



Report to: Development Services Committee

Date of Meeting: December 11, 2018

SUBJECT: Report on Incoming Planning Applications for the period of July 21, 2018 to November 16, 2018
PREPARED BY: Tina Roberge, Planning Department ext. 2142

RECOMMENDATION:

That the report entitled "Report on Incoming Planning Applications for the period of July 21, 2018 to November 16, 2018", be received and staff be directed to process the applications in accordance with the approval route outlined in the report.

EXECUTIVE SUMMARY:

Not applicable

FINANCIAL CONSIDERATIONS:

Not applicable

PURPOSE:

The purpose of the report is to provide Committee with a brief summary of all incoming planning applications and advise of the approval route that each application is expected to proceed through.

BACKGROUND:

This report is reporting on a total of;
11 -Zoning By-Law Amendment applications
3 -Official Plan Amendment applications
12 -Site Plan Approval applications
4 -Draft Plan Approval applications
1 -Draft Plan of Condominium applications

As of 2019, these reports on incoming planning applications will be provided to DSC on a quarterly basis.

OPTIONS/ DISCUSSION:

The chart below outlines each application type, the property location (ward, district and address), a very brief description of the proposal/request and the approval route, for all development related planning applications received through the period of July 21, 2018 to November 16, 2018. A majority vote of Committee is necessary to move (bump up) an application from a staff approval route to the Committee approval route.

Notes: OP – Official Plan Amendment Application

ZA – Zoning By-law Amendment Application

SC – Site Plan Approval Application

SU - Application for Draft Plan Approval, Revision to Draft Approved Plan or Extension of Draft Approval

CU – Application for Approval of Draft Plan of Condominium

	Application Type & File #	Ward & District Team	Description of Development Proposed	Approval Route
1.	ZA18 176569	2, West	King Square Limited (Oswin Tong) <ul style="list-style-type: none"> • 9390 Woodbine Avenue • Located North west corner of Markland and Woodbine • Zoning By-law Amendment to request additional permitted uses for Phase 1 of the King Square Development 	Council/Committee
2.	ZA18 248047	7, East	Forest Bay Homes LTD. <ul style="list-style-type: none"> • 330 Kirkham Drive • Located South of 14th Ave., east of Markham Rd. • Zoning Bylaw Amendment (Hold Removal) to permit the development of townhomes 	Council/Committee
3.	ZA18 233310 OP18 233310	3, Central	Kingsberg Warden Developments Inc <ul style="list-style-type: none"> • 3882 7 Highway E • Located North side of Hwy 7, east of Verclaire Gate • Official Plan Amendment and Zoning By-law Amendment to permit the construction of a 10-storey residential building consisting of 80 residential units with a total GFA of approximately 12,156 square metres. • Four-levels of underground parking 	Council/Committee
4.	ZA18 229047	7, East	2522584 Ontario Inc. <ul style="list-style-type: none"> • Marydale Avenue • Located west of Markham Rd., south of Denison Street. • Zoning By-law Amendment to permit construction of a single block of townhouses comprising of eight units 	Council/Committee

	Application Type & File #	Ward & District Team	Description of Development Proposed	Approval Route
5.	ZA18 108216 OP18 108216	4, East	Evans Planning Inc. (Adam Layton) <ul style="list-style-type: none"> • 10-20 Fincham Avenue • Located Southeast intersection of 16th Avenue and Fincham Avenue • A (Minor) Official Plan Amendment and (Major) Zoning By-law Amendment to redevelop the existing commercial plaza with 14 townhouse dwellings, and 2 semi-detached dwellings with direct frontage, and access on, Fincham Avenue. 	Council/ Committee
6.	ZA18 180462 SU18 180462	8, Central	New World Centre (Markham) Development Corp <ul style="list-style-type: none"> • 100 Clegg Road • Located South side of Hwy 7, west of South Town Centre Blvd. • Zoning Amendment (Major) and Draft Plan of Subdivision applications to rezone the lands to facilitate a proposed mixed-use subdivision comprised of 2,200 residential apartments units and a 5,930 sq.m. of retail and office. 	Council/ Committee
7.	ZA18 180621 SU18 180621	5, East	2585231 Ontario Inc (Adam Liu) <ul style="list-style-type: none"> • 9999 Markham Road • Located east of Markham Rd., south of Major Mackenzie Dr. East. • Zoning By-law Amendment and Draft Plan of Subdivision for mixed use and residential development blocks, public park blocks, an open space block (channel), and public 	Council/ Committee

	Application Type & File #	Ward & District Team	Description of Development Proposed	Approval Route
			roads, including the extension of Anderson Avenue and a new east/west road. Site to be developed in 2 phases	
8.	ZA18 162895	8, Central	Weins Canada Inc. (Amin Tejani) <ul style="list-style-type: none"> • 205 Torbay Road • Located North of Steeles Ave. East, west of Victoria Park Ave. • Minor Zoning By-law Amendment application to permit motor vehicle repair and accessory outside storage 	Council/Committee
9.	ZA18 235522 SU 18 235522	2, North Markham	Berczy Elgin Holdings Inc <ul style="list-style-type: none"> • 3575 Elgin Mills Road E • Located on the west side of Warden Avenue, south of Elgin Mills Road • Zoning Amendment (Major) and Draft Plan of Subdivision to rezone the lands from A1 under By-law 304-87, to permit construction of a proposed residential subdivision comprised of 798 residential units, one park, and two schools. 	Council/Committee
10.	ZA18 235516 SU18 235516	2, North Markham	Berczy Warden Holdings Inc. <ul style="list-style-type: none"> • 10348 Warden Avenue • Located on the west side of Warden Avenue, south of Elgin Mills Road • Zoning Amendment (Major) and Draft Plan of Subdivision to permit construction of a residential subdivision comprised of 879 residential units, one school, three parks 	Council/Committee

