



Report to: Development Services Committee

Meeting Date: December 9, 2019

SUBJECT: Report on Incoming Planning Applications for the period of September 15, 2019 to November 15, 2019

PREPARED BY: Nathalie Orsi, Supervisor, Development Administration, ext. 8100

RECOMMENDATION:

1. That the report entitled “Report on Incoming Planning Applications for the period of September 15, 2019 to November 15, 2019” be received and staff to be directed to process the application in accordance with the approval route outlined in the report.

EXECUTIVE SUMMARY:

Not Applicable

PURPOSE:

The purpose of the report is to provide Committee with a brief summary of all incoming applications and advise of the process the application is expected to proceed through.

BACKGROUND:

AMANDA file names have changed as follows:

PLAN – Official Plan Amendment, Zoning By-Law Amendment, Draft Plan of Subdivision Applications (now combined for ePLAN digital application submission).

SPC – Site Plan Control Approval Application

CNDO – Application for Approval of Draft Plan of Condominium

For the sake of Planning Applications, this report is reporting on a total of:

- 2-Zoning Amendments applications
- 1-Official Plan Amendment application
- 12-Site Plan Control applications
- 1-Draft Plan of Subdivision application
- 2-Draft Plan of Condominium applications

OPTIONS/ DISCUSSION:

The chart below outlines each application type, the property location (ward, district and address), a brief description of the proposal/request and the approval route, for all development related applications received through the period of September 15, 2019 to November 15, 2019. A majority vote of Committee is necessary to move (bump up) an application from a staff approval route to the Committee approval route.

	Application Type & File #	Ward & District Team	Description of Development Proposal	Approval Route
1	SPC 19 134808	4, Heritage	<ul style="list-style-type: none"> • Tristan Frenette-Ling c/o Stevens Burgess Architects Ltd. (Kelly Gilbride) • 180 Main Street North • Located south west corner of Bullock Drive & Main Street North • Site Plan Control application to convert the existing building to accommodate a café, business studio, and residential use. 	Staff
2.	SPC 19 134920	3, Central	<ul style="list-style-type: none"> • Livante Holdings (BG Phase V) Inc. (Ben Wong) c/o Gatzios Planning + Development Consultants Inc. (James Koutsovitis) • 4031 16th Avenue • Located south side of 16th Avenue, West of Kennedy Road • Site Plan Control application to permit the relocation of a heritage house and construction of a 590.93m² addition. 	Staff
3.	SPC 19 135227	8, West	<ul style="list-style-type: none"> • Transforce Administration Inc (Charlie DiCarlo) c/o Bousfields Inc. (Kate Cooper) • 2815 14th Avenue • Located south side of 14th Avenue, west of Woodbine Avenue • Site Plan Control application has been submitted to permit an asphalt plant. 	Staff

	Application Type & File #	Ward & District Team	Description of Development Proposal	Approval Route
4.	SPC 19 135335	8, West	<ul style="list-style-type: none"> • 400 Cochrane Drive Inc. (Allan Perez) c/o 2597835 Ontario Inc. (Ali Mesgarzadeh) • 400 Cochrane Drive • Located west of Woodbine Avenue, north of the Highway 407 • Site Plan Control application to permit a new asphalt ramp, new drive-in truck door. The relocation of the existing door. 	Staff
5.	CNDO 19 135372	5, East	<ul style="list-style-type: none"> • Kymberville Capital Inc. c/o (Joanne Barnett) • Blocks 17, 18, 19, 20, & 21 on Registered Plan 65M-4603 on Fredrick Wilson Avenue • located north of Highway 7 and west of Donald Cousens Parkway • Draft Plan of Condominium application on a proposed residential townhouse development. 	Staff
6.	CNDO 19 136142	4, East	<ul style="list-style-type: none"> • Bur Oak (ARH) Developments Inc. c/o Maria-Christina Fiorucci • 1709 Bur Oak Avenue • Located south side of Bur Oak Avenue, west of Markham Road • Draft Plan of Condominium application on 81 apartment residential units with underground parking. 	Staff

	Application Type & File #	Ward & District Team	Description of Development Proposal	Approval Route
7.	SPC 19 136253	3, Heritage	<ul style="list-style-type: none"> • Hanna Song c/o Gregory Design Group (Russ Gregory) • 123 Main Street • Located east side of Main St, Unionville and north of Highway 7 East • Site Plan Control application proposing to construct a new two car garage with loft. 	Staff
8.	SPC 19 136373	5, East	<ul style="list-style-type: none"> • 2431988 Ontario Ltd. (Domenic Porretta) c/o LARKIN+ land use planners (Daniel Ceron) • 7 Highway E • Located south of the future of Rustle Woods Avenue extension to the east, the future Diamondwood Road extension to the west and north future Arthur Bonner Avenue extension. • Site Plan Control application for the development of 312 stacked townhouse units and a 12-storey mixed-use building with 259 units, associated parking, amenity space and ground floor commercial fronting Rustle Woods Avenue. 	Council/Committee

