

Clause 17 in Report No. 12 of Committee of the Whole was adopted, without amendment, by the Council of The Regional Municipality of York at its meeting held on September 20, 2018.

17

## Mid-Year Development Activity Summary 2018

Committee of the Whole recommends adoption of the following recommendation contained in the report dated August 17, 2018 from the Commissioner of Corporate Services and Chief Planner:

1. The Regional Clerk circulate this report to the local municipalities.
- 

Report dated August 17, 2018 from the Commissioner of Corporate Services and chief Planner now follows:

1. Recommendation

It is recommended that the Regional Clerk circulate this report to the local municipalities.

2. Purpose

The purpose of this report is to provide information to Council on planning and development application activity from January 1 to June 30, 2018.

3. Background

The authority to approve a variety of routine development applications is delegated to staff in Planning and Development Services

Council has delegated approval authority to staff to issue approvals for development applications subject to such approvals being reported to Council semi-annually. This report outlines development review and approval activities, including the following delegated approvals for the first half of 2018:

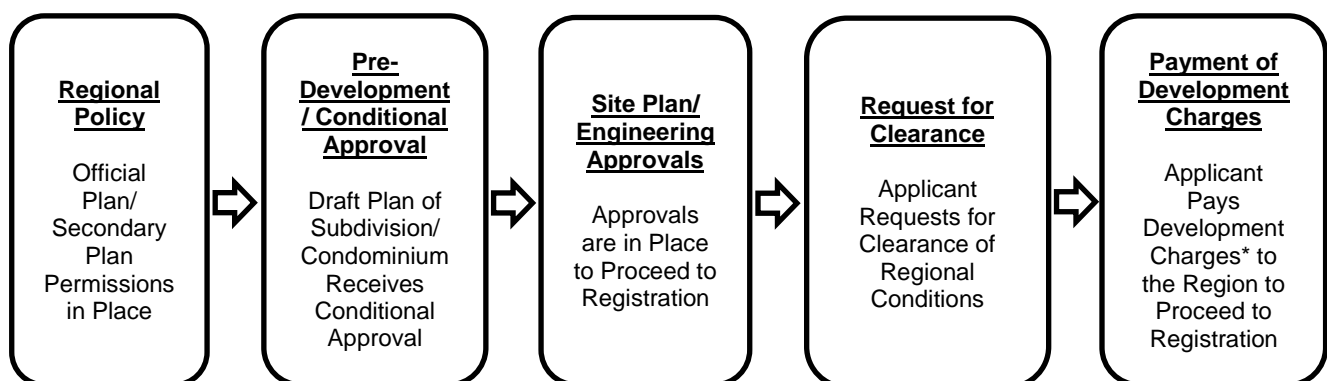
- Approved local 'routine' Official Plan Amendments (OPA)
- Minor local OPAs that are exempt from Regional approval
- Issuance of conditions for approval for plans of subdivision and condominium
- Clearance of Regional conditions of plans of subdivision and condominium to permit registration

#### 4. Analysis and Implications

Development activity remained strong in the first half of 2018 with the Region responding to 206 development applications

From January 1 to June 30, 2018, Regional staff reviewed and responded to 206 development applications. As shown in Table 1 and Figure 1, the number of development approvals remained strong in the first half of 2018, exceeding the total number of development approvals for the same period in 2017 (144). The increased number of applications receiving conditional approval and the clearance of a consistent number of residential units for registration is a key indicator of strong development activity. The increase in site plan and engineering approvals is attributed to the number of clearance packages submitted prior to the development charges increase effective July 1, 2018. Subdivision and/or site plan approval is a requirement before a clearance package for registration can be processed. A breakdown of development applications by municipality and application type is provided in Attachment 1. A full analysis over the past five years will be provided through the 2018 annual development activity report in early 2019.

Development activity is anticipated to remain strong in the second half of 2018



\*Development Charges are also collected by the local municipality at the time of building permit issuance.

Key stages in the planning approval process identified above and in Table 1 allow staff to observe development trends. Regional policy implementation, conditional approval and construction are three general stages that provide an outlook for development within the Region. Comparing the number of development applications between mid-year 2017 and mid-year 2018 that fall within these three stages provides an indicator of development trends.

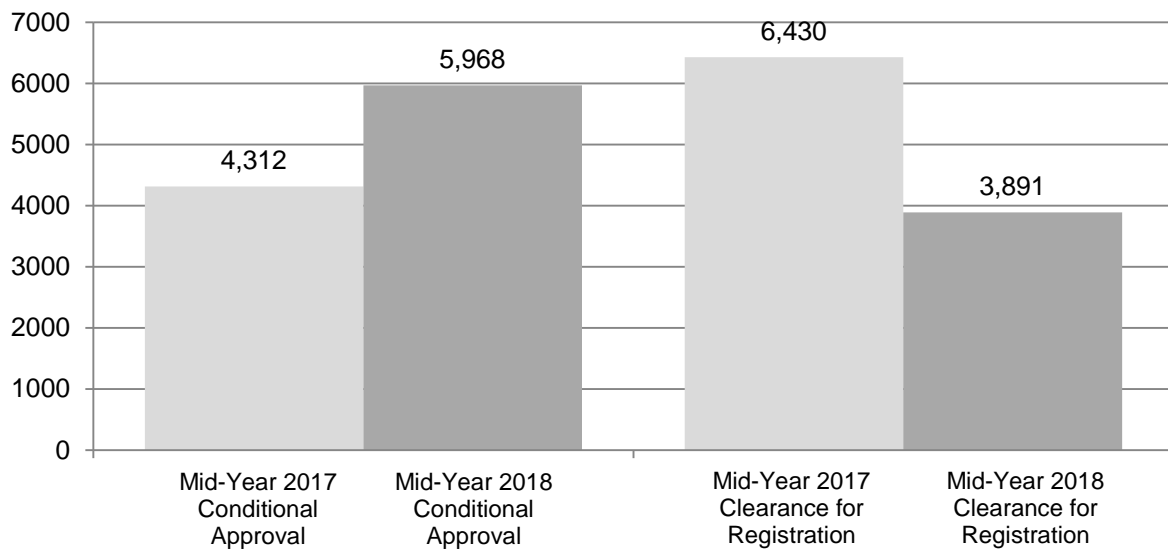
**Table 1  
Number of Regional Approvals Issued by Planning Stage and Application Type (Mid-Year 2017 and Mid-Year 2018)**

Planning Stage	Application Type	Mid-Year 2017	Mid-Year 2018	Development Trends
<u>Regional Policy</u>  Official Plan/ Secondary Plan Permissions in Place	Official Plan Amendment	28	23	While the number of OPA applications does indicate development activity, they are not indicative of development trends. OPAs are only required for applications that do not conform with existing Official Plan policies.
<u>Pre-Development/ Conditional Approval</u>  Draft Plan of Subdivision/ Condominium Receives Conditional Approval	Draft Plan of Subdivision and Condominium	37	40	The increased number of applications receiving condition approval in mid-year 2018 demonstrates that development continues to remain strong and growth within the Region will continue in the second half of 2018.
<u>Regional Site Plan/ Engineering Approvals</u>  <u>Clearance for Registration (Construction)</u>	Site Plan	21	76	The increase of site plan and engineering approvals is tied to the approvals required for applications to proceed to clearance for registration.
	Engineering	14	30	
	Clearance of Draft Plan of Subdivision and Condominium for Registration	44	37	<a href="#"><u>The number of residential units proceeding to registration decreased in the first half of 2018 while the number of units receiving condition approval has increased in the same time period. Given the increase of units receiving conditional approval, residential units proceeding registration will remain strong. While subdivision and condominium clearances are down slightly, the number of units registered has increased from the same period in 2017 (see Figure 1). This increase is primarily attributed by the registration of</u></a>

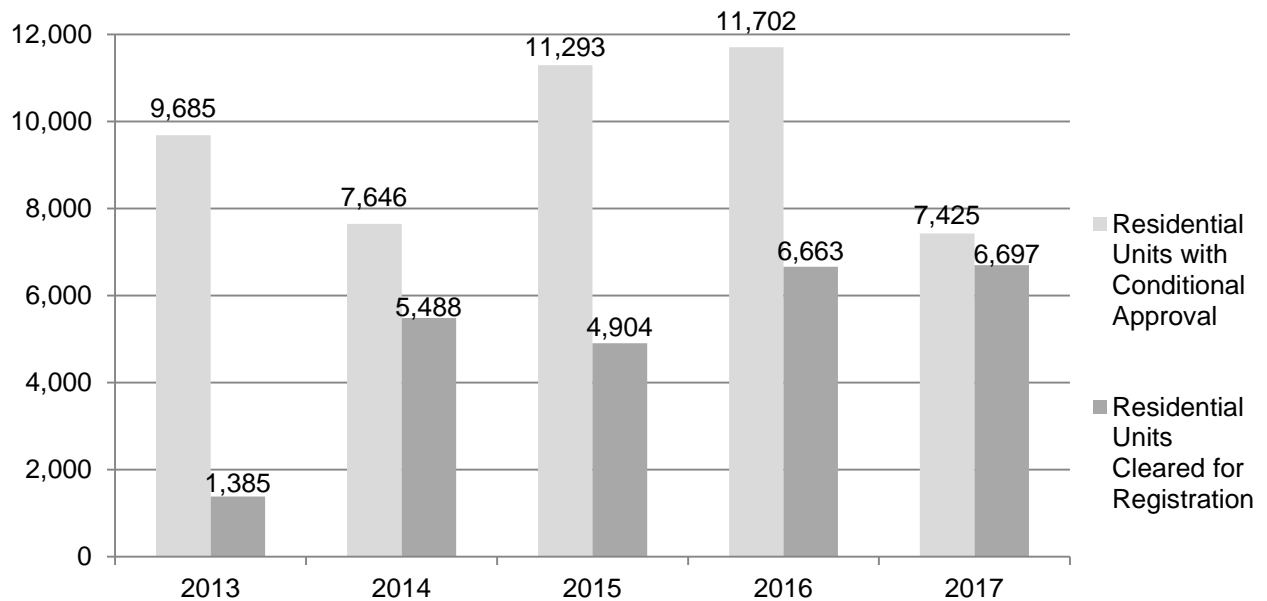
Mid-Year Development Activity Summary 2018

Planning Stage	Application Type	Mid-Year 2017	Mid-Year 2018	Development Trends
				<p><del>subdivisions in the North Leslie Secondary Plan area in the Town of Richmond Hill and the Block 40/47 Secondary Plan Area in the City of Vaughan.</del></p> <p>Figure 2 outlines <u>the number of s-the</u> residential units with conditional approval and received clearance for registration from 2013 to 2017.</p>
	Total	144	206	

**Figure 1**  
**Residential Units with Conditional Approval and Clearance for Registration**  
**Mid-Year 2017 as Compared to Mid-Year 2018**



**Figure 2  
Residential Units with Conditional Approval and Clearance for Registration  
from 2013 to 2017**



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. Regional staff are involved with TACs for Future Urban Areas, new Secondary Plans and Key Development Areas. Input into these committees and working groups is important to ensure Regional interests are identified and protected early, and throughout the planning process. The quick facts section of each respective municipality in Attachment 1 provides a list of committees and working groups staff were engaged in the first half of 2018.

## 5. Financial Considerations

Revenue from planning and engineering application fees increased

As shown in Table 2 below, Regional planning and engineering application fees collected increased in the first half of 2018 based on the increased number and complexity of applications.

