

The Regional Municipality of York

Committee of the Whole
Planning and Economic Development
April 7, 2022

Report of the Commissioner of Corporate Services and Chief Planner

2021 Annual Development Activity Summary

1. Recommendation

The Regional Clerk forward this report to the Ministry of Municipal Affairs and Housing and the local municipalities for information.

2. Summary

Council has delegated 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. Staff have delegated approval authority of routine Local Official Plan Amendments (OPAs), including exemption from Regional approval and approval of works adjacent to Regional rights-of-way and infrastructure. York Region is a commenting agency to local municipalities for draft plans of subdivision and condominium, consent to sever, zoning bylaw amendment and minor variance applications.

Details of the 2021 Development Application Activity for each municipality is attached as Attachment 1.

Key Points:

- Twenty-six OPA applications were delegated to the local municipalities for decision and five notices of decision were issued
- The Region received 512 new primary development applications for review in 2021, a 10% increase over the previous year (464). These combined with other applications (2,050), including site plans with no regional requirements, consent to sever and minor variance applications and pre-consultations represent a 24% increase compared to 2020 (1,647)
- Development charge collections increased by 64% to \$457,348,103 in 2021 from \$279,398,407 in 2020
- Engineering approvals reached the highest number in 2021 compared to the previous four years with 41 subdivision-related engineering plans and approvals compared to 25 in 2020

- Proposed residential units in new draft plan of subdivision applications decreased to 1,692 in 2021 from 5,781 in 2020 and proposed residential units in new site plan applications decreased to 12,353 in 2021 from 13,637 in 2020
- The Region has a housing supply of an estimated 29,000 draft approved units and 7,500 registered units waiting to proceed to construction. Given the increase in number of engineering approvals in 2021 and strong housing supply of draft approved units, the Region will continue to experience strong growth in 2022

3. Background

Authority to approve certain development applications is delegated to Chief Planner and Director of Community Planning and Development Services

The 2021 Development Activity Report summarizes OPA approvals, number of new residential applications and associated proposed residential units received, and the total number of residential units registered. The following information is presented in the Development Activity Summary Report for 2021:

- Approval of Local OPAs with no Regional requirements – Delegated
 - Subject to such approvals being reported to Council semi-annually
- Exemption of Local OPAs from Regional approval – Delegated
 - The Region has authority to exempt an OPA from Regional approval if it is determined to be of local significance and there are no Regional requirements. The Regional Official Plan sets out criteria to determine if an amendment is eligible for exemption. If the application qualifies for exemption, the local municipality will issue the decision for the OPA.
 - Subject to such approvals being reported to Council semi-annually
- New development applications received
- Proposed residential units received
- Number of registered plans of subdivision and registered units
- Approval of works in the Regional right-of-way as part of site plan applications with Regional requirements – Delegated
- Engineering approval of works in the Regional right-of-way – Delegated
- Planning and Development Engineering review fee and Development charge collection

All nine local municipalities provide data to ensure an accurate Regional development activity report

York Region, with assistance from the local municipalities, has been collecting and tracking development-related information and data received on each application in YorkTrax. Application information on location, nature of proposal, number of units, non-residential floor

area, status, progress, and associated applications are captured, and development trends can be analyzed for reporting. As detailed data continues to be collected in YorkTrax, staff can more accurately track proposed new development activity in each local municipality, York Region as a whole, and assess trends.

4. Analysis

26 Local Official Plan Amendment applications were exempt from Regional approval in 2021

The Region received 78 local OPA applications in 2021, representing a 4% increase compared to 2020 and the highest in the last four years. OPAs are required when development proposals do not conform to existing Official Plan policies. A majority of the OPAs proposed changes to building height, density, built form and urban design. Typically, additional development applications are required after the approval of an OPA, including Zoning Bylaw Amendments, Draft Plan of Subdivision and Condominium, Engineering and Site Plan applications.

The Director of Community Planning and Development Services issued decisions on a total of 31 local OPA applications in 2021; approval authority for 26 local OPAs was delegated to the local municipalities and five notices of decision were issued on local OPAs. A list of local OPAs with approval status by municipality is provided in Attachment 1.

Primary development applications increased 10% and total applications increased 24% in 2021 compared to 2020

Table 1 identifies the number of new applications received by York Region by type in 2021, compared to the previous three years. Primary applications are OPAs, Block Plans, Draft Plan of Subdivision, Zoning Bylaw, Draft Plan of Condominiums, and Engineering and Site Plans, accounting for 512 new development applications, representing a 10% increase compared to 464 applications in 2020. In addition to primary applications, York Region received other development applications for review and comment, including site plans (with no Regional requirements), pre-consultation submissions, consent to sever and minor variance applications. The total number of development applications increased 24% in 2021 compared to 2020. Approximately 74% of all new applications received in 2021 were in the City's of Markham, Richmond Hill, Vaughan, and Town of Whitchurch-Stouffville. A breakdown of new development applications by municipality is provided in Attachment 1.

Table 1
Number of New Applications Received by York Region by Type in 2018 to 2021

¹ Major and minor site plans are determined based on the value of construction work proposed in the Regional right-of-way. More complex right-of-way works require more comprehensive review.

Application Type (New Applications)		2018	2019	2020	2021
Primary Applications	Regional Official Plan Amendments	0	0	1	1
	Block Plans	3	3	3	4
	Local Official Plan Amendments	58	52	75	78
	Draft Plan of Subdivision	54	31	34	29
	Zoning Bylaw Amendments	168	129	136	154
	Draft Plan of Condominium	28	27	26	25
	Engineering Review	38	41	36	47
	Site Plans Applications (Minor and Major) ¹	182	168	153	174
	Development Application Total	531	451	464	512
Other Applications Reviewed	Site Plan (No Regional Requirements) ²	109	103	105	122
	Pre-Consultation Meetings	472	525	532	679
	Consent to sever Applications	174	141	79	104
	Minor Variances Applications	630	459	467	633
Total Applications Received		1,916	1,679	1,647	2050

² No Regional requirements e.g., not adjacent to a Regional Road or infrastructure, source water protection area. Applications are received for information purposes only.

While the number of development applications fluctuate from year to year, the Region has 29,000 draft approved units awaiting construction

The number of proposed residential units received by the Region for review in 2021 by new draft plan of subdivision applications was 1,692. While less than the 5,781 units received in 2020, the number of units proposed by applications will typically vary. There were 12,353 proposed residential units received for review as part of new site plan applications compared to 13,637 units received in 2020, representing an 9% decrease (Table 2).

Development activity fluctuates from year to year and is often dependent on a number of factors that contribute to the increase of proposed residential units in 2020 and the decrease in proposed units in 2021. York Region Council approved three major Secondary Plans in the City of Markham and City of Vaughan in 2019. New development applications within approved Secondary Plan areas were received by York Region in 2020 increasing the residential supply inventory.

There was an increase in rental units proposed in 2021 (823) compared to 247 in 2020. A majority of these (82%) were in the southern three municipalities (Cities of Markham, Richmond Hill, and Vaughan).

Table 2
Proposed Residential Units Received in 2018 to 2021

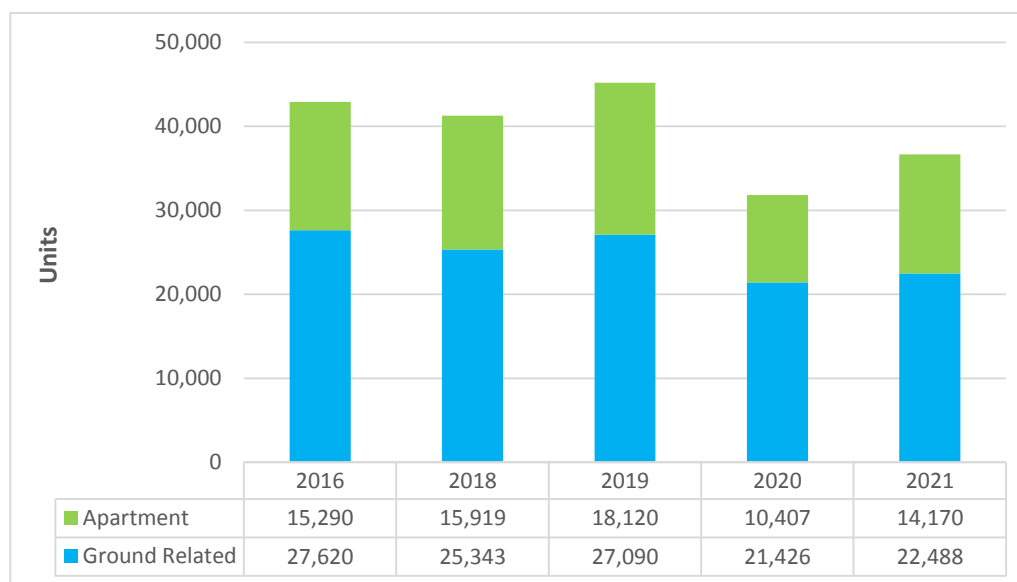
	2018	2019	2020	2021
Proposed Subdivision Units ¹ (Single/Semi/Townhouse)	9,843	1,776	5,781	1,692
Proposed Site Plan units ²	14,402	7,428	13,637	12,353
Total proposed units	24,245	9,204	19,418	14,045

¹ Proposed residential units associated with draft plan of subdivision applications (no apartments)

² Proposed residential site plan units. Units include site plan applications with no regional requirements.

Based on best available data as of December 2021 (Figure 1), York Region currently has a [housing supply](#) of approximately 29,000 draft approved units and over 7,500 registered units across all nine local municipalities. The Region has a healthy residential supply inventory in the pipeline.

Figure 1
Housing Supply of Registered and Draft Approved Units



Engineering approvals reached the highest number in 2021 compared to the previous three years

Engineering approvals are issued for works proposed as part of subdivision applications or local municipal capital projects which involve Regional infrastructure or located in the Region's right-of-way. The number of engineering applications received reached its highest in 2021 with 47 applications compared with the previous three years (Table 1). Approvals were issued for 41 subdivision-related engineering plans and other projects in 2021 compared to 25 in 2020, representing a 64% increase (Table 3). These applications involve both above-ground and below ground engineering works, including intersection and access improvements, road widening, electrical and signalization, storm, water, and sanitary servicing connections, property grading and construction access.

The number of engineering applications are tied to approvals required for subdivision applications to proceed to clearance for registration. Given the number of new engineering applications received and number of engineering approvals in 2021, the Region will continue to experience strong growth as these applications proceed to registration and construction.

Table 3
Engineering Approval as Part of Site Plan Applications

	2018	2019	2020	2021
Approved Engineering Applications	30	29	25	41

The number of registered units decreased in 2021

Forty-eight registered plans of subdivision and condominium applications were submitted in 2021 compared to 61 in 2020 (Table 4). Associated registered residential units were 4,251 compared to 8,232 registered units in 2020, representing a 48% decrease. As seen in Table 4, the number of registered units fluctuates year to year. Historic trends and the increased number of engineering applications indicates a possible increase in the number of registered units in 2022.

Table 4
Registered Plans of Subdivision and Condominium in 2018 to 2021

	2018	2019	2020	2021
Registered Plans of Subdivision (units)	47 (6,344)	21 (1,290)	26 (2,462)	30 (2,259)

	2018	2019	2020	2021
Registered Plans of Condominium (units*)	38 (3,068)	24 (890)	35 (5,770)	18 (1,992)
Total (units)	85 (9,412)	45 (2,180)	61 (8,232)	48 (4,251)

* Includes apartment units

Annual site plan applications receiving Regional approval remain consistent since 2018

York Region approves engineering matters for site plan applications that impact Regional roads and infrastructure. Site plan applications are reviewed for planning and legal considerations in accordance with the *Planning Act*, protection of Regional wellheads, property requirements, travel demand management, transit, intersection and access design, road and servicing design, and development implications to the Regional road system and rights-of-way. Site plan applications consist of both small ground related infill proposals and major development applications that contribute towards the residential and non-residential supply inventory.

In 2021, 126 site plan applications received approval compared to 106 approvals in 2020, representing a 19% increase. The number of site plans approved remained consistent since 2018 (Table 5) and reflects steady intensification in the existing built-up areas of the Region.

Table 5
Regional approval of Site Plan Applications

	2018	2019	2020	2021
Approved Site Plan Applications ¹	125	120	106	126

¹ Major and minor site plans with Regional requirements, e.g. adjacent to a Regional Road or infrastructure, source water protection area. More complex right-of-way works require more comprehensive review.

Regional staff participate on advisory committees and working groups to plan new development areas with local municipal partners

Regional staff actively participate in Regional and Local Technical Advisory Committees (TACs) and Project Working Groups. This includes urban expansion areas, new Secondary Plans and Key Development Areas, now Major Transit Station Areas (MTSAs). Input to these committees and working groups is important to ensure Regional requirements are identified

early in the planning process. Regional staff also review pre-consultation requests to provide comments and submission requirements for future development applications.

5. Financial

Application fee revenues increased over the past three years

Development application 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 6, Regional development fees collected in 2021 increased 29% compared to 2020. The increased fee revenue in 2021 is a result of the increased number of new applications received and complex applications requiring additional engineering works and fees associated with intensification projects.

Table 6

Fee Revenue for Development Planning and Engineering from 2017 to 2021

2017	2018	2019	2020	2021
\$4,033,469	\$4,499,231	\$2,845,515	\$3,285,566	\$4,238,279

Development charges revenue increased by 64% from 2020

Development charges are collected through development approvals to pay for growth-related infrastructure. Currently, development charges are collected at subdivision clearance and building permit issuance (Attachment 2). In 2021, \$457,348,103 in development charges was collected. This is an increase of 64% compared to \$279,398,407 in 2020. Development charge collections typically fluctuate year over year. Table 6 below outlines development charges collected from 2016 to 2021.

Table 7

Development Charges Collected from 2016 to 2021

2016	2017	2018	2019	2020	2021
\$338.5M	\$376.7M	\$431.9M	\$216.6M	\$279.3M	\$457.3M

6. Local Impact

Regional staff work closely with local municipal staff to ensure the timely review of development applications, ensure Regional and local policy objectives are met, and approvals occur within the timelines prescribed by the *Planning Act*.

7. Conclusion

The 2021 Annual Development Activity report summarizes delegated approvals and new development applications received by York Region in 2021 compared to previous years.

Twenty-six Official Plan Amendment applications were delegated to the local municipalities for decisions and five notices of decisions were issued by the Director of Community Planning and Development Services. The Region received 2,050 development applications in 2021 for review, a 24% increase compared to 1,647 in 2020. The Region has a housing supply of an estimated 29,000 draft approved units and 7,500 registered units awaiting construction.

In 2021, 41 subdivision-related engineering plan approvals were issued compared to 25 in 2020, representing a 64% increase. Given the number of engineering approvals in 2021 and housing supply of draft approved units, the Region will continue to experience strong growth in 2022.

Development charge collections increased by 64% in 2021 compared to 2020. The increase in development charge collection is an indicator of increased development activity.

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 Karen Whitney, Director of Community Planning and Development Services at 1-877-464-9675 ext. 71505. 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 24, 2022
Attachments (2)
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DEVELOPMENT ACTIVITY SUMMARY 2021

MARCH 2022

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EXECUTIVE SUMMARY



The 2021 Annual Development Activity report summarizes delegated approvals and new development applications received by York Region in 2021 compared to past years, using data collected from YorkTrax.

Planning and development activity continued during the COVID-19 pandemic and applications were processed without interruption through the Region's electronic development application tracking system – YorkTrax.

Twenty-six Official Plan Amendment applications were delegated to the local municipalities for decision and five notice of decisions were issued by the Director of Community Planning and Development Services. Overall, primary development applications received (Official Plan Amendments, Block Plans, Draft Plan of Subdivisions, Zoning By-Law, Draft Plan of Condominiums, and Engineering and Site Plans), increased by 10% and total applications increased by 24% in 2021 compared to 2020. York Region received 512 new primary development applications for review with a total of 14,045 proposed residential units, a 28% decrease from 2020 (19,418 units).

Development activity fluctuates from year to year and is often dependent on a number of factors that contribute to the increase of proposed residential units in 2020 and the decrease in proposed units in 2021. In 2019, York Region Council approved three major Secondary Plans in the City of Markham and City of Vaughan. New development applications within the approved Secondary Plan areas were received by York Region in 2020, which results in an increase in residential inventory. Based on best available data as of December 2021, York Region currently has a housing supply of approximately 29,000 draft approved units and over 7,500 registered units waiting construction as reported to the York Region Housing Affordability Task Force on [February 17, 2022](#).

An increase in development charge collection is an indicator of increased development activity as charges are payable either at registration of plans of subdivision or at building permit. Development charge collection increased by 64% to \$457,348,103 in 2021 compared to \$279,398,407 in 2020.

The number of engineering application received (47) reached its highest in 2021 compared to previous 4 years. In 2021, 41 subdivision-related engineering plans and other project approvals were issued compared to 25 in 2020, representing a 64% increase. The number of engineering approvals is tied to approvals required for applications to proceed to clearance for registration. Given the number of new engineering applications received and number of engineering approvals in 2021, the Region will continue to experience strong growth as these applications proceed to registration and construction.

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

DELEGATED APPROVAL AUTHORITY

2021 DEVELOPMENT ACTIVITY SUMMARY

LOCAL 'ROUTINE' OFFICIAL PLAN AMENDMENTS

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

LOCAL 'EXEMPT' OFFICIAL PLAN AMENDMENTS

These are applications that are exempted under the provisions of the York Region Official Plan 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.

CLEARANCE of REGIONAL CONDITIONS for PLANS of SUBDIVISION and CONDOMINIUMS

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

REGIONAL SITE PLAN APPROVAL

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

REGIONAL ENGINEERING APPROVALS

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

YORK REGION

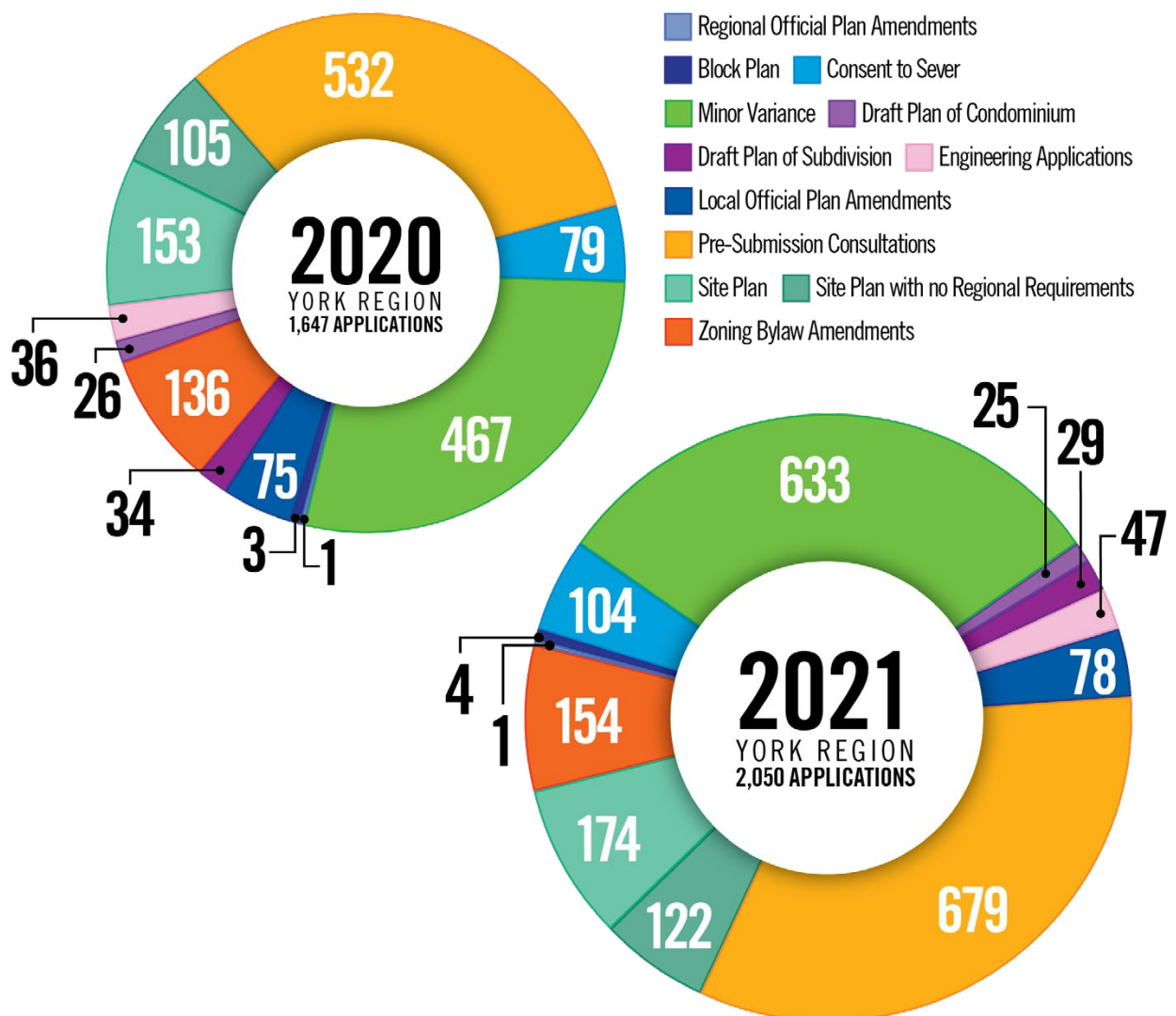
2021 DEVELOPMENT PROFILE



QUICK FACTS

- › Regional staff received a total of 2,050 development applications
- › 512 are primary development applications
- › 1,692 residential units received as part of subdivision applications
- › 12,353 residential units received as part of site plan applications
- › 4,251 units cleared for registration
- › 26 local Official Plan Amendments (OPAs) were exempted from Regional approval and five notice of decisions were issued on Local OPAs

