



Report to: Development Services Committee

Date of Meeting: March 18, 2014

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<b>SUBJECT:</b>	Report on Incoming Planning Applications for the period of September 1, 2013 to December 31, 2013
<b>PREPARED BY:</b>	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 September 1, 2013 to December 31, 2013" 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 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 September 1, 2013 to December 31, 2013. 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	Application/ Supporting Materials Complete/In complete
ZA 13 125581	3, Central	<b>Ruland Properties Inc.</b> <ul style="list-style-type: none"> <li>7980 Birchmount Road</li> <li>Zoning Amendment application for "Hold" removal to facilitate the development of a 12 storey office building</li> </ul>	Council	Complete
ZA 13 117272	1, West	<b>Serena Properties Limited</b> <ul style="list-style-type: none"> <li>197 Langstaff Road E</li> <li>Zoning By-law Amendment application extending the current temporary use zoning designation in order to continue to permit open storage of new vehicles for Nissan Dealership(s)</li> </ul>	Council	In-Complete
ZA13 121844	4, West	<b>JCY Development Corporation</b> <ul style="list-style-type: none"> <li>9721 Kennedy Road</li> <li>located on the east side of Kennedy Road north of 16th Avenue and south of Major Mackenzie Drive East</li> <li>Zoning By-law amendment application to permit the development of 34 semi-detached dwelling units and</li> </ul>	Council	Complete

		the restoration of the existing single family residential dwelling unit identified on the City of Markham Inventory of Heritage Properties.		
ZA13 135180	8, Central	<b>Chris Pechenkov and Jeff Zivko Pechenkov</b> <ul style="list-style-type: none"> <li>• 18 Lee Avenue</li> <li>• Zoning Amendment application for "Hold" removal to permit the development of a single detached residential dwelling</li> </ul>	Council	Complete
ZA13 135700	8, Central	<b>Rajaledchumy &amp; Thanusha Kayilasanathan</b> <ul style="list-style-type: none"> <li>• 22 Lee Avenue</li> <li>• Zoning Amendment application for "Hold" removal to permit the development of one single detached dwelling on the newly severed lot</li> </ul>	Council	Complete
ZA13 130529 OP13 130529	8, West	<b>Belfield Investments Inc. c/o Gowlings</b> <ul style="list-style-type: none"> <li>• 8050 Woodbine Avenue</li> <li>• located on the west side of Woodbine Avenue, south of Highway 407</li> <li>• Official Plan Amendment and Zoning By-law Amendment to permit the removal of the land from the Parkway Belt and repeal the Minister's Zoning Order</li> </ul>	Council	Complete
ZA13 126638 OP13 126638	5, East	<b>Linvest Properties (Cornell) Limited</b> <ul style="list-style-type: none"> <li>• Highway 7 E</li> <li>• located on the south side of Highway 7 at Bur Oak Avenue</li> <li>• Official Plan and Zoning By-law Amendment to permit individual, retail centre</li> </ul>	Council	In-Complete

ZA13 113055	5, East	<b>Memorial Gardens Ltd. c/o LARKIN + Associates Planning Consultants Inc.</b> <ul style="list-style-type: none"> <li>• 6278 19th Avenue</li> <li>• located on the east side of Markham Road, north of 19th Avenue</li> <li>• Zoning By-law Amendment application to permit a funeral establishment and accessory cemetery.</li> </ul>	Council	In-Complete
ZA13 113055	2, West	<b>970030 Ontario Limited c/o Condor Acquisitions Inc.</b> <ul style="list-style-type: none"> <li>• 360 John Street</li> <li>• Zoning By-law Amendment has been received to permit low rise residential uses on the site</li> </ul>	Council	Complete
ZA13 138163	3, Central	<b>Kalz Homes (Markham) Ltd.</b> <ul style="list-style-type: none"> <li>• Annina Crescent</li> <li>• Zoning By-law Amendment application for "Hold" removal to permit the development of one single detached dwelling.</li> </ul>	Council	Complete
ZA13 125529 OP13 125529 SU13 125529	3, Central	<b>Litchfield Developments Limited</b> <ul style="list-style-type: none"> <li>• 4116 7 Highway E</li> <li>• Official Plan, Subdivision, and Zoning By-law Amendment applications to permit the development of 16 freehold townhouse units, and a 34 townhouse unit condominium.</li> </ul>	Council	Complete
ZA13 127998 OP13 127998 SU13 127998	3, Central	<b>Caboto Meadows Inc.</b> <ul style="list-style-type: none"> <li>• 311 Helen Avenue</li> <li>• located north of Hwy 407 and east of Kennedy Road</li> <li>• Official Plan, Zoning By-law, and Subdivision to permit the construction of fourteen semi-detached dwellings with</li> </ul>	Council	Complete

