



Report to: Development Services Committee

Date of Meeting: November 2, 2010

SUBJECT: Report on Incoming Planning Applications for the period of
May 13, 2010 to September 20, 2010

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 12, 2010 to July 31, 2010" 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 12, 2010 to July 31, 2010. 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 10 116376	5, East	Cornell Rouge Development Corporation <ul style="list-style-type: none"> • 1982 Donald Cousens Parkway • located north of Hwy.7, west of Donald Cousens Pkwy. in the Cornell Planning District • To remove a "H" hold provision for a development that consists of 353 single detached units 	Council	In-complete
ZA 10 116597 OP 10 116596	6, West	Woodbine International Centre Corp. <ul style="list-style-type: none"> • 9390 Woodbine Ave • located north of 16th Ave., west of Woodbine Ave. • To permit residential uses as a component of the mixed-use development 	Council	In-complete

ZA 10 117666	4, East	Great Eldin Development/Amber Plain Developments <ul style="list-style-type: none"> • Highway 48 • located north of 16th Ave, west of Highway 48. • to removal a 'H' hold provision for a residential plan of subdivision containing 116 units 	Council	Complete
ZA 10 117703	4, East	16th & McCowan Holdings Ltd. <ul style="list-style-type: none"> • 5302 16th Ave. • located north of 16th Ave., east of McCowan Dr. • to remove a 'H' hold provision to permit construction of 48 single and semi-detached units. 	Council	Complete
ZA 10 117893	6, West	Majorwood Developments Inc. <ul style="list-style-type: none"> • 2938 Major Mackenzie Drive E. • located north of Major Mackenzie Dr, west of Woodbine Ave. • to remove 'H' hold provision to permit construction of 126 semi-detached and townhouse units. 	Council	In-complete
ZA 10 117971	4, East	Dovcom Realty Inc./Danvest Wismer Investments Ltd. <ul style="list-style-type: none"> • Castlemore Ave. • located east of McCowan Rd, south of Major Mackenzie Dr. • to remove a 'H' hold provision to permit 	Council	Complete

		construction of 128 single-detached, 36 semi-detached, and 75 townhouse units.		
ZA 10 118042 SC 10 118043	3, Heritage	Rocco Sciotti <ul style="list-style-type: none"> • 56 Main Street • located west of Main St., north of Hwy. 7. • for Zoning Amendment and Site Plan Control to permit construction of a one-storey single detached dwelling on lands currently zoned O1-open space 	Council	Complete
ZA 10 118144	5, East	KLM Planning Partners Inc. <ul style="list-style-type: none"> • 6297 Major Mackenzie Dr E • Greensborough subdivision, south of Major Mackenzie, west of Donald Cousens Parkway • To remove the 'H' hold provision to permit 309 single detached dwellings 	Council	In-complete
ZA 10 118260	5, East	Humboldt Properties Ltd. <ul style="list-style-type: none"> • 9642 9th Line • located east of Hwy. 48, south of Major Mackenzie Dr. • to remove a 'H' hold provision to permit construction of 122 single detached dwellings 	Council	In-complete
ZA 10 118445	4, East	Mattamy Robinson Creek Ltd. Phase 3 <ul style="list-style-type: none"> • 55616 16th Ave. • located east of McCowan Rd., north of 16th Ave. 	Council	Complete

		<ul style="list-style-type: none"> to remove a 'H' hold provision to permit construction of 44 single detached dwellings 		
ZA 10 118468	6, East	KLM Planning Partners (Windsong North) <ul style="list-style-type: none"> Major Mackenzie Dr. E. south of Major Mackenzie, west of Hwy 48. for a hold removal related to servicing allocation, in addition to additional conditions as indicated in the By-law (By-law 177-96, amended by By-law 2010-55). 	Council	Complete
ZA 10 118521	4, East	Wismer Markham Developments Inc. <ul style="list-style-type: none"> 9650 48 Highway located south of Major Mackenzie Dr., west of Markham Rd. to remove a 'H' hold provision to permit construction of 153 single-detached, 22 semi detached, and 94 townhouse units 	Council	Complete
ZA 10 118584	5, East	1473092 Ontario Ltd. <ul style="list-style-type: none"> 9451 9th Line located east of 9th Line, south of Donald Cousens Parkway. to remove a 'H' hold provision to permit construction of 35 single, 16 semi, and 46 town houses 	Council	Complete

