



Report to: Development Services Committee

Date of Meeting: September 11, 2017

SUBJECT: Report on Incoming Planning Applications for the period of April 4, 2017 to July 31, 2017

PREPARED BY: Tina Roberge, Planning Department ext. 2142

RECOMMENDATION:

That the report entitled "Report on Incoming Planning Applications for the period of April 4, 2017 to July 31, 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 April 4, 2017 to July 31, 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

	Application Type & File #	Ward & District Team	Description of Development Proposed	Approval Route
1	ZA17 154127	6, West	Kylemore Communities (Yorkton) Ltd. <ul style="list-style-type: none"> • 9350 Kennedy Road • Located on the west side of Kennedy Road, north of 16th Avenue • Zoning By-law Amendment to permit a variety of technical changes to a previously approved zoning amendment • Application relates to a draft plan of subdivision approved in June 2015 (SU14 132762) 	Council/ Committee
2	ZA17 152211 OP17 152211 SU17 152211	5, East	Cornell Phase 8 <ul style="list-style-type: none"> • 7 Highway E • Located north of Rustle Woods Avenue and west Cornell Centre Blvd. • Zoning By-law Amendment, Official Plan Amendment, and red line revisions to a Draft Plan of Subdivision to permit a residential subdivision consisting of 74 freehold rear-lane townhouses 2 open space blocks and a proposed mixed use block 	Council/ Committee
3	ZA17 140058	3, Central	World Tech Construction Inc. <ul style="list-style-type: none"> • 221 Helen Avenue • located North of Highway 407 and east of Kennedy Road • Zoning By-law to permit two lots for detached dwellings 	Council/ Committee
4	ZA17 148679 OP17 148679 SC17 148679	8, Central	Neamsby Investments Inc. <ul style="list-style-type: none"> • 1443 Denison Street • Located on the south side of Denison Street, east of Birchmount Road • Zoning By-law Amendment, Official Plan Amendment and Site Plan Control to permit construction of a two-storey, 2,853 m² (30,714 ft²) building for recreational and athletic purposes with a table tennis facility as the main use 	Council/ Committee

5	ZA17 135999 CU17 135999	5, East	Mattamy Homes/Wykland Estates Inc, <ul style="list-style-type: none"> Bur Oak Avenue Located on the east side of Bur Oak Avenue and north of Hwy. 7. Zoning By-Law Amendment (Hold removal) to permit a mixed-use development composed of retail and residential condominium units Draft plan of condominium for 145 residential units 	Council/ Committee
6	ZA17 150349 OP17 150349	7, East	Boxgrove Residential East Inc c/o Malone Given Parsons <ul style="list-style-type: none"> 550 Copper Creek Drive Located at the northwest corner of Copper Creek Drive and Donald Cousens Parkway Zoning By-law Amendment and Official Plan Amendment to permit 302 residential dwelling units comprised of a mix of live-work townhouses, townhouses and a mid-rise residential building 	Council/ Committee
7	ZA17 165364	3, Central	2124123 Ontario Ltd <ul style="list-style-type: none"> 3940 7 Highway E Located on the north side of Highway 7 East, east of Warden Avenue Zoning Bylaw Amendment application (Hold Removal) to permit construction of 81 single detached dwellings 	Council/ Committee
8	ZA17 149763 OP17 149763	8, West	Ontario Underwriting Properties Inc. c/o Gatzios Planning + Development Consultants <ul style="list-style-type: none"> 10 Konrad Crescent Located on the west side of Woodbine Ave and north of 14th Ave. Zoning By-law Amendment, and Official Plan Amendment to permit business offices to fully occupy the existing building (1500 m2). 	Council/ Committee
9	ZA17 166548	8, Central	OHM Markham Manor <ul style="list-style-type: none"> 5072 14th Avenue Located south of Highway 407, and west of McCowan Road. Zoning Bylaw Amendment (Hold Removal) 	Council/ Committee
10	ZA17 166758	3, Central	Caboto Meadows Inc. <ul style="list-style-type: none"> 497 Caboto Trail Located north of Highway 407, and east of Kennedy Road. Zoning Bylaw Amendment (Hold Removal) 	Council/ Committee

