



Report to: Development Services Committee

Date of Meeting: September 27, 2011

SUBJECT: Report on Incoming Planning Applications for the period of
May 7, 2011 to August 31, 2011

PREPARED BY: Tina Roberge, Planning Department ext. 2142

RECOMMENDATION:

That Committee receive the report entitled "Report on Incoming Planning Applications for the period of "May 7, 2011 to August 31, 2011" 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 May 7, 2011 to August 31, 2011. 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 11 117162	2, West	DST Output Canada Inc. <ul style="list-style-type: none"> • 2601 14th Ave. • A hold removal which relates to site plan approval and a tree preservation plan 	Council/ Committee	Complete
ZA 11 117540 SC 11 117552	8, Central	Markham Free Methodist Church <ul style="list-style-type: none"> • 22 Esna park Drive • The application will facilitate a Place of Worship and accessory uses. The existing building will initially be used with no external changes. The total GFA will be 3148m2 	Council/ Committee	Complete
ZA 11 118262	6, West	Monarch Walmark Development Limited <ul style="list-style-type: none"> • 10519 Woodbine Ave. • A hold removal for Lots 70 and 71. These lots are proposed to be 	Council/ Committee	Complete

		constructed for 'dry' model homes.		
ZA 11 118761	5, East	Wyland Estates <ul style="list-style-type: none"> • 260 Riverlands Ave. • A hold removal for lots to be constructed for 'dry' model homes. 	Council/Committee	In-complete
ZA 11 118807 SU 11 118807	4, East	Arrowdale Developments Ltd., Bonnydon Ltd. <ul style="list-style-type: none"> • 5601 Major Mackenzie Drive East • Proposed development of 179 units (124 Singles, 49 Semi-Detached, and 6 Row/Multiple attached) 	Council/Committee	Complete
ZA 11 119001	8, Central	2148098 Ontario Limited <ul style="list-style-type: none"> • 8 Old Kennedy Road • A hold removal for the development of 3 live-work units 	Council/Committee	Complete
ZA 11 119446 SC 11 119447	5, East	Star Grande Custom Homes Corp. <ul style="list-style-type: none"> • 6330 16th Ave. • To permit construction of 160 condominium townhouse units along with 2 single detached dwelling units (1 is a Heritage Dwelling) 	Council/Committee	Complete
ZA 11 119869	3, Central	1771107 Ontario Limited Markham Uptown <ul style="list-style-type: none"> • Warden Ave. • Hold removal to permit the construction of residential apartments and retail use 	Council/Committee	In-complete
ZA 11 120430	3, Central	The Residences at South Unionville Square <ul style="list-style-type: none"> • 8323 Kennedy Road • Hold removal subject to 	Council/Committee	Complete

		provided that sufficient servicing allocation and site plan approval		
ZA 11 120546 SU 11 120547	4, East	Amber Plain Investments Limited <ul style="list-style-type: none"> • 5443 Major Mackenzie Drive East • Development of 67 dwelling through plan of subdivision (17 Single Detached, 50 Semi-Detached) 	Council/ Committee	Complete
ZA 11 121981	5, East	Wykland Estates Inc <ul style="list-style-type: none"> • Cornell Centre Blvd. • To permit roofed porches to encroach into the required rear yard between the lane accessed private garage and the house 	Council/ Committee	Complete
ZA 11 125871	6, Central	H & W Development Corporation <ul style="list-style-type: none"> • Warden Ave. • Hold removal relates to execution of subdivision agreement and completion of all necessary studies or conditions 	Council/ Committee	In-Complete
ZA 11 129105 SU 11 129105	3, Central	Superior Developments Inc. <ul style="list-style-type: none"> • 304 Helen Ave. • located North of Helen Avenue, East of Harry Cook Drive, South of Castan Avenue and West of an existing public school • to permit construction of 44 dwelling units (16 Single Detached, 25 Townhouses, and 7 part lots) 		In-complete

SU 11 118324 SC 11 116805 SC 11 117223	6, East	Humboldt Greensborough Valley Holdings Limited <ul style="list-style-type: none"> located south of Major Mackenzie, west of 9th Line and East of Donald Cousens Parkway To permit construction of 112 townhouse units 	Council/ Committee	Complete
SC 11 117165	3, Central	Remington Group <ul style="list-style-type: none"> 170 Enterprise Blvd. located on the north side of Enterprise Boulevard, east of Birchmount Road To permit construction of the second component (Buildings J & K) of Remington's retail precinct. , Building "J" is 14 stories with 110 residential units combined with a 180 suite hotel. The commercial gross floor area is 15,085m2 including hotel component. Building "K", on the easterly portion of the site at Market Drive, is 12 stories including a residential gross floor area of 9,660m2 (114 residential units) and 4,830m2 of commercial gross floor area. Additional residential units on this portion of the site will be subject to a future application 	Council/ Committee	Complete
SC 11 117048	6, Central	Conseil Scolaire De District Catholique Centre Sud <ul style="list-style-type: none"> 111 John button Blvd. 	Staff	Complete

