



Report to: Development Services Committee

Date of Meeting: June 18, 2013

SUBJECT: Report on Incoming Planning Applications for the period of February 1, 2013 to May 31, 2013

PREPARED BY: Tina Roberge, Planning Department ext. 2142

RECOMMENDATION:

That Committee receive the report entitled "Report on Incoming Planning Applications for the period of February 1, 2013 to May 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 February 1, 2013 to May 31, 2013. 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 13 124510 SC 13 124510	5, Heritage	Dr. John Baird <ul style="list-style-type: none"> • 369 Main Street N • Proposed amendment to the Institutional zoning under By-Law 1229 • Zoning Amendment and Site Plan Control Application to permit the construction of a 2.5 storey mixed use building permitting ground floor office and 5 residential units 	Council/ Committee	In-Complete
ZA 13 110323	5, East	Cedardale Markham Inc. <ul style="list-style-type: none"> • Located on the south east side of Markham Road and Castlemore Avenue • Hold removal to permit the development of an 18-storey high density mixed use building with 250 apartment units 	Council/ Committee	Complete
ZA 13 110404	5, East	1473092 Ontario Limited <ul style="list-style-type: none"> • Located on the south side of Donald Cousens Parkway, east of 9th line • Hold removal to permit 76 	Council/ Committee	Complete

		residential units		
ZA 13 131319 SC 13 131319	3, Central	Trevor Gain & Associates <ul style="list-style-type: none"> • 5 Oakcrest Avenue • Zoning Amendment and Site Plan Control to facilitate a severance and to permit the development of a new 309.09 square metre single family detached dwelling 	Council/ Committee	Complete
ZA 13 112084	3, Central	Times Group c/o Malone Given Parsons <ul style="list-style-type: none"> • Located on the west side of Uptown Drive, between Highway 7 and Rougeside Promenade • Hold removal to permit the development of 505 residential units 	Council/ Committee	Complete
ZA 13 113289	4, East	Mackenzie Builders and Developers Inc. <ul style="list-style-type: none"> • 5443 Major Mackenzie Drive E • Hold removal to permit the development of 11 single detached dwelling units fronting Greenspire Avenue (Lots 35-45) 	Council/ Committee	Complete
ZA 13 120997 OP 13 120997	6, West	First Elgin Mills Development Limited c/o MMM Group <ul style="list-style-type: none"> • 3208 Elgin Mills Road E • Located on the north side of Elgin Mills Road East, immediately east of the Victoria Square Hamlet • Official Plan Amendment and Zoning Amendment applications to permit the development of 140 single detached residential units, a Village Core mixed-use block, 	Council/ Committee	In-Complete

		associated natural heritage space and storm-water management facility		
ZA 13 115291	5, Town Wide	Trinison Management Corporation <ul style="list-style-type: none"> • Located between McCowan Road and Hwy 48, north of Major Mackenzie Drive and South of Elgin Mills • Proposal to revoke the Minister's Zoning Order in its entirety as it applies to 11 properties 	Council/Committee	Complete
ZA 13 115455 SC 13 117552	8, Central	Markham Free Methodist Church <ul style="list-style-type: none"> • 22 Esna Park Drive • Located between Warden Avenue and Woodbine Avenue, immediately south of the CN Rail corridor • Hold removal and Site Plan Control to amend the existing site plan agreement to permit the conversion of 2,500 square meters of existing floor area for community centre purposes • new parking area to accommodate 18 vehicles 	Council/Committee	In-Complete
ZA 13 114562	5, East	Wykland Estates Inc. <ul style="list-style-type: none"> • Located north of Highway 7, West of Cornell Centre Boulevard • Zoning Amendment application to permit minor lot-specific zoning exception stemming from a change in the lot mix of the draft plan • to permit a rear yard porch encroachment in the previous phase of townhouses 	Council/Committee	Complete

