

April 23, 2019

Ms. Kimberley Kitteringham
City Clerk
City of Markham
101 Town Centre Boulevard
Markham, ON L3R 9W3

Dear Ms. Kitteringham:

Re: 2018 Development Activity Summary

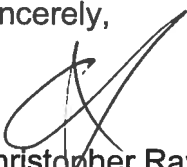
On April 18, 2019, Regional Council adopted the following recommendation:

1. This report be circulated to the Province for consideration as information related to the Housing Supply Action Plan and to the local municipalities.

The original staff report is enclosed for your information.

Please contact Justin Wong, Planner at 1-877-464-9675 ext. 71577 if you have any questions with respect to this matter.

Sincerely,



Christopher Raynor
Regional Clerk

Attachments

The Regional Municipality of York

Committee of the Whole
Planning and Economic Development
April 11, 2019

Report of the Commissioner of Corporate Services and Chief Planner

2018 Development Activity Summary

1. Recommendation

This report be circulated to the Province for consideration as information related to the Housing Supply Action Plan and to the local municipalities.

2. Summary

Council has delegated approval authority to the Chief Planner and Director of Community Planning and Development Services to issue approvals for development applications subject to such approvals being reported to Council semi-annually. Planning and engineering development applications are set out in Attachment 1.

Key Points:

- In 2018, development activity was higher than the previous four years, with the Region responding to 1,194 development applications
- 12,775 residential units received conditional approval in 2018, which is the highest over the past four years
- In 2018, 5,731 residential units were cleared for registration, which is a slight decrease over the previous two years
- Over the past five years, the number of residential units that received conditional approval (50,841) has exceeded the number of residential units cleared for registration (30,692), which suggests a healthy supply of residential units are ready to be cleared for registration

3. Background

The authority to approve certain development applications is delegated to staff in Planning and Economic Development subject to such approvals being reported to Council semi-annually

This report outlines 2018 development review and approval activities and a comparison of the previous five years. It includes a summary of the following approvals:

- Local Official Plan Amendments (OPA) with no Regional issues – delegated
- Local OPAs that are exempt from Regional approval – delegated
- Issuance of conditions of approval for plans of subdivision and condominium
- Clearance of Regional conditions for plans of subdivision and condominium to permit registration
- Regional site plan and engineering approvals – delegated

Issuance of conditions of approval and clearance of Regional conditions for plans of subdivision and condominium are not delegated to staff for approval. The Region is a commenting agency to the local municipalities for draft plans of subdivision and condominium, consent to sever, zoning by-law amendment and minor variance applications.

4. Analysis

Development activity remained strong in 2018 with the Region responding to 1,194 development applications

In 2018, Regional staff responded to 1,194 development applications, as follows:

- 62 Official Plan Amendment (OPA) application approvals
- 103 plans of subdivision and condominium applications – responses and issuance of conditions of approval
- 69 plans of subdivision and condominium applications – clearance of residential units for registration
- 125 site plan application responses and approvals
- 63 engineering application responses and approvals
- 440 pre-submission consultation applications
- 175 consent to sever applications
- 84 zoning by-law amendment applications
- 73 minor variance applications

As shown in Table 1, the number of development applications responded to and approved has steadily increased reaching its highest 2018, as compared with the previous four years. The increased number of subdivision, condominium and site plan applications and engineering plans being reviewed and receiving approval is a key indicator of strong development activity.

Table 1
Number of Regional Applications Responded to and Approved Per Year by Type
from 2014 to 2019

Application Type (Responded to/Approved)	2014	2015	2016	2017	2018
Official Plan Amendment	28	32	35	40	62
Subdivision/Condominium – Responded to/Conditional Approval	89	91	101	67	103
Subdivision/Condominium – Clearance for Registration	43	49	70	60	69
Site Plan	95	66	44	70	125
Engineering	48	60	67	46	63
Total	303	298	317	283	422

A breakdown of development applications by municipality and application type is provided in Attachment 1.

YorkTrax has improved staff's ability to track responses provided on all development applications

With launch of the YorkTrax development tracking system in November 2017, Regional staff are able to track responses provided to municipalities on all applications. Tracking now includes pre-submission consultations, consent to sever, zoning by-law amendments and minor variances. Future development activity reports will provide trends and analysis on these applications as more data is collected.

Development Activity is anticipated to remain strong in 2019

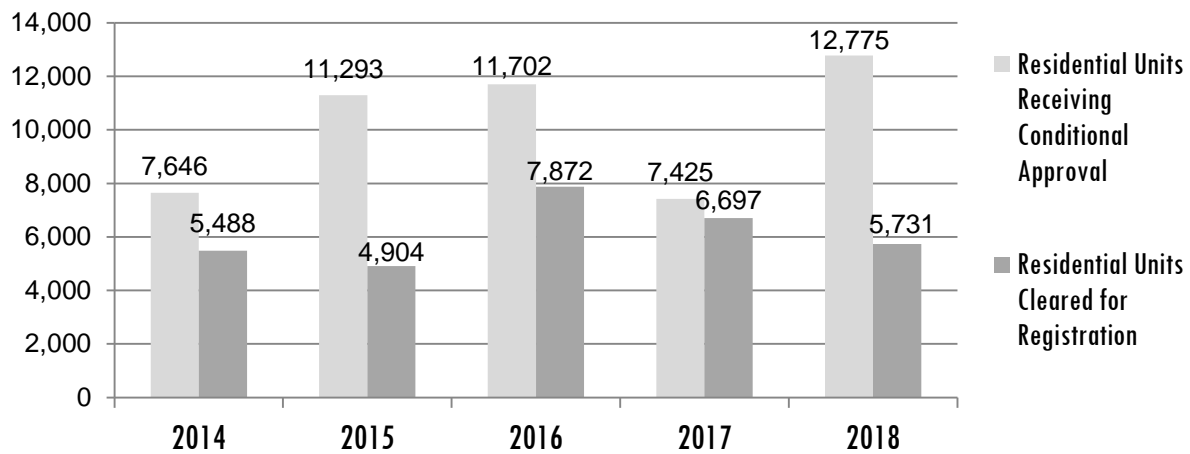
Key stages in the planning approval process identified in Table 2 are an indication of development trends. Regional policy implementation, development approvals and construction are three general stages that provide an outlook for development. Overall,

development continues to remain strong and growth is anticipated to remain strong in 2019 as a high number of subdivision and condominium applications received condition approval in 2018.

Table 2
Development Trends by Planning Stage

Planning Stage	Application Type	Development Trends
Regional Policy	Official Plan Amendment	While the number of OPA applications does indicate development activity, they are not indicative of development trends. OPAs are required for applications that do not conform with existing Official Plan policies. Just under half of the OPAs reviewed in 2018 relate to changes to building height, density, built form and urban design.
Development Approvals	Draft Plan of Subdivision and Condominium – Commented/ Conditional Approval	Since 2014, the annual number of applications for which the Region provided comments and conditional approval for subdivision and condominium applications has gradually increased from 89 to 103 in 2018. This increase together with a consistent range of residential units receiving conditional approval over the five year period (7,425 to 12,775 units as shown on Figure 1 below) demonstrates that development activity continues to remain strong.
Construction	Site Plan, Engineering and Clearance of Subdivision and Condominium Conditions for Registration	<p>The number of site plan and engineering approvals combined reached its highest in 2018 (188) as compared with the previous four years and is tied to the approvals required for applications to proceed to clearance for registration. Subdivision and condominium clearances also reached its highest in 2018 as compared with the previous four years, with 69 applications.</p> <p>The number of applications proceeding to construction is generally tied to the number of applications receiving conditional approval. Given the number of applications receiving conditional approval reached a high of 103 in 2018, the Region will continue to experience strong growth as these applications proceed to construction.</p>

Figure 1
Residential Units Receiving Conditional Approval and Clearance for Registration
from 2014 to 2018



A number of draft approved subdivisions are ready to move forward to registration

As shown on Figure 1, the number of residential applications commented on and units receiving conditional approval (50,841) exceeded the number of residential units cleared for registration (30,692) over the past five years. This suggests a healthy supply of residential units ready to be cleared for registration. Development applications awaiting servicing infrastructure will be subject to a servicing capacity report that will be considered by council in September 2019.

Regional staff participate on advisory committees and working groups for the planning of new development areas

Planning and Economic Development staff actively participate in a number of Regional and Local Technical Advisory Committees (TACs) and Project Working Groups. This includes urban expansion areas, new Secondary Plans and Key Development Areas. Input to these committees and working groups is important to ensure Regional interests are identified early in the planning process. The quick facts section for each municipality in Attachment 1 provides a list of committees and working groups in which staff were engaged in 2018.

5. Financial

Revenue from planning and engineering application fees increased

Fees are collected in accordance with Regional Bylaw No. 2010-15, as amended, for land use planning approvals and the plan review function. As shown in Table 3 below, Regional planning and engineering application fees collected in 2018 increased. Revenue from

combined planning and engineering application fees have been trending upwards over the past five years. The increased fee revenue in 2018 is a result of the increased number of applications received and complexity of applications.

Table 3
Fee Revenue for Development Planning and Engineering from 2014 to 2018

Section	2014	2015	2016	2017	2018
Development Planning	\$371,915	\$310,611	\$730,910	\$607,623	\$787,090
Development Engineering	\$978,272	\$1,306,330	\$2,039,194	\$3,425,846	\$3,712,141
Total	\$1,350,187	\$1,616,941	\$2,770,104	\$4,033,469	\$4,499,231

Development Charges revenue of \$431,906,331 represents a 15% increase from 2017

Development Charges are collected through approval of development to pay for development related infrastructure and services. In 2018, \$431,906,331 in development charges were collected. This is an increase of 15% over 2017 (\$376,736,640). The increase is partially attributed to units registered prior to the residential development charges rate increase in June 2018. Table 4 below outlines Development Charges collected from 2014 to 2018.

Table 4
Development Charges Collected from 2014 to 2018

2014	2015	2016	2017	2018
\$264,197,066	\$258,274,065	\$338,547,685	\$376,736,640	\$431,906,331

6. Local Impact

Regional staff work closely with local municipal staff in a timely manner on development applications and approvals ensuring Regional and local policy objectives are met and approvals are met within the timelines prescribed by the Planning Act.

7. Conclusion

This report provides a summary of development applications responded to and approved by Regional staff in 2018 and highlights trends over the past five years. Overall, development activity reached its highest in 2018, as compared with the previous four years, with the Region responding to 1,194 development applications. Development applications reviewed by staff were predominately residential related. Trends indicate that development and growth in the Region continues to remain strong.

The number of residential development applications commented on and residential units that received conditional approval (50,841) continued to exceed the number of residential units cleared for registration (30,692). This difference suggests a healthy supply of residential units are ready to proceed to clearance for registration.

Regional staff will continue to work closely with local municipal partners to achieve Regional and local policy objectives. In addition, Regional staff ensures approvals are met within the timelines prescribed by the Planning Act.

For more information on this report, please contact Justin Wong, Planner at 1-877-464-9675 ext. 71577. Accessible formats or communication supports are available upon request.

Recommended by: **Paul Freeman, MCIP, RPP**
Chief Planner

Dino Basso
Commissioner of Corporate Services

Approved for Submission: **Bruce Macgregor**
Chief Administrative Officer

March 29, 2019
Attachments (1)
9169039

2018 DEVELOPMENT **ACTIVITY** SUMMARY

MARCH 2019



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EXECUTIVE SUMMARY



The purpose of the 2018 Development Activity Summary is to provide information to Council on planning and development application activity for 2018, report on delegated approvals, and provide a comparison for the past five years. In 2018, development activity reached its highest level with the Region responding to 1,194 development applications.

Regional staff actively participate 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.

In general, development activity remained strong in 2018 and trends indicate that growth within the Region is anticipated to continue in 2019. Regional staff will continue to work closely with local municipal partners to achieve Region and local policy objectives.



DELEGATED APPROVAL AUTHORITY

2018 DEVELOPMENT ACTIVITY SUMMARY

DELEGATED PLANNING and ENGINEERING APPROVALS ACTIVITY

LOCAL 'ROUTINE' OFFICIAL PLAN AMENDMENTS

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

LOCAL 'EXEMPT' OFFICIAL PLAN AMENDMENTS

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

CONDITIONS OF APPROVAL FOR PLANS OF SUBDIVISION AND CONDOMINIUMS

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

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.

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 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.

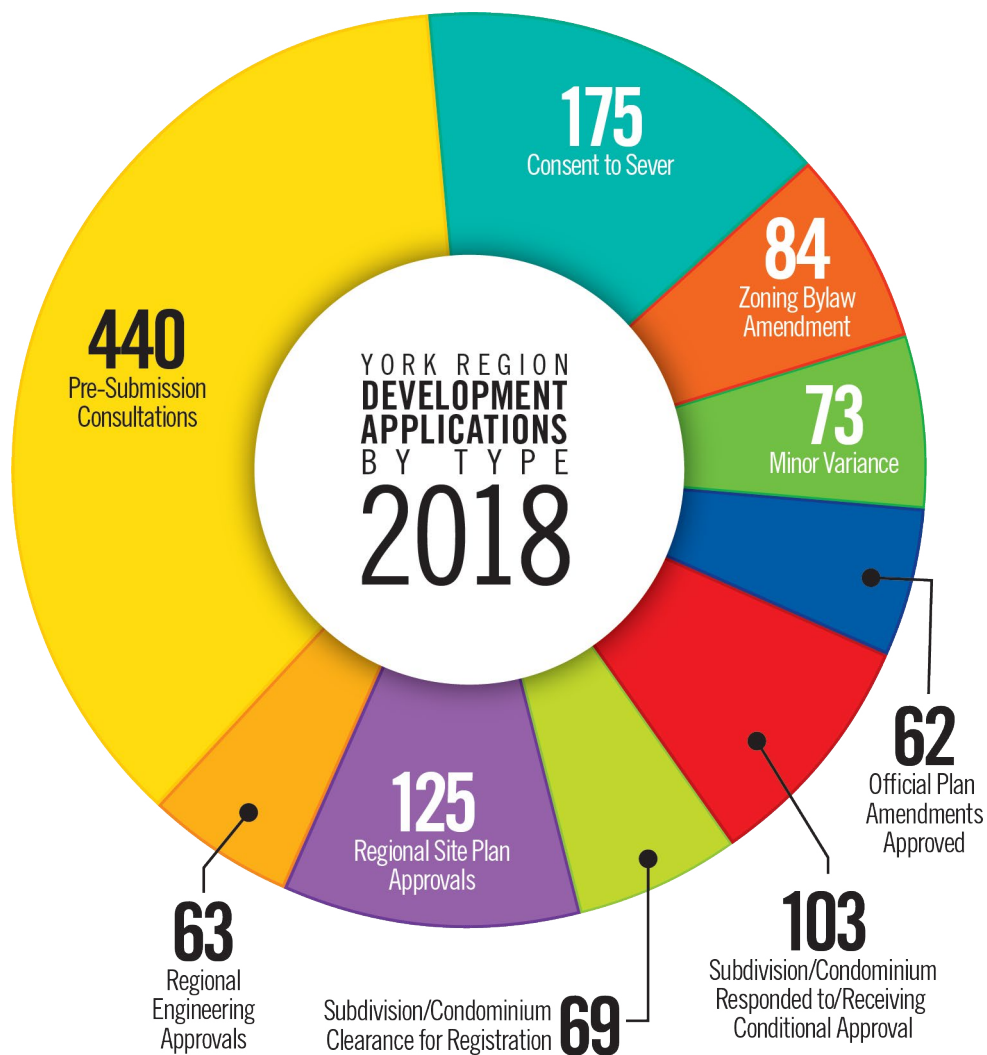
YORK REGION DEVELOPMENT PROFILE 2018



QUICKFACTS

- Regional staff responded to 1,194 development applications in 2018
- 12,775 residential units were responded to and received conditional approval in 2018
- 5,731 residential units were cleared for registration in 2018

FIGURE 1: DEVELOPMENT APPLICATIONS RESPONDED to and APPROVED by TYPE in 2018





YORK REGION DEVELOPMENT PROFILE 2018

FIGURE 2: TYPE of RESIDENTIAL UNITS (Responded to/ Receiving Conditional Approval) 2014 to 2018

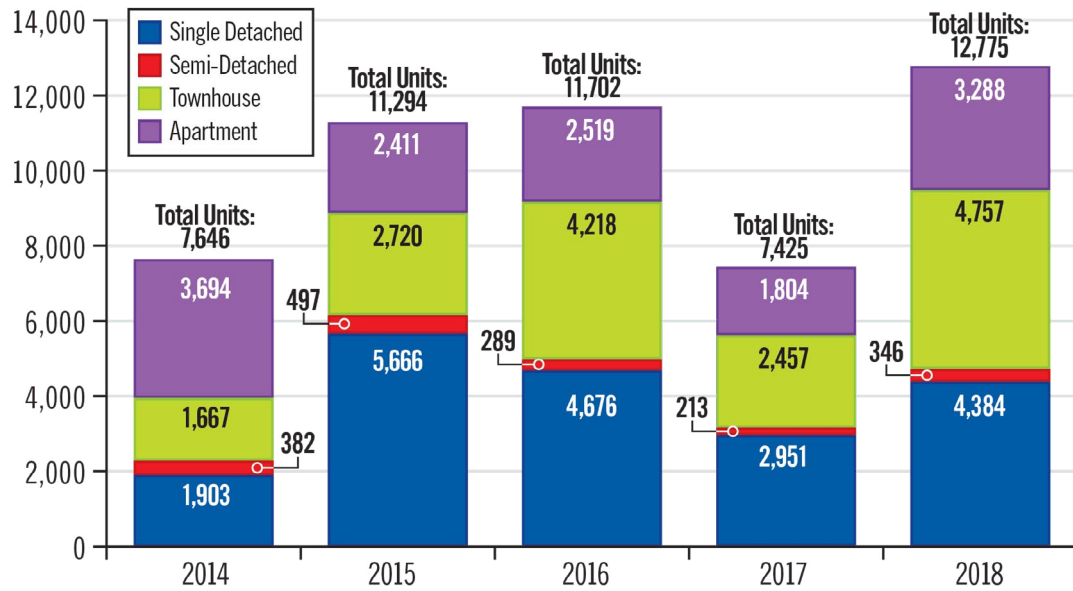
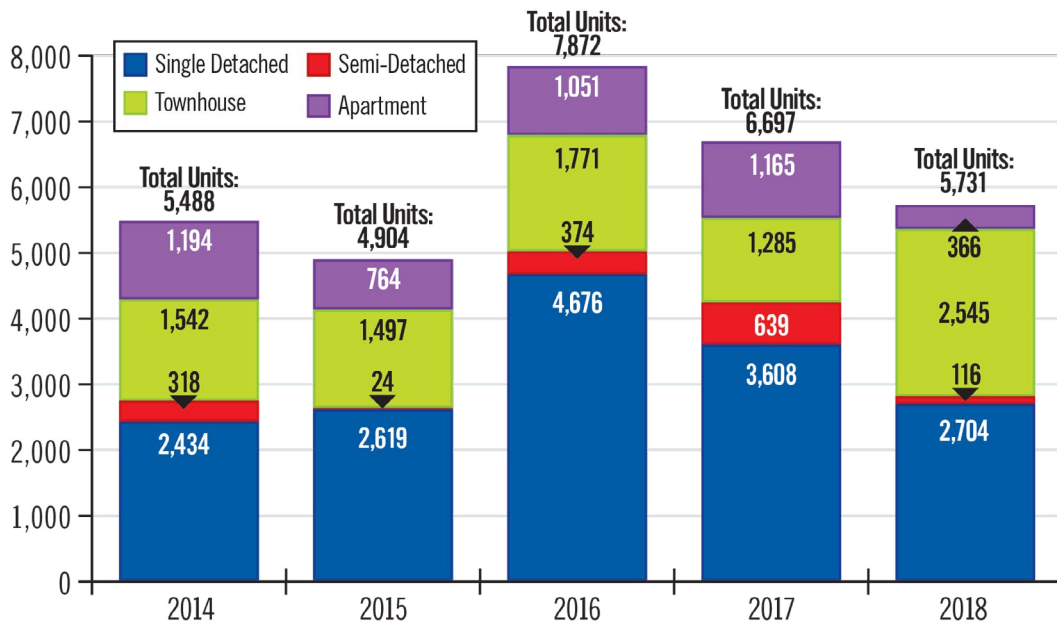


FIGURE 3: REGION-WIDE TYPE of RESIDENTIAL UNITS (Clearances for Registration) 2014 to 2018



YORK REGION

DEVELOPMENT PROFILE 2018

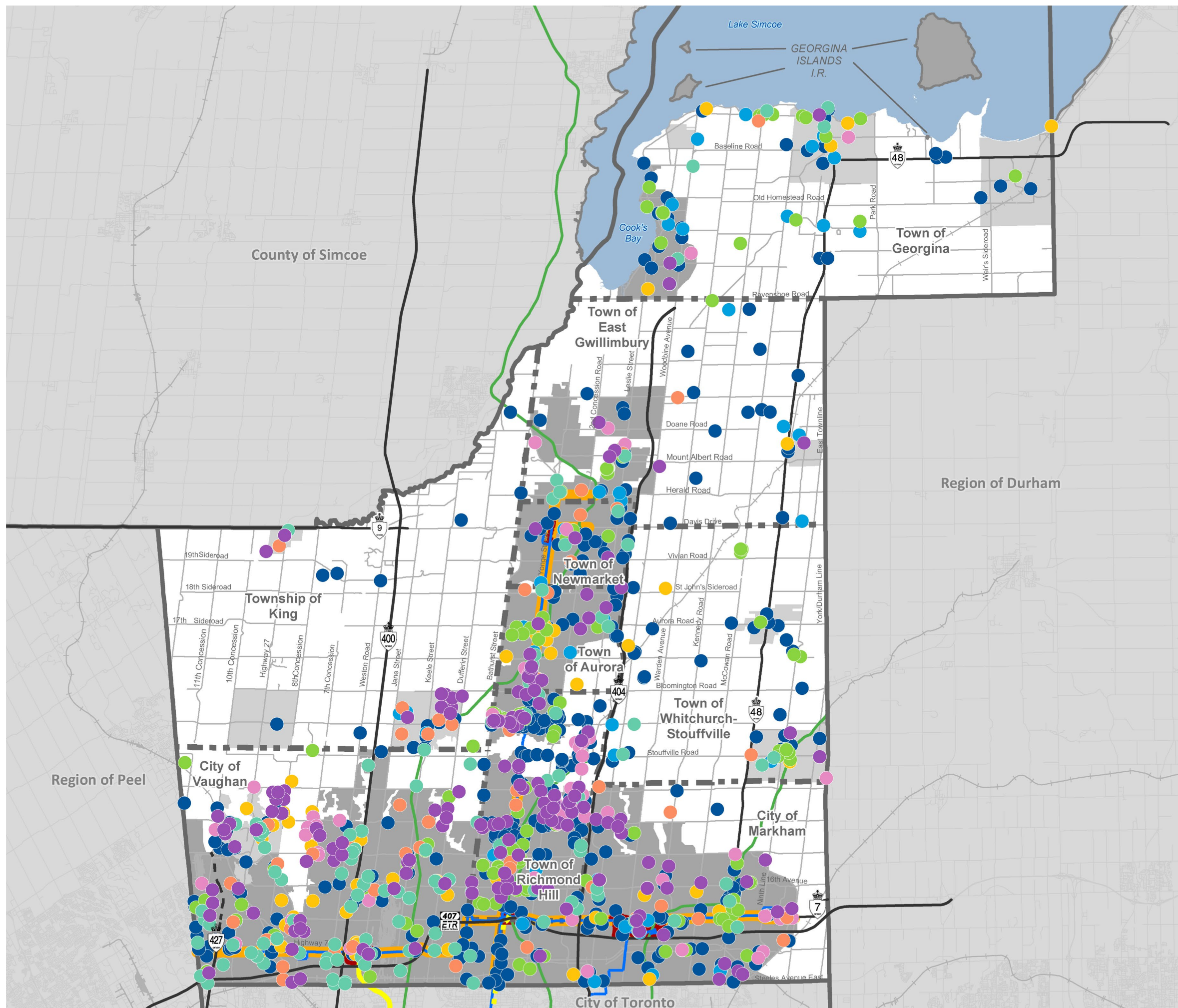
- Consent to Sever
- Engineering Applications
- Official Plan Amendments
- Minor Variances
- Pre-Submission Consultations
- Site Plan Applications
- Subdivision/Condominium Applications
- Zoning Bylaw Amendments
- Regional Centre*
- Regional Corridor*

* The Regional Centres and Corridors are identified in the Municipal Development profile maps.