FIGURE 1 NEW DEVELOPMENT APPLICATIONS by TYPE 2020 vs. 2021



YORK REGION

2021 DEVELOPMENT PROFILE



FIGURE 2 TYPE of PROPOSED RESIDENTIAL UNITS in 2021

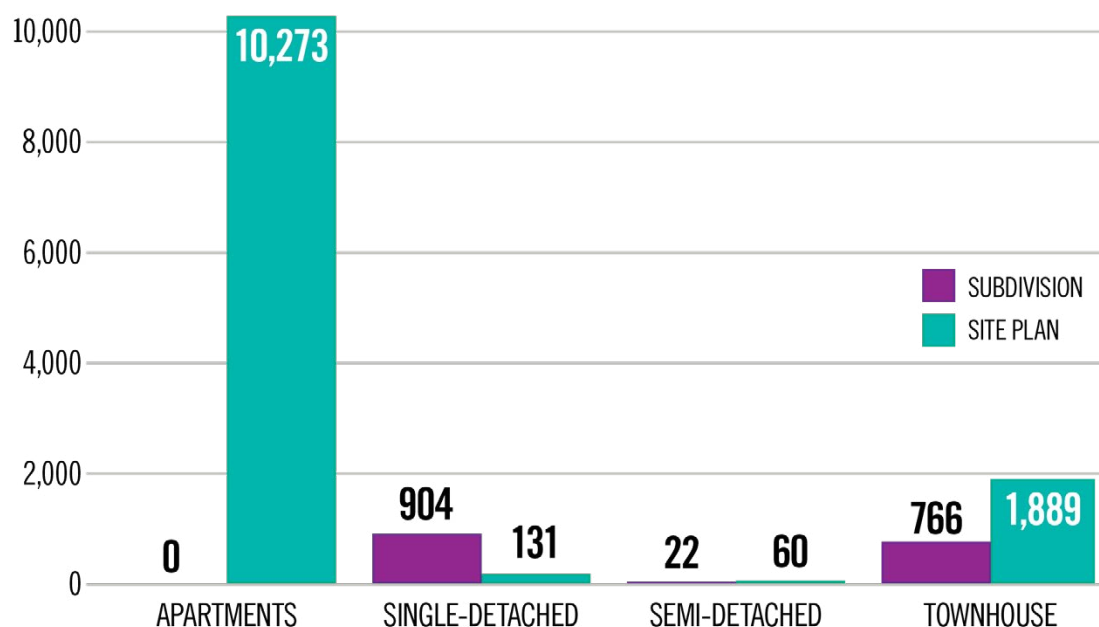


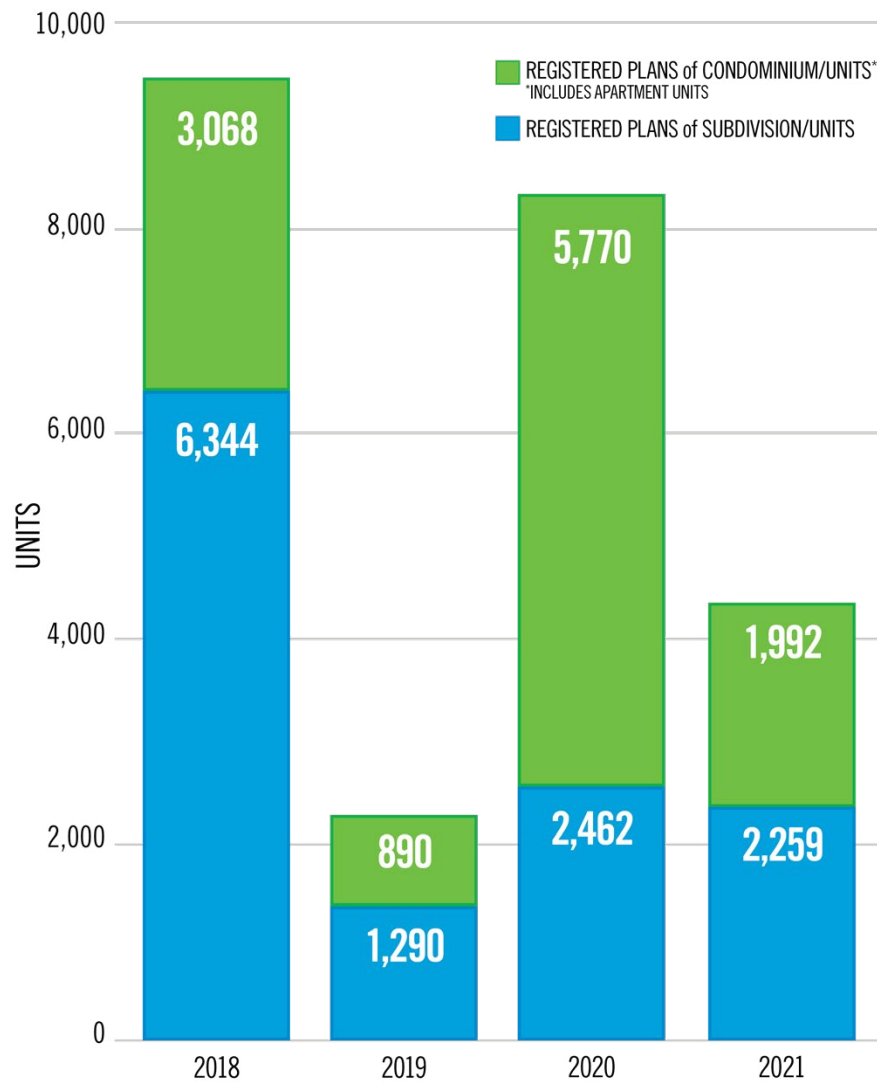
TABLE 1 TYPE of PROPOSED RESIDENTIAL UNITS by MUNICIPALITY in 2021

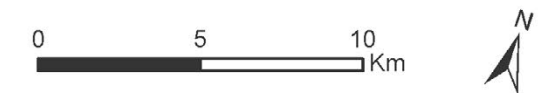
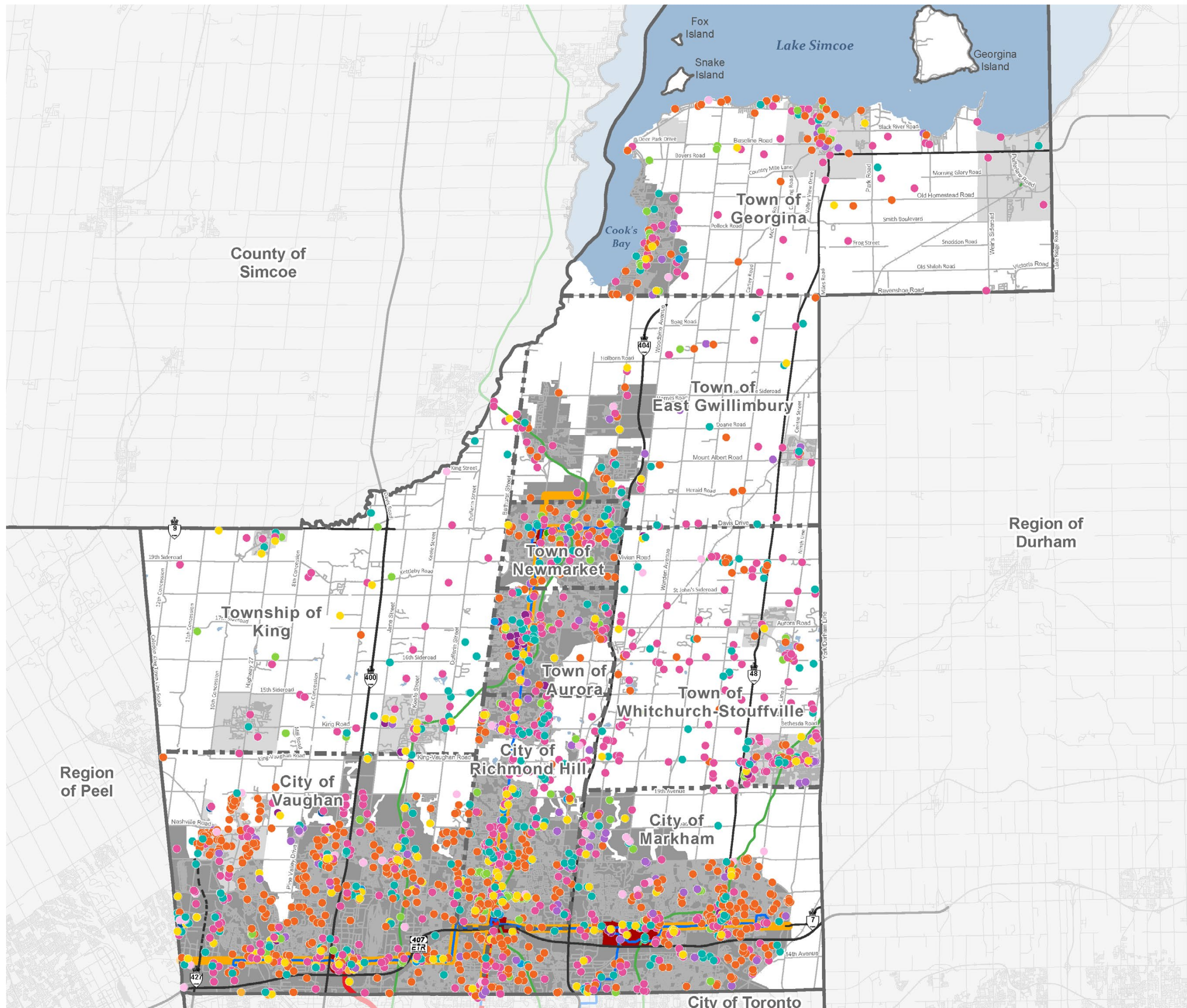
MUNICIPALITY	SUBDIVISION			SITE PLAN			
	SINGLE DETACHED	SEMI-DETACHED	TOWNHOUSE	APARTMENTS	SINGLE DETACHED	SEMI-DETACHED	TOWNHOUSE
AURORA	234	0	0	781	92	0	225
EAST GWILLIMBURY	0	0	0	0	1	0	151
GEORGINA	339	0	69	0	0	8	0
KING	5	0	0	0	0	0	29
MARKHAM	0	0	25	2,491	3	8	292
NEWMARKET	2	22	0	79	3	22	686
RICHMOND HILL	10	0	0	522	6	0	59
VAUGHAN	45	0	543	5,589	13	0	243
WHITCHURCH-STOUFFVILLE	133	0	129	0	5	0	123
TOTAL	904	22	766	10,273	131	60	1,889

YORK REGION

2021 DEVELOPMENT PROFILE

FIGURE 3 REGISTERED RESIDENTIAL UNITS 2018 to 2021





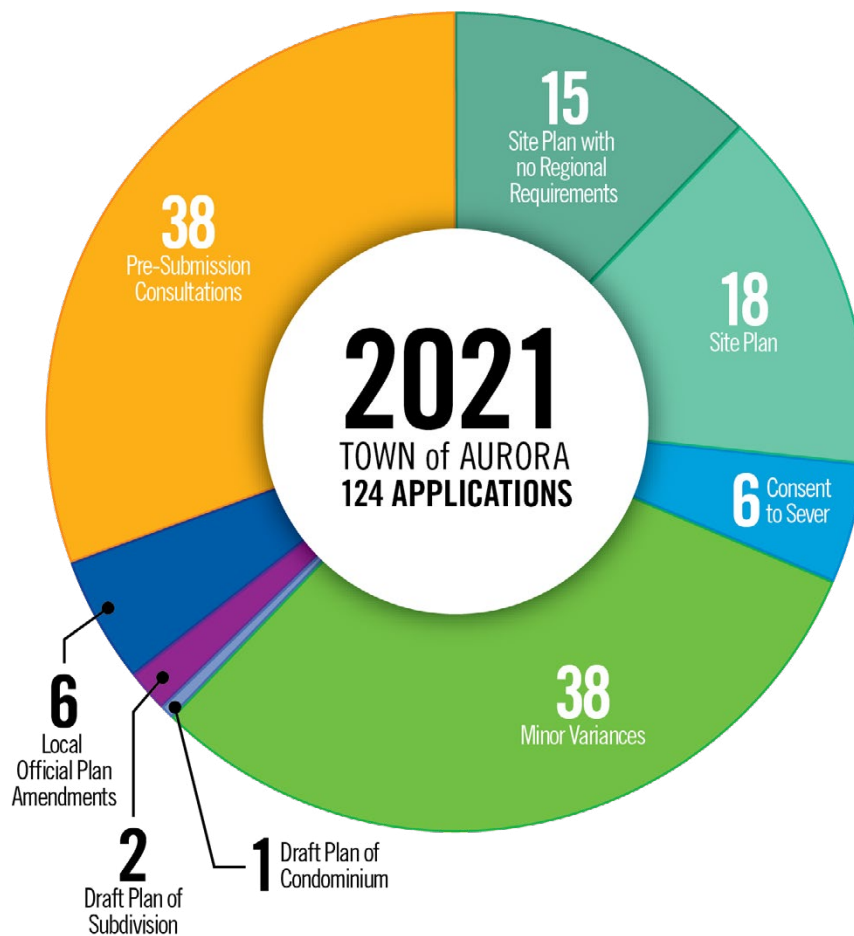
TOWN of AURORA

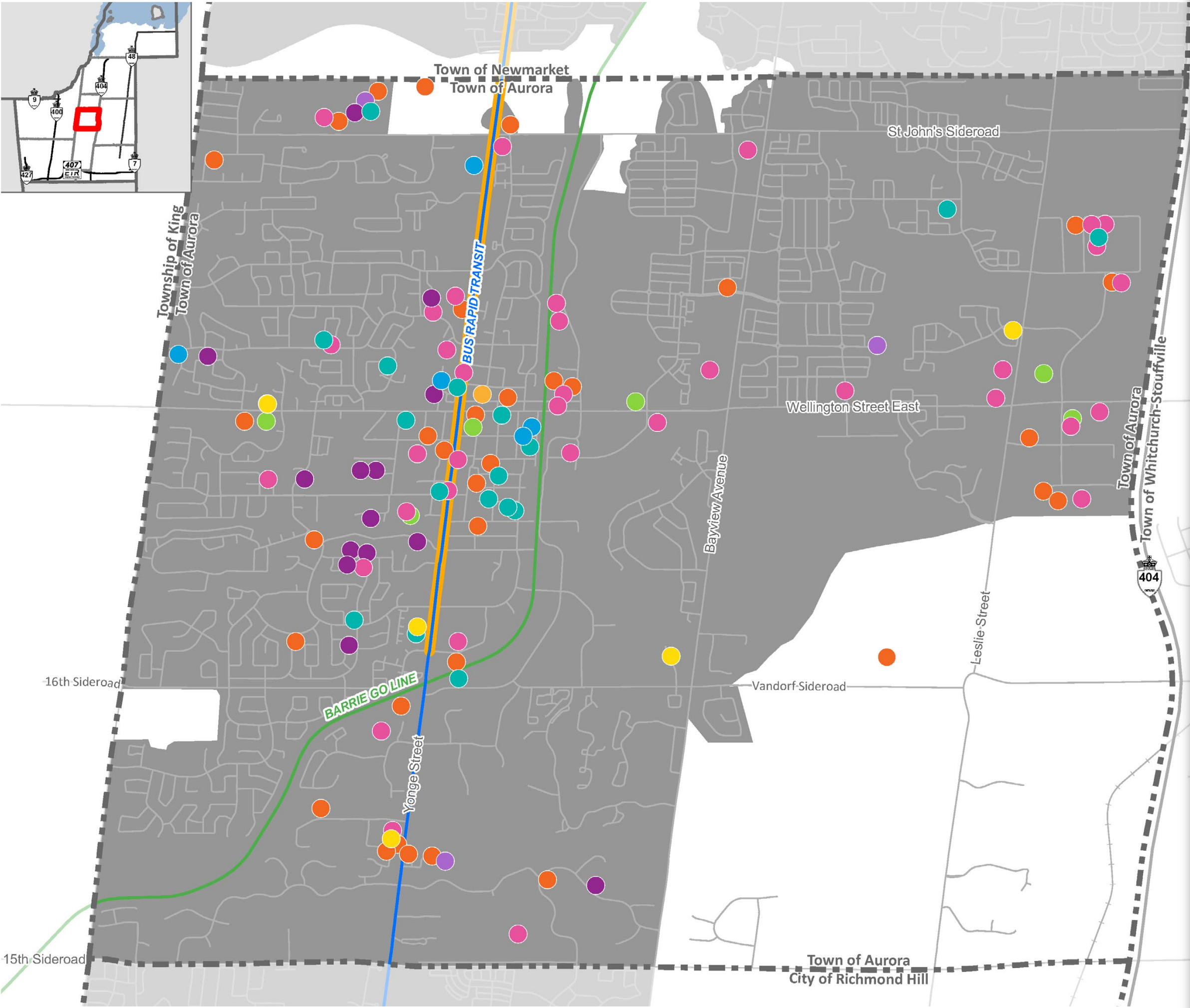
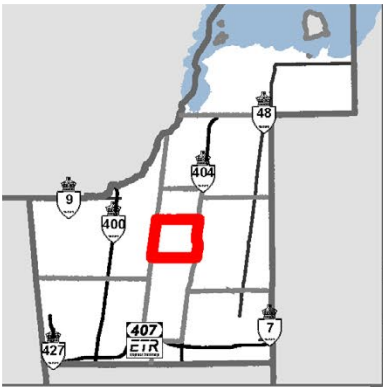
2021 DEVELOPMENT PROFILE

QUICKFACTS

- › Aurora made up 6.4% of development applications in York Region
- › Regional staff respond and participate in pre-consultation meetings held every two weeks

FIGURE 4 NEW DEVELOPMENT APPLICATIONS by TYPE 2021





YORK REGION

TOWN OF AURORA DEVELOPMENT PROFILE 2021

- Consent Applications
- Official Plan Amendments - Exemption Denied
- Official Plan Amendments - Exemption Granted
- Official Plan Amendments - Under Review
- Minor Variance Applications
- Pre Submission Consultation Applications
- Site Plan Applications
- Subdivision/Condominium Applications
- Zoning By-Law Amendments
- Regional Corridor ¹
- Urban Area

¹ The Regional Corridors are identified in the Municipal Development profile maps.



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TOWN of AURORA

2021 DETAILED APPLICATION INFORMATION



TABLE 2 NEW OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.20.A.0008	OPA-2020-01	Exemption Granted	26, 30, 32, 34-38 Berczy Street	To permit a 7-storey mixed-use building with 356 residential units
Local Official Plan Amendment	LOPA.21.A.0006	OPA-2021-01	Exemption Granted	101-103 Mosley Street and 120 Metcalfe Street	To increase the maximum building height to permit an 8-storey mid-rise mixed-use building consisting of 361 apartment units and 3 blocks of townhouses consisting of 18 units
Local Official Plan Amendment	LOPA.21.A.0035	OPA-2021-03	Exemption Granted	15296, 15314, 15306 Yonge Street	To permit residential units on the ground floor to facilitate the development of 136 residential units in a 6-storey building
Local Official Plan Amendment	LOPA.21.A.0053	OPA-2021-04	Exemption Granted	271 Holladay Drive	To permit a 6-storey rental apartment building with 155 units with 2 levels of underground parking
Local Official Plan Amendment	LOPA.20.A.0041	OPA-2017-01	Exemption Granted	271 Holladay Drive	To permit a 6-storey rental apartment building with 155 units with 2 levels of underground parking
Local Official Plan Amendment	LOPA.21.A.0053	OPA-2021-04	Notice of Decision	20, 25 Mavrinac Boulevard	To redesignate the lands from Business Park to Low Medium Density Residential and Medium High Density Residential designation to facilitate 37 single-detached lots, 209 townhouse units, 203 senior care units
Local Official Plan Amendment	LOPA.21.A.0022	OPA-2021-02	Under Review	162, 306, 370, 434, 488 St John's Sideroad	To permit 5 detached residential dwellings along a private road
Local Official Plan Amendment	LOPA.21.A.0070	OPA-2021-06	Under Review	200 Wellington Street West	To permit 27 townhouse dwelling units along a private common element road

TOWN of AURORA

2021 DETAILED APPLICATION INFORMATION



TABLE 3 NEW DEVELOPMENT APPLICATIONS by TYPE - Q1/Q2

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Subdivision	SUBP.21.A.0007	SUB-2021-01	162, 370, 488, 434, 306 St John's Sideroad	88 single detached dwelling a mid-high-rise block consisting of 200 apartment units
Site Plan	SP.21.A.0027	SP-2021-01	45 Eric T Smith Way	2-storey office/industrial building
Site Plan	SP.21.A.0053	SP-2021-03	1623 Wellington Street East	2-storey motor vehicles sales establishment
Site Plan	SP.21.A.0059	SP-2021-04	1623 Wellington Street East	4-storey commercial self-storage facility
Site Plan	SP.21.A.0066	SP(EX)-2021-03	2 Water Well Lane	Outdoor generator (walk-in enclosure) on top of proposed concrete pad
Site Plan	SP.21.A.0082	SPM-2021-01	15520 Yonge Street	Facade changes to the existing building to accommodate 105 retirement home dwellings and 51 parking spaces
Site Plan	SP.21.A.0083	SP-2021-06	370, 162, 488, 434, 306 St John's Sideroad	90 single detached units
Site Plan	SP.21.A.0090	SP-2021-05	130 Industrial Parkway North	1-storey warehouse addition
Site Plan	SP.21.A.0101	SPM-2021-03	9 Scanlon Court	Temporary GO Transit parking lot
Site Plan	SP.21.A.0123	SP-2021-08	20, 25 Mavrinac Boulevard	Two residential common element condominium applications consisting of 210 townhouse units
Site Plan	SP.21.A.0125	SP 2021-07	15296, 15314, 15306 Yonge Street	137 residential units

TOWN of AURORA

2021 DETAILED APPLICATION INFORMATION



TABLE 4 NEW DEVELOPMENT APPLICATIONS by TYPE - Q3/Q4

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Condominium	CDMP.21.A.0024	CDM-2021-01	45 Eric T Smith Way	2-storey office/industrial building with 6 commercial units and 14 industrial units
Draft Plan of Subdivision	SUBP.21.A.0027	SUB-2021-02	5-70 Archerhill Court	146 single detached units
Site Plan	SP.21.A.0198	SP-2021-09	14700-147600 Yonge Street	464 apartment units 6 to 7-storeys in height and 16 townhouse units and retail
Site Plan	SP.21.A.0195	SP-2021-11	25 and 29 George Street	One apartment building consisting of 25 units
Site Plan	SP.21.A.0243	SP-2021-12	377 Hartwell Way	2-storey JK-8 elementary school (638 students),
Site Plan	SP.21.A.0296	SP-2021-13	390 Addison Hall	1-storey industrial building (with mezzanine) with a total GFA of 10340 m ²
Site Plan	SP.21.A.0181	SP-2021-19	271 Holladay Drive	6-storey rental apartment building with 155 units with 2 levels of underground parking.
Site Plan	SP.21.A.0177	SPM-2021-04	61 Wellington Street East	Convert existing residential dwelling to a Day Care facility and convert the first floor of the existing detached accessory structure to an indoor play-area with an outdoor playground
Site Plan	SP.21.A.0179	SPR-2021-05	81 Kennedy Street East	Demolish existing 1-storey detached dwelling to construct a new 2-storey detached dwelling with an attached garage
Site Plan	SP.21.A.0236	SPR-2021-08	84 Murray Drive	Expansion of existing dwelling
Registered Plan of Subdivision	SUBR.20.A.0019	65M4704	14029 Yonge Street	27 single-detached condo units on a private common element road
Registered Plan of Subdivision	SUBR.21.A.0024	65M4705	323 River Ridge Boulevard	25 single-detached units