**Table 2**  
**Fee Revenue for Development Planning and Engineering**  
**Mid-Year 2017 and Mid-Year 2018**

Section	Mid-Year 2017	Mid-Year 2018
Development Planning	\$373,833	\$440,540
Development Engineering	\$1,764,892	\$2,604,731
<b>Total</b>	<b>\$2,138,725</b>	<b>\$3,045,271</b>

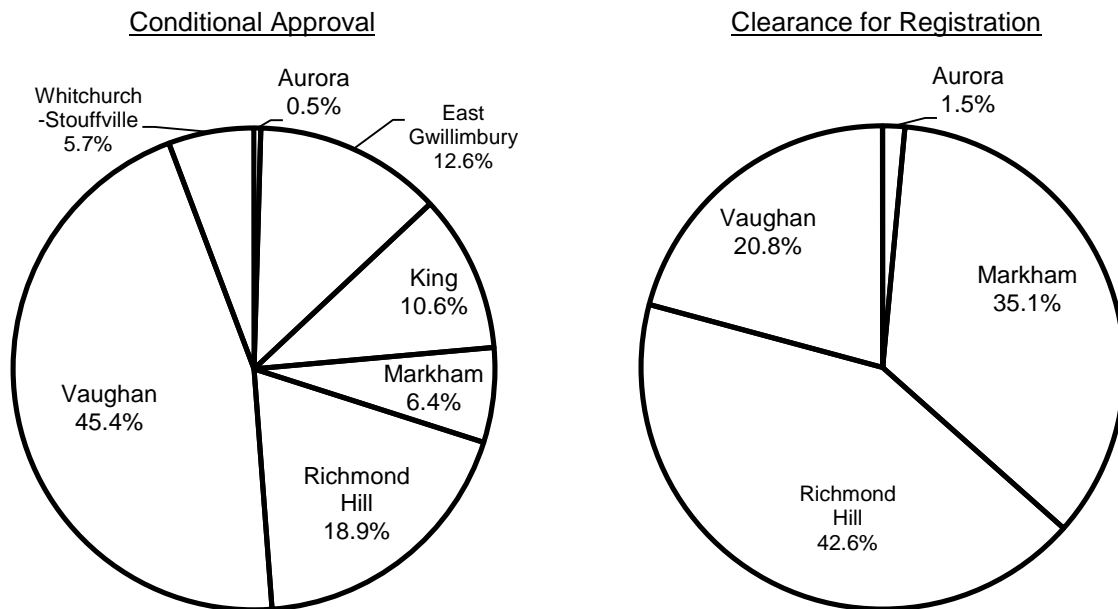
Development Charges revenue of \$254,725,780 represents a slight decrease from mid-year 2017

Development Charges (DCs), are collected through the applications approval process. From January 1 to June 30, 2018, \$254,725,780 in development charges were collected. This is a slight decrease from the \$263,393,724 collected in mid-year 2017. This change is attributed to the increased number of development applications where DCs are collected at a later date by the local municipality at the building permit stage.

## 6. Local Municipal Impact

Regional staff continues to work closely and in a timely manner on development applications and approvals with local municipal partners while ensuring Regional and local policy objectives are met. Figure 3 outlines the work undertaken by local municipality.

**Figure 3**  
**Percentage Distribution of Residential Units Receiving Conditional Approval and Clearance for Registration by Local Municipality in Mid-Year 2018**



## 7. Conclusion

This report provides a summary of Regional planning and engineering development approvals within the first half of 2018 compared to the same time in 2017. Applications include local Official Plan Amendments, plans of subdivision and condominium, including clearances of Regional conditions, site plan and engineering approvals.

The Region continued to experience strong development application activity in the first half of 2018 that will continue in the second half of the year.

Regional staff will continue to work closely with local municipal partners to achieve Regional and local policy objectives.

For more information on this report, please contact Justin Wong, Planner at 1-877-464-9675 ext. 71577.

Mid-Year Development Activity Summary 2018

The Senior Management Group has reviewed this report.

Recommended by:

Recommended by:

Paul Freeman, MCIP, RPP  
Chief Planner

Karen Whitney, MCIP, RPP  
Director, Community Planning and  
Development Services

Recommended by:

Approved for Submission:

Dino Basso  
Commissioner of Corporate Services

Bruce Macgregor  
Chief Administrative Officer

August 17, 2018

Attachment (1)

#8801515

Accessible formats or communication supports are available upon request



# 2018 MID-YEAR DEVELOPMENT **ACTIVITY** SUMMARY

SEPTEMBER 2018





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# EXECUTIVE SUMMARY



The purpose of the Mid-Year Development Activity Summary 2018 is to provide information to Council on planning and development application activity from January 1 to June 30, 2018, report on delegated approvals, and provide a comparison to mid-year 2017.

In the first half of 2018, Regional staff reviewed and responded to 206 development applications, an increase from 144 applications in the first half of 2017. Regional staff actively participates in Technical Advisory Committees and Project Working Groups and continue to be involved with Local Planning Approval Tribunal (formerly Ontario Municipal Board) proceedings, which include hearings and mediation.

In general, development activity increased in the first half of 2018 as compared with the first half of 2017. Official Plan Amendment (OPA) applications and subdivision and condominium applications remained consistent, while Regional site plan and engineering approvals increased as a result of the approvals required for subdivisions to proceed to registration. The Region has continued to experience strong growth in the first half of 2018. Regional staff will continue to work closely with local municipal partners to achieve Region and local policy objectives.

# DELEGATED APPROVAL AUTHORITY

## MID-YEAR DEVELOPMENT ACTIVITY SUMMARY 2018

### 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 has been authorized by Council to approve.

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#### 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.

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

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

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

As a commenting agency, the Region provides a letter to the local municipality outlining how each Regional condition of draft approval has been satisfied.

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#### REGIONAL SITE PLAN APPROVAL

Staff has delegated authority to issue conditions of site plan approval on applications of Regional interest, and when necessary enters into site plan agreements with respect to these applications. These conditions include, but are not limited to, land requirements, water and wastewater, transportation, water resources, public health, land use planning, roads, access improvements and financial requirements.

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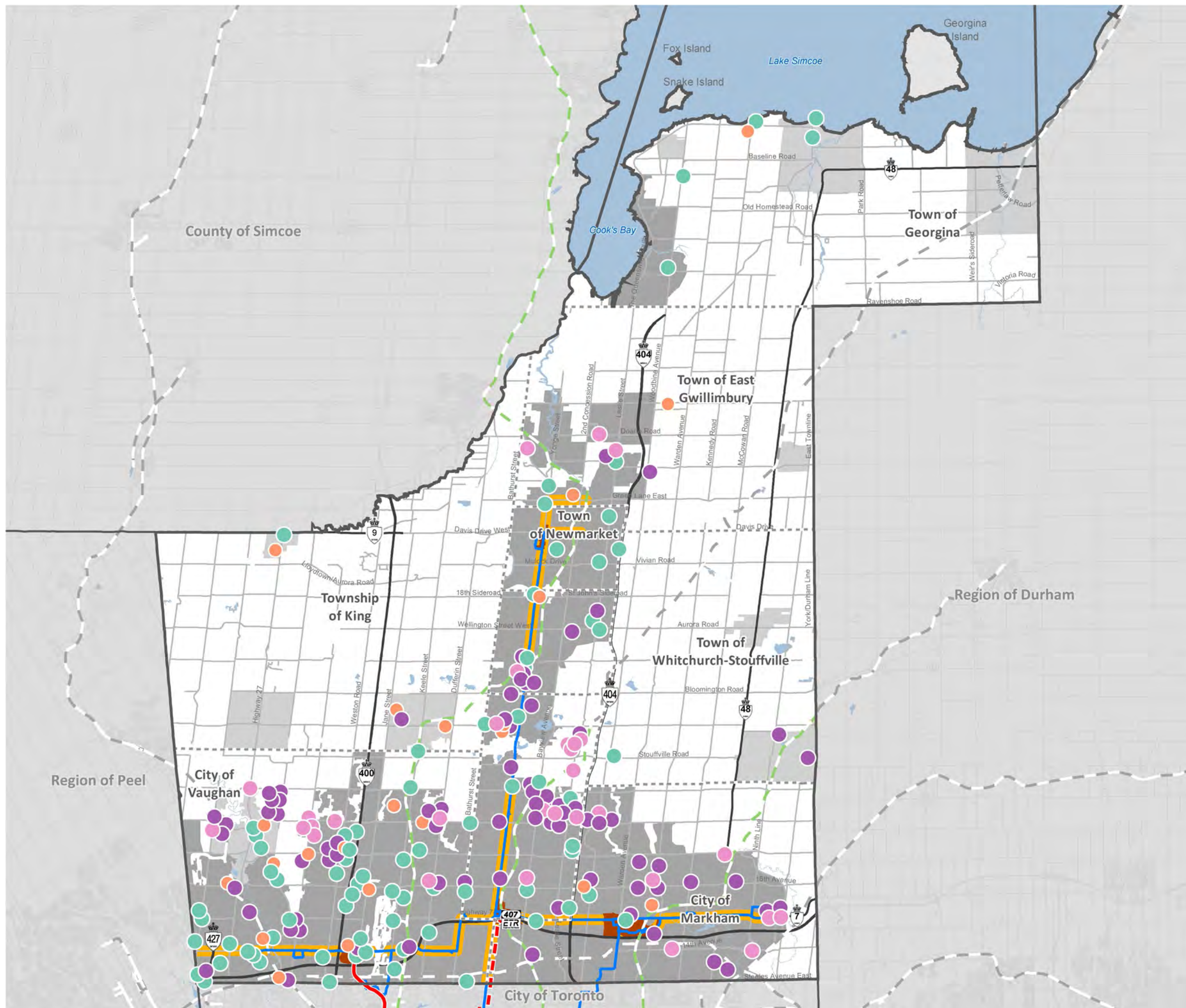
#### REGIONAL ENGINEERING APPROVALS

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



**Development Profile  
Mid-Year 2018**

- Official Plan Amendment
- Subdivision/Condominium Applications (Conditional Approval/Clearance for Registration)
- Site Plan Applications
- Engineering Applications
- Regional Centre
- Regional Corridor



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# YORK REGION

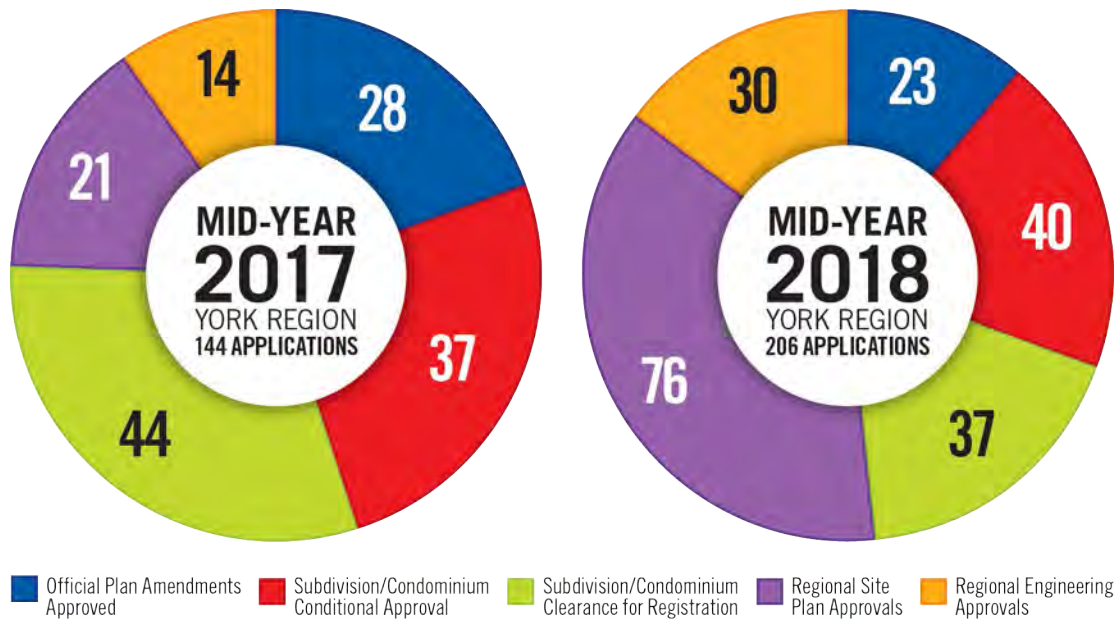
## DEVELOPMENT PROFILE MID-YEAR 2018



### QUICKFACTS

- Regional staff reviewed and responded to 206 development applications in the first half of 2018 compared to 144 applications by the same time in 2017
- Conditional approval for plans of subdivisions and condominiums were issued for 5,968 residential units in the first half of 2018
- 3,891 residential units were cleared for registration in the first half of 2018

