

# SUMMARY OF DEVELOPMENT APPLICATIONS CIRCULATED\*



Circulated from April 25 to April 29



7 Development Applications



1,379 Total Residential Units



8,2505 m<sup>2</sup> Total Gross Floor Area Industrial, Commercial or Institutional

## Table of Contents

Summary of Development Applications

From Apr 25 to Apr 29

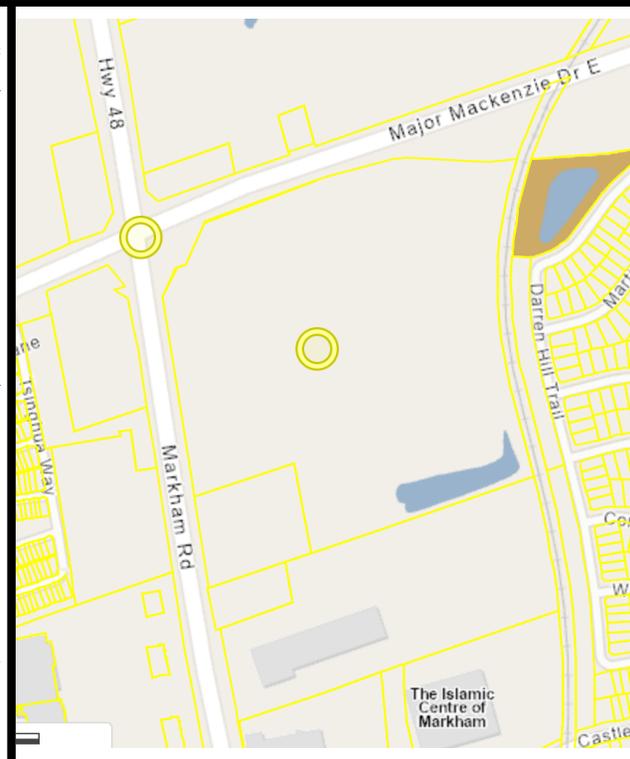
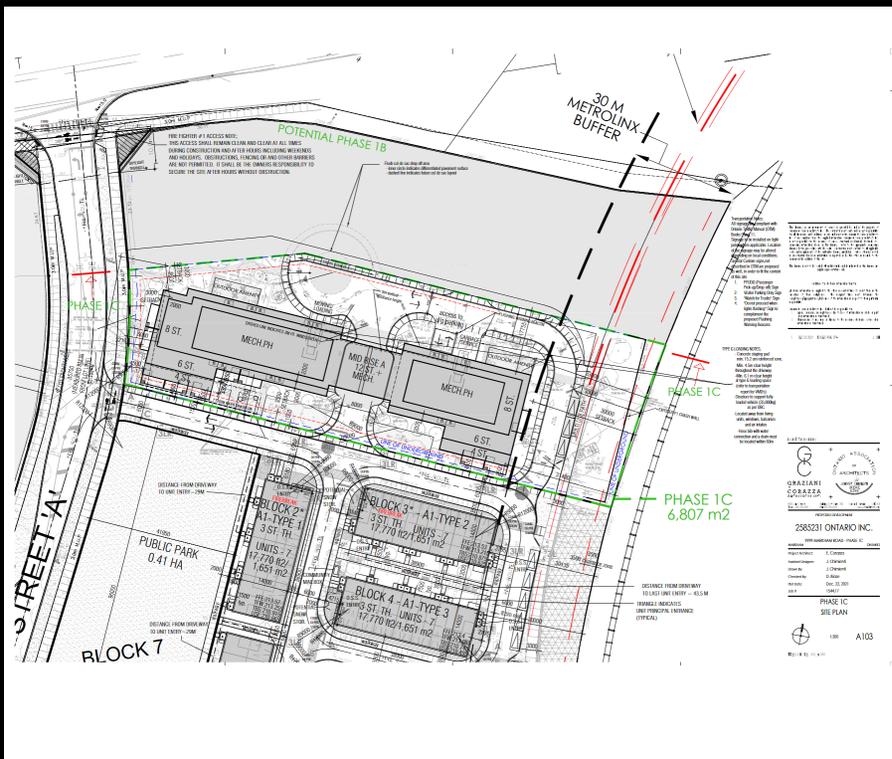
 Applicant	 File Number	 Circulation Date	 Non-Decision Appeal	 Address	 Ward	 Uses	 Total Units	 ICI GFA m <sup>2</sup>
<a href="#">2585231 Ontario Inc. 9999 Markham Rd - Ph 1C; Evans Planning Inc. (Adam Layton)</a>	21 147900 PLAN	Feb/17/22	N/A	9999 Markham Rd.	5	Residential	258	N/A
<a href="#">10-20 Fincham Inc. c/o Evans Planning</a>	21 147883 PLAN	Feb/1/22	May/25/22	10 Fincham Ave.	4	Residential	15	N/A
<a href="#">The Regional Municipality of York (Graham Hendren)</a>	22 109682 SPC	Mar/11/22	May/22/22	14th Av. & Donald Cousens Pkwy 65M3907 BLK 183	7	Residential	48	N/A
<a href="#">Orchdale Homes (Steeles) Inc. c/o Malone Given Parsons</a>	21 139369 PLAN	Jan/18/22	Apr/17/22	330 Steeles Ave. E	1	Residential	17	N/A