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TOWN of AURORA

DEVELOPMENT PROFILE 2018

QUICKFACTS

- Aurora made up seven per cent of development applications in York Region
- Responded to 78 development applications
- Regional staff responded to and participated in pre-consultation meetings held every two weeks

FIGURE 4: DEVELOPMENT APPLICATIONS RESPONDED to and APPROVED by TYPE in 2018





TOWN of AURORA DEVELOPMENT PROFILE 2018

FIGURE 5: TYPE of RESIDENTIAL UNITS (Responded to/ Receiving Conditional Approval) 2014 to 2018

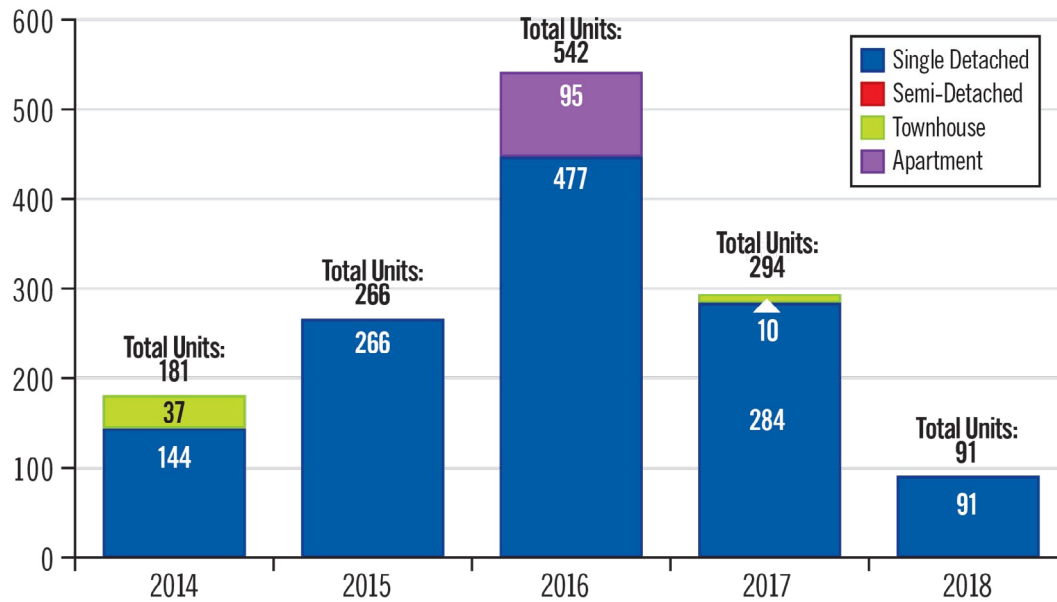
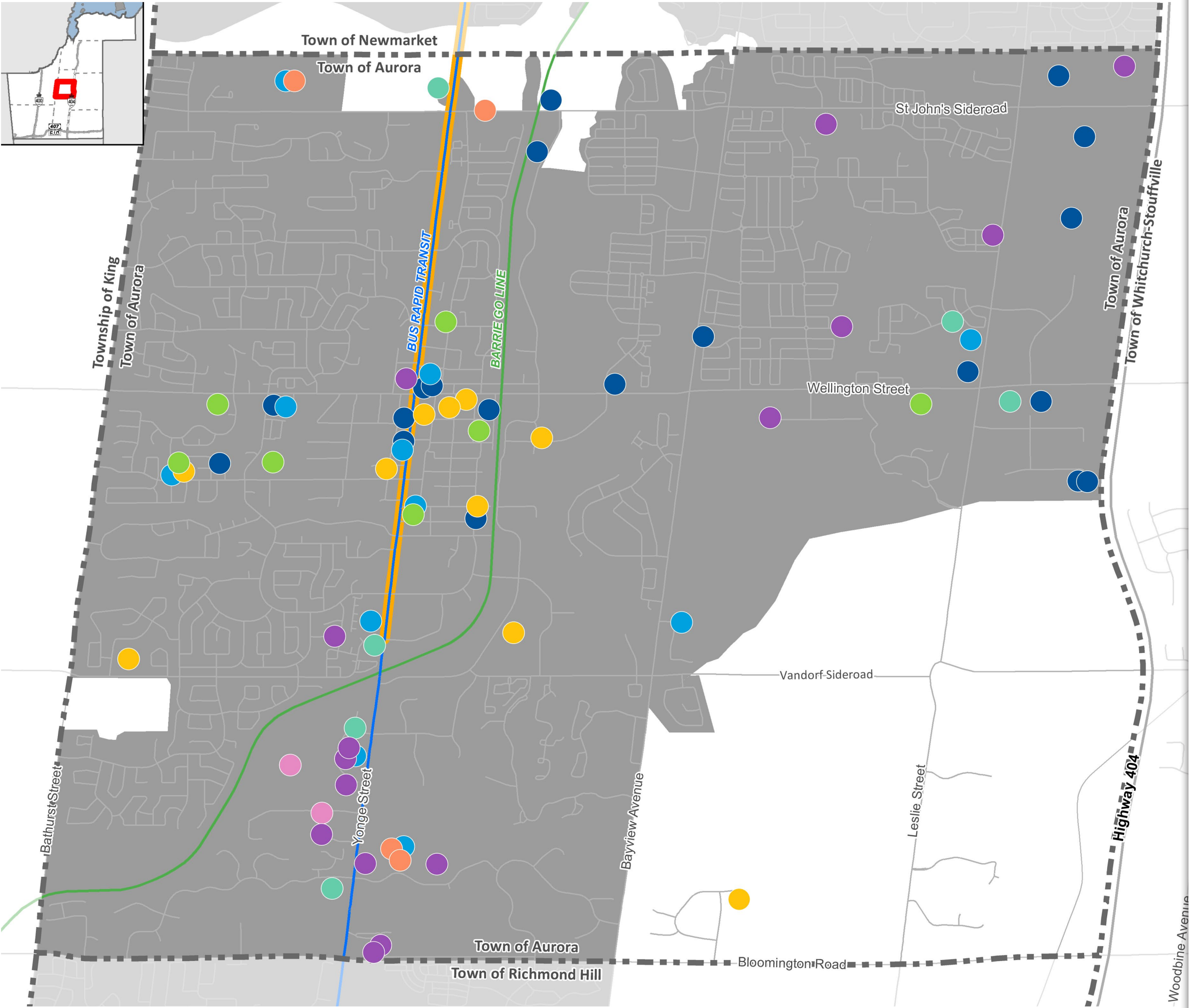
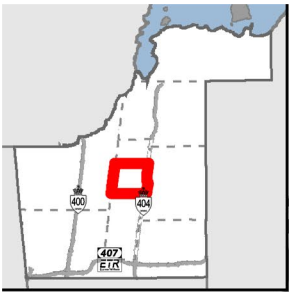


FIGURE 6: TYPE of RESIDENTIAL UNITS (Clearances for Registration) 2014 to 2018

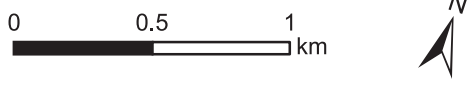




YORK REGION

TOWN of AURORA DEVELOPMENT PROFILE 2018

- Consent to Sever
- Engineering Applications
- Official Plan Amendments
- Minor Variances
- Pre-Submission Consultations
- Site Plan Applications
- Subdivision/Condominium Applications
- Zoning Bylaw Amendments
- Regional Corridor



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TOWN of AURORA

DETAILED APPLICATION INFORMATION 2018



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	To permit the development of 68 stacked townhouse dwellings in 3 blocks on lands designated as "Stable Neighbourhood".
LOPA.17.A.0062 (First Submission)	OPA-2017-02	Local Official Plan Amendment (Routine)	14029 Yonge Street	To permit reduced setbacks and site alteration in excess of that permitted within the Oak Ridges Moraine and Landform Conservation Areas to allow the development of 27 single detached lots. This application relates to comments provided as part of the first submission.
LOPA.17.A.0062 (Adopted OPA)	OPA 18	Local Official Plan Amendment (Routine)	14029 Yonge Street	To permit reduced setbacks and site alteration in excess of that permitted within the Oak Ridges Moraine and Landform Conservation Areas to allow the development of 27 single detached residential units. This application relates to the approval of the OPA.
LOPA.18.A.0032	OPA-2018-01	Local Official Plan Amendment (Routine)	306, 370, 434, 488 St. John's Sideroad West	To amend the "Suburban Residential" designation to permit the development of 91 single detached residential units.



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

Regional File Number	Local file Number	Application Type	Location	Description
SUBP.17.A.0009	19T17A01/ SUB-2017-01	Draft Plan of Subdivision	14029 Yonge Street	27 single family detached units fronting on to a private lane.
SUBP.18.A.0006	SUB-2018-01	Draft Plan of Subdivision	South of Wellington Street East and east of Bayview Avenue	10 future development blocks.
CDMP.17.A.0043	CDM-2017-01	Draft Plan of Condominium	14029 Yonge Street	To facilitate the ownership of 27 single detached condominium residences on a private road.
SUBP.12.A.0018	19T12A04	Draft Plan of Subdivision	1001 St. John's Sideroad	28 single detached lots.
SUBP.14.A.0025	19T14A04/ SUB-2014-04	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.
CDMP.18.A.0031	CDM-2018-01	Draft Plan of Condominium	74 Old Bloomington Road	6 condominium townhouse units.

TABLE 3: SUBDIVISION/CONDOMINIUM - CLEARANCE for REGISTRATION

Regional File Number	Local File Number	Application Type	Location	Description
SUBR.18.A.0019	19T03A02	Registered Plan of Subdivision	14070 Yonge Street	29 single detached lots.
CDMR.18.A.0005	19CDM7480	Registered Plan of Condominium	Northwest of Henderson Drive and Yonge Street	To facilitate the ownership of 53 townhouses.

TOWN of AURORA

DETAILED APPLICATION INFORMATION 2018



TABLE 3: SUBDIVISION/CONDOMINIUM - CLEARANCE for REGISTRATION (continued)

Regional File Number	Local File Number	Application Type	Location	Description
CDMR.18.A.0009	19CDM-16A05	Registered Plan of Condominium	555 William Graham Drive	To facilitate the ownership of two 4-storey mixed use condominium buildings with 179 residential units and 508.4 m ² of commercial space.
CDMR.18.A.0021	19CDM-16A03	Registered Plan of Condominium	14222, 14314, 14358 & 14378 Yonge Street	To facilitate the ownership of 42 single detached dwellings.
SUBR.18.A.0039	SUB-2015-05	Registered Plan of Subdivision	1756 St. John's Sideroad	108 single detached lots.
CDMR.18.A.0021	19CDM-16A03	Registered Plan of Condominium	14222, 14314, 14358 & 14378 Yonge Street	To facilitate the ownership of 42 single detached dwellings.
CDMR.18.A.0034	19CDM17A04	Registered Plan of Condominium	15278 Yonge Street	To facilitate the ownership of 126 street townhouse units on a common element road.
CDMR.18.A.0040	CDM-2018-01	Registered Plan of Condominium	74 Old Bloomington Road	To facilitate the ownership of 6 condominium townhouse units.

TABLE 4: REGIONAL SITE PLAN APPROVALS

Regional File Number	Local File Number	Application Type	Location	Description
SP.17.A.0003	SPA00217	Site Plan	15370 Leslie Street	To change the number of proposed units from 30 to 32 street townhouse units.
SP.17.A.0326	SP-2017-10	Site Plan	14314-14388 Yonge Street	5-storey retirement facility with a total of 248 units with 133 parking spaces.
SP.18.A.0112	SP-2018-05	Site Plan	1623 Wellington Street East	To develop 4 commercial buildings.



TOWN of AURORA

DETAILED APPLICATION INFORMATION 2018

TABLE 4: REGIONAL SITE PLAN APPROVALS (continued)

Regional File Number	Local File Number	Application Type	Location	Description
SP.18.A.0125	SP(EX)-2018-02	Site Plan	1 Henderson Drive	Proposed development of a temporary Seasonal Outdoor sales area (Garden Centre).
SP.18.A.0128	N/A	Site Plan	Northwest corner of Yonge Street and St. John's Sideroad	Proposed temporary sales trailer.
SP.08.A.0011	SPA01108	Site Plan	Southwest corner of Yonge Street and Elderberry Trail	Development of several recreation buildings.

TABLE 5: REGIONAL ENGINEERING APPROVALS

Regional File Number	Local File Number	Application Type	Location	Description
ENG.15.A.0001	15.001.A	Engineering Application	14314 & 14338 Yonge Street, south of Henderson Drive	Engineering Submission.
ENG.16.A.0001	16.001.A	Engineering Application	14070 Yonge Street	Engineering Submission - Intersection of Glensteeple Drive and Yonge Street.

TOWN of EAST GWILLIMBURY

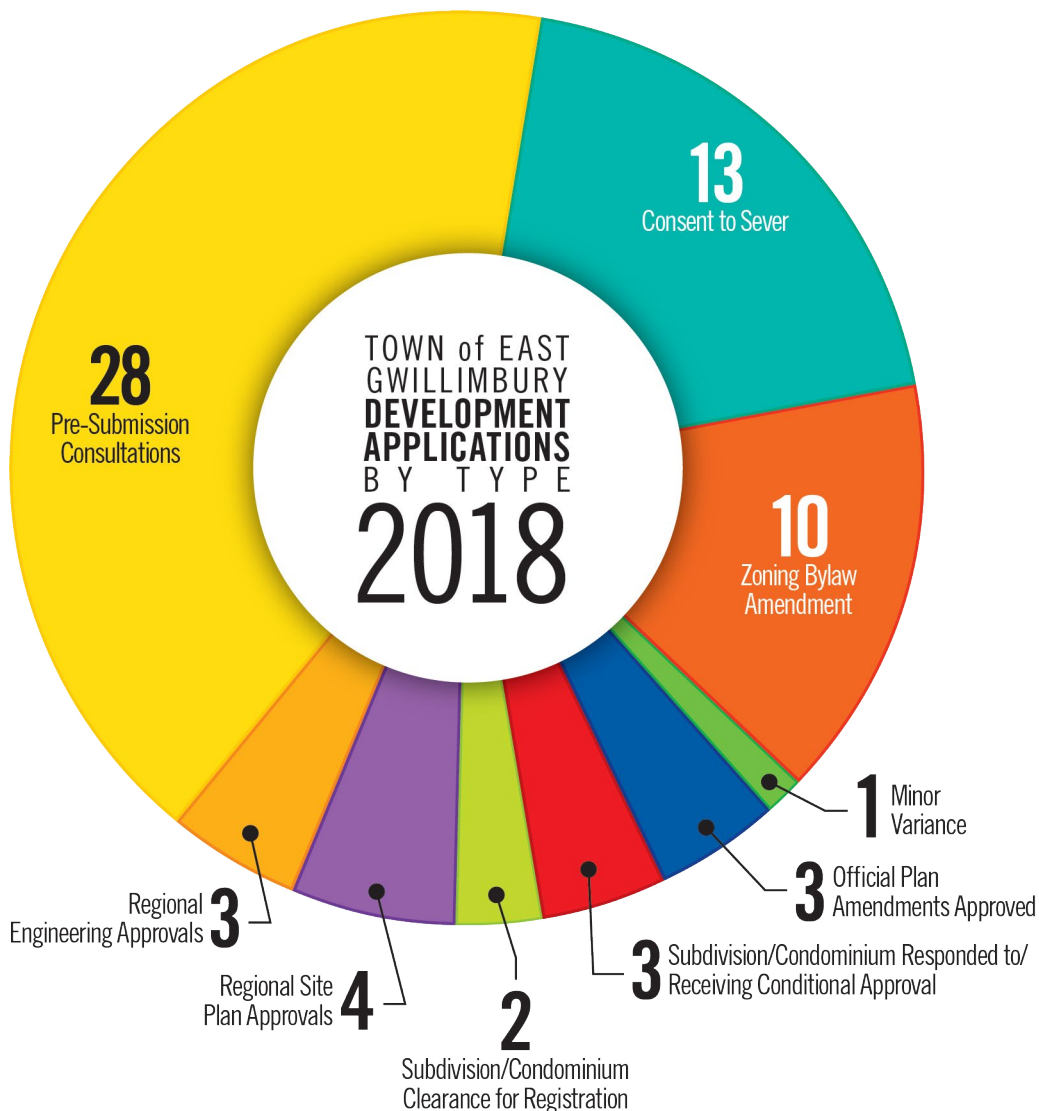
DEVELOPMENT PROFILE 2018



QUICKFACTS

- East Gwillimbury made up six per cent of development applications in York Region
- Responded to 67 development applications
- Regional staff participated on the Green Lane Secondary Plan Technical Advisory Committee and the Civic Precinct Plan Study Stakeholder Advisory Committee
- Regional staff responded to and participated in in pre-consultation meetings held every two weeks

FIGURE 7: DEVELOPMENT APPLICATIONS RESPONDED to and APPROVED by TYPE in 2018





TOWN of EAST GWILLIMBURY DEVELOPMENT PROFILE 2018

FIGURE 8: TYPE of RESIDENTIAL UNITS (Responded to/ Receiving Conditional Approval) 2014 to 2018

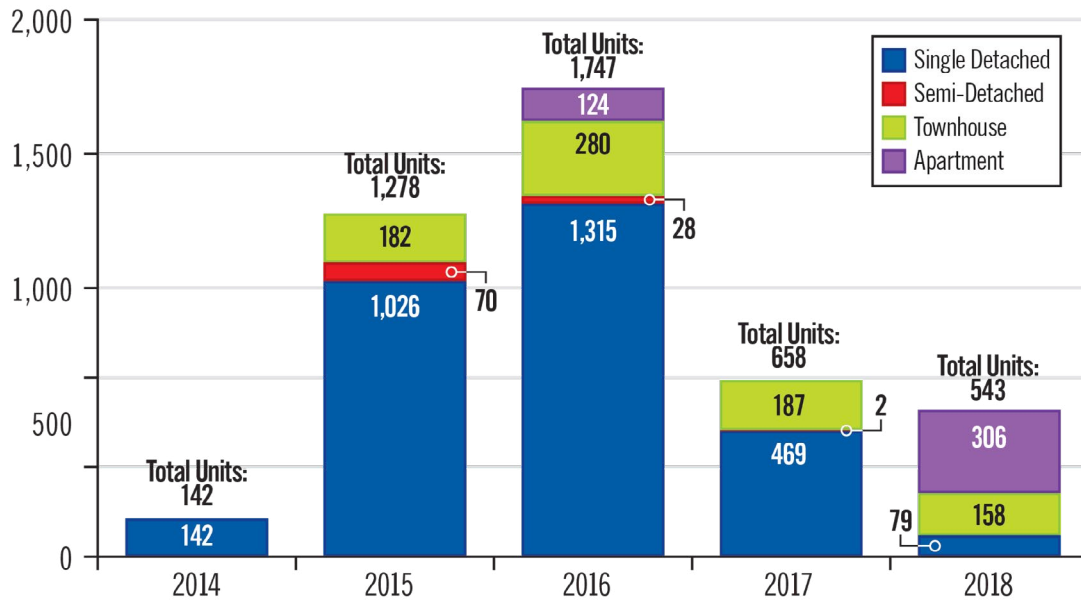
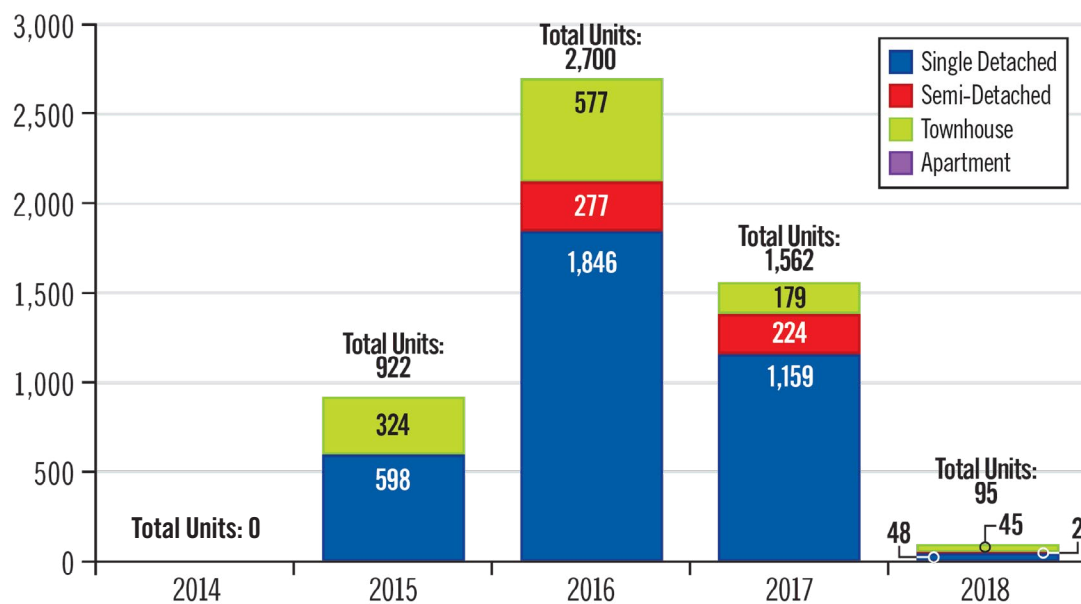
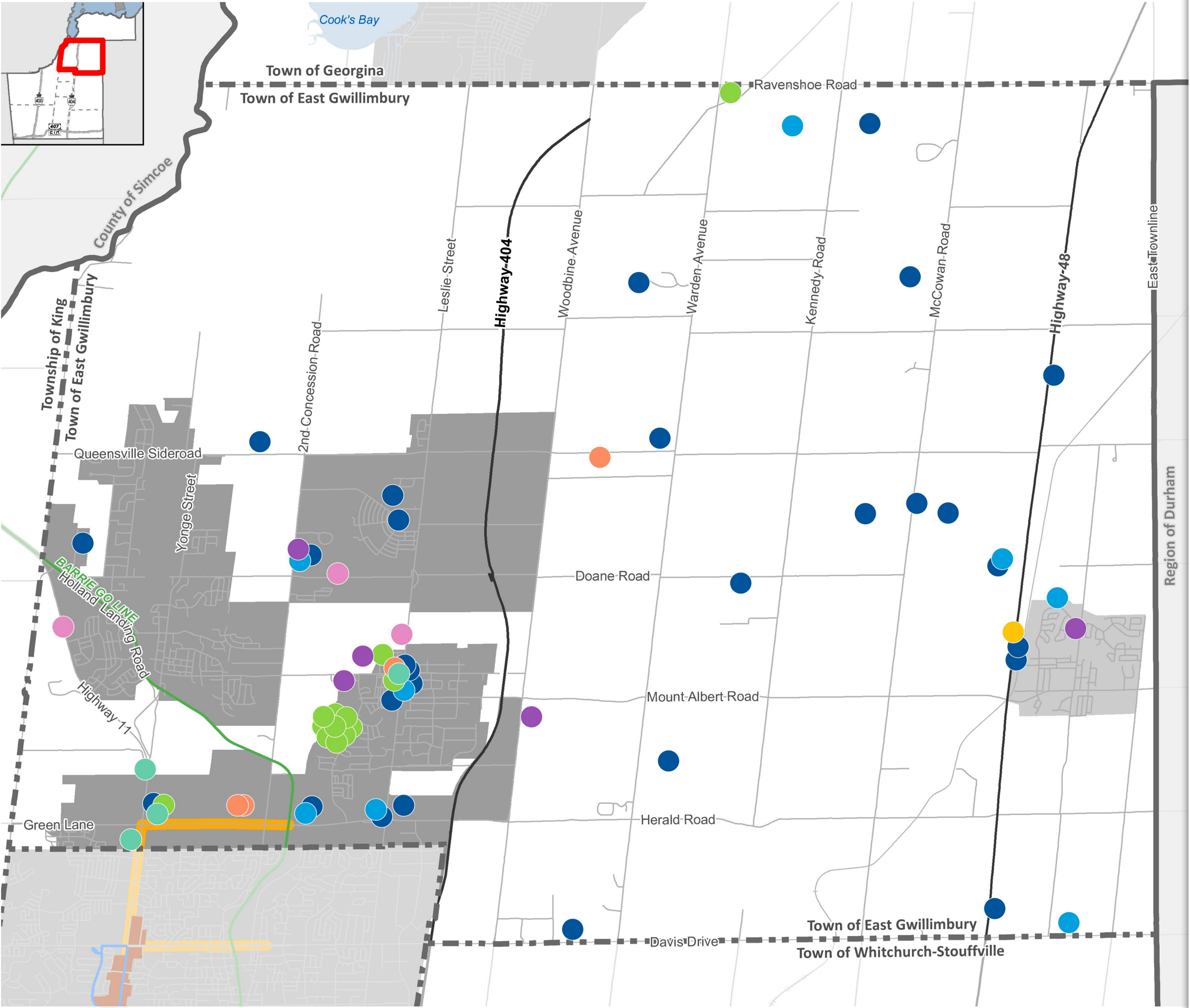


FIGURE 9: TYPE of RESIDENTIAL UNITS (Clearances for Registration) 2014 to 2018





YORK REGION

TOWN of EAST GWILLIMBURY DEVELOPMENT PROFILE 2018

- Consent to Sever
- Engineering Applications
- Official Plan Amendments
- Minor Variances
- Pre-Submission Consultations
- Site Plan Applications
- Subdivision/Condominium Applications
- Zoning Bylaw Amendments
- Regional Corridor



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TOWN of EAST GWILLIMBURY

DETAILED APPLICATION INFORMATION



TABLE 6: OFFICIAL PLAN AMENDMENT APPLICATIONS

Regional File Number	Local File Number	Application Type	Location	Description
LOPA.14.E.0035	OPA 4-2018	Local Official Plan Amendment (Secondary Plan)	Bounded by the Town of Newmarket (Green Lane), south of Mount Albert, east of Yonge Street, west of Leslie Street	Town initiated OPA (Green Lane Secondary Plan) providing detailed land use designations, phasing and development policies to guide future development in the New Community Area.
LOPA.16.E.0061	OPA 3-2018	Local Official Plan Amendment (Routine)	Town of East Gwillimbury (Town-wide)	To amend the Town's Official Plan to conform to the South Georgian Bay Lake Simcoe Source Water Protection Plan policies.
LOPA.18.E.0005	OPA 5-2018	Local Official Plan Amendment (Routine)	1420, 1432, 1442, 1452, 1460, 1472 & 1484 Mount Albert Road	7-storey seniors apartment, a 7-storey retirement residence and 66 townhouse units on a condominium road.

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

Regional File Number	Local file Number	Application Type	Location	Description
SUBP.13.E.0019	19T13E02	Draft Plan of Subdivision	18879 & 18917 Woodbine Avenue	Revised plan proposing a commercial/ industrial subdivision.
SUBP.18.E.0004	19T-17004	Draft Plan of Subdivision	1420, 1432, 1442, 1452, 1460, 1472, 1484 Mount Albert Road	To develop a 7-storey seniors apartment, a 7-storey retirement residence and 68 townhouse units on a condominium road.
SUBP.18.E.0038	19T-18001	Draft Plan of Subdivision	19851, 19879 & 19935 2nd Concession Road	71 single detached lots and 14 part lots for future development and to develop 21 townhouse units.



TOWN of **EAST GWILLIMBURY**

DETAILED APPLICATION INFORMATION 2018

TABLE 8: SUBDIVISION/CONDOMINIUM - CLEARANCE for REGISTRATION

Regional File Number	Local File Number	Application Type	Location	Description
SUBR.18.E.0026 (Phase 2)	19T-08E03	Registered Plan of Subdivision	South of Mount Albert Road and west of Murrell Boulevard	48 single detached lots and develop 18 townhouse units
SUBR.18.E.0065	19T-17E02	Registered Plan of Subdivision	19368 & 19378 Centre Street	2 semi-detached units and 27 townhouse units.

TABLE 9: REGIONAL SITE PLAN APPROVALS

Regional File Number	Local File Number	Application Type	Location	Description
SP.16.E.0026	SPE01016/ SPA.16.13	Site Plan	19101 Leslie Street and 3 & 5 Sharon Boulevard	Proposed redevelopment of subject site and adjacent two properties to the east.
SP.17.E.0018	SPE01317/ SPA.17.10	Site Plan	18582 Yonge Street	To develop a restaurant, convenience store and a gas bar.
SP.18.E.0099	SPA.18.03	Site Plan	18120 Yonge Street	To amend the existing site plan to permit the construction of a one storey retail commercial building consisting of 5 units.
SP.18.E.0287	SPA.18.08	Site Plan	18265 – 18387 Yonge Street	To develop two 1-storey retail commercial buildings.

TOWN of **EAST GWILLIMBURY**

DETAILED APPLICATION INFORMATION 2018



TABLE 10: REGIONAL ENGINEERING APPROVALS

Regional File Number	Local File Number	Application Type	Location	Description
ENG.13.E.0056	13.011.E	Engineering Application	Located between Yonge Street and Holland Landing Road, and west of Yonge Street	Engineering submission at the intersection of Crimson King Way and Highway 11 and intersection of a street and Holland Landing Road.
ENG.16.E.0029	16.006.E	Engineering Application	South side of Doane Road , between Leslie and 2nd Concession	Engineering review of a stormwater management pond on the north side of Doane Road and grading along the south side of Doane Road.
ENG.17.E.0044	D19 17.002.E	Engineering Application	19101 Leslie Street, 3 & 5 Sharon Blvd.	Proposed Sanitary Sewer along Leslie Street.



