



Report to: Development Services Committee

Date of Meeting: November 5, 2013

SUBJECT: Report on Incoming Planning Applications for the period of
June 1, 2013 to August 31, 2013

PREPARED BY: Tina Roberge, Planning Department ext. 2142

RECOMMENDATION:

That Committee receive the report entitled "Report on Incoming Planning Applications for the period of June 1, 2013 to August 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 June 1, 2013 to August 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
ZA13 116402	5, East	Cornell Rouge Development Corp. <ul style="list-style-type: none"> 1982 Donald Cousens Parkway A zoning amendment to permit a double car garage on 9 meter lots. Permissions would allow for a garage width in excess of 3.5 meters as well as a zero meter side yard setback 	Council	Complete
ZA13 109102 SU13 109102 OP13 109102	6, West	King David Inc. c/o RJ Forhan & Associates <ul style="list-style-type: none"> Woodbine Avenue Cathedral Town Precinct (CON 3 PT LOTS 23 AND 24 RP 65R14395 PT PART 1 RP 65R29756 PARTS 1 AND 2) To permit construction of two mixed use blocks containing 200 dwelling units and 24 retail units 	Council	Complete
ZA13 113809 SC13 133809	5, Heritage	Joe Dimartino <ul style="list-style-type: none"> 5 Rouge Street Rezoning and Site Plan Control to accommodate a severance and the 	Council	Complete

		development of two new 287.69 square metre detached dwellings on two new lots.		
ZA13 113475	8, Central	Alderview Developments Inc. c/o Szeto Architects <ul style="list-style-type: none"> • 235 Hood Road • located west of Warden Ave, south of Denison Street • A Zoning By-law Amendment to permit the construction of a 8-storey office building and two 2-storey commercial buildings. 	Council	Complete
ZA13 113916 SU13 113916	6, West	Kylemore Communities (Victoria Square) Ltd. <ul style="list-style-type: none"> • 10975 Woodbine Avenue • located north of Elgin Mills Road East and east of Woodbine Avenue • Zoning Amendment to permit the construction of 155 townhouse units, allotments for roads, parks, and the relocation of the "listed" heritage dwelling which will front onto Woodbine Avenue. 	Council	Complete
ZA13 122346	6, West	Angus Glen Farm (2011) Ltd. <ul style="list-style-type: none"> • 10504 Kennedy Road • located between Warden Avenue and Kennedy Road, south of Elgin Mills Road East • To revoke a Minister's Zoning Order in anticipation of future urban residential development 	Council	In-complete
ZA13 124959	8, Central	Mon Sheong Foundation c/o MHBC <ul style="list-style-type: none"> • 4576 Steeles Avenue E • Hold removal to permit construction of a retirement community 	Council	Complete

ZA13 125296	3, Central	Ruland Properties (Remington Group) <ul style="list-style-type: none"> • 8080 Birchmount Road • Hold removal to permit construction of a carousel, washroom, and kiosk. 	Council	Complete
ZA13 113228 OP 13 113228 SU13 113228	Central, 3	2310601 Ontario Inc. <ul style="list-style-type: none"> • 3912 7 Highway E, • located north of Highway 7 East, west of Village Parkway, and east of Verclaire Gate • to permit construction of four 8 storey midrise residential apartment buildings, as well as stacked residential townhouses north of the Buchanan Drive extension and associated parkland further north. 	Council	Complete
ZA13 129548 SU13 129548	East, 5	Digram Developments Inc. <ul style="list-style-type: none"> • Donald Cousens Parkway • located at the south east corner of Donald Cousens Parkway and Delray Drive. • To permit construction of 9.5 single detached lots. 	Council	Complete
ZA13 126059	5, East	Cornell Rouge Development Corp. <ul style="list-style-type: none"> • 474 White's Hill Avenue and 498 Cornell Rouge Blvd. • Zoning By-law Amendment to permit a single detached dwelling on each of the two lots, and to delete the requirement for retail uses on the ground floor. 	Council	Complete
SC13 113336	Heritage, 5	Sherry Fung <ul style="list-style-type: none"> • 60 Dame Gruev Drive • located south of Major Mackenzie Drive E, west of Donald Cousens Parkway • A Heritage Site Plan Control application to construct a 211 	Staff	Complete

		square metre addition to the existing single family dwelling. The property is designated under Part IV of the Ontario Heritage Act.		
SC13 113685	5, East	Smith/Simpson Residence - Gregory Design Group <ul style="list-style-type: none"> • 20 Markham Street • located East of Main St North, North of Highway 7 E • A Heritage Site Plan Control application to construct a two storey frame addition to the existing single family dwelling. The property is designated under Part V of the Ontario Heritage Act. 	Staff	Complete
SC13 112355	8, West	Sandringham Holdings Ltd. <ul style="list-style-type: none"> • 7240 Woodbine Avenue • located on the Northwest corner of Woodbine Ave and Steeplecase Rd West • Site Plan Control application to construct a 35.87 square metre outdoor patio on the southeast portion of the site. 	Staff	Complete
SC13 120960	1, Heritage	1609546 Ontario Ltd. <ul style="list-style-type: none"> • 7787 Yonge Street • located on the Northeast corner of Yonge St and Robert West Lane • Site Plan Control application to renovate the existing building facade. The property is designated under Part V of the Ontario Heritage Act. 	Staff	Complete
SC13 121647	4, West	Upper Unionville Inc. <ul style="list-style-type: none"> • 4672 16th Avenue • located on the north side of 16th Avenue, east of Kennedy • A Townhouse Siting for Phase II Upper Unionville to permit 	Staff	Complete

