



Report to: Development Services Committee

Date of Meeting: October 24, 2016

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**SUBJECT:** Report on Incoming Planning Applications for the period of  
May 14, 2016 to August 19, 2016

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

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**RECOMMENDATION:**

That Committee receive the report entitled "Report on Incoming Planning Applications for the period of May 14, 2016 to August 19, 2016" 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 May 14, 2016 to August 19, 2016. 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
ZA16 121139	7, East	<b>Boxgrove Hill Developments</b> <ul style="list-style-type: none"> <li>• 12 Villa Ada Drive</li> <li>• located between Ninth Line and Donald Cousens Parkway, north of Copper Creek Drive.</li> <li>• Zoning Amendment to remove the Holding (H) provision to allow for live-work townhouses, and residential townhouses</li> </ul>	Council/Committee
ZA16 120186	4, Heritage	<b>Main and Markham Investments Ltd. c/o David Johnston Architect Ltd.</b> <ul style="list-style-type: none"> <li>• 8 Main Street N</li> <li>• located on the North side of Hwy 7 E on the west side of Markham Main Street N.</li> <li>• Zoning By-law Amendment to add a new retail use</li> </ul>	Council/Committee
ZA16 114234 SC16 114234	7, East	<b>Box Grove Commercial Inc</b> <ul style="list-style-type: none"> <li>• 66 Copper Creek Drive</li> <li>• located on the east side of 9th Line, south of Highway 407</li> <li>• Zoning By-law Amendment and minor changes to an approved Site Plan to add day nursery as an additional permitted use</li> </ul>	Council/Committee

ZA16 175583 SC16 175583 OP16 175583 SU16 175583 CU16 175583	4, Heritage	<b>City Park (Markham) Inc. c/o Weston Consulting</b> <ul style="list-style-type: none"> <li>• 7 Town Crier Lane</li> <li>• located east of Main Street Markham N on the south side of Parkway Avenue.</li> <li>• Applications for Minor Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision, Site Plan Control and Draft Plan of Condominium to create 12 lots, 11 of which will front onto a private condominium road and the 12th lot to remain vacant and face onto Parkway Avenue</li> </ul>	Council/ Committee
ZA16 123216	5, East	<b>Cornell Rouge Development Corp</b> <ul style="list-style-type: none"> <li>• 16th Avenue</li> <li>• located at the south west corner of 16th Avenue and Donald Cousens Pkwy</li> <li>• Zoning By-law Amendment to remove the Hold ("H") to facilitate the development of 215 residential units</li> </ul>	Council/ Committee
ZA16 124882 OP 13 114950 CU16 124882	2, West	<b>2496052 Ontario Inc. c/o Evans Planning</b> <ul style="list-style-type: none"> <li>• Markland Street</li> <li>• located west of Woodbine Avenue, on the north side of Markland Street</li> <li>• Zoning Amendment, Plan of Condominium and a re-submission of Official Plan Amendment to permit 70 freehold condominium townhouse units</li> </ul>	Council/ Committee
ZA16 114903 SU16 114903	2, West	<b>2473330 Ontario Ltd. c/o KLM Planning Partners Inc.</b> <ul style="list-style-type: none"> <li>• Reflection Road</li> <li>• located on west side of</li> </ul>	Council/ Committee

