



Report to: Development Services Committee

Date of Meeting: March 20, 2017

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**SUBJECT:** Report on Incoming Planning Applications for the period of  
November 1, 2016 to January 31, 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 November 1, 2016 to January 31, 2017", be received and direct staff 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 November 1, 2016 to January 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	ZA16 113212	5, East	<b>Digram Developments c/o KLM Planning Partners Inc.</b> <ul style="list-style-type: none"> <li>• Castlemore Avenue</li> <li>• located on the east side of Swan Park Road and north side of Castlemore Avenue</li> <li>• Zoning By-law Amendment to permit the construction of 23 townhouses</li> </ul>	Council/Committee
2	ZA16 178440 SC16 178440	3, Central	<b>2504373 Ontario Inc</b> <ul style="list-style-type: none"> <li>• 37 Main Street</li> <li>• located on the east side of Main Street Unionville, south of Highway 7</li> <li>• Zoning By-law Amendment and Site Plan Control application to permit a renovation and expansion to the existing building to accommodate space for commercial uses including medical office, restaurant and retail with site-specific development standards</li> </ul>	Council/Committee
3	ZA16 138057 SU16 138057	8, Central	<b>National Homes (Old Kennedy) Inc.</b> <ul style="list-style-type: none"> <li>• 146 Old Kennedy Road</li> <li>• located on the west side of Old Kennedy Road, north of Steeles Avenue</li> <li>• Zoning By-law Amendment and Draft Plan of Subdivision to permit the construction of 69, three-storey townhouse units and 7, three-storey live-work units</li> </ul>	Council/Committee
4	ZA16 134042	3, Central	<b>Tung Van Lam</b> <ul style="list-style-type: none"> <li>• 26 Oakcrest Avenue</li> <li>• located east of Kennedy Road and south of Highway 7 E</li> </ul>	Council/Committee

			<ul style="list-style-type: none"> <li>• Zoning By-law Amendment to facilitate a severance of the existing lot. The applicant proposes to demolish the existing brick bungalow and build two, 2-storey single detached homes, one on each lot</li> </ul>	
5	ZA16 150875	3, Central	<b>2426483 Ontario Ltd c/o KLM Planning Partners Inc.</b> <ul style="list-style-type: none"> <li>• 3972 7 Highway E</li> <li>• located on the northwest corner of Highway 7 E and Village Parkway</li> <li>• Zoning Bylaw Amendment (Hold Removal) to facilitate a residential development</li> </ul>	Council/ Committee
6	ZA16 135688	8, Central	<b>Syed Asim Raza c/o QX4 Investments Limited</b> <ul style="list-style-type: none"> <li>• 4954 14th Avenue</li> <li>• located on the north side of 14th Avenue, west of McCowan Road</li> <li>• Zoning Bylaw Amendment (Hold Removal) to permit the construction of 2 single detached dwellings</li> </ul>	Council/ Committee
7	ZA16 106902 SC16 106902	2, West	<b>Rice Group</b> <ul style="list-style-type: none"> <li>• 11258 Woodbine Avenue</li> <li>• located on the west side of Woodbine Avenue and south of 19th Avenue</li> <li>• Zoning By-law Amendment and Site Plan Control application to permit the construction of a new office building approximately 1,114.8 sq.m.</li> </ul>	Council/ Committee
8	SC16 126600	7, East	<b>2404193 Ontario Inc.</b> <ul style="list-style-type: none"> <li>• 6750 14th Avenue</li> <li>• located on the northwest corner of 14th Ave and 9th Line.</li> <li>• Heritage Site Plan Control application to permit construction of a 267.6 m2 addition to an existing heritage house</li> </ul>	Staff
9	SC16 140011	4, Heritage	<b>Felicite Dibi c/o Mario Almeida</b> <ul style="list-style-type: none"> <li>• 27 Church Street</li> <li>• located east of Franklin St. on the south side of Church Street</li> <li>• Heritage Site Plan Control application to demolish the existing one storey single detached dwelling and</li> </ul>	Staff