FIGURE 1: DEVELOPMENT APPLICATIONS by TYPE MID-YEAR 2017 and MID-YEAR 2018

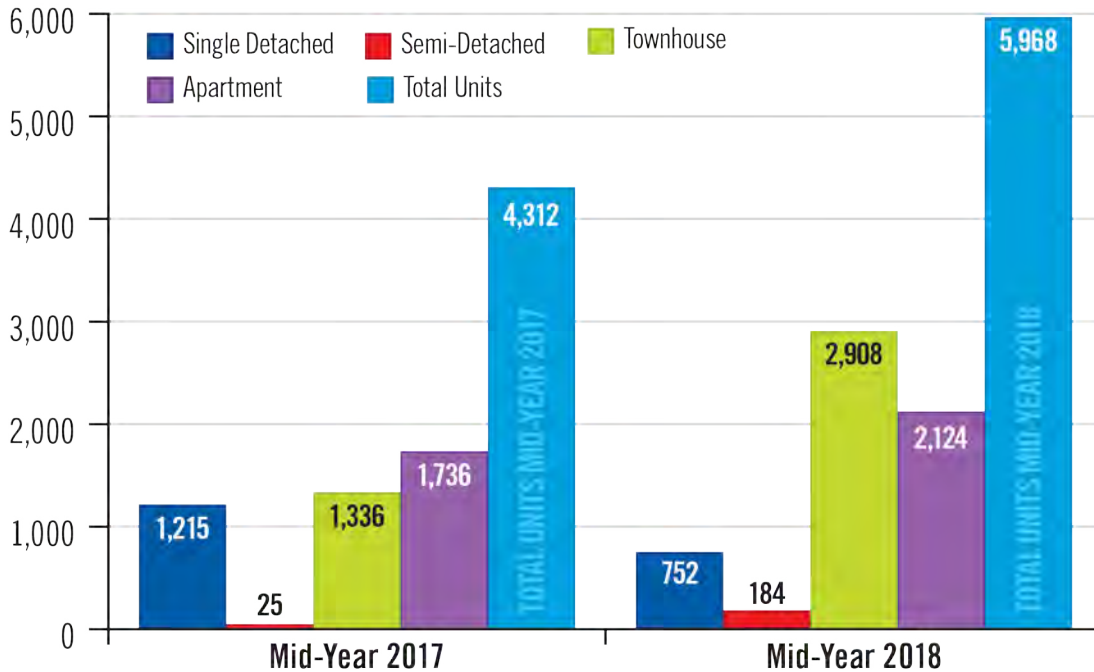




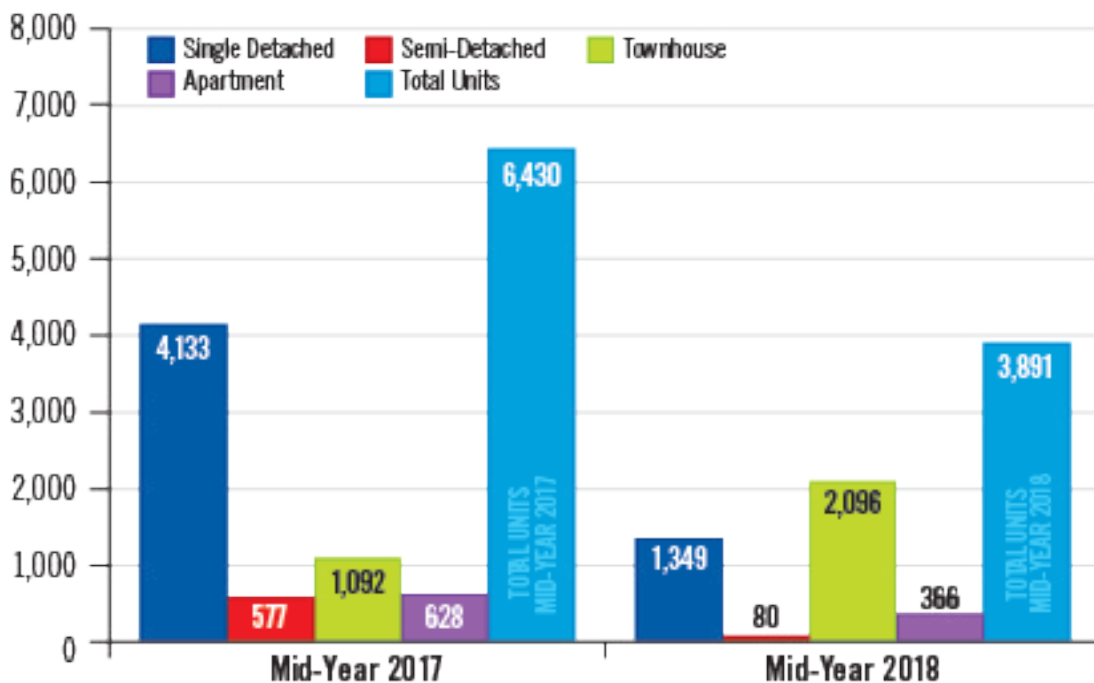


# YORK REGION DEVELOPMENT PROFILE MID-YEAR 2018

**FIGURE 2: REGION-WIDE TYPE of RESIDENTIAL UNITS (Conditional Approval)**  
MID-YEAR 2017 compared to MID-YEAR 2018



**FIGURE 3: REGION-WIDE TYPE of RESIDENTIAL UNITS (Clearance for Registration)**  
MID-YEAR 2017 compared to MID-YEAR 2018





**Town of Aurora  
Development Profile  
Mid-Year 2018**

- Official Plan Amendment
- Subdivision/Condominium Applications  
(Conditional Approval/Clearance for Registration)
- Site Plan Applications
- Engineering Applications
- Regional Corridor



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# TOWN of AURORA

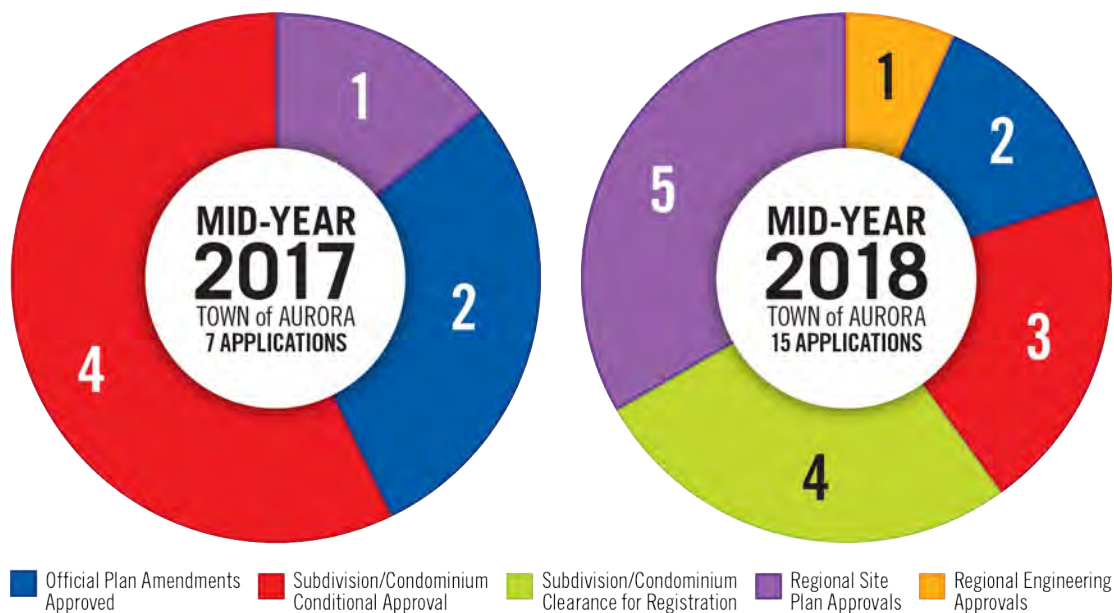
## DEVELOPMENT PROFILE MID-YEAR 2018



### QUICKFACTS

- Aurora made up seven per cent of development applications in York Region
- 15 development applications were reviewed
- Regional staff respond and participate in pre-consultation meetings held every two weeks

**FIGURE 4: TOWN of AURORA - DEVELOPMENT APPLICATIONS by TYPE**  
MID-YEAR 2017 compared to MID-YEAR 2018





# TOWN of AURORA

## DETAILED APPLICATION INFORMATION MID-YEAR 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	46 St John's Sideroad East	A site specific OPA to permit the development of 68 stacked townhouse dwellings in 3 blocks on lands designated as "Stable Neighbourhood"
LOPA.17.A.0062	OPA-2017-02	Local Official Plan Amendment	14029 Yonge Street	To permit reduced setbacks for a new residential development for 54 units

**TABLE 2: SUBDIVISION/CONDOMINIUM - 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	Proposed residential block consisting of 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	To create 10 future development blocks within the draft plan
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



**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	To develop 29 single detached units
CDMR.18.A.0005	19CDM7480	Registered Plan of Condominium	Northwest of Henderson Drive and Yonge Street	To facilitate the ownership of 53 townhouses
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 sq m 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

**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	To develop a 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
SP.18.A.0125	SP(EX)-2018-02	Site Plan	1 Henderson Drive	Proposed development of a temporary Seasonal Outdoor sales area (Garden Centre)



# TOWN of AURORA

## DETAILED APPLICATION INFORMATION MID-YEAR 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

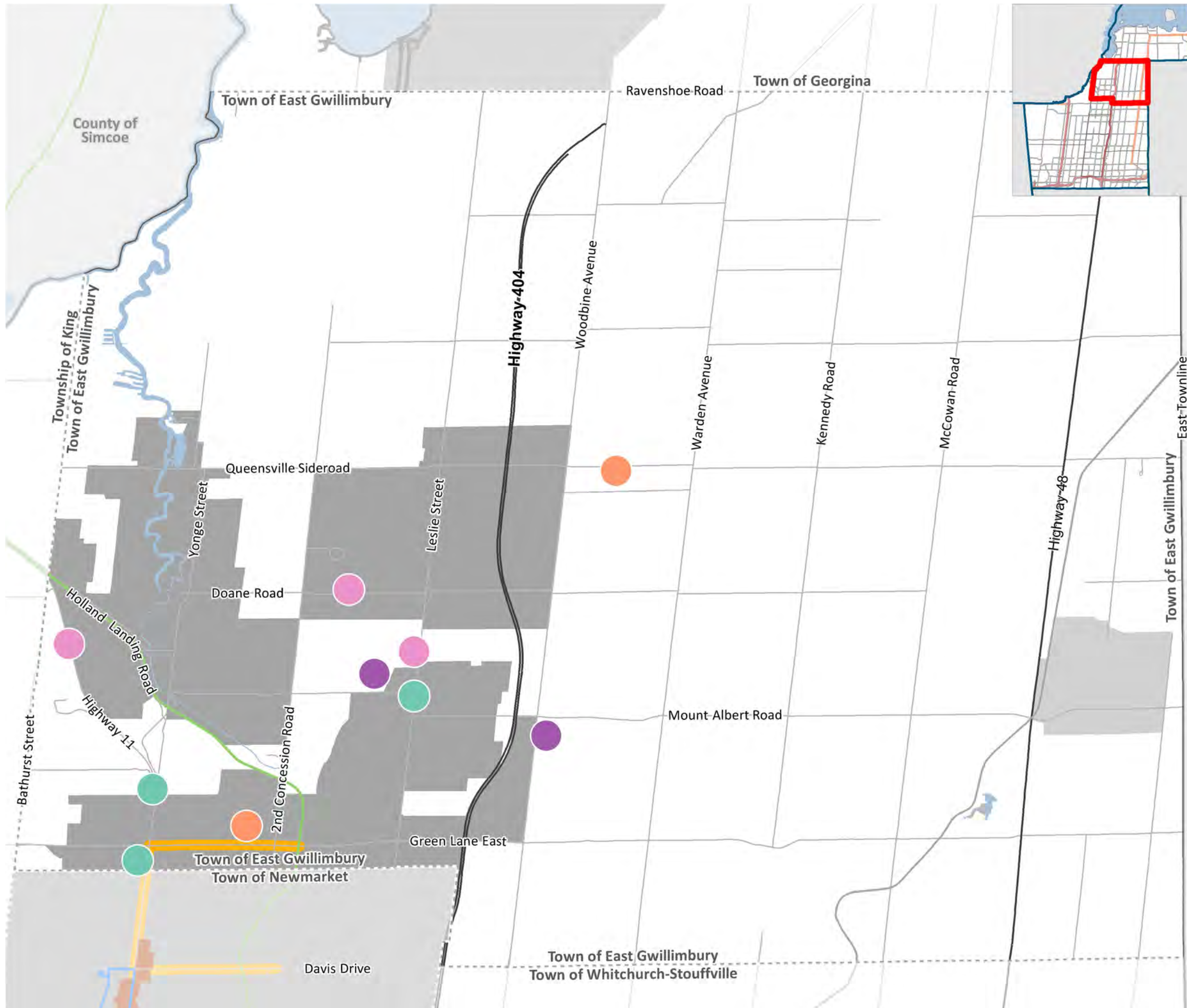
**TABLE 5: REGIONAL ENGINEERING APPROVALS**

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



**Town of East Gwillimbury  
Development Profile  
Mid-Year 2018**

- Official Plan Amendment
- Subdivision/Condominium Applications  
(Conditional Approval/Clearance for Registration)
- Site Plan Applications
- Engineering Applications
- Regional Corridor