		<p>Woodbine Avenue, South of Elgin Mills Road East.</p> <ul style="list-style-type: none"> <li>• Draft Plan of Subdivision and Zoning By-law Amendment to facilitate the creation of 12 single detached lots, 1 part lot and townhouse blocks consisting of 16 rear lane townhouse</li> </ul>	
ZA16 124382	1, West	<p><b>Fung Loy Kok Institution of Taoism c/o Chris Farano</b></p> <ul style="list-style-type: none"> <li>• 378 Steeles Avenue E</li> <li>• located on the north side of Steeles Avenue East and east of Bayview Avenue.</li> <li>• Zoning Amendment to permit congregants to do Taoist Tai Chi in the driveway under the building cantilever.</li> </ul>	Council/ Committee
SC16 111596	3, Central	<p><b>Gregory Design Group</b></p> <ul style="list-style-type: none"> <li>• 30 Sabiston Drive</li> <li>• located on the west side of Sabiston Drive, south of Highway 7 E.</li> <li>• Site Plan Control to construct a new two-storey single detached dwelling.</li> </ul>	Staff
SC16 108978	1, West	<p><b>Yonge Grandview Corp c/o Bousfield Inc</b></p> <ul style="list-style-type: none"> <li>• 7089 Yonge Street</li> <li>• located at the south east corner of Yonge St and Grandview Avenue</li> <li>• Site Plan Control application is proposing a mixed-use building in a tower and podium form including 208 dwelling units, 13 live-work units as well as office and retail uses</li> </ul>	Staff

SC16 178806	4, East	<b>2430032 Ontario Inc c/o MacNaughton Hermesen Britton Clarkson Planning</b> <ul style="list-style-type: none"> <li>• 100 Bullock Drive</li> <li>• located east of McCowan Rd. and north of Hwy. 7 E.</li> <li>• Site Plan for a mixed commercial/industrial building consisting of five one storey, warehouse units at the rear of the property and three stories of office space fronting onto Bullock Dr. with 38 parking spaces and a below grade garage.</li> </ul>	Staff
SC16 178346	4, Heritage	<b>George and Linda Duncan</b> <ul style="list-style-type: none"> <li>• 4 Peter Street</li> <li>• located west of Markham Road, north of Highway 7 East</li> <li>• A Heritage Site Plan Control application to restore a tower roof, the upper portion of the front porch, and the original wood siding.</li> </ul>	Staff
SC16 178346	4, West	<b>St. Agnes Tsao Kouying Church</b> <ul style="list-style-type: none"> <li>• 2130 Rodick Road</li> <li>• located at the north west corner of 16th Avenue and Rodick Road</li> <li>• Site Plan Control application for a 1,979m<sup>2</sup> addition to the existing place of worship including a parking deck, gym, library and classrooms.</li> </ul>	Staff
SC16 157811	8, Central	<b>Hargerman Mennonite Church Trustee c/o Jason Hunwicks</b> <ul style="list-style-type: none"> <li>• 4581 14th Avenue</li> <li>• located on the south side of</li> </ul>	Staff

		14th Avenue, east of Kennedy Road. <ul style="list-style-type: none"> <li>• Site Plan control application for a 206.55m<sup>2</sup> addition to the existing place of worship</li> </ul>	
SC16 123004	1, Heritage	<b>Guido and Antonietta Rapone c/o M&amp;M Design Consultants</b> <ul style="list-style-type: none"> <li>• 18 Deanbank Drive</li> <li>• located north of John Street, east of Yonge Street.</li> <li>• A Heritage Site Plan control application for adjustment of approved driveway layout and alignment</li> </ul>	Staff
SC16 123806	2, West	<b>Kylemore Communities (Yorkton) Ltd.</b> <ul style="list-style-type: none"> <li>• 9350 Kennedy Road</li> <li>• located on the west side of Kennedy Road, north of 16th Avenue.</li> <li>• Site Plan application for a residential development consisting of 132 townhouses and 1 single-detached unit (heritage home)</li> </ul>	Staff
SC16 109259	5, East	<b>Cornell YRT/VIVA Bus Terminal</b> <ul style="list-style-type: none"> <li>• 7 Highway E</li> <li>• located east of Ninth Line, south of Rustle Woods Avenue.</li> <li>• Site Plan Control for construction of a YRT/VIVA Bus Terminal. The bus terminal will consist of a fully enclosed waiting area and covered outdoor bus platforms</li> </ul>	Staff
SC16 114097	1, Heritage	<b>Shahram Heidari</b> <ul style="list-style-type: none"> <li>• 30 Colbourne Street</li> <li>• located east of Yonge St.</li> </ul>	Staff