ZA 13 117112	6, West	Kylemore Communities (West Village) Ltd.- The 6th Angus Glen <ul style="list-style-type: none"> • 9 Stollery Pond Crescent • Hold removal to permit the development of 89 units (Phase I) 	Council/ Committee	Complete
ZA 13 126813	6, Central	1406262 Ontario Inc. <ul style="list-style-type: none"> • 8375 Woodbine Avenue • Located on the east side of Woodbine Avenue, north of Yorktech Boulevard • Zoning Amendment application to add a site-specific exception to permit office and retail uses 	Council/ Committee	In-Complete
ZA 13 119217	4, West	Upper Unionville Inc. <ul style="list-style-type: none"> • Wilfred Murison Avenue • Hold removal to permit the development of 45 residential lots and a park block 	Staff	Complete
SC 13 107844	3, Central	City of Markham c/o David Johnston Architect Ltd. <ul style="list-style-type: none"> • 9 Station Lane • Site Plan Control application proposing to renovate and restore the existing Stiver Grain Elevator and Feed Mill for use as a community meeting space 	Staff	Complete
SC 13 136470	4, Heritage	2351190 Ontario Inc. <ul style="list-style-type: none"> • 254 Main Street N • A Heritage Site Plan Control application to permit the enclosure of a front entry vestibule in order to provide interior access to the second floor 	Staff	Complete
SC 13 109273	5, Heritage	Carl Marquardt & Joanne Sales <ul style="list-style-type: none"> • 24 Markham Street • Site Plan Control application to demolish the existing dwelling and construct a new 	Staff	Complete

		352 m ² two storey residential dwelling with detached garage		
SC 13 109384	4, West	Upper Unionville Inc. <ul style="list-style-type: none"> • 4672 16th Avenue • Located on the north side of 16th Avenue, east of Kennedy • Town House Siting approval Application to permit the development of 15 townhouse units within a draft approved plan of subdivision 	Staff	Complete
SC 13 108133	1, Heritage	Debrah Berman <ul style="list-style-type: none"> • 101 John Street • Residential Heritage Site Plan Control application to permit a partial demolition of the existing dwelling and to rebuild with a second storey addition 	Staff	Complete
SC 13 110776	5, East	Mattamy (Wykland) Limited <ul style="list-style-type: none"> • Cornell Centre Boulevard • Located south of 16th Avenue west of Cornell Centre Boulevard • Townhouse Siting Approval application to permit the development of 17 townhouse units 	Staff	Complete
SC 13 110715	4, West	Arista Homes c/o Hunt Design & Associates <ul style="list-style-type: none"> • 4672 16th Avenue • Located on the north side of 16th Avenue, east of Kennedy • Townhouse Siting Approval application to permit the development of 11 townhouse units 	Staff	Complete

SC 13 117664	5, East	1431132 Ontario Inc. <ul style="list-style-type: none"> • 6061 7 Highway E • Located one block east of Markham Road, on the south side of Hwy 7 • Site Plan Control application to expand the existing patio space by converting 5 existing parking spaces on the 0.438 ha site 	Staff	Complete
SC 13 111307	6, West	Hyundai Auto Canada Corp. <ul style="list-style-type: none"> • 75 Frontenac Drive • Site Plan Control application to amend the existing agreement to re-clad a portion of the office building front façade 	Staff	Complete
SC 13 107735	6, West	Zwilling J.A. Henckels Canada Ltd. <ul style="list-style-type: none"> • 435 Cochrane Drive • Site Plan Control application to permit a 20,269 square foot (1,883 square meters) addition to the existing warehouse 	Staff	Complete
SC 13 111627	8, Central	Genthorn Developments Inc. <ul style="list-style-type: none"> • 5 Hillcroft Drive • Site Plan Control application to permit the full enclosure of waste disposal area for the existing on storey, multi-unit commercial/retail building 	Staff	Complete
SC 13 113098	7, Heritage	Millpond Investment Inc. <ul style="list-style-type: none"> • 16 Moore's Court • Site Plan Control application to permit a new 120 m² two storey addition to the existing heritage building 	Staff	Complete
SC 13 135026	8, West	Maplequest Ventures <ul style="list-style-type: none"> • Located on the west side of Woodbine Avenue, north of John Street, immediately south of the CN Rail line 	Council/ Committee	Complete