		<ul style="list-style-type: none"> Site plan control to permit construction of six additional classrooms to the existing elementary school 		
SC 11 117098	4, Heritage	Neophytos Ioanou <ul style="list-style-type: none"> 99 Thoroughbred Way Site Plan Control to permit construction of a new wood siding garage 	Staff	Complete
SC 11 117163	3, Heritage	Jien Yang <ul style="list-style-type: none"> 4 Station Lane Site Plan Control to permit construction of an extension of the backside of the existing garage by 2.4m. The existing garage is 4.9m in depth. The extension will allow client to appropriately park vehicle in garage 	Staff	Complete
SC 11 117584	5, Heritage	Cornell Rouge Development Corporation <ul style="list-style-type: none"> 1982 Donald Cousens Parkway No additions are proposed at this time, site plan application is for the restoration of the property. 	Staff	Complete
SC 11 117831	6, West	Monarch Corporation - Garden Court Phase 2 <ul style="list-style-type: none"> 10350 Woodbine Ave. located, south of Betty Roman Blvd, West of Woodbine Avenue (Just north of the Cathedral) Site Plan Control to permit construction of a 4-storey apartment 	Committee/ Council	Complete

		(as a full condominium) with 186 units		
SC 11 117830 ZA 11 116051	3, Central	David A. Robertson Enterprises Ltd <ul style="list-style-type: none"> • 4630 Highway 7 East • Site Plan Control to permit construction of a commercial development consisting of a Shopper's Drugmart of approximately 1,906m² and a future 2-storey bank approximately 513m². The effect of the zoning by-law amendment is to apply General Commercial (C1) provision under By-law 122-72, with site specific development standards 	Committee/ Council	Complete
SC 11 118286	1, West	1691126 Ontario Inc. (Liberty Development Corporation) <ul style="list-style-type: none"> • 7161 Yonge Street • Site Plan Control to permit construction of phase 2, consisting of two apartments towers (B1 and B2). Building 1 (B1) consists of 27 levels, totaling 315 units. Building 2 consists of 18 levels, totaling 206 units. A combined total of 521 units are proposed. A total of 573 parking spaces will be provided with 12 barrier free spaces 	Committee/ Council	Complete
SC 11 118443	5, Heritage	<ul style="list-style-type: none"> • Georgina Panagakos • 10 Rouge Street 	Staff	Complete

		<ul style="list-style-type: none"> • A Heritage Site Plan Control to permit construction of a new 2 storey house 		
SC 11 118720	5, East	Cornell Ridge (ARH) Homes Ltd <ul style="list-style-type: none"> • Townhouse Siting to permit construction of 46 townhouse units 	Staff	Complete
SC 11 118781	5, East	Anagni Homes Ltd (Phase 2) <ul style="list-style-type: none"> • 9506 48 Highway • located at the northwest corner of Edward Jeffery's Avenue and Highway 48 • Site Plan Approval to permit construction of Phase 2, 18 storey mixed use building consisting of 218 residential units and 604.99m² of retail/commercial uses 	Committee/ Council	Complete
SC 11 118788	6, Central	St Maurice and St Verena Coptic Orthodox Church <ul style="list-style-type: none"> • 1050 Rodick road • Site Plan Control to permit construction of a 2 storey place of worship with accessory uses including church offices, day care facility, community centre with youth room, banquet hall and gymnasium and Bishop's residence. The total GFA will be 7229m² 	Committee/ Council	Complete
SC 11 119186	3, Central	Shui Bing and Chak Suen Kwan <ul style="list-style-type: none"> • 19 Oakcrest Ave. • Site Plan Control to permit construction of 	Staff	Complete

		<p>one, 2 storey single family dwelling on a new created lot. The total GFA will be 468.25m2</p> <ul style="list-style-type: none"> Associated Committee of Adjustment file: B/27/10 (Associated with 19A Oakcrest Avenue: SC 11 119679) 		
SC 11 119219	3, Heritage	<p>John Shepley</p> <ul style="list-style-type: none"> 21 Maple Lane Heritage Site Plan Control to permit construction of a new 2 storey house 	Staff	Complete
SC 11 119393	7, East	<p>Regional Municipality of York</p> <ul style="list-style-type: none"> 8402 Steeles Ave. East located north of Steeles Avenue, south of 14th Avenue on the west side of York Durham Line Site Plan Control to permit construction of a 1 storey, 1,318m2 Odour Control Facility (to be located entirely within the Region of York's Right-Of-Way on York Durham Line) for the Southeast Collector Trunk Sewer 	Staff	Complete
SC 11 119413	7, East	<p>Regional Municipality of York</p> <ul style="list-style-type: none"> 9th Line located south of Hwy 407, west of 9th Line and north of 14th Avenue (directly at the intersection of 9th Line and Rouge Bank Drive) Site Plan Control to permit construction of 	Committee/ Council	Complete