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# TOWN of EAST GWILLIMBURY

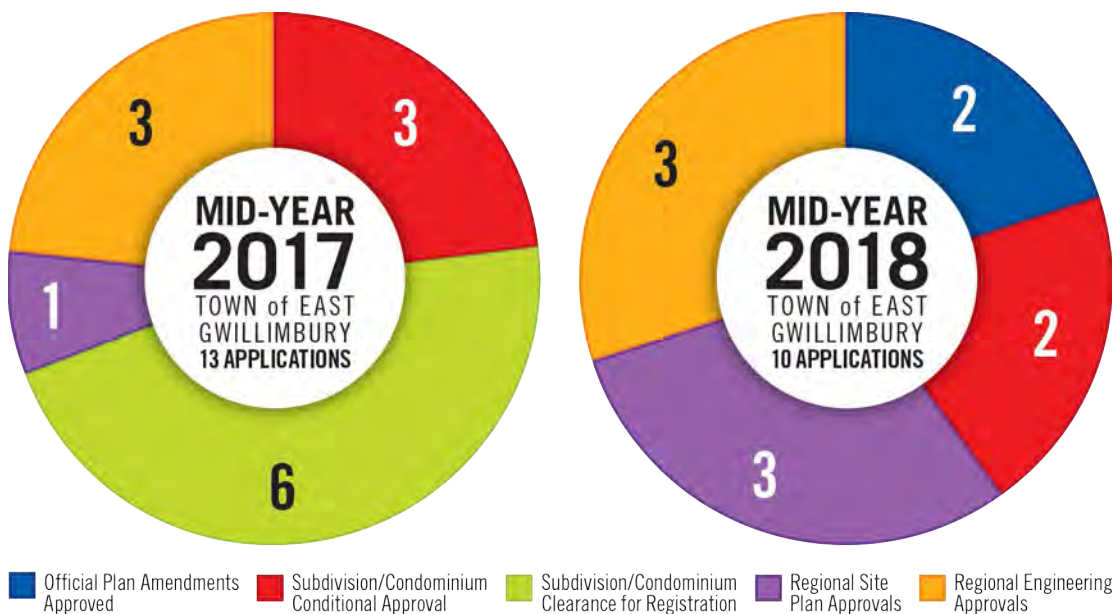
## DEVELOPMENT PROFILE MID-YEAR 2018



### QUICKFACTS

- East Gwillimbury made up five per cent of development applications in York Region
- 10 development applications were reviewed
- Regional staff participate on the Green Lane Secondary Plan Technical Advisory Committee and the Civic Precinct Plan Study Stakeholder Advisory Committee
- Regional staff respond and participate in pre-consultation meetings held every two weeks

**FIGURE 5: TOWN OF EAST GWILLIMBURY - DEVELOPMENT APPLICATIONS by TYPE**  
MID-YEAR 2017 compared to MID-YEAR 2018





# TOWN of EAST GWILLIMBURY

## DETAILED APPLICATION INFORMATION MID-YEAR 2018

**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	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	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

**TABLE 7: SUBDIVISION/CONDOMINIUM - 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	A revised draft plan of subdivision to propose 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



**TABLE 8: 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 and 5 Sharon Blvd.	Proposed redevelopment of subject site and adjacent two properties to east
SP.17.E.0018	SPE01317/ SPA.17.10	Site Plan	18582 Yonge Street	To develop a restaurant, convenience store and 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

**TABLE 9: REGIONAL ENGINEERING APPROVALS**

Regional File Number	Local File Number	Application Type	Location	Description
ENG.13.E.0056	13.011.E	Engineering Application	Located municipally between Yonge Street & Holland Landing Road, 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

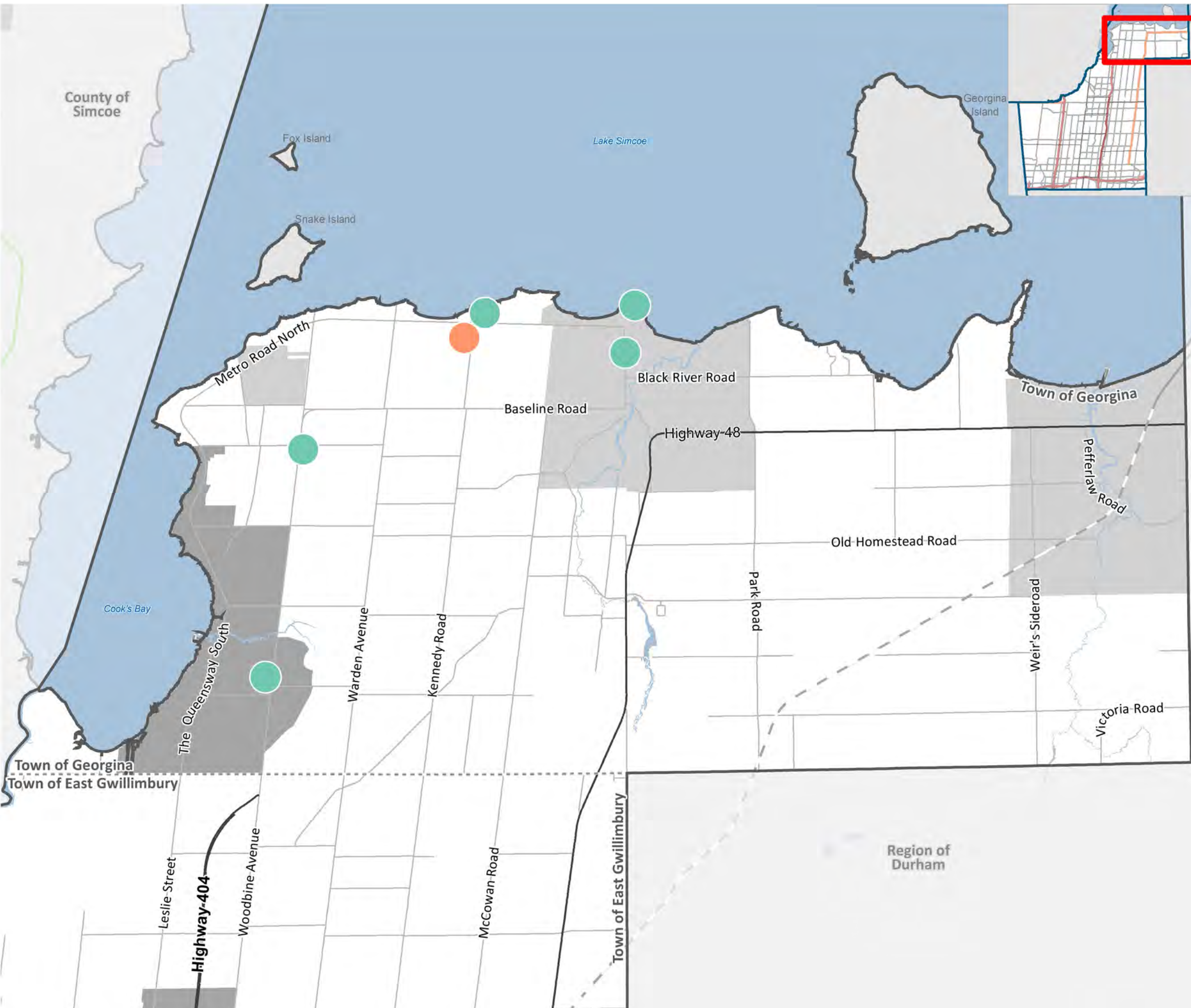




Georgina  
made up  
three per cent  
of development  
applications in  
York Region







**Town of Georgina  
Development Profile  
Mid-Year 2018**

- Official Plan Amendment
- Site Plan Applications



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# TOWN of GEORGINA

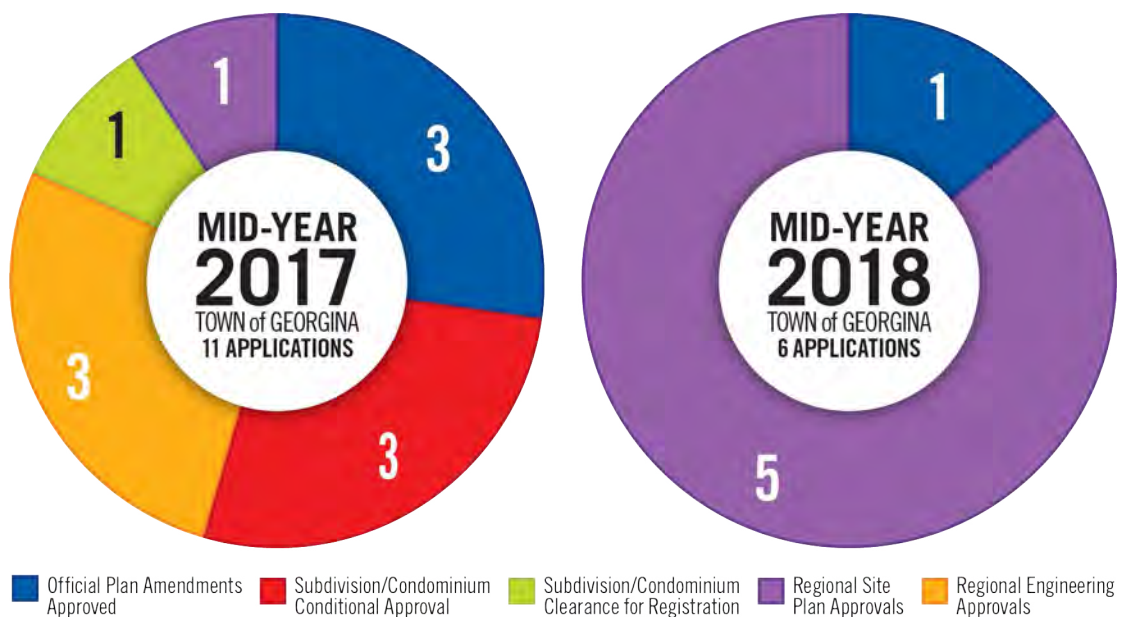
## DEVELOPMENT PROFILE MID-YEAR 2018



### QUICKFACTS

- Georgina made up three per cent of development applications in York Region
- Six development applications were reviewed
- Regional staff respond and participate in pre-consultation meetings held every two weeks

**FIGURE 6: TOWN of GEORGINA - DEVELOPMENT APPLICATION APPROVALS by TYPE**  
MID-YEAR 2017 compared to MID-YEAR 2018





# TOWN of GEORGINA

## DETAILED APPLICATION INFORMATION MID-YEAR 2018

**TABLE 10: OFFICIAL PLAN AMENDMENT APPLICATIONS**

Regional File Number	Local File Number	Application Type	Location	Description
LOPA.18.G.0018	OPA 132	Local Official Plan Amendment	757 Churchill Lane	To facilitate a proposed severance and development of an additional residential dwelling

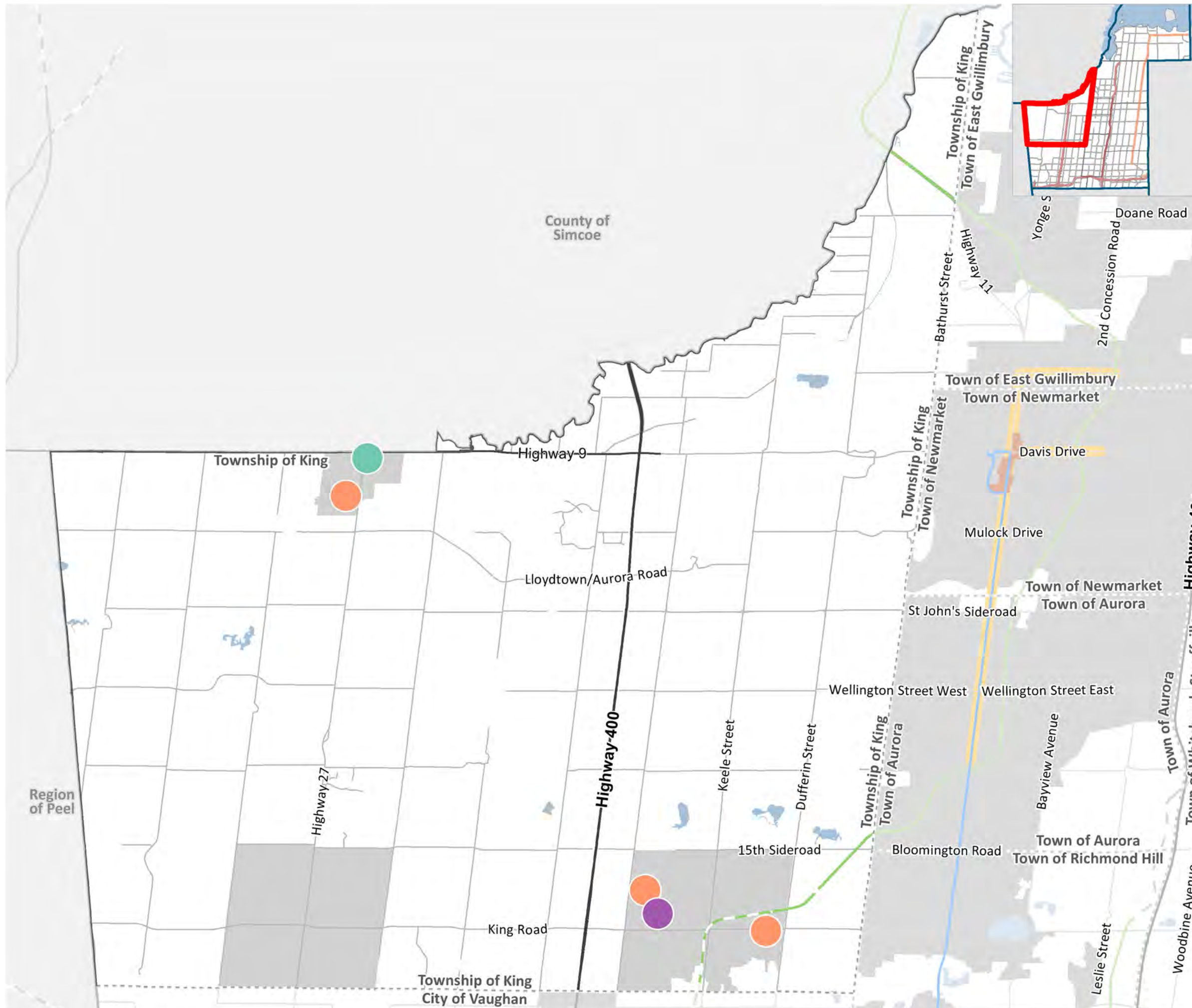
**TABLE 11: REGIONAL SITE PLAN APPROVALS**