In 2018
67 development
applications were
reviewed for
East Gwillimbury

TOWN of GEORGINA

DEVELOPMENT PROFILE 2018

QUICKFACTS

- Georgina made up seven per cent of development applications in York Region
- Responded to 87 development applications
- Regional staff responded to and participated in pre-consultation meetings held every two weeks

FIGURE 10: DEVELOPMENT APPLICATIONS RESPONDED to and APPROVED by TYPE in 2018





TOWN of GEORGINA DEVELOPMENT PROFILE 2018

FIGURE 11: TYPE of RESIDENTIAL UNITS (Responded to/
Receiving Conditional Approval) 2014 to 2018

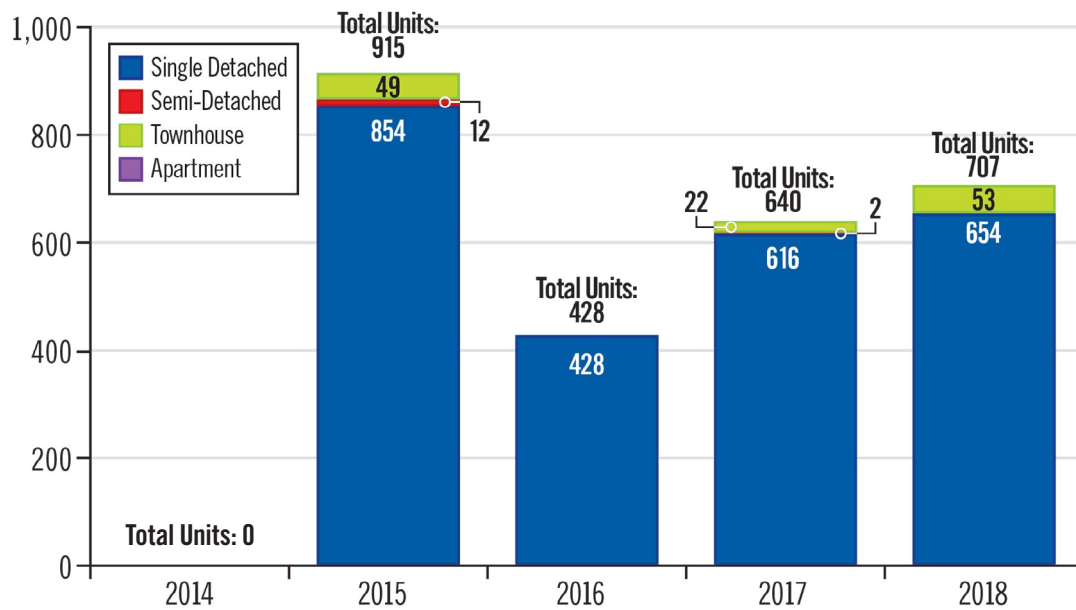
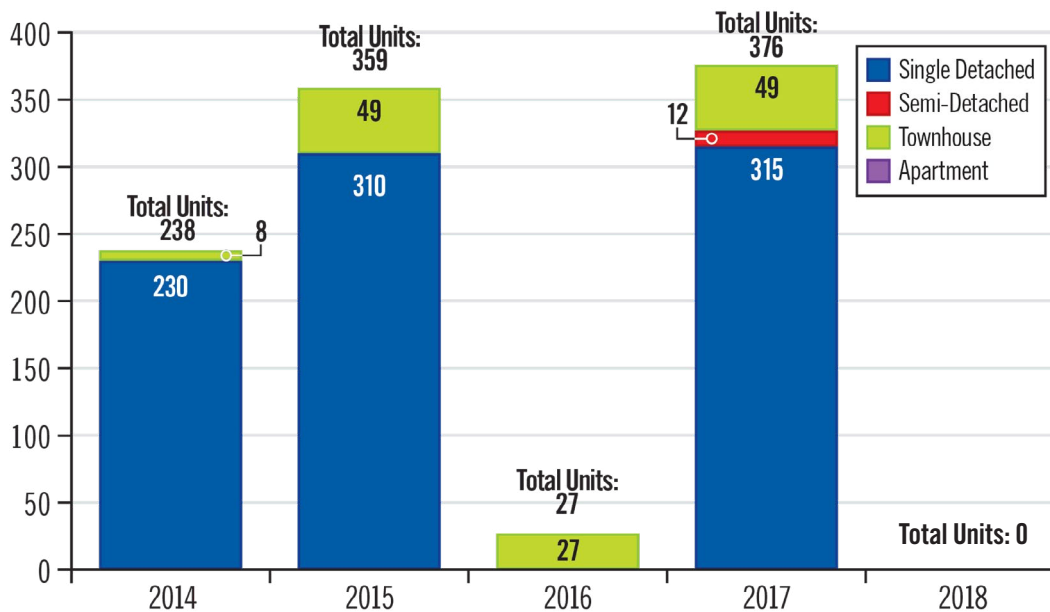
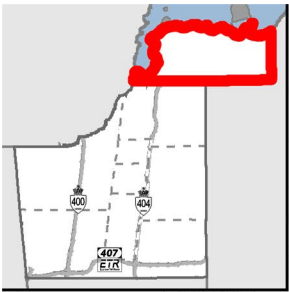


FIGURE 12: TYPE of RESIDENTIAL UNITS (Clearances for Registration) 2014 to 2018

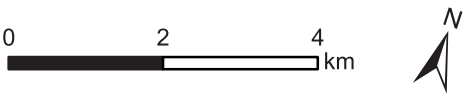
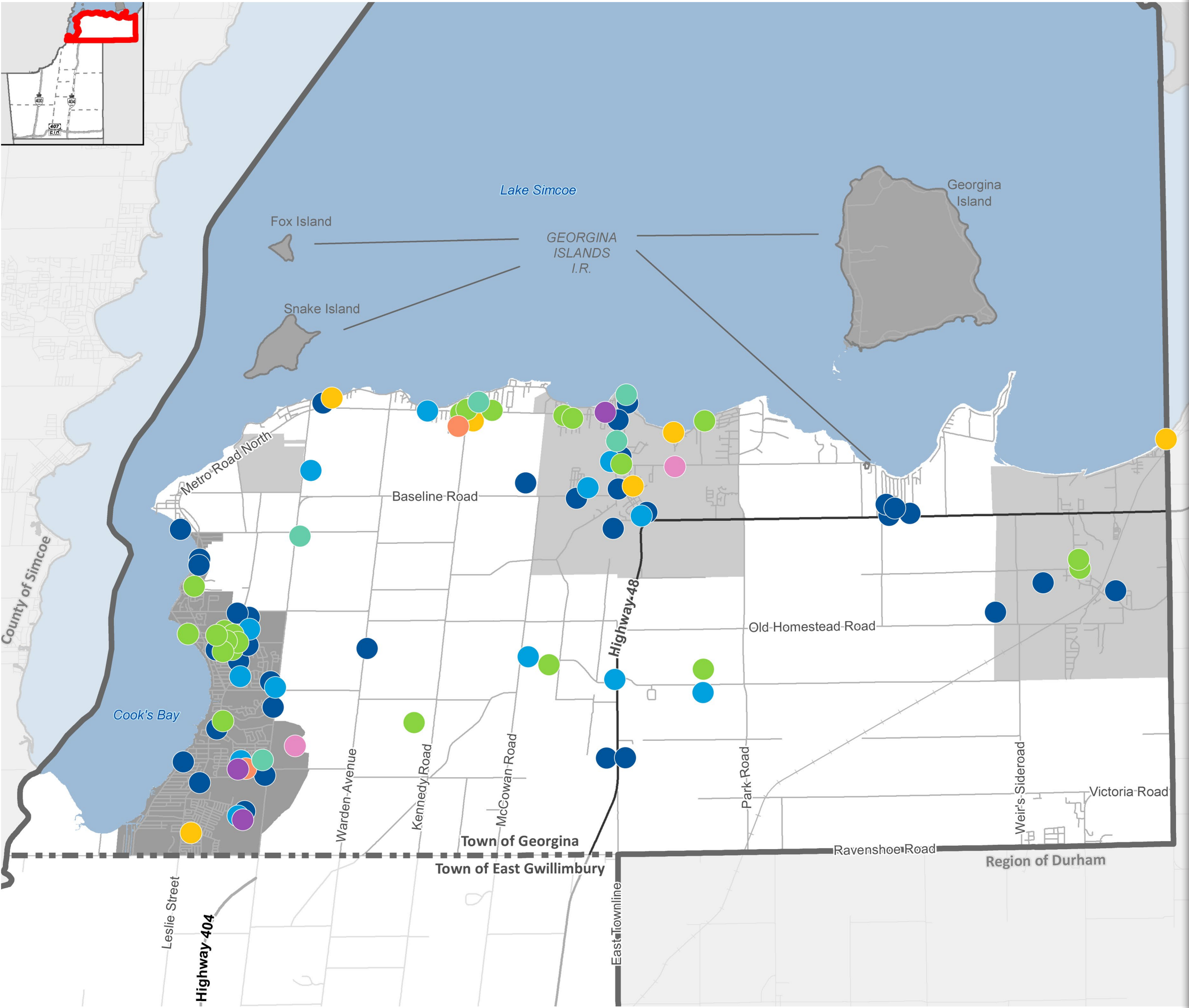




YORK REGION

TOWN of GEORGINA DEVELOPMENT PROFILE 2018

- Consent to Sever
- Engineering Applications
- Official Plan Amendments
- Minor Variances
- Pre-Submission Consultations
- Site Plan Applications
- Subdivision/Condominium Applications
- Zoning Bylaw Amendments



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TOWN of GEORGINA

DETAILED APPLICATION INFORMATION 2018



TABLE 11: OFFICIAL PLAN AMENDMENT APPLICATIONS

Regional File Number	Local File Number	Application Type	Location	Description
LOPA.18.G.0018	OPA 132	Local Official Plan Amendment (Routine)	757 Churchill Lane	To facilitate a proposed severance and development of an additional residential dwelling.
LOPA.14.G.0001	OPA 135	Local Official Plan Amendment (Routine)	106 Glenwoods Avenue	To exempt the subject lands from the requirement to prepare the Glenwoods Development Area Plan, as a prerequisite for approval of the Keswick Secondary Plan, and to permit an increase in residential density from 12.5 units to 15 units per gross residential hectare. This will permit the development of 88 single detached dwellings.

TABLE 12: SUBDIVISION/CONDOMINIUM - RESPONDED to/RECEIVED CONDITIONAL APPROVAL

Regional File Number	Local file Number	Application Type	Location	Description
SUBP.14.G.0010	19T13G01	Draft Plan of Subdivision	North of Glenwoods Avenue and West of Woodbine Avenue	88 single detached lots.
SUBP.17.G.0012	19T17G01	Draft Plan of Subdivision	895 Lake Drive East and West Half of 2080 Metro Road North	T21 condominium townhouse units and 3 freehold townhouse units.
SUBP.18.G.0043	19T18G01	Draft Plan of Subdivision	130 Joe Dales Drive, 30 Bostock Drive and 22942, 23126 & 23056 Woodbine Avenue	567 single detached units, 29 townhouse units and blocks for a multi-use recreation centre, fire hall, woodlots and commercial/employment uses.



TOWN of GEORGINA

DETAILED APPLICATION INFORMATION 2018

TABLE 13: REGIONAL SITE PLAN APPROVALS

Regional File Number	Local File Number	Application Type	Location	Description
SP.17.G.0023	SPG00517/ B.1.363	Site Plan	20993 & 20997 Dalton Road	Proposed gas bar and take-out restaurant.
SP.17.G.0300	SP-G-007-17	Site Plan	Southeast corner of Woodbine Avenue and Boyers Sideroad	Proposed mechanic shop.
SP.17.G.0318	B.1.346.2	Site Plan	Southwest corner of Dovedale Drive and Woodbine Avenue	Proposed automatic car wash facility.
SP.18.G.0030	B.1.364	Site Plan	20 Bonnie Boulevard	Proposed single storey YRP Marine Unit Police Station and a vehicular parking area.
SP.18.G.0033	B.1.373	Site Plan	481 Lake Drive East	Proposed addition to an existing farm.

TABLE 14: REGIONAL ENGINEERING APPROVALS

Regional File Number	Local File Number	Application Type	Location	Description
ENG.18.G.0014	1752	Engineering Application	Black River Road/ Sutton WPCP	Engineering Submission - External sanitary forcemain and sidewalk.
ENG.18.G.0018	1202	Engineering Application	23675 & 23965 Woodbine Avenue and 2596 & 2644 Glenwoods Avenue	Road Occupancy Permit application.

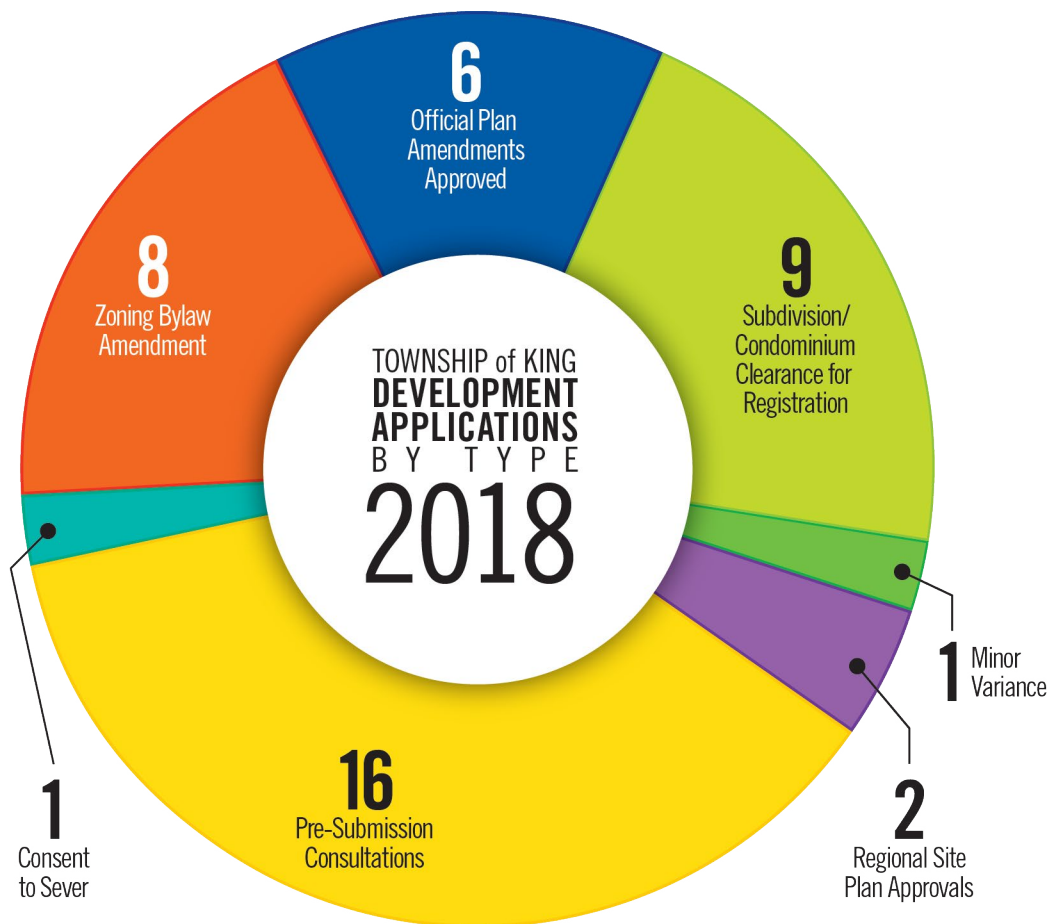
TOWNSHIP of KING

DEVELOPMENT PROFILE 2018

QUICKFACTS

- King made up four per cent of development applications in York Region
- Responded to 43 development applications
- Regional staff participate on the King Township Official Plan Technical Advisory Committee
- Regional staff responded to and participated in in pre-consultation meetings held every two weeks

FIGURE 13: DEVELOPMENT APPLICATIONS RESPONDED to and APPROVED by TYPE in 2018





TOWNSHIP of KING DEVELOPMENT PROFILE 2018

FIGURE 14: TYPE of RESIDENTIAL UNITS (Responded to/
Receiving Conditional Approval) 2014 to 2018

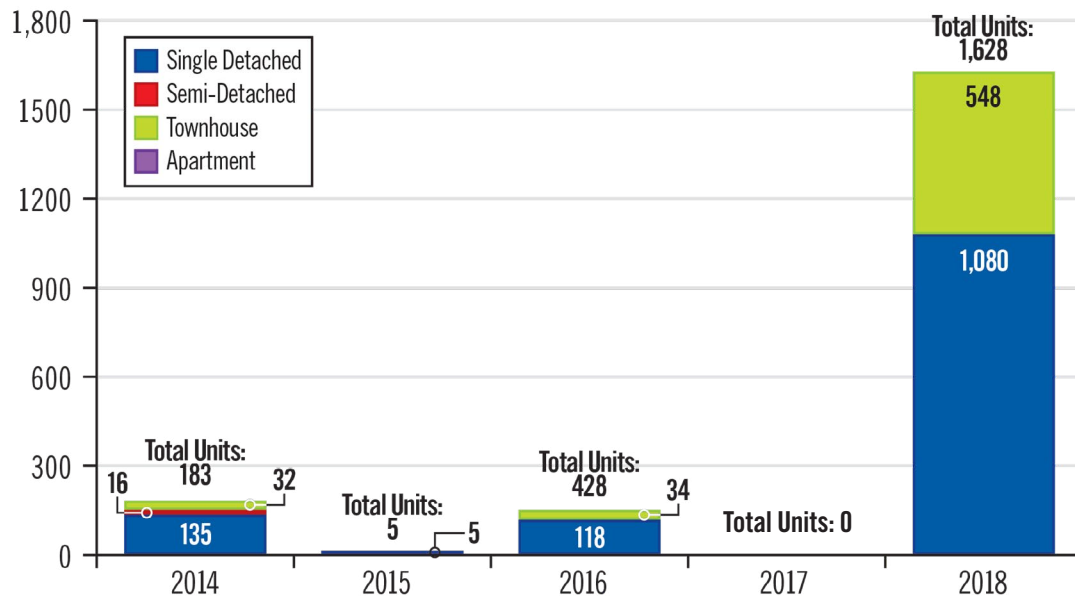
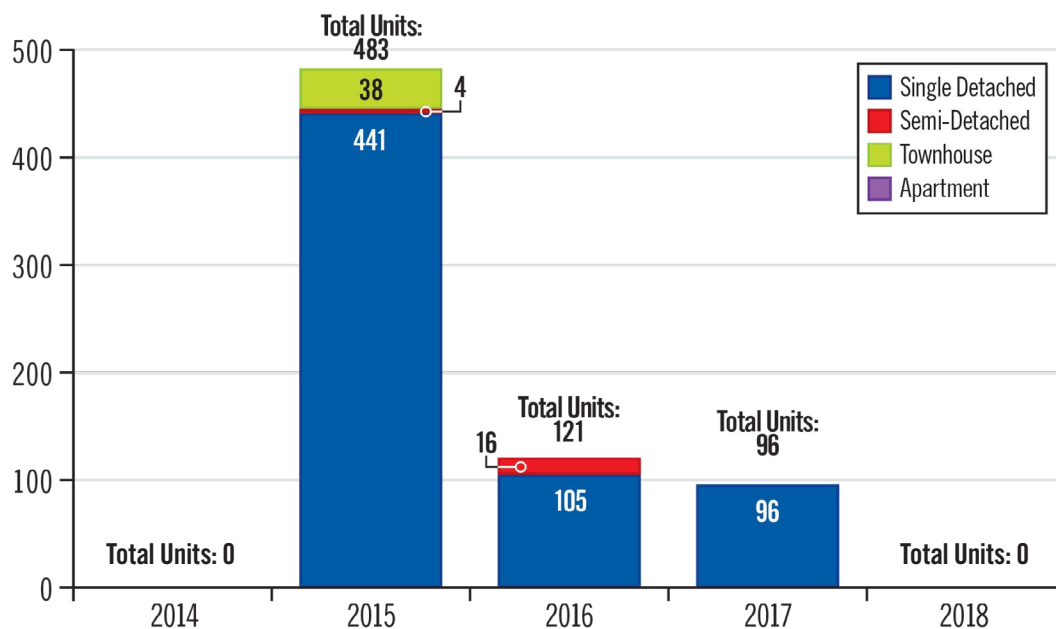
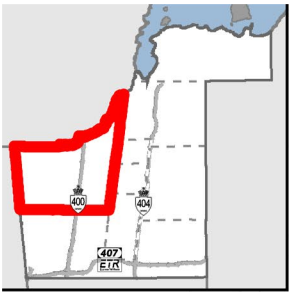


FIGURE 15: TYPE of RESIDENTIAL UNITS (Clearances for Registration) 2014 to 2018

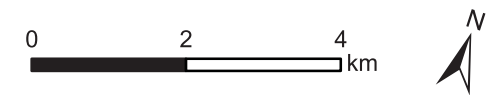
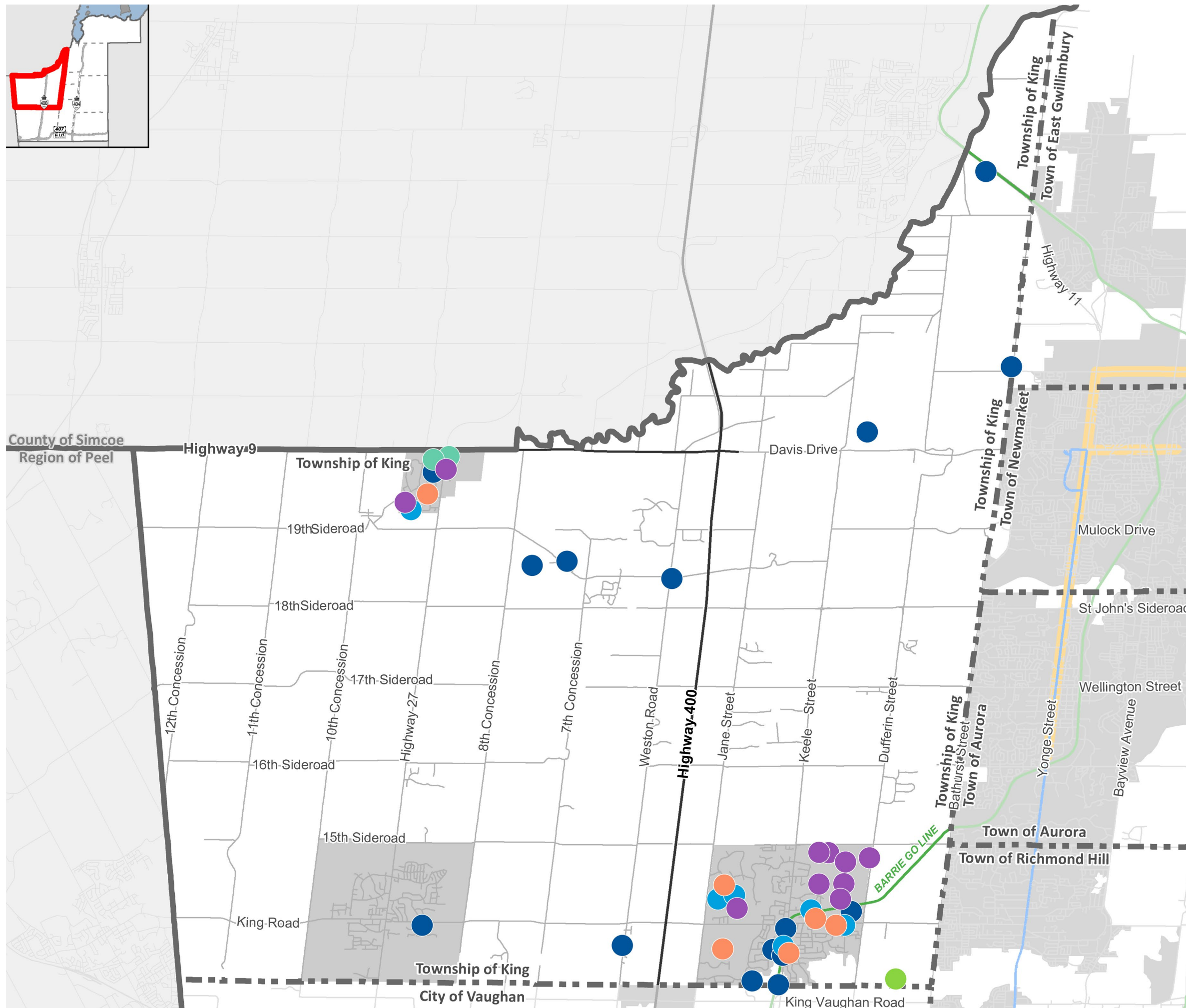




YORK REGION

TOWNSHIP of KING DEVELOPMENT PROFILE 2018

- Consent to Sever
- Official Plan Amendments
- Pre-Submission Consultations
- Site Plan Applications
- Subdivision/Condominium Applications
- Zoning Bylaw Amendments



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TOWNSHIP of KING

DETAILED APPLICATION INFORMATION 2018



TABLE 15: OFFICIAL PLAN AMENDMENT APPLICATIONS

Regional File Number	Local File Number	Application Type	Location	Description
LOPA.16.K.0030	OP-2016-03	Local Official Plan Amendment (Council Decision)	2710 King Road and 13371 Jane Street	Re-designate from "Environmental Protection Area" and "Estate Residential 3 area" to "Low Density Residential 1 Area" and "Medium Density Residential Area" to permit 314 residential dwellings.
LOPA.17.K.0025	OP-2017-03	Local Official Plan Amendment (Routine)	66 Main Street	To permit the development of 32 two-storey townhouse units on lands designated as "Low Density Residential" and "Environmental Constraint Area".
LOPA.18.K.0013	OP-2018-01	Local Official Plan Amendment (Routine)	10 Spring Hill Drive	To re-designate the subject lands from "Low Rise Residential 1" area to "Mixed Use Area" and provide site specific policies to permit the development of a commercial coffee house/restaurant with drive thru, patio and loading space with 36 parking spaces.
LOPA.17.K.0024	OP-2016-05	Local Official Plan Amendment (Routine)	12765, 12781 & 12789 Keele Street	Proposing a residential density of 63.3 units per hectare and a building height of 3-storeys to permit 28 stacked townhouse dwellings.
LOPA.18.K.0025	OP-2018-02	Local Official Plan Amendment (Routine)	204 Dew Street	To amend King City's Community Plan OPA 540 to permit 5 single detached units with access from a private condominium road.
LOPA.18.K.0035	OP-2017-01	Local Official Plan Amendment (Routine)	12805 & 12665 Jane Street	To allow alternative environmental protection zones and to re-designate the lands from "Low Density Residential 2 Area" and "Estate Residential 1 Area" to "Low Density Residential 5 Area" to permit 156 single and semi-detached units, 41 townhouse units and 67 lifestyle residential units.



