



Report to: Development Services Committee

Date of Meeting: March 5, 2013

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**SUBJECT:** Report on Incoming Planning Applications for the period of September 2, 2012 to January 31, 2013

**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 September 2, 2012 to January 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 will 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 2, 2012 to December 31, 2012. 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 12 130474	6, West	<b>Donny Chow</b> <ul style="list-style-type: none"> <li>• 4870 Elgin Mills Road E</li> <li>• The owner has submitted a request for comments to the MMAH (Ministry of Municipal Affairs and Housing) in order to remove the property from the Minister's Zoning Order (Airport Freeze) in order to permit a single family residential lot for future use.</li> </ul>	Council/ Committee	Complete
ZA 12 129209 SC 12 129209	6, West	<b>Gatzios Planning &amp; Development Consultants Inc.</b> <ul style="list-style-type: none"> <li>• Woodbine By-Pass</li> <li>• located on the south side of the Woodbine By-Pass at Honda Blvd.</li> <li>• Zoning Amendment and Site Plan Control to permit construction of a townhouse condominium development consisting of 24 townhouse units.</li> </ul>	Council/ Committee	Complete

ZA 12 117316 OP 12 117316	8, Central	<b>Metropia (Markham) GP Corporation</b> <ul style="list-style-type: none"> <li>• 5112 14th Avenue</li> <li>• 5112 5122, 5248 14th Avenue and 7768, 7778, 7788, 7798 McCowan Rd. The assembled parcels are located at the north west corner of McCowan Road and 14th Avenue</li> <li>• Official Plan Amendment and Zoning Amendment to permit construction of a 12 storey, mixed-use building and stacked townhouses yeilding 500 residential units.</li> </ul>	Council/ Committee	Complete
ZA 12 132467	6, West	<b>Angus Glen - West Village - Phase 2</b> <ul style="list-style-type: none"> <li>• 4071 Major Mackenzie Drive E</li> <li>• Hold removal to permit the construction of 82 residential units</li> </ul>	Council/ Committee	Complete
ZA 12 117562 SC 12 117562	4, East	<b>MacNaughton Hermesen Britton Clarkson Planning Ltd (MHBC)</b> <ul style="list-style-type: none"> <li>• 150 Bullock Drive</li> <li>• located on the north side of Bullock Drive, midway between McCowan Rd and Markham Main St N.</li> <li>• Zoning Amendment and Site Plan Control applications to permit a private school with a daycare component, reduce parking requirements, and make alterations to the existing parking areas.</li> </ul>	Council/ Committee	Complete

ZA 12 134745	4, West	<b>Upper Unionville Inc.</b> <ul style="list-style-type: none"> <li>• <b>4672 16th Avenue</b></li> <li>• located east of Kennedy Road and North of 16th Avenue.</li> <li>• Hold removal to permit 677 residential units</li> </ul>	Council/ Committee	Complete
ZA 12 135492	4, East	<b>Amber Plain Investments Limited</b> <ul style="list-style-type: none"> <li>• 5443 Major Mackenzie Drive E,</li> <li>• located east of Roy Rainey Avenue at Hammersly Boulevard</li> <li>• Hold removal to permit the development of 67.5 residential units</li> </ul>	Council/ Committee	Complete

ZA 12 124456	4, East	<b>2162246 Ontario Inc.(Flato Management Inc.)</b> <ul style="list-style-type: none"> <li>• 9560 48 Highway</li> <li>• located west of Hwy 48 between Bur Oak Ave and Edward Jeffrey's Ave.</li> <li>• Hold removal to permit development of 22 residential units</li> </ul>	Council/ Committee	Complete
ZA 12 122739 CU 12 122739	3, Central	<b>Sylmatt Investment Inc. c/o Bousfields Inc.</b> <ul style="list-style-type: none"> <li>• 28 Main Street</li> <li>• located at the northwest corner of Main St and Enterprise Blvd extending west to the GO Rail Line</li> <li>• To increase density allowing for the development of 3 residential towers ranging from 9 to 27 storeys containing 435 units</li> </ul>	Council/ Committee	In-complete