		access from a new public road (Caboto Trail extension).		
SC13 110328	5, East	<b>YRDSB - Little Rouge Public School</b> <ul style="list-style-type: none"> <li>• 571 Country Glen Road</li> <li>• Site Plan Control application to permit the construction of a 278m<sup>2</sup> addition to the existing Little Rouge P.S. in order to accommodate all day kindergarten</li> </ul>	Staff	Complete
SC13 130261	3, Heritage	<b>Chantler Residence c/o Gregory Design Group</b> <ul style="list-style-type: none"> <li>• 14 Station Lane</li> <li>• located north of Highway 7 E on the west side of Main Street, Unionville</li> <li>• Site Plan Control application to construct a detached garage at the rear of the property. The property is designated under Part V of the Ontario Heritage Act.</li> </ul>	Staff	Complete
SC13 116388	3, Heritage	<b>Mok Heng</b> <ul style="list-style-type: none"> <li>• 76 Main Street, Unionville</li> <li>• located on the west side of Main St, Unionville, south of Highway 7 E.</li> <li>• A Site Plan Control application to relocate the door and window on the front facade and add a roof to the rear deck. The property is designated under Part V of the Ont Heritage Act.</li> </ul>	Staff	Complete
SC13 123413	5, Heritage	<b>Klinger Residence c/o Gregory Design Group</b> <ul style="list-style-type: none"> <li>• 9 Albert Street</li> <li>• located north of Highway 7 E, east of Main Street Markham North</li> </ul>	Staff	Complete

		<ul style="list-style-type: none"> <li>Site Plan Control to permit construction of a new two storey addition to the existing 1 1/2 storey dwelling. The property is designated under Part V of the Ont Heritage Act.</li> </ul>		
SC13 129675	6, West	<b>Honda Canada Inc.</b> <ul style="list-style-type: none"> <li>180 Honda Boulevard</li> <li>located on the south side of 19th Ave, east of Highway 404</li> <li>Site Plan Control to permit the addition of a vestibule to the south side of the existing office building.</li> </ul>	Staff	Complete
SC13 124637	4, West	<b>YRDSB - Stonebridge Public School</b> <ul style="list-style-type: none"> <li>168 Stonebridge Drive</li> <li>located north of 16th Ave west of McCowan Rd.</li> <li>REVISED plans to permit the construction of a second floor addition to the existing elementary school building</li> </ul>	Staff	Complete
SC13 134752	3, Central	<b>Jade - Kennedy Development Corporation</b> <ul style="list-style-type: none"> <li>located at the south east corner of Unity Gardens Drive and South Unionville Avenue.</li> <li>Site Plan Control to permit construction of two townhouse blocks consisting of 13 units in total</li> </ul>	Staff	Complete
SC13 133621	5, East	<b>Mattamy (Wykland) Limited</b> <ul style="list-style-type: none"> <li>558 Cornell Centre Boulevard</li> <li>located on the southwest corner of Cornell Centre Boulevard and White's Hill Avenue</li> <li>Townhouse Siting Application to permit construction of 5 townhouse units.</li> </ul>	Staff	Complete