TOWNSHIP of KING

DETAILED APPLICATION INFORMATION 2018

TABLE 16: SUBDIVISION/CONDOMINIUM - RESPONDED to/RECEIVED CONDITIONAL APPROVAL

Regional File Number	Local file Number	Application Type	Location	Description
SUBP.16.K.0017	19T16K01	Draft Plan of Subdivision	2710 King Road and 13371 Jane Street	63 single detached lots and 250 townhouse units.
SUBP.07.K.0013	19T06K02	Draft Plan of Subdivision	1925 15th Sideroad	89 single detached lots.
SUBP.07.K.0014	19T06K03	Draft Plan of Subdivision	13376, 13386 & 13416 Dufferin Street	70 single detached lots.
SUBP.07.K.0019	19T06K08	Draft Plan of Subdivision	60 Tawes Trail	90 single detached lots.
SUBP.18.K.0017	19T-17-K02	Draft Plan of Subdivision	199 Church Street	51 single detached lots.
SUBP.18.K.0026	19T18K01	Draft Plan of Subdivision	13196 Dufferin Street	55 single detached lots, a stormwater facility and lands for environmental and vegetation protection.
SUBP.18.K.0027	19T-18K02	Draft Plan of Subdivision	South of 15th Sideroad and West of Dufferin Street	523 single detached lots, 48 townhouse units, 2 public parks, 2 stormwater management facilities, an elementary school and lands for environmental and vegetation protection.
SUBP.18.K.0028	19T-18K03	Draft Plan of Subdivision	13630 Dufferin Street	6 single detached lots.
SUBP.18.K.0029	19T-18K04	Draft Plan of Subdivision	East of Keele Street and south of 15th Sideroad	41 single detached lots and lands for vegetation and environmental protection zones.

TOWNSHIP of KING

DETAILED APPLICATION INFORMATION 2018



TABLE 17: SUBDIVISION/CONDOMINIUM - CLEARANCE for REGISTRATION

Regional File Number	Local File Number	Application Type	Location	Description
CDMR.18.K.0044	19CDM18K05	Registered Plan of Condominium	10 Dr. Kay Drive	Facilitate the ownership of a 22 unit commercial/retail plaza.

TABLE 18: REGIONAL SITE PLAN APPROVALS

Regional File Number	Local File Number	Application Type	Location	Description
SP.18.K.0152	SPD-18-25	Site Plan	34 Magnum Drive	Addition to an existing industrial building.
SP.16.K.0035	SPK00516	Site Plan	3 Rose Cottage Lane	To develop a retail commercial plaza.



In 2018
186 development
applications were
reviewed for
Markham



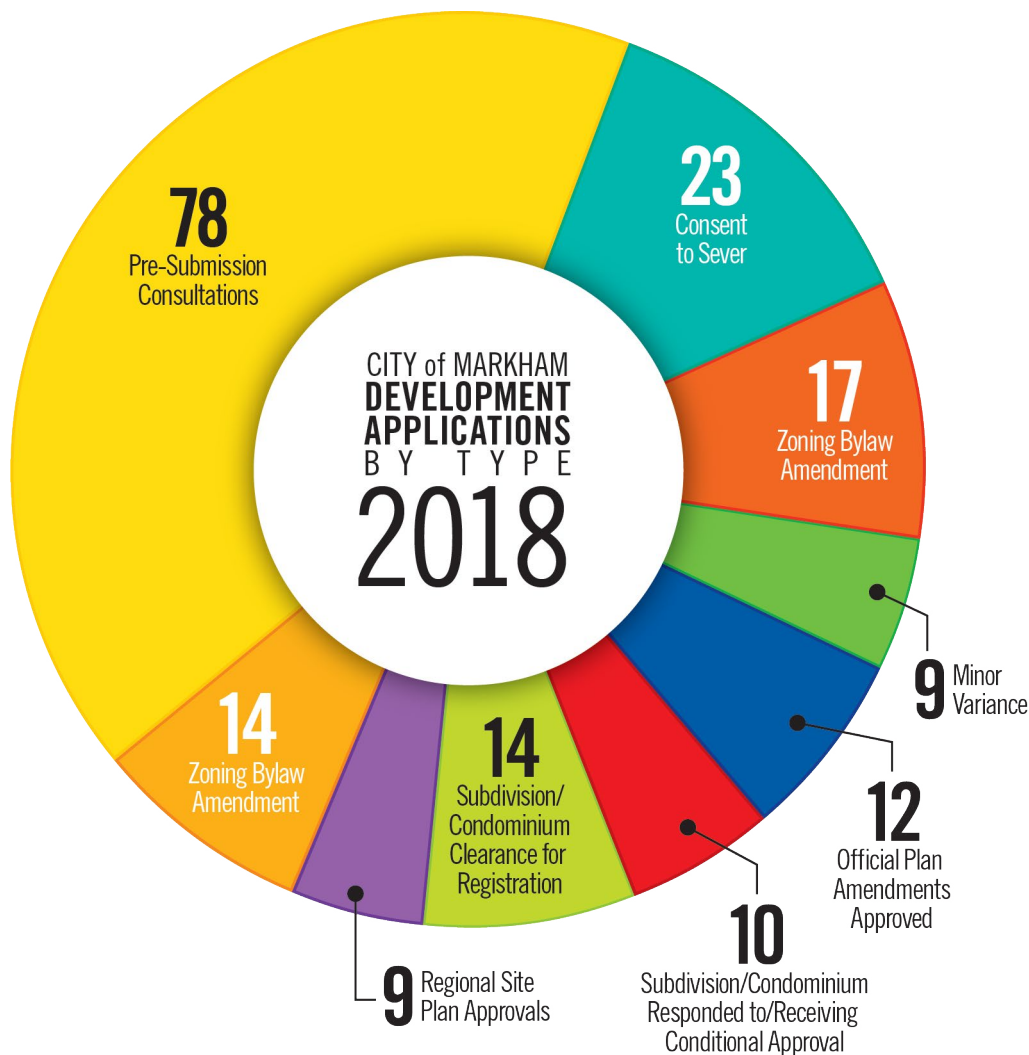
CITY of MARKHAM

DEVELOPMENT PROFILE 2018

QUICKFACTS

- Markham made up 16 per cent of development applications in York Region
- Responded to 186 development applications
- Regional staff participate on the following committees/working groups:
 - Cornell Centre Advisory, Cornell Rouge National Urban Park Gateway Advisory, Markham Centre Advisory, Markham Future Urban Area Technical Advisory and Steering

FIGURE 16: DEVELOPMENT APPLICATIONS RESPONDED to and APPROVED by TYPE in 2018





CITY of MARKHAM DEVELOPMENT PROFILE 2018

**FIGURE 17: TYPE of RESIDENTIAL UNITS (Responded to/
Receiving Conditional Approval) 2014 to 2018**

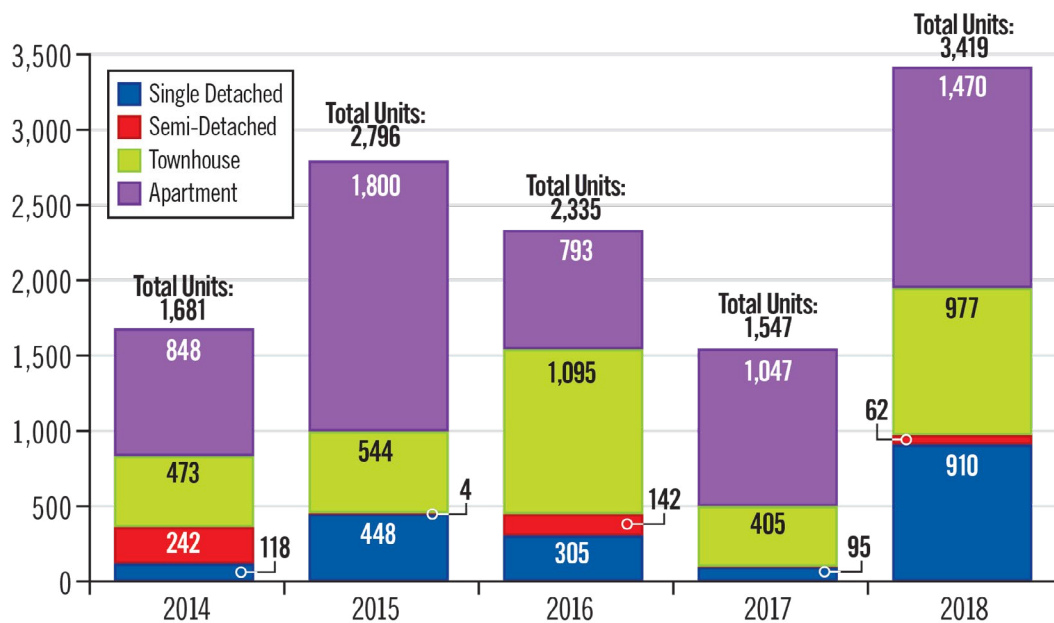
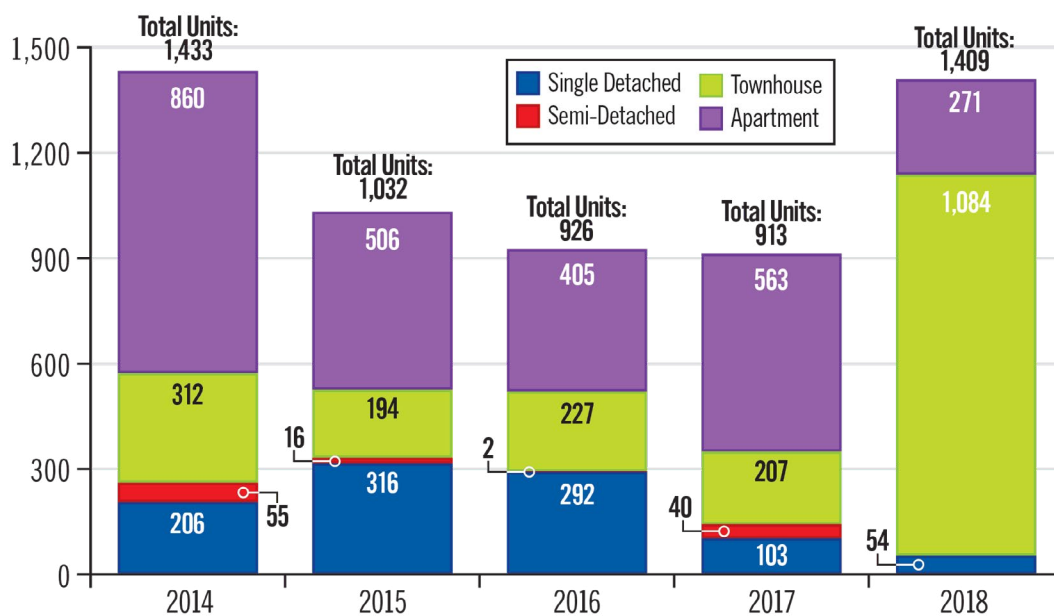
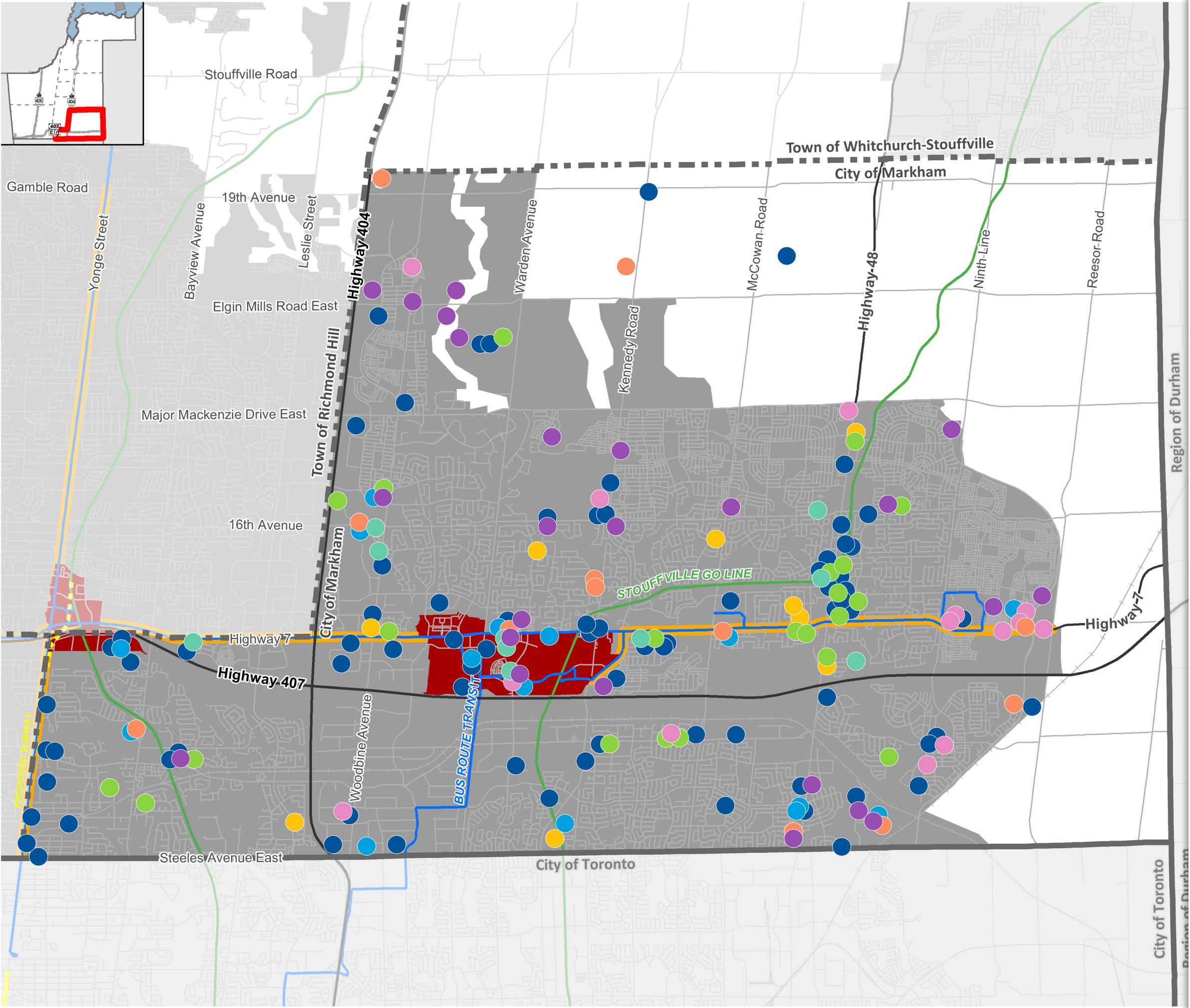


FIGURE 18: TYPE of RESIDENTIAL UNITS (Clearances for Registration) 2014 to 2018





YORK REGION

CITY of MARKHAM DEVELOPMENT PROFILE 2018

- Consent to Sever
- Engineering Applications
- Official Plan Amendments
- Minor Variances
- Pre-Submission Consultations
- Site Plan Applications
- Subdivision/Condominium Applications
- Zoning Bylaw Amendments
- Regional Centre
- Regional Corridor

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TABLE 19: OFFICIAL PLAN AMENDMENT APPLICATIONS

Regional File Number	Local File Number	Application Type	Location	Description
LOPA.18.M.0010	OP 17 170770	Local Official Plan Amendment (Exemption)	206 Main Street Unionville	To permit the development of a 4-storey low-rise residential building and a 1.5-storey commercial addition to the existing Eckhardt Stiver House.
LOPA.18.M.0023	OP 18 151031	Local Official Plan Amendment (Routine)	2832 16th Avenue	To add a site specific policy that allows for a "Private School" as an ancillary use within the existing building.
LOPA.15.M.0011	OPA 252	Local Official Plan Amendment (Council Decision)	North of Highway 7 and west of Donald Cousens Parkway	To allow for a greater range of densities and housing types to permit the development of condominium townhouse units and 80 freehold townhouse units.
LOPA.15.M.0039	OP.14.113856	Local Official Plan Amendment (Routine)	6400 Steeles Avenue East	Re-designate from "Residential Low Rise" designation to "Residential High Rise" to permit the development of 1,773 residential dwelling units, two park blocks, a buffer/trail block, a parkette block and a storm-water management pond block.
LOPA.16.M.0025	OP 14 123766	Local Official Plan Amendment (Exemption)	Marydale Avenue	To allow exclusive residential uses on the subject lands designated as "Mixed-use Mid Rise" for 136 townhouse units.
LOPA.17.M.0017	OPA 25	Local Official Plan Amendment (Exemption)	10992 Kennedy Road	To facilitate expansion of the existing cemetery.
LOPA.17.M.0018	OPA 21	Local Official Plan Amendment (Routine)	520, 530, 540, 550, 590, 600 & 610 Copper Creek Drive	Re-designate from "Employment Area" and "Commercial" to "Neighbourhood Area," "Residential Mid-Rise" and "Mixed-Use Low-Rise" with exceptions to permit residential uses to permit 221 traditional and rear lane townhouse units.



CITY of MARKHAM

DETAILED APPLICATION INFORMATION 2018

TABLE 19: OFFICIAL PLAN AMENDMENT APPLICATIONS (continued)

Regional File Number	Local File Number	Application Type	Location	Description
LOPA.18.M.0021	OP 18 171600	Local Official Plan Amendment (Exemption)	7859 Yonge Street	Re-designate from “Open Space” to “Urban Residential” and “High Density II Housing” to facilitate the development of a 12-storey residential building, a 14-storey residential building, and a public park.
LOPA.18.M.0036	OPA 17	Local Official Plan Amendment (Routine)	City of Markham	To regulate shared housing in the form of rooming house and short term accommodation by defining and not permitting the uses as of right in the City zoning by-law.
LOPA.18.M.0038	OP 18 139486	Local Official Plan Amendment (Routine)	5305 & 5307 Highway 7	Re-designate from “Residential Low-Rise” to “Residential Mid-Rise” to permit 32 stacked back-to-back townhouse units.
LOPA.18.M.0040	OPA 27	Local Official Plan Amendment (Exemption)	2780 19th Avenue	Re-designate the subject lands from “Greenway” to “Business Park Employment” and remove the Oak Ridges Moraine Conservation Plan Area and Greenbelt Area boundaries in accordance with the amendments made to 2017 ORMCP and Greenbelt Plan.
LOPA.18.M.0046	OP 18 233310	Local Official Plan Amendment (Exemption)	3882 Highway 7 East	To permit a 10-storey residential building containing 80 apartment units.

CITY of MARKHAM

DETAILED APPLICATION INFORMATION 2018



TABLE 20: SUBDIVISION/CONDOMINIUM - RESPONDED to/RECEIVED CONDITIONAL APPROVAL

Regional File Number	Local file Number	Application Type	Location	Description
SUBP.14.M.0040	19T-14M10	Draft Plan of Subdivision	East side of Bur Oak Avenue and north side of Rustle Woods Avenue	74 freehold rear-lane townhouse units.
SUBP.17.M.0001	19T-16M04	Draft Plan of Subdivision	4031 16th Avenue	Revised submission to create 7 single detached lots, a private road, open space and parkland.
SUBP.17.M.0013	19T-17M01	Draft Plan of Subdivision	55, 63 & 83 Helen Ave and 7987 Kennedy Road	11 single detached lots, 29 street townhouse units and a park block.
SUBP.17.M.0015	19T-17M03	Draft Plan of Subdivision	West side of Donald Cousens Parkway, north of Highway 7 East	13 single detached lots and three townhouse blocks consisting of 19 units.
CDMP.18.M.0007	19CDM-18M03	Draft Plan of Condominium	9390 Woodbine Avenue	To facilitate and delineate the common elements and the 536 transferable commercial condominium tenure units.
SUBP.14.M.0064	19T95M82	Draft Plan of Subdivision	Northeast corner of Castlemore Drive and Donald Cousens Parkway	122 back-to-back townhouses and 25 street townhouses.
SUBP.15.M.0009	19T-14M06	Draft Plan of Subdivision	6400 Steeles Avenue East	1,773 residential dwelling units, two park blocks, a buffer/trail block, a parkette block and a stormwater management pond block.
SUBP.16.M.0002	19T-14M01	Draft Plan of Subdivision	North of Steeles Avenue East, west of Markham Road	To develop 136 townhouse units and a park block.



CITY of MARKHAM

DETAILED APPLICATION INFORMATION 2018

TABLE 20: SUBDIVISION/CONDOMINIUM - RESPONDED to/RECEIVED CONDITIONAL APPROVAL (cont'd)

Regional File Number	Local file Number	Application Type	Location	Description
SUBP.18.M.0021	SU 18 181743 001	Draft Plan of Subdivision	3319 Elgin Mills Road and 10521 Woodbine Avenue	218 single detached lots, 44 rear lane townhouse units, 42 rear lane single detached lots, 1 heritage house and 3 units for residential reserves.
SUBP.18.M.0022	SU 18 181743 002	Draft Plan of Subdivision	3319 Elgin Mills Road E and 10521 Woodbine Avenue	375 single detached lots, 245 rear lane townhouse units, 60 rear lane single detached lots, and 14 units for residential reserves.

TABLE 21: SUBDIVISION/CONDOMINIUM - CLEARANCE for REGISTRATION

Regional File Number	Local File Number	Application Type	Location	Description
SUBR.17.M.0053	19T-13M02	Registered Plan of Subdivision	10975 Victoria Square Boulevard	140 townhouse units.
SUBR.18.M.0013	19T-07M04	Registered Plan of Subdivision	3940 Highway 7	81 townhouse units.
SUBR.18.M.0017	19T-14M09	Registered Plan of Subdivision	9350 & 9392 Kennedy Road	132 townhouse units, a single dwelling heritage house, park space and a public right-of-way.
SUBR.18.M.0028	19T-98M19	Registered Plan of Subdivision	6350 Steeles Avenue East	196 semi-detached residential dwellings and 51 single detached residential dwellings.
SUBR.18.M.0037	19T-16M05	Registered Plan of Subdivision	9329 & 9365 McCowan Road	150 townhouse units.
SUBR.18.M.0040	19T-14M15	Registered Plan of Subdivision	9721 Kennedy Road	32 townhouse units.

CITY of MARKHAM

DETAILED APPLICATION INFORMATION 2018



TABLE 21: SUBDIVISION/CONDOMINIUM - CLEARANCE for REGISTRATION (continued)

Regional File Number	Local File Number	Application Type	Location	Description
SUBR.18.M.0041	19T-14M08	Registered Plan of Subdivision	10925 & 10945 Woodbine Ave	14 townhouse units.
SUBR.18.M.0045	19T-15M03	Registered Plan of Subdivision	North of Elgin Mills Road and West of Woodbine Avenue	179 townhouse units, a park, open space and 0.3m reserves.
CDMR.18.M.0001	19CDM-17M04	Registered Plan of Condominium	360 John Street	To create 101 residential units on parcels of tied land and common element areas.
CDMR.18.M.0002	19CDM-16M03	Registered Plan of Condominium	9 and 15 Stollery Pond Crescent	To facilitate the ownership of one 6-storey building with 88 apartment units and one 8-storey building with 82 apartment units.
CDMR.18.M.0008	19CDM-17M10	Registered Plan of Condominium	7325 Markham Road	To facilitate a standard condominium consisting of 271 residential apartment units and 394 parking spaces.
CDMR.18.M.0016	19CDM-16M11	Registered Plan of Condominium	6330 16th Avenue	To facilitate the ownership of 160 residential townhouses and 2 single detached residential homes.
SUBR.18.M.0067 (Phase 2)	19T-01M12	Registered Plan of Subdivision	8213 & 8233 Warden Avenue	To create 26 blocks for future residential and commercial developments within the Markham Centre area.
CDMR.18.M.0033	19CDM18M04	Registered Plan of Condominium	15 & 25 Water Walk Drive	To facilitate the ownership of 613 residential dwelling units and 712 parking spaces.



CITY of MARKHAM

DETAILED APPLICATION INFORMATION 2018

TABLE 22: REGIONAL SITE PLAN APPROVALS

Regional File Number	Local File Number	Application Type	Location	Description
SP.17.M.0093	SPM06317	Site Plan	9064 - 9110 Woodbine Avenue	34 freehold townhouses and a condominium road.
SP.17.M.0301	SC 17 137260	Site Plan	Southeast corner of Highway 7 and South Park Road	Two residential condominium towers (37 and 34 storeys) connected by a 2-storey podium.
SP.17.M.0315	SC 17 176362	Site Plan	Southeast corner of Highway 7 and Verdale Crescent	A high-density residential development consisting of a 42-storey tower, 38 storey tower and a 16-storey tower (Uptown Block 3).
SP.17.M.0315	SC 17 176362	Site Plan	Block 3 on Registered Plan 65M-4395	Uptown Block 3 - Application to facilitate a high-density residential development consisting of a 42-storey tower, a 38-storey tower and a 16-storey tower.
SP.18.M.0187	SC 18 160912	Site Plan	2939 16th Avenue	To construct a 3.5-storey townhouse building with 5 units.
SP.18.M.0224	SC 18 235906	Site Plan	34 Swansea Road	To facilitate the addition of 14 suites and 14 underground parking spaces at a senior's home.
SP.18.M.0294	SPC 18 180344	Site Plan	10 Dryden Court	To demolish the existing house and construct a new single family dwelling.
SP.18.M.0303	SPC 18 258323	Site Plan	7 Heritage Corners Lane	To facilitate the construction of a new detached garage with studio space above.

CITY of MARKHAM

DETAILED APPLICATION INFORMATION 2018



TABLE 23: REGIONAL ENGINEERING APPROVALS

Regional File Number	Local File Number	Application Type	Location	Description
ENG.16.M.0026	16.005.M	Engineering Application	9350 - 9392 Kennedy Road	Engineering submission for Kylemore (Yorkton).
ENG.16.M.0048	16.013.M	Engineering Application	6845, 6853, 6869 & 6889 14th Avenue	Grading and access review along 14th Avenue.
ENG.17.M.0019	17.006.M	Engineering Application	9900 Markham Road	28 block townhouse units.
ENG.17.M.0039	17.014.M	Engineering Application	Northeast corner of Highway 7 and Cornell Rouge Boulevard	Engineering submission for Donald Cousens Parkway and Rustle Woods Avenue & Highway 7 & Cornell Rouge Blvd.
ENG.17.M.0041	17.015.M	Engineering Application	Northwest corner of Donald Cousens Parkway and Highway 7	Engineering Submission.
ENG.17.M.0043	D19-4954	Engineering Application	4954 14th Avenue	Engineering Submission for an infill development.
ENG.18.M.0002	19T-15M02	Engineering Application	10988,10987 & 11030 Woodbine Avenue	Engineering Submission.
ENG.17.M.0011	17.003.M	Engineering Application	8651 9th Line	Engineering Submission.
ENG.17.M.0014	17.004.M	Engineering Application	North side of Highway 7, east of Ninth Line	Engineering Submission - grading along Highway 7 and Ninth Line.
ENG.17.M.0039	17.014.M	Engineering Application	Northeast corner of Highway 7 and Cornell Rouge Boulevard.	Engineering Submission - DCP and Rustle Woods Avenue & Highway 7 & Cornell Rouge Boulevard.



