



Report to: Development Services Committee

Date of Meeting: October 20, 2009

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**SUBJECT:** Report on Incoming Planning Applications for the period of April 30, 2009 to August 31, 2009  
**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 April 30, 2009 to August 31, 2009” 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 April 30, 2009 to August 31, 2009. 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     | Part 'A' Presentation | Application/ Supporting Materials Complete/In complete |
|----------------------------------------------|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-----------------------|--------------------------------------------------------|
| ZA 09 115049                                 | 4, East              | <b>Anagni Homes Ltd.</b> <ul style="list-style-type: none"> <li>• 9462 and 9506 Hwy 48</li> <li>• located north of Edward Jefferies Ave, on the west side of Highway 48</li> <li>• To permit two 24 storey buildings, 74 metres in height, along with 30 townhouse units</li> </ul>           | Council/ Committee |                       | Complete<br>05/22/09                                   |
| ZA 09 116232<br>OP 09 116231<br>SC 09 116234 | 8, Central           | <b>Don Valley North Hyundai</b> <ul style="list-style-type: none"> <li>• 7200 Victoria Park Ave.</li> <li>• located north of Steeles Ave, west of Victoria Park Ave.</li> <li>• To permit automobile sales and repair establishment with accessory storage and a car-wash facility</li> </ul> | Council/ Committee |                       | Complete<br>07/03/09                                   |
| ZA 09 116689<br>OP 09 116642                 | 8, Central           | <b>Scardred 7 Company Limited</b> <ul style="list-style-type: none"> <li>• 4038 Highway 7 East</li> <li>• located on the north side of Highway 7, east of Warden Avenue.</li> <li>• To permit the following additional uses; retail stores, personal service</li> </ul>                       | Council/ Committee |                       | Complete<br>07/10/09                                   |

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|                              |               | shops, financial institutions, private schools, day care centres, commercial fitness centres, restaurants, take-out restaurants, medical offices, places of worship, vet clinics, libraries and art galleries                                                                                                                                                                                                                                                                                                            |                       |  |                         |
| ZA 09 116824<br>SU 09 120790 | 3, West       | <b>Crown of Markham Phase 1</b> <ul style="list-style-type: none"> <li>• Woodbine Ave.</li> <li>• Red line revisions to increase single detached units from 58 to 84 units; elimination of all semi-detached units; and an increase in street townhouse units from 38 to 55; resulting in a total increase in units from 124 to 139.</li> <li>• expansion of the boundaries of the draft plan to the east to incorporate 17 of the 55 proposed townhouse units and 5 of the 84 proposed single detached units</li> </ul> | Council/<br>Committee |  | In-Complete<br>06/08/09 |
| ZA 09 116954                 | 8,<br>Central | <b>Goldbright Plaza</b> <ul style="list-style-type: none"> <li>• 7750 Kennedy Road</li> <li>• located on the S/W corner of 14th Ave and Kennedy Road</li> <li>• To add day care centre to the list of permitted uses</li> </ul>                                                                                                                                                                                                                                                                                          | Council/<br>Committee |  | Complete<br>07/03/09    |
| ZA 09 118346<br>OP 09 118339 | 5, East       | <b>Amica (Swan Lake) Corporation</b> <ul style="list-style-type: none"> <li>• 6380 16<sup>th</sup> Ave.</li> <li>• located west of 9th Line, on the north side of 16th Avenue</li> </ul>                                                                                                                                                                                                                                                                                                                                 | Council/<br>Committee |  | Complete<br>07/14/09    |

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|                                     |         | <ul style="list-style-type: none"> <li>to permit the development of a 4 storey, 135 unit, 12,583m<sup>2</sup> retirement home with 92 parking spaces</li> </ul>                                                                                                                                                                                                                                                                                                                                                               |                                |  |                         |
| ZA 09 119148<br>SU 01<br>119048/002 | 4, East | <p><b>Wynberry Developments Inc. (Phase 3)</b></p> <ul style="list-style-type: none"> <li>9462 Highway 48</li> <li>Applications for Plan of Subdivision and Zoning Amendment have been received from Wynberry Developments inc. for draft plan 19TM-01020. The applicant is requesting an amendment to the current zoning designation A-1 in By-Law 304-87 to R2 in 177-96 to facilitate the development of 16.5 multiple attached units, 8 single detached units, and 4 semi-detached units on the 0.896 ha site.</li> </ul> | Council/<br>Committee<br>Staff |  | In-Complete<br>07/07/09 |
| ZA 09 119448<br>SC 09 119478        | 6, West | <p><b>Peoples Christian Academy</b></p> <ul style="list-style-type: none"> <li>245 Renfrew Drive</li> <li>located west of Woodbine Ave, south of 16th Ave.</li> <li>To allow for a private school and day care facility and 31 additional parking spaces</li> </ul>                                                                                                                                                                                                                                                           | Council/<br>Committee<br>Staff |  | Complete<br>07/30/09    |
| ZA 09 119771<br>SC 09 118881        | 4, East | <p><b>Embee Properties Limited</b></p> <ul style="list-style-type: none"> <li>8675 McCowan Road</li> <li>located north of Hwy 7, on the east side of McCowan Road.</li> </ul>                                                                                                                                                                                                                                                                                                                                                 | Council/<br>Committee          |  | 08/17/09                |

