

SUMMARY OF DEVELOPMENT APPLICATIONS CIRCULATED*



Circulated from April 14—April 27



3 Development Applications



2,761 Total Residential Units



N/A Total Gross Floor Area Industrial, Commercial or Institutional

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Summary of Development Applications

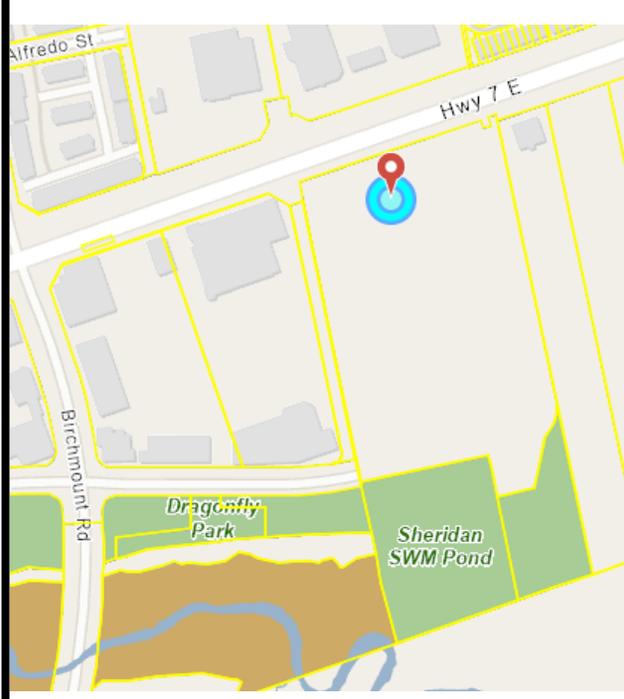
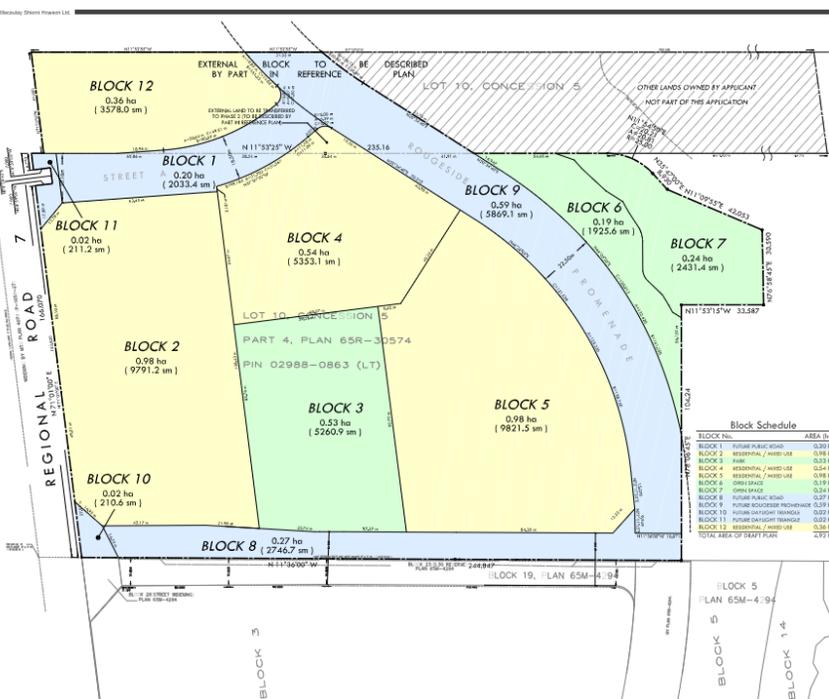
Circulated from Apr 14 to Apr 27

 Applicant	 File Number	 Circulation Date	 Non-Decision Appeal	 Address	 Ward	 Uses	 Total Units	 ICI GFA m ²
2690622 Ontario Inc. (Kun Jiao)	25-114390 PLAN	14-Apr-25	28-Aug-25	4077 7 Highway E	3	Residential	2340	N/A
2404099 Ontario Limited (JD Development Group c/o Lara Dekranian)	25-114672 CNDO	15-Apr-25	13-Aug-25	7200 Markham Rd	7	Residential	308	N/A
Qui Towns - 2585231 Ontario Inc. (Adam Liu)	25-113991 SPC	15-Apr-25	9-Jun-25	5 Evelyn Rose Ln	5	Residential	113	N/A

*official plan amendment, zoning by-law amendment, plan of subdivision, site plan control, condo – defined on final page

2690622 Ontario Inc. (Kun Jiao)

PLAN



STATISTICS SUMMARY



2690622 Ontario Inc.
(Kun Jiao)



25-114390 PLAN



14-Apr-25



4077, 4101 and 4121
Highway 7



[Ward 3](#)



Residential



2340



N/A



Sabrina Bordone
ext. 8230



Council Committee to
Approve

An Application for a Draft Plan of Subdivision has been received from 2690622 Ontario Inc. (Kun Jiao) c/o Macaulay Shiomi Howson (Nick Pileggi) for 4077, 4101 and 4121 Highway 7 East. The Applicant withdrawn their previous Draft Plan of Subdivision application 19TM-12008 (File No. SU 12 111298 and further redline revised by File No. PLAN 23 111289 with TEC 24 111289 002) and is applying for a new Draft Plan of Subdivision application under Bill 23. The general layout of the subdivision will remain relatively unchanged.