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 development of a gas bar and take-out restaurant
SP.17.G.0300	SP-G-007-17	Site Plan	Southeast corner of Woodbine Avenue and Boyers Sdrd	Proposed development of a mechanic shop
SP.17.G.0318	B.1.346.2	Site Plan	Southwest corner of Dovedale Drive and Woodbine Avenue	To facilitate the development of an automatic car wash facility
SP.18.G.0030	B.1.364	Site Plan	20 Bonnie Blvd.	Proposed single storey YRP Marine Unit Police Station with with a vehicular parking area
SP.18.G.0033	B.1.373	Site Plan	481 Lake Drive East	Proposed addition to an existing property



**Township of King  
Development Profile  
Mid-Year 2018**

- Official Plan Amendment
- Subdivision/Condominium Applications  
(Conditional Approval/Clearance for Registration)
- Site Plan Applications



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# TOWNSHIP of KING

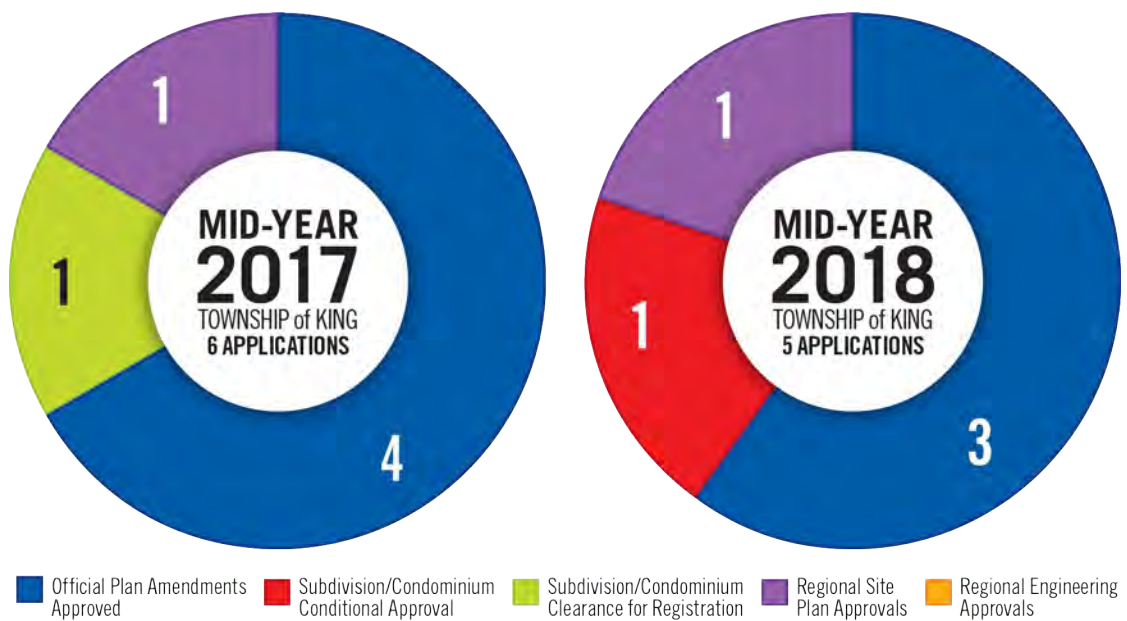
## DEVELOPMENT PROFILE MID-YEAR 2018



### QUICKFACTS

- King made up two per cent of development applications in York Region
- Five development applications were reviewed
- Regional staff participate on the King Township Official Plan Technical Advisory Committee
- Regional staff respond and participate in pre-consultation meetings held every two weeks

**FIGURE 7: TOWNSHIP of KING - DEVELOPMENT APPLICATION APPROVALS by TYPE MID-YEAR 2017 compared to MID-YEAR 2018**





# TOWNSHIP of KING

## DETAILED APPLICATION INFORMATION MID-YEAR 2018

**TABLE 12: 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	2710 King Road and 13371 Jane Street	To re-designate the subject lands from “Environmental Protection Area” and “Estate Residential 3 area” to “Low Density Residential 1 Area” and “Medium Density Residential Area”. This amendment will facilitate the development of 314 residential dwellings
LOPA.17.K.0025	OP-2017-03	Local Official Plan Amendment	66 Main Street	A site specific policy 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	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

**TABLE 13: SUBDIVISION/CONDOMINIUM - 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	To develop 314 residential dwellings

**TOWNSHIP of KING**  
 DETAILED APPLICATION INFORMATION MID-YEAR 2018



**TABLE 14: 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	An addition to an existing industrial building





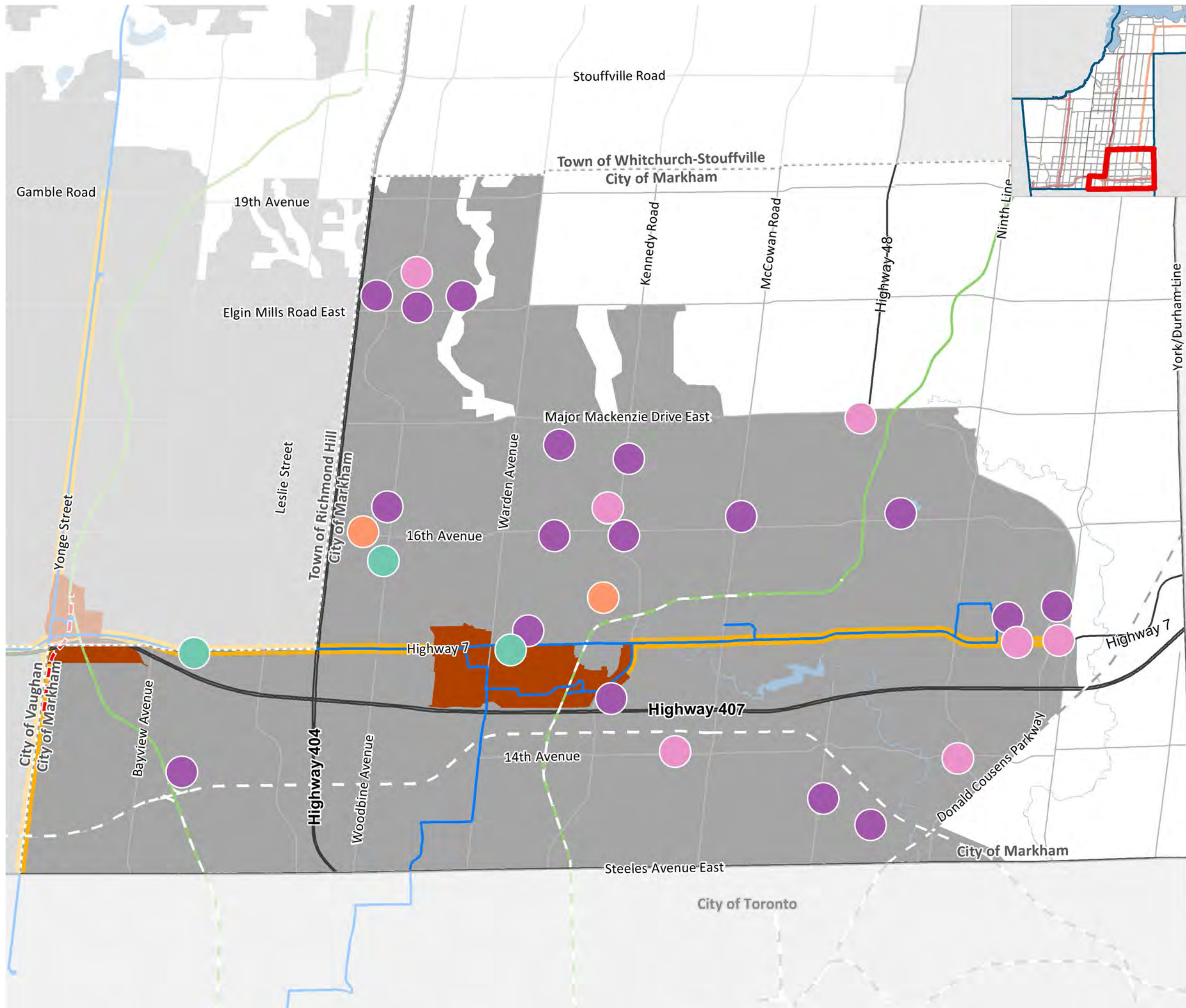
Markham  
made up  
14 per cent  
of development  
applications in  
York Region





**City of Markham  
Development Profile  
Mid-Year 2018**

- Official Plan Amendment
- Subdivision/Condominium Applications (Conditional Approval/Clearance for Registration)
- Site Plan Applications
- Engineering Applications
- Regional Centre
- Regional Corridor



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# CITY of MARKHAM

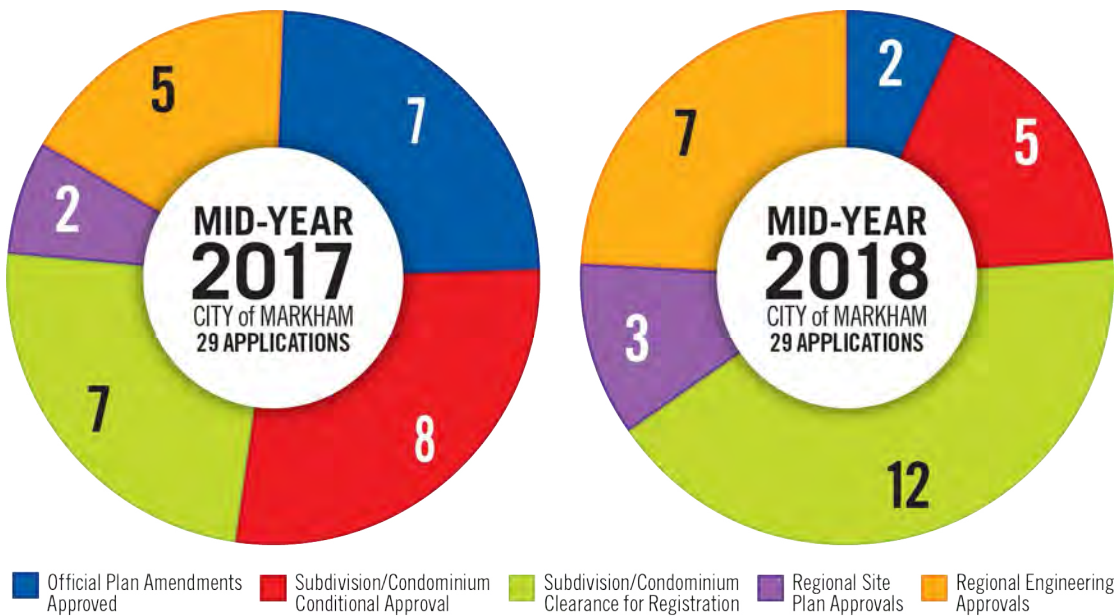
## DEVELOPMENT PROFILE MID-YEAR 2018



### QUICKFACTS

- Markham made up 14 per cent of development applications in York Region
- 29 development applications were reviewed
- Regional staff participate on the following committees and working groups:
  - Cornell Centre Advisory, Cornell Rouge National Urban Park Gateway Advisory, Markham Centre Advisory, Markham Future Urban Area Technical Advisory and Steering

**FIGURE 8: CITY of MARKHAM - DEVELOPMENT APPLICATION APPROVALS by TYPE**  
MID-YEAR 2017 compared to MID-YEAR 2018





# CITY of MARKHAM

## DETAILED APPLICATION INFORMATION MID-YEAR 2018

**TABLE 15: 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	206 Main Street Unionville	A site specific OPA 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	2832 16th Avenue	To add a site specific policy that allows for a "Private School" as an ancillary use within the existing building

