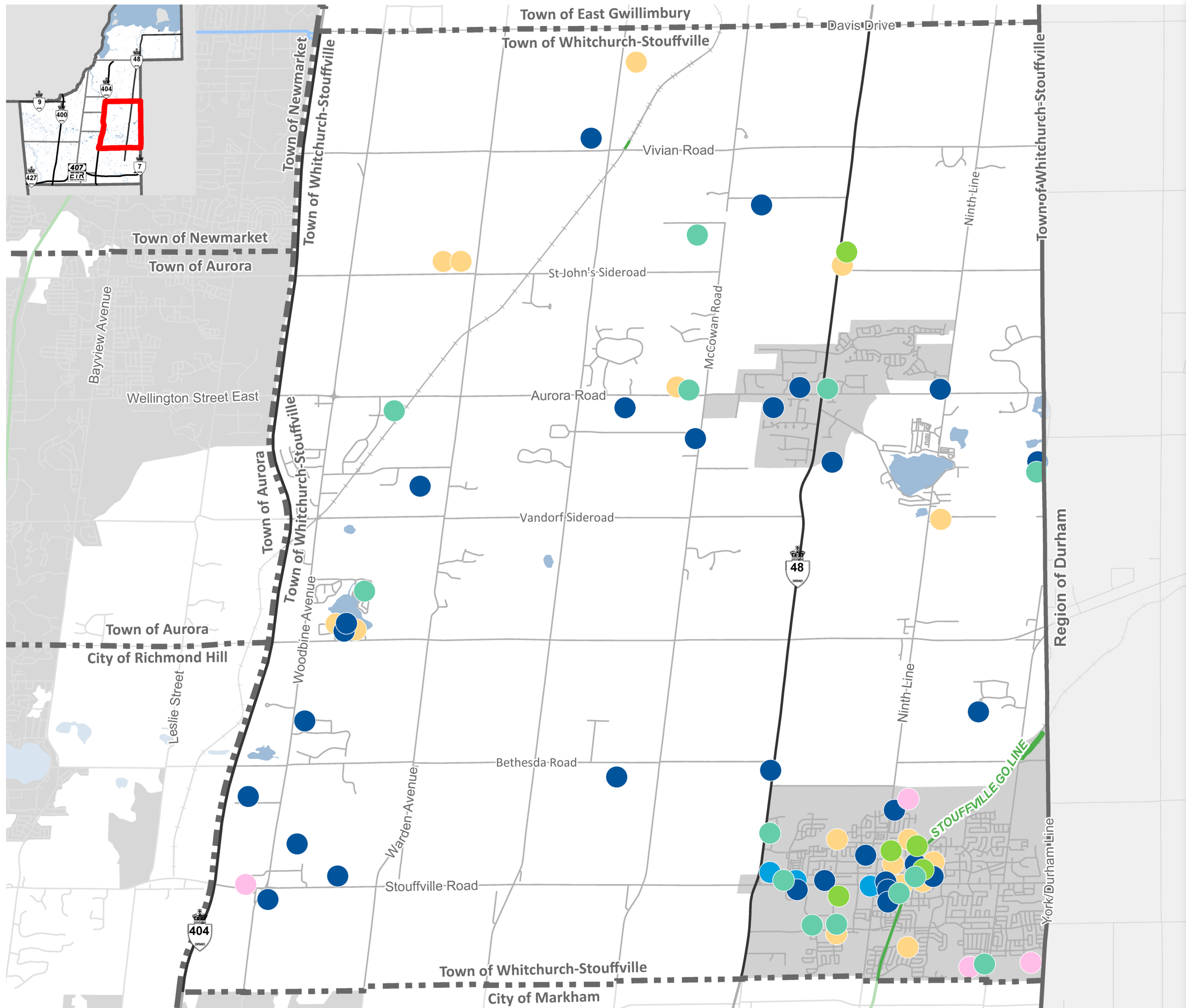
**TABLE 38: REGIONAL ENGINEERING APPROVALS**

Regional File Number	Local File Number	Application Type	Location	Description
ENG.09.W.0008	09.001.W	Engineering	Northwest corner of Stouffville Road and Woodbine Avenue	Woodbine and Donor Avenue road works
ENG.18.W.0004	16:372:D	Engineering	11731 Tenth Line	McKean Property Phase 1
ENG.18.W.0031	1508	Engineering	12785 Ninth Line	Temporary construction access for 19T-17W02 / SUBP.17.W.0038
ENG.18.W.0055	19T16W02	Engineering	11742 Tenth Line	L&M G.P. Inc./ Sorbara Development Group (L&M Gardens Phase 2) 19T16W02



TOWN of **WHITCHURCH-STOUFFVILLE**  
DETAILED APPLICATION INFORMATION MID-YEAR 2019

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# YORK REGION

## TOWN OF WHITCHURCH-STOUFFVILLE MID-YEAR DEVELOPMENT PROFILE 2019

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

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**PLANNING**

**1-877-464-9675** Extension 71508

**[york.ca/developmentservices](http://york.ca/developmentservices)**

# MID-YEAR 2019 DEVELOPMENT ACTIVITY SUMMARY

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