



Report to: Development Services Committee

Date of Meeting: March 19, 2018

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**SUBJECT:** Report on Incoming Planning Applications for the period of  
November 4, 2017 to January 26, 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 November 4, 2017 to January 26, 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 November 4, 2017 to January 26, 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.	ZA17 152942	8, Central	<b>First Markham Properties Inc.</b> <ul style="list-style-type: none"> <li>• 3265 7 Highway E</li> <li>• Located on the south side of Highway 7 East, east of Woodbine Avenue</li> <li>• Zoning Bylaw Amendment (Hold Removal) to facilitate the development of a supermarket</li> </ul>	Council/Committee
2.	ZA17 167005	8, Central	<b>Noblee Homes Corporation</b> <ul style="list-style-type: none"> <li>• 4671 14th Avenue</li> <li>• Located on the south side of 14th avenue, east of Kennedy Road</li> <li>• Zoning By-law Amendment to permit the development of two new single detached dwellings on two lots to be created by severance</li> </ul>	Council/Committee
3.	ZA17 170770 OP17 170770 SC17 170770	3, Heritage	<b>Stiver Lane Inc.</b> <ul style="list-style-type: none"> <li>• 206 Main Street</li> <li>• located west of Main Street Unionville and north of Highway 7 E</li> <li>• Official Plan Amendment, Zoning By-law Amendment, and Site Plan Control applications to permit development of a 4-storey, low-rise residential building at the rear of the property, as well as a new 1 ½ -storey commercial addition to the existing Eckardt Stiver House</li> </ul>	Council/Committee
4.	ZA17 155326 SU17 155326	4, East	<b>F.J. Homes Ltd.</b> <ul style="list-style-type: none"> <li>• Country Ridge Drive</li> <li>• Located east of McCowan Road, north of 16th Avenue.</li> <li>• Zoning By-law Amendment and Draft Plan of Subdivision to permit the development of</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>
			15 residential single-detached units	
5.	ZA17 139415 SU17 139415	2, West	<b>Livante Holdings (Victoria Square Woodbine) Inc.</b> <ul style="list-style-type: none"> <li>• Vetmar Avenue</li> <li>• Located on the west side of Victoria Square Boulevard, north of Elgin Mills Road East</li> <li>• Zoning By-law Amendment, Draft Plan of Subdivision to permit the development of 27 townhouses, a new public street, and a laneway</li> </ul>	Council/Committee
6.	ZA17 174837 OP17 174837	6, West	<b>Nascent/Sher (9704 McCowan) Inc. c/o The Planning Partnership (Bruce Hall)</b> <ul style="list-style-type: none"> <li>• 9704 McCowan Road</li> <li>• Located on the west side of McCowan Road, north of Bur Oak Avenue</li> <li>• Official Plan, and Zoning By-law Amendment to permit the development of an 8-storey mixed-use building and 3 blocks of 4-storey low-rise buildings</li> </ul>	Council/Committee
7.	ZA17 182948	1, West	<b>Yonge Grandview Corp.</b> <ul style="list-style-type: none"> <li>• 7089 Yonge Street</li> <li>• Located on the east side of Yonge Street, north of Steeles Avenue East</li> <li>• Zoning Bylaw Amendment (Hold Removal) to permit the development of a 25 storey mixed-use residential building</li> </ul>	Council/Committee
8.	SC17 171213	4, Heritage	<b>9831827 CANADA INC. (Martin Ferreira) c/o Rockim Design Inc.</b> <ul style="list-style-type: none"> <li>• 14 David Street</li> </ul>	Staff