TOWN of EAST GWILLIMBURY

2021 DEVELOPMENT PROFILE

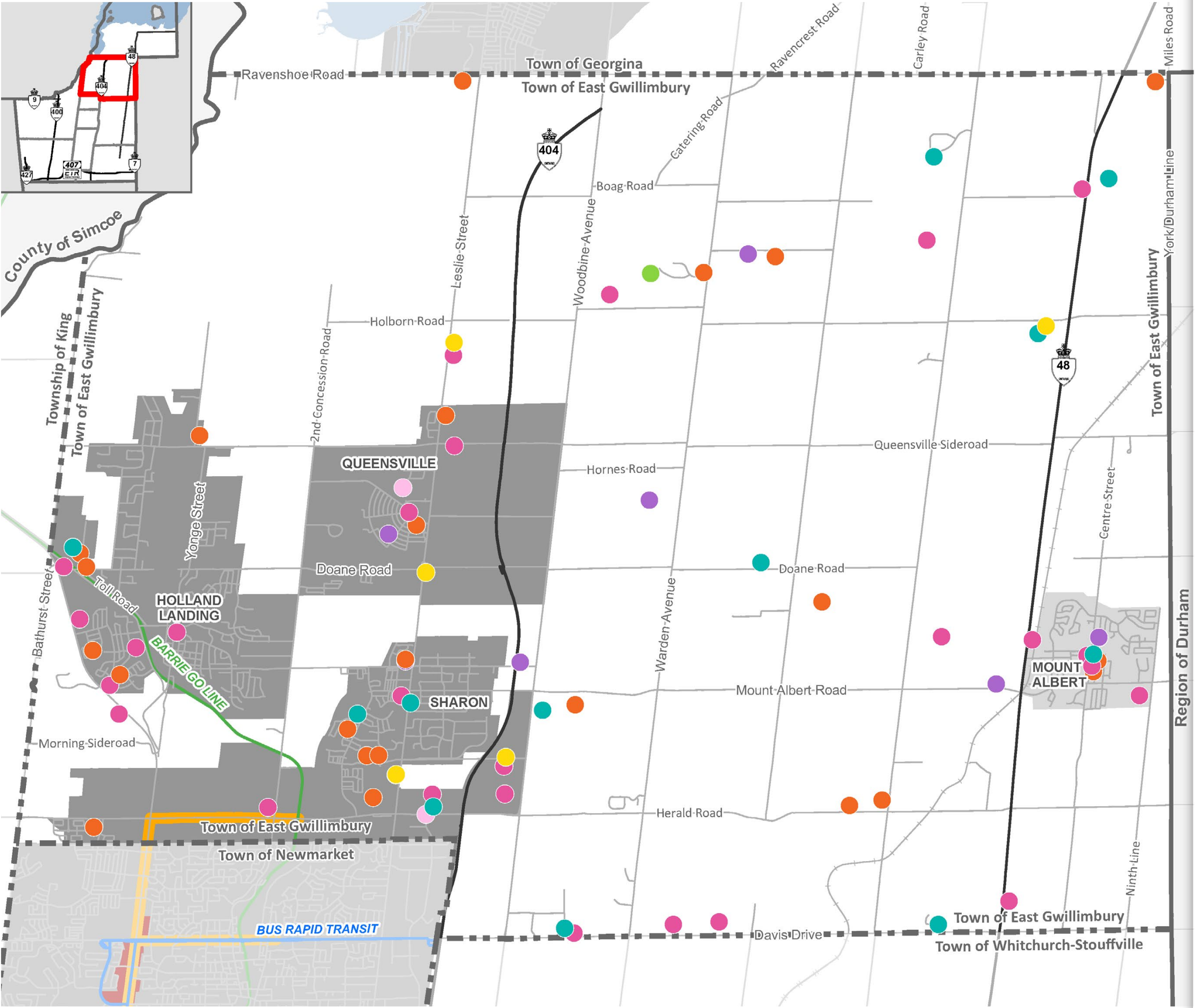


QUICKFACTS

- › East Gwillimbury made up 4.2% of new development applications in York Region
- › Regional staff respond and participate in pre-consultation meetings held every two weeks

FIGURE 5 NEW DEVELOPMENT APPLICATIONS by TYPE 2021



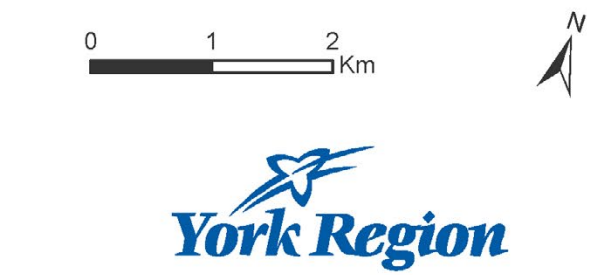


YORK REGION

TOWN OF EAST GWILLIMBURY DEVELOPMENT PROFILE 2021

- Consent Applications
- Engineering Applications
- Minor Variance Applications
- Pre Submission Consultations
- Site Plan Applications
- Subdivision/Condominium Applications
- Zoning By-Law Amendments
- Regional Corridor ¹
- Urban Area
- Towns and Villages

¹ The Regional Centres and Corridors are identified in the Municipal Development profile maps.



TOWN of EAST GWILLIMBURY

2021 DETAILED APPLICATION INFORMATION



TABLE 5 NEW DEVELOPMENT APPLICATIONS by TYPE - Q1/Q2

Application Type	Regional File Number	Local File Number	Location	Description
Engineering Application	ENG.21.E.0015	19T-17E01	Part of Lots 16-19, Concession 2	Queensville Community Phase 5
Site Plan	SP.21.E.0008	SPA.21.01	20166 Warden Avenue	2-storey residential dwelling
Site Plan	SP.21.E.0009	SPA.20.09	2176 Farr Avenue	New storage building
Site Plan	SP.21.E.0131	SPA.21.06	19202 Leslie Street, 1402, 19180 Leslie Street, 1410, 1408, 1466, 1420, 1406, 1404 Mount Albert Road	86 townhouse units provided by a common element laneway

TABLE 6 NEW DEVELOPMENT APPLICATIONS by TYPE - Q3/Q4

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Condominium	CDMP.21.E.0016	CDM.21.01	19267 Centre Street	62 townhouses and 2 semi-detached freehold units on a condominium road
Draft Plan of Condominium	CDMP.21.E.0017	CDM.21.02	19267 Centre Street	A mixed-use building with 20 standard condominium units (10 commercial and 10 residential units)
Draft Plan of Subdivision	SUBP.21.E.0020	19T-20211	Lot 15, Concession 3	14 townhouse dwellings on 2 blocks
Engineering Application	ENG.21.E.0033	18547 Woodbine Avenue	18547 Woodbine Avenue	Development of the employment lands through proposed construction access and topsoil stripping works
Engineering Application	ENG.21.E.0046	SPA.21.21	1656 Green Lane E	Construct the Harry Walker Parkway Extension

TOWN of EAST GWILLIMBURY

2021 DETAILED APPLICATION INFORMATION



TABLE 6 NEW DEVELOPMENT APPLICATIONS by TYPE - Q3/Q4 (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP.21.E.0153	SPA.21.09	19169 Centre Street	Renovate existing building and construct a 1-storey addition to expand the existing dental office
Site Plan	SP.21.E.0175	SPA.21.10	132 Bales Drive East, 122 Bales Drive East	152.3 square metre side addition to an existing self-storage building and a 2-storey 4,143 square metre self-storage structure
Site Plan	SP.21.E.0253	SPA.21.14	18879-18917 Woodbine Avenue	A warehouse building with a 2nd floor office, associated vehicle parking and 5 loading docks
Site Plan	SP.21.E.0244	SPA.21.15	18490 and 18508 Leslie Street	65 stacked back-to-back townhouse units on an internal private road
Site Plan	SP.21.E.0262	SPA.21.17	900 Murrell Boulevard	2-storey elementary school, including childcare facility, gymnasium and outdoor play area
Site Plan	SP.21.E.0274	SPA.21.18	1656 Green Lane East	An industrial building (197,352 sq. ft) and future expansion (149,872 sq. ft)
Site Plan	SP.21.E.0304	SPA.21.20	18939 Leslie Street	Conversion of an existing single-detached residence into medical offices and provision for 15 parking spaces
Registered Plan of Subdivision	SUBR.21.E.0016	65M4706	Part of Lot 17, Concession 2	45 single detached units

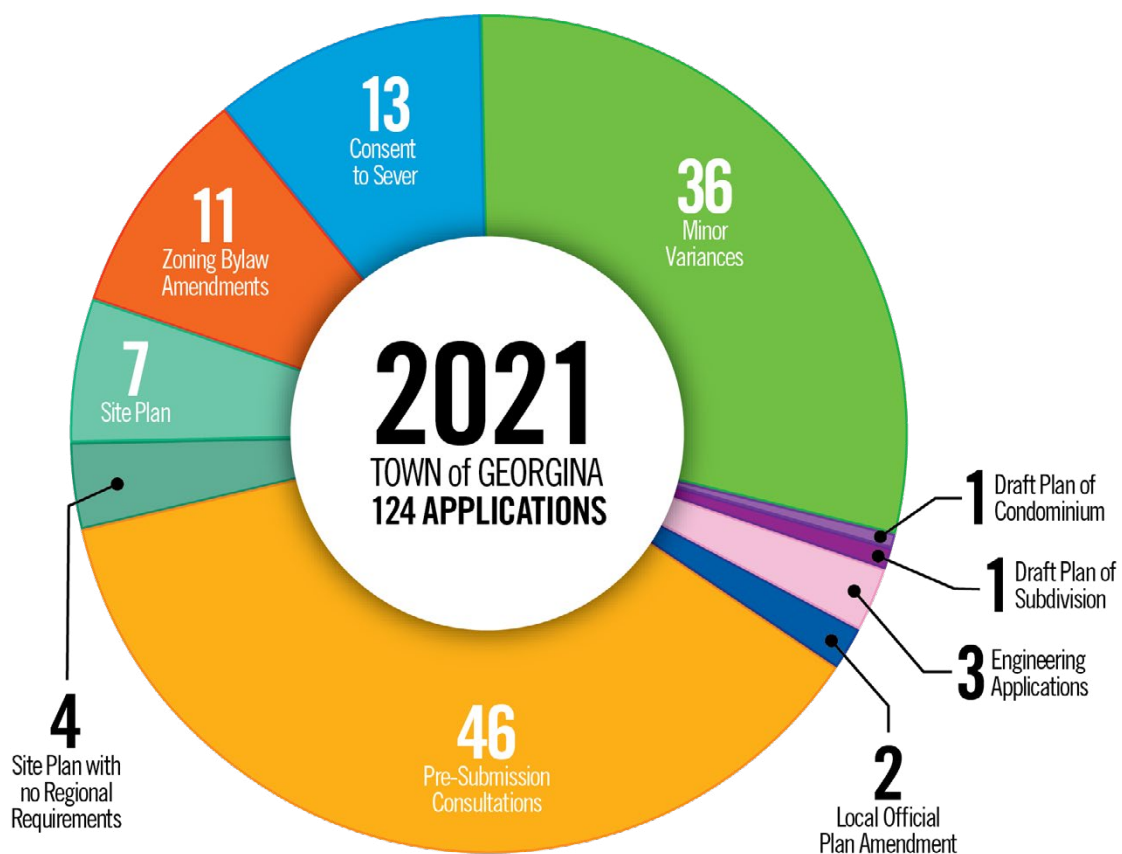
TOWN of GEORGINA

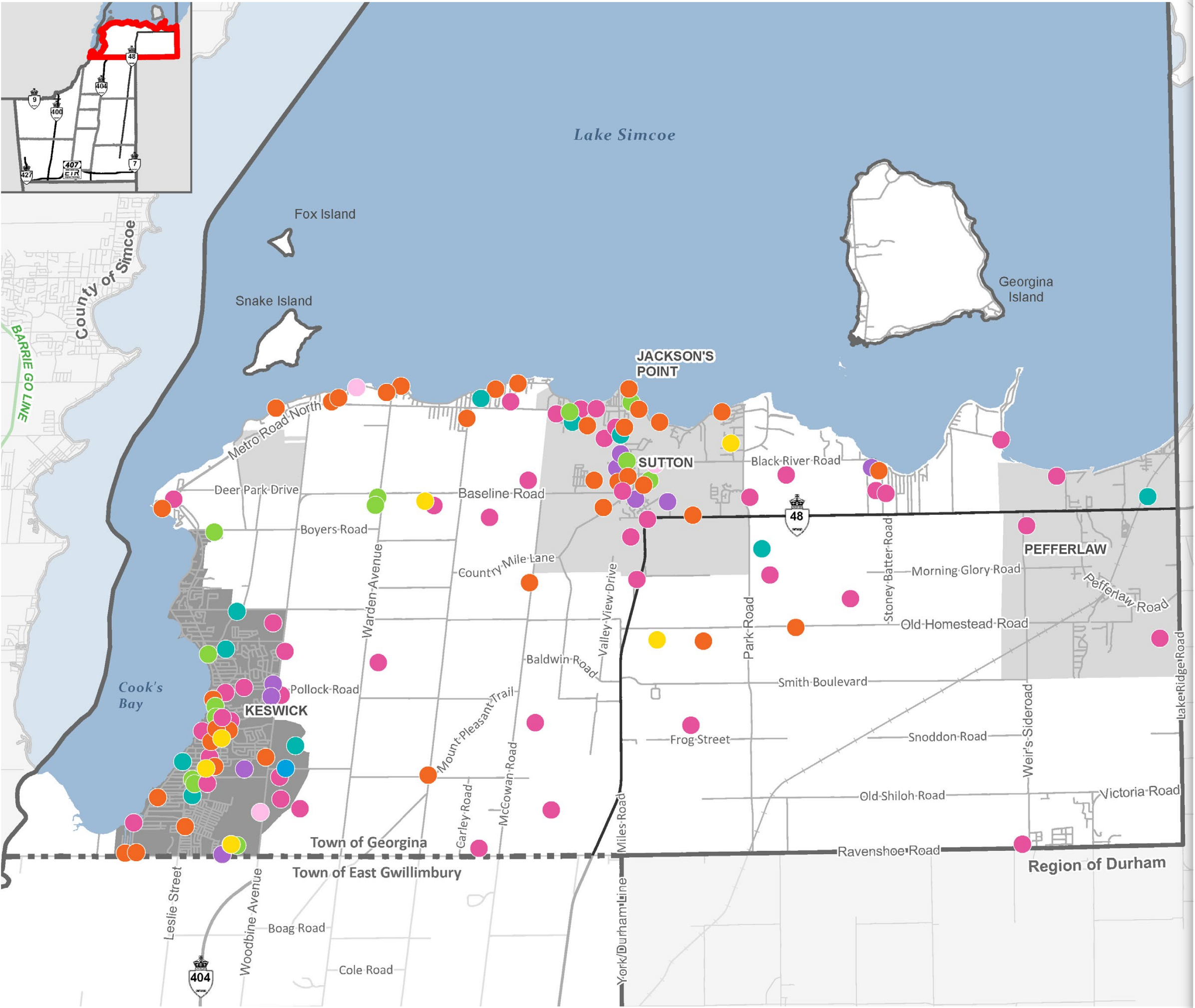
2021 DEVELOPMENT PROFILE

QUICKFACTS

- › Georgina made up 6.0% of new development applications in York Region
- › Regional staff respond and participate in pre-consultation meetings held every two weeks

FIGURE 6 NEW DEVELOPMENT APPLICATIONS by TYPE 2021

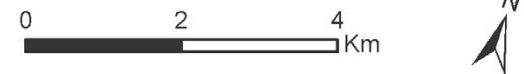




YORK REGION

TOWN OF GEORGINA DEVELOPMENT PROFILE 2021

- Consent Applications
- Engineering Applications
- Official Plan Amendments - Exemption Granted
- Minor Variance Applications
- Pre Submission Consultations
- Site Plan Applications
- Subdivision/Condominium Applications
- Zoning By-Law Amendments
- Urban Area
- Towns and Villages



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TOWN of GEORGINA

2021 DETAILED APPLICATION INFORMATION



TABLE 7 NEW OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.21.G.0010	02.199	Exemption Granted	Keswick Business Park Secondary	To permit the development of Business Park uses on interim private services (sanitary and water) until municipal services become available
Local Official Plan Amendment	LOPA.21.G.0064	OPA 144	Under Review	389 Curley Street	To permit a consent to divide the subject property into 2 residential building lots

TABLE 8 NEW DEVELOPMENT APPLICATIONS by TYPE - Q1/Q2

Application Type	Regional File Number	Local File Number	Location	Description
Registered Plan of Condominium	CDMR.21.G.0009	YRCP1460	Part Lot 1, Concession 8 (NG)	Common elements for 6 townhouse units and 18 parking spaces
Registered Plan of Subdivision	SUBR.20.G.0003	65M4680	Highway 48	36 single-detached lots and three townhouse blocks containing 20 dwelling units
Site Plan	SP.21.G.0011	B.1.55.1	24434 Woodbine Avenue	Two retirement homes and two senior apartment buildings and underground parking
Site Plan	SP.21.G.0072	B.1.931	20898 Dalton Road	8 modular transitional housing units
Site Plan	SP.21.G.0075	20849 Dalton Road	20849 Dalton Road	Parking lot improvements

TOWN of GEORGINA

2021 DETAILED APPLICATION INFORMATION



TABLE 9 NEW DEVELOPMENT APPLICATIONS by TYPE - Q3/Q4

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Condominium	CDMP.21.G.0026	01.157	Part Lot 1 and Part of the south half of Lot 2, Concession 3	69 townhouse units on a common element condominium road
Draft Plan of Subdivision	SUBP.21.G.0032	01.157	N/S Ravenshoe Road	339 single-detached dwellings and 69 townhouse units
Engineering Application	ENG.21.G.0034	19T-18G01	22942 Woodbine Avenue	Engineering to support the proposed development of the Multi Use Recreation Complex (MURC) in the Town of Georgina
Engineering Application	ENG.21.G.0044	19T-18G02	Parts 1 and 3, Plan 65R-33639	Engineering submission related to draft plan 19T-18G02
Engineering Application	ENG.21.G.0041	Isobel Avenue	South of Lake Drive East, east of Woodbine Avenue	Road extension of Isobel Avenue
Site Plan	SP.21.G.0150	B.1.373.1	481 Lake Drive East	2 prefabricated steel frame buildings for the Georgina Trades Training Inc
Site Plan	SP.21.G.0199	B.1.384.1	Part of Lot 7, Concession 6	A concrete manufacturing plant for roadside safety and roadway products. Phase 2, which addresses the proposed buildings on site
Site Plan	SP.21.G.0213	B.1.384.1	Keswick Business Park	Keswick Business Park to facilitate the development of Building 1
Site Plan	SP.21.G.0170	B.1.393	415 Lake Drive South	Legalize 4 dwelling units
Registered Plan of Subdivision	SUBR.21.G.0020	65M4700	92 Glenwoods Avenue	88 single-detached units

