



Report to: Development Services Committee

Date of Meeting: October 20, 2009

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

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	Anagni Homes Ltd. <ul style="list-style-type: none"> • 9462 and 9506 Hwy 48 • located north of Edward Jefferies Ave, on the west side of Highway 48 • To permit two 24 storey buildings, 74 metres in height, along with 30 townhouse units 	Council/ Committee		Complete 05/22/09
ZA 09 116232 OP 09 116231 SC 09 116234	8, Central	Don Valley North Hyundai <ul style="list-style-type: none"> • 7200 Victoria Park Ave. • located north of Steeles Ave, west of Victoria Park Ave. • To permit automobile sales and repair establishment with accessory storage and a car-wash facility 	Council/ Committee		Complete 07/03/09
ZA 09 116689 OP 09 116642	8, Central	Scardred 7 Company Limited <ul style="list-style-type: none"> • 4038 Highway 7 East • located on the north side of Highway 7, east of Warden Avenue. • To permit the following additional uses; retail stores, personal service 	Council/ Committee		Complete 07/10/09

		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 SU 09 120790	3, West	Crown of Markham Phase 1 <ul style="list-style-type: none"> • Woodbine Ave. • 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. • 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 	Council/ Committee		In-Complete 06/08/09
ZA 09 116954	8, Central	Goldbright Plaza <ul style="list-style-type: none"> • 7750 Kennedy Road • located on the S/W corner of 14th Ave and Kennedy Road • To add day care centre to the list of permitted uses 	Council/ Committee		Complete 07/03/09
ZA 09 118346 OP 09 118339	5, East	Amica (Swan Lake) Corporation <ul style="list-style-type: none"> • 6380 16th Ave. • located west of 9th Line, on the north side of 16th Avenue 	Council/ Committee		Complete 07/14/09

		<ul style="list-style-type: none"> to permit the development of a 4 storey, 135 unit, 12,583m2 retirement home with 92 parking spaces 			
ZA 09 119148 SU 01 119048/002	4, East	Wynberry Developments Inc. (Phase 3) <ul style="list-style-type: none"> 9462 Highway 48 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. 	Council/ Committee Staff		In-Complete 07/07/09
ZA 09 119448 SC 09 119478	6, West	Peoples Christian Academy <ul style="list-style-type: none"> 245 Renfrew Drive located west of Woodbine Ave, south of 16th Ave. To allow for a private school and day care facility and 31 additional parking spaces 	Council/ Committee Staff		Complete 07/30/09
ZA 09 119771 SC 09 118881	4, East	Embee Properties Limited <ul style="list-style-type: none"> 8675 McCowan Road located north of Hwy 7, on the east side of McCowan Road. 	Council/ Committee		08/17/09

		<ul style="list-style-type: none"> To permit redevelopment of the former Canadian Tire store and the construction of a 176.25m² 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. 			
ZA 09 120148 SU 09 120124	6, West	Crown of Markham Inc. <ul style="list-style-type: none"> Woodbine By-Pass located north of Major Mackenzie Drive, east of Highway 404 To permit construction of 10 single detached, 19 row houses, and 155 mixed use units producing a total of 184 residential units 	Council/ Committee		Complete 08/06/09
ZA 09 120930 SC 09 117868	4, East	The Bridge: A Markham Community Church <ul style="list-style-type: none"> 5440 16th Ave. located on the north side of 16th Avenue, east of McCowan Road To permit a 1640.60 m² addition to the existing building and an increase of 153 parking spaces for a total of 304 spaces 	Council/ Committee		Complete 08/17/09
ZA 09 121192	8, Central	Golden-Hauer Investments Ltd. <ul style="list-style-type: none"> 319 Denison Street located east of Woodbine Avenue, north of Steeles Avenue To permit a retail component to augment the existing 	Council/ Committee		Complete 09/01/09

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

ZA 09 122797	8, Central	Alderland Group Inc. <ul style="list-style-type: none"> • 201 Hood Road • located north of Steeles Avenue , west of Warden Avenue. • to remove a HOLD • 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. 	Council/ Committee		In-Complete 08/28/09
SU 09 115161	4, West	Lasseter Development Inc. <ul style="list-style-type: none"> • Major Mackenzie Drive E. • located on the S/W corner of Major MacKenzie Drive and McCowan Road • To permit the development of 250 residential units 	Council/ Committee		In-Complete 06/23/09
SC 09 116526	5, East	Health Services Building <ul style="list-style-type: none"> • 379 Church Street • located east of 9th Line, north of Highway 7 • A REVISED Site Plan Control for a change in the elevations of the Health Services Building 	Staff		Complete 06/ 05/09
SC 09 116583		Willard and Linda Watt <ul style="list-style-type: none"> • 4 Wismer Place • located west of Highway 48, north of 16th Avenue • Site Plan Control 	Staff		Complete 06/03/09