**TABLE 16: SUBDIVISION/CONDOMINIUM - 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	Proposed revision to develop a residential subdivision containing 74 freehold rear-lane townhouse units within 14 Blocks
SUBP.17.M.0001	19T-16M04	Draft Plan of Subdivision	4031 Sixteenth Avenue	Revised submission to facilitate 7 single detached residential dwelling units, a private road, open space and parkland
SUBP.17.M.0013	19T-17M01	Draft Plan of Subdivision	55, 63 and 83 Helen Ave and 7987 Kennedy Road	To develop 11 single detached units, 29 street townhouse units and a park block



**TABLE 16:** SUBDIVISION/CONDOMINIUM - CONDITIONAL APPROVAL (continued)

Regional File Number	Local File Number	Application Type	Location	Description
SUBP.17.M.0015	19T-17M03	Draft Plan of Subdivision	West side of Donald Cousens Parkway, north of Highway 7 East	To permit the development of 13 single detached residential lots and three townhouse blocks consisting of 19 units (former place of worship site)
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

**TABLE 17:** 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	To develop 140 townhouse units
SUBR.18.M.0013	19T-07M04	Registered Plan of Subdivision	3940 Highway 7	To develop 81 townhouse units
SUBR.18.M.0017	19T-14M09	Registered Plan of Subdivision	9350 & 9392 Kennedy Road	Development of 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	To develop of 196 semi-detached residential dwellings and 51 single detached residential dwellings



# CITY of MARKHAM

## DETAILED APPLICATION INFORMATION MID-YEAR 2018

**TABLE 17: SUBDIVISION/CONDOMINIUM - CLEARANCE for REGISTRATION (continued)**

Regional File Number	Local File Number	Application Type	Location	Description
SUBR.18.M.0037	19T-16M05	Registered Plan of Subdivision	9329 & 9365 McCowan Road	Facilitate the development of future residential blocks for the development of 150 townhouse units
SUBR.18.M.0040	19T-14M15	Registered Plan of Subdivision	9721 Kennedy Road	To develop 6 residential dwelling blocks for a total of 32 units
SUBR.18.M.0041	19T-14M08	Registered Plan of Subdivision	10925 & 10945 Woodbine Avenue	Develop 14 townhouse units
SUBR.18.M.0045	19T-15M03	Registered Plan of Subdivision	North of Elgin Mills Road and West of Woodbine Avenue	To create blocks for 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 through approved site plan
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



**TABLE 18: 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	To develop 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	To develop 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 Cres.	To facilitate a high-density residential development consisting of a 42 storey tower, 38 storey tower and a 16 storey tower (Uptown Block 3)

**TABLE 19: 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, Northwest corner of 16th Avenue and Kennedy Road	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	To facilitate the development of 28 block townhouse units
ENG.17.M.0039	17.014.M	Engineering Application	Northeast corner of Highway 7 and Cornell Rouge Blvd.	Donald Cousens Parkway and Rustle Woods Avenue & Highway 7 & Cornell Rouge Blvd



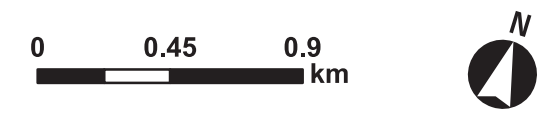


**TABLE 19:** REGIONAL ENGINEERING APPROVALS (continued)

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.17.M.0043	D19-4954	Engineering Application	4954 14th Avenue	Infill development
ENG.18.M.0002	19T-15M02	Engineering Application	10988,10987 & 11030 Woodbine Avenue	Engineering Submission

### Town of Newmarket Development Profile Mid-Year 2018

- Site Plan Applications
- Regional Centre
- Regional Corridor



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# TOWN of NEWMARKET

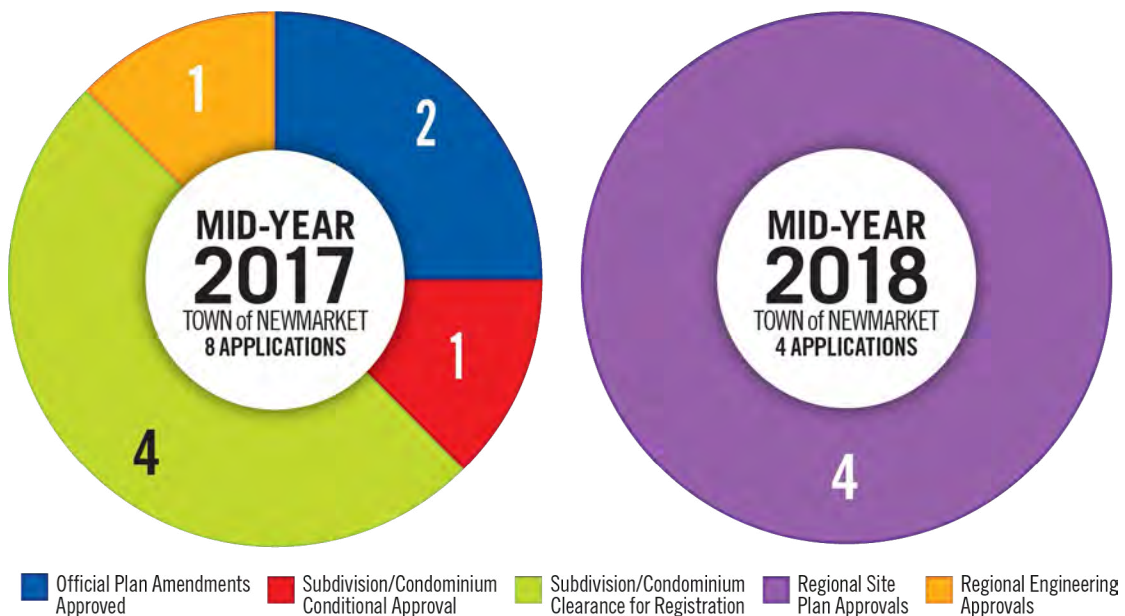
## DEVELOPMENT PROFILE MID-YEAR 2018



### QUICKFACTS

- Newmarket made up two per cent of development applications in York Region
- Four development applications were reviewed
- Regional staff respond and participate in pre-consultation meetings held every two weeks
- Regional staff have participated in initiatives related to Newmarket GO and Mulock GO Stations

**FIGURE 9: TOWN of NEWMARKET - DEVELOPMENT APPLICATION APPROVALS by TYPE**  
MID-YEAR 2017 compared to MID-YEAR 2018





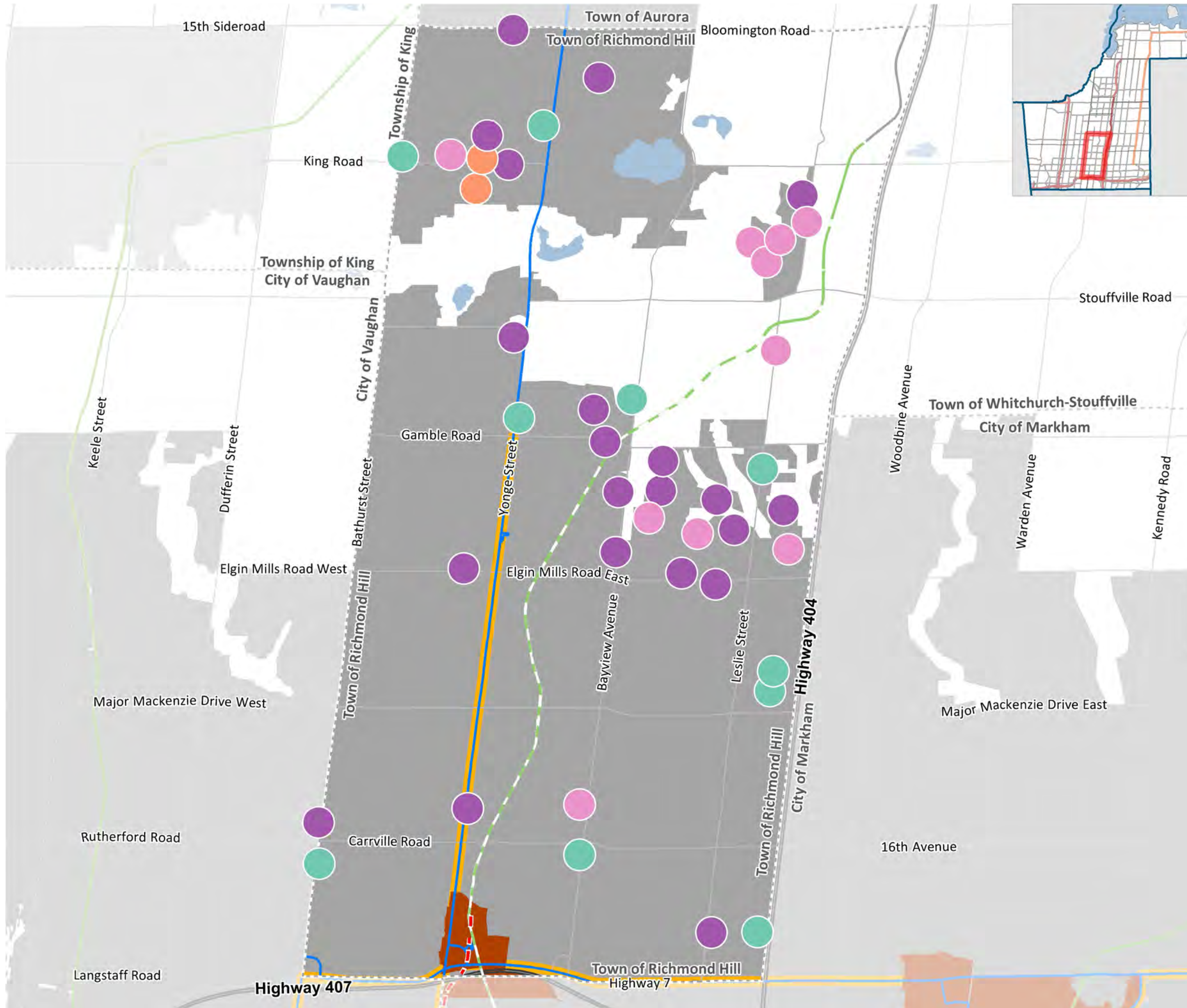
# TOWN of NEWMARKET

## DETAILED APPLICATION INFORMATION MID-YEAR 2018

**TABLE 20: REGIONAL SITE PLAN APPROVALS**

Regional File Number	Local File Number	Application Type	Location	Description
SP.15.N.0099	SPN00115	Site Plan	17844 Leslie Street	Proposed development of an automotive service station, convenience store and a take-out restaurant
SP.16.N.0122	SPN00816	Site Plan	955 and 995 Mulock Drive	Proposed development of 73 3-storey townhomes
SP.18.N.0001	D11-NP1725	Site Plan	285 Harry Walker Parkway South	To permit a stand-alone overflow parking lot with 151 parking spaces
SP.18.N.0054	D.20.354.1	Site Plan	260 Eagle Street	To facilitate the development of 27 condominium townhouse units





**Town of Richmond Hill  
Development Profile  
Mid-Year 2018**

- Official Plan Amendment
- Subdivision/Condominium Applications  
(Conditional Approval/Clearance for Registration)
- Site Plan Applications
- Engineering Applications
- Regional Centre
- Regional Corridor



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# TOWN of RICHMOND HILL

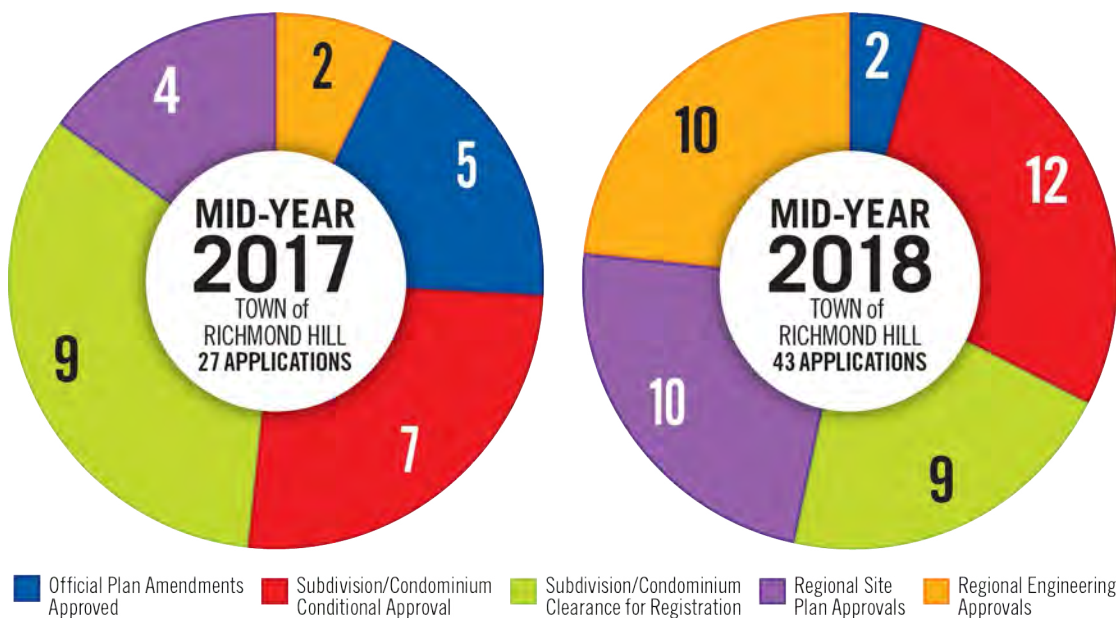
## DEVELOPMENT PROFILE MID-YEAR 2018



### QUICKFACTS

- Richmond Hill made up 21 per cent of development applications in York Region
- 43 development applications were reviewed
- Regional staff participate on the following committees and working groups:
  - Downtown Local Centre Secondary Plan, Yonge and Bernard Key Development Area Secondary Plan, Yonge and 16<sup>th</sup> Avenue Key Development Area Secondary Plan