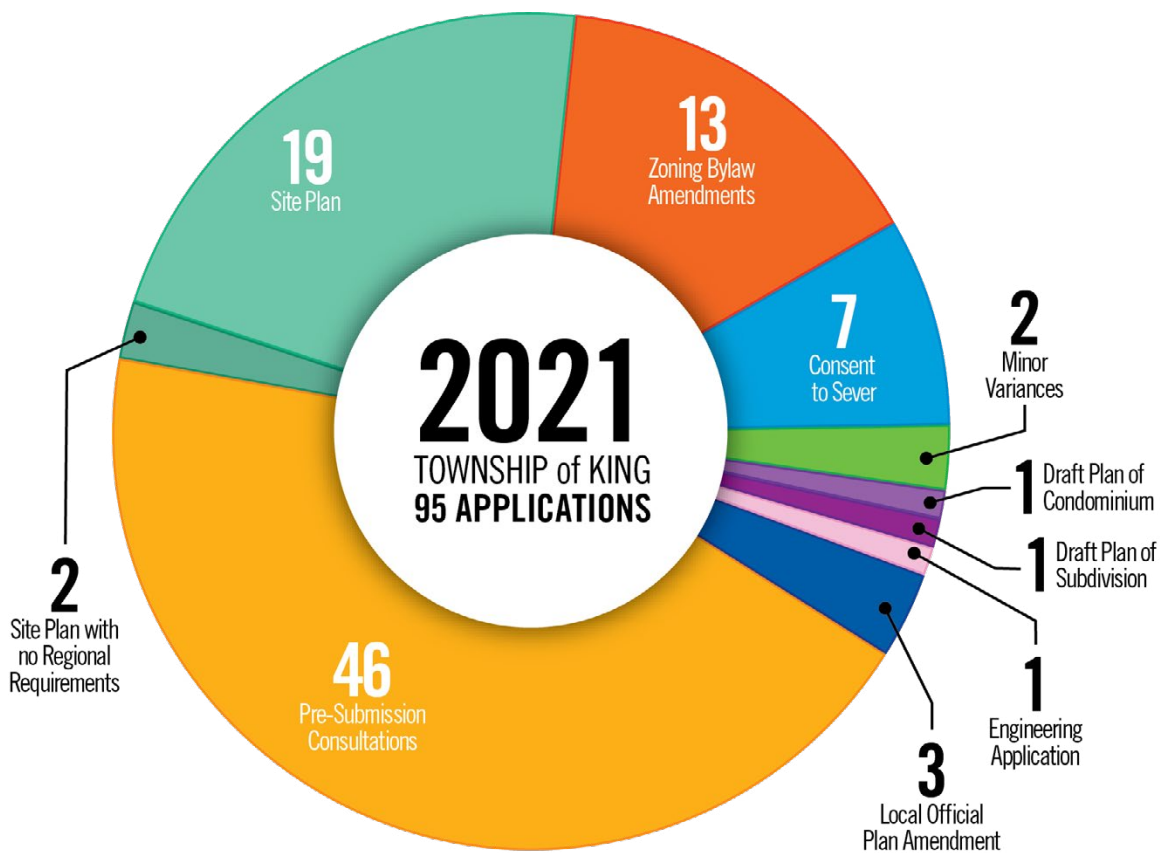
TOWNSHIP of KING

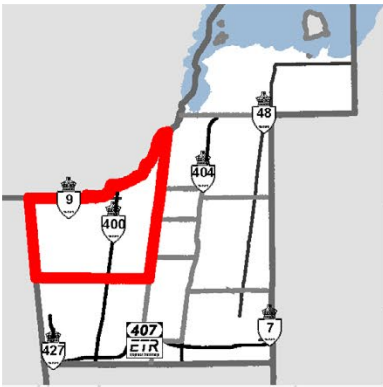
2021 DEVELOPMENT PROFILE

QUICKFACTS

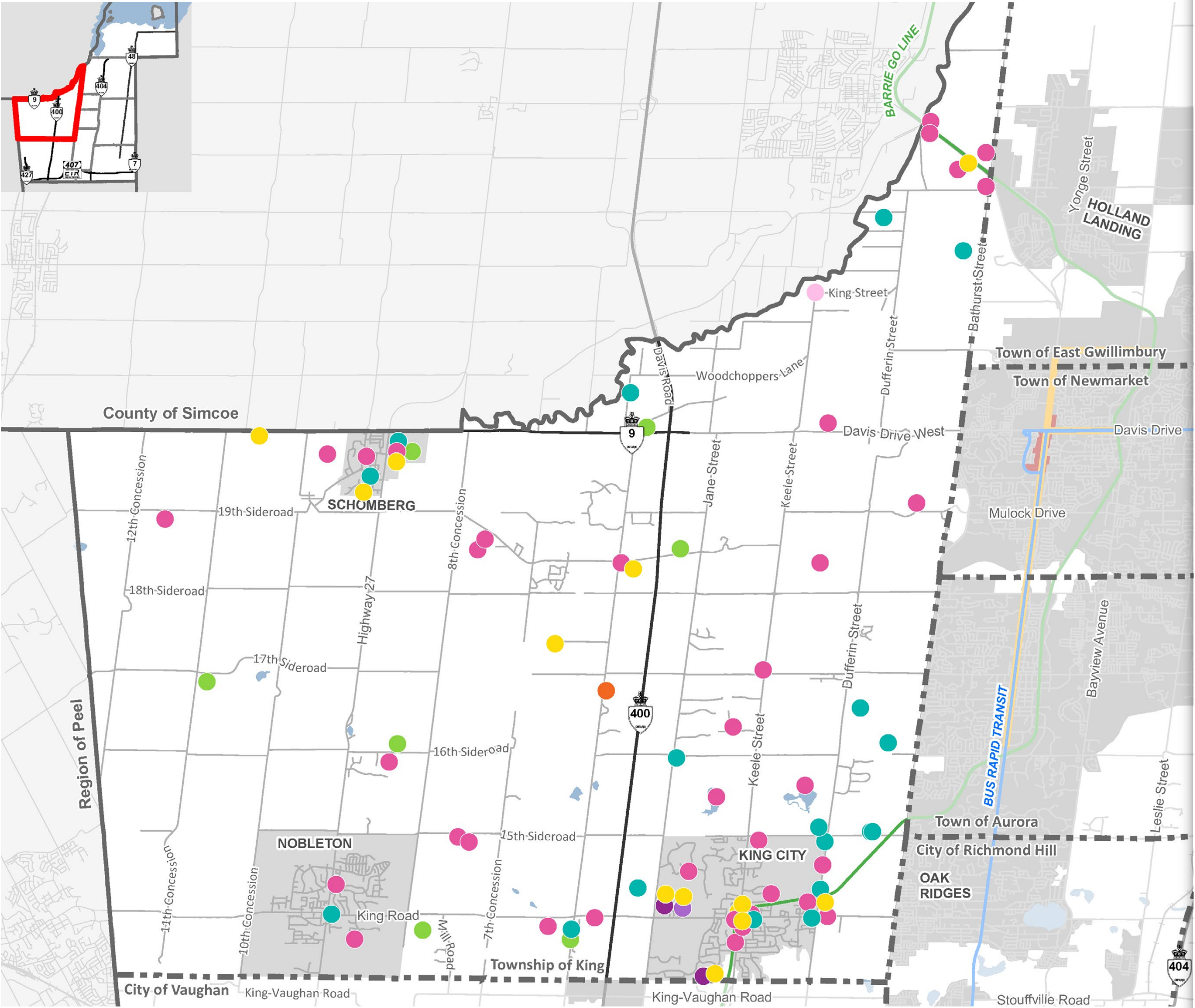
- › King made up 4.2% of new development applications in York Region
- › Regional staff respond and participate in pre-consultation meetings held every two weeks

FIGURE 7 NEW DEVELOPMENT APPLICATIONS by TYPE 2021





**YORK
REGION**
TOWNSHIP OF KING
DEVELOPMENT PROFILE 2021



- Consent Applications
- Engineering Applications
- Official Plan Amendments - Under Review
- Minor Variance Applications
- Pre Submission Consultations
- Site Plan Applications
- Subdivision/Condominium Applications
- Zoning By-Law Amendments
- Towns and Villages

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TOWNSHIP of KING

2021 DETAILED APPLICATION INFORMATION



TABLE 10 NEW OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.21.K.0012	OP-2021-01	Under Review	52 James Stokes Court	To permit 4 single-detached units
Local Official Plan Amendment	LOPA.21.K.0034	OP-2021-02	Under Review	270 Burns Boulevard	To permit a single-detached dwelling
Local Official Plan Amendment	LOPA.21.K.0055	OP-2021-03	Under Review	20 Doctors Lane	To permit an increase in height from 3-storeys to 4-storeys and permit a maximum FSI of 1.88

TABLE 11 NEW DEVELOPMENT APPLICATIONS by TYPE - Q1/Q2

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Subdivision	SUBP.21.K.0008	19T-21K01	2720 King Road	5 single-detached dwellings, including the extension of Stokes Court
Site Plan	SP.21.K.0015	SPD-20-60	24 Old King Road	2-storey building for office/commercial use
Site Plan	SP.21.K.0056	SPD-21-16	14923 Dufferin Street	2-storey dwelling with an attached 2 car garage, an inground pool, cabana and gatehouse
Site Plan	SP.21.K.0057	SPD-21-15	1098 15th Sideroad	To demolish the existing dwelling and construct a new 2-storey dwelling
Site Plan	SP.21.K.0094	SPD-21-29	1529 & 1545 King Road	Temporary sales pavilion centre for the Acorn Development
Site Plan	SP.21.K.0095	SPD-21-27	13700 Dufferin Street	2 sales offices
Site Plan	SP.21.K.0097	SPD-21-30	20, 30 Tatton Court	Restaurant with drive-through use (McDonalds)
Site Plan	SP.21.K.0139	SPD-21-51	72 Proctor Road	1-storey front addition to an existing industrial building for warehouse space

TOWNSHIP of KING

2021 DETAILED APPLICATION INFORMATION



TABLE 12 NEW DEVELOPMENT APPLICATIONS by TYPE - Q3/Q4

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Condominium	CDMP.21.K.0018	19CDM-21-K01	66 Main Street	Common element condominium for townhome units
Site Plan	SP.21.K.0015	SPD-20-60	24 Old King Road	2-storey building for office/commercial use
Engineering Application	ENG.21.K.0043	19T06K01	King Road and Keele Street	Security deposit for King Road/Keele St intersection improvement works as part of capital project
Site Plan	SP.21.K.0272	13260 Jane Street	13260 Jane Street	Expand the existing group home with an additional 25 rooms
Site Plan	SP.21.K.0267	SPD-09-02	12912 Weston Road	2-storey dwelling with a walk out basement attached 4-car garage
Site Plan	SP.21.K.0231	SPD-17-53	66 Main Street	24 freehold townhouse units
Site Plan	SP.21.K.0149	SPD-21-04	7195 Highway 9	Redevelopment of the property to allow for a horticultural operation, retail outlet for agricultural grown products, retailing of non-plant items for landscaping services and outdoor storage area for non-plant goods
Site Plan	SP.21.K.0183	SPD-21-23	14485 Jane Street	Addition to the front (west façade) of the existing church
Site Plan	SP.21.K.0154	SPD-21-49	13131 Keele Street	5 freehold townhouse dwelling units with individual private driveways
Site Plan	SP.21.K.0279	SPD-21-54	19230 Bathurst Street	Dog kennel and doggie day-care
Site Plan	SP.21.K.0155	SPD-21-58	1076 15th Sideroad	2-storey dwelling with attached 4 car garage
Site Plan	SP.21.K.0162	SPD-21-60	22 Patton Street	2-storey child-care facility
Site Plan	SP.21.K.0189	SPD-21-67	305 Holancin Road	25 metre telecommunications tower
Site Plan	SP.21.K.0242	SPD-21-78	13990 Dufferin Street	11,500 sqm multi-use community centre on the King Campus of Seneca College

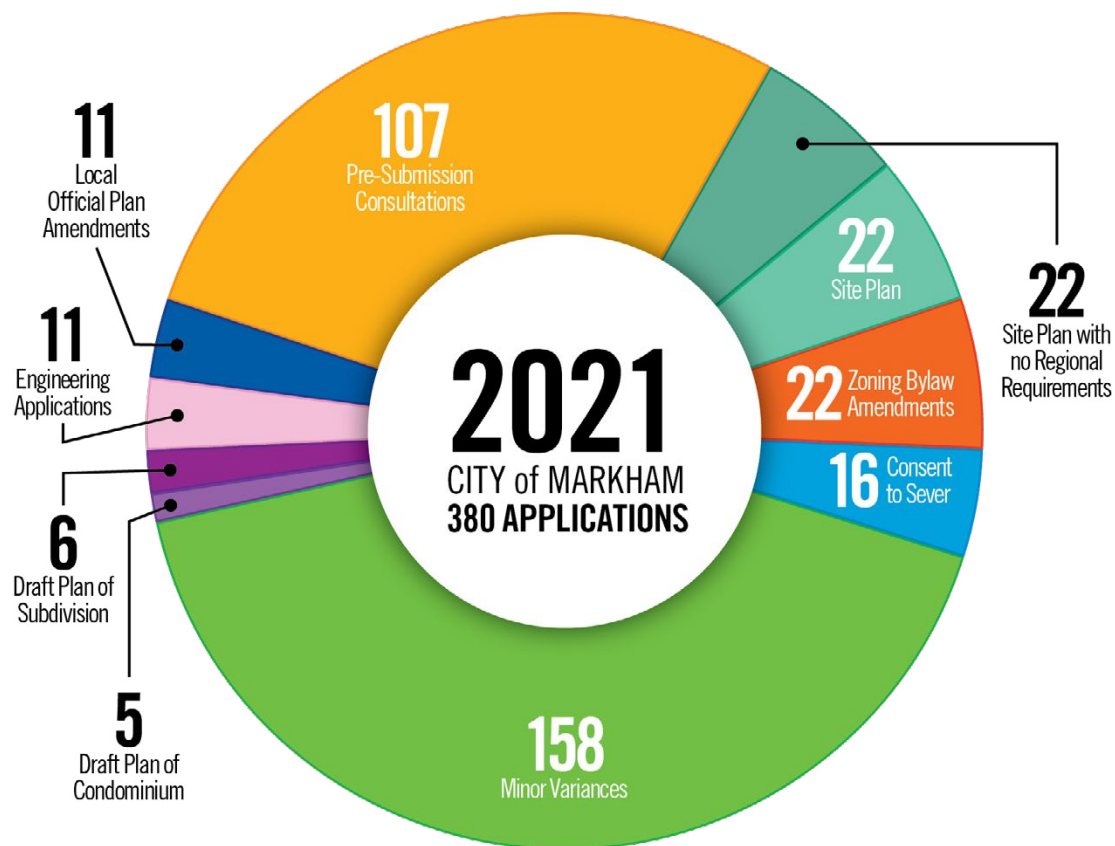
CITY of MARKHAM

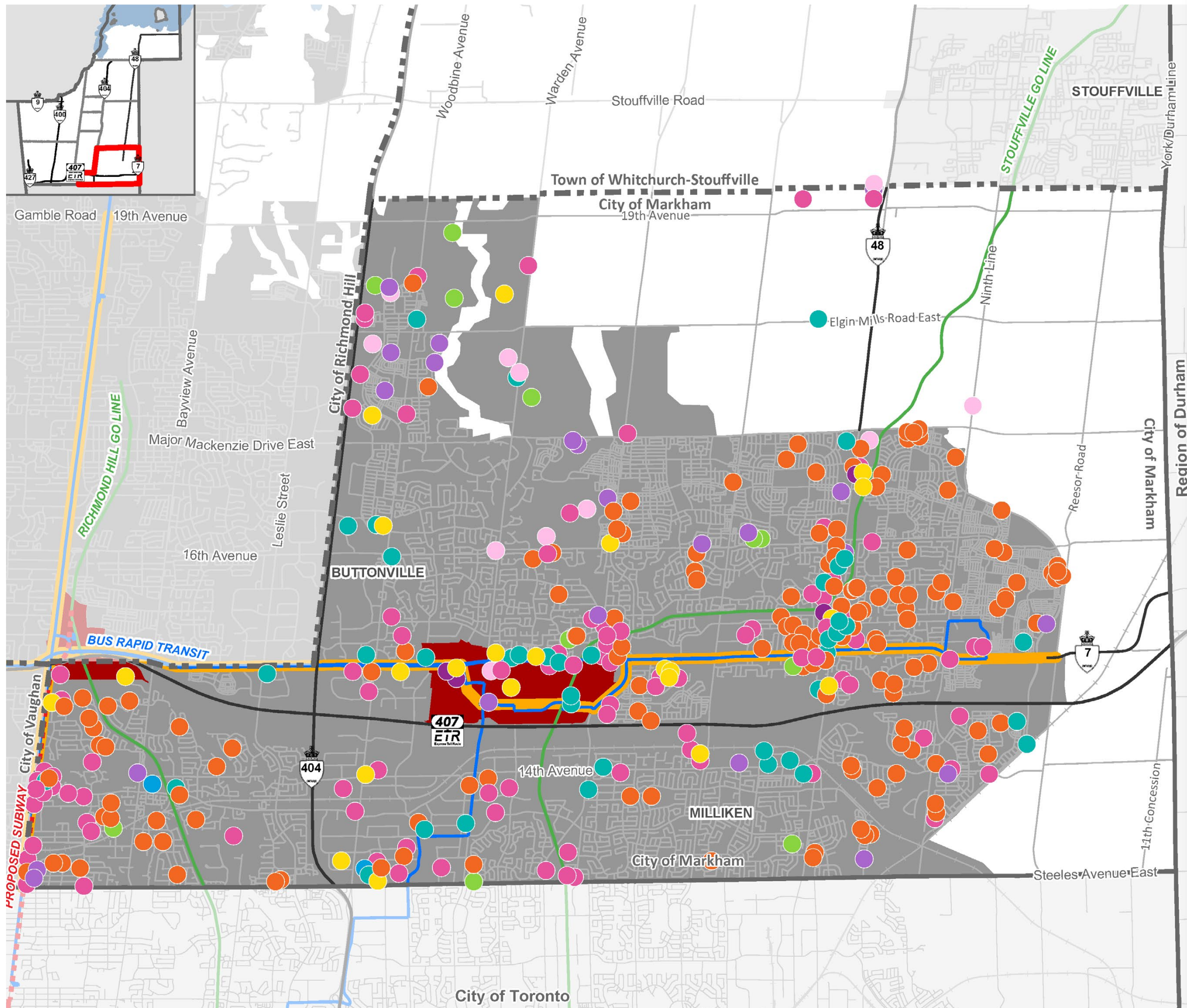
2021 DEVELOPMENT PROFILE

QUICK FACTS

- › Markham made up 18.5% of new development applications in York Region
- › Regional staff respond and participate in pre-consultation meetings held every two weeks

FIGURE 8 NEW DEVELOPMENT APPLICATIONS by TYPE 2021





YORK REGION

CITY OF MARKHAM DEVELOPMENT PROFILE 2021

- Consent Applications
- Engineering Applications
- Official Plan Amendments - Exemption Granted
- Official Plan Amendments - Under Review
- Minor Variance Applications
- Pre Submission Consultations
- Site Plan Applications
- Subdivision/Condominium Applications
- Zoning By-Law Amendments

- Regional Centre ¹
- Regional Corridor ¹
- Urban Area
- Towns and Villages

¹ The Regional Centres and Corridors are identified in the Municipal Development profile maps.

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CITY of MARKHAM

2021 DETAILED APPLICATION INFORMATION



TABLE 13 NEW OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.20.M.0070	20.130784.000.00.PLAN	Exemption Granted	288, 290, 292, 294, 296, 298, 300 John Street	To permit the redevelopment of the existing commercial plaza. Proposal includes 5 mixed-use buildings between 8 and 15-storeys in height, 579 apartment units and commercial uses at 1.82 FSI
Local Official Plan Amendment	LOPA.21.M.0015	PLAN 20 119485	Exemption Granted	205 Torbay Road	To permit a motor vehicle repair facility
Local Official Plan Amendment	LOPA.21.M.0052	21.120023.000.00.PLAN	Exemption Granted	4038, 4052 Highway 7 East	To permit an 11-storey mixed-use development comprised of 450 apartment units
Local Official Plan Amendment	LOPA.20.M.0069	OPA 254	Notice of Decision		To permit a 32-storey institutional building with 264 units
Local Official Plan Amendment	LOPA.21.M.0013	20.136386.000.00.PLAN	Under Review	134, 136, 144, 152 Main Markham Street North, 12 Wilson Street	To permit a 6-storey retirement residence with 308 units and retention of 5 commercial buildings fronting Main Street
Local Official Plan Amendment	LOPA.21.M.0028	21.106315.000.00.PLAN	Under Review	100, 110 Clegg Road	To facilitate the development of a 53-storey tower and two 40-storey mixed-use residential towers with 1134 residential units along with commercial office and day care uses

CITY of MARKHAM

2021 DETAILED APPLICATION INFORMATION



TABLE 13 NEW OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS (continued)

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.21.M.0037	Markham Road - Mount Joy SP	Under Review	Along Markham Road, north of 16th Avenue, south of Major Mackenzie Drive	Markham Road - Mount Joy Secondary Plan
Local Official Plan Amendment	LOPA.21.M.0043	PLAN 21 180462	Under Review	100, 110 Clegg Road	To permit a 3-phased mixed-use development comprised of 3 buildings and a total of 2666 units at 5.90 FSI. Phase 1 proposes a 16-storey tower. Phase 2 proposes 16, 18 and 28-storey towers and Phase 3 proposes two 33-storeys and one 46-storey tower
Local Official Plan Amendment	LOPA.21.M.0054	21.111003.000.00.PLAN	Under Review	Markland Street	To permit a mixed-use development comprised of 3- storey townhouses and a 25-storey mixed-use building. A total of 180 apartment units, 95 townhouse units, 124 hotel units and 25 affordable units are proposed
Local Official Plan Amendment	LOPA.21.M.0062	PLAN 21 139260	Under Review	Unionville Special Policy Area Boundaries	To modify the Special Policy Area boundaries to reflect the flood plain modelling.
Local Official Plan Amendment	LOPA.21.M.0075	PLAN 21 139782	Under Review	3083 Highway 7 East	To redesignate the lands from "Mixed-Use Mid-Rise" to "Mixed-Use High Rise" to permit a master plan development

CITY of MARKHAM

2021 DETAILED APPLICATION INFORMATION



TABLE 13 NEW OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS (continued)

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.21.M.0076	21.139592.000.00.PLAN	Under Review	8505, 8601, 3760, 3828 Warden Avenue	To permit 2 mixed-use development blocks consisting of 5 towers ranging from 25 to 48-storeys, containing 1,666 apartment units, retail and entertainment space
Local Official Plan Amendment	LOPA.21.M.0079	21.144733.000.00.PLAN	Under Review	77 Anderson Avenue	To permit a 30-storey condominium building with a 8-storey podium consisting of 363 apartment units and commercial uses

TABLE 14 NEW DEVELOPMENT APPLICATIONS by TYPE - Q1/Q2

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Condominium	CDMP.21.M.0002	CNDO 20 135927	101 Cathedral High Street	103 residential condominium units and 12 commercial condominium retail units at grade
Draft Plan of Subdivision	SUBP.21.M.0006	20.134853.000.00. PLAN	Part of Lot 31, Concession 7	25 townhouse units, two 8-storey residential apartment buildings with 249 units
Draft Plan of Subdivision	SUBP.21.M.0010	21.103970.000.00. PLAN	17, 5, 11, 3 Essex Avenue, 205, 201, 206, 203 Langstaff Road East	To implement land development permissions in the Langstaff Secondary Plan to facilitate the 1st phase East Precinct of the Langstaff Gateway Area, consisting of 1668 mixed-use high-rise residential units
Engineering Application	ENG.21.M.0004	19T-16M11	4134 16th Avenue	Engineering submission for the York Downs West Draft Plan
Engineering Application	ENG.21.M.0005	Vetmar Limited - External Works		External Works: Woodbine Avenue

CITY of MARKHAM

2021 DETAILED APPLICATION INFORMATION



TABLE 14 NEW DEVELOPMENT APPLICATIONS by TYPE - Q1/Q2 (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Engineering Application	ENG.21.M.0008	10192 Ninth Line	10192 Ninth Line	Widening of Ninth Line to accommodate a left turn lane
Engineering Application	ENG.21.M.0019	9999 Markham Road Subdivision	9999 Markham Road	To facilitate the engineering component of 9999 Markham Road subdivision (19T-18M07).
Registered Plan of Condominium	CDMR.20.M.0027	YRCP1458	8,10 & 18 Rouge Valley Drive West	Mixed-use development composed of ancillary retail and 545 high-rise residential condominium units
Registered Plan of Condominium	CDMR.20.M.0032	YRCP1466	Part of Block 151, Registered Plan 65M-4619	Common element road for the development of 92 freehold semi-detached units
Registered Plan of Subdivision	SUBR.21.M.0003	65M4690	Block 79, Registered Plan 65M-4033	26 single-detached dwellings
Registered Plan of Subdivision	SUBR.21.M.0018	65M4693	4134 16th Avenue, 9492 Kennedy Road	511 residential units (120 single-detached units, 293 townhouse units and 98 townhouse units)
Site Plan	SP.21.M.0010	4582 14th Avenue	4582 14th Avenue	New single-detached dwelling
Site Plan	SP.21.M.0039	20.136377.000.00.SPC	10348 Warden Avenue	To construct three temporary residential sales offices
Site Plan	SP.21.M.0041	20.135517.000.00.SPC	3882 Highway 7	8-storey building with 91 residential units
Site Plan	SP.21.M.0042	20.136196.000.00.SPC	7633 Kennedy Road	31 3-storey townhouse units
Site Plan	SP.21.M.0061	21.103742.000.00.SPC	80 Minthorn Blvd	Extension of site plan endorsement to facilitate a new office building
Site Plan	SP.21.M.0067	21.103550.000.00.SPC	5900 14th Avenue	Addition to an existing industrial building
Site Plan	SP.21.M.0088	21.108793.000.00.SPC	5965 Highway 7	New convenience store car wash and gas station/underground fuel tanks
Site Plan	SP.21.M.0091	20.128887.000.00.SPC	Box Grove Collector Road	Two 3-storey commercial buildings

