



Report to: Development Services Committee

Date of Meeting: December 11, 2017

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**SUBJECT:** Report on Incoming Planning Applications for the period of July 31, 2017 to November 3, 2017

**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 July 31, 2017 to November 3, 2017", be received and staff be directed to process the applications in accordance with the approval route outlined in the report.

And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

**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 July 31, 2017 to November 3, 2017. 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 155051                          | 5, East                         | <b>Agarwal Industrial Holdings Inc.</b> <ul style="list-style-type: none"> <li>• 114 Anderson Avenue</li> <li>• located east of Markham Road and south of Major Mackenzie Drive East</li> <li>• Minor Zoning By-law Amendment to permit a child care / day care centre</li> </ul>   | Council/Committee     |
| 2. | ZA17 109850<br>SC17 109850           | 7, East                         | <b>2404099 Ontario Limited c/o KLM Planning Partners Inc.</b> <ul style="list-style-type: none"> <li>• 7190 Markham Road</li> <li>• located on the southwest corner of Markham Road and Denison Street</li> <li>• Major Zoning By-law Amendment and Site Plan Control applications to permit the development of 8 stacked townhouse blocks containing 265 residential units and 2 commercial units</li> </ul> | Council/Committee     |
| 3. | ZA17 138727                          | West, 1                         | <b>HCN-Revera (Glynnwood) Inc. c/o The Planning Partnership</b> <ul style="list-style-type: none"> <li>• 7700 Bayview Avenue</li> <li>• located north of John Street, west of Bayview Avenue</li> <li>• Zoning By-law Amendment to permit construction of an 8-storey expansion to the existing residential retirement building on the northeast surface parking lot of the property</li> </ul>               | Council/Committee     |
| 4. | ZA17 157688                          | West, 8                         | <b>C.W. Kowolia Inc. c/o QX4 Investments</b> <ul style="list-style-type: none"> <li>• 15 Minthorn Boulevard</li> <li>• located north of Highway 407, and west of Highway 404</li> <li>• Zoning By-law Amendment to permit the construction of a 4-storey, 114 unit hotel with ground floor restaurants</li> </ul>   | Council/Committee     |
| 5. | ZA17 151261                          | Central, 8                      | <b>OPTrust Office Inc. c/o Urban Strategies Inc.</b> <ul style="list-style-type: none"> <li>• 101 McNabb Street</li> </ul>  | Council/Committee     |

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|     |                            |             | <ul style="list-style-type: none"> <li>located south of 14th Avenue, on the east side of Warden Avenue</li> <li>Zoning By-law amendment will facilitate the redevelopment of the site into a phased campus-style business park</li> </ul>  |                       |
| 6.  | SC17 171509                | East, 7     | <b>Box Grove Commercial Inc.</b> <ul style="list-style-type: none"> <li>66 Copper Creek Drive</li> <li>located east of 9th Line and south of Highway 407</li> <li>Site Plan Control application to construct a new drive-thru for Bank Building L and a new drive-thru for Building A.</li> </ul>  | Staff                 |
| 7.  | SC17 173695                | Central, 3  | <b>Shao Yuan Lu</b> <ul style="list-style-type: none"> <li>2 River Bend Road</li> <li>located east of Kennedy Road and south of Highway 7 East</li> <li>Site Plan Control application to construct a two-storey single family dwelling with integral garage and covered front porch</li> </ul>   | Staff                 |
| 8.  | SC17 157341<br>SU17 157341 | Heritage, 4 | <b>Garden Homes (Markham) Inc.</b> <ul style="list-style-type: none"> <li>73 Main Street S</li> <li>located north of Highway 407 and east of Main Street Markham South</li> <li>Applications for Draft Plan of Subdivision and Site Plan Control to permit 11 townhouse units on a private road and a block of 3 townhouse units on an existing public road</li> </ul> | Council/<br>Committee |
| 9.  | SC17 158297                | Heritage, 4 | <b>Amy Cochrane</b> <ul style="list-style-type: none"> <li>1 Markham Street</li> <li>located north of Highway 7 East and east of Main Street Markham North</li> <li>Heritage Site Plan Control application to construct a new two-storey residential dwelling replacing the existing one-storey residential dwelling</li> </ul>  | Staff                 |
| 10. | SC17 175035                | Heritage, 4 | <b>Bruce &amp; Lisa Campbell</b> <ul style="list-style-type: none"> <li>44 Church Street</li> <li>located east of Main Street Markham North, north of Highway 7 East</li> <li>Heritage Site Plan Control application to construct a new garage with a loft and covered porch</li> </ul>  | Staff                 |
| 11. | SC17 172884                | Heritage, 3 | <b>Kevin Tong and Maggie Cheung</b> <ul style="list-style-type: none"> <li>143 Main Street</li> <li>located east of Main Street Unionville and north of Highway 7 East</li> <li>Heritage Site Plan Control application to construct a two-storey rear addition and frame garage with loft</li> </ul>   | Staff                 |