			construct a new two-story single detached dwelling with an attached garage	
10	SC16 140951	2, West	<b>Honda Canada</b> <ul style="list-style-type: none"> <li>• 180 Honda Boulevard</li> <li>• located on the east side of Honda Blvd, south of Mobis Dr.</li> <li>• Site Plan Control application to permit construction of three new canopies on the existing structures</li> </ul>	Staff
11	SC16 140975	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 east side of Bur Oak Avenue, north of Highway 7 E within the Cornell community</li> <li>• Site Plan Control application to permit construction of a 6 storey mid-rise condominium building containing 100 apartment units and 5 commercial units at grade</li> <li>• The site plan also proposes a block of 6 stacked townhouse units on the east side of the site</li> </ul>	Council/Committee
12	SC16 135286	4, Heritage	<b>Mark Roche c/o Gregory Design Group</b> <ul style="list-style-type: none"> <li>• 32 Washington Street</li> <li>• located west of Main Street Markham, north of Highway 7 East</li> <li>• Heritage Site Plan Control application to permit construction of a two storey addition and a covered front porch</li> </ul>	Staff
13	SC16 149976	2, West	<b>Youfu Hong c/o Georgian Custom Renovations Inc.</b> <ul style="list-style-type: none"> <li>• 3012 Elgin Mills Road E</li> <li>• located on the north side of Elgin Mills Road East, west of Victoria Square Boulevard</li> <li>• Site Plan Control application to permit construction of a single detached dwelling on an existing vacant lot</li> </ul>	Staff

14	SC16 124564	4, Heritage	<b>Spencer Wong c/o Gregory Design Group</b> <ul style="list-style-type: none"> <li>• 11 Heritage Corners Lane</li> <li>• located on the west side of Markham Road and on the north side of 16th Avenue</li> <li>• Heritage Site Plan Control application to permit construction of a detached garage with a loft</li> </ul>	Staff
15	SC16 139339	4, Heritage	<b>Stephen &amp; Gabrielle Tar c/o Gregory Design Group</b> <ul style="list-style-type: none"> <li>• 175 Main Street N</li> <li>• located east of Main Street N and south of Parkway Avenue</li> <li>• Heritage Site Plan Control application to permit construction of a two storey rear addition to the existing dwelling</li> </ul>	Staff
16	SC16 140424	4, Heritage	<b>Rick &amp; Christine O'Dell c/o Gregory Design Group</b> <ul style="list-style-type: none"> <li>• 14 George Street</li> <li>• located east of Main Street Markham N and south of Parkway Avenue</li> <li>• Heritage Site Plan Control application to permit construction of a two storey rear addition and garage/cabana</li> </ul>	Staff
17	SC16 175490	2, West	<b>Zion Alliance Church C/o Weston Consulting</b> <ul style="list-style-type: none"> <li>• 2830 7 Highway E</li> <li>• located west of Woodbine Avenue on the north side of Highway 7 E</li> <li>• Site Plan Control application to permit an addition to the existing church of 275m<sup>2</sup>. The proposed addition will contain uses accessory to the place of worship, including class rooms, meeting rooms and office space</li> </ul>	Staff
18	SC16 134387	5, East	<b>John and Jeny Kasias</b> <ul style="list-style-type: none"> <li>• 7882 7 Highway E</li> <li>• located on the north side of Highway 7, east of Reesor Road</li> <li>• Heritage Site Plan Control application to build a garage in the back yard of the existing heritage property with a floor</li> </ul>	Staff