**FIGURE 10: TOWN of RICHMOND HILL - DEVELOPMENT APPLICATION APPROVALS by TYPE MID-YEAR 2017 compared to MID-YEAR 2018**





# TOWN of RICHMOND HILL

## DETAILED APPLICATION INFORMATION MID-YEAR 2018

**TABLE 21: OFFICIAL PLAN AMENDMENT APPLICATIONS**

Regional File Number	Local File Number	Application Type	Location	Description
LOPA.17.R.0007	D01-17005	Local Official Plan Amendment	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 five detached single dwellings
LOPA.18.R.0004	D01-17008	Local Official Plan Amendment	4, 6, 8, 10 & 12 McCachen Street	A site specific OPA to amend the "Neighbourhood" designation to facilitate the development of 36 townhouse units on a private road

**TABLE 22: SUBDIVISION/CONDOMINIUM - 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	To develop 1 single detached unit, 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 dwellings and 118 townhouse units
SUBP.14.R.0051	19T14R14/D03-14014	Draft Plan of Subdivision	1080 Elgin Mills Road East	Revised draft plan of subdivision to develop 80 townhouse units on private lanes
SUBP.15.R.0001	19T03R10	Draft Plan of Subdivision	921 19th Avenue	To develop 345 street and block townhouses, parkland, stormwater management pond and Natural Heritage System



**TABLE 22:** SUBDIVISION/CONDOMINIUM - CONDITIONAL APPROVAL (continued)

Regional File Number	Local File Number	Application Type	Location	Description
SUBP.17.R.0023	19T17R06	Draft Plan of Subdivision	12826 Leslie St and 12844 Leslie St	To develop 2 single detached dwelling and 44 street townhouse units
SUBP.18.R.0003	D03-17011	Draft Plan of Subdivision	4,6,8,10 & 12 McCachen Street	To develop 36 townhouse units on a private road
CDMP.12.R.0019	19CDM12R01/ D05-12001	Draft Plan of Condominium	305 Bloomington Road	To develop 44 townhouse units and a common element road
CDMP.15.R.0010	19CDM15R01	Draft Plan of Condominium	0 19th Avenue & 5 Glen Meadow Lane	To develop 169 townhouse units and 2 single family residential units all serviced from a common -element roadway. Access will be provided from Glen Meadow Lane
CDMP.16.R.0033	19CDM16R09/ D05-16009	Draft Plan of Condominium	0, 272 & 286 King Road and 4,6 & 8 Parker Avenue	Revised submission to facilitate the development of 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 townhouses
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





TOWN of **RICHMOND HILL**  
 DETAILED APPLICATION INFORMATION MID-YEAR 2018

**TABLE 23:** 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	To develop 19 townhouse units
SUBR.18.R.0009	19T93R27	Registered Plan of Subdivision	East of Yonge Street, south of Bloomington Road	To develop 19 single detached units and a street
SUBR.18.R.0012	19T-04R09	Registered Plan of Subdivision	North of Elgin Mills Road, east of Leslie Street	To develop 9 single detached dwellings, 38 semi-detached dwellings and 121 townhouse units
SUBR.18.R.0018	19T09R07	Registered Plan of Subdivision	0 19th Avenue and 5 Glen Meadow Lane	To develop of 2 single detached homes, 169 street townhouses, blocks for open space and neighbourhood area
SUBR.18.R.0025	19T-14R06	Registered Plan of Subdivision	10956, 11060 Leslie Street	To develop 666 residential units, comprised of 143 single detached dwellings, 42 semi-detached dwellings and 481 street townhouse dwellings
SUBR.18.R.0031	19T12R12	Registered Plan of Subdivision	11011 Bayview Avenue	To develop 30 single detached units and 10 partial single detached units
SUBR.18.R.0032	19T12R13	Registered Plan of Subdivision	11061 Bayview Avenue	To develop 318 single detached units, 106 block townhouse units, 24 partial single detached units and future development blocks



**TABLE 23: SUBDIVISION/CONDOMINIUM - CLEARANCE for REGISTRATION (continued)**

Regional File Number	Local File Number	Application Type	Location	Description
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

**TABLE 24: 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.



**TOWN of RICHMOND HILL**  
 DETAILED APPLICATION INFORMATION MID-YEAR 2018

**TABLE 24: REGIONAL ENGINEERING APPROVALS (continued)**

Regional File Number	Local File Number	Application Type	Location	Description
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
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	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.



**TABLE 24:** REGIONAL ENGINEERING APPROVALS (continued)

Regional File Number	Local File Number	Application Type	Location	Description
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
ENG.18.R.0007	13103	Engineering Application	11211 Bayview Avenue	Site alteration and construction access for related subdivision





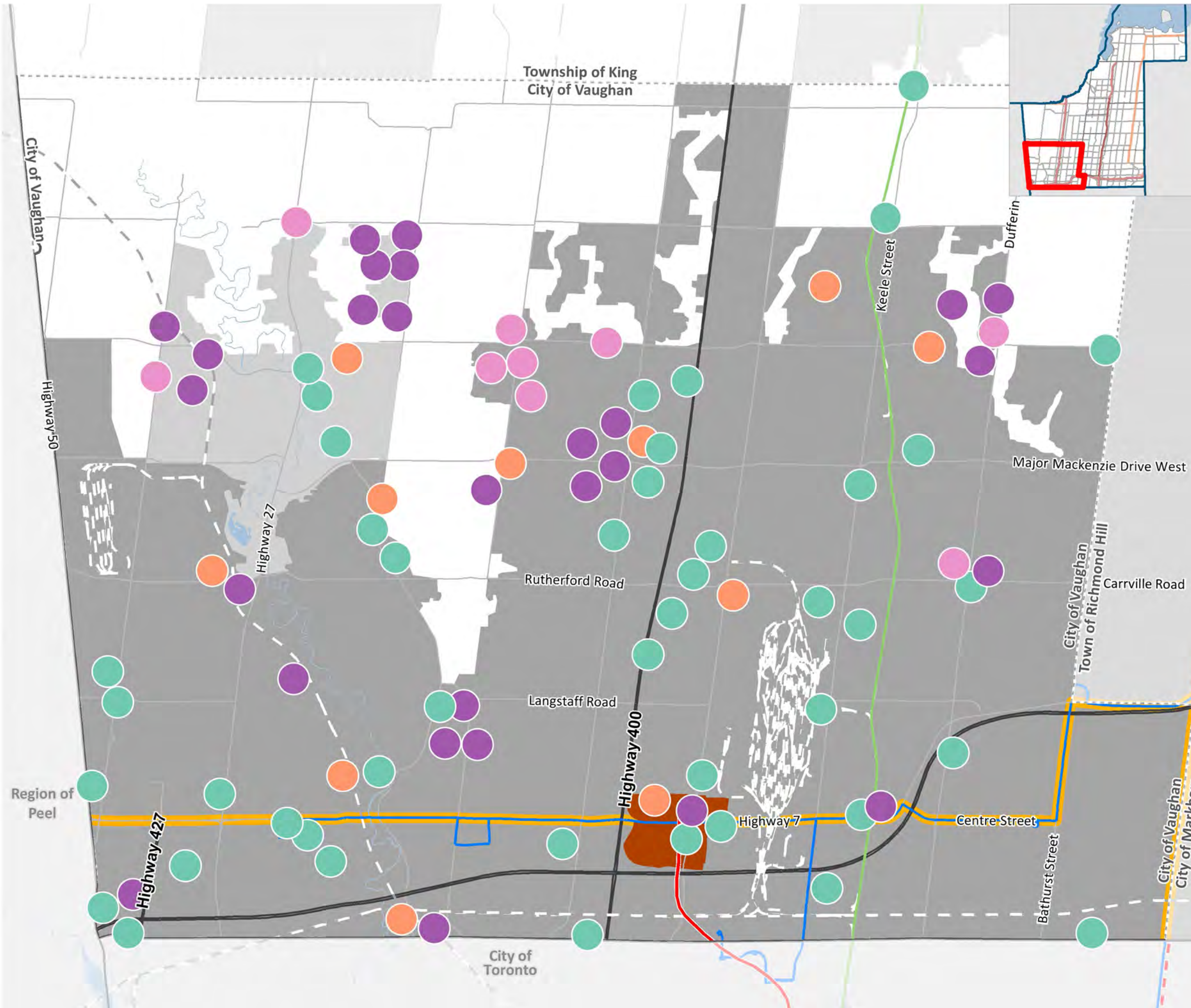
Vaughan  
made up  
44 per cent  
of development  
applications in  
York Region





**City of Vaughan  
Development Profile  
Mid-Year 2018**

- Official Plan Amendment
- Subdivision/Condominium Applications  
(Conditional Approval/Clearance for Registration)
- Site Plan Applications
- Engineering Applications
- Regional Centre
- Regional Corridor



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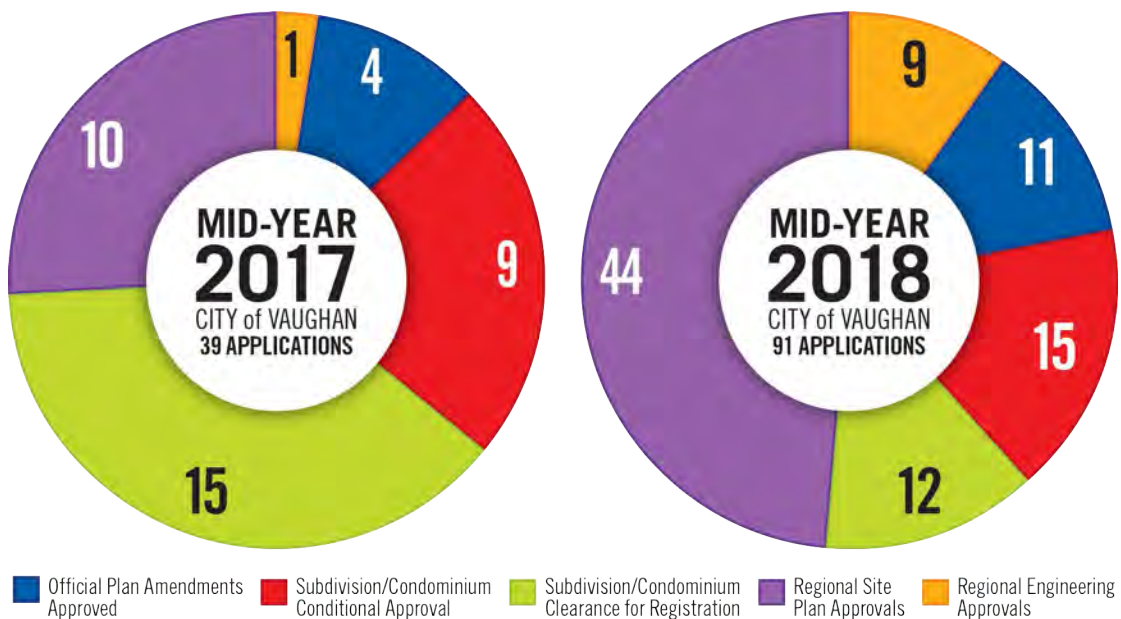
# CITY of VAUGHAN

## DEVELOPMENT PROFILE MID-YEAR 2018

### QUICKFACTS

- Vaughan made up 44 per cent of development applications in York Region
- 91 development applications were reviewed
- Regional staff participate on Blocks 27 and 41 New Community Areas Technical Advisory