ZA 12 119142 SC 12 119142	6, West	<b>R.E. Millward &amp; Associates Ltd.</b> <ul style="list-style-type: none"> <li>• 8310 Woodbine Avenue</li> <li>• located at south west corner of Lanark Road and Woodbine Avenue</li> <li>• To permit the development of a one storey office building</li> </ul>	Council/ Committee	In-complete
ZA 12 136584	8, Central	<b>Walker, Nott, Dragicevic Associates Limited</b> <ul style="list-style-type: none"> <li>• 8081 Woodbine Avenue</li> <li>• located on the south side of Highway 407, between Woodbine Ave and Rodick Rd.</li> <li>• To amend the Parkway Belt West Plan and Minister's Zoning Order to relocate a landscaping supply business to the subject property</li> </ul>	Council/ Committee	Complete
ZA 13 113119	6, West	<b>Frontier Group</b> <ul style="list-style-type: none"> <li>• 11192 Woodbine Ave.</li> <li>• located west of Woodbine Avenue and north of the Woodbine By-pass.</li> <li>• To permit business and professional offices. The site plan application will allow for the existing residential property on site to be converted to professional offices.</li> </ul>	Council/ Committee	In-Complete
ZA 13 130659 OP 13 130659	8, West	<b>Holding Corporation</b> <ul style="list-style-type: none"> <li>• 8 Steelcase Road West</li> <li>• located on the North side of Steelcase Road West, West of Woodbine Avenue</li> <li>• To permit a real estate</li> </ul>	Council/ Committee	In-Complete

		office use up to a maximum GFA of 1,755 square metres.		
SC 12 127458	5, East	<b>Primont Homes (Heirloom) Inc.</b> <ul style="list-style-type: none"> <li>• 280 Delray Drive</li> <li>• Townhouse Siting Approval to permit the construction of 47 townhouse units</li> </ul>	Staff	Complete
SC 12 120171	2, West	<b>Toronto Yumkwang Presbyterian Church</b> <ul style="list-style-type: none"> <li>• 2850 John Street</li> <li>• located on the north side of John Street between Highway 404 and Woodbine Avenue</li> <li>• Site Plan Control application for a 214.4 sq m. expansion at the rear of the existing church</li> </ul>	Staff	Complete
SC 12 127491	5, East	<b>Primont Homes (Greensborough) Inc.</b> <ul style="list-style-type: none"> <li>• Rougeview Park Crescent, located between Donald Cousens Pky and Major Mackenze Dr at Delray Ave.</li> <li>• Townhouse Siting Approval for the development of 95 townhouse units</li> </ul>	Staff	Complete
SC 12 130341 SU 12 130341	5, Heritage	<b>Dino Alexandru</b> <ul style="list-style-type: none"> <li>• 12 James Scott Road</li> <li>• Heritage Site Plan Control to permit construction of a new single detached residential dwelling</li> </ul>	Staff	Complete
SC 12 130541	8,Central	<b>CommSite Works Inc</b> <ul style="list-style-type: none"> <li>• 1661 Denison Street</li> <li>• Site Plan Control for a 30m ground-mounted telecommunication tower</li> </ul>	Council/ Committee	Complete

		with associated equipment shelter (cabinets)		
SC 12 130581	6, West	<b>Hunt Design Associates Inc.</b> <ul style="list-style-type: none"> <li>• Brock Avenue</li> <li>• Kennedy Rd &amp; 16th Ave</li> <li>• Townhouse Siting Approval to permit the construction of 6 townhouse units in the Upper Unionville Subdivision</li> </ul>	Staff	Complete
SC 12 126186	3, Central	<b>Urbacon Design/Build Corp.</b> <ul style="list-style-type: none"> <li>• 271 Yorktech Drive</li> <li>• Site Plan Control to permit a 7,142 m. sq addition to the existing warehouse and construction of additional office space within the existing building.</li> </ul>	Staff	Complete
SC 12 125404	8, Central	<b>Markham Christian Community Church</b> <ul style="list-style-type: none"> <li>• 77 Milliken Meadows Drive</li> <li>• A Site Plan Application to construct an addition to the existing church</li> </ul>	Staff	Complete
SC 12 121888	1, West	<b>YRDSB - George Robb Architect</b> <ul style="list-style-type: none"> <li>• 66 Henderson Avenue</li> <li>• Site Plan Control Application to permit a 156 square metre expansion to the existing school (Henderson Avenue Public School)</li> </ul>	Staff	Complete
SC 12 129346	1, West	<b>C.A.R. Design Studio Inc</b> <ul style="list-style-type: none"> <li>• 43 Elgin Street</li> <li>• Revised plans for a Site Plan Control Application to permit construction of a new 2 storey single detached dwelling</li> </ul>	Staff	Complete

