



Report to: Development Services Committee

Date of Meeting: June 25, 2018

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**SUBJECT:** Report on Incoming Planning Applications for the period of  
January 27, 2018 to April 30, 2018

**PREPARED BY:** Tina Roberge, Planning Department ext. 2142

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**RECOMMENDATION:**

That the report entitled "Report on Incoming Planning Applications for the period of January 27, 2018 to April 30, 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:**

Not applicable

**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 January 27, 2018 to April 30, 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

	<b>Application Type &amp; File #</b>	<b>Ward &amp; District Team</b>	<b>Description of Development Proposed</b>	<b>Approval Route</b>
1.	ZA18 151031 OP18 151031	2, West	<b>JDL Realty Inc. c/o Joanne Barnett RPP Consulting</b> <ul style="list-style-type: none"> <li>• 2832 16th Avenue</li> <li>• Located on the North side of 16<sup>th</sup> Ave, East of Cachet Woods Court</li> <li>• Zoning By-law and Official Plan Amendments to add a Private School as a permitted use</li> </ul>	Council/ Committee
2.	ZA18 154593	3, Central	<b>2412371 Ontario Ltd c/o KLM Planning Partners Inc.</b> <ul style="list-style-type: none"> <li>• 4121 7 Highway E</li> <li>• Located on the South Side of Highway 7 east of Birchmount Road</li> <li>• Temporary Zoning By-law Amendment to permit the development of a gravel parking lot for the temporary storage of new automobiles.</li> </ul>	Council/ Committee
3.	ZA18 171600 OP18 171600	1, West	<b>Ladies Golf Club of Toronto c/o Bousfields Inc.</b> <ul style="list-style-type: none"> <li>• 7859 Yonge Street</li> <li>• Located on the South side of Royal Orchard Blvd West of Bayview</li> <li>• Official Plan Amendment and Zoning By-law Amendment to permit the development of a 12-storey and 14 storey residential building and a public park</li> </ul>	Council/ Committee
4.	ZA18 180694 SC18 180694	3, Central	<b>Ruland Properties Inc. (Rudolph Bratty) c/o The Remington Group</b> <ul style="list-style-type: none"> <li>• 8119 Birchmount Road</li> <li>• Located on the East side of Birchmount Rd., South of Verclaire Gate</li> </ul>	Council/ Committee

	<b>Application Type &amp; File #</b>	<b>Ward &amp; District Team</b>	<b>Description of Development Proposed</b>	<b>Approval Route</b>
			<ul style="list-style-type: none"> <li>Zoning By-law Amendment and Site Plan Control to permit the development of mixed-use high rise residential condominium consisting of 481 m2 of retail, 552 residential dwelling units, and 586 structured parking spaces</li> </ul>	
5.	ZA18 114381 SC19 114381	8, Central	<b>2080552 Ontario Inc.</b> <ul style="list-style-type: none"> <li>4781 14th Avenue</li> <li>Located on the South side of 14<sup>th</sup> Ave, West of Brimley Road</li> <li>Zoning By-law Amendment and Site Plan Control to permit the development of a 39-unit, 3-storey residential condominium townhouse development</li> </ul>	Council/Committee
6.	ZA18 154617 SU18 154617	5, East	<b>Lindvest Properties (Cornell) Limited</b> <ul style="list-style-type: none"> <li>7 Highway E.</li> <li>Located on the South side Highway 7, West of Donald Cousens Parkway</li> <li>Zoning By-law Amendment, and a Draft Plan of Subdivision to permit the development of a 1000 unit, residential subdivision including mixed-use development, employment blocks, open space and park blocks and a school site</li> </ul>	Council/Committee
7.	ZA18 149630 SU18 149630	8, Central	<b>186 Old Kennedy Development Inc. &amp; 31 Victory Development Inc.</b> <ul style="list-style-type: none"> <li>186 Old Kennedy Road</li> <li>Located on the West side of Old Kennedy Rd, North of Aldergate Drive</li> </ul>	Council/Committee

