



Report to: Development Services Committee

Date of Meeting: June 20, 2016

SUBJECT: Report on Incoming Planning Applications for the period of
March 26, 2016 to May 13, 2016

PREPARED BY: Tina Roberge, Planning Department ext. 2142

RECOMMENDATION:

That Committee receive the report entitled "Report on Incoming Planning Applications for the period of March 25, 2016 to May 13, 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 March 26, 2016 to May 13, 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 162571	1, West	Shiyang Tan <ul style="list-style-type: none"> • 28 Aileen Road • located north of John Street, east of Bayview Avenue • Hold removal to allow for severance of the lot to create two new residential lots 	Council/Committee
ZA16 129363	5, East	Lindvest Properties (Cornell) Limited <ul style="list-style-type: none"> • 6937 Highway 7 E • located on the south side of Highway 7 East, east of Storey Stanton Road and north of Maryterance Court • Hold removal to allow for 192 stacked townhouse dwellings in eight buildings, including an underground parking garage 	Council/Committee
ZA16 113466	7, East	Maria-Christina Micieli <ul style="list-style-type: none"> • 76 Chatelaine Drive • located east of Markham Road and south of Hwy 407 • Hold removal to construct a new single detached dwelling 	Council/Committee
ZA16 137567 SU16 137567	2, West	Leporis Construction Inc. c/o KLM Planning Partners Inc <ul style="list-style-type: none"> • 2705 and 2755 Elgin Mills Road E 	Council/Committee

		<ul style="list-style-type: none"> located south of Elgin Mills Road East, east of Highway 404 Subdivision approval to create two employment blocks, a natural wildlife corridor and an extension of Markland Street from Woodbine Avenue, and a re-zoning from rural residential to business corridor and open space 	
ZA16 114040	8, West	2145312 Ontario Inc. <ul style="list-style-type: none"> 1 Steelcase Road W located west of Woodbine Ave., east of the Hwy. 404 and north of Steeles Ave. Hold removal for Phase 1A development proposal for a 18,753 m2 office building at the southeast corner of the subject lands. 	Council/ Committee
ZA16 170952	8, Central	First Markham Properties Inc <ul style="list-style-type: none"> 3265 7 Highway E located on the south side of Highway 7, east of Woodbine Avenue. Zoning By-law Amendment to permit a supermarket in an existing vacant unit, which is approximately 27,400 sq.ft. 	Council/ Committee
ZA16 115962	3, Central	1820266 Ontario Inc. <ul style="list-style-type: none"> 4002 & 4022 Highway 7 located at the north east corner of Highway 7 and Village Parkway. Hold removal to facilitate the development of 56 townhouse dwellings 	Council/ Committee
SC16 178643	3, Central	The Cadillac Fairview Corporation Ltd. c/o Malone Given Parsons <ul style="list-style-type: none"> 5000 7 Highway E 	Staff

		<ul style="list-style-type: none"> located on the north side of Highway 7 East, west of McCowan Rd. Site Plan approval for construction of a new stand alone, two storey, mixed-use building at the southwest corner of the intersection of Bullock Drive and McCowan Road, on the site formerly occupied by Sears at Markville Shopping Centre 	
SC16 110376	3, Heritage	Larry & Jinglaw Burns c/o David Johnston Architect Ltd. <ul style="list-style-type: none"> 124 Main Street located on the west side of Main Street Unionville, north of Highway 7 East. To permit a 2-storey addition of 50.91 m2 at the rear of the building. 	Staff
SC16 115671	3, Central	2444664 Ontario Inc. c/o Gregory Design Group <ul style="list-style-type: none"> 22A Oakcrest Avenue located on the west side of Oakcrest Avenue, south of Highway 7 East. To construct a two storey single detached dwelling 	Staff
SC16 110182	3, Central	2444664 Ontario Inc. c/o Gregory Design Group <ul style="list-style-type: none"> 22B Oakcrest Avenue located on the west side of Oakcrest Avenue, south of Highway 7 East To construct a two storey single detached dwelling 	Staff
SC16 108626	8, Central	2080552 Ontario Inc <ul style="list-style-type: none"> 68 Noble Street and 80 Highglen Avenue located west of Brimley, 	Staff