CITY of MARKHAM

2021 DETAILED APPLICATION INFORMATION



TABLE 14 NEW DEVELOPMENT APPLICATIONS by TYPE - Q1/Q2 (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP.21.M.0109	21.104708.000.00.SPC	5680, 5690 14th Avenue	One-storey day nursery building
Site Plan	SP.21.M.0126	21.118719.000.00.SPC	4121 Highway 7	To construct phases 1 to 3
Site Plan	SP.21.M.0129	21.115121.000.00.SPC	3912, 3928 Highway 7	Independent living retirement home complex consisting of three buildings with heights ranging from 9 to 14-storeys and a total of 1136 residential units
Site Plan	SP.21.M.0130	21.121678.000.00.SPC	344 John Street	Addition to building

TABLE 15 NEW DEVELOPMENT APPLICATIONS by TYPE - Q3/Q4

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Condominium	CDMP.21.M.0012	21.121699.000.00.CNDO	7097, 7099, 7101 Yonge Street, 1 Grandview Avenue	20 commercial units
Draft Plan of Condominium	CDMP.21.M.0011	21.122616.000.00.CNDO	9900 Markham Road	196 townhouse units
Draft Plan of Condominium	CDMP.21.M.0015	21.131119.000.00.CNDO	North of Elgin Mills Road, west of Woodbine Avenue	27 industrial units
Draft Plan of Condominium	CDMP.21.M.0020	21.141524.000.00.CNDO	4071 & 4289 Major Mackenzie Drive East	Common elements, 173 townhouse units
Draft Plan of Subdivision	SUBP.21.M.0025	21.116893.000.00.PLAN	5560 14th Avenue	2-storey industrial building consisting of 23 warehouse units
Draft Plan of Subdivision	SUBP.21.M.0022	21.121246.000.00.PLAN	7750 Bayview Avenue	Development of 3 residential buildings ranging from 18 to 35-storeys consisting of 1287 apartment units
Draft Plan of Subdivision	SUBP.21.M.0029	21.129900.000.00.PLAN	7810 McCowan Road	Common elements, 76 townhouse units

CITY of MARKHAM

2021 DETAILED APPLICATION INFORMATION



TABLE 15 NEW DEVELOPMENT APPLICATIONS by TYPE - Q3/Q4 (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Subdivision	SUBP.21.M.0030	PLAN 21 123553	347 Main Street Markham North	15 townhouse units
Engineering Application	ENG.21.M.0036	16th & Warden Intersection Imp	16th Avenue and Warden Avenue	Preliminary intersection layout based on recommended improvements and EA alignments
Engineering Application	ENG.21.M.0037	19T-07M03	8293, 8303 Warden Avenue, 3825 Highway 7	Uptown Markham Phase 3 residential subdivision
Engineering Application	ENG.21.M.0030	19T-16M06 Engineering	2705, 2755 Elgin Mills Road East	Leporis Construction employment subdivision blocks
Engineering Application	ENG.21.M.0035	Berczy Warden Holdings Inc.	10620 Warden Avenue	Preliminary profile design for Warden Avenue in support of the Berczy Warden - Phase 1 development and the Class EA for Warden Avenue from Major Mackenzie Drive to Elgin Mills Road
Engineering Application	ENG.21.M.0042	Mattamy (Berczy Glen) Limited	10348, 10506, 10508, 10620 Warden Avenue, 3655 Elgin Mills Road East	Roman property Phase 2 residential subdivision
Engineering Application	ENG.21.M.0039	MESP Highway 48 Block	11776 Highway 48	MESP Highway 48 Block for the approved MZO lands
Engineering Application	ENG.21.M.0029	Union Village Phase 2	4134 16th Avenue	Union Village Phase 2 residential subdivision
Site Plan	SP.21.M.0263	21 140960.000.00.SPC	North of Highway 7 and West of Donald Cousens Parkway	60 townhouse units, privately owned parkette and amenity spaces
Site Plan	SP.21.M.0259	21.119856.000.00.SPC	10988, 10990 Warden Avenue	Public works yard, including salt storage, office and garage

CITY of MARKHAM

2021 DETAILED APPLICATION INFORMATION



TABLE 15 NEW DEVELOPMENT APPLICATIONS by TYPE - Q3/Q4 (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP.21.M.0172	21.120616.000.00.SPC	9900 Markham Road	Amending the existing site plan agreement (SP.15.M.0045) to reflect the removal of the existing heritage house in the parkette
Site Plan	SP.21.M.0194	21.130796.000.00.SPC	46 Main Street North	To re-circulate the previously prepared Site Plan Agreement (2019) and approved plans. 5-storey building consisting of 61 apartment units
Site Plan	SP.21.M.0223	21.132390.000.00.SPC	365, 393 Hood Road	1-storey industrial warehouse and office building
Site Plan	SP.21.M.0227	21.136186.000.00.SPC	Russell Dawson Road	106 townhouses, 8 semi-detached and 1 single-detached units
Site Plan	SP.21.M.0238	21.136872.000.00.SPC	Cachet Woods Court	One 5-storey commercial building consisting of office space and two 1-storey buildings containing industrial spaces
Site Plan	SP.21.M.0278	21.137365.000.00.SPC	Enterprise Boulevard	3 mixed-use towers consisting of 1264 apartment units
Site Plan	SP.21.M.0261	21.138859.000.00.SPC	9390 Woodbine Avenue	Common elements, 95 townhouse units.
Site Plan	SP.21.M.0286	SPC 21 143512	1 Steelcase Road West	3 industrial warehouse buildings
Registered Plan of Subdivision	SUBR.21.M.0006	65M4698	Part of Lot 20, Concession 5	173 townhouse units
Registered Plan of Subdivision	SUBR.21.M.0017	65M4699	6889, 6853, 6845, 6869 14th Avenue	3 single-detached units and 36 townhouse units

CITY of MARKHAM

2021 DETAILED APPLICATION INFORMATION



TABLE 15 NEW DEVELOPMENT APPLICATIONS by TYPE - Q3/Q4 (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Registered Plan of Subdivision	SUBR.21.M.0033	65M4708	3217, 3319, 3151 Elgin Mills Road East	106 single-detached units and 112 townhouse units
Registered Plan of Subdivision	SUBR.21.M.0032	65M4709	Part of the west half of Lot 24, Concession 4	33 single-detached units 4 part lots and 31 townhouse units
Registered Plan of Subdivision	SUBR.21.M.0028	65M4710	Block 77, 65M-4257	13 single-detached units and 19 townhouse units
Registered Plan of Subdivision	SUBR.21.M.0034	65M4712	5440 16th Avenue	10 semi-detached units and 68 townhouse units
Registered Plan of Condominium	CDMR.21.M.0010	YRCP1468	206, 208 Main Unionville Street	14 condominium units
Registered Plan of Condominium	CDMR.21.M.0011	YRCP1469	1, 11 Grandview Avenue, 7099, 7101, 7097 Yonge Street	27-storey condominium with 214 units
Registered Plan of Condominium	CDMR.21.M.0017	YRCP1473	Part of Lot 18. Concession 7	32 townhouse units
Registered Plan of Condominium	CDMR.21.M.0020	YRCP1474	57 and 59 Bridlefield Lane	7 single-detached units on a private road

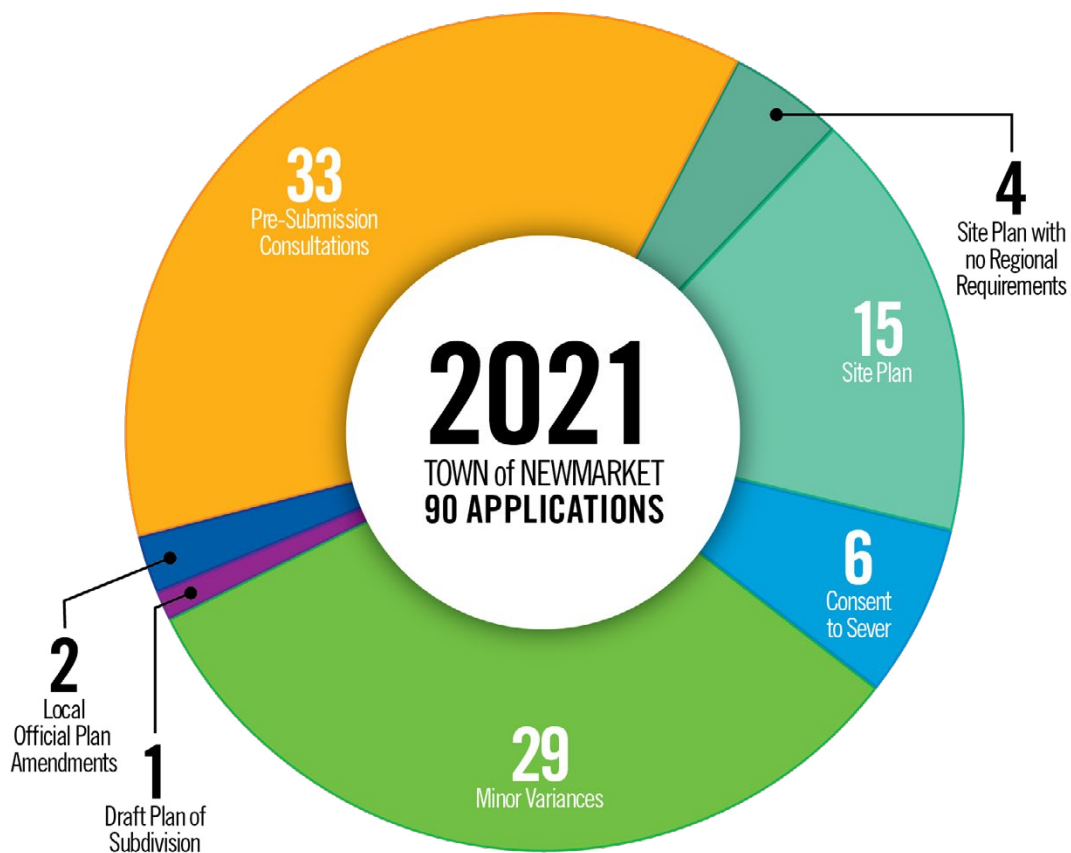
TOWN of **NEWMARKET**

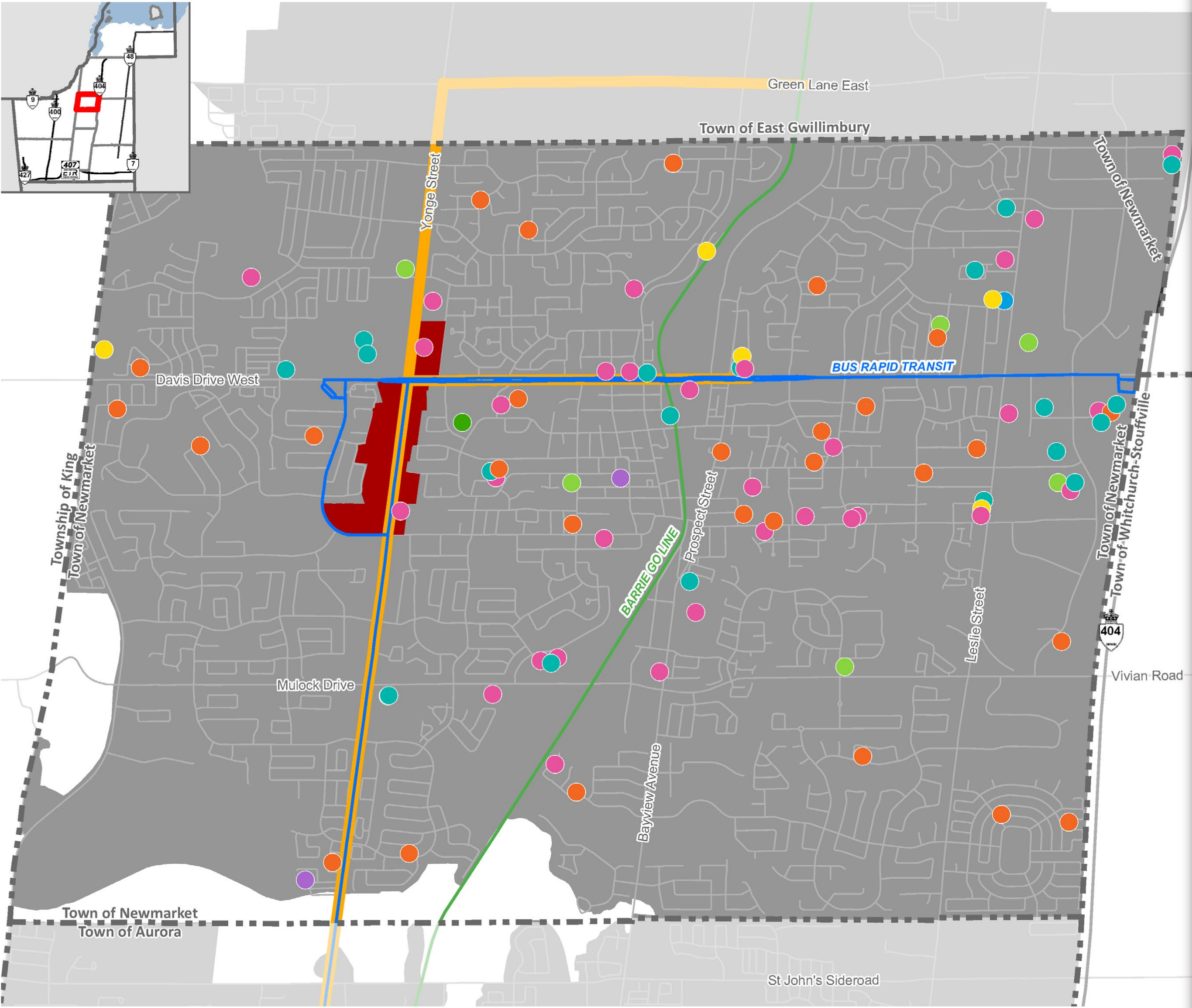
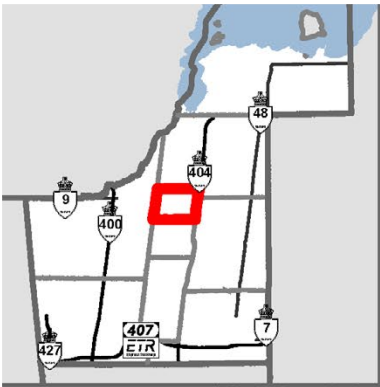
2021 DEVELOPMENT PROFILE

QUICKFACTS

- › Newmarket made up 4.7% of new development applications in York Region
- › Regional staff respond and participate in pre-consultation meetings held every two weeks

FIGURE 9 NEW DEVELOPMENT APPLICATIONS by TYPE 2021





YORK REGION

TOWN OF NEWMARKET DEVELOPMENT PROFILE 2021

- Consent Applications
- Official Plan Amendments - Exemption Granted
- Official Plan Amendments - Notice of Decision
- Minor Variance Applications
- Pre Submission Consultations
- Site Plan Applications
- Subdivision/Condominium Applications
- Zoning By-Law Amendments

- Regional Centre ¹
- Regional Corridor ¹
- Urban Area

¹ The Regional Centres and Corridors are identified in the Municipal Development profile maps.

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TOWN of NEWMARKET

2021 DETAILED APPLICATION INFORMATION



TABLE 16 NEW OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.21.N.0018	D09-NP21-04	Exemption Granted	17680 Leslie Street	To redesignate lands from Commercial to Emerging Residential designation and adding stacked townhouse units as a permitted use to facilitate 88 townhouse dwellings within 4 blocks
Local Official Plan Amendment	LOPA.20.N.0016	OPA 25	Notice of Decision	Town of Newmarket	Technical amendment to Newmarket Urban Secondary Plan. Update to clarify the intent of the policies, implement recommendations, update land use permissions and resolve mapping inconsistencies
Local Official Plan Amendment	LOPA.21.N.0049	D09-NP-2111	Under Review	535 Davis Drive West	To permit a 10-storey rental apartment building with 226 units

TABLE 17 NEW DEVELOPMENT APPLICATIONS by TYPE - Q1/Q2

Application Type	Regional File Number	Local File Number	Location	Description
Registered Plan of Condominium	CDMP.21.N.0012	YRCP1462	400 Park Avenue	11 residential condominium units
Registered Plan of Subdivision	SUBP.21.N.0002	65M4683	16200, 16250 Yonge Street	13 single-detached units, 10 semi-detached units and 150 street townhouse units
Site Plan	SP.21.N.0021	D11-NP-2101	43 Lundy's Lane, 32, 36, 40 Bolton Avenue, 592 Watson Avenue	4-storey, 79-unit rental apartment building
Site Plan	SP.21.N.0035	D11NP2102	17188, 17188B Leslie Street	3-storey private school with daycare
Site Plan	SP.21.N.0046	D09NP1908	17700, 17600 Yonge Street	New access to the Upper Canada Mall

TOWN of NEWMARKET

2021 DETAILED APPLICATION INFORMATION



TABLE 17 NEW DEVELOPMENT APPLICATIONS by TYPE - Q1/Q2 (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP.21.N.0081	D11NP2106	1240 Twinney Drive and 1250 Davis Drive	50m shrouded monopole and associated equipment
Site Plan	SP.21.N.0138	D11-NP-21-08	1314 Ringwell Drive, 1355, 1356 Kerrisdale Boulevard	New Heat Treat System
Site Plan	SP.21.N.0144	Sundial Homes (Davis) Phase 3	219 Davis Drive West	Sales office
Site Plan	SP.21.N.0145	D11-NP-21-09	181 Beechwood Crescent	Single-detached dwelling

TABLE 18 NEW DEVELOPMENT APPLICATIONS by TYPE - Q3/Q4

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Subdivision	SUBP.21.N.0026	D12-NP21-14	1038 & 1040 Jacarandah Drive	22 semi-detached dwellings and two single-family dwelling units accessed by a new private laneway
Site Plan	SP.21.N.0260	D11 NP21 19	1240 Twinney Drive and 1250 Davis Drive	4 retail building including an accessory gas bar
Site Plan	SP.21.N.0295	D11-NP16-12	16945 Bayview Avenue	2-storey academic building
Site Plan	SP.21.N.0222	D11-NP-21-13	17600 Yonge Street	Facade improvements to Upper Canada Mall
Site Plan	SP.21.N.0224	D11-NP-21-14	1038 and 1040 Jacarandah Drive	22 semi-detached units and two single-detached units accessed by a new private laneway
Site Plan	SP.21.N.0235	D11NP2115	16715 Yonge Street Unit 28	Addition of an outdoor playground to be located at the rear of the existing commercial plaza

TOWN of NEWMARKET

2021 DETAILED APPLICATION INFORMATION



TABLE 18 NEW DEVELOPMENT APPLICATIONS by TYPE - Q3/Q4 (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP.21.N.0291	D11-NP2120	Stackhouse Road	2 industrial buildings - Building 1 with GFA of 9547.17 sq m and Building 2 with GFA of 10612.43 sq m
Site Plan	SP.21.N.0298	D11-NP21-21	425 & 431 Davis Drive	Rear addition that will link the two existing structures together on the subject lands
Site Plan	SP.21.N.0292	D11-NP2122	Lot 34, Concession 4, Block 6, Plan 65M3871	Industrial building

CITY of RICHMOND HILL

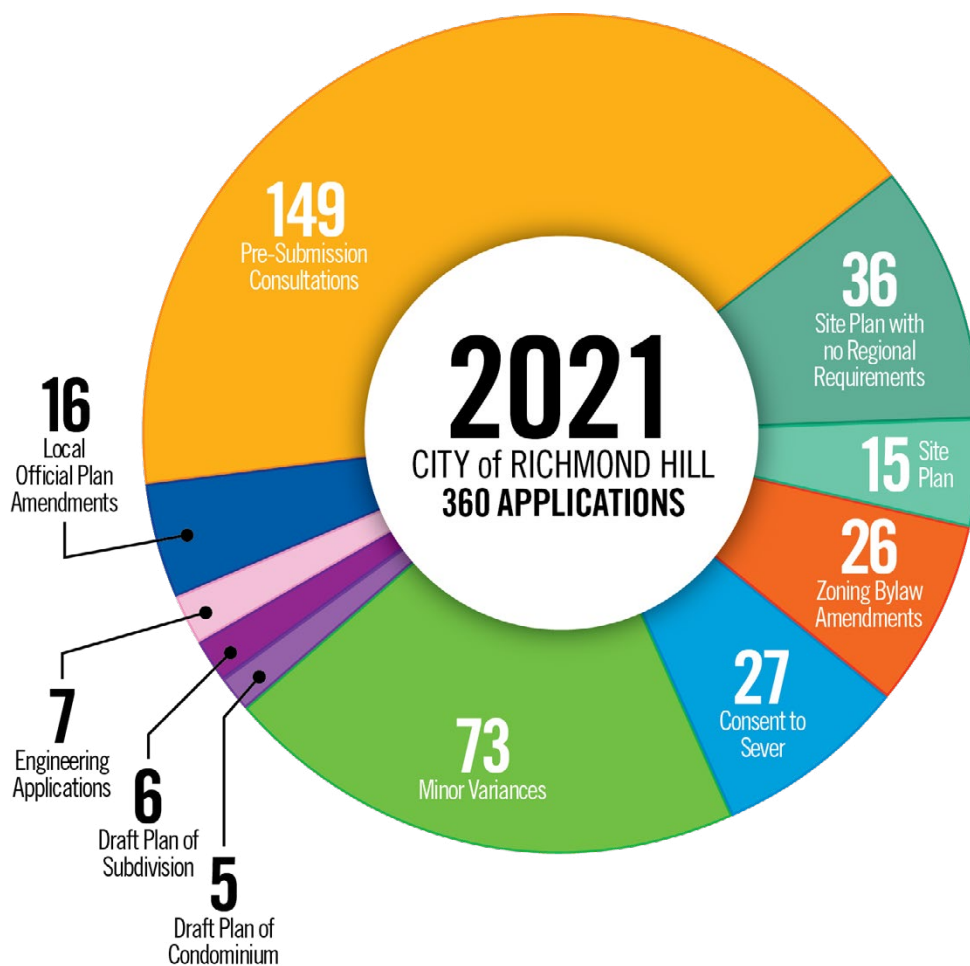
2021 DEVELOPMENT PROFILE

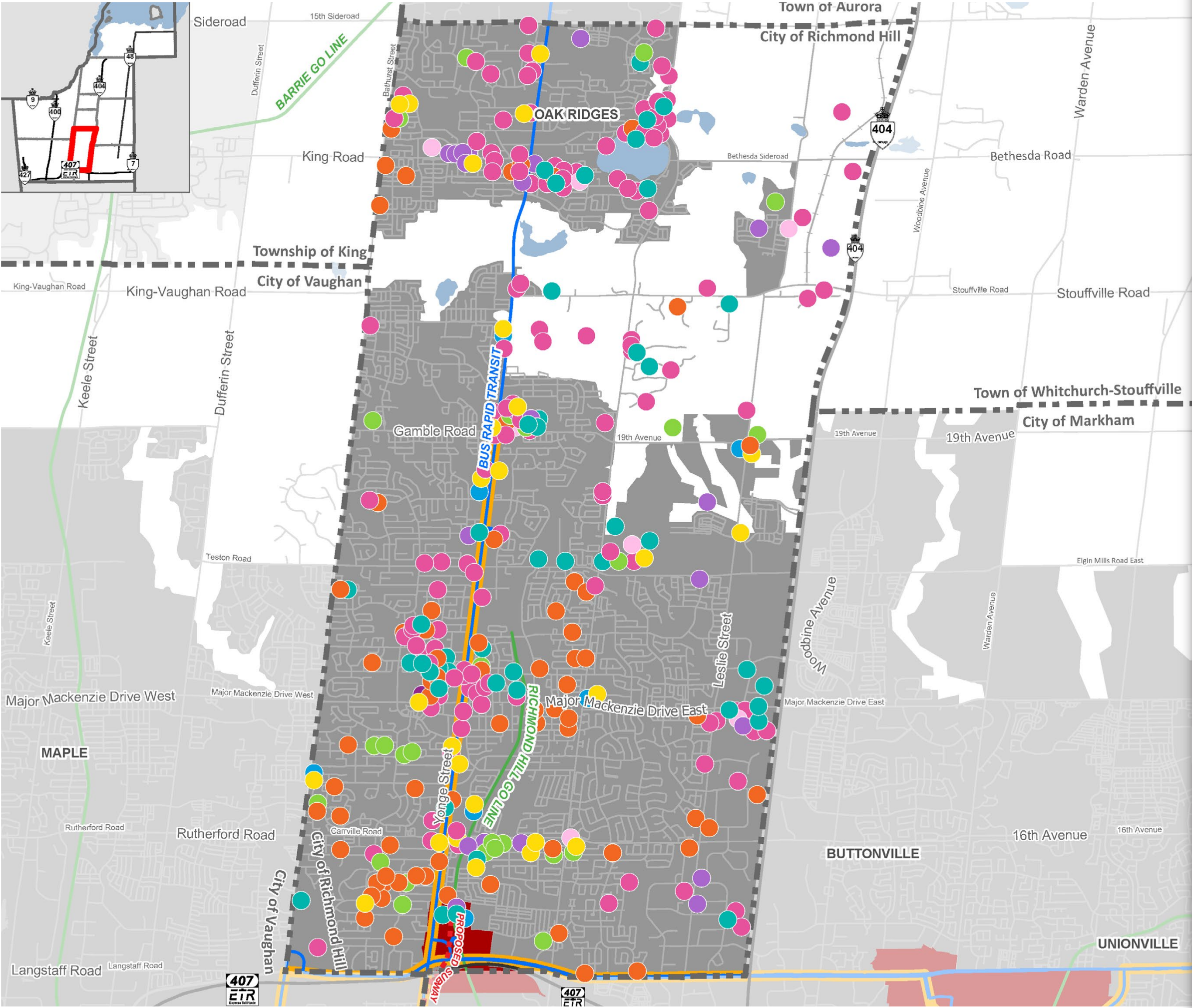


QUICKFACTS

- › Richmond Hill made up 17.6% of new development applications in York Region
- › Regional staff respond and participate in pre-consultation meetings held every two weeks