	Application Type & File #	Ward & District Team	Description of Development Proposed	Approval Route
			or parts thereof, and two storm water management facilities.	
11.	ZA18 140091	5, East	Sasson Construction Inc. <ul style="list-style-type: none"> • 9351 Markham Road • Located on the east side of Markham Rd., north of 16th Ave. • A Zoning Amendment application has been received to permit the proposed development of two 19-storey residential point towers adjoined by a 4-storey mixed-use podium, for a combined height of 23 stories 	Council/Committee
12.	SC18 129416	8, Central	Enercare Inc. (Sonja Wasyk) <ul style="list-style-type: none"> • 7400 Birchmount Road • Located South of McNabb St., west side of Birchmount Rd. • Site Plan Control application proposing a small expansion to the current employee parking lot by adding 35 spaces 	Staff
13.	SC18 181920	2, West	Howland Green Homes Ltd (Christina Orsi) <ul style="list-style-type: none"> • 200 Cachet Woods Court • Located West side of Cachet Woods Crt, north of 16th Ave, east of 404, west of Woodbine Ave. • Site Plan Control Application to construct new industrial building 	Staff
14.	SC18 230374	4, Heritage	Rick & Allyson Gubb c/o Gregory Design Group <ul style="list-style-type: none"> • 40 Albert Street • Located North of Hwy 7, east of Main Street North 	Staff

	Application Type & File #	Ward & District Team	Description of Development Proposed	Approval Route
			<ul style="list-style-type: none"> Site Plan Control application to construct a 2 storey addition and a carport to the existing dwelling and a detached two car garage 	
15.	SC18 242728	2, West	873527 Ontario Limited <ul style="list-style-type: none"> 70 Allstate Parkway Located West side of Allstate Parkway, north of Hwy 7 and east of Hwy 404 Site Plan Control application to construct a new one storey (1422.26 m2) office building 	Staff
16.	SC18 225068	4, Heritage	Daniel Margettie and Jimmy Tran c/o Paterson Twins Limited <ul style="list-style-type: none"> 1 Station Street Located West of Main Street North, South of the railway tracks Site Plan Control application to construct a new semi-detached dwelling. 	Staff
17.	SC18 106897	4, East	PS Bullock Drive Inc. (Andy Hick) <ul style="list-style-type: none"> 189 Bullock Drive Located east of McCowan Rd., west of Laidlaw. Site Plan Control application to convert the existing warehouse into a self storage facility and a two storey addition to the building. 	Staff
18.	SC18 247041	4, Heritage	1901642 Ontario Inc. (Mario Colangelo) c/o Joseph N. Campitelli Architect Inc <ul style="list-style-type: none"> 23 Washington Street, Markham Village Located East of Main Street North, north of Hwy 7 Site Plan Control application to convert the existing triplex 	Staff

	Application Type & File #	Ward & District Team	Description of Development Proposed	Approval Route
			to a fourplex by constructing an addition in the rear yard	
19.	SC18 235906	3, Central	Bethany Lodge (Mike Da Silva) <ul style="list-style-type: none"> • 34 Swansea Road • Located South of Hwy 7, east of Kennedy Rd. • Site Plan Control application to construct an addition of 14 senior apartments on the fourth floor and 14 underground parking stalls 	Staff
20.	SC18 248700	3, Heritage	Victor Chau <ul style="list-style-type: none"> • 17 Euclid Street, Unionville • Located North of Hwy 7, west of Main St Unionville • A minor Heritage Site Plan Control application to pave and extend the driveway 	Staff
21.	SC18 248845	3, Heritage	Gemterra (Woodbine) Inc. <ul style="list-style-type: none"> • 9064 Woodbine Avenue • Located West side of Woodbine, north of 16th, east of Buttonville airport north of Applecreek • Heritage Site Plan Control to demolish the rear addition of a heritage property. 	Staff
22.	SC18 175718	4, Heritage	Empire Design Company (Peter Vozikas) <ul style="list-style-type: none"> • 22 Rouge Street • Located East of Main St South, north of Hwy 407 • A Heritage Site Plan Control application to construct a new single family detached home 	Staff
23.	SC18 174837 OP18 174837 ZA17 174837	2, West	The Planning Partnership <ul style="list-style-type: none"> • 9704 McCowan Road • Located West side of McCowan, north of Bur Oak 	Council/ Committee

	Application Type & File #	Ward & District Team	Description of Development Proposed	Approval Route
			<ul style="list-style-type: none">Official Plan (Minor), Zoning By-law Amendment (Major) and Site Plan Control applications to permit an 8-storey mixed-use building and 3 blocks of 5-storey residential buildings	
24.	CU18 247558	7, East	Del Ridge (East Markham II) Inc <ul style="list-style-type: none">39 New Delhi DriveLocated East of Markham Rd., south of 14th Ave.Draft Plan of Condominium application on an existing 181 unit apartment building	Staff

FINANCIAL TEMPLATE:

Not applicable

ENVIRONMENTAL CONSIDERATIONS:

Not applicable

ACCESSIBILITY CONSIDERATIONS:

Not applicable

ENGAGE 21ST CONSIDERATIONS:

Not applicable

BUSINESS UNITS CONSULTED AND AFFECTED:

Not applicable

RECOMMENDED BY:Ron Blake, M.C.I.P., R.P.P.
Senior Development ManagerArvin Prasad, M.C.I.P., R.P.P.
Commissioner of Development Services

ATTACHMENTS:

Not applicable

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