ZA 10 118676	4, East	Danvest Wismer Investments Limited Phase 3 <ul style="list-style-type: none"> • Castlemore Ave • east of McCowan Rd., south of Major Mackenzie Dr. • A 'H' hold removal application consisting of 40 single-detached and townhouse units 	Council	In-complete
ZA 10 118821	6, West	Angus Glen Village Ltd. <ul style="list-style-type: none"> • 4071 Major Mackenzie Drive E. • located south of Major Mackenzie in the Angus Glen Village Community. • To remove 'H' hold provision to permit construction of 74 single detached swellings 	Council	In-complete
ZA 10 118878 SU 10 118874	4, West	Upper Unionville Inc. <ul style="list-style-type: none"> • 4672 16th Ave. • located east of Kennedy Rd., north of 16th Ave. • Proposed subdivision containing 736 single detached, 286 semi-detached, and 436 townhouse units 	Council	Complete
ZA 10 119996	3, Central	Elio Antonel <ul style="list-style-type: none"> • 4151 Highway 7 East • located east of Warden Ave, south of Hwy. 7. • To permit a temporary zoning amendment to permit commercial uses which may include service shops, medical clinics, financial institutions, 	Council	Complete

		commercial schools, and business/professional offices on the 1.9 ha site. The existing 2 1/2 storey residential dwelling, frame shed, and frame garage will be retained.		
ZA 10 120216 OP 10 120215	8, Central	Milliken Phase 2 <ul style="list-style-type: none"> • 73 Old Kennedy Rd. • located east of Kennedy Rd, north of Steeles Ave. • to permit the construction of 4 senior-related residential buildings ranging in height from 6 to 12 storeys. 	Council	Complete
ZA 10 120307 OP 10 120306	2, West	Times Development <ul style="list-style-type: none"> • South Park Rd. • located south of Hwy. 7, west of Leslie St. • to increase the maximum permitted number of units on Blocks 41, 42, 43, 44, 49 and 50 by 103 units (from 1,205 to 1, 308), to reduce the amount of resident parking required for apartments from 1.3 spaces per unit to 1.2 spaces per unit, and to reduce apartment visitor parking from 0.2 spaces per unit to 0.1 spaces per unit. 	Council	Complete

ZA 10 121404 OP 10 121403	1, West	Proctor Investments Ltd. <ul style="list-style-type: none"> • 34 Proctor Ave. • located north of Steeles Ave., west of Bayview Ave. • The applicant is proposing to redesignate the subject lands from "Medium Density Housing" to "Low Density Housing", and to amend the current zoning of "First Density Multiple Family Residential to permit the development of 3 single detached houses 	Council	Complete
ZA 10 121906	5, East	Greensborough North <ul style="list-style-type: none"> • 6297 Major Mackenzie Drive E. • located east of Hwy. 48, south of Major Mackenzie Dr. • to permit the construction of 5 single-detached residential lots. The existing heritage dwelling will be retained. 	Council	Complete
ZA 10 122713	5, East	H. Roy Gray Limited <ul style="list-style-type: none"> • 135 Anderson Ave. • located east of Hwy. 48, south of Major Mackenzie Dr. • A Zoning Amendment to rezone the existing warehouse building to permit an accessory retail use 	Council	Complete

ZA 10 124092	3, Heritage	Maryanne Chantler <ul style="list-style-type: none"> • 14 Station Lane • A Hold Removal. The hold is associated with obtaining approvals from the Toronto Region Conservation Authority (TRCA) regarding implementation of necessary flood or erosion control remedial measures to the satisfaction of the TRCA. In addition all necessary approvals to be obtained from the Town pertaining to availability of servicing capacity need for improvements to Station Lane, traffic impacts and appropriate historical and architectural significance. In addition, provisions to address railway noise, vibration and safety, to the satisfaction of the Town in consultation with the Ministry of Environment and GO transit. 	Council	Complete
ZA 10 125952	4, West	E. Manson Inv. Ltd, Zureit Hldgs Ltd and Crestglade Inv. Ltd. 550 Bur Oak Ave. An application for the removal of the 'H' Provision has been received	Council	Complete