CITY of MARKHAM

DETAILED APPLICATION INFORMATION 2018

TABLE 23: REGIONAL ENGINEERING APPROVALS (continued)

Regional File Number	Local File Number	Application Type	Location	Description
ENG.17.M.0041	17.015.M	Engineering Application	Northwest corner of DCP and Highway 7	Engineering Submission.
ENG.18.M.0011	2000-023	Engineering Application	8213 & 8233 Warden Avenue, 170, 180 & 190 Enterprise Boulevard and 8081 Birchmount Road	Engineering Submission - Phase 2 to Stage 4 of this development - Completion of Simcoe Promenade, Extension of Post Road and Verdale Crossing.
ENG.18.M.0015	TMIG 15160	Engineering Application	Steeles Avenue, north to John Street, from Highway 404 east to Victoria Park Avenue	Draft Final Project File Report for the Don Mills Channel Flood Reduction Study. TMIG Project # 15160.
ENG.18.M.0062	16-833	Engineering Application	7597 & 7605 9th Line and Block 228	8 single detached homes fronting on Ninth Line and Riverwalk Drive.

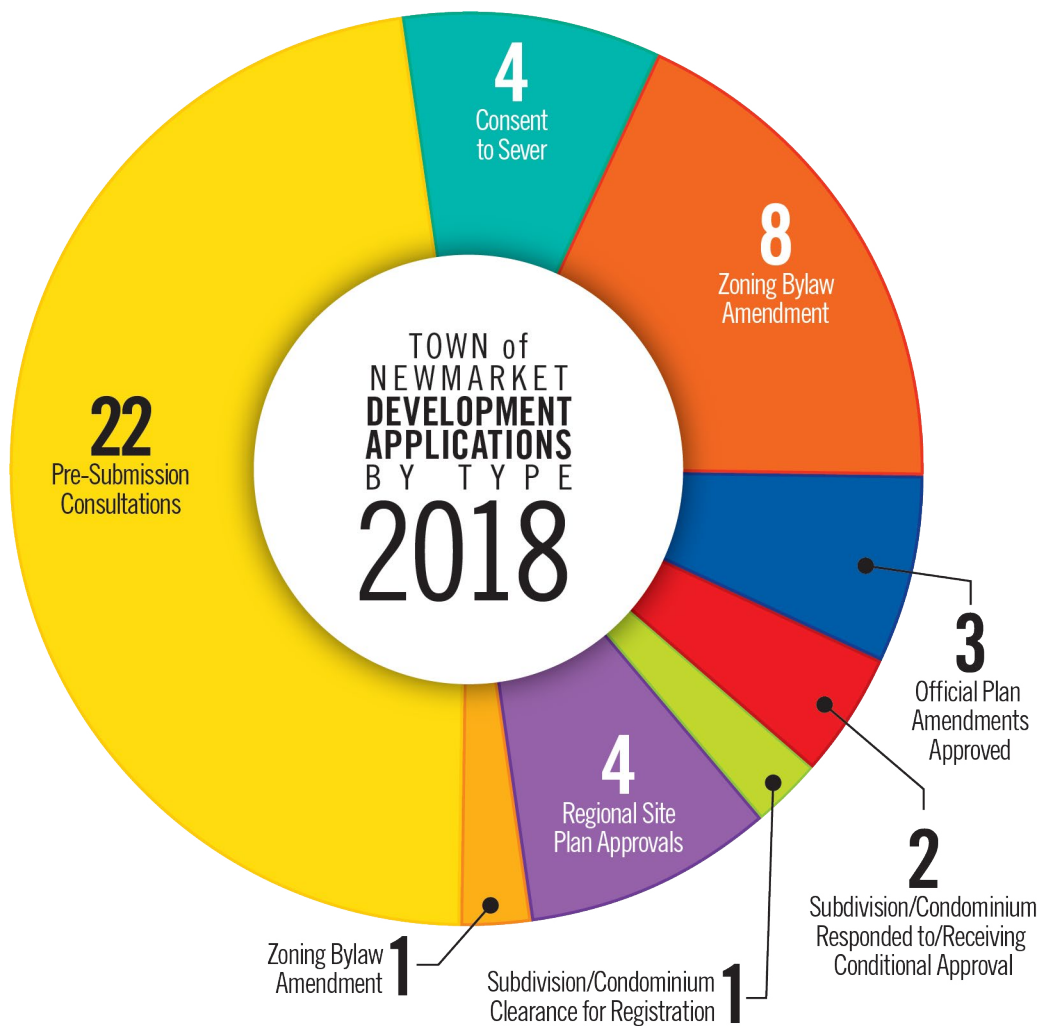
TOWN of NEWMARKET

DEVELOPMENT PROFILE 2018

QUICKFACTS

- Newmarket made up four per cent of development applications in York Region
- Responded to 44 development applications
- Regional staff responded to and participated in pre-consultation meetings held every two weeks
- Regional staff participated on the following working groups:
 - Mulock GO Secondary Plan, Upper Canada Master Plan
- Regional staff have participated in initiatives related to Newmarket GO and Mulock GO Stations

FIGURE 19: DEVELOPMENT APPLICATIONS RESPONDED to and APPROVED by TYPE in 2018





TOWN of NEWMARKET DEVELOPMENT PROFILE 2018

FIGURE 20: TYPE of RESIDENTIAL UNITS (Responded to/
Receiving Conditional Approval) 2014 to 2018

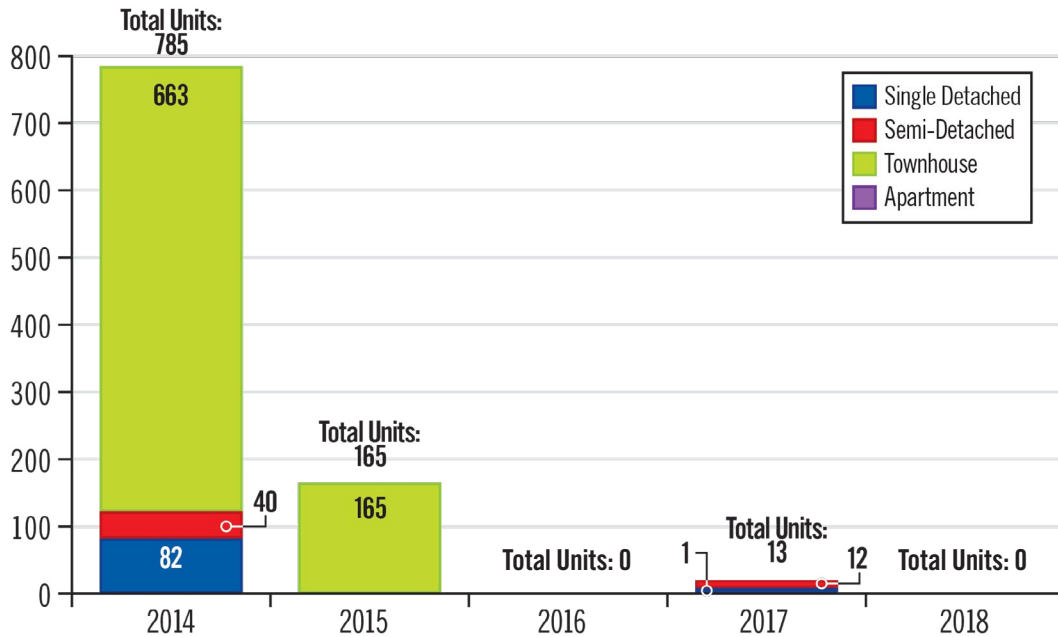
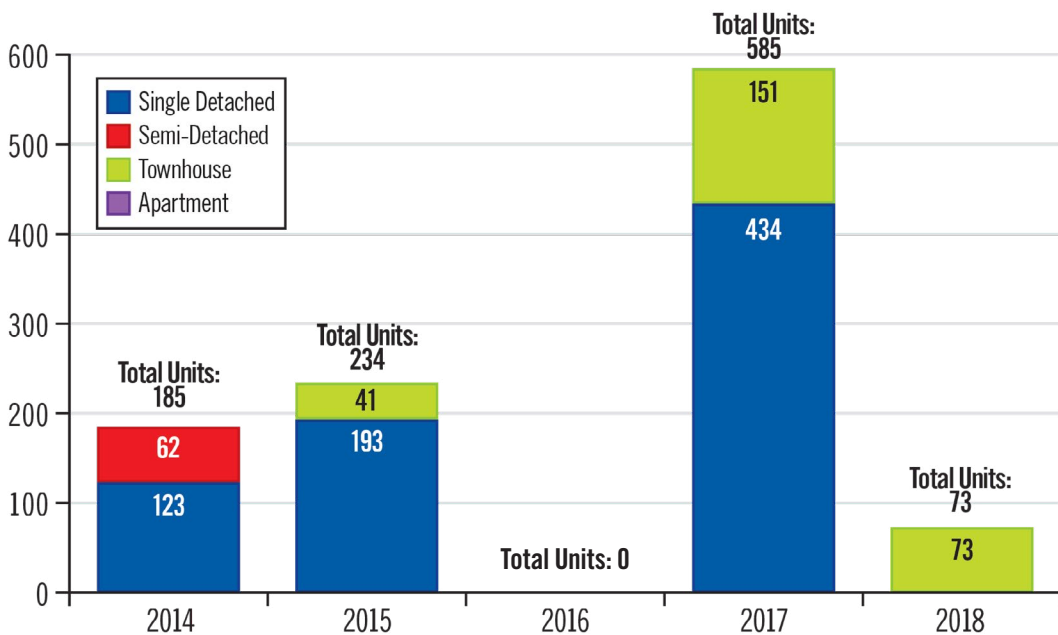
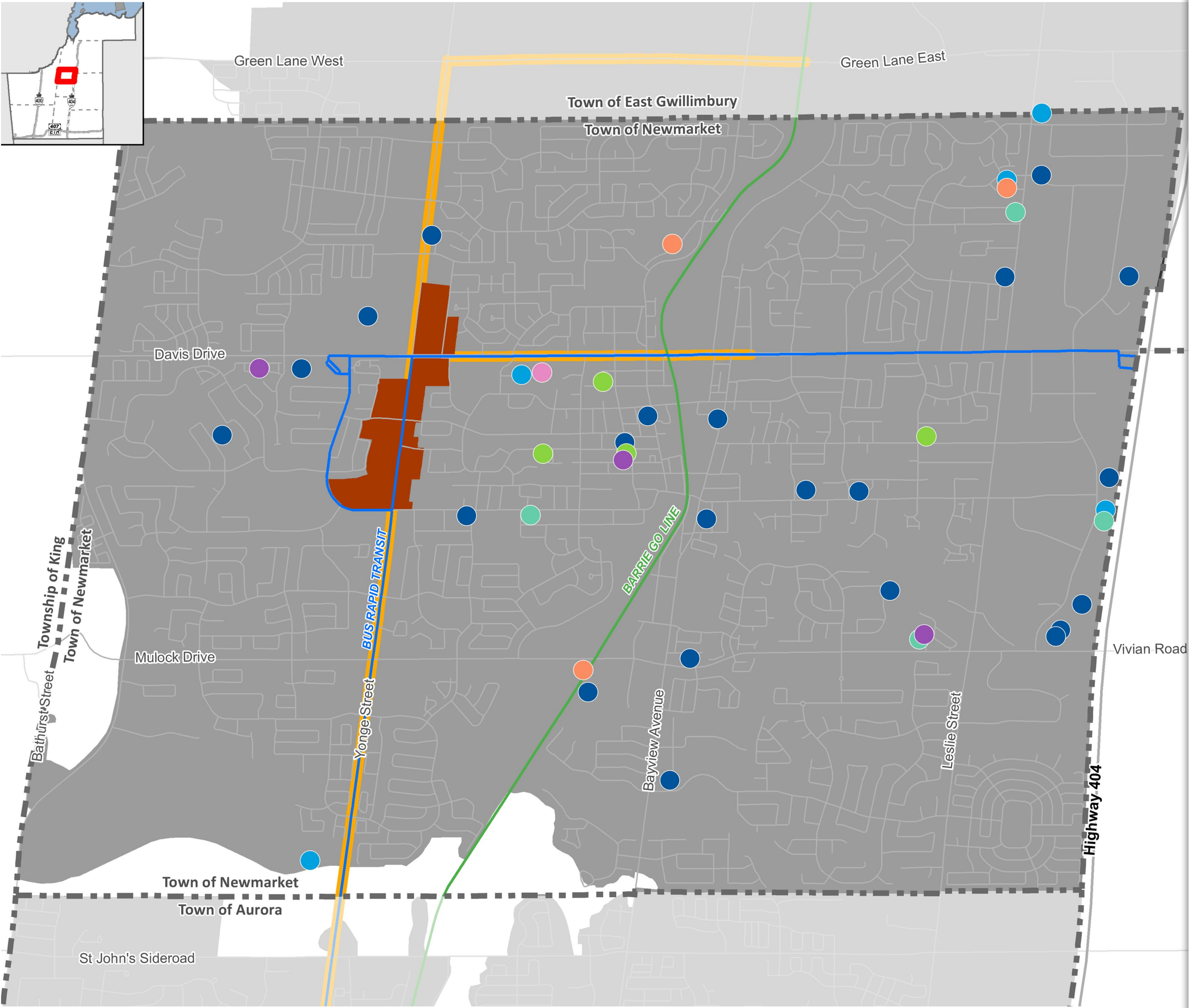
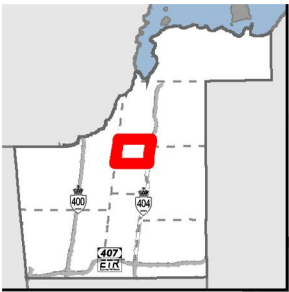


FIGURE 21: TYPE of RESIDENTIAL UNITS (Clearances for Registration) 2014 to 2018

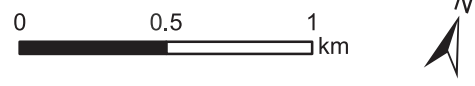




YORK REGION

TOWN of NEWMARKET DEVELOPMENT PROFILE 2018

- Consent to Sever
- Engineering Applications
- Official Plan Amendments
- Pre-Submission Consultations
- Site Plan Applications
- Subdivision/Condominium Applications
- Zoning Bylaw Amendments
- Regional Centre
- Regional Corridor



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TOWN of NEWMARKET

DETAILED APPLICATION INFORMATION 2018

TABLE 24: OFFICIAL PLAN AMENDMENT APPLICATIONS

Regional File Number	Local File Number	Application Type	Location	Description
LOPA.17.N.0058	D9-NP1712	Local Official Plan Amendment (Routine)	1038 & 1040 Jacarandah Drive	Amend the existing "Residential Detached Dwelling 15m (R1-D)" Zone to permit a 3-storey, 30 unit condominium residential townhouse development.
LOPA.18.N.0044	NP-P-18-03	Local Official Plan Amendment (Secondary Plan)	Mulock Go Station	Mulock Station Area Secondary Plan.
LOPA.18.N.0047	Old Main Street	Local Official Plan Amendment (Exemption)	Old Main Street	Town-initiated Official Plan Amendment for the Old Main Street Tertiary Plan.

TABLE 25: SUBDIVISION/CONDOMINIUM - RESPONDED to/RECEIVED CONDITIONAL APPROVAL

Regional File Number	Local file Number	Application Type	Location	Description
CDMP.18.N.0021	D7-NP 18 14	Draft Plan of Condominium	470 Crossland Gate	To secure the common element area and road tenure for 140 townhouse units.
CDMP.18.N.0029	19CDMN-2018-004	Draft Plan of Condominium	400 Park Avenue	11 condominium units.

TABLE 25: SUBDIVISION/CONDOMINIUM - CLEARANCE for REGISTRATION

Regional File Number	Local File Number	Application Type	Location	Description
SUBR.18.N.0068	19T13N28	Registered Plan of Subdivision	955 and 995 Mulock Drive	73 freehold townhouse units on a common element condominium road.



TOWN of **NEWMARKET**

DETAILED APPLICATION INFORMATION 2018

TABLE 26: REGIONAL SITE PLAN APPROVALS

Regional File Number	Local File Number	Application Type	Location	Description
SP.15.N.0099	SPN00115	Site Plan	17844 Leslie Street	An automotive service station, convenience store and a take-out restaurant.
SP.16.N.0122	SPN00816	Site Plan	955 and 995 Mulock Drive	73 three-storey townhouse units.
SP.18.N.0001	D11-NP1725	Site Plan	285 Harry Walker Parkway South	A stand-alone overflow parking lot with 151 parking spaces.
SP.18.N.0054	D.20.354.1	Site Plan	260 Eagle Street	27 condominium townhouse units.

TABLE 27: REGIONAL ENGINEERING APPROVALS

Regional File Number	Local File Number	Application Type	Location	Description
ENG.18.N.0030	N/A	Engineering Application	230 Davis Drive	To develop an urban parkette.

TOWN of RICHMOND HILL

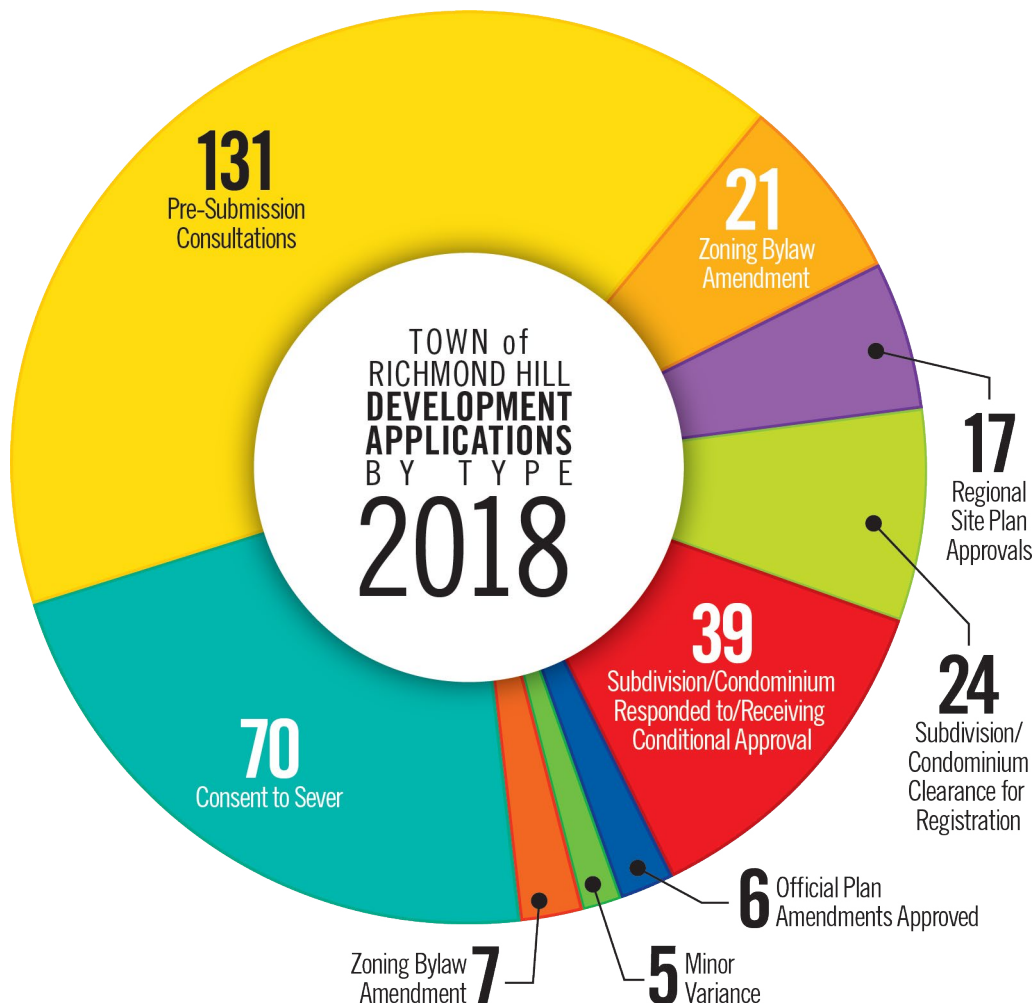
DEVELOPMENT PROFILE 2018



QUICKFACTS

- Richmond Hill made up 27 per cent of development applications in York Region
- Responded to 320 development applications
- Regional staff participated on the following committees and working groups:
 - Downtown Local Centre Secondary Plan, Yonge and Bernard Key Development Area Secondary Plan, Yonge and 16th Key Development Area Secondary Plan

FIGURE 22: DEVELOPMENT APPLICATIONS RESPONDED to and APPROVED by TYPE in 2018





TOWN of RICHMOND HILL DEVELOPMENT PROFILE 2018

FIGURE 23: TYPE of RESIDENTIAL UNITS (Responded to/ Receiving Conditional Approval) 2014 to 2018

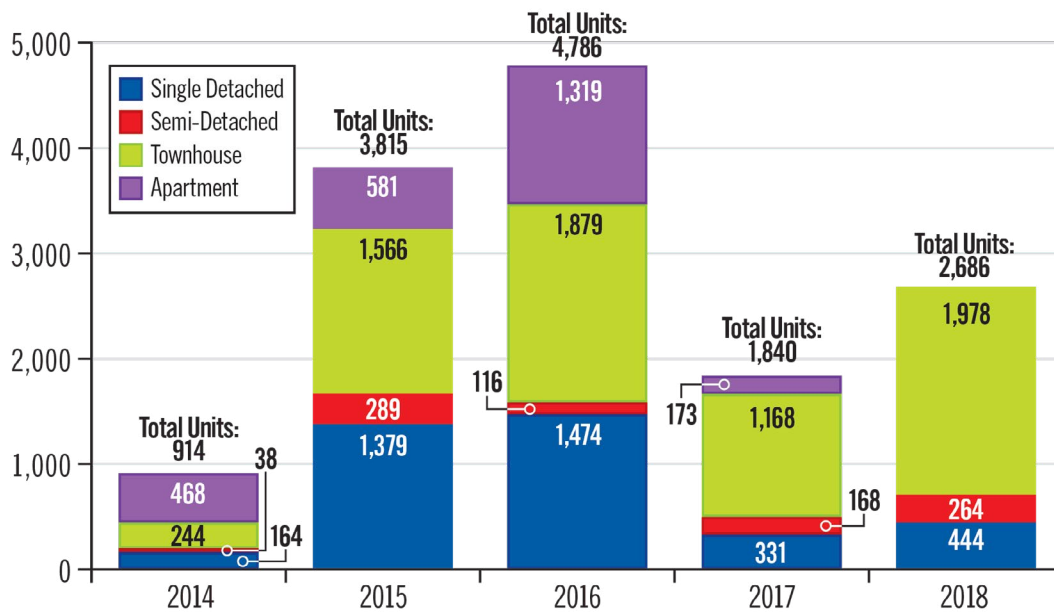
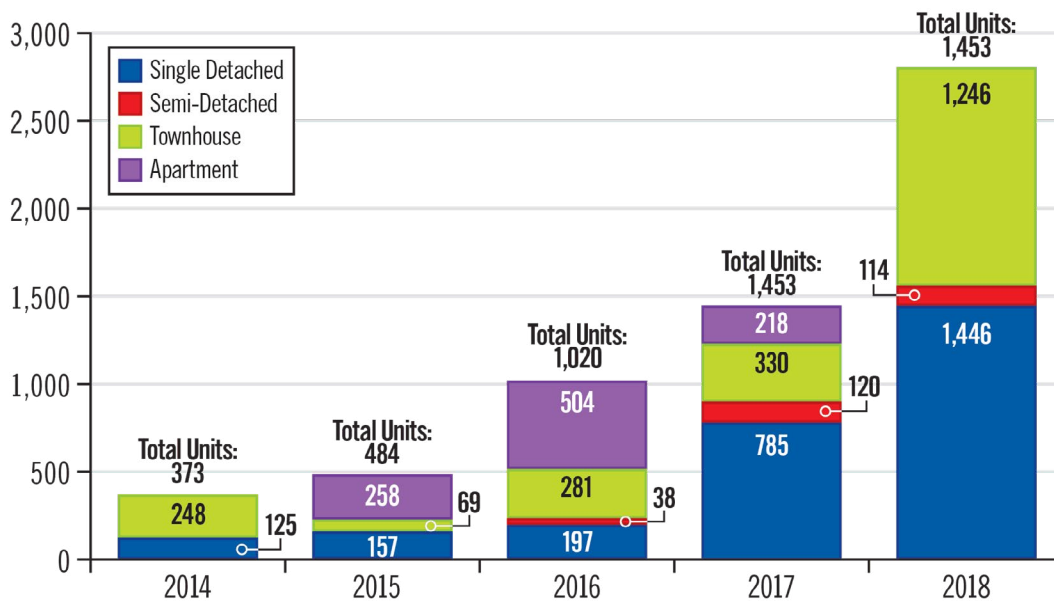
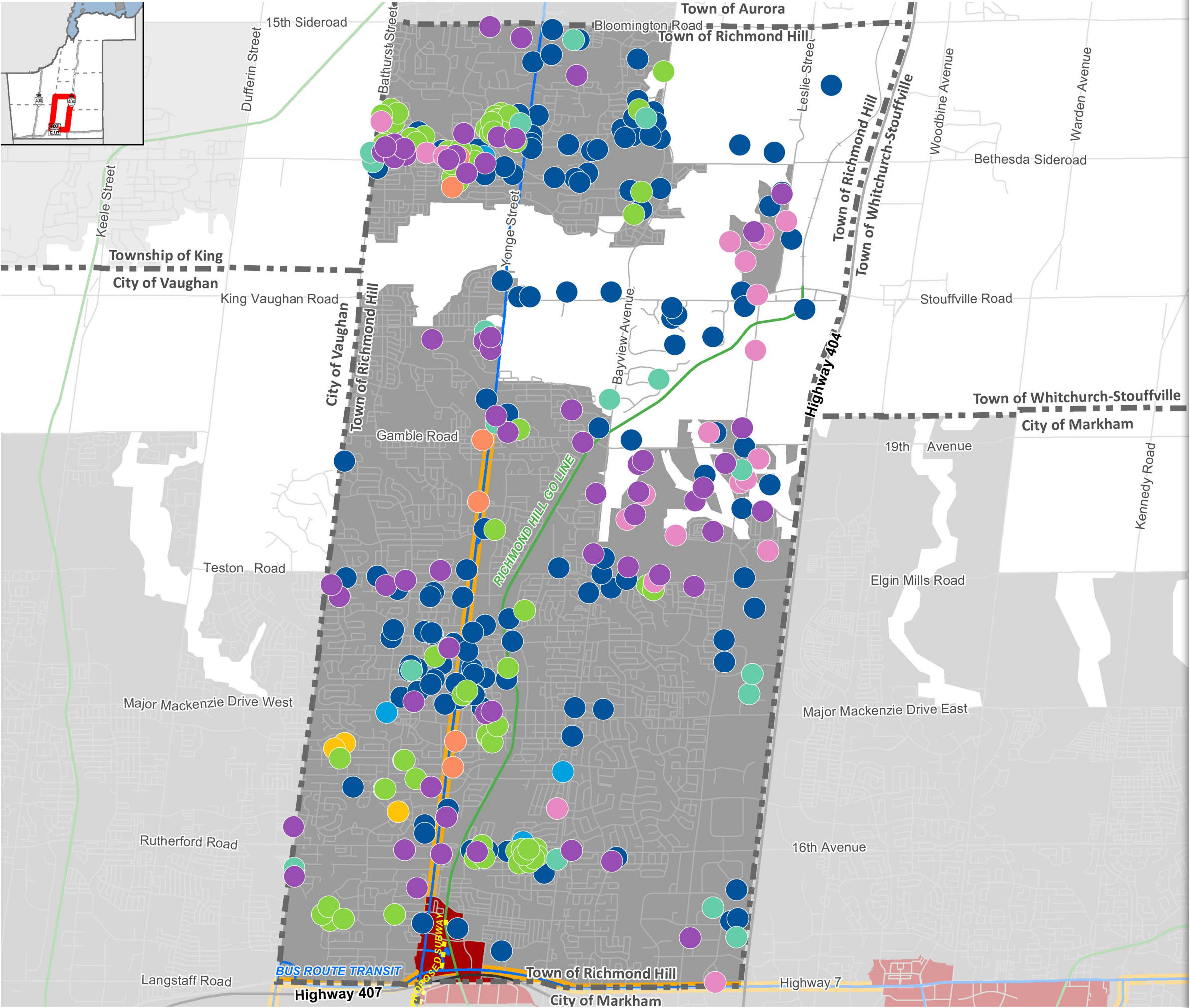
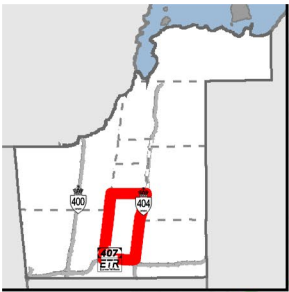