	Application Type & File #	Ward & District Team	Description of Development Proposal	Approval Route
9.	SPC 19 136761	4, Heritage	<ul style="list-style-type: none"> • Sin Yuk Wong and Kwok Wa lau c/o Zero Degree Studio Inc. (Roy Chan) • 269 Main Street N • Located east side of Main Street North, south of Gleason Avenue • Site Plan Control application to construct a two storey 201.89 m² (2162.45 ft²) residential addition to the rear of the existing heritage district dwelling to create a 3 unit residential building. 	Staff
10.	SPC 19 137282	3, Central	<ul style="list-style-type: none"> • Minto Communities c/o Anderson Marques • 4300 Highway 7 East • Located north side of Highway 7 East, west of Main Street, Unionville • Site Plan Control application to redevelop the northern portion of the Unionville Home Society property to construct a senior friendly campus consisting of 153 apartment building 	Council/Committee
11.	PLAN 19 137397	3, Central	<ul style="list-style-type: none"> • Digram Development Inc., c/o Wajeetha Shahrukh • 55, 63 & 83 Helen Avenue. • Located east of Kennedy Road and north of Highway 407 • Official Plan and Zoning By-law Amendments to permit one high density residential block permitting 1590 apartment units, and 4000 m².of non-residential units. The details of the proposed high-density residential block. To be finalized site plan approval which will be submitted at a later date 	Council/Committee

	Application Type & File #	Ward & District Team	Description of Development Proposal	Approval Route
12.	PLAN 19 137814	1, West	<ul style="list-style-type: none"> • Greencapital Limited Partnership c/o Gatzios Planning + Development Consultants Inc. • 10 Royal Orchard Blvd • Located east of Yonge Street • Official Plan and Zoning By-Law Amendments to redevelop for 1590 apartment units, and 4000 m².of non-residential units. There will be 4 residential buildings with heights ranging from 25-59 storeys 	Council/Committee
13.	SPC 19 138814	8, West	<ul style="list-style-type: none"> • Markham Central Park Inc. (JIAYING DAI) c/o Petroff Partnership Architects (Angela Ng) • 55 East Valhalla Drive • Located east side of East Valhalla, south of Highway 7 • Site Plan Control application to develop a multiple buildings that include 4 Industrial, one storey office building, and one 11 storey Hotel. 	Council/Committee
14.	SPC 19 138876	1, West	<ul style="list-style-type: none"> • York Region Separate School Board • 135 Green Lane • Located east of Aileen Road, south side of Green Lane. • Site Plan Control application to develop 472 m² childcare addition to existing school building. 	Staff
15.	CNDO 19 139460	2, West	<ul style="list-style-type: none"> • Howland Green Limited c/o Christina Orsi • 200 Cachet Woods Court • Located west side of Cachet Woods Court, north 16th Avenue • Draft Plan of Condominium on a 3 storey commercial office building • 	Council/Committee

	Application Type & File #	Ward & District Team	Description of Development Proposal	Approval Route
16.	SPC 19 140106	1, West	<ul style="list-style-type: none"> • Holy Cross Cemetery Administration c/o Everard Planning Consultants, Mike Everard • 8361 Yonge Street • Located on the east side of Yonge Street, south of the Highway 407 • Site Plan Control application for a 115.m², one 1 storey administration office expansion to existing 1 storey office building. 	Council/Committee
17.	PLAN 19 140215	3, Central	<ul style="list-style-type: none"> • 2690622 Ontario Inc. (Xeubin Ma) c/o Maculay Shiomi Howson c/o Mr. Nick Pileggi • 4077, 4121 & 4101 Highway 7 East • Located south side of Highway 7, east of Birchmount Road • Zoning By-Law Amendment to permit an increase in the maximum unit count from 1225 to 1990 units and an increase in the maximum building height from 25 storeys to 47 storeys. 	Council/Committee
18.	SPC 19 140245	4, Heritage	<ul style="list-style-type: none"> • 1777507 Ontario Limited c/o David Johnston Architects Ltd • 377 Main Street North Markham • Located east side of Main Street North, south of 16th Avenue • Site Plan Control application to construct a 35m² second story addition to the existing commercial building. 	Staff

FINANCIAL CONSIDERATIONS

Not applicable

HUMAN RESOURCES CONSIDERATIONS

Not applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

Not applicable

BUSINESS UNITS CONSULTED AND AFFECTED:

Not applicable

RECOMMENDED BY:

Biju Karumanchery, M.C.I.P., R.P.P.
Director, Planning and Urban Design

Arvin Prasad, M.C.I.P., R.P.P.
Commissioner of ,Development Services

ATTACHMENTS:

Not applicable