FIGURE 10 NEW DEVELOPMENT APPLICATIONS by TYPE 2021





CITY of RICHMOND HILL

2021 DETAILED APPLICATION INFORMATION



TABLE 19 NEW OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.17.R.0005	D01-17003	Exemption Granted	119 Carrville Road	To permit a 10-storey mixed use residential development to facilitate 57 residential units and 63 parking spaces
Local Official Plan Amendment	LOPA.18.R.0027	D01-18003	Exemption Granted	9675, 9697 and 9699 Yonge Street	To permit 2 apartment buildings (19 & 16-storeys) connected by a 5-storey podium consisting of 352 apartment units
Local Official Plan Amendment	LOPA.20.R.0010	D01-19005	Exemption Granted	0 Oneida Crescent	To permit 4 residential towers ranging from 25 to 37-storeys with an interconnected 3-storey podium and a stand-alone 2-storey private amenity building, with total of 1518 residential units
Local Official Plan Amendment	LOPA.20.R.0075	D01-20013	Exemption Granted	11160 Yonge Street	To permit 3 towers (29, 27 and 7-storeys) consisting of 666 residential units and FSI of 3.28
Local Official Plan Amendment	LOPA.21.R.0005	D01-20018	Exemption Granted	11300 Yonge Street	To permit a 12-storey, 227 unit apartment building and 57 townhouse units
Local Official Plan Amendment	LOPA.21.R.0011	D01-21001	Exemption Granted	1070 Major Mackenzie Drive East	To permit a 10-storey retirement residence consisting of 244 units
Local Official Plan Amendment	LOPA.21.R.0019	D01-20017	Exemption Granted	12030 Yonge Street	To increase height and density to permit an 8-storey building containing 156 apartment units and 162 sq m of commercial floor area at grade

CITY of RICHMOND HILL

2021 DETAILED APPLICATION INFORMATION



TABLE 19 NEW OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS (continued)

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.21.R.0021	D01-20016	Exemption Granted	45 Observatory Lane	To increase height and density to permit an 8-storey, mid-rise residential development consisting of 255 units
Local Official Plan Amendment	LOPA.21.R.0029	D01-21002	Exemption Granted	11491 Leslie Street	To permit 17 townhouse units on a private road
Local Official Plan Amendment	LOPA.21.R.0032	D01-21003	Exemption Granted	9750-9760 Yonge Street	To increase height and density to permit two apartment buildings 18 & 22-storeys in height connected by a 5-storey podium consisting of 522 apartment units, 18 back-to-back townhouses, 847 sq m of ground floor retail/commercial and a public road connecting to Yonge Street
Local Official Plan Amendment	LOPA.21.R.0042	D01-21004	Exemption Granted	9593 Bathurst Street	To increase density to permit a 4-storey residential apartment building with 13 dwelling units and FSI of 1.48
Local Official Plan Amendment	LOPA.21.R.0047	D01-21005	Exemption Granted	1000 Elgin Mills Road East	To increase the height of an apartment building from 10 to 14-storeys
Local Official Plan Amendment	LOPA.16.R.0004	OPA 21	Notice of Decision	11190 Leslie Street	To permit 27 single detached units, 53 street townhouses and 41 common element condominium units with blocks for future development, parks, a school and stormwater management

CITY of RICHMOND HILL

2021 DETAILED APPLICATION INFORMATION



TABLE 19 NEW OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS (continued)

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.21.R.0045	OPA 22	Notice of Decision	Lake Wilcox Special Policy Area	To implement policy modifications to the “Special Policy Area” “Natural Hazards” and “Neighbourhood” policies and to implement a revised boundary for the Lake Wilcox Special Policy Area (SPA) as approved by the Ministers of Natural Resources (MNRF) and Municipal Affairs and Housing (MMAH)
Local Official Plan Amendment	LOPA.21.R.0002	D01-20014	Under Review	129, 133, 137, 141, 143, 147 Arnold Crescent and 190, 210, 230 Major Mackenzie Drive West	To permit 4 apartment buildings with at grade townhouse dwelling units consisting of a total of 790 dwelling units. FSI 2.35
Local Official Plan Amendment	LOPA.21.R.0017	D01-20015	Under Review	259 Yorkland Road	To increase height and density to permit a 2 high-density, mixed-use buildings 42 & 45 storeys that are connected by a 5-storey podium consisting of 821 residential units
Local Official Plan Amendment	LOPA.21.R.0048	D01-21006	Under Review	13546-13580 Yonge Street	To permit an 8-storey residential apartment building consisting of 214 units, a Floor Space Index of 3.5 and 347 parking spaces
Local Official Plan Amendment	LOPA.21.R.0058	D01-21008	Under Review	0 John Birchall Road	To permit two apartment buildings of 27 and 31-storeys in height connected by a 4-storey podium. The proposed development includes a total of 617 apartment units and 33 townhouse units

CITY of RICHMOND HILL

2021 DETAILED APPLICATION INFORMATION



TABLE 19 NEW OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS (continued)

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.21.R.0059	D01-21007	Under Review	9651 Yonge Street	To increase height and density to permit a mixed-use, high-density transit-oriented development consisting of residential and non-residential uses
Local Official Plan Amendment	LOPA.21.R.0067	D01-21009	Under Review	11283 Yonge Street	To permit a retirement residence with 198 units for seniors, 190 long-term care beds and at-grade commercial space
Local Official Plan Amendment	LOPA.21.R.0077	D01-21010	Under Review	9218 Yonge Street	To permit two buildings 42 and 36-storeys connected by a 6-storey podium containing a total of 796 residential units and at-grade commercial space with a proposed FSI of 8.35

TABLE 20 NEW DEVELOPMENT APPLICATIONS by TYPE - Q1/Q2

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Condominium	CDMP.21.R.0003	D05-21001	12, 8, 10, 6, 4 McCachen Street	To create a common element road to service 2 semi-detached dwellings and 34 townhouses
Draft Plan of Condominium	CDMP.21.R.0008	D05-21002	11190 Leslie Street	To create a common element road to service 41 townhouses
Draft Plan of Subdivision	SUBP.21.R.0003	D03-20005	170, 172, 176, 180 Duncan Road, 543, 551, 561, 531 16th Avenue	10 single-detached dwelling units
Draft Plan of Subdivision	SUBP.21.R.0011	SUB-21-0001	11491 Leslie Street	17 townhouse units on a private road
Draft Plan of Subdivision	SUBP.21.R.0013	19T-87083		

CITY of RICHMOND HILL

2021 DETAILED APPLICATION INFORMATION



TABLE 20 NEW DEVELOPMENT APPLICATIONS by TYPE - Q1/Q2 (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Engineering Application	ENG.21.R.0001	19T-18R11	6 Anglin Drive, 102 19th Avenue	Engineering Approval for 19T-18R11
Engineering Application	ENG.21.R.0002	TMIG Project #15165	12711, 12689, 12683, 12600, 12619, 12460, 12575, 12770, 12603, 12623, 12563 Leslie Street	Temporary Construction Access
Engineering Application	ENG.21.R.0003	19T(R)-12004	272 & 276 Sunset Beach Road	First engineering submission for Sunset Beach residential subdivision
Engineering Application	ENG.21.R.0007	n/a	930, 888 Elgin Mills Road East	Elbay Sales Office - Site Alteration Permit for 930 Elgin Mills Road
Engineering Application	ENG.21.R.0018	438-500 King Road	438-500 King Road	King East subdivision (Phase 2)
Engineering Application	ENG.21.R.0024	Montagna Construction Access	1577 Major Mackenzie Drive East	Montagna temporary construction access
Registered Plan of Condominium	CDMR.20.R.0028	YRCP1459	27, 35, 25, 41, 33, 39, 31, 47, 37 Globemaster Lane, 38, 40 Banshee Lane, 3 McCachen Street, 320 King Road	Condominium road to service 10 semi-detached units and 37 townhouse units
Registered Plan of Condominium	CDMR.21.R.0005	YRCP1464	10922 – 10956 Yonge Street	129 townhouse units.
Registered Plan of Condominium	CDMR.20.R.0022	YRCP1465	13715 Yonge Street	Common element road for the proposed 38 townhouse units
Registered Plan of Subdivision	SUBR.20.R.0029	65M4682	26, 18, 22 Sunset Beach Road	6 townhouse units

CITY of RICHMOND HILL

2021 DETAILED APPLICATION INFORMATION



TABLE 20 NEW DEVELOPMENT APPLICATIONS by TYPE - Q1/Q2 (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Registered Plan of Subdivision	SUBR.18.R.0033	65M4685	12600 Leslie Street	354 single-detached units, 152 townhouse units, 22 partial single-detached units and 34 partial townhouse units
Registered Plan of Subdivision	SUBR.21.R.0001	65M4689	243 16th Avenue	11 townhouse units
Registered Plan of Subdivision	SUBR.20.R.0022	65M4695	396, 404, 416 King Road	8 single-detached dwellings, 1 part lot and 15 townhouse dwelling units. Related to SUBR.20.R.0021
Registered Plan of Subdivision	SUBR.20.R.0021	65M4695	396, 404, 416 King Road	8 single detached dwellings, 1 part lot and 15 townhouse dwelling units. Related to SUBR.20.R.0022
Site Plan	SP.21.R.0036	D06-20042	0 Elgin Mills Road East	Temporary sales trailer
Site Plan	SP.21.R.0112	D06-21015	81 Performance Drive	1805.14 sqm addition to an existing industrial building
Site Plan	SP.21.R.0114	D06-21017	9760, 9750 Yonge Street	To facilitate a mixed use residential/commercial development comprised of two apartment buildings, 18 & 22-storeys connected by a 5 storey podium consisting of 522 apartment units, 18 back to back townhouses, 847 sq m of ground floor retail/commercial and a public road connecting to Yonge Street
Site Plan	SP.21.R.0142	D06-21027	11190 Leslie Street	41 townhouses on Block 36 in draft plan of subdivision

CITY of RICHMOND HILL

2021 DETAILED APPLICATION INFORMATION



TABLE 21 NEW DEVELOPMENT APPLICATIONS by TYPE - Q3/Q4

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Condominium	CDMP.21.R.0013	D05-21003	12850-12890 Yonge Street	120 stacked townhouses
Draft Plan of Condominium	CDMP.21.R.0019	D05-21004	2 East Beaver Creek Road	Establish condominium tenure for 4 existing office buildings
Draft Plan of Condominium	CDMP.21.R.0023	D05-21005	95 and 105 Oneida Crescent	575 residential condominium units within 30 and 24-storey apartment buildings
Draft Plan of Subdivision	SUBP.21.R.0018	D03-21002	1577-1621 Major Mackenzie Drive East	124 single-detached dwellings. Related to MZO O.Reg 698/20.
Draft Plan of Subdivision	SUBP.21.R.0024	SUB-21-0003	27-312 Anglin Drive	8 single-detached units
Draft Plan of Subdivision	SUBP.21.R.0031	SUB-21-0004	271 Old 16th Avenue	4 single-detached units
Engineering Application	ENG.21.R.0047	19T-15R09	0 Bayview Avenue	Installation of the relocated sanitary sewer easement analysis
Site Plan	SP.21.R.0148	D06-21023	1577 Major Mackenzie Drive East	292 townhouse units accessed through private common element condominium lanes on the subject lands. Related to MZO O.Reg 698/20
Site Plan	SP.21.R.0152	D06-21024	1577 and 1621 Major Mackenzie Drive	208 stacked, back-to-back townhouse dwelling units, as part of MZO O.Reg 698/20
Site Plan	SP.21.R.0159	D06-21025	1577 Major Mackenzie Drive East	Temporary sales office for related plans: SUBP.21.R.0018, SP.21.R.0148 and SP.21.R.0152
Site Plan	SP.21.R.0160	D06-21032	1000 Elgin Mills Road East	Revision to the approved site plan (SP.15.R.0130) relating to the height of Building B. To increase the height from 10-storeys to 14-storeys, resulting in 52 additional dwelling units

CITY of RICHMOND HILL

2021 DETAILED APPLICATION INFORMATION



TABLE 21 NEW DEVELOPMENT APPLICATIONS by TYPE - Q3/Q4 (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP.21.R.0209	D06-21034	286 Major Mackenzie Drive East	8-storey residential building with 90 rental units for affordable housing
Site Plan	SP.21.R.0187	D06-21042	178 Centre Street East	22 semi-detached and 2 single-detached units on a private laneway
Site Plan	SP.21.R.0237	D06-21046	609 Sunset Beach Road	New detached 2-storey residential dwelling with an attached garage
Site Plan	SP.21.R.0233	D06-21051	0 Gamble Road	Automobile dealership
Site Plan	SP.21.R.0232	D06-21055	9350 Yonge Street	Two mixed-use rental apartment buildings (26-storeys and 29-storeys) connected by a 7-storey podium comprised of 578 residential units, 575 parking spaces and an FSI of 4.88
Site Plan	SP.21.R.0305	D06-21073	10898 10922 10944 and 10956 Yonge Street	A mixed-use building with two residential towers (23 and 31-storeys) atop of a 3-storey podium with at-grade retail along Yonge Street and Canyon Hill Avenue
Site Plan	SP.21.R.0221	SPRH2019	North of Highway 7 and East of Yonge Street	218 apartment units
Registered Plan of Subdivision	SUBR.21.R.0010	65M4707	16 Long Hill Drive	3 single-detached units
Registered Plan of Subdivision	SUBR.21.R.0031	65M4711	319, 339, 311, 301, 329, 349 King Road, 115 and 119 Bond Crescent	4 semi-detached units and 111 townhouse units
Registered Plan of Condominium	CDMR.21.R.0013	YRCP1470	370C, 370D, 370, 370G, 370H, 370A, 370B, 370E Red vMaple Road	103 townhouse units (42 stacked and 61 block)

CITY of RICHMOND HILL

2021 DETAILED APPLICATION INFORMATION



TABLE 21 NEW DEVELOPMENT APPLICATIONS by TYPE - Q3/Q4 (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Registered Plan of Condominium	CDMR.21.R.0016	YRCP1471	23, 21, 19 John Greene Lane	23 common element townhouses units
Registered Plan of Condominium	CDMR.21.R.0019	YRCP1476	9099 Leslie Street	5-unit Industrial building

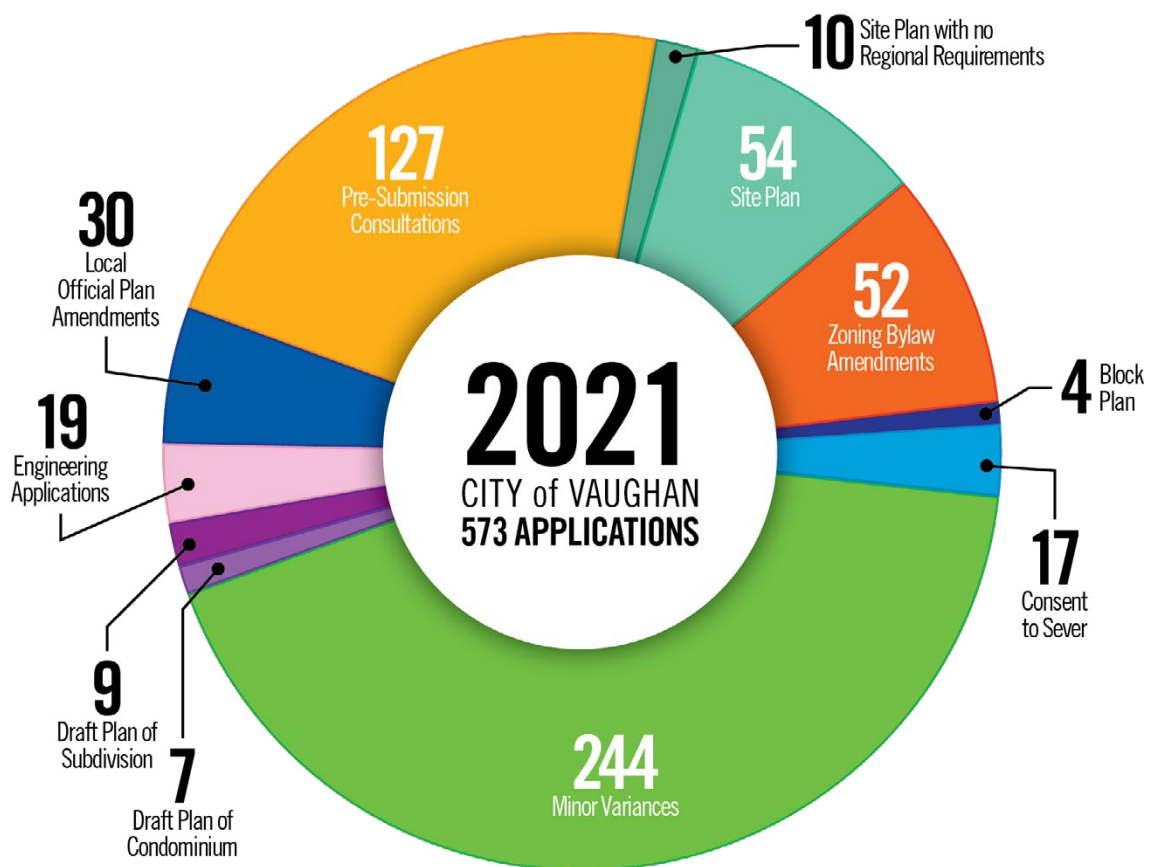
CITY of VAUGHAN

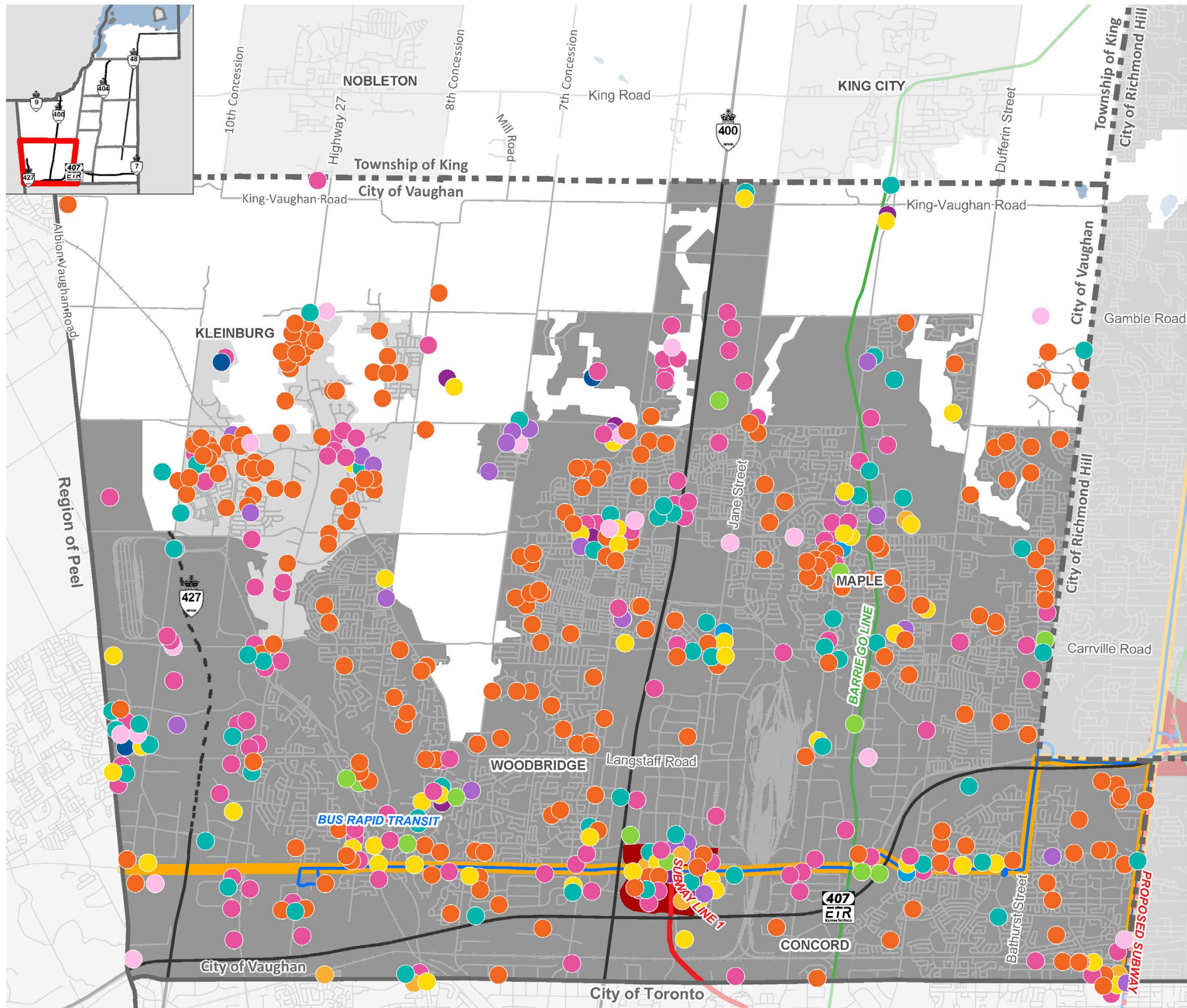
2021 DEVELOPMENT PROFILE

QUICKFACTS

- › Vaughan made up 28.0% of development applications in York Region
- › Regional staff respond and participate in pre-consultation meetings held every two weeks

FIGURE 11 NEW DEVELOPMENT APPLICATIONS by TYPE 2021





YORK REGION

CITY OF VAUGHAN DEVELOPMENT PROFILE 2021

- Block Applications
- Consent Applications
- Engineering Applications
- Official Plan Amendments - Exemption Denied
- Official Plan Amendments - Exemption Granted
- Official Plan Amendments - Notice of Decision
- Official Plan Amendments - Under Review
- Minor Variance Applications
- Pre Submission Consultations
- Site Plan Applications
- Subdivision/Condominium Applications
- Zoning By-Law Amendments
- Regional Centre ¹
- Regional Corridor ¹
- Urban Area
- Towns and Villages

¹ The Regional Centres and Corridors are identified in the Municipal Development profile maps.