11	ZA17 168139	6, West	Kylemore Communities (Yorkton) Inc. <ul style="list-style-type: none"> 9350 Kennedy Road Located on the west side of Kennedy Road, north of 16th Avenue A Zoning Bylaw Amendment (Hold Removal) application 	Council/ Committee
12	ZA17 151060 SC17 151060 SU17 151060	4, East	Andrin Investments Limited <ul style="list-style-type: none"> 5440 16th Avenue Located east of McCowan Road, on the north side of 16th Avenue Zoning By-law Amendment, Draft Plan of Subdivision, and Site Plan control to permit 10 semi-detached units, and 68 townhouse units. 	Council/ Committee
13	ZA17 153836 SU17 153836	5, East	Cornell Rouge Development Corp. c/o KLM Planning Partners Inc. <ul style="list-style-type: none"> Riverlands Avenue Located on the west side of Donald Cousens Parkway, north of Highway 7 East Zoning Amendment and Draft Plan of Subdivision to permit a re-lot of a former Place of Worship site to permit residential uses 	Council/ Committee
14	ZA17 150049 OP17 150049 SC17 150049	6, West	Al Hussain Foundation <ul style="list-style-type: none"> 10992 Kennedy Road Located west of Kennedy Road and north of Elgin Mills Road East. Zoning By-law Amendment, Official Plan Amendment, and Site Plan Control to facilitate expansion of the existing cemetery 	Council/ Committee
15	ZA17 153653 OP17 153653 SU17 153653 SC17 153653 CU17 153653	2, West	Gemterra (Woodbine) Inc. <ul style="list-style-type: none"> 9064 Woodbine Avenue Located on the west side of Woodbine Avenue, south of 16th Avenue Zoning By-law Amendment, Official Plan Amendment, Draft Plan of Subdivision, Draft Plan of Condominium, and Site Plan Control to permit construction of 45 back to back freehold townhouses and a 6 metre common element condominium road. The existing heritage dwelling is to be retained 	Council/ Committee
16	SC17 154505	4, Heritage	1521863 Ontario Limited c/o KLM Planning <ul style="list-style-type: none"> 10 Albert Street Located north of Highway 7 East and east of Main Street Markham North Site Plan Control to permit construction of a semi-detached dwelling (two dwelling units total) 	Staff
17	SC17 159212	7, East	Peter and Grace Casagrande <ul style="list-style-type: none"> 71 Chatelaine Drive Located east of Markham Road and south of Highway 407 	Staff

			<ul style="list-style-type: none"> Site Plan Control to permit construction of a new two-storey single dwelling 	
18	SC17 153975	4, East	York Region District School Board <ul style="list-style-type: none"> 90 Robinson Street Located north of Highway 7 East, and west of Main Street Markham North Site Plan Control to repave and extend the east parking lot which will increase the number of parking spaces from 46 to 54 spaces 	Staff
19	SC17 114886	7, East	Box Grove Commercial East Inc. <ul style="list-style-type: none"> 570 Copper Creek Drive Located south of Highway 407 on the north west corner of Donald Cousens Parkway and Copper Creek Drive Site Plan Amendment to amend 'building k' to allow for a child care centre. 	Staff
20	SC17 112550	8, Central	Lily Moon & Helen Chu <ul style="list-style-type: none"> 4277 14th Avenue Located on the south side of 14th Avenue, east of Birchmount Road. Site Plan Control to permit 531m2 two-classroom addition to an existing two-storey building. 	Staff
21	SC17 140104	3, Central	Ruland Properties Inc <ul style="list-style-type: none"> 8133 Warden Avenue Located east of Warden Avenue and north of Highway 407 Site Plan Control to add 178 parking spaces to the existing parking lot at a commercial office building 	Staff
22	SC17 139829	8, Central	2544369 Ontario Ltd. c/o NIA Architects Inc. <ul style="list-style-type: none"> 691 Denison Street Located east of Woodbine Ave. and South of 14th Ave. Site Plan Control to permit a 3371.73 sq. m. two storey building which will include a ground floor lobby and warehouse/showroom area, a second storey office and club/fitness centre 	Staff
23	SC17 138057	8, Central	National Homes (Old Kennedy) Inc. <ul style="list-style-type: none"> 146 Old Kennedy Road Located on the west side of Old Kennedy Road, north of Steeles Avenue Site Plan Control application to permit 69 three-storey townhouse units and 7 three-storey live-work units Applicant has also submitted revised Zoning By-law Amendment (ZA16 	Staff