		<ul style="list-style-type: none"> Site Plan Control application to permit a 6 storey 11,249 m² office complex with underground parking 		
SC 13 113877	5, Heritage	Louise & Dino Alexandru <ul style="list-style-type: none"> 3 Rouge Street Heritage Site Plan application to permit a new detached garage 	Staff	Complete
SC 13 114127	5, Heritage	Subassan Rajalingham <ul style="list-style-type: none"> 239 Main Street N Heritage Site Plan application to permit a new 291.89 sq. m two-storey single detached dwelling with a detached garage 	Staff	Complete
SC 13 110971	3, Central	Downtown Markham Carousel Pavillion <ul style="list-style-type: none"> 162 Enterprise Boulevard Located at the north-west corner of Enterprise Boulevard and Birchmont Road A Site Plan Control application to permit an addition to the existing presentation centre and a separate Carousel Pavillion 	Staff	Complete
SC 13 110073	3, Heritage	Trevelyan Residence <ul style="list-style-type: none"> 14 Eureka Street A Heritage Site Plan Control application to permit a two-storey addition to the existing two-storey home. 	Staff	Complete
SC 13 120990	3, Central	Ardalan Robatti c/o Trevor Gain + Assoc. <ul style="list-style-type: none"> 116 Main Street Heritage Site Plan application to permit a new 136 m² attached garage with a second storey 	Staff	Complete

SC 13 115163	5, East	Pace Developments Inc. <ul style="list-style-type: none"> • 89 Battista Perri Drive • Located on Battista Perri and Orca Drive west of Highway 48, south of Bur Oak Avenue • Townhouse Siting Approval application to permit the development of 44 townhouse units 	Staff	Complete
SC 13 115235	8, West	Laven Labels & Trims <ul style="list-style-type: none"> • 195 Konrad Crescent • Located north of 14th Avenue between Highway 404 and Woodbine Avenue • Site Plan Control application to amend the existing site plan agreement to permit façade alterations to the industrial building 	Staff	Complete
SC 13 120841	5, East	Kings Petro Inc. <ul style="list-style-type: none"> • Located at the south east corner of Major Mackenzie Drive and Donald Cousens Parkway • Proposal for a four island gas bar and a 202 m² convenience store 	Staff	Complete
SC 13 114825	5, East	1302597 Ontario Inc. c/o CGL Architects Inc. <ul style="list-style-type: none"> • 9275 Markham Road • Located at the northeast quadrant of Markham Road and 16th Avenue • Site Plan Control application for façade improvements to the exterior of the plaza and add a garbage enclosure 	Staff	Complete
SC 13 116336	4, West	Paradise Homes Unionville Inc. <ul style="list-style-type: none"> • 4672 16th Avenue • Located on the north side of 	Staff	Complete

		<p>16th Avenue, east of Kennedy</p> <ul style="list-style-type: none"> • Townhouse Siting application to permit the development of 31 townhouse units 		
SC 13 110509	6, West	<p>Valentina Management Corporation</p> <ul style="list-style-type: none"> • 9253 Woodbine Avenue • Located to the northeast of the intersection of Woodbine Avenue and 16th Avenue • Site Plan Control application to permit a 20.0 meter monopole telecommunication tower with equipment cabinet at a commercial plaza 	Council/ Committee	Complete
SC 13 114319	4, East	<p>Mintrock Inc c/o Wild Wing</p> <ul style="list-style-type: none"> • 9408 Markham Road • Located on the west side of Markham Road, north of 16th Avenue • Site Plan Control application to permit the construction of a new 37.1 m² outdoor patio attached to a Wild Wing restaurant 	Staff	Complete
SC 13 135905	3, Central	<p>Zohrab Kazandijan</p> <ul style="list-style-type: none"> • 10 Oakcrest Avenue • Site Plan Control application to construct a two-storey 664.5 m² single detached dwelling 	Staff	Complete
SC 13 114712	4, East	<p>Jayaswal Residence c/o Gregory Design Group</p> <ul style="list-style-type: none"> • 819 Bur Oak Avenue • Located east of McCowan Road, south of Major Mackenzie Drive • Site Plan Control application to construct a garage and 	Staff	Complete