		south of 14th Avenue. <ul style="list-style-type: none"> To construct two single detached homes on two lots 	
SC16 117174	1, West	Vivian Korinis & Dimitrios Sahlas <ul style="list-style-type: none"> 128 Elgin Street located south of John Street, east of Yonge Street. To construct two single detached dwellings 	Staff
SC16 112244	1, West	Vivian Korinis & Dimitrios Sahlas <ul style="list-style-type: none"> 130 Elgin Street located south of John Street, east of Yonge Street. To construct two single detached dwellings 	Staff
SC16 109816	4, Heritage	Wayne and Megan David c/o Spragge + Company Architects <ul style="list-style-type: none"> 36 Peter Street located south of 16th Avenue, west of Main Street Markham North. To remove an existing 1 storey addition + replace with a new 2 storey rear addition. 	Staff
SC16 115099	8, Central	OP Trust Office Inc c/o Quadangle Architects Inc. <ul style="list-style-type: none"> 101 McNabb Street located on the south side of McNabb Street and east side of Warden Avenue To reconfigure the existing loading area at the south of the building to serve as an ancillary entrance to the building with a revised drive aisle; add additional accessible parking spaces; add new planting, permeable paving and walkways and a new 	Staff

		entranceway in the south facade.	
SC16 114338	3, Heritage	Paula Watt c/o Gregory Designs <ul style="list-style-type: none"> • 129 Main Street • located on the west side of Main Street Unionville, north of Highway 7 East. • To construct new two storey dwelling 	Staff
SC16 114338 OP/ZA 16 124169	5, East	Corrado Gaze Holdings Ltd. <ul style="list-style-type: none"> • 9700 9th Line • located on the west side of 9th Line, east of Donald Cousens Pkwy. • To construct a 6-storey, 117 unit apartment buildings. 	Council/ Committee
SU16 159916 ZA16 159916 OP16 159916	5, East	2431988 Ontario Ltd. c/o LARKIN+ land use planners inc <ul style="list-style-type: none"> • located east of 9th Line on the north side of Highway 7 E. • The applicant is proposing a three block subdivision consisting of an 18-storey residential building; a 12 – storey mixed-use building and a 12-storey residential building; a 12-storey mixed-use building comprising 11-residential storeys and at-grade commercial uses 	Council/ Committee
SU16 133028 OP 16 133028 ZA 16 133028	3, Central	4031 16th Avenue (Unionville) Inc. c/o Gatzios Planning and Dev Consultants Inc. <ul style="list-style-type: none"> • 4031 16th Avenue • located on the south side of 16th Avenue, east of Warden Avenue. • The applicant is proposing to develop the east portion of the subject property with 	Council/ Committee

		13 single detached lots. The west portion would be conveyed to the City for open space purposes	
SU16 110451 OP/ZA 15 110451	4, East	McCowan Development Ltd. c/o Humphries Planning Group Inc <ul style="list-style-type: none"> • 9329 McCowan Road • located on the east side of McCowan Road and north of 16th Avenue. • The applicant is proposing a subdivision with two residential blocks and a new public road to McCowan Rd to facilitate a common-element townhouse development 	Council/ Committee
CU16 149253	6, West	Kylemore Communities Stollery Pond Condominium <ul style="list-style-type: none"> • 9 Stollery Pond Crescent • located west of Angus Glen Blvd and south of Major Mackenzie Dr. • Draft Plan of condominium on an 88 unit 6 storey apartment building and an 82 unit 8 storey apartment building . 	Staff
CU16 113747	5, Central	1820266 Ontario Inc. <ul style="list-style-type: none"> • 71 Fitzgerald Avenue • located north of Highway 7 East, and on the east side of Village Parkway. • Draft Plan of Condominium consisting of 57 residential units, 114 parking spaces and 12 visitor parking spaces 	Staff
OP16 112919	5, East	Wykland Estates Inc. <ul style="list-style-type: none"> • 7 Highway E • located on the east side of Bur Oak Avenue, north of 	Council/ Committee

		<p>Highway 7 and south of Church Street in the Cornell community</p> <ul style="list-style-type: none">• Site specific amendment to permit:• residential uses on an interim basis (in addition to permitted non-residential uses) in all ground floor units; whereas the Cornell Secondary Plan requires at least 55% of the ground floor area of the building contain non-residential uses, and• individual retail premises up to 1000m²; whereas the Cornell Secondary Plan requires that individual retail premises not exceed 500 m²	
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FINANCIAL TEMPLATE:

Not applicable

ENVIRONMENTAL CONSIDERATIONS:

Not applicable

ACCESSIBILITY CONSIDERATIONS:

Not applicable

ENGAGE 21ST CONSIDERATIONS:

Not applicable

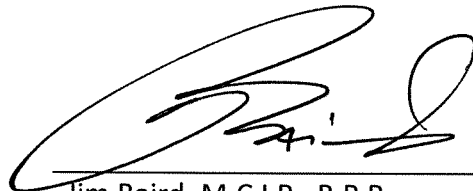
BUSINESS UNITS CONSULTED AND AFFECTED:

Not applicable

RECOMMENDED BY:



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



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

ATTACHMENTS:

Not applicable

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