		construction of 48 townhouse units		
SC13 118554	1, West	Nino D'Aversa Bakery Panee Dolce Inc <ul style="list-style-type: none"> • 7287 Yonge Street • Southeast corner of Yonge St and Glen Cameron Rd. • Site Plan Control application to develop an additional outdoor patio which would allow for a minimum seating capacity of 60 persons. 	Staff	Complete
SC13 113908	3, Heritage	Minken Law Offices <ul style="list-style-type: none"> • 145 Main Street Unionville • Site Plan Control application to change the use of the property and building from residential to commercial (office), which will necessitate the creation of a parking lot. The property is designated under Part IV of the Ontario Heritage Act 	Staff	Complete
SC13 122331	3, East	Mattamy Ltd. <ul style="list-style-type: none"> • Cornell Centre Blvd • A Townhouse Siting Application to permit the construction of 15 townhouse 	Staff	Complete
SC13 109952	5, East	YRDSB - Cornell Village Public School <ul style="list-style-type: none"> • 186 Country Glen Road • located east of 9th Line, north of Cornell Park Ave. York Region District School Board • Site Plan Control application to permit construction of a 552 m2 expansion to the existing Cornell Village Public School in order to accommodate all day 	Staff	Complete

		kindergarten.		
SC13 119838	7, East	Bob Hunter Memorial Park c/o TRCA <ul style="list-style-type: none"> • 7933 14th Avenue • located on the south side of 14th Avenue, east of Little Rouge River • Site Plan Control application to permit construction of a 21 car granular parking lot as part of the Bob Hunter Park Southeast Collector Enhancement Project 	Staff	Complete
SC13 115580	3, Central	YRDSB - Unionville Public School <ul style="list-style-type: none"> • 300 Main Street Unionville • Site Plan Control application to permit a 302.78 m2 expansion and interior renovation to the existing Unionville Public School. This application will facilitate the creation of 2 new Community Rooms, 1 new Corridor, and 2 new Kindergarten classrooms. 	Staff	Complete
SC13 108608	5, East	YRDSB - Greensborough Public School <ul style="list-style-type: none"> • 80 Alfred Paterson Drive • located west of 9th Line, at the southwest corner of Bur Oak Ave and Alfred Paterson Drive • Site Plan Control application to permit construction of a 283 m2 addition to the existing Greensborough Public School in order to accommodate all day kindergarten 	Staff	Complete

SC13 121621	1, West	Victorian Tea Room <ul style="list-style-type: none"> located north of John Street on the east side of Yonge Street Site Plan Control application to develop an outdoor patio 	Staff	Complete
SC13 122279	4, West	Crest Glade Investments Ltd <ul style="list-style-type: none"> 9580 McCowan Road located at the southwest corner of Bur Oak and McCowan Road Site Plan Control application to facilitate a facade change in order to rebrand the existing Sobey's store to Fresh Co. 	Staff	Complete
SC13 122256	4, Heritage	Andrew Spina <ul style="list-style-type: none"> 15 Peter Street located on the west side of Highway 48, south of 16th Avenue Site Plan Control application to construct a new residential dwelling. The property is designated under Part V of the Ontario Heritage Act. 	Staff	Complete
SC13 124620	4, East	Wismer Commons <ul style="list-style-type: none"> 5443 Major Mackenzie Drive E located on the south side of Major Mackenzie Drive East, east of Roy Rainey Ave. Townhouse Sitting to develop 48 townhouse units 	Staff	Complete
SC13 121582	5, Heritage	<ul style="list-style-type: none"> Michael Crabtree 26 Albert Street located on the northwest corner of Albert Street and Edward Street Site Plan Control application to convert and restore an 	Staff	Complete

		existing 57.1 m2 heritage structure on the southeast corner of the property into a two-car 45.5 m2 detached garage. The property is designated under Part V of the Ontario Heritage Act.		
SC13 122135	8, Central	Eagre Holdings Limited c/o IBI Group <ul style="list-style-type: none"> • 88 McNabb Street • Site Plan Control to construct a covered, 156m pedestrian pathway to connect two existing buildings on the west side of the subject properties along Warden Ave 	Staff	Complete
SC13 125237	8, Central	Eagre Holdings Limited c/o IBI Group <ul style="list-style-type: none"> • 60 Gough Road • Site Plan Control to construct a covered, 156m pedestrian pathway to connect two existing buildings on the west side of the subject properties along Warden Ave. This application is associated with SC 13 122135. 	Staff	Complete
SC13 119065	7, East	Boxgrove Commercial East Inc. <ul style="list-style-type: none"> • 560 Copper Creek Drive • located south of Highway 407 between 9th line and Donald Cousens Parkway • Site Plan Control to reconfigure Building L and its adjacent parking lot 	Staff	Complete
SC13 126241	4, West	Arista Homes c/o Hunt Design Associates Inc. <ul style="list-style-type: none"> • 26 Christian Ritter Drive • located on the north side of 16th Avenue, east of Kennedy Rd. • Townhouse Sitting to 	Staff	Complete