		<p>Second Storey addition to the existing attached garage</p> <ul style="list-style-type: none"> • Subject site is a mixed-use property designated under Part IV of the Ontario Heritage Act 		
SC 13 113269	5, East	<p>St. Joseph C.E.S c/o IBI Group</p> <ul style="list-style-type: none"> • 388 White's Hill Avenue • Located on the south-east corner of Cornell Centre Boulevard and Morning Dove Drive • Site Plan Control application to construct a new two storey 5,356 m² Catholic Elementary School 	Council/ Committee	Complete
SC 13 111781	5, Heritage	<p>Gregory Design Group- Malcom Residence</p> <ul style="list-style-type: none"> • 43 Church Street • Located on the east side of Markham Road, north of Highway 7 in the Markham Village Heritage Conservation District • Site Plan Control application to permit a second storey rear addition and to restore the existing heritage property 	Staff	Complete
SC 13 115871	2, West	<p>Mercedes Benz Canada c/o Granite REIT</p> <ul style="list-style-type: none"> • 67 Green Lane • Located between Bayview Avenue and Leslie Street, immediately east of the CN Rail corridor • Site Plan Control application to revise the parking lot and change the façade of the existing building (vacant Magna building) 	Staff	Complete

SC 13 109695	3, Central	Dr. Jerry B. Naiberg c/o Tribute <ul style="list-style-type: none"> • 20 Fred Varley Drive • Located north of Highway 7, West of Main Street within the Unionville Heritage Conservation District • Site Plan Control application to permit a 4 storey residential apartment complex with ground level commercial 	Council/ Comittee	Complete
CU 13 113563	1, West	Liberty Developments- World on Yonge <ul style="list-style-type: none"> • 7181 Yonge Street • Plan of Condominium application to permit the development of 426 commercial units and a total of 427 parking spaces (390 underground) 	Staff	In-Complete
CU 13 116167	7, East	Forest Bay Homes <ul style="list-style-type: none"> • Located at the southeast corner of Markham Road and Denison Street • Plan of Condominium application to permit the development of a common element condominium consisting of a 0.05 hectare right-of-way, and 20 visitor parking spaces 	Staff	In-Complete
SU 13 114270	5, East	Wykland Estates Ltd- Mattamy Development (Cornell Phase 7) <ul style="list-style-type: none"> • Located north of Highway 7, West of Cornell Centre Boulevard • Red-line Revisions to Phase 7 of Draft Plan of Subdivision to permit 100 single family, 46 semi-detached, and 59 row or multiple attached dwelling units 	Staff	Complete

		<ul style="list-style-type: none"> Revisions represent an increase of 21 dwelling units over the existing Phase 7 Plan which depicts 184 units 		
SU 13 118320	5, East	1473092 Ontario Limited (Metrus Developments) <ul style="list-style-type: none"> Located north of 16th Avenue, East of Bur Oak Avenue Request for red-line revision to approved Draft Plan of Subdivision to reduce semi-detached units, increase single detached and townhouse units, for an overall reduction of 6 units Applicant is also requesting an extension to Draft Plan Approval for an additional 3 years 	Staff	Complete
OP 13 108448	7, East	Remington - Neamsby Investments Inc. <ul style="list-style-type: none"> 5933 14th Avenue Located at the south east corner of 14th Avenue and Middlefield Road Official Plan Amendment application proposing to re-designate the majority of the lands from "Industrial-Business Corridor Area" and "General Industrial Area" to "Urban Residential" 	Council/ Committee	Complete
OP 13 108173	7, East	Box Grove Hill Development Inc. <ul style="list-style-type: none"> Copper Creek Drive Located south of Highway 407 between 9th line and Donald Cousens Parkway Official Plan Amendment application to amend the OP designation from "Industrial, Business Park Area" to mixed-use in order to permit a 	Council/ Committee	In-Complete