			138057) and Draft Plan of Subdivision (SU16 138057) applications	
24	SC17 124112	3, Central	1771107 Inc. c/o Malone Given Parsons Ltd <ul style="list-style-type: none"> • Warden Avenue • Located on the south side of Highway 7, east of Verdale Crossing • Site Plan Control application to increase the height of an apartment tower to 28 storeys and a corresponding increase in the residential unit count to 613 (an increase of 97 units) 	Staff
25	SC17 158971	4, Heritage	Jesse Lumsden and Hayley Cotterill <ul style="list-style-type: none"> • 28 Wales Avenue • Located east of Main Street Markham North and south of 16th Avenue • Site Plan Control application to construct a second story rear addition to the existing dwelling. 	Staff
26	SC17 166928	2, West	King Square Limited <ul style="list-style-type: none"> • 9390 Woodbine Avenue • Located on the west side of Woodbine Avenue, north of 16th Avenue • Site Plan Control Application to change the façade of the Phase 1 building, which is currently under construction 	Staff
27	SC17 178335	3, Central	Unionville Home Society Lands c/o MGP Ltd <ul style="list-style-type: none"> • 4300 7 Highway E • Located on the north side of Highway 7 East, east of Sciberras Road • Site Plan Control Application to develop a mixed-use seniors affordable housing building with 260 units on the York Region parcel of the property 	Council/Committee
28	SC17 152318	4, Heritage	Aram Agopian and Jennie Gomes <ul style="list-style-type: none"> • 16 George Street • Located east of Main Street Markham North and north of Highway 7 East. • Site Plan Control Application to permit a second story addition and detached garage 	Staff
29	SC17 163230	4, Heritage	Todd McDowell and Liz Butler <ul style="list-style-type: none"> • 31 Wales Avenue • Located east of Main Street Markham North and south of 16th Avenue • Site Plan Control Application to construct a covered porch 	Staff

30	SC17 158926	1, Heritage	Ilya Batov <ul style="list-style-type: none"> • 45 John Street • Located on the south side of John Street, east of Yonge Street. • Heritage Site Plan Control Application to construct a 294m2 two storey addition 	Staff
31	SC17 122468	6, East	Eric Chin Kwong Lee & Shu Kam Poon c/o Roy Chan <ul style="list-style-type: none"> • 11584 48 Highway • Located on the west side of Highway 48, north of 19th Avenue • Heritage Site Plan Control application to permit construction of a 385.76 square metre addition to the existing heritage Gramham-Wideman House and a 100.34 square metre expansion to the existing 2 car garage 	Staff
32	SC17 163000	7, East	Forest Bay Homes Ltd <ul style="list-style-type: none"> • 6350 Steeles Avenue E • Located north of Steeles Avenue and east of Markham Road. • Heritage Site Plan Control Application to permit relocation of the existing two-storey heritage house 	Staff
33	SC17 155842	3, Central	Cachi Holdings Inc. (Yenn Mee Chung) <ul style="list-style-type: none"> • 4981 7 Highway E • Located west of McCowan Road, on the south side of Highway 7 East • Site Plan Control Application proposing to install new panels and signage along the perimeter of the building's front (north) façade 	Staff
34	SC17 168354	1, Heritage	Shahram Heidari <ul style="list-style-type: none"> • 30 Colbourne Street • Located east of Yonge Street and north of John Street. • Site Plan Control Application to relocate the existing heritage house and add a new two-storey addition at the rear of the existing house 	Staff
35	SC17 160621	2, Heritage	Andy Lam and Amy Wong <ul style="list-style-type: none"> • 5 Buttonville Crescent E • Located east of Woodbine Avenue and south of 16th Avenue • Heritage Site Plan Control Application to demolish the existing detached garage, and construct, a two-storey north addition and a one-storey south addition 	Staff

36	SC17 154308	2, West	Regional Municipality of York c/o Husson Engineering <ul style="list-style-type: none"> 10990 Warden Avenue Located on the west side of Warden Avenue, north of Elgin Mills Road East REVISED Site Plan Control Application to construct two temporary salt storage facilities to serve the Region of York 	Staff
37	SC17 150453	4, Heritage	2447298 Ontario Inc <ul style="list-style-type: none"> 15 George Street Located north of Church Street and east of Main Street Markham North Heritage Site Plan Control to construct an addition to the existing heritage home as well as a new semi-detached dwelling attached to the existing heritage home 	Staff
38	SC17 107031	2, West	2496052 Ontario Inc. <ul style="list-style-type: none"> Markland Street Located west of Woodbine Avenue and north of 16th Avenue. Site Plan Control Application to permit construction of a 69-unit common element condominium townhouse development. Applicant also submitted revised applications for Official Plan Amendment (OP13 114950) Zoning By-law Amendment (ZA16 124882) and Draft plan of Condominium (CU16 124882) 	Staff
39	SC17 156358	2, West	Hyundai Auto Canada Corp. <ul style="list-style-type: none"> 75 Frontenac Drive Located west of Woodbine Avenue, on the north side of Highway 7 East Site Plan Control Application to add 45 parking spaces to the site 	Staff
40	SC17 169958	1, West	Lo Brothers Investment Company Ltd. <ul style="list-style-type: none"> 5 Glen Cameron Road Located on the east side of Yonge Street, north of Steeles Avenue East Site Plan Control Application to upgrade the façade of the existing restaurant 	Staff
41	SC17 153775	1, West	Jianhe and Xiao Fei Zhang c/o Savan Inc. <ul style="list-style-type: none"> 59 Elgin Street Located east of Yonge Street and south of John Street Site Plan Control Application to construct a new 2 storey single-family residential dwelling with a GFA of 758.38m2. 	Staff