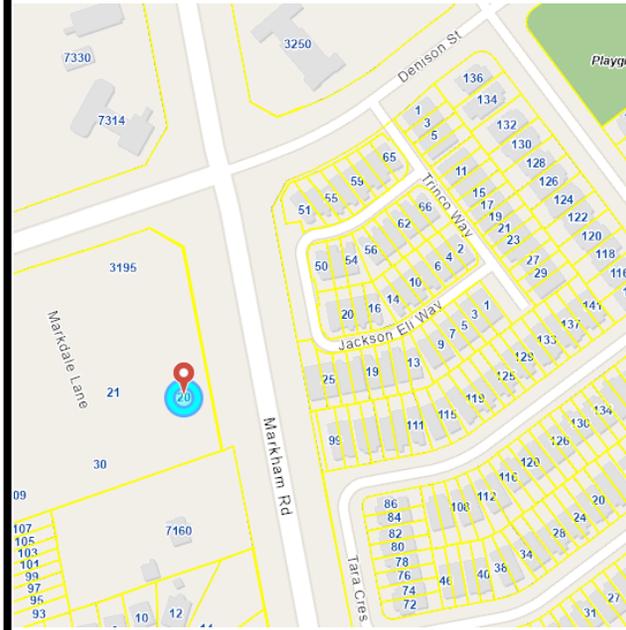
The current subdivision application seeks to subdivide the subject lands into a total of 12 blocks consisting of 4 mixed-use development blocks, 1 park block, 2 open space blocks, 3 future public road block and 2 daylight triangle blocks.

This file is related to PLAN 23 129656. Staff received the initial Applications for 4121 Highway 7 (Phase 4) on June 27, 2023. On September 6, 2024, Staff received revised Applications to include 4077 and 4101 Highway 7 (Phases 2 and 3).

Project Name: Kingdom Developments

2404099 Ontario Limited (JD Development Group c/o Lara Dekranian)

CNDO



STATISTICS SUMMARY



2404099 Ontario Limited (JD Development Group c/o Lara Dekranian)



25-114672 CNDO



15-Apr-25



7200 Markham Rd



[Ward 7](#)



Residential



308



N/A



Stacia Muradali
ext. 2008



Council Committee to Approve

A Draft Plan of Condominium application has been received from 2404099 Ontario Limited (JD Development Group c/o Lara Dekranian) for 7200 Markham Road. The application will facilitate the development of 308 stacked townhouse units within eight blocks with one level of underground parking.

This application is related to Zoning By-law Amendment and Site Plan Control Application ZA/SC 17 109850 and Minor Variance Application A/063/24.

Qui Towns - 2585231 Ontario Inc. (Adam Liu)

SPC



STATISTICS SUMMARY



Qui Towns -
2585231 Ontario Inc.
(Adam Liu)



25-113991 SPC



15-Apr-25



5 Evelyn Rose Ln



[Ward 5](#)



Residential



113



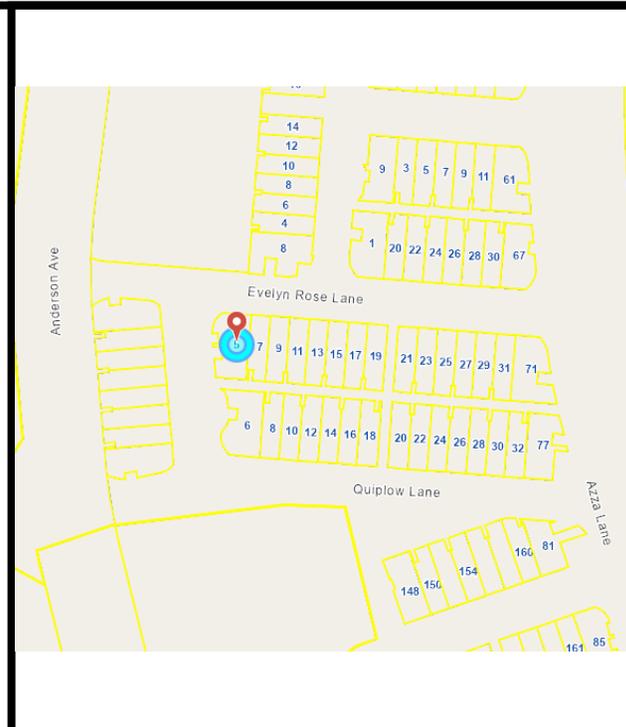
N/A



Stacia Muradali
ext. 2008



Director of Planning
and Urban Design to
approve



A Site Plan Control application has been received from 2585231 Ontario Inc. (Adam Liu) c/o Goldberg Group (Adam Layton) for the property municipally known as 5 Evelyn Rose Lane. The applicant is proposing Phase 1A of the Draft Plan of Subdivision 65M-4816, 113 townhouse dwellings of common element condominium tenure. The applicant has proposed to amend the previous Site Plan Agreement in order to allow the conversion of one Block of stacked townhouse dwelling units to rear loaded townhouse dwelling units, and to incorporate accesses to the basements of certain dwellings to facilitate the potential inclusion of additional dwelling units (ADU's) therein.

This application is an amendment related to a previously approved Site Plan Control application SPC 2019 127869 000 00.

DISCLAIMER: This proposal has not been approved and is subject to further review

DEFINITION OF APPLICATION TYPES



Official Plan Amendment

The process through which changes are made to the City's Official Plan. A document, containing policies which guide the future development of land in Markham. The Official Plan also includes a framework for establishing regulations and standards for land use and contains policies on how the City will manage growth.

Zoning By-Law Amendment

The process through which the City guides and approves changes to how lands are used for specific purposes. The process also addresses related development standards such as property setbacks, building height, and parking.

Plan of Subdivision

The process through which the City guides and approves the design and layout of building lots and roads (neighborhoods).

Site Plan Control

The process through which the City guides and approves the layout of building elevation, landscape and site circulation.

Condo

The process through which the City guides and approves the development of condominiums.