		facilitate the development of 40 townhouse units.		
SC13 121251	3, Central	YRDSB - Parkview Public School <ul style="list-style-type: none"> • 22 Fonthill Boulevard • located west of Main Street Unionville, on the north side of Fonthill Boulevard • Site Plan Control to expand the existing kindergarten classroom to accommodate all-day kindergarten 	Staff	Complete
SC13 126372	3, Central	Times Group c/o Malone Given Parsons <ul style="list-style-type: none"> • 4002 7 Highway E • located at the north east corner of Village Parkway and Highway 7 E. • Site Plan Control to develop a 8-storey condominium, consisting of 393 units and two 3-storey townhouse blocks, consisting of 12 units 	Council	Complete
SC13 124776	6, West	Sir Wilfrid Laurier P.S <ul style="list-style-type: none"> • 160 Hazelton Avenue • Site Plan Control to construct 8 classroom addition to the second floor, as well as minor renovations to the existing building 	Staff	Complete
SC13 129400	8, Central	1297482 Ontario Ltd. <ul style="list-style-type: none"> • 7713 Kennedy Road • located south of 14th Ave, on the east side of Kennedy Rd. • Site Plan Control to develop a 4-storey apartment consisting of 15 dwelling units. 	Council	Complete
SC13 123660	6, West	Sheppard Ave Inc. <ul style="list-style-type: none"> • 210 Shields Court • located north of 14th Ave, west of Woodbine Ave • Site Plan Control to construct 	Staff	In-Complete

		a 876.29 sq.m. 1-storey steel and precast warehouse addition to the existing office building.		
SC13 128105	5, Heritage	Neil McRuer <ul style="list-style-type: none"> • 64 Church Street • located between Markham Rd and 9th Line, north of Highway 7 • Site Plan Control to construct an extension to the existing garage and create new roof lines. The property is designated under Part V of the Ontario Heritage Act. 	Staff	Complete
SC13 128603	3, Central	Primont Homes (Harmony) Inc. <ul style="list-style-type: none"> • 94 Ian Baron Avenue • located south of Highway 7 E, east of Kennedy Rd. • Townhouse Sitting to develop 38 townhouse units. 	Staff	Complete
SC13 125581	3, Central	Ruland Properties Inc. <ul style="list-style-type: none"> • 7980 Birchmount Road • located west of Birchmount Rd between Enterprise Blvd and Highway 407 • Site Plan Control to develop a 12 storey office building 	Council	Complete
SC13 126773	3, Central	David & Cheryl Rive <ul style="list-style-type: none"> • 17 River Bend Road • located south of Highway 7 and east of Kennedy Road • Site Plan Control application proposing a 111m² second storey addition to the existing single detached dwelling 	Staff	Complete
CU13 125614	8, Central	2148098 Ontario Limited c/o Harris-Sheaffer LLP <ul style="list-style-type: none"> • 83 Old Kennedy Road Unit 1 • Plan of Condominium (Common Element) to permit construction of 3 live work 	Staff	In-complete

		units and 11 parking spaces		
CU13 127821	3, Central	South Unionville Square <ul style="list-style-type: none">• 8323 Kennedy Road• Plan of Condominium to permit construction of 12 storey mixed-use building containing 253 residential units	Staff	Complete

FINANCIAL TEMPLATE:

Not applicable

ENVIRONMENTAL CONSIDERATIONS:

Not applicable

ACCESSIBILITY CONSIDERATIONS:

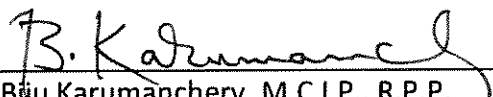
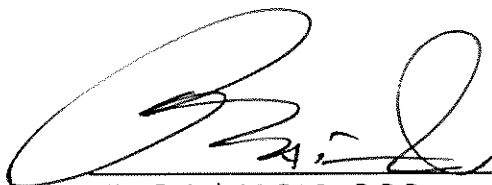
Not applicable

ENGAGE 21ST CONSIDERATIONS:

Not applicable

BUSINESS UNITS CONSULTED AND AFFECTED:

Not applicable

RECOMMENDED BY:Biju Karumanchery, M.C.I.P., R.P.P.
Senior Development ManagerJim Baird, M.C.I.P., R.P.P.
Commissioner of Development Services**ATTACHMENTS:**

Not applicable

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