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|                              |               | <ul style="list-style-type: none"> <li>To permit redevelopment of the former Canadian Tire store and the construction of a 176.25m<sup>2</sup> office addition to the existing building and 17 new parking spaces. The REVISED application contains alterations to the elevations and the CIBC drive-thru access.</li> </ul>                   |                       |  |                      |
| ZA 09 120148<br>SU 09 120124 | 6, West       | <b>Crown of Markham Inc.</b> <ul style="list-style-type: none"> <li>Woodbine By-Pass</li> <li>located north of Major Mackenzie Drive, east of Highway 404</li> <li>To permit construction of 10 single detached, 19 row houses, and 155 mixed use units producing a total of 184 residential units</li> </ul>                                  | Council/<br>Committee |  | Complete<br>08/06/09 |
| ZA 09 120930<br>SC 09 117868 | 4, East       | <b>The Bridge: A Markham Community Church</b> <ul style="list-style-type: none"> <li>5440 16<sup>th</sup> Ave.</li> <li>located on the north side of 16th Avenue, east of McCowan Road</li> <li>To permit a 1640.60 m<sup>2</sup> addition to the existing building and an increase of 153 parking spaces for a total of 304 spaces</li> </ul> | Council/<br>Committee |  | Complete<br>08/17/09 |
| ZA 09 121192                 | 8,<br>Central | <b>Golden-Hauer Investments Ltd.</b> <ul style="list-style-type: none"> <li>319 Denison Street</li> <li>located east of Woodbine Avenue, north of Steeles Avenue</li> <li>To permit a retail component to augment the existing</li> </ul>                                                                                                      | Council/<br>Committee |  | Complete<br>09/01/09 |

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|                              |         | warehouse/distribution uses                                                                                                                                                                                                                                                                                                     |                   |  |                      |
| ZA 09 122132                 | 6, West | <b>1792953 Ontario Ltd.</b> <ul style="list-style-type: none"> <li>• 4472 16<sup>th</sup> Ave.</li> <li>• located on the north side of 16th Ave., west of Kennedy Road</li> <li>• To remove a HOLD Provision</li> <li>• The H provision is in place to ensure a site plan agreement is executed</li> </ul>                      | Council/Committee |  | Complete 08/19/09    |
| ZA 09 122311<br>SU 09 122312 | 5, East | <b>Digram Developments Inc.</b> <ul style="list-style-type: none"> <li>• 6475 Major Mackenzie Drive E.</li> <li>• located west of 9th Line, on the south side of Major Mackenzie Drive</li> <li>• To permit the development of 260 townhouse units and 219 apartment units for a total of 479 residential units</li> </ul>      | Council/Committee |  | Complete 08/21/09    |
| ZA 09 122509                 | 4, East | <b>1039954 Ontario Limited</b> <ul style="list-style-type: none"> <li>• Major Mackenzie Drive E.</li> <li>• located west of Highway 48, on the south side of Major Mackenzie</li> <li>• To permit the development of 13 single detached dwellings and 14 semi-detached dwellings for a total of 27 residential units</li> </ul> | Council/Committee |  | In-complete 08/25/09 |