SU 10 122117	8, Central	Louis & Gianna Aldrovandi <ul style="list-style-type: none"> • 60 Victory Ave. • A revised application has been received to combine 2 existing subdivision applications, 19TM-05007 - Louis and Gianna Aldrovandi for 262 Old Kennedy Road and 60 Victory Drive and 19TM-06004 - Flato Developments for 272 Old Kennedy Road. The new application proposes a high density residential block a park and school site. 	Council	In-complete
SC 10 116227	6, West	Monarch Corporation & King David Inc. <ul style="list-style-type: none"> • Woodbine Ave. • located west of Woodbine Ave., north of Major Mackenzie • for Townhouse Siting Approval to permit construction of 59 townhouse 	Staff	Complete
SC 10 116310	3, Heritage	Jakes on Main Pub and Grill <ul style="list-style-type: none"> • 202 Main Street • located north of Hwy.7, west of Kennedy Road • to extend the porch patio by 8m2, increasing the total patio GFA from 231.69 m2 (38.7%) to 239.41 m2 (40%) 	Staff	Complete
SC 10 116533	1, Heritage	Carmen Naccratto <ul style="list-style-type: none"> • 94 John Street • To permit construction of a new single family home to the rear. The 	Staff (subject to prior approval of minor variances, as well as site plan	Complete

		lot was severed in 2008, retaining the current home fronting on John Street. The proposed gross floor area for the new home is 3,604 m2 including garage with a coverage of 29.3%, and an FAR of 43.9%	application appeal to the Ontario Municipal Board)	
SC 10 116729	8, Central	Amber Mark Properties/A. Czudnochowsky Holdings Ltd. <ul style="list-style-type: none"> • 28 Esna park Drive • located east of Woodbine Ave., south of 14th Ave. • to permit the construction of a 1916 m2 single storey addition to the existing industrial building 	Staff	Complete
SC 10 118308	1, Heritage	Joseph Mazaffari <ul style="list-style-type: none"> • 93 John Street • Thornhill Heritage District. • to facilitate the construction of a new dwelling 	Staff	Complete
SC 10 118647	6, West	The Crown of Markham Inc. <ul style="list-style-type: none"> • Woodbine By-Pass • located west of Woodbine Ave., north of Major Mackenzie Dr. • Application for Townhouse Siting Approval has been received to permit construction of 43 townhouse units 	Staff	Complete
SC 10 118844	1, Heritage	Frank Bellini <ul style="list-style-type: none"> • 25 John Street • located east of Yonge St., north of John St in 	Staff	Complete

		<p>the Thornhill Heritage District.</p> <ul style="list-style-type: none"> • for Site Plan Control to permit construction of rear and garage additions 		
SC 10 118897	6, Central	<p>John Button Daycare</p> <ul style="list-style-type: none"> • 131 John Button Blvd. • located east of Woodbine Avenue, South of 16th Avenue along John Button Blvd. • for Site Plan Control to permit construction of a 659.60m2 daycare facility 	Staff	Complete
SC 10 118997	4, Heritage	<p>Bank of Montreal</p> <ul style="list-style-type: none"> • 86 Main Street N. • located north of Hwy.7, west of Main St. N. • Site Plan Control application proposing to reclad the existing exterior building and add a handicapped ramp and stair unit at the front entrance. 	Staff	Complete
SC 10 119167	5, East	<p>530360 Ontario Ltd. (Colonel Mustard's Pub)</p> <ul style="list-style-type: none"> • 6545 Highway 7 E. • located south of Hwy. 7, west of 9th Line • Site Plan Control application to permit construction of a 50.5 m2 outdoor patio on the east side of the building 	Staff	Complete
SC 10 119189	3, Heritage	<p>Joanne Johnston</p> <ul style="list-style-type: none"> • 93 Main Street Unionville • A Site Plan Control 	Staff	Complete