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| 12. | SC17 169087 | Heritage, 4 | <b>James Peacock &amp; Paula Kelly</b> <ul style="list-style-type: none"> <li>• 28 Markham Street</li> <li>• located north of Highway 7 East and east of Main Street Markham North</li> <li>• Heritage Site Plan Control Application to permit construction of a 46.5 square metre second floor addition over the existing 2 car garage, and a 14.7 square metre ground floor addition with porch onto the existing front entrance</li> </ul>                  | Staff                 |
| 13. | SC17 177207 | West, 2     | <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 Avenue, north of Highway 7 East</li> <li>• Site Plan Control application to facilitate a revised floor area and layout of a commercial building (Building D) within the approved site plan</li> </ul>   | Staff                 |
| 14. | SC17 177369 | West, 6     | <b>Jagadish &amp; Sunita Rangrej</b> <ul style="list-style-type: none"> <li>• 128 Harbord Street</li> <li>• located east of Kennedy Road and north of 16th Avenue</li> <li>• Heritage Site Plan Control application to construct a building addition</li> </ul>  | Staff                 |
| 15. | SC17 160938 | East, 5     | <b>National Homes (Castlemore Ave.) Inc.</b> <ul style="list-style-type: none"> <li>• Anderson Avenue</li> <li>• located on the east side of Markham Road, south of Major Mackenzie Drive East</li> <li>• Site Plan Control application for a development comprised of a park block, an 18-storey mixed use high-rise building, live/work townhouse units along Markham Road, and townhouses fronting on Castlemore Avenue and internal to the site</li> </ul> | Council/<br>Committee |
| 16. | SC17 161015 | Heritage, 4 | <b>Xijing Li</b> <ul style="list-style-type: none"> <li>• 16 Church Street</li> <li>• located east of Main Street Markham North and north of Highway 7 East</li> <li>• Heritage Site Plan Control to construct a two-storey rear addition with attached one-car garage</li> </ul>  | Staff                 |
| 17. | SC17 170097 | Heritage, 3 | <b>Dave Sage and Shafina Hayat</b> <ul style="list-style-type: none"> <li>• 133 Main Street</li> <li>• located on the east side of Main Street Unionville, north of Highway 7 East.</li> <li>• Heritage Site Plan Control Application to permit a 138.5 m2 addition to the existing house and 69.5m2 detached garage</li> </ul>  | Staff                 |
| 18. | SC17 179704 | West, 1     | <b>Catholic Cemeteries Archdiocese of Toronto</b> <ul style="list-style-type: none"> <li>• 211 Langstaff Road E</li> <li>• located on the west side of Bayview Avenue, south of Highway 407</li> </ul>   | Staff                 |