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

		permit the construction of a 61.31 m2 detached garage on the N/E corner of the			
SC 09 120636	5, East	East Markham Community Centre and Library <ul style="list-style-type: none"> • 3201 Bur Oak Ave • located east of 9th Line, north of Highway 7 • Site Plan Control to permit construction of a community centre and library totalling 15,308m2. The applicant is also proposing a 7,690m2 3-level parking structure 	Council/Committee		Complete 07/28/09
SC 09 120986	3, Heritage	Tom and Ruth Smith <ul style="list-style-type: none"> • 17 Victoria Ave. • application located north of Highway 7, east of Main Street Unionville • Site Plan Control application to permit the construction of a 2 storey residential dwelling 	Staff		Complete 08/04/09
SC 09 121042	8, Central	1161436 Ontario Inc. <ul style="list-style-type: none"> • 185 Gibson Drive • located west of Warden Avenue, north of Steeles Avenue • Site Plan Control to improve the exterior entrance, driveway, parking lot, sidewalk, and construct a 326m2 second storey addition to the existing one storey office building 	Staff		Complete 08/05/09
SC 09 121111	3, Central	Town & Country BMW Parking Expansion <ul style="list-style-type: none"> • 8111 Kennedy Rd. • located east of Kennedy 	Staff		Complete 08/06/09

		<p>Road, north of Highway 407.</p> <ul style="list-style-type: none"> • Site Plan Amendment application to expand the existing parking lot 			
SC 09 121903	3, Central	<p>Ruland Properties Inc.</p> <ul style="list-style-type: none"> • 170 Enterprise Blvd. • located east of Warden Avenue, north of Highway 407 • 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 m² of which 73,841 m² will be dedicated to commercial space and 23,279m² will consist of 228 residential units 	Council/Committee		In-complete 08/12/09
SC 09 121956	6, West	<p>Gunawan Investments Ltd.</p> <ul style="list-style-type: none"> • 150 Markland St. • located north of 16 Avenue, west of Woodbine Avenue • Site Plan Control application to permit construction of a 1 storey office building including a basement storage garage to accommodate service vehicles 	Staff		Complete 08/18/09
SC 09 122270	5, Heritage	<p>Mario Colangelo</p> <ul style="list-style-type: none"> • 23 Washington St. • located north of Highway 7, east of Main Street Markham North • Site Plan application to permit the expansion of 	Staff		Complete 08/21/09

		the parking from 2 parking spaces to 5			
SC 09 122391	8, Central	Goldbrite Trading Company Ltd. <ul style="list-style-type: none"> • 7750 Kennedy Road • located on the southwest corner of 14th Avenue and Kennedy Road • Site Plan Control application to permit interior alterations to facilitate a day care centre and an 74.91m² outdoor play area to be located on the roof of the second storey of the building. 	Staff		Complete 08/24/09
SC 09 122590	5, Heritage	St. Dimitrija Church <ul style="list-style-type: none"> • 201 Main St. N. • located north of Highway 7, on the eastside of Main Street • A Site Plan Control application to permit construction of an addition in the front and rear of the building totalling 88.05m² 	Staff		Complete 08/26/09
SC 09 122960	5, Heritage	York Region District School Board <ul style="list-style-type: none"> • 21 Franklin St. • located north of Highway 7, east of Main Street Markham North • 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 	Staff		Complete 09/01/09

		spaces			
SC 09 123117	8, Central	2069201 Ontario Inc. <ul style="list-style-type: none"> • 7501 Woodbine Ave. • located on the east side of Woodbine Avenue, south of 14th Avenue • A Site Plan Control application • to permit the construction of a 180.01m2 addition to the existing structure and a separate 1,146.04m2 commercial / retail building 	Staff		Complete 09/03/09
CU 09 116800	7, East	Kirkham Developments Inc. (II) <ul style="list-style-type: none"> • 10 Karachi Drive • located on the N/E corner of Hwy.48 and Karachi Dr. • To permit construction of 99 commercial, retail and office units 	Staff		Complete 06/08/09

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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Commissioner of Development Services

ATTACHMENTS:

Not applicable

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