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CITY of VAUGHAN

2021 DETAILED APPLICATION INFORMATION



TABLE 22 NEW OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.20.V.0065	OP.20.012	Exemption Denied	175 Millway Avenue	To permit a 64-storey residential building, 21-storey office building and a 7-storey hotel consisting of 798 residential units
Local Official Plan Amendment	LOPA.21.V.0001	OP.20.014	Exemption Denied	7040, 7054 Yonge Street, 72 Steeles Avenue West	To permit 4 mixed-use towers ranging from 38 to 60-storeys consisting of 2,586 residential units at 11.75 FSI
Local Official Plan Amendment	LOPA.21.V.0024	OP.20.015	Exemption Denied	North of Highway 7 and east of Commerce Street	To permit two 48 and 56-storey residential towers connected by a 3-storey podium consisting of 1094 units with at-grade retail uses
Local Official Plan Amendment	LOPA.21.V.0027	OP.21.006	Exemption Denied	7520, 7540, 7560 Weston Road	To permit two 45 & 42-storey towers with 952 residential units
Local Official Plan Amendment	LOPA.21.V.0030	OP.21.009	Exemption Denied	7551, 7601 Jane Street	To permit 9 towers ranging from 30 to 58-storeys consisting of 4563 residential units and a public park at 10.6 FSI
Local Official Plan Amendment	LOPA.21.V.0031	OP.21.010	Exemption Denied	10,000 Dufferin Street	To permit 4 buildings consisting of two 28-storey and two 12-storey residential buildings consisting of 1,007 units
Local Official Plan Amendment	LOPA.21.V.0036	OP.21.012	Exemption Denied	5390 Steeles Avenue West	To permit a 25-storey mixed-use rental apartment building with 226 units and a 4-storey parking structure
Local Official Plan Amendment	LOPA.21.V.0041	OP.21.014	Exemption Denied	7034, 7040 Islington Avenue	To permit a 34-storey apartment building consisting of 295 residential units

CITY of VAUGHAN

2021 DETAILED APPLICATION INFORMATION



TABLE 22 NEW OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS (continued)

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.21.V.0044	OP.21.013	Exemption Denied	9001 Regional Road 50	To redesignate a portion of the subject lands to “Employment Commercial Mixed-Use” to permit 2 employment buildings with outside storage
Local Official Plan Amendment	LOPA.21.V.0046	OP.21.015	Exemption Denied	4850 Highway 7, 79 Arrowhead Drive	To permit a 14-storey residential building with 101 units at 5.7 FSI
Local Official Plan Amendment	LOPA.21.V.0050	OP.21.016	Exemption Denied	South of Highway 7 and east of Highway 400	To permit 3 towers connected by a 4-storey podium with a total of 1701 residential units and commercial uses at grade
Local Official Plan Amendment	LOPA.21.V.0056	OP.21.017	Exemption Denied	North of Centre Street and east of New Westminster Drive	To permit two 26 and 35-storey towers on a 12-storey podium consisting of 715 residential units
Local Official Plan Amendment	LOPA.21.V.0003	OP.20.016	Exemption Granted	9929 Keele Street	To permit a 4-storey mixed-use condominium building with 95 units at 1.4 FSI
Local Official Plan Amendment	LOPA.21.V.0004	OP.20.017	Exemption Granted	9291 Jane Street	To permit two 36-storey buildings with 5-storey podiums, consisting of 760 residential units at 4.17 FSI
Local Official Plan Amendment	LOPA.21.V.0023	OP.21.004	Exemption Granted	7818 Dufferin Street	To redesignate lands to “High-Rise Mixed-Use” with site-specific exceptions to permit two 12 and 34-storey residential buildings and two blocks of street townhouses with a total of 853 apartment units and 10 townhouse units at 4.82 FSI

CITY of VAUGHAN

2021 DETAILED APPLICATION INFORMATION



TABLE 22 NEW OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS (continued)

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.21.V.0061	OP.21.018	Exemption Granted	North of Highway 7 and west of New Huntington Road	To permit a 1-storey employment building with proposed future office space and accessory outside storage of truck trailers
Local Official Plan Amendment	LOPA.21.V.0007	VMC Secondary Plan Update	Under Review		To permit two 36-storey residential buildings and 5-storey podium with a total of 760 residential units at 4.17 FSI
Local Official Plan Amendment	LOPA.21.V.0008	OP.21.001	Under Review	South of Major Mackenzie Drive West, west of Fossil Hill Road	To permit a 12-storey mixed-use building with 382 units and 11 townhouse units on a private road
Local Official Plan Amendment	LOPA.21.V.0009	OP.09.003	Under Review	10951 Kipling Avenue	To permit a private recreational facility with on-site parking
Local Official Plan Amendment	LOPA.21.V.0016	OP.21.002	Under Review	8265, 8277 Islington Avenue	To permit a 6-storey residential building consisting of 81 apartment units at 2.4 FSI
Local Official Plan Amendment	LOPA.21.V.0020	OP.21.003	Under Review	141 Malloy Street	To permit an outdoor car inventory storage facility with 817 surface parking spaces
Local Official Plan Amendment	LOPA.21.V.0025	OP.21.005	Under Review	3911 Teston Road	To permit 145 townhouse units
Local Official Plan Amendment	LOPA.21.V.0026	OP.21.007	Under Review	2901 Highway 7	To permit 45 and 49-storey residential towers connected by a 7-storey podium and a 22-storey residential tower with a total of 1,318 apartment units with at grade commercial uses

CITY of VAUGHAN

2021 DETAILED APPLICATION INFORMATION



TABLE 22 NEW OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS (continued)

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.21.V.0033	OP.21.011	Under Review	9565 Weston Road	To permit 15 single-detached and 155 townhouses units
Local Official Plan Amendment	LOPA.21.V.0040	OP.21.008	Under Review	185 Doughton Road, 108-112 Maplecrete Road	To permit two 40 and 43-storey residential towers connected by a 6-storey podium with a total of 789 residential units and commercial uses at grade
Local Official Plan Amendment	LOPA.21.V.0071	OP.21.019	Under Review	3812 Major Mackenzie Drive West	To permit 5 mixed-use residential buildings with 6 high-rise towers ranging from 8 to 36-storeys with a total of 3,013 residential units. Parking spaces, public parks and private open spaces are also proposed
Local Official Plan Amendment	LOPA.21.V.0073	OP.21.020	Under Review	South of Rutherford Road, east of Jane Street	To permit a 30-storey residential tower with 301 residential units and 5,514 sq m of amenity space
Local Official Plan Amendment	LOPA.21.V.0078	OP.21.022	Under Review	72 Crestwood Road	To permit the conversion of an existing single-detached residential dwelling to a place of worship
Local Official Plan Amendment	LOPA.21.V.0081	OP.21.023	Under Review	3836, 3850 Major Mackenzie Drive West	To permit a 12-storey residential apartment building with 348 residential units, two levels of underground parking and an outdoor amenity space

CITY of VAUGHAN

2021 DETAILED APPLICATION INFORMATION



TABLE 22 NEW OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS (continued)

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.21.V.0082	OP.21.024	Under Review	8940 Bathurst Street	To permit two 10 and 12-storey residential towers connected by a 6-storey podium with a total of 593 units and 115 townhouse units
Local Official Plan Amendment	LOPA.21.V.0083	OP.21.021	Under Review	88 Steeles Avenue West	To permit two 40 and 52-storey towers connected by a 5 to 7-storey podium with a total of 1,077 residential units with retail uses at grade

TABLE 23 NEW DEVELOPMENT APPLICATIONS by TYPE - Q1/Q2

Application Type	Regional File Number	Local File Number	Location	Description
Block Plan	BLK.21.V.0001	BL.64S.2020	8631 Highway 50, 8700, 8500 Huntington Road	Amendment to Block 64
Block Plan	BLK.21.V.0002	BL.41.2020	11260 Weston Road, 3893 Kirby Road, 450 Stephanie Boulevard, 10775 Pine Valley Drive, 11141 Pine Valley Drive, 436 Stephanie Boulevard, 10970 Weston Road, 11120 Weston Road, 4330 Teston Road	Block 41 is planned to be a complete community with a range of housing types and densities, commercial uses, parkland (active and passive), schools and a community centre
Draft Plan of Condominium	CDMP.21.V.0005	19CDM-21V003	357, 375, 365 Stegman's Mill Road	12 single-detached dwellings on a common element condominium road and 1 freehold lot fronting onto Stegman's Mill Road
Draft Plan of Condominium	CDMP.21.V.0006	19CDM-21V001	7890 Jane Street	50-storey apartment building with 528 residential units

CITY of VAUGHAN

2021 DETAILED APPLICATION INFORMATION



TABLE 23 NEW DEVELOPMENT APPLICATIONS by TYPE - Q1/Q2 (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Condominium	CDMP.21.V.0007	19CDM-21V002	1000 Portage Parkway	45-storey apartment building with 498 residential units
Draft Plan of Condominium	CDMP.21.V.0010	19CDM-21V004	2 Comdel Boulevard, 9465 Weston Road, 6 Comdel Boulevard, 11 Lichen Court, 10 Comdel Boulevard, 14 Comdel Boulevard, 12 Lichen Court, 22 Comdel Boulevard, 26 Comdel Boulevard, 15 Lichen Court, 18 Comdel Boulevard, 10 Lichen Court	To establish a common element condominium road
Draft Plan of Subdivision	SUBP.21.V.0001	19T-20V007	72 Steeles Avenue West, 7040, 7054 Yonge Street	3 mixed-use towers ranging from 38 to 60-storeys with a total of 2620 residential units at 10.95 FSI
Draft Plan of Subdivision	SUBP.21.V.0002	19T-20V008	1820 Rutherford Road	17 single-detached lots, 51 street accessed townhouse units and 192 rear lane accessed townhouse units for a total of 260 residential units
Draft Plan of Subdivision	SUBP.21.V.0004	19T-21V001	Part of Lot 20, Concession 6	A mixed-use development consisting of a 12-storey mixed-use building with 382 units and 11 townhouse units on a private road
Draft Plan of Subdivision	SUBP.21.V.0009	19T-21V002	3911 Teston Road	25 blocks (22 blocks of townhouse units, two parkettes and a SWM pond) for a total of 145 townhouse units
Draft Plan of Subdivision	SUBP.21.V.0012	19T-21V004	26, 18, 6, 22, 15, 10, 14 Comdel Boulevard, 12, 11 Lichen Court 9465 Weston Road	15 single-detached dwellings and 155 townhouses comprising of 84 standard townhouses, 60 back-to-back townhouses and 11 dual-frontage townhouses

CITY of VAUGHAN

2021 DETAILED APPLICATION INFORMATION



TABLE 23 NEW DEVELOPMENT APPLICATIONS by TYPE - Q1/Q2 (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Subdivision	SUBP.21.V.0014	19T-21V005	375, 357, 365 Stegman's Mill Road	13 single-detached dwelling lots comprising of 12 lots for single-detached dwellings on a common element condominium road and 1 freehold lot that will front onto Stegman's Mill Road
Draft Plan of Subdivision	SUBP.21.V.0016	19T-21V003	108, 112, 110 Maplecrete Road, 185 Doughton Road	2 residential towers with heights of 40 and 43-storeys atop a shared 6-storey podium with commercial uses at grade. 789 units at 8.2 FSI is proposed
Engineering Application	ENG.21.V.0006	Major Mac & Jane St	2191, 2911, 2901, 2891, 2921, 2141, 2185 Major Mackenzie Drive West, 9995 Keele Street	Major Mackenzie Drive & Jane Street Engineering application
Engineering Application	ENG.21.V.0010	19T-17V009	1600 Teston Road	1600 Teston Road Residential Subdivision
Engineering Application	ENG.21.V.0011	Highway 7 and New Huntington Road	7551 Huntington Road, 6701 Highway 7	Construction Access
Engineering Application	ENG.21.V.0013	Block 59 -Rutherford Access	6666 Rutherford Road	Intersection of Street F and Rutherford Road in Block 59
Engineering Application	ENG.21.V.0016	Block 41-28E	90, 70, 80, 22, 50 Greenbrooke Drive, 3911 and 3801 Teston Road	Construction Access Permit Application
Engineering Application	ENG.21.V.0017	19T-19V001	north of Major Mackenzie Drive and east of Huntington Road	To facilitate the engineering component of Nashville Developments (South) Inc. and Nashville Major Developments Inc. subdivision. Includes Major Mackenzie Drive and Huntington Road By-pass intersection and Nashville Road and Huntington Road intersection
Engineering Application	ENG.21.V.0020	Huntington Road Urbanization	Huntington Road from Langstaff Road to Nashville Road	Huntington Road urbanization from Langstaff Road to Nashville Road

CITY of VAUGHAN

DETAILED APPLICATION INFORMATION MID-YEAR 2021



TABLE 23 NEW DEVELOPMENT APPLICATIONS by TYPE - Q1/Q2 (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Engineering Application	ENG.21.V.0021	Kirby Road Extension Project	11490 Bathurst Street	Kirby Road Extension Project between Dufferin Street and Bathurst Street
Engineering Application	ENG.21.V.0022	11063/11191/11363 Highway 27	11063, 11191 and 11363 Highway 27 and 5841 Kirby Road	Preliminary engineering for the external sanitary force main and gravity storage sewer to be constructed on Kirby Road and on Highway 27 to service Block 55 Northwest development
Engineering Application	ENG.21.V.0023	19T-04V06	South of Highway 7 and East of Highway 50	Huntington Corporate Business Park
Engineering Application	ENG.21.V.0025	19T-19V006	Part of Lot 25, Concession 7	Renovation works outside Pine Valley Drive right-of-way that are required as per approved draft plan conditions
Engineering Application	ENG.21.V.0026	Block 64 South Phase 2	Located in the northeast quadrant of Langstaff Road and Highway 50	First engineering submission for Block 64 South Phase 2 spine servicing
Engineering Application	ENG.21.V.0027	Jane Street Cycle Track	Jane Street from Teston Road to Portage Parkway	Development of a functional and preliminary design for sidewalks and in-boulevard cycle tracks on both sides of Jane Street from Portage Parkway to Teston Road
Registered Plan of Condominium	CDMR.21.V.0003	YRCP1461	5 Buttermilk Avenue, 950 Portage Parkway, 898 Portage Parkway	606 units in a 56-storey building
Registered Plan of Condominium	CDMR.21.V.0006	YRCP1463	8272, 8254, 8266 Pine Valley Drive	22 townhouse units on a private common element road
Registered Plan of Subdivision	SUBR.20.V.0024	19T-18V007	BLOCK 203, PLAN 65M4361	8 single-detached lots
Registered Plan of Subdivision	SUBR.20.V.0010	65M4681	4333 Teston Road, 10733 Pine Valley Drive, 10699 Pine Valley Drive	Huntington Road urbanization from Langstaff Road to Nashville Road

CITY of VAUGHAN

DETAILED APPLICATION INFORMATION MID-YEAR 2021



TABLE 23 NEW DEVELOPMENT APPLICATIONS by TYPE - Q1/Q2 (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Engineering Application	ENG.21.V.0026	Block 64 South Phase 2	Located in the northeast quadrant of Langstaff Road and Highway 50	First engineering submission for Block 64 South Phase 2 spine servicing
Engineering Application	ENG.21.V.0027	Jane Street Cycle Track	Jane Street from Teston Road to Portage Parkway	Development of a functional and preliminary design for sidewalks and in-boulevard cycle tracks on both sides of Jane Street from Portage Parkway to Teston Road
Registered Plan of Subdivision	SUBR.20.V.0024	19T-18V007	BLOCK 203, PLAN 65M4361	8 single-detached lots
Registered Plan of Subdivision	SUBR.20.V.0010	65M4681	4333 Teston Road, 10733 Pine Valley Drive, 10699 Pine Valley Drive	Huntington Road urbanization from Langstaff Road to Nashville Road
Registered Plan of Subdivision	SUBR.20.V.0027	65M4692	81 Whisper Lane, 739 Nashville Road, 737 Nashville Road	50 lots for single-family dwellings
Registered Plan of Subdivision	SUBR.21.V.0007	65M4694	10390 Pine Valley Drive	156 single-detached units, 2 units within 4 part-lots and 36 townhouse units
Site Plan	SP.21.V.0002	North Maple Park Ph 2	11151, 11141, 11085, 11067 Keele Street	Expansion of facilities built in Phase 1 by incorporating a variety of program elements, including a main road access/loop, stadium, field area picnic area/woodland gardens, multi-use fields, parking conservatory and botanical gardens, circuit pitches, open meadow and pedestrian and bicycle trails
Site Plan	SP.21.V.0012	DA.20.064	2180 Langstaff Road	4-storey office building
Site Plan	SP.21.V.0013	DA.20.065	Southeast quadrant of Highway 7 and Jane Street	Landscape improvements and reduction in parking from 678 to 554 spaces

CITY of VAUGHAN

DETAILED APPLICATION INFORMATION MID-YEAR 2021



TABLE 23 NEW DEVELOPMENT APPLICATIONS by TYPE - Q1/Q2 (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP.21.V.0016	DA.20.063	241, 221, 231 Trade Valley Drive, 8765 Highway 50	New automotive repair shop, reduction of the restaurant building from 640 m ² to 333.7 m ² , drive-through facility with stacking lane and increasing the industrial building from 2651 m ² to 3439 m ²
Site Plan	SP.21.V.0023	DA.21.001	Part of Lot 20, Concession 6	Mixed-use development consisting of a 12-storey mixed-use building with 382 units and 11 townhouse units on a private road
Site Plan	SP.21.V.0028	DA.21.003	12370 Keele Street, 12368 Keele Street	1-storey multi-unit industrial building
Site Plan	SP.21.V.0043	DA.20.053	Part 1, Plan 65R-29524. Part Lot 11, Concession 10	Two 2-storey industrial buildings with accessory office uses
Site Plan	SP.21.V.0050	DA.21.004	8003 Weston Road	22m tall meso flower telecommunication tower (Bell Mobility) with a 3.3m x 2.9m x 1.7 m compound.
Site Plan	SP.21.V.0063	DA.21.006	3230 King-Vaughan Road	Prefabricated storage and office building containing a second-floor mezzanine with accessory office and open space storage area for construction equipment and vehicles
Site Plan	SP.21.V.0071	DA.21.010	North of Highway 7 West of Highway 27	1-storey expansion to an existing warehouse building along with additional parking
Site Plan	SP.21.V.0073	DA.20.067	Part Lots 6 and 7, Concession 5	Two 48 and 56-storey residential towers connected by a 3-storey podium with at-grade retail uses. 1070 units at 8.05 FSI is proposed
Site Plan	SP.21.V.0079	DA.21.002	165 Cityview Boulevard	10-storey hotel including a rooftop helicopter pad and eating establishment use on the ground floor

CITY of VAUGHAN

DETAILED APPLICATION INFORMATION MID-YEAR 2021



TABLE 23 NEW DEVELOPMENT APPLICATIONS by TYPE - Q1/Q2 (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP.21.V.0080	DA.21.013	3255 Rutherford Road, Building D	Eating establishment (Chick-fil-a) and associated drive-through
Site Plan	SP.21.V.0087	DA.18.094	7805 Highway 50	One-storey industrial building with future 2-storey office addition at the northeast and southeast corners of the building
Site Plan	SP.21.V.0093	DA.21.011	4742 Steeles Ave	New Pump Station approximately 1145 m ² in size as part of York Region's "West Vaughan Sewage Servicing" initiative to improve sewage capacity in the area
Site Plan	SP.21.V.0100	DA.21.012	10436 Huntington Road	2-storey single-family dwelling
Site Plan	SP.21.V.0102	DA.21.018	South-East Corner of Highway 50 and Langstaff	3 food processing plants with accessory office components in each building
Site Plan	SP.21.V.0105	DA.21.014	10, 12, 4, 6 Hartman Avenue, 8311, 8307 Islington Avenue	70 stacked townhouse units
Site Plan	SP.21.V.0106	DA.21.016	7515 Martin Grove Road	40m monopole telecommunication tower
Site Plan	SP.21.V.0108	DA.21.015	232 Millway Avenue	22m tall meso telecommunication tower
Site Plan	SP.21.V.0116	DA.21.009	3836, 3850 Major Mackenzie Drive West	6 street townhouse blocks consisting of 31 units
Site Plan	SP.21.V.0119	DA.21.022	53 Jacob Keffer Parkway	1-storey paramedic response station with two tandem vehicle bays
Site Plan	SP.21.V.0122	DA.14.090	10699 Pine Valley Drive	40m steel flagpole telecommunications tower
Site Plan	SP.21.V.0124	DA.21.020	1 Auto Park Circle	341.28 m ² addition to the existing 2657.47 m ² car dealership