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|-----|--------------|-------------------|---|-----------------------|
|     |              |                   | <ul style="list-style-type: none"> <li>Site Plan Control amendment application to reflect revisions to the last phase of in ground interment for the cemetery lands</li> </ul>  |                       |
| 19. | SC17 152168  | West, 2           | <b>Victoria Square United Church</b> <ul style="list-style-type: none"> <li>10720 Victoria Square Boulevard</li> <li>located west of Victoria Square Boulevard and south of Elgin Mills Road</li> <li>Site Plan Control Application to permit the the installation of portable classrooms on the site</li> </ul>  | Staff                 |
| 20. | SU17 178335  | Central, 3        | <b>Unionville Home Society Lands c/o MGP Ltd.</b> <ul style="list-style-type: none"> <li>4300 7 Highway E</li> <li>located north of Highway 7 East and west of Main Street Unionville</li> <li>Draft Plan of Subdivision application to facilitate the development of a 2.84 hectare residential townhouse block (to be developed by Minto communities) and a 0.24 hectare park block (to be conveyed to the City)</li> </ul> | Council/<br>Committee |
| 21. | SU17 128757  | Central, 8        | <b>Miller Paving Limited</b> <ul style="list-style-type: none"> <li>7781 Woodbine Avenue</li> <li>Located east side of Woodbine Ave north of 14<sup>th</sup> Ave</li> <li>An application for a three year Extension of Draft Plan Approval for Draft Plan 19TM-06001. The approval is set to expire on December 11, 2017.</li> </ul>  | Staff                 |
| 22. | OP17 128178  | North, 2<br>(FUA) | <b>Berczy Glen Landowners Group c/o Gatzios Planning + Development Consultants</b> <ul style="list-style-type: none"> <li>3319 Elgin Mills Road E</li> <li>Block bounded by Elgin Mills Rd, Warden Ave, Major Mackenzie and Hydro Corridor</li> <li>Official Plan Amendment to permit a Secondary Plan</li> </ul>   | Council/<br>Committee |
| 23. | OP 17 130161 | North, 6<br>(FUA) | <b>Robinson Glen Block Landowners Group c/o Malone Given Parsons Ltd. And</b> <ul style="list-style-type: none"> <li>4638 Major Mackenzie Drive E</li> <li>Block bounded by Elgin Mills Rd, Warden Ave, Kennedy Rd, Major Mackenzie Dr</li> <li>Official Plan Amendment to permit a Secondary Plan</li> </ul>   | Council/<br>Committee |
| 24  | OP17 130159  | North, 6<br>(FUA) | <b>Angus Glen Landowners Group 10504 Major Mackenzie Dr E</b> <ul style="list-style-type: none"> <li>Block bounded by Elgin Mills Rd, Warden Ave, Kennedy Rd, Major Mackenzie Dr</li> <li>Official Plan Amendment to permit a Secondary Plan</li> </ul>   | Council/<br>Committee |

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| 25 | OP17 159779<br>ZA17 159779 | East, 6    | <b>9015183 Canada Inc.</b> <ul style="list-style-type: none"> <li>• 9900 Markham Road</li> <li>• located on the west side of Markham Road, south of Major Mackenzie Drive East</li> <li>• Official Plan and Zoning By-law Amendments to allow additional height and density to facilitate the development of a residential community consisting of 613 residential units and 2556 square metres of commercial space</li> </ul> | Council/<br>Committee |
| 26 | CU17 109695                | Central, 3 | <b>Christopher Dunn of Tribute (Unionville) Limited</b> <ul style="list-style-type: none"> <li>• 20 Fred Varley Drive</li> <li>• located west of Main Street Unionville and north of Highway 7 East.</li> <li>• Draft Plan of Condominium for a standard condominium consisting of 108 residential apartment units and 215 parking spaces. Construction has begun.</li> </ul>  | Staff                 |
| 27 | CU17 133670                | East, 7    | <b>Del Ridge (East Markham 1) Inc. c/o Keith Loffler McAlpine Architects</b> <ul style="list-style-type: none"> <li>• 7325 Markham Road</li> <li>• located east of Markham Road and north of Steeles Avenue East</li> <li>• Draft Plan of Condominium proposing a standard condominium consisting of 161 apartment units</li> </ul>  | Staff                 |
| 28 | CU17 175768                | Central, 8 | <b>3T (151 Bentley) Inc.</b> <ul style="list-style-type: none"> <li>• 151 Bentley Street</li> <li>• located west of Warden Avenue and north of Denison Street</li> <li>• Draft Plan of Condominium to convert two existing 13-unit industrial buildings into condominiums.</li> </ul>  | Staff                 |
| 29 | CU17 129363                | East, 5    | <b>Lindvest Properties (Cornell) Limited</b> <ul style="list-style-type: none"> <li>• 7 Highway E</li> <li>• located south of Highway 7 East and east of 9th Line</li> <li>• Draft Plan of Condominium Application proposing a standard plan of condominium consisting of 129 apartment units and 294 parking spaces.</li> </ul>   | Staff                 |

**FINANCIAL TEMPLATE:**

Not applicable

**ENVIRONMENTAL CONSIDERATIONS:**

Not applicable

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**ACCESSIBILITY CONSIDERATIONS:**

Not applicable

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

Not applicable

**BUSINESS UNITS CONSULTED AND AFFECTED:**

Not applicable

**RECOMMENDED BY:**



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



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Brian Lee,  
Acting Commissioner of Development  
Services

**ATTACHMENTS:**

Not applicable

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