FIGURE 24: TYPE of RESIDENTIAL UNITS (Clearances for Registration) 2014 to 2018

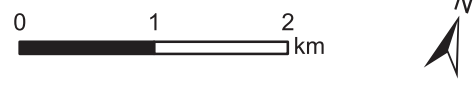




YORK REGION

TOWN of RICHMOND HILL DEVELOPMENT PROFILE 2018

- Consent to Sever
- Engineering Applications
- Official Plan Amendments
- Minor Variances
- Pre-Submission Consultations
- Site Plan Applications
- Subdivision/Condominium Applications
- Zoning Bylaw Amendments
- Regional Centre
- Regional Corridor



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TOWN of RICHMOND HILL

DETAILED APPLICATION INFORMATION 2018



TABLE 28: OFFICIAL PLAN AMENDMENT APPLICATIONS

Regional File Number	Local File Number	Application Type	Location	Description
LOPA.17.R.0007	D01-17005	Local Official Plan Amendment (Exemption)	357 King Road	To remove the subject lands from being identified "Existing Neighbour Commercial Site" in the Town of Richmond Hill Official Plan to permit the development of 5 detached single dwellings.
LOPA.18.R.0004	D01-17008	Local Official Plan Amendment (Exemption)	4, 6, 8, 10 & 12 McCachen Street	To amend the "Neighbourhood" designation to permit the development of 36 townhouse units on a private road.
LOPA.16.R.0011	D01-16005	Local Official Plan Amendment (Routine)	9825 & 9839 Yonge Street, 11 & 17 Harding Boulevard, and 264, 258 & 254 Church Street	To permit a high density mixed-use commercial/residential development consisting of two 15-storey residential buildings linked by a 6-storey podium with ground floor retail/ commercial uses and 11 townhouse units along Church Street.
LOPA.18.R.0020	D01-18001	Local Official Plan Amendment (Routine)	11130 Yonge Street	To permit a mid-rise residential development consisting of one 8-storey apartment building with 114 apartment units.
LOPA.18.R.0027	D01-18003	Local Official Plan Amendment (Routine)	9675, 9697 & 9699 Yonge Street	To permit a high density mixed-use/ residential development consisting of two 15-storey residential buildings with ground floor retail/ commercial uses.
LOPA.18.R.0037	D01-14003	Local Official Plan Amendment	49 Gamble Road & 11488 Yonge Street	To permit a 10-storey residential building and 54 townhouses units on the subject lands.



TOWN of RICHMOND HILL

DETAILED APPLICATION INFORMATION 2018

TABLE 29: SUBDIVISION/CONDOMINIUM - RESPONDED to/RECEIVED CONDITIONAL APPROVAL

Regional File Number	Local file Number	Application Type	Location	Description
SUBP.14.R.0002	19T02R02/ D03-02002	Draft Plan of Subdivision	11289 Bayview Avenue	1 single detached lot, 168 semi-detached units, 77 townhouse units and 22 reserved residential units.
SUBP.14.R.0018	19T13R16	Draft Plan of Subdivision	11190 Leslie Street	To develop 14 single detached lots and 118 townhouse units.
SUBP.14.R.0051	19T14R14/ D03-14014	Draft Plan of Subdivision	1080 Elgin Mills Road East	Revised plan to develop 80 townhouse units on private lanes.
SUBP.15.R.0001	19T03R10	Draft Plan of Subdivision	921 19th Avenue	345 street and block townhouses, parkland, stormwater management pond and Natural Heritage System.
SUBP.17.R.0023	19T17R06	Draft Plan of Subdivision	12826 & 12844 Leslie Street	2 single detached lots and 44 street townhouse units.
SUBP.18.R.0003	D03-17011	Draft Plan of Subdivision	4,6,8,10 & 12 McCachen Street	36 townhouse units on a private road.
CDMP.12.R.0019	19CDM12R01 D05-12001	Draft Plan of Condominium	305 Bloomington Road	44 townhouse units and a common element road.
CDMP.15.R.0010	19CDM15R01	Draft Plan of Condominium	0 19th Avenue & 5 Glen Meadow Lane	169 townhouse units and 2 single family residential units serviced from a common element roadway.
CDMP.16.R.0033	19CDM16R09/ D05-16009	Draft Plan of Condominium	0, 272 & 286 King Road and 4, 6 & 8 Parker Avenue	Revised plan for 10 semi-detached and 33 townhouse units.
CDMP.17.R.0038	19CDM-17R08	Draft Plan of Condominium	1335 Elgin Mills Road East	To facilitate the ownership of a medium density residential development comprised of 23 common element townhouse units.

TOWN of RICHMOND HILL

DETAILED APPLICATION INFORMATION 2018



TABLE 29: SUBDIVISION/CONDOMINIUM - RESPONDED to/RECEIVED CONDITIONAL APPROVAL (cont'd)

Regional File Number	Local file Number	Application Type	Location	Description
CDMP.18.R.0012	19CDM14R09/D05-14009	Draft Plan of Condominium	40 & 60 Harris Avenue	To facilitate the ownership of townhouse blocks.
CDMP.18.R.0014	D05-18002	Draft Plan of Condominium	28 & 30 Fulton Way Holdings	To facilitate the ownership of two 2-storey buildings consisting of 18 industrial units.
SUBP.14.R.0042	19T14R02	Draft Plan of Subdivision	243 16th Avenue	11 townhouse units.
SUBP.14.R.0044	19T14R04	Draft Plan of Subdivision	930 Elgin Mills Road East	222 stacked townhouse units and 1 single family residential lot.
SUBP.15.R.0001	19T03R10	Draft Plan of Subdivision	921 19th Avenue	345 street and block townhouses.
SUBP.16.R.0004	19T14R16	Draft Plan of Subdivision	40 & 60 Harris Avenue	49 block townhouse units.
SUBP.16.R.0008	19T15R09	Draft Plan of Subdivision	0 Bayview Avenue	6 single detached lots and a commercial building.
SUBP.17.R.0004	19T16R12	Draft Plan of Subdivision	9113 and 9125 Bathurst Street	21 townhouse units.
SUBP.17.R.0005	19T16R13	Draft Plan of Subdivision	20, 24, 26 & 28 Weldrick Road West	41 townhouse units.
SUBP.17.R.0006	19T16R14	Draft Plan of Subdivision	28, 30, 32 Maple Grove Avenue	12 single detached lots.
SUBP.17.R.0019	19T17R02	Draft Plan of Subdivision	356 King Road	6 semi-detached units and 4 townhouse units.
SUBP.17.R.0021	19T17R04	Draft Plan of Subdivision	25, 45 & 61 Harris Avenue	44 townhouse units.
SUBP.17.R.0022	19T17R05	Draft Plan of Subdivision	11430 Leslie Street	263 single detached lots.



TOWN of RICHMOND HILL

DETAILED APPLICATION INFORMATION 2018

TABLE 29: SUBDIVISION/CONDOMINIUM - RESPONDED to/RECEIVED CONDITIONAL APPROVAL (cont'd)

Regional File Number	Local file Number	Application Type	Location	Description
SUBP.17.R.0026	19T17R09	Draft Plan of Subdivision	185, 191, 197, 203, 209 & 215 Major Mackenzie Drive	31 townhouse units.
SUBP.17.R.0027	19T17R10	Draft Plan of Subdivision	251, 253 & 259 Oxford Street	14 single detached dwellings.
SUBP.18.R.0001	D03-17012	Draft Plan of Subdivision	16 Scott Drive, 29 Edgar Avenue & 33 Edgar Avenue	7 single detached lots and an extension to Clinton Drive.
SUBP.18.R.0003	D03-17011	Draft Plan of Subdivision	4,6,8,10 & 12 McCachen Street	36 townhouse units on a private road.
SUBP.18.R.0010	D03-18001/19T-18R01	Draft Plan of Subdivision	158, 160, 162 & 170 Oxford Street.	15 single detached dwellings.
SUBP.18.R.0014	D03-18002	Draft Plan of Subdivision	1053 16th Avenue	60 semi-detached dwelling units and 7 townhouse units.
SUBP.18.R.0015	D03-18003	Draft Plan of Subdivision	11280 Leslie Street	78 single detached lots, 64 street townhouse units, 3 medium density blocks, and blocks for a school, a stormwater management, park and natural heritage system.
SUBP.18.R.0016	D03-18004/19T-18R04	Draft Plan of Subdivision	74 A Bond Crescent	4 single detached lots.
SUBP.18.R.0018	D03-18005/19T18R05	Draft Plan of Subdivision	11580 Leslie Street	19 block townhouse units.
SUBP.18.R.0023	D03-18006	Draft Plan of Subdivision	7, 9 & 11 Maple Grove Avenue and 6 Aubrey Avenue	2 single detached lots, 8 semi-detached units and 15 townhouse units.

TOWN of RICHMOND HILL

DETAILED APPLICATION INFORMATION 2018



TABLE 29: SUBDIVISION/CONDOMINIUM - RESPONDED to/RECEIVED CONDITIONAL APPROVAL (cont'd)

Regional File Number	Local file Number	Application Type	Location	Description
SUBP.18.R.0034	D03-18007	Draft Plan of Subdivision	12, 24 & 36 Beech Avenue & 319 Harris Avenue	12 semi-detached units and one medium density development block for 38 townhouse dwellings on a condominium road.
SUBP.18.R.0036	D03-18008	Draft Plan of Subdivision	159, 169, 177, 181 & 189 Carrville Road	40 townhouse units.
SUBP.18.R.0039	D03-18009	Draft Plan of Subdivision	129, 133 & 141 Arnold Crescent and 230 Major Mackenzie Drive West	63 condominium townhouse units, 7 detached lots and 1 future residential lot.
SUBP.18.R.0042	D03-18011	Draft Plan of Subdivision	102 19th Avenue and 6 Anglin Drive	13 single detached lots.
CDMP.17.R.0030	19CDM17R07	Draft Plan of Condominium	185, 191, 197, 203, 209 & 215 Major Mackenzie Drive	31 townhouse units.
CDMP.18.R.0004	D05-16012	Draft Plan of Condominium	107 Hall Street	To develop a common element road.

TABLE 30: SUBDIVISION/CONDOMINIUM - CLEARANCE for REGISTRATION

Regional File Number	Local File Number	Application Type	Location	Description
SUBR.18.R.0002	19T-16R05	Registered Plan of Subdivision	168 & 176 Elgin Mills Road West	19 townhouse units.
SUBR.18.R.0009	19T93R27	Registered Plan of Subdivision	East of Yonge Street, south of Bloomington Road	19 single detached lots and a street.



TOWN of RICHMOND HILL

DETAILED APPLICATION INFORMATION 2018

TABLE 30: SUBDIVISION/CONDOMINIUM - CLEARANCE for REGISTRATION (continued)

Regional File Number	Local File Number	Application Type	Location	Description
SUBR.18.R.0012	19T-04R09	Registered Plan of Subdivision	North of Elgin Mills Road, east of Leslie Street	9 single detached lots, 38 semi-detached units and 121 townhouse units.
SUBR.18.R.0018	19T09R07	Registered Plan of Subdivision	0 19th Avenue and 5 Glen Meadow Lane	2 single detached lots, 169 street townhouses, blocks for open space and neighbourhood area.
SUBR.18.R.0025	19T-14R06	Registered Plan of Subdivision	10956, 11060 Leslie Street	666 residential units, comprised of 143 single detached units, 42 semi-detached units and 481 street townhouse units.
SUBR.18.R.0031	19T12R12	Registered Plan of Subdivision	11011 Bayview Avenue	30 single detached units and 10 partial single detached units.
SUBR.18.R.0032	19T12R13	Registered Plan of Subdivision	11061 Bayview Avenue	318 single detached lots, 106 block townhouse units, 24 partial single detached lots and future development blocks.
CDMR.18.R.0012	19CDM-16R11	Registered Plan of Condominium	715,719 & 725 Carrville Road	To facilitate the ownership of 17 block townhouse units.
CDMR.18.R.0013	19CDM15R09	Registered Plan of Condominium	9471 Yonge Street	To facilitate the ownership of 15 commercial unit and 450 high density residential units.
SUBR.18.R.0031	19T12R12	Registered Plan of Subdivision	11011 Bayview Avenue	30 single detached units and 10 partial single detached units.
SUBR.18.R.0032	19T12R13	Registered Plan of Subdivision	11061 Bayview Avenue	318 single detached lots and 106 block townhouse units.
SUBR.18.R.0033	19T03R19	Registered Plan of Subdivision	12600 Leslie Street	354 single detached lots and 152 townhouse units.

TOWN of RICHMOND HILL

DETAILED APPLICATION INFORMATION 2018



TABLE 30: SUBDIVISION/CONDOMINIUM - CLEARANCE for REGISTRATION (continued)

Regional File Number	Local File Number	Application Type	Location	Description
SUBR.18.R.0046	19T07R08	Registered Plan of Subdivision	67 & 69 Puccini Drive	10 single detached units.
SUBR.18.R.0048	19T10R03	Registered Plan of Subdivision	63 Puccini Drive, 600, 662 & 690 King Road and 2 & 4, Toscanini Road	37 single detached dwelling lots, 34 semi-detached units and 40 street townhouse units.
SUBR.18.R.0049	19T11R07	Registered Plan of Subdivision	8B Toscanini Road	4 single detached lots and 7 partial lots which will be merged with the adjacent lots.
SUBR.18.R.0051	19T13R07	Registered Plan of Subdivision	13049 Bathurst Street	14 street townhouse units and two partial blocks.
SUBR.18.R.0052	19T13R08	Registered Plan of Subdivision	65 & 65A Puccini Drive	15 single detached lots and 6 partial lots which will be merged with the adjacent lands.
SUBR.18.R.0053	19T13R09	Registered Plan of Subdivision	6 Toscanini Road & portion of 8B Toscanini Road	10 single detached lots and two partial lots.
SUBR.18.R.0055	19T81R38	Registered Plan of Subdivision	South of Bloomington Road and west of Yonge Street	13 single detached dwellings and blocks designated for environmental protection areas.
SUBR.18.R.0066	19T15R05	Registered Plan of Subdivision	107 Hall Street	22 townhouse units and 1 existing heritage dwelling.
SUBR.18.R.0069	19T15R11	Registered Plan of Subdivision	222 & 224 Regent Street	10 single detached lots and two partial future single detached blocks.
CDMR.18.R.0018	D06-16006	Registered Plan of Condominium	9185, 9201 & 9205 Yonge Street and 55 16th Avenue	907 apartment units.



TOWN of RICHMOND HILL

DETAILED APPLICATION INFORMATION 2018

TABLE 30: SUBDIVISION/CONDOMINIUM - CLEARANCE for REGISTRATION (continued)

Regional File Number	Local File Number	Application Type	Location	Description
CDMR.18.R.0029	19CDM-14R04	Registered Plan of Condominium	10703 Bathurst	To develop a common element road.
CDMR.18.R.0031	19CDM17R01	Registered Plan of Condominium	11611 Yonge Street	169 apartment units.

TABLE 31: REGIONAL SITE PLAN APPROVALS

Regional File Number	Local File Number	Application Type	Location	Description
SP.15.R.0110	SPR00815/D06-14105	Site Plan	40 & 60 Harris Avenue	49 townhouse units.
SP.15.R.0132	SPR03115	Site Plan	13029 Bathurst Street	To develop a day nursery within an existing detached dwelling.
SP.18.R.0147	D06-18026	Site Plan	13715 Yonge Street	38 townhouse units with access on a private common element condominium road.
SP.18.R.0292	D06-18051	Site Plan	63 Fergus Avenue	A 2-storey single detached dwelling.
SP.18.R.0293	D06-18052	Site Plan	27 Kensington Drive	To facilitate an accessory structure (storage building).
SP.18.R.0304	D06-18057	Site Plan	184 Richmond Street	To demolish the existing one and a half storey dwelling and construct a new two storey single-detached dwelling.
SP.18.R.0306	D06-18058	Site Plan	30 Sims Crescent	To convert the existing building from Industrial Warehouse use to Data Centre. The GFA and elevations of the building remain the same. The proposed use will require a new transformer and an adjustment to the parking.

TOWN of RICHMOND HILL

DETAILED APPLICATION INFORMATION 2018



TABLE 32: REGIONAL ENGINEERING APPROVALS

Regional File Number	Local File Number	Application Type	Location	Description
ENG.14.R.0027	14.004.R	Engineering Application	Leslie Street - Between 19th Avenue and Stouffville Sideroad (sanitary), Leslie Street South of Bethesda Sideroad (watermain)	West Gormley External Sanitary Sewers (Stouffville Road and Leslie Street) and Watermain (Bethesda Sideroad and Leslie Street).
ENG.14.R.0038	14.007.R	Engineering Application	Northwest corner of King Road and Toscanini Drive	Intersection of King Road and Greywacke Street.
ENG.14.R.0041	14.008.R	Engineering Application	Northwest corner of 16th Avenue and Bayview Avenue	First engineering submission.
ENG.15.R.0020	15.003.R	Engineering Application	11121 Leslie Street, North of Elgin Mills Road	First engineering submission.
ENG.16.R.0022	16.004.R	Engineering Application	Eastside of Leslie Street, South of Bethesda Sideroad	First engineering submission for Sedgewick Property Inc.
ENG.16.R.0040	16.010.R	Engineering Application	West side of Leslie Street, South of Bethesda Sideroad	First engineering submission for Dickson 48 Property Inc.
ENG.16.R.0043	16.011.R	Engineering Application	East side of Leslie Street, North of Stouffville Road	First engineering submission for Centerfield Property Inc.
ENG.16.R.0046	16.012.R	Engineering Application	East side of Leslie Street, North of Stouffville Road	First engineering submission for Long Body Homes Inc.
ENG.17.R.0012	17.003.R	Engineering Application	4456 & 11060 Leslie Street, North of Elgin Mills Road	Second engineering submission for Richmond Green subdivision.
ENG.18.R.0007	13103	Engineering Application	11211 Bayview Avenue	Site alteration and construction access for related subdivision.



TOWN of RICHMOND HILL

DETAILED APPLICATION INFORMATION 2018

TABLE 32: REGIONAL ENGINEERING APPROVALS (continued)

Regional File Number	Local File Number	Application Type	Location	Description
ENG.14.R.0027	14.004.R	Engineering Application	Leslie Street - Between 19th Avenue and Stouffville Sideroad (sanitary), Leslie Street, south of Bethesda Sideroad (watermain)	Second engineering submission for West Gormley External Sanitary Sewers (Stouffville Road and Leslie Street) and Watermain (Bethesda Sideroad and Leslie Street).
ENG.14.R.0038	14.007.R	Engineering Application	Northwest corner of King Road and Toscanini Drive	Second engineering submission for intersection of King Road and Greywacke Street.
ENG.14.R.0041	14.008.R	Engineering Application	Northwest corner of 16th Avenue and Bayview Avenue	Second engineering submission.
ENG.15.R.0020	15.003.R	Engineering Application	11121 Leslie Street, North of Elgin Mills Road	Second engineering submission.
ENG.16.R.0022	16.004.R	Engineering Application	Eastside of Leslie Street, south of Bethesda Sideroad	Second engineering submission for Sedgewick Property Inc.
ENG.16.R.0040	16.010.R	Engineering Application	West side of Leslie Street, south of Bethesda Sideroad	Second engineering submission for Dickson 48 Property Inc.
ENG.16.R.0043	16.011.R	Engineering Application	East side of Leslie Street, north of Stouffville Road	Second engineering submission for Centerfield Property Inc.
ENG.16.R.0046	16.012.R	Engineering Application	East side of Leslie Street, north of Stouffville Road	Second engineering submission for Long Body Homes Inc.
ENG.17.R.0012	17.003.R	Engineering Application	4456, 11060 Leslie Street, north of Elgin Mills Road	Second engineering submission for Richmond Green subdivision.

TOWN of RICHMOND HILL

DETAILED APPLICATION INFORMATION 2018



TABLE 32: REGIONAL ENGINEERING APPROVALS (continued)

Regional File Number	Local File Number	Application Type	Location	Description
ENG.18.R.0007	13103	Engineering Application	11211 Bayview Avenue	Site alteration and construction access for related subdivision.
ENG.09.R.0006	09.001.R	Engineering Application	1380 Stouffville Road	Engineering Submission - Signal and road works along Leslie Street and Stouffville Road.
ENG.16.R.0012	16.002.R	Engineering Application	East side of Leslie Street, south of 19th Avenue	Engineering Application - Grading works along Leslie Street.
ENG.16.R.0022	16.004.R	Engineering Application	East side of Leslie Street, south of Bethesda Sideroad	Engineering Submission - Sedgewick Property Inc.
ENG.17.R.0020	17.006.R	Engineering Application	North side of Highway 7 between Leslie Street and Highway 404	Engineering Submission - Beaver Creek SWM Pond B Rehabilitation.
ENG.17.R.0031	17.010.R	Engineering Application	1521 19th Avenue	Engineering Submission - Grading and works along 19th Avenue and Leslie Street.
ENG.18.R.0005	14106	Engineering Application	1124, 1150, 1200, 1300 & 1380 Elgin Mills Road East	Engineering Submission - Sanitary sewers on Elgin Mills, west of Melbourne Drive.
ENG.18.R.0007	13103	Engineering Application	11211 Bayview Avenue	Engineering Submission - Site Alteration and construction access.



TOWN of RICHMOND HILL

DETAILED APPLICATION INFORMATION 2018

TABLE 32: REGIONAL ENGINEERING APPROVALS (continued)

Regional File Number	Local File Number	Application Type	Location	Description
ENG.18.R.0009	19T-14R03	Engineering Application	East of Bathurst Street, north side of King Road between Toscanini Road and Parker Avenue	Engineering works within the King Road right-of-way and grading.
ENG.18.R.0020	D19-14.006.R.	Engineering Application	Along Leslie Street - From Bawden Drive to north of 19th Avenue	Watermain on Leslie Street (Phases 2A and 2B).
ENG.18.R.0026	D03-03013	Engineering Application	11546 Leslie Street	To facilitate 2 temporary entrances for fill import activities on the east and west parcels of development.
ENG.18.R.0029	MA-15-789	Engineering Application	13215 & 13223 Bathurst Street and 10 Portage Avenue	Engineering Submission - Grading works along Bathurst Street.