		a 1 storey, 324m2 Corrosion Control Facility for the York Region Southeast Collector Trunk Sewer. Four parking spaces will be provided along with one accessible space		
SC 11 119679	3, Central	Shiu Bing and Chak Suen Kwan <ul style="list-style-type: none"> • 19A Oakcrest Ave. • Site Plan Control to permit construction of one, 2 storey single family dwelling on a new created lot. Associated Committee of Adjustment file	Staff	Complete
SC 11 119618	6, west	Sanatan Mandir Cultural Centre <ul style="list-style-type: none"> • 9333 Woodbine Ave. • Site Plan Control to permit construction of an addition of amenity areas for the existing facility. The additions will provide a canopy to the main existing entrance, meeting rooms, library, audio/visual room, senior's lounge, foyer, offices, storages, washrooms and garbage room. The total GFA will be 1148.98m2 	Staff	Complete
SC 11 119910	5, Heritage	Joe DiMartino <ul style="list-style-type: none"> • 15 Rouge Street • Site plan control application (Associated with Committee of Adjustment file: A/66/10 and B/16/10). • To permit construction 	Staff	Complete

		of a brand new home		
SC 11 119913	5, Heritage	Joe DiMartino <ul style="list-style-type: none"> • 17 Rouge Street • Site Plan Control application (Associated with Committee of Adjustment file: A/69/10 and B/16/10) • To permit construction of a brand new home 	Staff	Complete
SC 11 120253	2, West	Raywal Kitchens <ul style="list-style-type: none"> • 68 Green Lane • A Site Plan to permit construction of a Regenerative Thermo Oxidizer (RTO) structure. The GFA will remain the same at 10403m2 	Staff	In-Complete
SC 11 121192	5, East	Peter G Legrice <ul style="list-style-type: none"> • 50 Anderson Ave. • Site Plan to relocate the existing internal generator to the parking lot at the rear of unit and the installation of a new fence enclosure 	Staff	Complete
SC 11 121315	8, Central	Condor Properties Grouping <ul style="list-style-type: none"> • McDowell Gate • located north of 14th Avenue, west of Kennedy Road, East of Warden Avenue, on the west side of McDowell Gate • Site Plan Control to permit the construction of a one storey 3662.11m2 multi unit industrial building on the 2.44 hectare site 	Staff	Complete

SC 11 118063 SC 11 124170	5, Heritage	Joyce Marie Pente <ul style="list-style-type: none"> • 16 Ramona Blvd. • A Heritage Site Plan Control application to permit a new 2 storey single family dwelling with a total building area of 213.8 m² on the 0.068 ha site. • to permit construction of a new two (2) car detached garage and a new paved driveway adjacent to the existing 2 storey dwelling 	Staff	Complete
SC 11 122955	8, Central	Ling Liang Condominiums <ul style="list-style-type: none"> • 288 Clayton Drive • located south of Denison Street and west of Clayton Drive (immediately south of an existing church) • Site Plan Control for development of a 5 storey residential condominium with 55 dwelling units. The total GFA will be 2313.64m² 	Committee/ Council	Complete
SC 11 121246	6, West	Lane Source Technology Inc. <ul style="list-style-type: none"> • 2955 16th Ave. • located south of 16th Avenue and west of Woodbine Avenue • Site Plan Control to permit the construction of a 4 storey office building with a total GFA of 1413.1 m² on the 0.15 hectare site 	Staff	Complete
SC 11 119708	3, Heritage	Shari Brannen <ul style="list-style-type: none"> • 33 Union Street • located in Heritage 	Staff	Complete

		District <ul style="list-style-type: none"> • Site Plan Control to permit construction of a 2 storey addition to dwelling The addition will be 46.3 square metres 		
SC 11 122090	5, Heritage	Sandra Randle <ul style="list-style-type: none"> • 7 Rouge Street • Heritage Site Plan application to permit demolition of the existing 1 storey house and build a new 1.5 storey 172.86 m2 bungalow 	Staff	In-Complete
SC 11 110068 ZA 11 110068 OP 11 110068	6, West	Mr and Mrs Bobotsis <ul style="list-style-type: none"> • 9941 Woodbine Avenue • located on the adjacent property to the south (9921 Woodbine Ave.) • Site Plan Control. The applicant is seeking site specific provisions within the current OP designation and zoning to permit an expansion of the existing Montessori School onto the subject property. A site plan application has also been received for both 9941 and 9921 for the proposed 1017.4m2 school addition. 	Council/ Committee	In-Complete
SC 11 123112	8, Central	McDonald's Restaurants of Canada Limited <ul style="list-style-type: none"> • 7600 Kennedy Road • A Site Plan Control to permit facade alteration to the 	Council/ Committee	Complete