	<b>Application Type &amp; File #</b>	<b>Ward &amp; District Team</b>	<b>Description of Development Proposed</b>	<b>Approval Route</b>
			<ul style="list-style-type: none"> <li>• Zoning By-law Amendment, and a Draft Plan of Subdivision to permit the development of 222 townhouse units</li> <li>• An existing heritage house is also proposed to be relocated on site</li> </ul>	
8.	ZA18 162178 SU18 162178	1, West	<b>Condor Properties Ltd</b> <ul style="list-style-type: none"> <li>• 25 Langstaff Road East</li> <li>• Zoning By-law Amendment, and Draft Plan of Subdivision to permit the development of 910 residential units and grade related commercial in a 47-storey and a 38-storey tower connected by an 8-storey podium.</li> </ul>	Council/Committee
9.	ZA18 181743 SU18 181743-001 SU18 181743-002	2, North	<b>Monarch Berczy Glen Development Ltd. Mattamy Walmark Development Limited, Mattamy (Monarch) Ltd., E.M.K. Construction, and Treelawn Construction Ltd</b> <ul style="list-style-type: none"> <li>• 3319 Elgin Mills Road E, and 10521 Woodbine Avenue</li> <li>• Northwest quadrant of Berczy Glen community in the Future Urban Area</li> <li>• Zoning By-law Amendment, and two Draft Plans of Subdivision to permit construction of a residential development comprised of 965 units</li> </ul>	Council/Committee
10.	SC18 124680	4, Heritage	<b>Water Street Non-Profit Homes Inc.</b> <ul style="list-style-type: none"> <li>• 20 Water Street</li> <li>• Located on the West side of Main Street Markham North, north of Highway 7 East</li> </ul>	Delegated to Staff

	<b>Application Type &amp; File #</b>	<b>Ward &amp; District Team</b>	<b>Description of Development Proposed</b>	<b>Approval Route</b>
			<ul style="list-style-type: none"> <li>Site Plan Control to permit construction of a 32-unit affordable rental apartment building to be constructed as a separate structure adjacent to 22 Water Street (the Markham Seniors Activity Centre).</li> </ul>	
11.	SC18 182371	4, Heritage	<b>Rick &amp; Christine O'Dell</b> <ul style="list-style-type: none"> <li>14 George Street</li> <li>Heritage Site Plan Control to permit construction of a 2-storey addition and a 1-car garage</li> </ul>	Staff
12.	SC18 109607	8, West	<b>2176758 Ontario Limited c/o Jakman Engineering LTD</b> <ul style="list-style-type: none"> <li>400 Cochrane Drive</li> <li>Site Plan Control application to permit construction of three additional loading dock doors along with modifications to existing dock doors and overhead doors</li> </ul>	Staff
13.	SC18 170128	1, West	<b>The Regional Municipality of York</b> <ul style="list-style-type: none"> <li>107 Glen Cameron Road</li> <li>Revised Site Plan Control application for a paramedic response station</li> </ul>	Staff
14.	SC18 172889	7, East	<b>Markham One Developments Limited</b> <ul style="list-style-type: none"> <li>6845 14th Avenue</li> <li>Located on the South side of 14<sup>th</sup> Ave West of Box Grove By-pass</li> <li>Site Plan Control application to permit construction of 28 freehold common element townhouse units fronting on to a private condominium driveway</li> </ul>	Staff