42	SC17 169743	2, West	Ryan Hosford and Wendy Fan c/o Giancarlo DiGiambattista <ul style="list-style-type: none"> • 20 Thomas Reid Road • Located north of Elgin Mills Road East and east of Victoria Square Boulevard. • Site Plan Control Application to construct a cabana and roof over the existing deck 	Staff
43	SC17 164895	4, Heritage	Neetan Alikhan <ul style="list-style-type: none"> • 10 Beech Street • Located west of Main Street Markham North and south of 16th Avenue • Heritage Site Plan Control application to construct a detached accessory structure in the rear yard 	Staff
44	SC17 162457	3, Heritage	Ardalan Robati c/o Winson Mak <ul style="list-style-type: none"> • 116 Main Street • Located north of Highway 7 East, on the west side of Main Street Unionville • Heritage Site Plan Control application proposing a rear 3-car garage with addition above 	Staff
45	SC17 171012	1, Heritage	Peter Sewell & Debby Lowy c/o Spragge & Company Architect <ul style="list-style-type: none"> • 20 Deanbank Drive • Located east of Yonge Street and north of John Street. • Heritage Site Plan Control application to permit construction of a one-story rear addition and front porch alterations 	Staff
46	SC17 159335	3, Heritage	Scott and Lisa Harper c/o Master Edge Homes <ul style="list-style-type: none"> • 32 Victoria Avenue • Located north of Highway 7 East and west of Kennedy Road • Heritage Site Plan Control to permit construction of three additions to the existing dwelling 	Staff
47	OP17 159703	City Wide	Source Protection Official Plan Amendment <ul style="list-style-type: none"> • 101 Town Centre Boulevard • Staff initiated Official Plan Amendment to implement the CTC Source Protection Plan. 	Council/Committee
48	CU17 135999 ZA17 135999	5, East	Wykland Estates Inc. <ul style="list-style-type: none"> • 2 Adam Sellers Street • Located north of Highway 7 East, on the east side of Bur Oak Avenue. • Draft Plan of Condominium to facilitate the creation of a standard condominium consisting of 145 residential units, and 167 parking spaces 	Council/Committee

			<ul style="list-style-type: none"> • Zoning by-law amendment application (hold removal) to permit retail and residential development 	
49	CU17 108797	1, West	Shining Hill Homes (John) Inc. <ul style="list-style-type: none"> • 360 John Street • Located east of Bayview Avenue and north of John Street • Draft Plan of Condominium for a common element condominium with 101 townhouse units 	Staff
50	CU17 166354	3, Central	2124123 Ontario Ltd <ul style="list-style-type: none"> • 3940 7 Highway E • Located on the north side of Highway 7 East, east of Village Parkway. • Draft Plan of Condominium for a residential condominium consisting of 45 townhouse units and 98 parking spaces 	Staff
51	CU17 244470	5, East	Digram Developments Markham Inc <ul style="list-style-type: none"> • Hyderabad Lane • Located on the north side of 16th Avenue, east of Markham Road. • Draft Plan of Condominium for a common element condominium with 42 freehold residential units. 	Staff
52	CU17 171117	3, Central	1820266 Ontario Inc. <ul style="list-style-type: none"> • 4002 7 Highway E • Located north of Highway 7 East and east of Warden Avenue • Draft Plan of Condominium for a 53-unit residential condominium development with 106 parking spaces 	Staff

FINANCIAL TEMPLATE:

Not applicable

ENVIRONMENTAL CONSIDERATIONS:

Not applicable

ACCESSIBILITY CONSIDERATIONS:

Not applicable

ENGAGE 21ST CONSIDERATIONS:

Not applicable

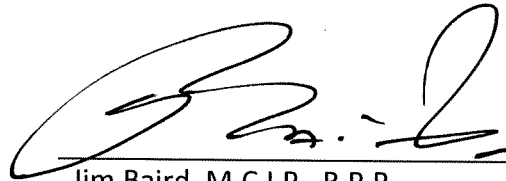
BUSINESS UNITS CONSULTED AND AFFECTED:

Not applicable

RECOMMENDED BY:



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



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Commissioner of Development Services

ATTACHMENTS:

Not applicable

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