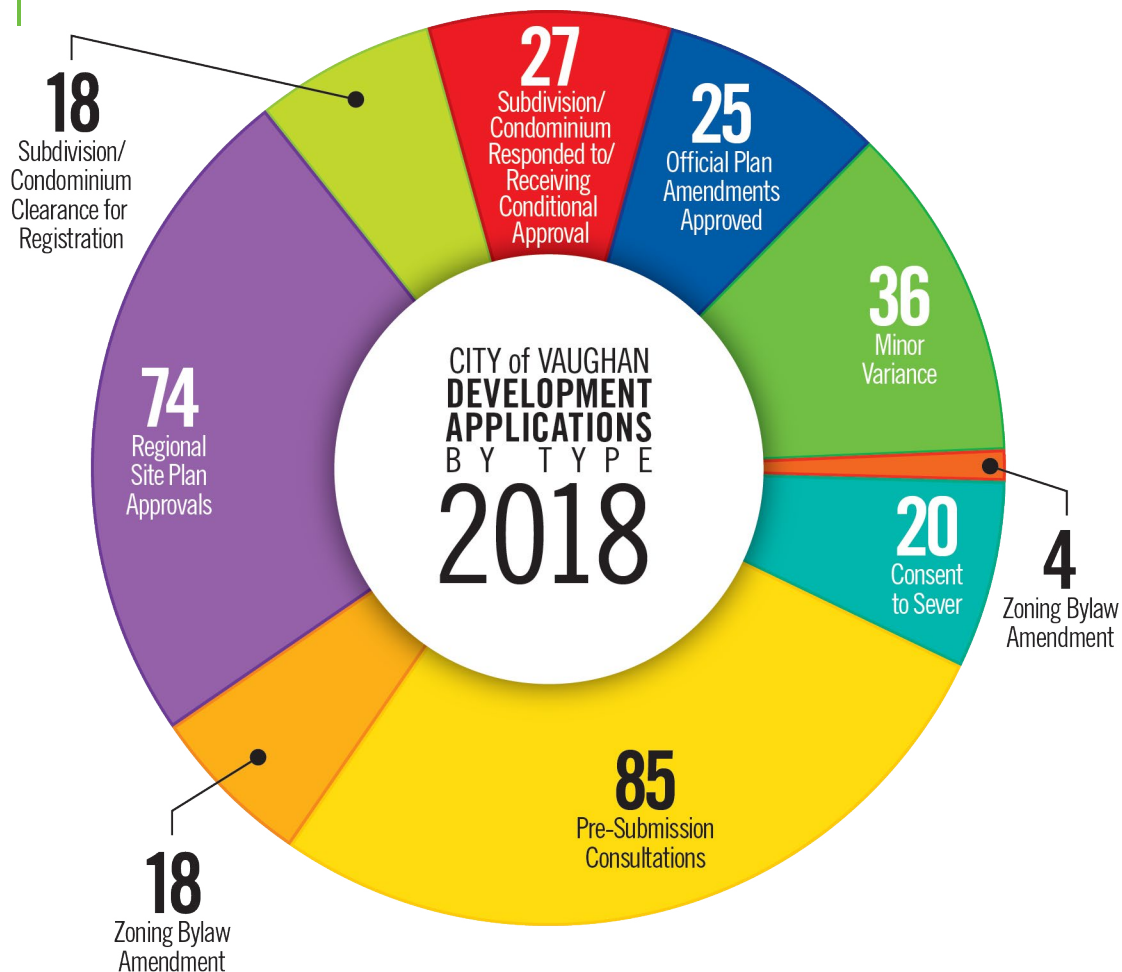
CITY of VAUGHAN

DEVELOPMENT PROFILE 2018

QUICKFACTS

- Vaughan made up 26 per cent of development applications in York Region
- Responded to 308 development applications
- Regional staff participated on the following committees and working groups:
 - Blocks 27 and 41 New Community Areas Technical Advisory, Weston 7 Secondary Plan and Comprehensive Zoning By-law Review Stakeholder Advisory

FIGURE 25: DEVELOPMENT APPLICATIONS RESPONDED to and APPROVED by TYPE in 2018





CITY of VAUGHAN DEVELOPMENT PROFILE 2018

FIGURE 26: TYPE of RESIDENTIAL UNITS (Responded to/
Receiving Conditional Approval) 2014 to 2018

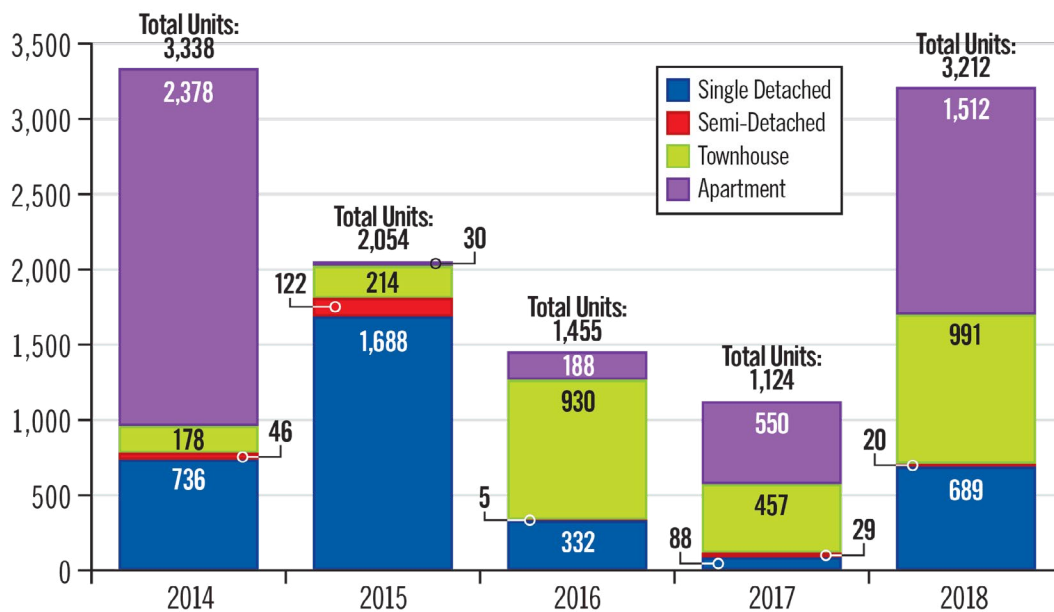
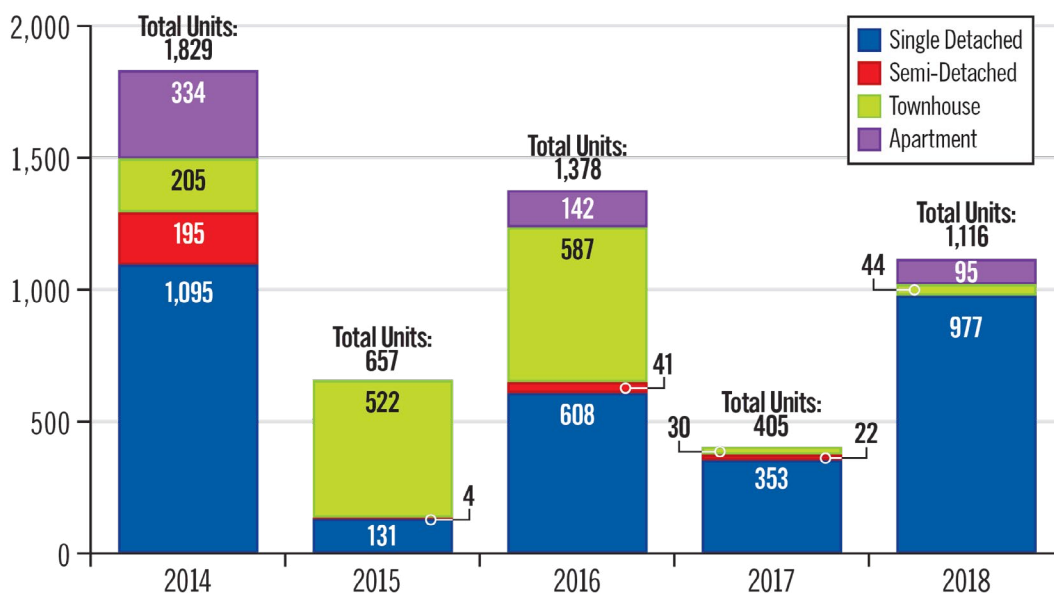
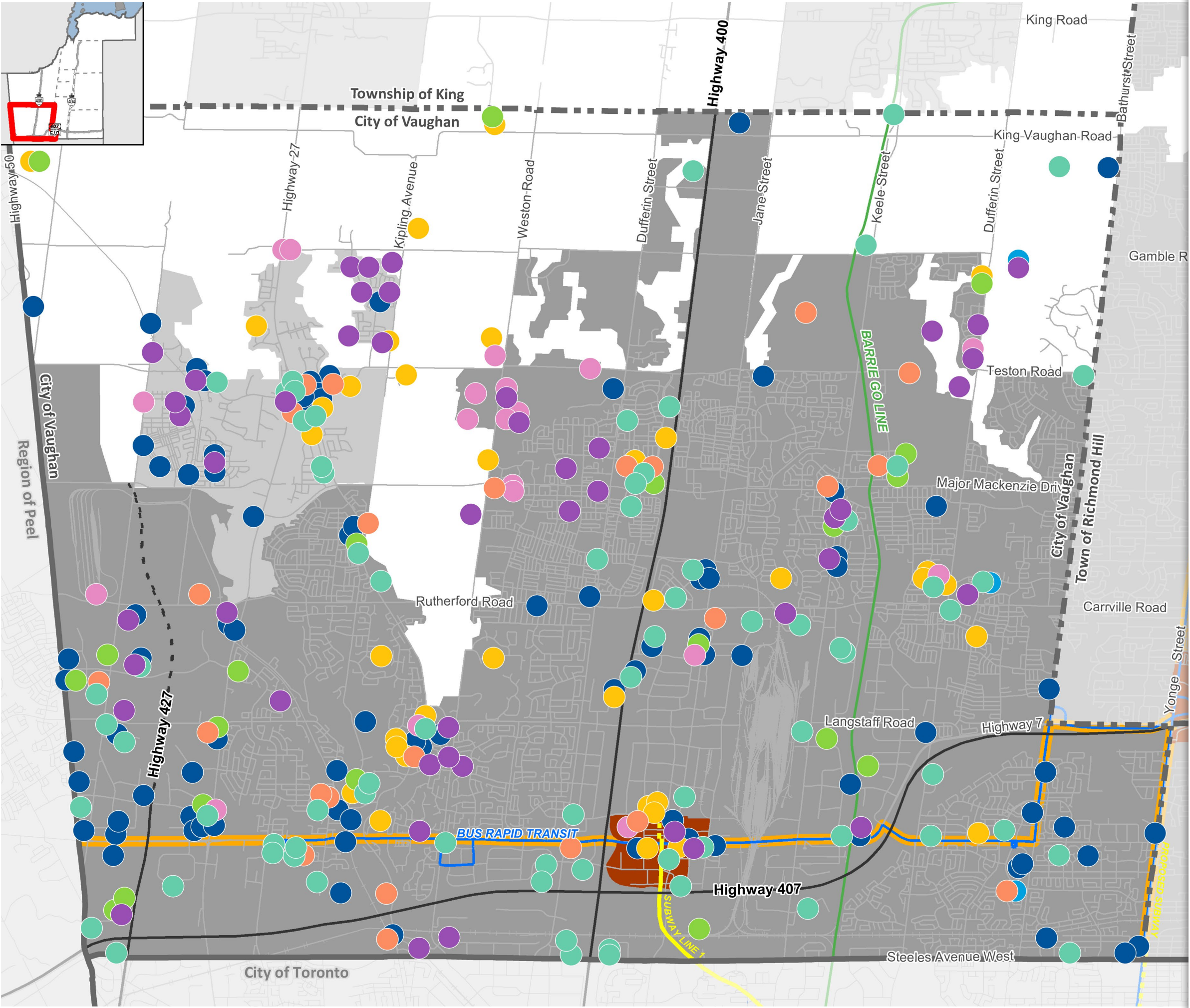


FIGURE 27: TYPE of RESIDENTIAL UNITS (Clearances for Registration) 2014 to 2018





YORK REGION

CITY of VAUGHAN DEVELOPMENT PROFILE 2018

- Consent to Sever
- Engineering Applications
- Official Plan Amendments
- Minor Variances
- Pre-Submission Consultations
- Site Plan Applications
- Subdivision/Condominium Applications
- Zoning Bylaw Amendments
- Regional Centre
- Regional Corridor

0 1 2 km



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TABLE 33: OFFICIAL PLAN AMENDMENT APPLICATIONS

Regional File Number	Local File Number	Application Type	Location	Description
LOPA.15.V.0027	OP.06.028	Local Official Plan Amendment (Routine)	2901 Rutherford Road & 0 Caldari Road	Re-designate from "Prestige Area" under OPA 450 (Employment Area Growth and Management Plan) to "Vaughan Centre Secondary Plan" and "High Density Residential" under OPA 600 to permit a high-density residential development comprised of 5 buildings, ranging in height from 24 to 32-storeys.
LOPA.16.V.0046	OP.16.010	Local Official Plan Amendment (Exemption)	9681 Islington Avenue and 9691 Islington Avenue	Re-designate from "Low-Rise Residential" to "Mid-Rise Mixed-Use" to facilitate the development of two residential buildings.
LOPA.17.V.0028	OPA 27	Local Official Plan Amendment (Exemption)	7082 Islington Avenue	Re-designate from "Mid-Rise Mixed Use" to "High-Rise Mixed-Use" and add a site specific policy to permit two 19-storey towers, two 22-storey towers and 135 townhouse units.
LOPA.17.V.0034	OP.17.005	Local Official Plan Amendment (Exemption)	4433, 4455 & 4477 Major Mackenzie Drive	To to permit the development of a common element condominium townhouse development.
LOPA.17.V.0039	OP.17.010	Local Official Plan Amendment (Exemption)	1600 Teston Road	Re-designate the subject lands from "Natural Areas and Countryside" to "Community Areas" and from "Natural Area" to "Low-Rise Residential" and "Infrastructure and Utilities" to permit 87 single detached units.



TABLE 33: OFFICIAL PLAN AMENDMENT APPLICATIONS (continued)

Regional File Number	Local File Number	Application Type	Location	Description
LOPA.17.V.0051	OPA 26	Local Official Plan Amendment (Exemption)	Southwest Corner of Millway Avenue and Portage Parkway	To increase the building height from 25 to 55 storeys and increase density from 4.5 to 12.1 FSI to permit the development of a 55-storey residential apartment building containing 606 units.
LOPA.17.V.0055	OP.17.011	Local Official Plan Amendment (Exemption)	6061 and 6079 Rutherford Road, 134 and 140 Simmons Street	To include policies relating to built form, urban design and compatibility policies to facilitate the development of 112 townhouse units.
LOPA.18.V.0002	OP.17.012	Local Official Plan Amendment (Exemption)	10489 Islington Avenue	To permit an additional upper floor for residential use, increase the maximum building height from 2-storeys to 3-storeys and increase the maximum FSI from 1.0 to 1.094, to allow a 3-storey mixed-use residential/commercial development and additions to the front and rear of existing building.
LOPA.18.V.0007	Block 27	Local Official Plan Amendment (Secondary Plan)	North of Teston Road, east of Jane Street, south of Kirby Road and west of Keele Street	To facilitate the development a new community area in Vaughan.
LOPA.18.V.0015	OPA 30	Local Official Plan Amendment (Exemption)	10083 & 10101 Weston Road	To increase the maximum permitted height for a townhouse dwelling from 2.5-storeys to 3-storeys to permit the development of 179 townhouse units.
LOPA.18.V.0017	OP.18.003	Local Official Plan Amendment (Exemption)	8010 Kipling Avenue	To permit the development of a 3-storey rental apartment building consisting of 45 apartment units.



TABLE 33: OFFICIAL PLAN AMENDMENT APPLICATIONS (continued)

Regional File Number	Local File Number	Application Type	Location	Description
LOPA.16.V.0045	OP.16.009	Local Official Plan Amendment (Exemption)	89 & 99 Nashville Road	Re-designate subject lands from "Mainstreet Commercial" and "Natural Areas" to "Low-Rise Mixed Use" to permit 25 dwelling units and the relocation of 2 existing heritage buildings.
LOPA.17.V.0026	OP.11.003	Local Official Plan Amendment (Routine)	77 & 87 Woodstream Boulevard	Re-designate the subject lands from "Prestige Employment" to "Mid-Rise Mixed-use" and allow a maximum height of 10-storeys and a maximum density of 2.5 FSI to develop a 15-storey residential building (containing 199 dwelling units), a 13-storey residential building (containing 166 dwelling units) connected by a 3-storey mixed-use podium (containing 1080 m ² of commercial space, and 800 m ² of amenity area) and 38 townhouse units.
LOPA.18.V.0014	OP.18.002	Local Official Plan Amendment (Exemption)	8500 Huntington Road	To permit a 6-storey, mid-rise stand-alone office building.
LOPA.18.V.0017	OP.18.003	Local Official Plan Amendment (Exemption)	8010 Kipling Avenue	To permit a 3-storey rental apartment dwelling within the Kipling Avenue Corridor Secondary Plan.
LOPA.18.V.0019	OP.18.006	Local Official Plan Amendment (Exemption)	8295 Islington Avenue	To increase the maximum permitted FSI from 0.5 to 1.4 and a maximum permitted height for a townhouse dwelling from 3.5-storeys (12m) to 4-storeys (12.4m) to develop six 4-storey townhouse dwellings.
LOPA.18.V.0022	OP.18.005	Local Official Plan Amendment (Exemption)	2901 Highway 7	To permit an increase in maximum building height from 34-storeys to 40-storeys and a maximum density of 5 times the FSI to develop two residential towers and a mid-rise component.



TABLE 33: OFFICIAL PLAN AMENDMENT APPLICATIONS (continued)

Regional File Number	Local File Number	Application Type	Location	Description
LOPA.18.V.0024	OP.18.007	Local Official Plan Amendment (Exemption)	2338 Major Mackenzie Drive	To permit a maximum Floor Space Index of 1.5 for the proposed development of 83 stacked back-to-back townhouse dwellings over four blocks together with commercial use fronting Major Mackenzie Drive.
LOPA.18.V.0026	OP.18.009	Local Official Plan Amendment (Exemption)	7386 Islington Avenue	To refine the boundary between the “Natural Areas” and “Low-Rise Residential” designations by increasing the “Low-Rise Residential” designation to permit 43 three-storey townhouse units within 8 residential blocks on a common element road.
LOPA.18.V.0029	OP.18.010	Local Official Plan Amendment (Exemption)	3600 Major Mackenzie Drive	To permit a 4-story, multi-unit self-storage building facility
LOPA.18.V.0033	OP.18.011	Local Official Plan Amendment (Exemption)	8440 Highway 7	To exceed the maximum building height of 10-storeys within the split “Employment Commercial Mixed-Use” and “General Employment” designations and permit hotel uses outside of an intensification corridor to permit a one-storey stand-alone eating establishment and a 12-storey hotel with ancillary offices connected to the existing banquet hall.
LOPA.18.V.0042	OP.18.012	Local Official Plan Amendment (Exemption)	927 Clark Avenue West	Re-designate the subject lands from “Low Rise Residential” to “Mid-Rise Residential” to permit a 6-storey residential apartment building consisting of 79 apartment units to accommodate 123 residents with developmental disabilities.



TABLE 33: OFFICIAL PLAN AMENDMENT APPLICATIONS (continued)

Regional File Number	Local File Number	Application Type	Location	Description
LOPA.18.V.0043	Weston 7 Secondary Plan (Phase 1)	Local Official Plan Amendment (Secondary Plan)	Weston Road and Highway 7 in southern Vaughan	To facilitate and identify Weston Road and Highway 7 (Weston 7) as a place for intensification in the form of compact, mixed use development with transit-supportive density. The Secondary Plan has been divided into 3 Phases. Phase 1 focuses on defining the role of Weston Road and Highway 7 area as a Primary Center and establish a vision and land use alternatives that will guide change and the scope of subsequent works required.
LOPA.18.V.0057	OP.18.017	Local Official Plan Amendment (Exemption)	120 Eagle Rock Way	To permit a 16 storey residential apartment building containing 107 residential units with at grade retail space and an underground parking structure to be constructed during Phase II.
LOPA.18.V.0060	OP.18.021	Local Official Plan Amendment (Exemption)	10568 Islington Avenue	To amend the "Mainstreet Commercial" designation within the Kleinberg Core in Order to provide a site specific definition of "Half storey" and site-specific policy regarding measuring Building Height. This will facilitate the development of a 3-storey mixed-use residential development with at grade commercial units and underground parking.

TABLE 34: SUBDIVISION/CONDOMINIUM - RESPONDED to/RECEIVED CONDITIONAL APPROVAL

Regional File Number	Local file Number	Application Type	Location	Description
SUBP.12.V.0043	19T12V03	Draft Plan of Subdivision	South of Campania Court and west of the CP Railway	Extension of draft approval.



TABLE 34: SUBDIVISION/CONDOMINIUM - RESPONDED to/RECEIVED CONDITIONAL APPROVAL (cont'd)

Regional File Number	Local file Number	Application Type	Location	Description
SUBP.16.V.0041	19T16V03	Draft Plan of Subdivision	10130 & 10144 Weston Road	177 total residential dwelling units comprised of 59 street townhouse units, 78 back-to-back townhouses and 40 standard townhouse units.
SUBP.17.V.0007	19T16V09	Draft Plan of Subdivision	1890 Highway 7	To create mixed use blocks, combining residential and commercial uses with open space and parkland blocks.
SUBP.17.V.0032	19T17V06	Draft Plan of Subdivision	7082 Islington Avenue	1512 apartment units and 292 townhouse units.
SUBP.17.V.0033	19T17V07	Draft Plan of Subdivision	10671 Huntington Road	251 residential units.
SUBP.17.V.0034	19T17V08	Draft Plan of Subdivision	737 & 739 Nashville Road	48 detached lots, a linear park, and retain the two existing houses fronting onto Nashville Road.
SUBP.17.V.0035	19T17V09	Draft Plan of Subdivision	1600 Teston Road	87 single detached lots.
SUBP.17.V.0046	19T-17V013	Draft Plan of Subdivision	11000 Dufferin Street	8 single detached lots.
SUBP.17.V.0047	19T-17V011	Draft Plan of Subdivision	6061 and 6079 Rutherford Road, 134 and 140 Simmons Street	112 townhouse units within a residential development block.
SUBP.18.V.0012	19T-18V002	Draft Plan of Subdivision	10083 & 10101 Weston Road	179 townhouse units.
CDMP.16.V.0037	19CDM16V01	Draft Plan of Condominium	8451 & 8457 Islington Ave.	To facilitate a private common element condominium road and visitor parking spaces.



TABLE 34: SUBDIVISION/CONDOMINIUM - RESPONDED to/RECEIVED CONDITIONAL APPROVAL (cont'd)

Regional File Number	Local file Number	Application Type	Location	Description
CDMP.16.V.0042	19CDM16V06	Draft Plan of Condominium	8254, 8266 & 8272 Pine Valley Drive	To facilitate the ownership of 22, three-storey townhouse dwelling units fronting onto a private common element condominium road.
CDMP.18.V.0001	19CDM-17V010	Draft Plan of Condominium	7895 Jane Street	To secure tenure for residential development consisting of block townhouses, one 35-storey apartment building and three levels of underground parking.
CDMP.18.V.0009	19CDM-18V001	Draft Plan of Condominium	192, 196, 198, 199 & 201 Pine Grove Road	To facilitate the ownership of 104 townhouse units.
CDMP.18.V.0018	19CDM-18V002	Draft Plan of Condominium	225 Gibraltar Road	To facilitate standard condominium tenure for an employment building comprised of 10 units and 163 parking spaces.
SUBP.13.V.0042	19T13V01	Draft Plan of Subdivision	9846 Keele Street	4 semi-detached units.
SUBP.16.V.0013	19T15V14	Draft Plan of Subdivision	9560 & 9570 Keele Street	17 townhouse units.
SUBP.16.V.0045	19T16V07	Draft Plan of Subdivision	5445 Kirby Road	9 single detached lots.
SUBP.18.V.0019	19T-18V05	Draft Plan of Subdivision	2901 Highway 7	One residential mid-rise building (7-storeys) and two residential high-rise towers (34 and 40-storeys), containing a total of 936 residential units.
SUBP.18.V.0031	19T18V007	Draft Plan of Subdivision	North of Major Mackenzie Drive, west of Highway 27	13 single detached lots and 3 part lots for future detached lots.
SUBP.18.V.0035	19T18V004	Draft Plan of Subdivision	11333 Dufferin Street	410 single detached lots.



TABLE 34: SUBDIVISION/CONDOMINIUM - RESPONDED to/RECEIVED CONDITIONAL APPROVAL (cont'd)

Regional File Number	Local file Number	Application Type	Location	Description
SUBP.18.V.0037	19T18V006	Draft Plan of Subdivision	89 & 99 Nashville Road	19 single detached lots, 2 semi-detached units and 4 townhouse units.
SUBP.18.V.0047	19T18V011	Draft Plan of Subdivision	9151 Huntington Road	Two one-storey employment buildings and two future development blocks.
SUBP.18.V.0048	19T18V009	Draft Plan of Subdivision	8811 Huntington Road	Three one-storey employment buildings.
SUBP.18.V.0049	19T18V010	Draft Plan of Subdivision	6560 Langstaff Road	Four one-storey employment buildings for warehousing.
CDMP.16.V.0042	19CDM16V06	Draft Plan of Condominium	8254, 8266 and 8272 Pine Valley Drive	22 three-storey townhouse dwelling units fronting onto a private common element condominium road.
CDMP.18.V.0023	19CDM18V003	Draft Plan of Condominium	70 Hanlan Road	To facilitate the conversion of an existing single storey industrial building with 13 units to permit a condominium tenure.

TABLE 35: SUBDIVISION/CONDOMINIUM - CLEARANCE for REGISTRATION

Regional File Number	Local File Number	Application Type	Location	Description
SUBR.18.V.0011	19T14V11	Registered Plan of Subdivision	South side of Kirby Road, West of Kipling Avenue	34 residential lots.
SUBR.18.V.0020	19T-13V08 Phase 2A	Registered Plan of Subdivision	North of Teston Road, west of Kipling Avenue	46 residential units.

CITY of VAUGHAN

DETAILED APPLICATION INFORMATION 2018



TABLE 35: SUBDIVISION/CONDOMINIUM - CLEARANCE for REGISTRATION (continued)

Regional File Number	Local File Number	Application Type	Location	Description
SUBR.18.V.0021	19T-13V09 Phase 2A	Registered Plan of Subdivision	South of Kirby Road, west of Kipling Avenue	68 residential units.
SUBR.18.V.0022	19T-13V09 Phase 2B	Registered Plan of Subdivision	South of Kirby Road, west of Kipling Avenue	114 residential units.
SUBR.18.V.0023	19T-13V09 Phase 2C	Registered Plan of Subdivision	South of Kirby Road, west of Kipling Avenue	35 residential units.
SUBR.18.V.0024	19T-13V08 Phase 2B	Registered Plan of Subdivision	North of Teston Road, west of Kipling Avenue	194 residential units and a part lot.
SUBR.18.V.0029	19T13V10	Registered Plan of Subdivision	Northwest corner of Dufferin Street and Rutherford Road	44 residential townhouse units.
SUBR.18.V.0036	19T-16V10	Registered Plan of Subdivision	10533 and 10555 Huntington Road	To develop 125 single detached residential units and 8 single family dwelling part lots.
SUBR.18.V.0044	19T-15V13	Registered Plan of Subdivision	10820 Dufferin Street	To develop 7 single family dwelling units.
CDMR.17.V.0021	19CDM17V04	Registered Plan of Condominium	Northwest corner of Major Mackenzie Drive West and Lawford Road	To facilitate the ownership of a common elements condominium.
CDMR.18.V.0003	19CDM17V02	Registered Plan of Condominium	3865 Major Mackenzie Drive West	To facilitate the ownership of 13 commercial units, 25 residential units and 71 parking spaces.
CDMR.18.V.0007	19CDM17V06	Registered Plan of Condominium	9909 & 9939 Pine Valley Drive	To facilitate the ownership of 95 residential units.
SUBR.18.V.0030	19T03V05	Registered Plan of Subdivision	4333 Teston Road and 10601, 10699 & 10733 Pine Valley Drive	158 single detached residential units.



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DETAILED APPLICATION INFORMATION 2018

TABLE 35: SUBDIVISION/CONDOMINIUM - CLEARANCE for REGISTRATION (continued)

Regional File Number	Local File Number	Application Type	Location	Description
SUBR.18.V.0036	19T16V10	Registered Plan of Subdivision	10533 & 10555 Huntington Road	125 single detached lots and 8 single detached part lots.
SUBR.18.V.0038	19T06V10W	Registered Plan of Subdivision	10355 Pine Valley Drive	43 single detached lots.
SUBR.18.V.0056	19T15V15	Registered Plan of Subdivision	9891 Keele Street	22 townhouse units.
CDMR.18.V.0028	19CDM17V07	Registered Plan of Condominium	4650 Highway 7	To facilitate the condominium tenure for a 59 unit townhouse development with 14 visitor parking spaces.
CDMR.18.V.0032	19CDM17V01	Registered Plan of Condominium	100 and 200 Tesma Way and 2499 Rutherford Road	To develop a 34 unit industrial building.