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

 Applicant	 File Number	 Circulation Date	 Non-Decision Appeal	 Address	 Ward	 Uses	 Total Units	 ICI GFA m <sup>2</sup>
<a href="#"><u>Bob &amp; Rose Imani c/o Owen Design Consultants Ltd. (John Owen)</u></a>	22 114486 SPC	Apr/25/22	May/26/22	7707 Yonge St.	1	Residential	N/A	N/A
<a href="#"><u>2456965 Ontario Inc. (Hashem Ghadaki) c/o Malone Given Parsons Ltd. (Lincoln Lo)</u></a>	22 115746 SPC	Apr/26/22	May/26/22	Water Walk Dr.	3	Residential	1041	N/A
<a href="#"><u>Cathedraltown Industrial</u></a>	22 112558 SPC	Apr/26/22	May/26/22	Woodbine Ave.	2	Commercial	N/A	82,505 m <sup>2</sup>

# 2585231 Ontario Inc. 9999 Markham Rd - PH 1C

## Zoning By-law Amendment



### STATISTICS SUMMARY



Evans Planning Inc.  
(Adam Layton)



21 147900 PLAN



Feb 17, 2022



[9999 Markham Rd.](#)



[Ward 5](#)



Residential



258



N/A



Stacia Muradali  
ext. 2008



Council/ Committee  
to approve

A [ePLAN](#) submission for a Minor Zoning By-law Amendment application has been received by 2585231 Ontario Inc. (Jiajia Zhao) c/o Evans Planning Inc. (Adam Layton) for 9999 Markham Road.