SC13 131906	4, East	<b>YRDSB - unnamed school site</b> <ul style="list-style-type: none"> <li>located at the northeast corner of James Parrott Ave and Alexander Lawrie Ave, in the vicinity of McCowan Road and 16th Avenue</li> <li>Site Plan Control application to construct a new public school</li> </ul>	Staff	Complete
SC13 134515	3, Central	<b>1820266 Ontario Inc.</b> <ul style="list-style-type: none"> <li>4002 Highway 7 E</li> <li>located at the north east corner of Village Parkway and Highway 7 E</li> <li>Site Plan Control application to permit the construction of ten 3-storey townhouse blocks, consisting of 57 units.</li> </ul>	Council	Complete
SC13 131288	6, Central	<b>Woodbine Highway 7 Retail Inc.</b> <ul style="list-style-type: none"> <li>8555 Woodbine Avenue</li> <li>Revised plans to permit construction of a 318 square metre addition and façade improvements to an existing commercial building to accommodate the conversion of the former supermarket (Michael Angelos) to a fitness centre</li> </ul>	Staff	Complete
SC13 133134	5, Heritage	<b>Curiston Residence c/o The Gregory Design Group</b> <ul style="list-style-type: none"> <li>7 Eckardt Avenue</li> <li>located north of Highway 7 E, east of Main Street, Unionville</li> <li>Site Plan Control application to permit several additions to the existing dwelling totaling approximately 2,100 ft<sup>2</sup>. The property is designated under Part V of the Ontario Heritage Act.</li> </ul>	Staff	Complete

SC13 125147	5, East	<b>Digram Developments Inc. c/o KLM Planning Partners Inc.</b> <ul style="list-style-type: none"> <li>located at the northeast corner of Delray Drive and Donald Cousens Parkway in Greensborough</li> <li>Site Plan Control application to permit construction of nine townhouse blocks consisting of 49 units.</li> </ul>	Council	Complete
SC13 135062	6, West	<b>1891514 Ontario Inc. c/o A. Baldassarra Architect Inc.</b> <ul style="list-style-type: none"> <li>8688 Woodbine Avenue</li> <li>located on the west side of Woodbine Avenue, north of Centurian Drive</li> <li>Site Plan Control application to permit a renovation to the existing warehouse and add a new 2 storey office.</li> </ul>	Staff	Complete
SC13 124112	3, Central	<b>1826919 Ontario Inc. c/o Malone Given Parsons Ltd.</b> <ul style="list-style-type: none"> <li>located on the south side of Highway 7 East, one block east of the proposed southern extension to Verclaire Gate Drive</li> <li>Site Plan Control application to permit construction of one 8 storey mixed use building and one 18 storey residential building accommodating a total of 487 apartment units.</li> </ul>	Council	Complete
SC13 136411	3, Central	<b>1826985 Ontario Inc.</b> <ul style="list-style-type: none"> <li>1 Uptown Drive</li> <li>located on the south side of Highway 7 East west of Birchmount Road</li> <li>Draft Plan of Condominium application to permit construction of 607 residential dwelling units and</li> </ul>	Council	Complete



		12 commercial units		
CU13 111099	5, East	<b>Markham Village Shoppes Limited</b> <ul style="list-style-type: none"> <li>• 58 Main Street N (pending address is 68 Main St., N)</li> <li>• located on the west side of Markham Road, north of Highway 7 E.</li> <li>• Draft Plan of Condominium to permit construction of 143 residential units and approximately four freehold commercial units</li> </ul>	Staff	Complete
CU13 112659	6, West	<b>Monarch Corporation (Garden Court Phase 2)</b> <ul style="list-style-type: none"> <li>• 28 Prince Regent Street</li> <li>• located on the west side of Woodbine Avenue, south of Betty Roman Boulevard</li> <li>• Draft Plan of Condominium for 186 apartment dwelling units and 242 parking spaces</li> </ul>	Staff	Complete
OP13 134065 ZA13 126059	5, East	<b>Cornell Rouge Development Corp</b> <ul style="list-style-type: none"> <li>• 474 White's Hill Avenue</li> <li>• Official Plan amendment and Zoning By-law amendment applications to delete the requirement for retail uses on the ground floor to permit a single detached residential dwelling on each lot.</li> </ul>	Council	Complete
OP13 128934	5, East	<b>Cornell Rouge Development Corp.</b> <ul style="list-style-type: none"> <li>• 7 Highway E</li> <li>• located on the north side of Highway 7 East, west of Donald Cousens Parkway</li> <li>• Official Plan Amendment application to amend the current Official Plan/Secondary Plan designation from Urban</li> </ul>	Council	In-complete

		Residential/Business Park Area to Mixed Use/Avenue 7 Corridor		
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**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:**



Biju Karumanchery, 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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