**FIGURE 11: CITY of VAUGHAN - DEVELOPMENT APPLICATION APPROVALS**  
by TYPE MID-YEAR 2017 compared to MID-YEAR 2018





# CITY of VAUGHAN

## DETAILED APPLICATION INFORMATION MID-YEAR 2018

**TABLE 25: 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	2901 Rutherford Road & 0 Caldari Road	To re-designate the subject lands 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	9681 Islington Avenue and 9691 Islington Avenue	To re-designate the subject lands 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	7082 Islington Avenue	To re-designate the subject lands from “Mid-Rise Mixed Use” to “High-Rise Mixed-Use” and add a site specific policy to permit a maximum building height of 22-storeys and allow for the development of townhouses, stacked townhouses and live-work units on the subject lands. This will permit the development of two 19-storey towers, two 22-storey towers and 135 townhouse units
LOPA.17.V.0034	OP.17.005	Local Official Plan Amendment	4433, 4455 and 4477 Major Mackenzie Drive	A site specific OPA to permit the development of a common element condominium townhouse





**TABLE 25: OFFICIAL PLAN AMENDMENT APPLICATIONS (continued)**

Regional File Number	Local File Number	Application Type	Location	Description
LOPA.17.V.0039	OP.17.010	Local Official Plan Amendment	1600 Teston Road	To 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 facilitate the development of 87 single detached units
LOPA.17.V.0051	OPA 26	Local Official Plan Amendment	Southwest Corner of Millway Avenue and Portage Parkway	A site specific OPA to permit an increase in building height from 25 to 55 storeys and increase density from 4.5 to 12.1 times the area of the lot for the subject lands 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	6061 and 6079 Rutherford Road, 134 and 140 Simmons Street	To add site specific provisions to allow for changes to policies relating to built form, urban design and compatibility to facilitate the development of 112 townhouse units
LOPA.18.V.0002	OP.17.012	Local Official Plan Amendment	10489 Islington Avenue	To add site specific policies 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. This amendment will facilitate the development of a three-storey mixed-use residential/commercial development with an addition to the front and rear of existing building





**TABLE 25: OFFICIAL PLAN AMENDMENT APPLICATIONS (continued)**

Regional File Number	Local File Number	Application Type	Location	Description
LOPA.18.V.0007	Block 27	Local 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	OP.18.004	Local Official Plan Amendment	10083 & 10101 Weston Road	A site specific policy 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	8010 Kipling Avenue	A site specific policy to permit the development of a three-storey rental apartment building consisting of 45 apartment units

**TABLE 26: SUBDIVISION/CONDOMINIUM - 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
SUBP.16.V.0041	19T16V03	Draft Plan of Subdivision	10130 & 10144 Weston Road	To develop 177 total residential dwelling units, comprised of 59 street townhouses, 78 back to back townhouses and 40 standard townhouses
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



**TABLE 26: SUBDIVISION/CONDOMINIUM - CONDITIONAL APPROVAL (continued)**

Regional File Number	Local File Number	Application Type	Location	Description
SUBP.17.V.0032	19T17V06	Draft Plan of Subdivision	7082 Islington Avenue	To develop 1512 apartment units and 292 townhouse units
SUBP.17.V.0033	19T17V07	Draft Plan of Subdivision	10671 Huntington Road	To develop 251 residential units
SUBP.17.V.0034	19T17V08	Draft Plan of Subdivision	737 & 739 Nashville Road	To develop 48 detached dwelling units, 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	To develop 87 single detached residential lots
SUBP.17.V.0046	19T-17V013	Draft Plan of Subdivision	11000 Dufferin Street	To develop 8 single detached dwelling units
SUBP.17.V.0047	19T-17V011	Draft Plan of Subdivision	6061 and 6079 Rutherford Road, 134 and 140 Simmons Street	To develop 112 townhouse units within a residential development block
SUBP.18.V.0012	19T-18V002	Draft Plan of Subdivision	10083 & 10101 Weston Road	To create a block consisting of 179, three-storey townhouse dwellings
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
CDMP.16.V.0042	19CDM16V06	Draft Plan of Condominium	8254, 8266 and 8272 Pine Valley Drive	To facilitate the ownership of 22, three-storey townhouse dwelling units fronting onto a private common element condominium road



**TABLE 26: SUBDIVISION/CONDOMINIUM - CONDITIONAL APPROVAL (continued)**

Regional File Number	Local File Number	Application Type	Location	Description
CDMP.18.V.0001	19CDM-17V010	Draft Plan of Condominium	7895 Jane Street	To secure tenure for residential development under construction 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 and 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

**TABLE 27: 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	To develop 34 residential lots and 4 part lots
SUBR.18.V.0020	19T-13V08 Phase 2A	Registered Plan of Subdivision	North of Teston Road, west of Kipling Avenue	To develop 46 residential units and 4 part lots
SUBR.18.V.0021	19T-13V09 Phase 2A	Registered Plan of Subdivision	South of Kirby Road, west of Kipling Avenue	To develop 68 residential units
SUBR.18.V.0022	19T-13V09 Phase 2B	Registered Plan of Subdivision	South of Kirby Road, west of Kipling Avenue	To develop of 114 residential units and a part lot

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 DETAILED APPLICATION INFORMATION MID-YEAR 2018



**TABLE 27:** SUBDIVISION/CONDOMINIUM - CLEARANCE for REGISTRATION (continued)

Regional File Number	Local File Number	Application Type	Location	Description
SUBR.18.V.0023	19T-13V09 Phase 2C	Registered Plan of Subdivision	South of Kirby Road, west of Kipling Avenue	To develop 35 residential units
SUBR.18.V.0024	19T-13V08 Phase 2B	Registered Plan of Subdivision	North of Teston Road, west of Kipling Avenue	To develop 194 residential units and a part lot.
SUBR.18.V.0029	19T13V10	Registered Plan of Subdivision	Northwest corner of Dufferin Street and Rutherford Road	To develop 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



**TABLE 28: 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 Blvd	To develop three, 4-storey buildings and two 10-storey buildings with an underground parking component
SP.14.V.0124	SPV03314	Site Plan	8025 and 8033 Jane Street	To develop a 6-storey storage facility
SP.16.V.0210	SPV00616	Site Plan	1277 Rutherford Road	To develop 219 stacked townhouse dwellings within 8 buildings on an underground parking structure
SP.16.V.0215	SPV01116	Site Plan	8451 & 8457 Islington Avenue	To develop 36, three-storey townhouse dwelling units
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	To facilitate the development of 4 semi-detached dwellings and 19 townhouse units
SP.16.V.0316	SPV11716	Site Plan	12370 Keele Street	Proposed development of a one-storey warehouse building with a 2-storey accessory office and 20 parking spots
SP.17.V.0186	SPV00717	Site Plan	2908 and 2916 Highway 7 East	Proposed development of 2 towers for EXPO City. Tower 3 & 4 has 39-storeys
SP.17.V.0200	SPV02117	Site Plan	North of Highway 7 and west of Jane Street	Proposed development of two 55-storey residential towers on a podium consisting of 7 levels of above-grade parking





**TABLE 28: REGIONAL SITE PLAN APPROVALS (continued)**

Regional File Number	Local File Number	Application Type	Location	Description
SP.17.V.0201	DA.17.011	Site Plan	North of Rutherford Road and east of Islington Avenue	Proposed development of a 10 bedroom hospice palliative care facility
SP.17.V.0208	SPV02817	Site Plan	7875 Highway 50	Proposed development of an 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	Proposed development of 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
SP.17.V.0242	SPV06317	Site Plan	7171 Regional Road 50	Proposed development of a 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	Proposed development consisting of a 2-storey industrial warehouse building with an accessory office uses



**TABLE 28: 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 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	Proposed development of 4 commercial buildings
SP.18.V.0023	DA.17.109	Site Plan	79 and 85 Vedette Way	To permit 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	To permit 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	To facilitate an upgrade to the southerly exterior elevation of the existing motor vehicle sales establishment
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



**TABLE 28: REGIONAL SITE PLAN APPROVALS (continued)**

Regional File Number	Local File Number	Application Type	Location	Description
SP.18.V.0060	DA.18.009	Site Plan	10110 Islington Avenue	To facilitate 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	To facilitate 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	The review of an existing industrial/manufacturing building with ancillary office uses
SP.18.V.0092	DA.17.076	Site Plan	27 Main Street	Construction of a new two-storey single detached residential dwelling
SP.18.V.0094	DA.18.019	Site Plan	99 Great Gulf Drive	To develop an industrial warehouse with accessory office uses and 99 surface parking spaces



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**TABLE 28: REGIONAL SITE PLAN APPROVALS (continued)**

Regional File Number	Local File Number	Application Type	Location	Description
SP.18.V.0113	DA.18.021	Site Plan	3600 Steeles Avenue West	To facilitate exterior changes to the existing hotel
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, Southwest of Keele Street and Rutherford Road	Proposed parking lot expansion for the existing employment use
SP.18.V.0142	DA.18.031	Site Plan	3600 Major Mackenzie Drive	Development of a 4-story, 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 Blvd.	Construction of a 78.84 m <sup>2</sup> 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



**TABLE 29: REGIONAL ENGINEERING APPROVALS (continued)**

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 Rd	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, South of Teston Road, west of 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) & Pine Valley Drive
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 - Just South of Teston Road	Pine Valley Drive road improvements





Whitchurch-  
Stouffville  
made up  
two per cent  
of development  
applications in  
York Region



**Town of Whitchurch-Stouffville  
Development Profile  
Mid-Year 2018**

- Subdivision/Condominium Applications  
(Conditional Approval/Clearance for Registration)
- Site Plan Applications



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# TOWN of WHITCHURCH-STOUFFVILLE

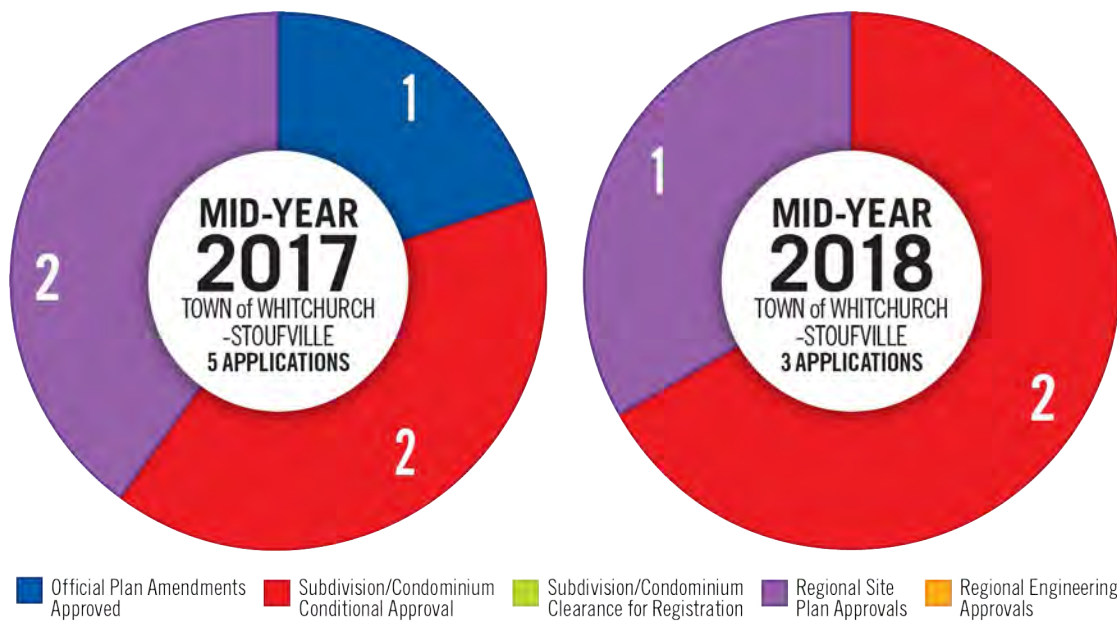
## DEVELOPMENT PROFILE MID-YEAR 2018



### QUICKFACTS

- Whitchurch-Stouffville made up two per cent of development applications in York Region
- Three development applications were reviewed
- Regional staff participate on Whitchurch-Stouffville’s Gateway Mixed-Use Area/ Western Approach Land Use Study working group

**FIGURE 12: TOWN of WHITCHURCH-STOUFFVILLE - DEVELOPMENT APPLICATION APPROVALS by TYPE MID-YEAR 2017 compared to MID-YEAR 2018**





# TOWN of WHITCHURCH-STOUFFVILLE

## DETAILED APPLICATION INFORMATION MID-YEAR 2018

**TABLE 30: OFFICIAL PLAN AMENDMENT APPLICATIONS**

Regional File Number	Local File Number	Application Type	Location	Description
SUBP.17.W.0038	19T-17W02	Draft Plan of Subdivision	12785 Ninth Line	To develop 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	To develop 52 freehold townhouses on 9 residential blocks consisting of 40 rear-loaded units and 12 front loaded units

**TABLE 31: 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	Proposed redevelopment of an existing site to develop another industrial building on site





# 2018 MID-YEAR DEVELOPMENT ACTIVITY SUMMARY

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

**PLANNING SERVICES**

1-877-464-9675, Extension 71550

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