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| ZA 09 122797 | 8,<br>Central | <b>Alderland Group Inc.</b> <ul style="list-style-type: none"> <li>• 201 Hood Road</li> <li>• located north of Steeles Avenue , west of Warden Avenue.</li> <li>• to remove a HOLD</li> <li>• The H Provision is in place to ensure that the owner has completed arrangements to the satisfaction of the Town, including the execution of required development agreements containing provisions for required improvements to municipal services serving the subject lands.</li> </ul> | Council/<br>Committee |  | In-Complete<br>08/28/09 |
| SU 09 115161 | 4, West       | <b>Lasseter Development Inc.</b> <ul style="list-style-type: none"> <li>• Major Mackenzie Drive E.</li> <li>• located on the S/W corner of Major MacKenzie Drive and McCowan Road</li> <li>• To permit the development of 250 residential units</li> </ul>                                                                                                                                                                                                                            | Council/<br>Committee |  | In-Complete<br>06/23/09 |
| SC 09 116526 | 5, East       | <b>Health Services Building</b> <ul style="list-style-type: none"> <li>• 379 Church Street</li> <li>• located east of 9th Line, north of Highway 7</li> <li>• A REVISED Site Plan Control for a change in the elevations of the Health Services Building</li> </ul>                                                                                                                                                                                                                   | Staff                 |  | Complete<br>06/ 05/09   |
| SC 09 116583 |               | <b>Willard and Linda Watt</b> <ul style="list-style-type: none"> <li>• 4 Wismer Place</li> <li>• located west of Highway 48, north of 16th Avenue</li> <li>• Site Plan Control</li> </ul>                                                                                                                                                                                                                                                                                             | Staff                 |  | Complete<br>06/03/09    |

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|              |             | application to permit the construction of a new detached 37m2 garage                                                                                                                                                                                                                                                                                             |       |  |                      |
| SC 09 116702 | 3, Heritage | <b>Gagnon-Huff Residence Addition</b> <ul style="list-style-type: none"> <li>• 237 Main Street Unionville</li> <li>• located west of Kennedy Rd., north of Hwy 7</li> <li>• Site Plan Control to permit construction of a 75 m2 two-storey garage and loft</li> </ul>                                                                                            | Staff |  | Complete<br>06/08/09 |
| SC 09 116976 | 6, West     | <b>404 Major Mac Developments Limited</b> <ul style="list-style-type: none"> <li>• 735 Markland Street</li> <li>• Street located west of Woodbine Avenue, north of Major MacKenzie Drive East</li> <li>• Site Plan Control to permit the reconfiguration of the parking lot in order to accommodate an outdoor play area for a Montessori day nursery</li> </ul> | Staff |  | Complete<br>06/09/09 |
| SC 09 117173 | 8, Central  | <b>HP MCC Expansion</b> <ul style="list-style-type: none"> <li>• 1320 Denison Street</li> <li>• located south of 14th Avenue, west of Kennedy Road</li> <li>• Site Plan Control to permit a 10,330.85m2 addition for office and industrial uses for computer data storage on the 3.145ha site</li> </ul>                                                         | Staff |  | Complete<br>06/26/09 |
| SC 09 117404 | 4, East     | <b>Wai Shan Leung</b> <ul style="list-style-type: none"> <li>• 1 Heritage Corners</li> <li>• located north of 16th Ave, west of Hwy 48</li> <li>• A Site Plan Control to</li> </ul>                                                                                                                                                                              | Staff |  | Complete<br>06/12/09 |

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|              |             | <p>permit the construction of a 61.31 m<sup>2</sup> detached garage on the N/E corner of the</p>                                                                                                                                                                                                                                                                                         |                       |  |                      |
| SC 09 120636 | 5, East     | <p><b>East Markham Community Centre and Library</b></p> <ul style="list-style-type: none"> <li>• 3201 Bur Oak Ave</li> <li>• located east of 9th Line, north of Highway 7</li> <li>• Site Plan Control to permit construction of a community centre and library totalling 15,308m<sup>2</sup>. The applicant is also proposing a 7,690m<sup>2</sup> 3-level parking structure</li> </ul> | Council/<br>Committee |  | Complete<br>07/28/09 |
| SC 09 120986 | 3, Heritage | <p><b>Tom and Ruth Smith</b></p> <ul style="list-style-type: none"> <li>• 17 Victoria Ave.</li> <li>• application located north of Highway 7, east of Main Street Unionville</li> <li>• Site Plan Control application to permit the construction of a 2 storey residential dwelling</li> </ul>                                                                                           | Staff                 |  | Complete<br>08/04/09 |
| SC 09 121042 | 8, Central  | <p><b>1161436 Ontario Inc.</b></p> <ul style="list-style-type: none"> <li>• 185 Gibson Drive</li> <li>• located west of Warden Avenue, north of Steeles Avenue</li> <li>• Site Plan Control to improve the exterior entrance, driveway, parking lot, sidewalk, and construct a 326m<sup>2</sup> second storey addition to the existing one storey office building</li> </ul>             | Staff                 |  | Complete<br>08/05/09 |
| SC 09 121111 | 3, Central  | <p><b>Town &amp; Country BMW Parking Expansion</b></p> <ul style="list-style-type: none"> <li>• 8111 Kennedy Rd.</li> <li>• located east of Kennedy</li> </ul>                                                                                                                                                                                                                           | Staff                 |  | Complete<br>08/06/09 |

