

Subject: Planning Applications Summary for 2020

Department: Infrastructure Services

Division: Planning

Report #: INS-2021-009

Meeting Date: 2021-01-25

Recommendations

That report INS-2021-009, Planning Applications Summary for 2020, be received as information for Council.

Background and Analysis

The purpose of this report is to provide Council and the public with an update on planning application activity that has occurred through 2020, since the last application summary report was provided to Council in December 2019. The application activity summarized in this report consists of:

- 1) Applications that have been granted planning approvals;
- 2) New applications received; and
- 3) Applications that were in progress at the time of the previous summary report and remain under review.

This report also provides a breakdown of the number and composition of new dwelling units approved in 2020 and remaining under review within an active planning application process. Attachment No 1 includes a table listing of active and approved applications through 2020 and their respective development proposal details. Attachment No. 2 includes a map showing the locations of the application sites that have been approved through 2020 or remain active in a review process.

Planning Application Activity in 2020:

Since January 2020, a total of 25 new planning applications were received, which consists of:

- 12 applications for Site Plan Approval
- 4 Official Plan and Zoning By-law amendment applications

- 2 Plan of Condominium Applications
- 1 Part Lot Control exemption application
- 1 Zoning By-law amendment application to remove a Holding (H) symbol
- 5 residential demolition applications

Also within this timeframe, a total of 20 planning application approvals have been granted, which consist of:

- 5 Official Plan and Zoning By-law amendment applications
- 7 applications for Site Plan Approval
- 2 Plans of Condominium
- 1 Part Lot Control Exemption
- 5 residential demolition applications

Significant developments approved in 2020:

1. 515 Broadway (Approved: November 23, 2020)

Official Plan and Zoning By-law amendments to permit the development of a 6-storey, 161-unit retirement home and 18 two-storey townhouse dwellings. Applications for site plan approval and a Holding (H) Symbol removal are required for this development to proceed. These applications have not been submitted, however a related Plan of Subdivision application (SUB-2018-03) remains in process.

2. 62A-68 First Street (Approved August 10, 2020)

Official Plan and Zoning By-law amendments to permit 40-unit townhouse development. Applications for site plan approval and a Holding (H) Symbol removal are still required for this development to proceed. Related applications are under review (SP-2020-04 and RZH-2020-01)

3. 670-690 Broadway (Approved December 14, 2020)

Official Plan and Zoning By-law amendments and a Draft Plan of Vacant Land Condominium to permit a 33-unit townhouse development. Further approvals of a site plan application and Holding (H) symbol removal are required for this development to proceed. A related site plan application (SP-2020-12) is under review.

Significant applications received in 2020 for new developments that remain under review:

1. 780 Broadway (complete submission as of December 7, 2020)

Official Plan and Zoning By-law amendments and an application for site plan approval to Proposed development of four (4) townhouse blocks containing 54 dwelling units, and a commercial block consisting of 920.55 square meters of retail space.

2. 51 Centennial Road, Hoffman Plastics (received on May 5, 2020)

Application for site plan approval to permit an expansion of approximately 4,805 square-metres (51,720 square-feet) to the existing industrial building.

Summary of residential development activity approved in 2020 and remaining under review.

As illustrated in Attachment 1, a total of 106 residential dwelling units have received land use approvals in 2020. When excluding the condominium and part-lot-control exemption approvals for the nine (9) units constructed at 31 Town Line, there remains a total of 97 new dwelling units that have received land use approvals for future development. However, most of these new dwelling unit approvals will still require further planning approvals in order for building permits to be issued and construction to proceed.

For all applications involving new dwelling units, when combining those that have land use approvals (but require further development approvals to proceed) with all other planning applications currently in process, there are a total of 2,028 new dwelling units currently within an active planning approval process:

Residential	Approved in 2020			Remaining in an active application Process ²		
	Total	within built boundary	within greenfield area	Total	within built boundary	Within greenfield area
Single-detached dwelling units	0			191	0	191
Semi-detached dwelling units	0			4	4	0
Townhome units	91 ¹	58 ¹	33 ¹	712	58	654
Apartment units	6	6	0	1,121	60	1,061
TOTAL RESIDENTIAL	97	64	33	2,028	123	1,905

Notes:

¹ Units proposed within planning applications approved in 2020 but require further planning approvals for building permits to be issued and construction to proceed. These units are included with those remaining in an active planning process (Note 2 below)

² Includes any active applications underway where planning approvals are required (i.e. Official Plan/Zoning By-law amendment, Plan of Subdivision and/or Site Plan Approval) for Building Permits to be issued.

Key Residential Development Activity Highlights:

3. Apartment units (55%) and townhome dwellings (35%) are the predominant housing formats proposed within active planning applications.
4. A significant number of new dwelling units (2,028) are currently proposed within an active planning application process, which remains consistent with the statistics presented in the 2019 summary report (2,164 proposed new units for all active planning applications underway at that time).
5. The majority of dwelling units (70%) that received land use approvals in 2020 were located within the Town's built boundary. This aligns with our intensification target being 50% of all new residential development occurring annually to be within the Town's built boundary, as prescribed by both the County and Town Official Plans. Looking ahead to the units remaining in an active application process, most of these units are situated within the Town's designated greenfield area. Therefore, it may be difficult for the Town to continue to maintain or exceed this intensification target moving forward. However, it is anticipated that while these applications proceed, new applications for residential infill and intensification developments will emerge in the future, which will help the Town maintain consistency with this target.

Strategic Alignment**Orangeville Forward – Strategic Plan**

Priority Area: Sustainable Infrastructure

Objective: Plan for Growth

Sustainable Neighbourhood Action Plan

Theme: Land Use and Planning

Strategy: Co-ordinate land use and infrastructure planning to promote healthy, liveable and safe communities.

Notice Provisions

Not applicable to this report.

Financial Impact

There are no anticipated financial impacts to the Town arising from this report. Staff continue to track the progress of current planning applications and future application submissions. This assists in evaluating the progress and implications of this application activity in conjunction with Town's growth targets and other service levels.

Respectfully submitted

Douglas G. Jones, M.E.Sc., P.Eng.
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Attachment(s): 1. Tables of Approved and Active Planning Applications
 2. Approved and Active Planning Applications Maps.