TABLE 36: REGIONAL SITE PLAN APPROVALS

Regional File Number	Local File Number	Application Type	Location	Description
SP.11.V.0111	DA.15.072	Site Plan	77 & 87 Woodstream Boulevard	Three 4-storey buildings and two 10-storey buildings with an underground parking component.
SP.14.V.0124	SPV03314	Site Plan	8025 & 8033 Jane Street	A 6-storey storage facility.
SP.16.V.0210	SPV00616	Site Plan	1277 Rutherford Road	219 stacked townhouse dwellings within 8 buildings on an underground parking structure.
SP.16.V.0215	SPV01116	Site Plan	8451 & 8457 Islington Avenue	36 three-storey townhouse dwelling units.



TABLE 36: REGIONAL SITE PLAN APPROVALS (continued)

Regional File Number	Local File Number	Application Type	Location	Description
SP.16.V.0229	SPV02416	Site Plan	9869 and 9891 Keele Street	4th circulation review of a site plan to facilitate the development of townhouse units.
SP.16.V.0285	SPV08216/DA.16.064	Site Plan	Southwest corner of Davos Road and Weston Road	4 semi-detached dwellings and 19 townhouse units.
SP.16.V.0316	SPV11716	Site Plan	12370 Keele Street	A one-storey warehouse building with a 2-storey accessory office and 20 parking spots
SP.17.V.0186	SPV00717	Site Plan	2908 & 2916 Highway 7 East	Two towers for EXPO City. Tower 3 & 4 (39-storeys).
SP.17.V.0200	SPV02117	Site Plan	North of Highway 7 and west of Jane Street	Two 55-storey residential towers on a podium consisting of 7 levels of above-grade parking.
SP.17.V.0201	DA.17.011	Site Plan	North of Rutherford Road and east of Islington Avenue	A 10 bedroom hospice palliative care facility.
SP.17.V.0208	SPV02817	Site Plan	7875 Highway 50	Industrial building to be constructed in 2 phases.
SP.17.V.0209	SPV02917	Site Plan	8470 Keele Street	Proposed development of an industrial facility with a 2-storey office.
SP.17.V.0214	SPV03417	Site Plan	9560 Islington Avenue	6-block residential development consisting of 104 back-to-back stacked townhomes
SP.17.V.0215	SPV03517	Site Plan	7990 Highway 27	5th circulation for the proposed development of a Pioneer Gas Station.
SP.17.V.0219	SPV03917	Site Plan	6535 Langstaff Road	4th circulation for the proposed development of a gas bar, service station, car wash.



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TABLE 36: REGIONAL SITE PLAN APPROVALS (continued)

Regional File Number	Local File Number	Application Type	Location	Description
SP.17.V.0242	SPV06317	Site Plan	7171 Regional Road 50	Single use industrial building.
SP.17.V.0248	SPV07017	Site Plan	1970 Highway 7	2nd submission Site Plan Application to facilitate the development of an eating establishment with drive through.
SP.18.V.0009	DA.17.119	Site Plan	111 Gibraltar Road	A 2-storey industrial warehouse building with an accessory office uses.
SP.18.V.0010	DA.17.107	Site Plan	69 Clarence Street	Single family detached home.
SP.18.V.0011	DA.17.115	Site Plan	161 Four Valley Drive	To facilitate an additional 41 parking spaces.
SP.18.V.0018	DA.17.116	Site Plan	North of Major Mackenzie Drive & West of McNaughton	4 commercial buildings.
SP.18.V.0023	DA.17.109	Site Plan	79 and 85 Vedette Way	5 street townhouses in one block.
SP.18.V.0031	DA.17.117	Site Plan	505 Cityview Boulevard	Proposed wireless communication structure.
SP.18.V.0032	DA.17.120	Site Plan	3604 Major Mackenzie Drive West	Minor site and elevation changes to the approved elevations and demising walls.
SP.18.V.0035	DA.18.001	Site Plan	9100 Jane Street	Minor amendment to an approved site development application to facilitate changes to the building signage of an existing multi-unit building.
SP.18.V.0056	DA.18.008	Site Plan	434 Steeles Avenue West	An upgrade to the southerly exterior elevation of the existing motor vehicle sales establishment.



TABLE 36: REGIONAL SITE PLAN APPROVALS (continued)

Regional File Number	Local File Number	Application Type	Location	Description
SP.18.V.0059	DA.18.006	Site Plan	130 Racco Parkway	Two 4-storey commercial and medical office use buildings and a 2-storey parking garage.
SP.18.V.0060	DA.18.009	Site Plan	10110 Islington Avenue	An addition to the existing 1-storey elementary school and parking lot expansion.
SP.18.V.0067	DA.17.113	Site Plan	10513 Islington Avenue	A mixed-use redevelopment inclusive of a new two and a half storey building containing restaurant uses on the ground floor and 3 residential units above.
SP.18.V.0086	DA.18.016	Site Plan	221 Jacob Keffer Parkway	Addition of two loading doors and to increase the paved area to provide access to the proposed doors.
SP.18.V.0087	DA.18.020	Site Plan	1 Bass Pro Mills Drive	Addition to Vaughan Mills Mall.
SP.18.V.0089	DA.18.018	Site Plan	11610 Keele Street	Alterations to the existing elevations of the Tim Horton's eating establishment.
SP.18.V.0091	DA.18.010	Site Plan	111 Royal Group Crescent	Review of an existing industrial/manufacturing building with ancillary office uses.
SP.18.V.0092	DA.17.076	Site Plan	27 Main Street	Two-storey single detached residential dwelling.
SP.18.V.0094	DA.18.019	Site Plan	99 Great Gulf Drive	An industrial warehouse with accessory office uses and 99 surface parking spaces.
SP.18.V.0113	DA.18.021	Site Plan	3600 Steeles Avenue West	Exterior changes to an existing hotel.



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DETAILED APPLICATION INFORMATION 2018

TABLE 36: REGIONAL SITE PLAN APPROVALS (continued)

Regional File Number	Local File Number	Application Type	Location	Description
SP.18.V.0117	DA.18.025	Site Plan	8500 Huntington Road	To facilitate the construction of a 6-storey office building with underground and surface level parking.
SP.18.V.0124	DA.18.023	Site Plan	800 Tesma Way	Proposed parking lot expansion for the existing employment use.
SP.18.V.0134	DA.18.033	Site Plan	5585 Highway 7 West	Alteration of existing car dealership.
SP.18.V.0142	DA.18.031	Site Plan	3600 Major Mackenzie Drive	Development of a 4-storey, multi-unit self-storage building facility.
SP.18.V.0143	DA.18.034	Site Plan	815 Teston Road	Proposed conversion from a bank building to a child care center.
SP.18.V.0146	DA.18.030	Site Plan	7476 Kipling Avenue	Development of stacked townhomes with underground parking and courtyard.
SP.18.V.0149	DA.18.040	Site Plan	250 Sweetriver Boulevard	Construction of a 78.84 m ² addition to accommodate a vehicle delivery area.
SP.18.V.0153	DA.18.044	Site Plan	2 Auto Park Circle	Addition of a 2 storey pavilion to the existing motor vehicle sales establishment.
SP.11.V.0111	DA.15.072	Site Plan	77 & 87 Woodstream Boulevard	Three 4-storey buildings and two 10-storey buildings on the subject lands with an underground parking component.
SP.13.V.0105	DA.13.014	Site Plan	New Westminster Drive	Two residential apartment buildings (17 and 20-storey) containing 388 residential units.
SP.17.V.0190	SPV01117	Site Plan	3400 Steeles Avenue	Addition of 16 rooms and public areas of an existing hotel.
SP.17.V.0210	DA.17.024	Site Plan	325 & 377 Woodbridge Avenue	An addition to the existing school and the reconfiguration of the driveway access.



TABLE 36: REGIONAL SITE PLAN APPROVALS (continued)

Regional File Number	Local File Number	Application Type	Location	Description
SP.18.V.0010	DA.17.107	Site Plan	69 Clarence Street	To develop a single family home.
SP.18.V.0022	DA.17.105	Site Plan	10 Bell Court	Construction of a single detached home and the removal of an existing dwelling.
SP.18.V.0032	DA.17.120	Site Plan	3604 Major Mackenzie Drive West	Minor site and elevation changes to the approved elevations and demising walls specifically respecting Phase 2 from the previously approved Site Development File DA.15.051. These changes are required to accommodate new tenants, and impact the approved Site Plan, Elevations and Grading Plan.
SP.18.V.0060	DA.18.009	Site Plan	10110 Islington Avenue	An addition to the existing 1-storey elementary school (Ecole Elementaire La Fontaine) and parking lot expansion. The addition is for a new Daycare and Literacy Hub.
SP.18.V.0086	DA.18.016	Site Plan	221 Jacob Keffer Parkway	Addition of two loading doors and to increase the paved area to provide access to the proposed doors.
SP.18.V.0134	DA.18.033	Site Plan	5585 Highway 7 West	Alteration of an existing car dealership.
SP.18.V.0175	DA.18.046	Site Plan	Marc Santi Boulevard & Crimson Forest Drive	115 common element condominium townhouse dwellings.
SP.18.V.0177	DA.18.043	Site Plan	1416 Centre Street	A 26 seat, outdoor patio associated with the existing eating establishment.
SP.18.V.0179	DA.18.007	Site Plan	123 Auto Park Circle	Construction of an addition to the existing Car Dealership, minor changes to the facade, parking, curbing, driveways and landscaped area.



CITY of VAUGHAN

DETAILED APPLICATION INFORMATION 2018

TABLE 36: REGIONAL SITE PLAN APPROVALS (continued)

Regional File Number	Local File Number	Application Type	Location	Description
SP.18.V.0188	DA.18.049	Site Plan	99 Peelar Road	An addition to an existing banquet hall.
SP.18.V.0192	DA.18.054	Site Plan	2 Chrislea Road	Elevation and minor site alterations to the existing retail warehouse building.
SP.18.V.0207	DA.18.055	Site Plan	1680 Creditstone Road	Development of a covered outdoor reception area for the existing banquet hall.
SP.18.V.0219	SC 18 225068	Site Plan	1 Station St	To construct two heritage semi-detached dwelling.
SP.18.V.0220	DA.18.057	Site Plan	South of District Avenue and East of Grand Trunk Avenue	44 street townhouse units.
SP.18.V.0235	DA.18.059	Site Plan	40 Klein Crescent	A single detached dwelling.
SP.18.V.0237	DA.18.060	Site Plan	3310 Steeles Avenue	Exterior elevation changes to the existing eating establishment (Tim Hortons).
SP.18.V.0238	DA.18.058	Site Plan	27 Director Court	A single storey employment building.
SP.18.V.0251	DA.15.091	Site Plan	10432 & 10422 Islington Avenue	A 3-storey building for residential and commercial uses (dance studio) and a 2-storey amenity building.
SP.18.V.0255	DA.18.061	Site Plan	12060 Bathurst Street	Construct a steel mono-pole telecommunications tower.
SP.18.V.0260	DA.18.065	Site Plan	8811 Huntington Road	Three 1-storey employment buildings.
SP.18.V.0266	DA.18.096	Site Plan	36 Atkinson Avenue	Construct an indoor pool (double height) and barrier free change room to support the expansion of the Kayla's Children Centre.



TABLE 36: REGIONAL SITE PLAN APPROVALS (continued)

Regional File Number	Local File Number	Application Type	Location	Description
SP.18.V.0269	DA.18.071	Site Plan	71 Colossus Drive	To expand the existing automobile gas bar by adding a row of pumps for 8 gasoline fueling stations to the existing 16 fueling stations.
SP.18.V.0274	DA.18.093	Site Plan	19, 25, 37, 53 & 67 Keyes Court	Four 1-storey employment warehouse buildings.
SP.18.V.0280	DA.11.086	Site Plan	South of King-Vaughan Road, west of Highway 400	To permit the continued use of an existing portable dry batch concrete production plant and accessory buildings.
SP.18.V.0295	DA.18.087	Site Plan	4499 Highway 7	Development of a 4-storey, multi-unit self-storage building facility.
SP.18.V.0297	DA.17.042	Site Plan	10568 Islington Avenue	A 2.5-storey mixed-use building with 16 residential units and 7 ground floor retail units.

TABLE 37: REGIONAL ENGINEERING APPROVALS

Regional File Number	Local File Number	Application Type	Location	Description
ENG.16.V.0051	16.014.V	Engineering Application	Intersection of Old Huntington Road and Mactier Road	Engineering Submission.
ENG.16.V.0054	16.017.V	Engineering Application	Southeast corner of Pine Valley Drive and Teston Road	Engineering Submission.
ENG.16.V.0060	16.023.V	Engineering Application	10640 & 10460 Pine Valley Drive	Engineering Submission.
ENG.16.V.0064	16.027.V	Engineering Application	Intersection of Street 19 and Pine Valley Drive - South of Teston Road	Intersection design for Street 19 (South Leg) and Pine Valley Drive



CITY of VAUGHAN

DETAILED APPLICATION INFORMATION 2018

TABLE 37: REGIONAL ENGINEERING APPROVALS (continued)

Regional File Number	Local File Number	Application Type	Location	Description
ENG.17.V.0018	17.005.V	Engineering Application	Teston Road - Between Pine Valley and Weston Road	Underground works along Teston Road connecting with property adjacent to Pine Valley Drive
ENG.17.V.0024	17.007.V	Engineering Application	Intersection of Highway 27 and Kirby Road	Intersection of Highway 27 and Kirby Road
ENG.17.V.0034	17.011.V	Engineering Application	Southeast corner of Gran Trunk Avenue and District Avenue	Engineering Submission.
ENG.17.V.0036	17.012.V	Engineering Application	10820 Dufferin Street, North of Teston Road	Underground works on Dufferin Street (Sanitary Sewer/Watermain) construction.
ENG.18.V.0006	1492	Engineering Application	East and West side of Pine Valley Drive North and South on Pine Valley Drive, south of Teston Road	Pine Valley Drive road improvements.
ENG.16.V.0064	16.027.V	Engineering Application	Intersection of Street 19 and Pine Valley Drive - south of Teston Road	MOSAİK Engineering Submission - Intersection Design for Street 19 (South Leg) & Pine Valley Drive.
ENG.17.V.0024	17.007.V	Engineering Application	Intersection of Highway 27 and Kirby Road	Engineering Submission - Intersection of Highway 27/Kirby Road.
ENG.17.V.0027	17.008.V	Engineering Application	Westside of Islington Road, south of Langstaff Road	Engineering Submission.
ENG.17.V.0029	17.009.V	Engineering Application	Westside of Pine Valley Drive, north of Major Mackenzie Drive	Engineering Submission.
ENG.17.V.0040	17.014.V	Engineering Application	Southeast corner of intersection of Pine Valley Drive and Major Mackenzie Drive West	Engineering Submission - Storm, Sanitary and Watermain along Major Mackenzie Drive West, Southside of Major Mackenzie Drive

CITY of VAUGHAN

DETAILED APPLICATION INFORMATION 2018



TABLE 37: REGIONAL ENGINEERING APPROVALS (continued)

Regional File Number	Local File Number	Application Type	Location	Description
ENG.18.V.0008	2015-4297	Engineering Application	4405 Major Mackenzie Drive West and 11 Woodend Place	Engineering Application - Grading works along Major Mackenzie Drive and Intersection of Woodend Place and Major Mackenzie.
ENG.18.V.0025	1999	Engineering Application	Vaughan Metropolitan Centre, Northwest Quadrant	To construct three new roads in the northwest quadrant of the VMC.
ENG.18.V.0027	18-7001	Engineering Application	North of Rutherford Road between Highway 50 and Huntington Road	Engineering Submission - Watermain and sanitary connection to existing servicing.
ENG.18.V.0061	19T-12RW	Engineering Application	South of Bass pro Mills Drive and West of Jane Street	Extension of Bass Pro Mills Drive from Romina Drive to Jane Street.



308 development
applications for
Vaughan were
reviewed
in 2018

TOWN of WHITCHURCH-STOUFFVILLE

DEVELOPMENT PROFILE 2018



QUICKFACTS

- Whitchurch-Stouffville made up five per cent of development applications in York Region
- Responded to 61 development applications
- Regional staff participated on Whitchurch-Stouffville's Gateway Mixed-Use Area/Western Approach Land Use Study working group

FIGURE 28: DEVELOPMENT APPLICATIONS RESPONDED to and APPROVED by TYPE in 2018





TOWN of WHITCHURCH-STOUFFVILLE DEVELOPMENT PROFILE 2018

FIGURE 29: TYPE of RESIDENTIAL UNITS (Responded to/ Receiving Conditional Approval) 2014 to 2018

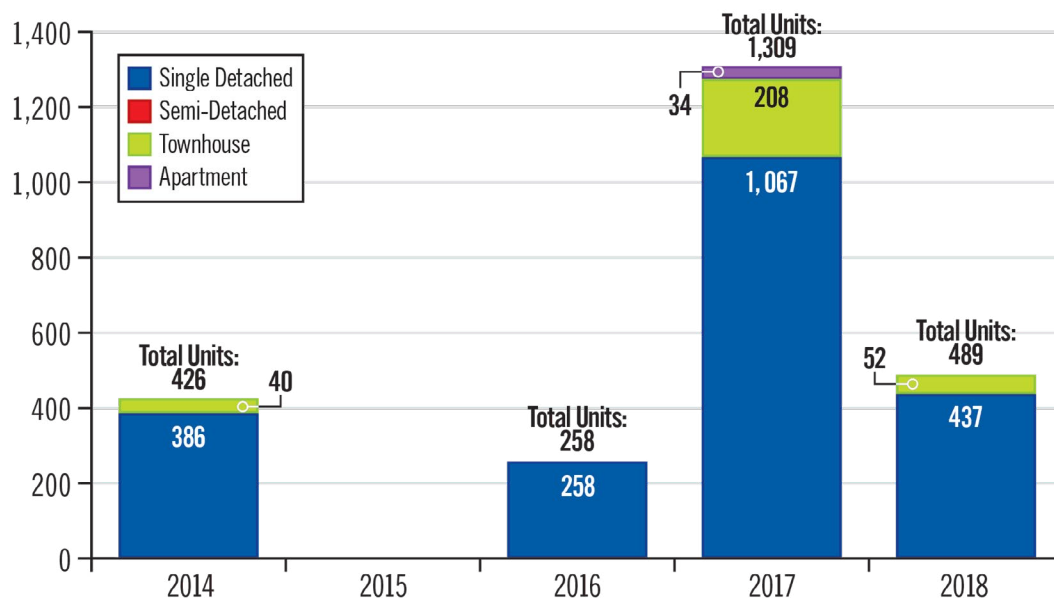
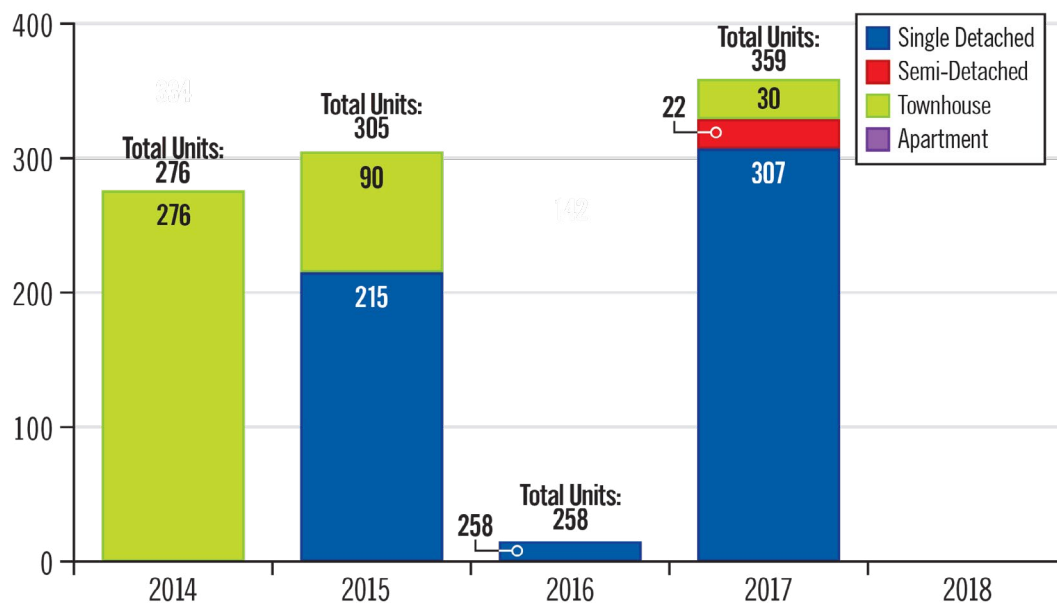
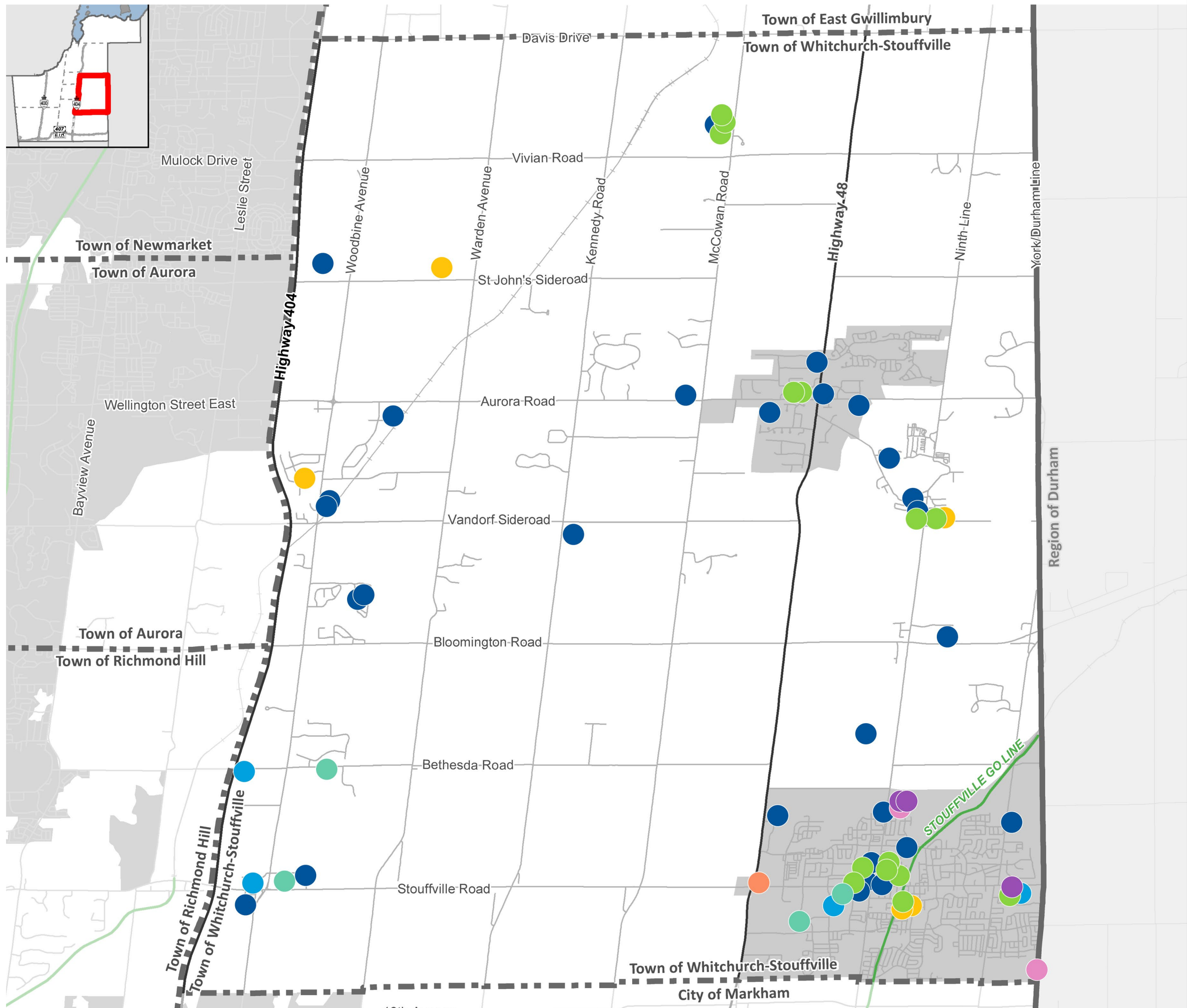


FIGURE 30: TYPE of RESIDENTIAL UNITS (Clearances for Registration) 2014 to 2018





- Consent to Sever
- Engineering Applications
- Official Plan Amendments
- Minor Variances
- Pre-Submission Consultations
- Site Plan Applications
- Subdivision/Condominium Applications
- Zoning Bylaw Amendments

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TOWN of WHITCHURCH-STOUFFVILLE

DETAILED APPLICATION INFORMATION 2018



TABLE 38: OFFICIAL PLAN AMENDMENT APPLICATIONS

Regional File Number	Local File Number	Application Type	Location	Description
LOPA.18.W.0030	OPA 145	Local Official Plan Amendment (Secondary Plan)	Highway 48 (north-south) and Stouffville Road (east-west)	To amend the community of Stouffville Secondary Plan to revise schedules F and F-3 and add Schedule F2A, in support of revised lands under designations, policies and guidelines.

TABLE 39: SUBDIVISION/CONDOMINIUM - RESPONDED to/RECEIVED CONDITIONAL APPROVAL

Regional File Number	Local file Number	Application Type	Location	Description
SUBP.17.W.0038	19T-17W02	Draft Plan of Subdivision	12785 Ninth Line	146 residential lots, a secondary school block, an open space block, environmental blocks and reserve blocks.
SUBP.17.W.0041	19T(W)-17.004	Draft Plan of Subdivision	6853 Main Street	40 rear-loaded units and 12 front loaded units.
SUBP.17.W.0038	19T-17W02	Draft Plan of Subdivision	12785 Ninth Line	146 residential lots, a secondary school block, an open space block, environmental blocks and reserve blocks.



TOWN of WHITCHURCH-STOUFFVILLE

DETAILED APPLICATION INFORMATION 2018

TABLE 40: REGIONAL SITE PLAN APPROVALS

Regional File Number	Local File Number	Application Type	Location	Description
SP.16.W.0329	SPW00816	Site Plan	2346 Stouffville Road & 17 Gormley Industrial Avenue	Redevelopment of an existing site to develop another industrial building on site.
SP.17.W.0259	SP-W-006-17	Site Plan	5827 Main Street	72 townhouse condominium units.
SP.17.W.0260	SPA17.022	Site Plan	162 & 176 Sandiford Drive	A long-term care facility with 4 six-storey buildings containing 1,030 suits.
SP.18.W.0305	SPA-2018-026	Site Plan	2487 Bethesda Side Road	A two-storey single detached unit.

TABLE 41: REGIONAL ENGINEERING APPROVALS

Regional File Number	Local File Number	Application Type	Location	Description
ENG.18.W.0004	16:372:D	Engineering Application	11731 Tenth Line	Engineering Submission.
ENG.18.W.0031	1508	Engineering Application	12785 Ninth Line	Proposed temporary construction access for the Savena Cove subdivision.



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

PLANNING

1-877-464-9675 Extension 71508

york.ca/developmentservices

2018 **DEVELOPMENT** **ACTIVITY** SUMMARY

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