	<b>Application Type &amp; File #</b>	<b>Ward &amp; District Team</b>	<b>Description of Development Proposed</b>	<b>Approval Route</b>
15.	SC18 177207	2, West	<b>Q-West Centre Inc. c/o KLM Planning Partners Inc.</b> <ul style="list-style-type: none"> <li>• 8510 Woodbine Avenue</li> <li>• Located on the West side of Woodbine Ave, North of Highway 7</li> <li>• Revised Site Plan Control application to increase the gross floor area of a commercial building within an approved site plan to 124.3 m<sup>2</sup>, to remove the previously approved drive-through; and to provide 155 parking spaces on the lot</li> </ul>	Staff
16.	SC18 110644	5, East	<b>National Homes (Castlemore Ave. Inc.)</b> <ul style="list-style-type: none"> <li>• Located on the South East corner of Markham Road and Castlemore Ave.</li> <li>• Site Plan Control application to construct a sales office for a proposed condominium townhouse and high-rise development</li> </ul>	Council/Committee
17.	SC18 180894	3, Central	<b>The Cadillac Fairview Corporation Ltd. c/o Malone Given Parsons Ltd.</b> <ul style="list-style-type: none"> <li>• 5000 7 Highway E</li> <li>• Located on the South West corner of McCowan Rd and Bullock Dr.</li> <li>• Site Plan Control application to permit construction of an auto dealership on the north east corner of the property</li> </ul>	Council/Committee
18.	SC18 138727	1, West	<b>HCN-Revera (Glynnwood) Inc. c/o The Planning Partnership</b> <ul style="list-style-type: none"> <li>• 7700 Bayview Avenue</li> </ul>	Council/Committee

	<b>Application Type &amp; File #</b>	<b>Ward &amp; District Team</b>	<b>Description of Development Proposed</b>	<b>Approval Route</b>
			<ul style="list-style-type: none"> <li>Located on the West side of Bayview Ave, north of John St.</li> <li>Site Plan Control application to develop an 8-storey, 149 unit expansion to the existing residential retirement building on the northeast surface parking lot of the property</li> </ul>	
19.	SC18 225932	4, Heritage	<b>Felicite Dibi</b> <ul style="list-style-type: none"> <li>27 Church Street</li> <li>A Site Plan Control application to permit construction of a new detached dwelling</li> </ul>	Staff
20.	SC18 180694 ZA18 180694	3, Central	<b>Ruland Properties Inc. (Rudolph Bratty) c/o The Remington Group</b> <ul style="list-style-type: none"> <li>500 Enterprise Boulevard,</li> <li>Zoning By-law Amendment and Site Plan Control application to permit construction of a mixed-use high rise residential condominiums consisting of 481 m2 of retail, 552 residential dwelling units, and 586 parking spaces</li> </ul>	Council/Committee
21.	SC18 182104	1, West	<b>York Region District School Board</b> <ul style="list-style-type: none"> <li>160 Henderson Avenue</li> <li>Located on the West side of Henderson Av., North of Clark Ave.</li> <li>Site Plan Control application to replace two existing schools with a new two-storey elementary school including a gym and library</li> </ul>	Staff

	<b>Application Type &amp; File #</b>	<b>Ward &amp; District Team</b>	<b>Description of Development Proposed</b>	<b>Approval Route</b>
22.	SC18 181643	8, Central	<b>H&amp;W Development Corp</b> <ul style="list-style-type: none"> <li>• 10 Cedarland Drive</li> <li>• Located on the West side of Warden South of Highway 7</li> <li>• Site Plan Control Application to permit construction of two 18-storey towers connected by a podium. The development will consist of 530 units (33 units as ground floor townhouses).</li> </ul>	Council/ Committee
23.	SC18 178765	4, East	<b>The Bridge, A Markham Community Church</b> <ul style="list-style-type: none"> <li>• 5440 16th Avenue</li> <li>• Located on the North side of 16<sup>th</sup> Ave., East of Alexander Laurie Ave.</li> <li>• Site Plan Control application to construct a 3799 m2 building addition and make alterations to the existing Place of Worship</li> </ul>	Staff
24.	SC18 181289	4, East	<b>2031008 ONTARIO LTD.</b> (William Wallace c/o RH Carter Architects Inc.) <ul style="list-style-type: none"> <li>• 5336 7 Highway E</li> <li>• Located on the North side of Highway 7, East of McCowan Rd.</li> <li>• Site Plan Control Application to permit construction of two new automotive sales and services facilities. Building A will consist of a one storey 1,079.59 square meter structure for Cadillac and Building B will consist of a two storey 2,874.04 square meter structure for Chevrolet.</li> </ul>	Staff