		existing restaurant		
SC 11 124567	5, East	Cornell Rouge Development Corp. <ul style="list-style-type: none"> • 350 Cornell Rouge Boulevard • Townhouse Siting Approval a total of 45 townhouse units 	Staff	Complete
SC 11 125817	3, Heritage	Nick and Degan Lisi <ul style="list-style-type: none"> • 23 Victoria Avenue • Site Plan Control to permit construction of a 2 storey rear addition, a detached frame garage and new paved drive way. 	Staff	In-Complete
SC 11 118319	6, Heritage	Paul Rinas <ul style="list-style-type: none"> • 18 Cecil Nichols Avenue • Site Plan Control to permit construction of a solarium addition, an attached 2 car garage with second storey living space and a second storey over existing laundry room/porch. The size of addition is 103.68m2 with 428.23m2 GFA 	Staff	Complete
SC 11 125681	4, East	Countrywide Homes <ul style="list-style-type: none"> • 77 Silkgrove Terrace • Townhouse Siting Approval for Block 38 and Block 39 in 65M-4233 with street number 77 to 86 on Silkgrove Terrace. 	Staff	Complete
SC 11 125734	4, West	Countrywide Homes <ul style="list-style-type: none"> • Major Mackenzie Drive E • Located on the SW corner of Major 	Staff	Complete

		Mackenzie Dr E and McCowan Road <ul style="list-style-type: none"> Townhouse Siting Approval for 123 townhouse units 		
SC 11 119855	3, Central	York Region District School Board <ul style="list-style-type: none"> 355 South Unionville Avenue Site Plan Application to permit a new kindergarten facility and 5 additional classrooms to the south side of the existing school. A total addition of 891.50m² is proposed on the 21.1 hectare site 	Staff	Complete
SC 11 121118	7, East	York Region District School Board <ul style="list-style-type: none"> 30 Fonda Road Site Plan Control to permit a single storey addition to the west side of the existing elementary school for kindergarten facility. The addition is approximately 530 m² 	Staff	Complete
SC 11 121146	8, Central	York Region District School Board <ul style="list-style-type: none"> 150 Aldergrove Drive Site Plan Control to permit a single storey addition to the rear of the existing elementary school for kindergarten use. The size of addition is 612 m² with minor site modifications with total building GFA of 	Staff	In-Complete

		6234.8m2		
CU 11 123628	2, West	2261039 Ontario Limited <ul style="list-style-type: none"> 8300 Woodbine Avenue A plan of condominium to permit 5 floors of 39 office units 	Staff	Complete
CU 11 119089	7, East	MNR Investments Inc <ul style="list-style-type: none"> 6884 14th Ave. A plan of condominium application to permit 2 levels of 4 row/multiple attached dwellings including ground floor and commercial units which includes 4 number of parking spaces and 4 residential units on the Second floor which includes 4 number of parking spaces, 13 number of visitor parking spaces, a total of 21 parking spaces provided on the 1.54 hectare site. The density is indicated as 5.18 units per hectare. 	Staff	Complete
CU 11 125126	5, East	Swan Lake Village <ul style="list-style-type: none"> Swan Lake Boulevard An application for a Condominium Amalgamation has been received for the residential development know as Swan Lake. The properties are generally located on the north side of 16th Avenue west of Chancery Road No new development is 	Staff	Complete

		proposed		
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FINANCIAL TEMPLATE:

Not applicable

ENVIRONMENTAL CONSIDERATIONS:

Not applicable

ACCESSIBILITY CONSIDERATIONS:

Not applicable

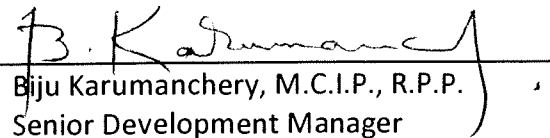
ENGAGE 21ST CONSIDERATIONS:

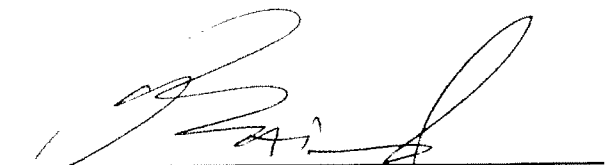
Not applicable

BUSINESS UNITS CONSULTED AND AFFECTED:

Not applicable

RECOMMENDED BY:


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ATTACHMENTS:

Not applicable