|              |             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                       |  |                         |
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|              |             | <p>Road, north of Highway 407.</p> <ul style="list-style-type: none"> <li>• Site Plan Amendment application to expand the existing parking lot</li> </ul>                                                                                                                                                                                                                                                                                                                                                                      |                       |  |                         |
| SC 09 121903 | 3, Central  | <p><b>Ruland Properties Inc.</b></p> <ul style="list-style-type: none"> <li>• 170 Enterprise Blvd.</li> <li>• located east of Warden Avenue, north of Highway 407</li> <li>• Site Plan Control to permit construction of a mixed use development consisting of 8 buildings ranging in height from 2 to 25 storeys. The applicant is proposing a total GFA of 97,120 m<sup>2</sup> of which 73,841 m<sup>2</sup> will be dedicated to commercial space and 23,279m<sup>2</sup> will consist of 228 residential units</li> </ul> | Council/<br>Committee |  | In-complete<br>08/12/09 |
| SC 09 121956 | 6, West     | <p><b>Gunawan Investments Ltd.</b></p> <ul style="list-style-type: none"> <li>• 150 Markland St.</li> <li>• located north of 16 Avenue, west of Woodbine Avenue</li> <li>• Site Plan Control application to permit construction of a 1 storey office building including a basement storage garage to accommodate service vehicles</li> </ul>                                                                                                                                                                                   | Staff                 |  | Complete<br>08/18/09    |
| SC 09 122270 | 5, Heritage | <p><b>Mario Colangelo</b></p> <ul style="list-style-type: none"> <li>• 23 Washington St.</li> <li>• located north of Highway 7, east of Main Street Markham North</li> <li>• Site Plan application to permit the expansion of</li> </ul>                                                                                                                                                                                                                                                                                       | Staff                 |  | Complete<br>08/21/09    |

|              |                |                                                                                                                                                                                                                                                                                                                                                                                                            |       |  |                      |
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|              |                | the parking from 2 parking spaces to 5                                                                                                                                                                                                                                                                                                                                                                     |       |  |                      |
| SC 09 122391 | 8,<br>Central  | <b>Goldbrite Trading Company Ltd.</b> <ul style="list-style-type: none"> <li>• 7750 Kennedy Road</li> <li>• located on the southwest corner of 14th Avenue and Kennedy Road</li> <li>• Site Plan Control application to permit interior alterations to facilitate a day care centre and an 74.91m<sup>2</sup> outdoor play area to be located on the roof of the second storey of the building.</li> </ul> | Staff |  | Complete<br>08/24/09 |
| SC 09 122590 | 5,<br>Heritage | <b>St. Dimitrija Church</b> <ul style="list-style-type: none"> <li>• 201 Main St. N.</li> <li>• located north of Highway 7, on the eastside of Main Street</li> <li>• A Site Plan Control application to permit construction of an addition in the front and rear of the building totalling 88.05m<sup>2</sup></li> </ul>                                                                                  | Staff |  | Complete<br>08/26/09 |
| SC 09 122960 | 5,<br>Heritage | <b>York Region District School Board</b> <ul style="list-style-type: none"> <li>• 21 Franklin St.</li> <li>• located north of Highway 7, east of Main Street Markham North</li> <li>• A Site Plan Control application has been received from the York Region District School Board to permit expansion of the existing parking lot from 5 to 11 parking</li> </ul>                                         | Staff |  | Complete<br>09/01/09 |

|              |               | spaces                                                                                                                                                                                                                                                                                                                                                                                         |       |  |                      |
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| SC 09 123117 | 8,<br>Central | <b>2069201 Ontario Inc.</b> <ul style="list-style-type: none"> <li>• 7501 Woodbine Ave.</li> <li>• located on the east side of Woodbine Avenue, south of 14th Avenue</li> <li>• A Site Plan Control application</li> <li>• to permit the construction of a 180.01m<sup>2</sup> addition to the existing structure and a separate 1,146.04m<sup>2</sup> commercial / retail building</li> </ul> | Staff |  | Complete<br>09/03/09 |
| CU 09 116800 | 7, East       | <b>Kirkham Developments Inc. (II)</b> <ul style="list-style-type: none"> <li>• 10 Karachi Drive</li> <li>• located on the N/E corner of Hwy.48 and Karachi Dr.</li> <li>• To permit construction of 99 commercial, retail and office units</li> </ul>                                                                                                                                          | Staff |  | Complete<br>06/08/09 |

**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:**

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Biju Karumanchery, M.C.I.P., R.P.P.  
Senior Development Manager

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

**ATTACHMENTS:**

Not applicable

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