SC 12 14410	5, East	<b>LTA Lennis Trotter Architect</b> <ul style="list-style-type: none"> <li>• 171 Mingay Avenue</li> <li>• Site Plan Control Application to permit a 400.1 square metre expansion to the existing Wismer Public School</li> </ul>	Staff	Complete
SC 12 125896	5, Heritage	<b>Roger Kortschot</b> <ul style="list-style-type: none"> <li>• 33 Joseph Street</li> <li>• The draft address for the house is 56 Albert Street, as it was previously severed. Site Plan Control Application to build a two storey single detached home</li> </ul>	Staff	Complete
SC 12 126190	6, West	<b>RCG Tiverton Limited Partnership</b> <ul style="list-style-type: none"> <li>• 75 Tiverton Court</li> <li>• Site Plan Control Application to convert 412.82 m2 of existing roof space to office space</li> </ul>	Staff	Complete
SC 12 126190	7, East	<b>Augusta National Inc.</b> <ul style="list-style-type: none"> <li>• 7770 Steeles Avenue E</li> <li>• Site Plan Control Application. The applicant proposes to implement Expansion #3 of the Chirst the King Cemetery. The expansion to allow for the addition of 12 masoleum units and 3 columbarium units. This is a heritage listed property</li> </ul>	Staff	In-Complete
SC 12 119218	6, West	<b>Angus Glen West Village</b> <ul style="list-style-type: none"> <li>• 4073 Major Mackenzie Drive E</li> <li>• Located south of Major Mackenzie Drive, north of Stollery Pond Crescent and east of Angus Glen Blvd.</li> </ul>	Staff	Complete



		<ul style="list-style-type: none"> <li>• A Heritage Residential Site Plan application to relocate the existing Casely House from its current location at lot 67 (198 Angus Glen Blvd) to lot 26 in Angus Glen West Village and to construct a 180 square metre addition to the existing house.</li> </ul>		
SC 12 120598	4, East	<b>Norman Drudge</b> <ul style="list-style-type: none"> <li>• 5474 19th Avenue</li> <li>• located on 19th Ave between McCowan Rd and Hwy 48</li> <li>• Site Plan Control Application for a 59.5 metre high ground mounted telecommunications tower with a 100 square metre compound at its base to house equipment</li> </ul>	Council/ Committee	Complete
SC 12 119357	4, West	<b>Snyder &amp; Associates Inc</b> <ul style="list-style-type: none"> <li>• 78 Beckett Avenue</li> <li>• A Site Plan Control application has been received for 78 Beckett Ave on behalf of the York Region District School Board. The applicant is proposing a new 2 storey 6,201 square metre public elementary school.</li> </ul>	Staff	Complete
SC 12 114679	7, East	<b>Szeto Architect</b> <ul style="list-style-type: none"> <li>• 5680 14th Avenue</li> <li>• Site Plan Control Application to construct a new 538.12 square metre structure to house a day nursery.</li> </ul>	Staff	Complete

SC 12 125915	4, West	<b>Allen &amp; Sherriff Architects Inc. (YRDSB)</b> <ul style="list-style-type: none"> <li>• 90 Bur Oak Avenue</li> <li>• Site Plan Control application by York Region District School Board for 90 Bur Oak Ave. (Pierre Elliot Trudeau High School). The applicant is proposing a 2 (two) storey, 1,851.84 metre square expansion to the existing structure.</li> </ul>	Staff	Complete
SC 12 111604	5, East	<b>Allen &amp; Sherriff Architects, Inc</b> <ul style="list-style-type: none"> <li>• 45 Riverwalk Drive</li> <li>• Site Plan Control Application to permit a 931.79 metre square, 2 storey expansion to the existing school(David Suzuki Public School).</li> </ul>	Staff	Complete
SC 12 134518	2, West	<b>Wemat Holdings Limited</b> <ul style="list-style-type: none"> <li>• 50 Minthorn Boulevard</li> <li>• Site Plan Control Application for facade alterations to a proposed standalone bank pad</li> </ul>	Staff	Complete
SC 12 134021	4, Heritage	<b>Gregory Design Group</b> <ul style="list-style-type: none"> <li>• 6 Water Street</li> <li>• Heritage Site Plan application proposing a 63 m2 rear addition to an existing dwelling</li> </ul>	Staff	In-Complete
SC 12 131909	1, Heritage	<b>Gregory Design Group (Mashadi Residence)</b> <ul style="list-style-type: none"> <li>• 149 John Street</li> <li>• Heritage Site Plan application to construct an addition of 300 square metre to the existing house. The proposal will require a partial demolition while retaining</li> </ul>	Staff	Complete

		117 m2 of the existing structure.		
SC 12 134029	5, Heritage	<b>Joe and Sonia Klinger</b> <ul style="list-style-type: none"> <li>• 9 Albert Street</li> <li>• Heritage Site Plan</li> </ul> Application to construct a new two-storey detached garage with residential loft	Staff	Complete
SC 12 134020	4, Heritage	<b>Gregory Design Group</b> <ul style="list-style-type: none"> <li>• 8 Water Street</li> <li>• Heritage Site Plan</li> </ul> Application to permit a 63 m2 rear addition to an existing dwelling	Staff	In-Complete
SC 12 129466	4, West	<b>Snyder Architects (Castlemore P.S.)</b> <ul style="list-style-type: none"> <li>• 256 Ridgecrest Road</li> <li>• Site Plan Application (Castlemore Public School) by the York Region District School Board to construct a 303 m2 addition to the existing 2 storey school.</li> </ul>	Staff	Complete
SC 12 127703	7, East	<b>Fontur International Inc. c/o Public Mobile Inc.</b> <ul style="list-style-type: none"> <li>• 2352 Middlefield Road</li> <li>• located at the north west corner of Denison and Middlefield Road</li> <li>• Site Plan Application for a 25m high ground-mounted, flag pole style telecommunication tower,</li> </ul>	Council/Committee	Complete
SC 12 134061	1, West	<b>Peter Higgins Architect Inc</b> <ul style="list-style-type: none"> <li>• 114 Elgin Street</li> <li>• Site Plan Application to demolish the existing one storey single detached dwelling and replacing it with a new two storey single detached dwelling</li> </ul>	Staff	Complete