	Application Type & File #	Ward & District Team	Description of Development Proposed	Approval Route
			<ul style="list-style-type: none"> <li>Located west of Main Street Markham North and south of 16th Avenue</li> <li>Site Plan Control to permit a 2-storey addition with a porch to the existing dwelling</li> </ul>	
9.	SC17 180563	1, West	<b>Mark Falkenberg</b> <ul style="list-style-type: none"> <li>355 John Street</li> <li>Located east of Bayview Avenue, on the south side of John Street</li> <li>Site Plan Control proposing to upgrade the doors, flashing, and cladding on the façade.</li> </ul>	Staff
10.	SC17 132381	8, Central	<b>Suncor Energy Inc</b> <ul style="list-style-type: none"> <li>7761 Woodbine Avenue</li> <li>Located on the northeast corner of Woodbine Avenue &amp; 14th Avenue</li> <li>Site Plan Control to demolish the existing gas bar and replace it with a full self-serve gas bar and a convenience store</li> </ul>	Staff
11.	SC17 176362	3, Central	<b>2456965 Ontario Inc. (Hashem Ghadaki)</b> <ul style="list-style-type: none"> <li>Water Walk Drive</li> <li>Located east of Warden Avenue and south of Highway 7 East</li> <li>Site Plan Control to construct a high-density residential development consisting of a 42 storey tower, a 38 storey tower, and a 16 storey tower.</li> </ul>	Council/Committee
12.	SC17 137260	8, West	<b>1107656 Ontario Inc. c/o Malone Given Parsons Ltd</b> <ul style="list-style-type: none"> <li>South Park Road</li> <li>Located on the south side of Highway 7 East, east of 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>Site Plan Control permit the development of two residential condominium towers (37 and 34 storeys) connected by a 2 storey podium</li> </ul>	
13.	SC17 133322	6, West	<b>Angus Glen Development Ltd.</b> <ul style="list-style-type: none"> <li>3 Tralee Court</li> <li>Located on the east side of Warden Avenue, south of Major MacKenzie Drive East</li> <li>Site Plan Control to restore the existing heritage home and add a two story addition</li> </ul>	Staff
14.	SC17 173713	4, Heritage	<b>Jim Voutianitis</b> <ul style="list-style-type: none"> <li>340 Main Street N</li> <li>Located on the west side of Main Street North, south of 16th Avenue</li> <li>Heritage Site Plan Control to permit the construction of a two storey garage addition with loft and mudroom</li> </ul>	Staff
15.	SC17 182624	3, Central	<b>Unionville Home Society Lands c/o Minto Communities (Peter Maleganovski)</b> <ul style="list-style-type: none"> <li>4300 7 Highway E</li> <li>Located on the north side of Highway 7 East, west of Main Street Unionville</li> <li>Site Plan Control to permit development of 153 residential units (41 street townhouses &amp; 112 back-to-back towns) on the Minto parcel of the property</li> </ul>	Council/Committee
16.	SC17 182702	3, Heritage	<b>Martin Ross c/o Gregory Design Group</b> <ul style="list-style-type: none"> <li>233 Main Street</li> <li>Located east of Main Street Unionville and north of Highway 7 E</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>
			<ul style="list-style-type: none"> <li>Site Plan Control to permit construction of a two-storey addition</li> </ul>	
17.	SC17 182682	6, West	<b>Mahamevna Bhavana Asapuwa Toronto</b> <ul style="list-style-type: none"> <li>11175 Kennedy Road</li> <li>Located on the east side of Kennedy Road, south of 19th Avenue</li> <li>Site Plan Control for a minor façade upgrade</li> </ul>	Staff
18.	SC17 134495	8, Central	<b>True Jesus Church Canada c/o TAES Architects Inc.</b> <ul style="list-style-type: none"> <li>14th Avenue</li> <li>Located south of 14th Avenue and east of Woodbine Avenue</li> <li>Site Plan Control to permit construction of a new 3-storey place of worship with a total GFA of 1,907.68 square meters and 70 parking spaces</li> </ul>	Council/Committee
19.	SC17 180915	3, Central	<b>The Corporation of the City of Markham c/o York University Development Corporation</b> <ul style="list-style-type: none"> <li>16 Main Street</li> <li>Located on the southeast corner of Enterprise Boulevard and Ravis Road</li> <li>Site Plan Control application The subject 5.0 acre property to construct the first phase of the York University Markham Centre Campus</li> </ul>	Council/Committee
20.	SC17 125805	3, Central	<b>1421121 Ontario Limited c/o Matthews Planning &amp; Management Ltd</b> <ul style="list-style-type: none"> <li>4080 7 Highway E</li> <li>Located on the north side of Highway 7 East, east of Village Parkway</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>Site Plan Control Application to redevelop the existing automobile dealerships on site into three new four-storey dealership buildings</li> </ul>	
21.	SC18 113212	5, East	<b>Digram Developments Markham 2 Inc. c/o KLM Planning Partners Inc</b> <ul style="list-style-type: none"> <li>Swan Park Road</li> <li>Located on the west side of 9th Line, south of Major Mackenzie Drive East</li> <li>Site Plan Control to permit construction 21 freehold townhouse unit</li> </ul>	Staff
22.	SC18 158513	7, East	<b>Forest Bay Homes Ltd.</b> <ul style="list-style-type: none"> <li>6350 Steeles Avenue E</li> <li>Located on the north side of Steeles Avenue East, west of 9th Line</li> <li>Site Plan Control application to permit development of the site with 58 townhouse condo units</li> </ul>	Staff
23.	SC18 153808	7, East	<b>Forest Bay Homes Ltd.</b> <ul style="list-style-type: none"> <li><b>6350 Steeles Avenue E.</b></li> <li><b>Located on the north side of Steeles Avenue E, west of 9<sup>th</sup> Line</b></li> <li><b>Site Plan Control application to permit the development of the site with 133 townhouse units</b></li> </ul>	Staff
24.	CU17 180361	4, East	<b>Brad Nissan Limited c/o Arthur Shapero of Owens, Wright LLP</b> <ul style="list-style-type: none"> <li>80 Bullock Drive Limited</li> <li>located west of Main Street Markham North, north of Highway 7 East</li> <li>Draft Plan of Condominium property to create a standard</li> </ul>	Staff

	Application Type & File #	Ward & District Team	Description of Development Proposed	Approval Route
			condominium for 13 industrial units	

**FINANCIAL TEMPLATE:**

Not applicable

**ENVIRONMENTAL CONSIDERATIONS:**

Not applicable

**ACCESSIBILITY CONSIDERATIONS:**

Not applicable

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

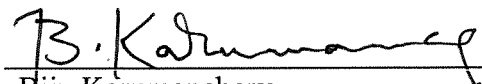
Not applicable

**BUSINESS UNITS CONSULTED AND AFFECTED:**

Not applicable

**RECOMMENDED BY:**

Ron Blake, M.C.I.P., R.P.P.  
Acting Director of Planning and Urban  
Design



Biju Karumanchery,  
Acting Commissioner of Development  
Services

**ATTACHMENTS:**

Not applicable

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