	<b>Application Type &amp; File #</b>	<b>Ward &amp; District Team</b>	<b>Description of Development Proposed</b>	<b>Approval Route</b>
25.	SC18 225385	4, Heritage	<b>Wendy Watt c/o Gregory Design Group</b> <ul style="list-style-type: none"> <li>• 303 Main Street N</li> <li>• Heritage Site Plan Control application to permit construction of a 31.30 square metre loft addition to the existing one-storey frame garage</li> </ul>	Staff
26.	SC18 181794	7, Heritage	<b>Li Xuwen &amp; Liang Aishan</b> <ul style="list-style-type: none"> <li>• 15 Bewell Drive</li> <li>• A Heritage Site Plan Control application to permit construction of an addition to an existing two storey dwelling</li> </ul>	Staff
27.	SC18 226713	4, Heritage	<b>DeAguiar Residence c/o Gregory Design Group</b> <ul style="list-style-type: none"> <li>• 19 George Street</li> <li>• Heritage Site Plan Control application to permit construction of a 2-storey addition to an existing brick bungalow and a two storey dwelling on the adjoining lot, attached to the existing brick bungalow</li> </ul>	Staff
28.	SC18 172987	8, Central	<b>168 Old Kennedy Inc. c/o KLM Planning Partners Inc.</b> <ul style="list-style-type: none"> <li>• 168 Old Kennedy Road</li> <li>• Located on the South West corner of Kennedy Rd and Aldergrove Dr.</li> <li>• Site Plan Control Application to permit a mixed-use development with 16 live/work townhomes fronting Old Kennedy Road, and 48 stacked townhomes internal to the site</li> </ul>	Staff

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29.	CU18 225082	5, East	<b>Mattamy Homes - Cornell Centre Phase 2 (Wykland Estates Inc.)</b> <ul style="list-style-type: none"> <li>• Adam Sellers Street</li> <li>• Located on the South East Corner of Bur Oak Ave. and Rust Woods Ave.</li> <li>• Draft Plan of Condominium Application proposing a standard plan of condominium consisting of 106 Residential units, 5 commercial units and 150 parking spaces</li> </ul>	Staff
30.	CU18 225171	8, West	<b>14th Avenue Investments Inc.</b> <ul style="list-style-type: none"> <li>• 2875 14th Avenue</li> <li>• Located on the South side of 14<sup>th</sup> Ave., West of Woodbine Ave.</li> <li>• Draft Plan of Condominium application for a 3-storey industrial and office building, and a 1-storey automotive repair building with a total GFA of 8,488.5 m2</li> </ul>	Staff
31.	CU18 225680	2, West	<b>King Square Ltd. c/o KLM Planning Partners Inc.</b> <ul style="list-style-type: none"> <li>• 9390 Woodbine Avenue</li> <li>• Located on the North West corner of Markland St and Woodbine Ave.</li> <li>• Revised Draft Plan of Condominium application for 536 commercial units, and 92 underground and 476 surface parking spaces</li> </ul>	Staff
32.	CU18 227416	3, Central	<b>1826919 Ontario Inc. (Hashem Ghadaki)</b> <ul style="list-style-type: none"> <li>• 15 and 25 Water Walk Drive</li> </ul>	Staff

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	Application Type & File #	Ward & District Team	Description of Development Proposed	Approval Route
			<ul style="list-style-type: none"><li>Draft Plan of Condominium for 613 residential dwelling units and 712 Parking spaces</li></ul>	

**FINANCIAL TEMPLATE:**

Not applicable

**ENVIRONMENTAL CONSIDERATIONS:**

Not applicable

**ACCESSIBILITY CONSIDERATIONS:**

Not applicable

**ENGAGE 21<sup>ST</sup> CONSIDERATIONS:**

Not applicable

**BUSINESS UNITS CONSULTED AND AFFECTED:**

Not applicable

**RECOMMENDED BY:**

Ron Blake, M.C.I.P., R.P.P.  
Senior Development Manager



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

**ATTACHMENTS:**

Not applicable

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