		with a three car garage.		
SC 12 126188	4, Central	<b>Reid - Robertson Residence</b> <ul style="list-style-type: none"> <li>• 7 Campbell Court</li> <li>• Site Plan Application to construct a new detached two-storey residential house on the subject property</li> </ul>	Staff	Complete
SC 13 135720	4, Heritage	<b>Enzo DiPuccio</b> <ul style="list-style-type: none"> <li>• 8 Beech Street</li> <li>• Located north of Bullock Drive, west of Main St. N., East of Peter St. and south of David St.</li> <li>• A Heritage Site Plan Control Application. The applicant is proposing to construct a second floor to the existing house</li> </ul>	Staff	Complete
SC 13 134519	2, West	<b>Canadian Union of Public Employees Realty Holdings Incorporated</b> <ul style="list-style-type: none"> <li>• 80 Commerce Valley Drive E</li> <li>• A Site Plan Control Application has been received for 80 Commerce Valley Drive East. The applicant is proposing to remove all of the existing exterior cladding and windows and replace it with new cladding and windows. The proposal also seeks minor changes to the front facade.</li> </ul>	Staff	Complete
SC 13 109153	4, West	<b>Trinova Designs Corp</b> <ul style="list-style-type: none"> <li>• 4672 16th Avenue</li> <li>• A Townhouse Siting Approval application has</li> </ul>	Staff	Complete

		been received for Phase II Upper Unionville. The site is located on the north side of 16th Avenue, east of Kennedy. To permit the development of 37 townhouse units.		
SC 13 109179	4, West	<b>Hunt Design Associates Inc.</b> <ul style="list-style-type: none"> <li>• 4672 16th Avenue</li> <li>• A Townhouse Siting Approval application has been received for Phase II Upper Unionville. The site is located on the north side of 16th Avenue, east of Kennedy. To permit construction of 16 townhouse units</li> </ul>	Staff	Complete
SC 13 114270	5, East	<b>Briarlane Developments Inc.</b> <ul style="list-style-type: none"> <li>• 260 Cornell Centre Boulevard</li> <li>• located south of 16th Avenue west of Cornell Centre Boulevard.</li> <li>• Site plan control to permit construction of 52 townhouse units.</li> </ul>	Staff	Complete
SC 13 108237	5, Heritage	<b>Shane Gregory</b> <ul style="list-style-type: none"> <li>• 48 George Street</li> <li>• A heritage site plan control application has been received for 48 George Street. The applicant is proposing to construct a second storey addition and new front covered porch. This site plan application is located within the Markham Village Heritage Conservation District.</li> </ul>	Staff	Complete

SU 12 113735 ZA 12 113735	5, East	<b>Digram Developments Inc.</b> <ul style="list-style-type: none"> <li>6475 Major Mackenzie Drive E,</li> <li>The applicant proposes to develop the property with a 76 unit Townhouse Common Element Condominium in accordance with the Greensborough Secondary Plan.</li> </ul>	Council/ Committee	In-Complete
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**FINANCIAL TEMPLATE:**

Not applicable

**ENVIRONMENTAL CONSIDERATIONS:**

Not applicable

**ACCESSIBILITY CONSIDERATIONS:**

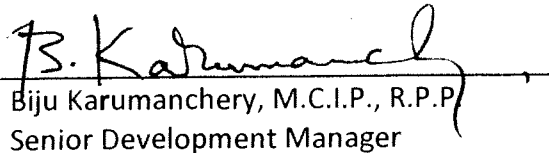
Not applicable

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

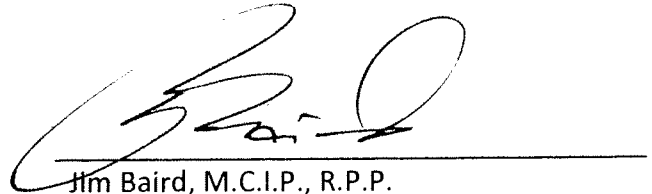
Not applicable

**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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