		application to raise the existing wood frame house 2' 8" to permit better use of basement by occupants. New foundations are designed to withstand flood conditions.		
SC 10 120435	6, West	1648438 Ontario Inc. (J. Addison School) <ul style="list-style-type: none"> • 2 Valleywood Drive • located north of Hwy. 7, west of Woodbine Ave. • For Site Plan Control to build a 3-storey private school with a total GFA of 6,128 m2 	Council	Complete
SC 10 120729	4, East	Mansard Gates Estates <ul style="list-style-type: none"> • 9462 Highway 48 • located north of 16th Ave., west of Hwy. 48 • for Site Plan Control application to permit construction of 47 townhouse units while retaining the existing heritage building 	Staff	Complete
SC 10 120774	6, Heritage	Monarch Walmark Development Ltd <ul style="list-style-type: none"> • located south of Elgin Mills Rd, east of Woodbine Ave. • A site plan control application has been received to add driveway access and to permit a 1.2 m wood fence around the two existing dwellings 	Staff	Complete

SC 10 121164	1, Heritage	Scotiabank Expansion (Aintree Construction Ltd.) <ul style="list-style-type: none"> • 7681 Yonge Street • located north of Steeles Ave, east of Yonge St. • Site Plan Control application to facilitate the construction of a 70.6 m2 addition to the existing commercial building, revisions to the existing exterior facade, landscaping, and parking lot, and the installation of new light standards 	Staff	Complete
SC 10 121273	8, West	DST Addition <ul style="list-style-type: none"> • 2601 14th Ave. • located east of Hwy. 404, south of 14th Ave. • Site Plan Control application to facilitate a 2-storey, 11,993 m2 addition to the existing industrial building currently located on the abutting property (2637 14th Ave.). The total building GFA will be 22,452.44 m2 	Staff	Complete
SC 10 121305	5, East	Rogers Telecommunications Tower <ul style="list-style-type: none"> • 6325 Elgin Mills Rd. E. • located west of 9th Line, south of Elgin Mills Rd. • A site plan control application to facilitate a 50 metre telecommunications tower located at the west side of the 	Staff (as per our telecommunications protocol)	Complete

		property. The total area occupied by all structures will be 3.7 m2 and the total size of the leased/fenced area will be 297 m2.		
SC 10 121574	8, Central	Rogers Wireless <ul style="list-style-type: none"> • 7300 Birchmount Rd. • located at 7300 Birchmount Road. • A site plan control application to replace the existing communication tower at a Markham Fire Station The new 16m steel-fiberglass monopole tower will be located on the west side of the building with access alongside the northern perimeter of the building (Part 2) with a new concrete pad for radio cabinets cut into existing grade and interlock pavers. The total area of all structures (2 cabinets at 2.299m2 combined) and the size of leased area is 24m2. 	Staff (as per our telecommunications protocol)	Complete
SC 10 121681	6, West	Majorwood Developments Inc. <ul style="list-style-type: none"> • 2938 Major Mackenzie Drive East • located west of Woodbine Ave., north of Major Mackenzie Dr. • for Townhouse Siting Approval to permit a total of 32 townhouse units 	Staff	Complete

SC 10 122395	7, East	SMNE Developments Ltd. <ul style="list-style-type: none"> • 7075 Markham Road • located north of Steeles Ave., east of Markham Rd. • For Site Plan Control to permit construction of 2 commercial buildings with a total GFA of 1,548.00 m2 	Staff	Complete
SC 10 122552	3, Central	Markham Uptown – Commercial <ul style="list-style-type: none"> • lands south of Hwy. 7, east of Warden Ave. • for Site Plan Control to construct a 7-building office, retail, and supermarket complex measuring 1 to 3 storeys in height with a total GFA of 13,257.91 m2 	Council	Complete
SC 10 122614	5, Heritage	Zoran and Suzana Dimovski <ul style="list-style-type: none"> • 100 James Scott Rd. • located east of Main St. Markham South, south of Hwy. 7 in the Markham Village Heritage District. • For Site Plan Control to construct a 2-storey residential dwelling 	Staff	Complete
SC 10 122624	5, Heritage	Zoran and Suzana Dimovski <ul style="list-style-type: none"> • 90 James Scott Rd. • located east of Main St. Markham South, south of Hwy. 7 in the Markham Village Heritage District. • For Site Plan Control to permit a 2-storey residential dwelling 	Staff	Complete