		<p>and north of John St.</p> <ul style="list-style-type: none"> <li>Heritage Site Plan Control application to construct a two-storey addition on an existing two-storey heritage house</li> </ul>	
SC16 118259	6, West	<p><b>Kalexia Developments Corp. c/o SRN Architects</b></p> <ul style="list-style-type: none"> <li>9721 Kennedy Road</li> <li>located south of Major MacKenzie Drive and east of Kennedy Road.</li> <li>Heritage Site Plan application to relocate a heritage house (The Stiver House) to facilitate the incorporation of the house into a proposed townhouse development</li> </ul>	Staff
SC16 120806	3, Heritage	<p><b>Tammy Lynn Czestochowski c/o Paolo Raponi</b></p> <ul style="list-style-type: none"> <li>16 Eckardt Avenue</li> <li>located east of Main Street Unionville, north of Highway 7 East.</li> <li>Heritage Site Plan Control application to add a second storey to the existing dwelling</li> </ul>	Staff
SC16 117385	4, Heritage	<p><b>O'Neil Clarke</b></p> <ul style="list-style-type: none"> <li>329 Main Street N</li> <li>located on the east side of Main Street Markham North, south of 16th Avenue.</li> <li>Heritage Site Plan Control application to demolish the existing shed and construct a double car garage</li> </ul>	Staff
SC16 113422	2, West	<p><b>Bracha Holdings Ltd c/o Giffels Corporation</b></p> <ul style="list-style-type: none"> <li>380 Markland Expansion</li> </ul>	Staff

		<ul style="list-style-type: none"> <li>located west of Woodbine Avenue, east of Hwy 404 and north of 16th Avenue.</li> <li>Site Plan Control application for a 6,637.6m<sup>2</sup> expansion to the existing warehouse</li> </ul>	
SC 16 120258	3, Heritage	<b>Bob &amp; Sharon Davies c/o Gregory Designs</b> <ul style="list-style-type: none"> <li>12 Station Lane</li> <li>located west of Main Street Unionville, north of Highway 7 East.</li> <li>Heritage Site Plan Control for a rear addition of two storeys to the existing heritage dwelling</li> </ul>	Staff
SC16 126050	6, West	<b>Emery The Essential Land Corporation</b> <ul style="list-style-type: none"> <li>540 Bur Oak Avenue</li> <li>located on the north side of Bur Oak Avenue and west of McCowan Road.</li> <li>Site Plan Application for Minor Revisions to an Approved Site Plan has been submitted. The revisions amend the refuse pick up location so it is situated on the corner of the project driveway and Hillwood Street</li> </ul>	Staff
SC16 156659	7, East	<b>Markham (7350 Highway 48) Holdings Inc c/o Tercot Communities</b> <ul style="list-style-type: none"> <li>7350 Markham Road</li> <li>located on the southwest corner of Markham Road and Golden Avenue</li> <li>Site Plan Control application for 115 freehold townhouse development</li> </ul>	Staff

SC16 169322	3, Central	<b>Emma Batori-Apostolopoulos c/o the Biglieri Group Ltd.</b> <ul style="list-style-type: none"> <li>• 42 East Drive</li> <li>• located west of Main Street Unionville, south of Highway 7 East</li> <li>• Site Plan Control application to construct a two and a half storey detached home</li> </ul>	Staff
SC16 106959	3, Heritage	<b>Jian Mei Xu c/o Henry Song</b> <ul style="list-style-type: none"> <li>• 9 Eckardt Avenue</li> <li>• located north of Highway 7 East, east of Main Street Unionville</li> <li>• Heritage Site Plan Control application for a two-storey addition to the existing 2 ½ storey heritage brick dwelling</li> </ul>	Staff
SC16 117837	4, Heritage	<b>19311434 Ontario Inc. c/o Andrew Risk</b> <ul style="list-style-type: none"> <li>• 40 Peter Street</li> <li>• located west of Main Street North and south of 16th Avenue.</li> <li>• Heritage Site Plan Control application for a two story addition to an existing heritage home</li> </ul>	Staff
SC16 125328	4, East	<b>Wismer Markham (Commercial) Developments Inc.</b> <ul style="list-style-type: none"> <li>• 1735 Bur Oak Avenue</li> <li>• located at the south-west corner of Markham Road and Bur Oak Avenue</li> <li>• A Second Revised Site Plan Control application for the addition of the townhouse block on the east side of the public road connection (extension of Battista Perri</li> </ul>	Staff

