



Report to: Development Services Committee

Date of Meeting: February 8, 2016

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**SUBJECT:** Report on Incoming Planning Applications for the period of  
November 2, 2015 to December 31, 2015

**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 November 2, 2015 to December 31, 2015" 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 2, 2015 to December 31, 2015. 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
ZA15 177563	5, East	<b>Cornell Rouge Development Corp.</b> <ul style="list-style-type: none"> <li>Located at the north-east corner of Cornell Centre Boulevard and Highway 7 East.</li> <li>The Hold Removal relates to 94 single detached dwellings, 23 townhouse dwellings and 2 semi-detached dwellings, located on the east side of Cornell Centre Boulevard, and on the east side of a future extension of William Forster Road in Cornell</li> </ul>	Council/Committee
ZA15 107711 OP15 107711	8, Central	<b>JKO Planning Services Inc.</b> <ul style="list-style-type: none"> <li>5077 14th Avenue</li> <li>located on the south side of 14th Avenue, west of McCowan Road</li> <li>The applicant is proposing three (3) single detached dwellings</li> </ul>	Council/Committee
ZA15 177800	3, Central	<b>Jerry Naiberg c/o Tribute Communities</b> <ul style="list-style-type: none"> <li>20 Fred Varley Drive</li> <li>located west of Unionville Main Street on the south side of Fred Varley Drive.</li> <li>Hold Removal to develop a 4</li> </ul>	Council/Committee

		storey condominium with retail at grade.	
ZA15 138017	2, West	<b>Markham Woodmills Developments Inc.</b> <ul style="list-style-type: none"> <li>located at the northeast corner of Highway 404 and Elgin Mills Rd E.</li> <li>To permit the development of a mixed-use office centre with a total gross floor area of approximately 181,400 sq.ft consisting of three 3-storey office buildings and one single-storey commercial retail building.</li> </ul>	Council/ Committee
SC15 147650	4, Heritage	<b>Subasan Rajalingam &amp; Tharmini Rajalingam</b> <ul style="list-style-type: none"> <li>287 Main Street Markham N</li> <li>located on the east side of Main Street North and south of 16th Avenue.</li> <li>Heritage site plan control to permit a new two storey dwelling. This application is being circulated in conjunction with SC 15 176731 for 289 Main Street North.</li> </ul>	Staff
SC15 176731	4, Heritage	<b>Subasan Rajalingam &amp; Tharmini Rajalingam</b> <ul style="list-style-type: none"> <li>289 Main Street Markham N</li> <li>located on the east side of Main Street North and south of 16th Avenue.</li> <li>Heritage site plan control to permit a new two storey dwelling with a proposed GFA of 279.63 sq metres. This application is being circulated in conjunction with SC 15 147650 for 287 Main Street</li> </ul>	Staff

		North.	
SC15 163921	1, West	<b>Bayview Golf &amp; Country Club</b> <ul style="list-style-type: none"> <li>• 25 Fairway Heights Drive</li> <li>• located on the west side of Don Mills Road, north of Steeles Avenue West.</li> <li>• Site plan control proposing a 1,099 sq.m addition and an expansion to the existing patio.</li> </ul>	Staff
SC15 165979	8, West	<b>Idema Tower/ Liberty Developments One Steelcase Rd. (Phase 1a)</b> <ul style="list-style-type: none"> <li>• 1 Steelcase Road W</li> <li>• located on the west side of Woodbine Avenue, on the south side of Steelcase Road West, and the north and west sides of Idema Road.</li> <li>• Site plan control proposing a 11 storey building consisting of, one floor of retail uses, 9 floors of office uses and a mechanical floor, with a total GFA of 18,752.51 m<sup>2</sup> (201,848 ft<sup>2</sup>) including 1723.01 m<sup>2</sup> (18,546 ft<sup>2</sup>) of ground floor retail to be located at the northwest corner of Woodbine Avenue and Idema Road</li> </ul>	Council/ Committee
SC15 177702	3, Heritage	<b>Jarley Koo c/o Raymond Chow</b> <ul style="list-style-type: none"> <li>• 19 Victoria Avenue</li> <li>• located on the east side of Main Street Unionville, north of Highway 7 East.</li> <li>• Heritage site plan control for alteration of the existing</li> </ul>	Staff

		roof	
SC15 148279	4, Heritage	<b>Malou Konsted c/o Gregory Design Group</b> <ul style="list-style-type: none"> <li>• 41 Church Street</li> <li>• located on the east side of Markham Road, north of Highway 7 East</li> <li>• Heritage site plan control for new exterior siding and new front porch that is covered.</li> </ul>	Staff
SC15 137943	8, Central	<b>Markham Free Methodist Church c/o CXT Architects Inc.</b> <ul style="list-style-type: none"> <li>• 22 Esna Park Drive</li> <li>• located east of Woodbine Avenue, on the north side of Esna Park Drive.</li> <li>• Site plan control to construct an addition of 1,180 sq. m. to the existing place of worship, add an additional 315 parking spaces, and alter the existing store space to an accessory use for the church.</li> </ul>	Staff
SC15 164306	8, West	<b>9310924 Canada Inc. c/o Wellings Planning Consultants Inc.</b> <ul style="list-style-type: none"> <li>• 175 Commerce Valley Drive W</li> <li>• is located on the west side of Commerce Valley Drive West, south of Highway 7 East</li> <li>• Site plan control for a parking lot expansion that will occur largely on the south side of the property (112 spaces) with 5 added parking spaces to front of</li> </ul>	Staff

		the building.	
SC15 178346	4, Heritage	<b>George and Linda Duncan</b> <ul style="list-style-type: none"> <li>• 4 Peter Street</li> <li>• located on the west side of Markham Road, north of Highway 7 East.</li> <li>• Heritage site plan application to permit a detached 2 car garage for the existing residential building.</li> </ul>	Staff
SU15 028274 ZA15 028274 OP15 028274	5, East	<b>Kimberville</b> <ul style="list-style-type: none"> <li>• 7 Highway E</li> <li>• located north of Highway 7 East, east of Bur Oak Avenue and west of William Forster Road, in the Cornell community.</li> <li>• The applicant is proposing 139 freehold townhouse dwellings, 72 condominium stacked townhouses, a 1.02 ha (2.52 ac) partial elementary school block, public laneways and public streets including an extension of Rustle Woods Avenue.</li> </ul>	Council/ Committee
OP15 160308	8, Central	<b>Ideal Developments - Feng Wenjun</b> <ul style="list-style-type: none"> <li>• 5002 14th Avenue</li> <li>• located on the north side of 14th Avenue west of McCowan Road.</li> <li>• To permit the development of 3 single detached residential units with frontage and access onto 14th Avenue; whereas the Secondary Plan currently</li> </ul>	Council/ Committee

		requires reversed frontage lots.	
OP15 107711 ZA15 107711	8, Central	<b>McCowan Road &amp; 14th Avenue</b> <ul style="list-style-type: none"><li>• 5077 14th Avenue</li><li>• located on the south side of 14th Avenue, west of McCowan Road.</li><li>• To permit the construction of three (3) single detached dwellings.</li></ul>	Council/ Committee

**FINANCIAL TEMPLATE:**

Not applicable

**ENVIRONMENTAL CONSIDERATIONS:**

Not applicable

**ACCESSIBILITY CONSIDERATIONS:**

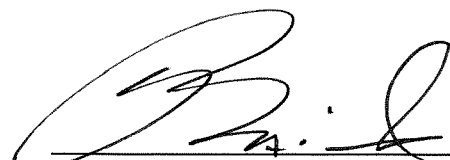
Not applicable

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

Not applicable

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