CITY of VAUGHAN

DETAILED APPLICATION INFORMATION MID-YEAR 2021



TABLE 23 NEW DEVELOPMENT APPLICATIONS by TYPE - Q1/Q2 (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP.21.V.0127	DA.21.021	927, 919 Clark Avenue West	Amendments to the Site Plan Agreement for SP.19.V.0035 for minor landscape plan changes
Site Plan	SP.21.V.0128	DA.21.023	375, 357, 365 Stegman's Mill Road	13 single-detached dwelling lots comprising of 12 lots for single-detached dwellings on a common element road and 1 freehold lot fronting onto Stegman's Mill Road
Site Plan	SP.21.V.0134	DA.21.025	40, 20 Innovation Drive, 8430 Highway 27	32.6 m ² outdoor patio as accessory use to an eating establishment within an existing multi-unit commercial building (Building A)
Site Plan	SP.21.V.0137	DA.21.024	1930 Rutherford Road	1-storey stormwater pumping station adjacent to the new grade separation on Rutherford Road that separates the road ROW from the Barrie Rail Corridor
Site Plan	SP.21.V.0143	DA.21.027	33, 41, 13, 21, 37, 29, 25, 17, 5, 9 Roybridge Gate	2-storey employment warehouse building in place of 5 office buildings and a portion of the shared parking area that were approved for the eastern portion of the Subject Lands

TABLE 24 NEW DEVELOPMENT APPLICATIONS by TYPE - Q3/Q4

Application Type	Regional File Number	Local File Number	Location	Description
Block Plan	BLK.21.V.0004	BL.34W.2021	1141, 11075, 11091, 11031, 11475, 11455, 11511, 11211, 11255 Weston Road, 3445, 3411, 3441 Kirby Road	Block 34 West Block Plan and MESP Terms of Reference
Block Plan	BLK.21.V.0003	BL.62W.2021	11023, 10983, 11035, 11091, 11069, 11075, 11363, 11131, 11231 Huntington Road	To review the Block Plan Terms of Reference submitted by the Block 62 West Landowners Group

CITY of VAUGHAN

DETAILED APPLICATION INFORMATION MID-YEAR 2021



TABLE 24 NEW DEVELOPMENT APPLICATIONS by TYPE - Q3/Q4 (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Condominium	CDMP.21.V.0022	19CDM-21V005	300 Atkinson Avenue	16 townhouse units
Draft Plan of Condominium	CDMP.21.V.0025	19CDM-21V006	120 Eagle Rock Way	117 apartment units
Draft Plan of Condominium	CDMP.21.V.0021	19CDM-21V007	9560, 9570, 9580, 9590 Islington Avenue	104 townhouse units
Draft Plan of Subdivision	SUBP.21.V.0017	19T-21V006	8741 Huntington Road	Development blocks for employment, stormwater management and natural area
Draft Plan of Subdivision	SUBP.21.V.0028	19T-21V007	11191 Keele Street	42 townhouse units.
Engineering Application	ENG.21.V.0031	10083 and 10101 Weston Road	10083, 10101 Weston Road	Vaughan NW Residences Residential Development
Engineering Application	ENG.21.V.0048	19T-17V004	3836, 3850 Major Mackenzie Drive West	Centra (Major Mack East) Residential Development
Engineering Application	ENG.21.V.0040	68 and 76 Whisper Lane	68, 76 Whisper Lane	To create a new sanitary sewer service connection
Engineering Application	ENG.21.V.0028	7250 Yonge Street (2020-129)	7250 Yonge Street	To facilitate landscape improvements
Engineering Application	ENG.21.V.0045	Block 34W External Servicing	Block 34 West	To facilitate an external sanitary sewer and watermain to service Block 34 West
Engineering Application	ENG.21.V.0038	Langstaff Road EA	Langstaff Road EA	Langstaff Road Capital Delivery project by Transportation Services
Site Plan	SP.21.V.0211	DA.18.089	7551 Huntington Road, 6701 Highway 7	1-storey industrial building with an accessory two-storey office component
Site Plan	SP.21.V.0151	DA.21.026	220, 216 Doughton Road	47 and 49-storey residential towers consisting of 1,145 apartment units
Site Plan	SP.21.V.0158	DA.21.029	8700 Huntington Road	1-storey storage/warehouse building

CITY of VAUGHAN

DETAILED APPLICATION INFORMATION MID-YEAR 2021



TABLE 24 NEW DEVELOPMENT APPLICATIONS by TYPE - Q3/Q4 (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP.21.V.0164	DA.21.030	South of Major Mackenzie Drive, east of Thomas Cook Avenue	2-storey community centre and library building
Site Plan	SP.21.V.0178	DA.21.031	North of Highway 407, east of Highway 400	Three 36 to 45-storey towers connected by a 4-storey podium with a total of 1,701 residential units with commercial uses at grade
Site Plan	SP.21.V.0184	DA.21.032	299 Racco Parkway	Telecommunication tower
Site Plan	SP.21.V.0191	DA.21.034	10037 Keele Street	3-storey commercial and residential building with a total of 8 residential units
Site Plan	SP.21.V.0204	DA.21.036	7808 Yonge Street	1 single-detached dwelling with a secondary suite
Site Plan	SP.21.V.0203	DA.21.037	11200 Bathurst Street	Replacement of the existing reservoir access house with a larger access house and change to site access
Site Plan	SP.21.V.0205	DA.21.038	11201 Keele Street	Replacement of the existing reservoir access house with a larger access house and change to site access
Site Plan	SP.21.V.0201	DA.21.039	169 Cityview Boulevard	Two 2-storey multi-unit industrial buildings
Site Plan	SP.21.V.0202	DA.21.040	8086 Islington Avenue	To facilitate exterior façade changes to an existing 2-storey mixed-use building
Site Plan	SP.21.V.0216	DA.21.041	777 New Westminster Drive	Two 26 and 35-storey residential towers connected by a 12-storey podium with a total of 715 residential units
Site Plan	SP.21.V.0255	DA.21.042	233 Sweetriver Boulevard	Four 1-storey additions to the existing car dealership and demolish an existing addition
Site Plan	SP.21.V.0249	DA.21.044	10, 20, 25 Di Benedetto Lane, 110 Simmons Street.	70 townhouse units

CITY of VAUGHAN

DETAILED APPLICATION INFORMATION MID-YEAR 2021



TABLE 24 NEW DEVELOPMENT APPLICATIONS by TYPE - Q3/Q4 (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP.21.V.0252	DA.21.045	1054 Centre Street	Exterior renovations to the existing building
Site Plan	SP.21.V.0276	DA.21.047	8077 Islington Avenue	Telecommunication tower
Site Plan	SP.21.V.0270	DA.21.048	North of Major Mackenzie Drive, east of Huntington Road	Elementary School and day nursery facility
Site Plan	SP.21.V.0273	DA.21.050	North of Major Mackenzie Drive, east of Huntington Road	61 townhouse units
Site Plan	SP.21.V.0284	DA.21.053	10275 Keele Street	2-storey office building with an expanded parking area and demolition of the existing office building
Site Plan	SP.21.V.0281	DA.21.055	North of Major Mackenzie Drive, west of Highway 400	9-storey hotel and a single mixed-use industrial and office building
Site Plan	SP.21.V.0299	DA.21.056	9505 Keele Street	Landscaping changes along Keele Street, reconfiguration of the existing parking lot layout and the demolition of the 4 entry canopies
Site Plan	SP.21.V.0301	DA.21.058	6611 Major Mackenzie Drive West	Self-support tower
Site Plan	SP.21.V.0302	DA.21.059	North of Rutherford Road, west of Highway 27	Telecommunication tower
Registered Plan of Subdivision	SUBR.18.V.0043	65M4701	10640 Pine Valley Drive	70 single-detached units and 43 townhouse units
Registered Plan of Subdivision	SUBR.21.V.0021	65M4713	Part of Block 203, Plan 65M-4361	5 single-detached dwellings and 3 part-lots for future single-detached dwellings
Registered Plan of Condominium	CDMR.21.V.0015	YRCP1472	North of McNaughton Road, west of Keele Street	51 townhouse units

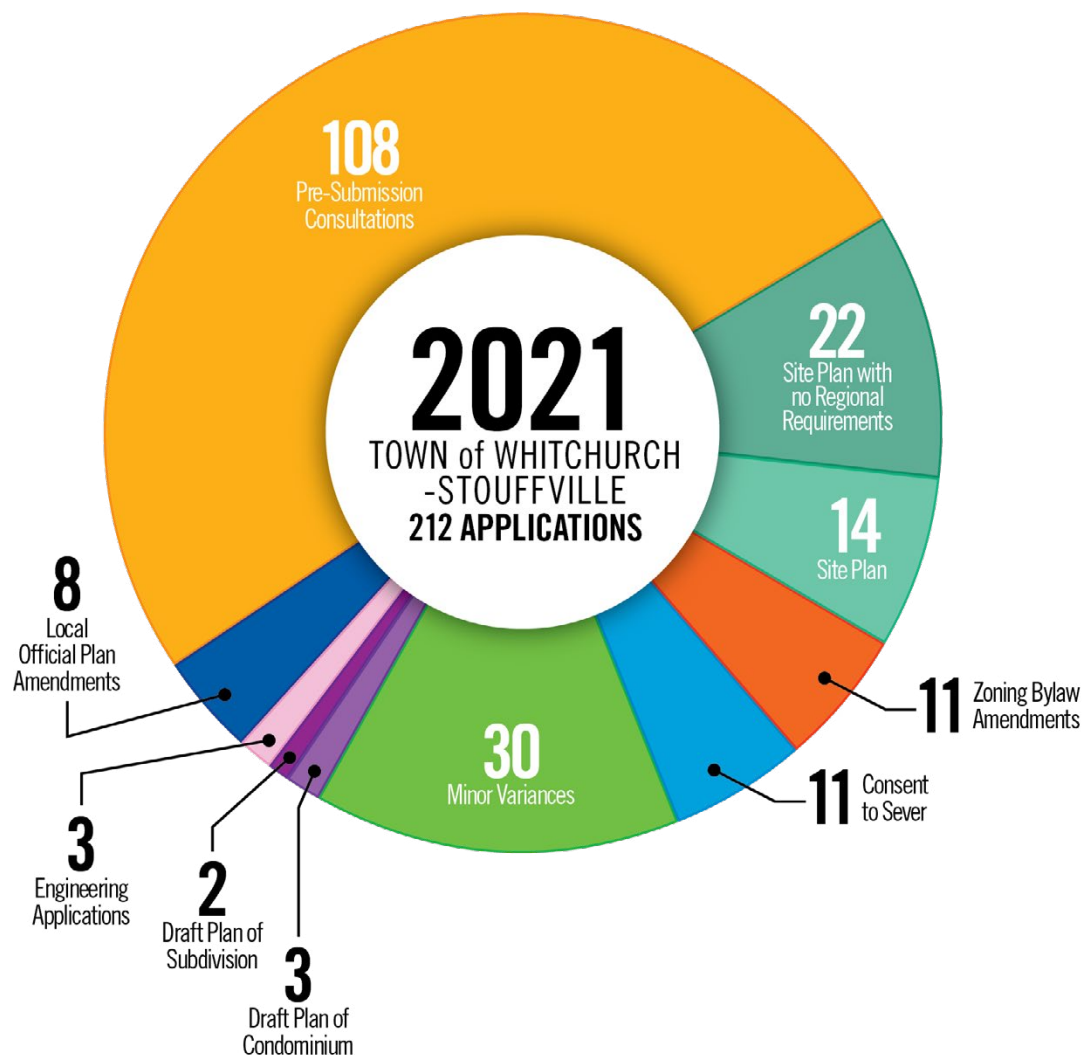
TOWN of WHITCHURCH-STOUFFVILLE

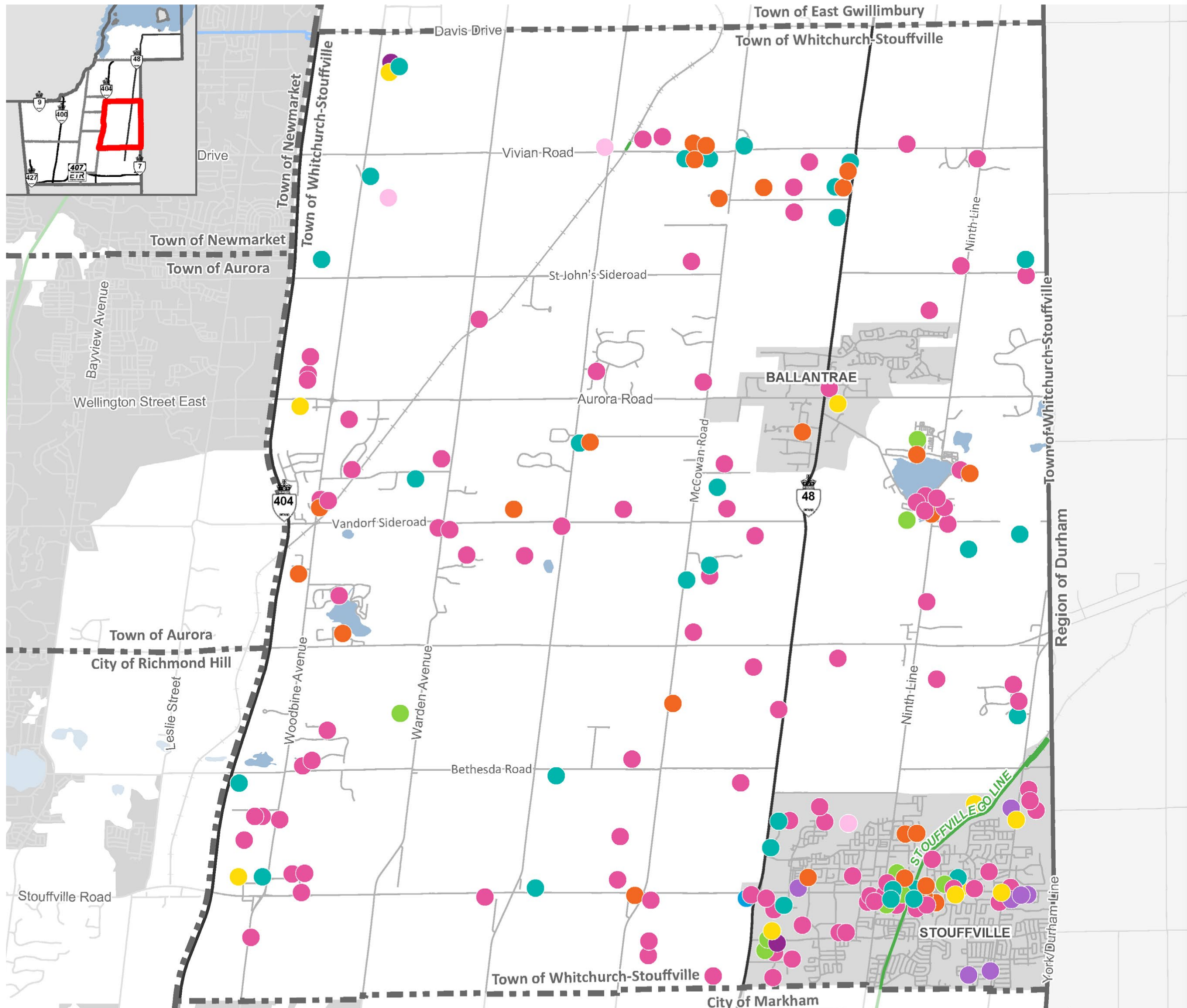
2021 DEVELOPMENT PROFILE

QUICK FACTS

- › Whitchurch-Stouffville made up 10.3% of development applications in York Region
- › Regional staff respond and participate in pre-consultation meetings held every two weeks

FIGURE 12 NEW DEVELOPMENT APPLICATIONS by TYPE 2021





YORK REGION

TOWN OF WHITCHURCH-STOUFFVILLE DEVELOPMENT PROFILE 2021

- Consent Applications
- Engineering Applications
- Official Plan Amendments - Exemption Granted
- Official Plan Amendments - Under Review
- Minor Variance Applications
- Pre Submission Consultations
- Site Plan Applications
- Subdivision/Condominium Applications
- Zoning By-Law Amendments
- Towns and Villages

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TOWN of WHITCHURCH-STOUFFVILLE

2021 DETAILED APPLICATION INFORMATION



TABLE 25 NEW OFFICIAL PLAN AMENDMENT APPLICATIONS and DECISIONS

Application Type	Regional File Number	Local File Number	Application Status	Location	Description
Local Official Plan Amendment	LOPA.21.W.0038	OPA.21.002	Exemption Granted	5061 Stouffville Road	To correct a boundary discrepancy between the Community of Stouffville Secondary Plan Area boundary and the Towns and Villages boundary in the York Regional Official Plan. The proposal also redesignates the lands to "Mixed Use Area"
Local Official Plan Amendment	LOPA.21.W.0014	OPA.20.05	Under Review	17321 Woodbine Avenue	To permit a place of worship and accessory uses
Local Official Plan Amendment	LOPA.21.W.0039	OPA.21.001	Under Review	North of 19th Avenue, East of Highway 48	To permit 3 high-rise buildings and a seniors oriented mixed-use development
Local Official Plan Amendment	LOPA.21.W.0051	OPA.21.003	Under Review	5310, 5322 Aurora Road	To permit a place of worship and accessory uses
Local Official Plan Amendment	LOPA.21.W.0057	OPA.21.004	Under Review	2159 Aurora Road	To permit an industrial manufacturing facility
Local Official Plan Amendment	LOPA.21.W.0063	OPA.21.005	Under Review	12049 Highway 48	To permit a mixed-use development, including employment commercial institutional and residential uses
Local Official Plan Amendment	LOPA.21.W.0068	OPA.21.006	Under Review	6461 6465 6481/6483 and 6487 Main Street	To permit 106 stacked townhouses within 6 blocks of 3-storey buildings
Local Official Plan Amendment	LOPA.21.W.0080	OPA.21.007	Under Review	56 Gordon Collins Drive	To permit the conversion of an existing warehouse into a fitness and recreational facility

TOWN of WHITCHURCH-STOUFFVILLE

2021 DETAILED APPLICATION INFORMATION



TABLE 26 NEW DEVELOPMENT APPLICATIONS by TYPE - Q1/Q2

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Condominium	CDMP.21.W.0001	CDM18.001	5440, 5472, and 5500 Baker Hill Boulevard	147 townhouse units
Draft Plan of Condominium	CDMP.21.W.0004	CDM21.001	36 Eastern Gate Crescent, 6871, 6853 Main Street	To create a common Element Condominium roadway associated with 52 townhomes
Draft Plan of Condominium	CDMP.21.W.0009	CDM21.002	Block 88 Of Registered Plan 65M-4666; Part of Lot 32, Concession 9	To create a common Element Condominium for 77 townhomes
Draft Plan of Subdivision	SUBP.21.W.0005	19T(W)-20.007	12762 Tenth Line	129 townhouse units
Engineering Application	ENG.21.W.0009	3708 Vivian Road	3708 Vivian Road	New single-detached dwelling
Engineering Application	ENG.21.W.0014	16529 Woodbine Avenue	16529 Woodbine Avenue	Temporary Construction Access
Registered Plan of Subdivision	SUBR.21.W.0004	65M4688	11742 Tenth Line	135 single-detached dwellings
Registered Plan of Subdivision	SUBR.21.W.0008	65M4691	36 Eastern Gate Crescent, 6871 Main Street, 6853 Main Street	52 townhouse units
Site Plan	SP.21.W.0026	SPA20.017	16110 Woodbine Avenue	89 greenhouses and parking area on an agricultural property
Site Plan	SP.21.W.0030	SPA21.003	4548 Vivian Road	New single-detached dwelling in the Oak Ridges Moraine Conservation Plan area
Site Plan	SP.21.W.0032	SPA21.004	31 McCowan Lane	New single-detached dwelling in the Oak Ridges Moraine Conservation Plan area
Site Plan	SP.21.W.0038	SPA20.019	6460 Main Street	9 condominium townhouse units

TOWN of WHITCHURCH-STOUFFVILLE

2021 DETAILED APPLICATION INFORMATION



TABLE 26 NEW DEVELOPMENT APPLICATIONS by TYPE - Q1/Q2 (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP.21.W.0049	SPA20.28	17321 Woodbine Avenue	Place of worship and accessory uses
Site Plan	SP.21.W.0074	SPA21.008	29 Lloyd Street	Two new single-detached dwellings
Site Plan	SP.21.W.0092	SPA21.012	12388 Woodbine Avenue	2-storey office

TABLE 27 NEW DEVELOPMENT APPLICATIONS by TYPE - Q3/Q4

Application Type	Regional File Number	Local File Number	Location	Description
Draft Plan of Subdivision	SUBP.21.W.0023	19T(W)-21.001	12724, 12822 Tenth Line	133 single-detached units, 262 townhouse units and blocks for a park, environmental protection, stormwater, railway and trail and public roads
Engineering Application	ENG.21.W.0032	19T(W)-20.001	West of Ninth Line, south of Bethesda Road	Ronco Phase 2 Residential Subdivision
Site Plan	SP.21.W.0271	SAA-2021-001	14204 Durham Regional Road 30	To permit site alteration of approx. 8,047,200 cubic metres of fill.
Site Plan	SP.21.W.0257	SPA19.028	6052 Main Street	8 townhouse units
Site Plan	SP.21.W.0167	SPA21.021	2159 Aurora Road	Industrial facility for manufacturing research and development sales and service of an electric vehicle along with accessory office and restaurant uses
Site Plan	SP.21.W.0180	SPA21.023	16529 Woodbine Avenue	23,250 sq ft greenhouse
Site Plan	SP.21.W.0234	SPA21.030	3 Earl Cook Drive	1 single-detached dwelling

TOWN of WHITCHURCH-STOUFFVILLE

2021 DETAILED APPLICATION INFORMATION



TABLE 27 NEW DEVELOPMENT APPLICATIONS by TYPE - Q3/Q4 (continued)

Application Type	Regional File Number	Local File Number	Location	Description
Site Plan	SP.21.W.0269	SPA21.031	6461, 6465, 6481, 6483, 6487 Main Street	106 townhouses units
Site Plan	SP.21.W.0290	SPA21.033	3844 Stouffville Road	Private Montessori School
Registered Plan of Condominium	CDMR.21.W.0024	YRCP1475	36 Eastern Gate Crescent, 6871, 6853 Main Street	Common Element Condominium roadway associated with 52 townhouses

DEVELOPMENT ACTIVITY SUMMARY 2021

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

PLANNING

1-877-464-9675 Extension 75430

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