		Drive) as well as an increase in the townhouse unit widths for Blocks 1 to 3 from 4m to 4.5m (interior) and 4m to 6m (corner units)	
SC16 131100	8, West	<b>Times Group Corp.</b> <ul style="list-style-type: none"> <li>• South Park Road</li> <li>• located on the south side of Hwy 7 E, east of Bayview Avenue is (formally the Leitchcroft-Galleria Lands.</li> <li>• Site Plan Control application for a 134 three storey townhouse development</li> </ul>	Staff
SU16 114925	5, East	<b>Lindvest Properties (Cornell) Ltd.</b> <ul style="list-style-type: none"> <li>• An application for Extension of Draft Plan Approval. The approval is set to expire on June 24, 2016. The applicant is seeking a 3 year extension to August 3, 2019</li> </ul>	Staff
CU16 174680	4, Heritage	<b>2407011 Ontario Inc.</b> <ul style="list-style-type: none"> <li>• 23 Water Street</li> <li>• located west of Main Street Markham on the east side of Water Street.</li> <li>• A Draft Plan of Condominium application for a 8 residential common element condominium units</li> </ul>	Staff
CU16 113042	7, East	<b>Briarwood Estates (Markham) Ltd.</b> <ul style="list-style-type: none"> <li>• 2 Havelock Gate</li> <li>• located east of Markham Rd. and south of 14th Ave.</li> <li>• A Draft Plan of condominium for 25 townhouse units</li> </ul>	Staff
CU16 110234	8, Central	<b>Del Ridge (Mid-Town) Inc</b> <ul style="list-style-type: none"> <li>• 7768 Kennedy Road</li> <li>• located at the north-west</li> </ul>	Staff

		corner of 14th Avenue and Kennedy Road <ul style="list-style-type: none"> <li>• Draft Plan of Condominium for a 6-storey residential condominium consisting of 65 units</li> </ul>	
CU16 115332	5, East	<b>Linvest Properties (Cornell) Limited</b> <ul style="list-style-type: none"> <li>• 7 Highway E</li> <li>• located on the southeast quadrant of Highway 7 East and Ninth Line</li> <li>• Draft Plan of Condominium application for a stacked townhouse residential development with a total of 250 units</li> </ul>	Staff
CU16 129131	5, East	<b>Star Grande Custom Homes Corp.</b> <ul style="list-style-type: none"> <li>• 6330 16th Avenue</li> <li>• located on the north side of 16th Avenue, east of Markham Road</li> <li>• Draft Plan of Condominium application for a standard condominium consisting of 2 single detached units, 158 townhouse units, and 40 Visitor parking spaces</li> </ul>	Staff

**FINANCIAL TEMPLATE:**

Not applicable

**ENVIRONMENTAL CONSIDERATIONS:**

Not applicable

**ACCESSIBILITY CONSIDERATIONS:**

Not applicable

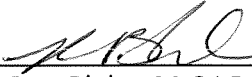
**ENGAGE 21<sup>ST</sup> CONSIDERATIONS:**

Not applicable

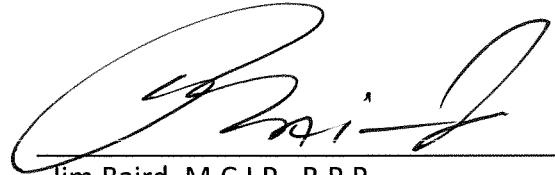
**BUSINESS UNITS CONSULTED AND AFFECTED:**

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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