SC 10 122793	7, East	Toronto and Region Conservation Authority for Bob Hunter Memorial Park <ul style="list-style-type: none"> • 7277 14th Ave. • located at 7277 14th Avenue and Reesor Road • for Site Plan Control for a 59-space parking lot with 2 handicapped spaces to allow for future pedestrian connections between trails within BHMP/Rouge Park. • The proposal also includes the widening of Old Cedar Grove Road to allow for 2-way traffic and EMS vehicles 	Staff	Complete
SC 10 122942	4, Heritage	Mo Shahlavi <ul style="list-style-type: none"> • 352 Main Street North • for Site Plan approval for a 425.96m² 2-storey building with a commercial G.F.A. of 299.61m² and 2 residential dwellings above units with a 9-space parking lot located in the rear. 	Staff	Complete
SC 10 123115	3, Heritage	Maryanne Chantler <ul style="list-style-type: none"> • 14 Station Lane • An application for Site Plan Control has been received from Maryanne Chantler for 14 Station Lane, located north of Hwy. 7, west of Main St. in the Unionville Heritage District. The applicant is proposing to 	Staff	In-complete

		construct a new single detached dwelling and frame garage with a total GFA of 1455.72 m2 on the 0.11 ha site		
SC 10 123117	8, Central	Sunrise Montessori <ul style="list-style-type: none"> • 180 Amber Street • located on the north side of Amber Street, west of Warden Avenue and north of Denison. • For Site Plan Control The site is currently zoned M(H) (Select Industrial with Hold Provision) in By-Law 108-81. The site plan indicates that 45 parking spaces will be provided and a total building area of 1991.22 square metres 	Council	Complete
SC 10 124170		Islamic Society of Markham <ul style="list-style-type: none"> • 6232 16th Ave. • located north of 16th Ave, east of Hwy 48, West of 9th Line • For Site Plan Control to construct a place of worship (Mosque) with a gross floor area of 2,631.8m2 and a total of 192 parking spaces 	Council	Complete
SC 10 124224	5, East	Participation House - Markham Stouffville Hospital <ul style="list-style-type: none"> • 9 Butternut Lane • To permit an expansion of the parking lot from 35-50 spaces 	Staff	Complete

SC 10 124594	1, Heritage	Michael Halligan <ul style="list-style-type: none"> • 28 John Street • For Site Plan Control to construct detached two car garage (40.60m2) and a 2 storey rear addition (101.31m2) 	Staff	Complete
SC 10 124597	6, West	ICI – Commercial <ul style="list-style-type: none"> • 2900 Major Mackenzie Dr. E. • located north of Major Mackenzie, west of Woodbine. • For Site Plan Control to construct a medical office (building G.F.A. 466m2) on the 6.34ha site. The application is a part of a large scale commercial development 	Staff	Complete
SC 10 125395	1, Heritage	Svetlana & Archie Kasakevich <ul style="list-style-type: none"> • 18 Deanbank Dr. • For Site Plan Control to construct a 2-storey addition to the existing dwelling with a total GFA of 4,838.00 square feet 	Staff	Complete
SC 10 125396	3, Central	Alex Shaw - Scardred 7 Company Limited <ul style="list-style-type: none"> • 4038 Hwy 7 E. • For Site Plan Control to redevelop an existing commercial building adding additional permitted uses (application is in conjunction with ZA 09 116689 and OP 09116642). The property will accommodate 371 	Council	Complete

		parking spaces		
SC 10 125799	8, Central	Pacific Mall Expansion <ul style="list-style-type: none"> • 4300 Steeles Ave. E. • For Site Plan Control for a 34,851.65 m2 expansion to the existing mall. The expansion will be comprised of new commercial units and parking to accommodate the expansion. 	Council	In-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 Manager

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

ATTACHMENTS:

Not applicable

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