			area of 139 sq. m.	
19	SC16 116738	3, Central	<b>Ruland Properties Inc</b> <ul style="list-style-type: none"> <li>• 500 Enterprise Boulevard</li> <li>• located on the east side of Birchmount Road, between the future Verdale Crossing and Enterprise Boulevard</li> <li>• Site Plan Control application for a mixed-use development comprised of retail and 620 residential apt. condominium units</li> </ul>	Council/ Committee
20	ZA17 116738	3, Central	<b>Ruland Properties Inc</b> <ul style="list-style-type: none"> <li>• 500 Enterprise Boulevard</li> <li>• located on the east side of Birchmount Road, south of Verdale Crossing</li> <li>• Zoning By-Law Amendment for the removal of a Hold provision</li> </ul>	Council/ Committee
21	SC16 132207	4, Heritage	<b>Christopher Langley</b> <ul style="list-style-type: none"> <li>• 17 Jerman Street</li> <li>• located north of Highway 7, and east of Markham Road</li> <li>• Heritage Site Plan Control application to build a new addition to an existing building. The addition includes a 14.8 square metres screen porch and attached garage, both constructed of wood siding.</li> </ul>	Staff
22	CU16 135999	5, East	<b>Wykland Estates Inc.</b> <ul style="list-style-type: none"> <li>• 48 Cornell Centre Boulevard</li> <li>• located in the northeast quadrant of Highway 7 and Bur Oak Avenue</li> <li>• Draft Plan of Condominium for a townhouse development with 70 residential units</li> </ul>	Staff
23	ZA17 132402	7, East	<b>Riverwalk Meadows Inc. c/o QX4 Investments Limited</b> <ul style="list-style-type: none"> <li>• 7605 9th Line</li> <li>• located on the east side of 9th Line and south of Highway 407</li> <li>• Zoning By-law Amendment to permit a severance of two existing lots into eight residential lots for the construction of single detached dwellings</li> </ul>	Council/ Committee

24	SC17 133670	7, East	<b>Del Ridge (East Markham II) Inc. - GEM 2 (Phase 2)</b> <ul style="list-style-type: none"> <li>7325 Markham Road</li> <li>located at the south east corner of Markham Road and New Dehli Drive</li> <li>Site Plan Control application to permit an 8 storey apartment building consisting of 181 units with 2 levels of underground parking (Phase 1 approved and under construction).</li> </ul>	Council/ Committee
25	SC17 152456	6, West	<b>Way Bun Gee c/o Shane Gregory</b> <ul style="list-style-type: none"> <li>28 Busch Avenue</li> <li>located north of 16th Avenue, east of Kennedy Rd.</li> <li>Heritage Site Plan Control application to permit construction of a one storey detached garage located in the rear yard of the existing heritage dwelling</li> </ul>	Staff
26	SC17 152640	4, Heritage	<b>Sandy Page</b> <ul style="list-style-type: none"> <li>7 Joseph Street</li> <li>located on the south side of Joseph Street, west of Washington Street</li> <li>Heritage Site Plan Control application to construct a carport/deck at the rear of the existing building.</li> </ul>	Staff
27	SC17 134485	1, West	<b>Mohammad Reza Eskandari</b> <ul style="list-style-type: none"> <li>41 Elgin Street</li> <li>located on the south side of Elgin Street, east of Yonge Street</li> <li>Site Plan Control application to permit construction of a two storey residential dwelling</li> </ul>	Staff

**FINANCIAL TEMPLATE:**

Not applicable

**ENVIRONMENTAL CONSIDERATIONS:**

Not applicable

**ACCESSIBILITY CONSIDERATIONS:**

Not applicable

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

Not applicable

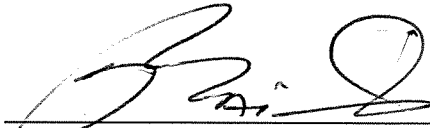
**BUSINESS UNITS CONSULTED AND AFFECTED:**

Not applicable

**RECOMMENDED BY:**



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



Jim Baird, M.C.I.P., R.P.P.  
Commissioner of Development Services

**ATTACHMENTS:**

Not applicable

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