		conference/banquet use on the west parcel and live/work uses on the east parcel		
OP 13 131100	2, West	<p>Times Group Corporation-Leitchcroft</p> <ul style="list-style-type: none"> • Located south of Highway 7 and north of Highway 407, on the west side of Saddlecreek Drive • Official Plan Amendment application to redesignate the lands from Business Park and Business Corridor Area to permit 2762 apartment units, 68 townhouse units, 127,000 sq. feet of Retail and 83,000 sq. feet of Office 	Council/Committee	In-Complete
OP 13 108797	2, West	<p>Shining Hill Homes Inc. c/o Condor Acquisitions Inc. (Canac Kitchens Site)</p> <ul style="list-style-type: none"> • 360 John Street • Official Plan Amendment application to permit the conversion of employment lands for the future development of a commercial and low rise residential uses on the property 	Council/Committee	Complete
OP 13 116651	6, West	<p>Holborn Property c/o Gagnon & Law Urban Planners Ltd.</p> <ul style="list-style-type: none"> • Lord Melborne Street • Located north of Elgin Mill Road E, east of Highway 404 and west of the Woodbine By-Pass. • Official Plan Amendment application proposing to amend the OP designation from "Industrial" to "Urban Residential and Commercial" 	Council/Committee	In-Complete

OP 13 113480	2, West	Wemat One c/o Urban Strategies Inc. <ul style="list-style-type: none"> • Commerce Valley Drive E • Located on the south side of Highway 7, immediately west of Highway 404 • Official Plan Amendment application to convert industrial lands to accommodate a mixed-use development consisting of a new 15 storey hotel, 4 mid-rise office buildings, and mid and high-rise residential buildings 	Council/ Committee	In-Complete
OP 13 114027	6, West	Snider Farm c/o RJ Forhan and Associates <ul style="list-style-type: none"> • 3450 Elgin Mills Road E • Located on the north-west corner of Warden Avenue and Elgin Mills Road East • Official Plan Amendment application to amend the current OP designation from "Open Space/Hazard" to Mixed-Use • Property has been designated "Future Employment" within the draft Official Plan 	Council/ Committee	In-Complete
OP 13 114066	6, West	Cathedral Town Employment Lands c/o RJ Forhan and Associates <ul style="list-style-type: none"> • Located south of Elgin Mills Road E, east of Highway 404 and west of the Woodbine By-Pass • Official Plan Amendment application to amend the OP designation from "Business Park Area" to Mixed-Use • Property has been designated Commercial within the draft 	Council/ Committee	In-Complete

		Official Plan		
OP 13 114950	6, West	Jolis Investments (Ontario) Ltd <ul style="list-style-type: none"> • Located west of Woodbine Avenue, on the north side of Markland Street • Official Plan Amendment application to re-designate property from "Business Park" to Residential 	Council/ Committee	In-Complete
OP 13 116842	6, West	Catholic Archdiocese c/o Augusta National Inc. <ul style="list-style-type: none"> • 3196 19th Avenue • Located on the north-east corner of Woodbine Avenue and 19th Avenue • Official Plan Amendment application to amend the current OP designation from "Agriculture, Hazard and Oak Ridges Moraine" to "Institutional" to facilitate the development of Holy Rosary Cemetery • Subject site has been designated "Future Employment and Greenway" within the draft Official Plan 	Council/ Committee	In-Complete

FINANCIAL TEMPLATE:

Not applicable

ENVIRONMENTAL CONSIDERATIONS:

Not applicable

ACCESSIBILITY CONSIDERATIONS:

Not applicable

ENGAGE 21ST CONSIDERATIONS:

Not applicable

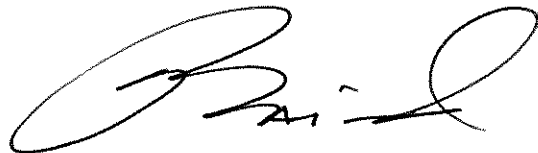
BUSINESS UNITS CONSULTED AND AFFECTED:

Not applicable

RECOMMENDED BY:



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



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Commissioner of Development Services

ATTACHMENTS:

Not applicable

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