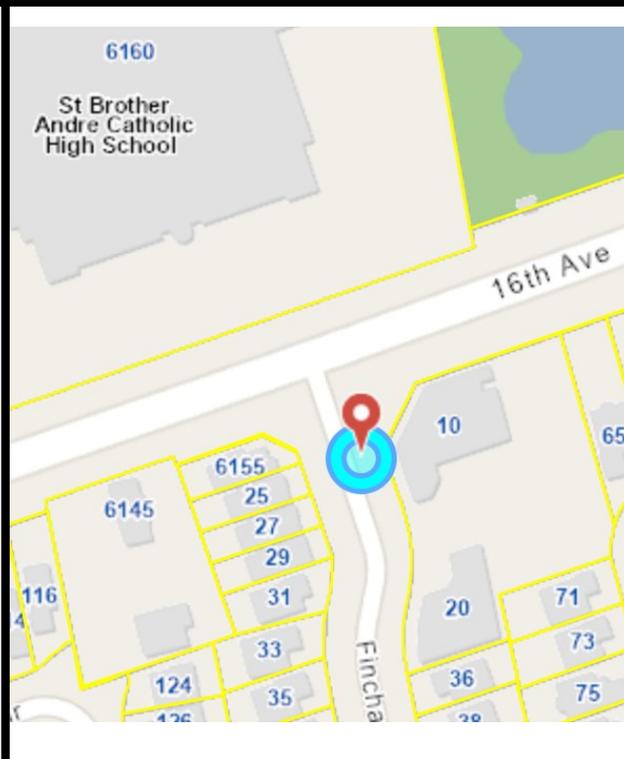
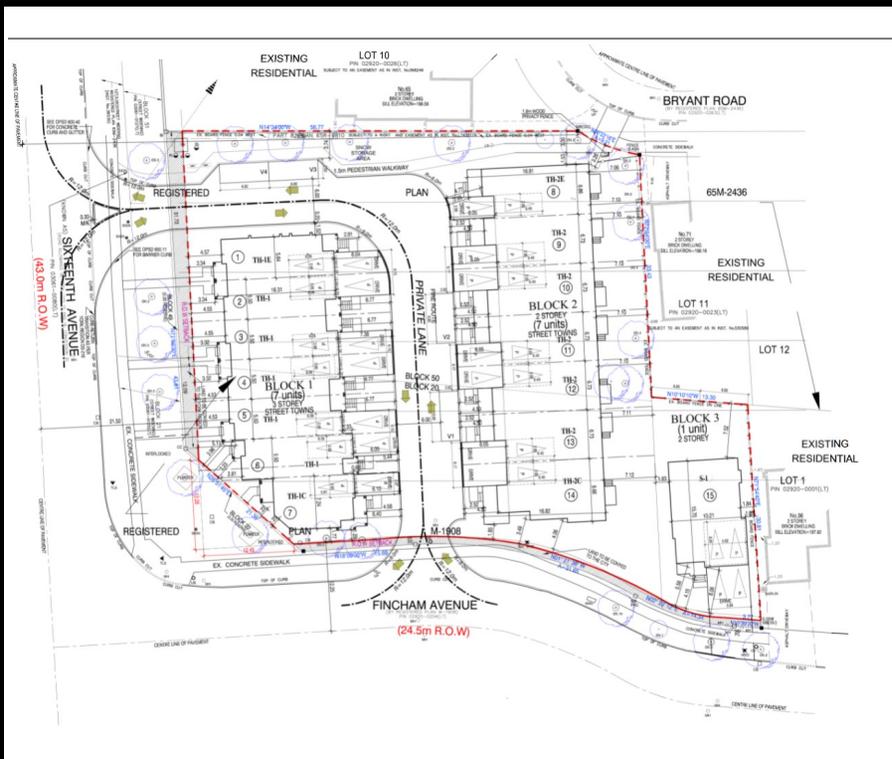
The application is proposing to construct a 12-storey apartment building comprised of 258 dwelling units as part of Phase 1C of the development proposal. A 3-level underground parking will provide **527 parking spaces**, with 284 reserved for Phase 1C and the remaining 243 reserved for Phase 1B of the development.

It will also include 743 square metres of internal amenity space at grade and 818 square metres of outdoor amenity space at rooftop level and the development will be accessed via a private internal roadway. This application is related to and submitted alongside a Zoning By-law Amendment and Draft Plan of Subdivision (ZA/SU 18 180621), in which both files are being reviewed concurrently.

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

# 10-20 Fincham Inc.

## Plan of Subdivision



### STATISTICS SUMMARY



10-20 Fincham Inc.  
c/o Evans Planning



21 147883 PLAN



Feb 1, 2022



[10 Fincham Ave.](#)



[Ward 4](#)



Residential



15



N/A



Stacia Muradali  
ext. 2008



Council/ Committee  
to approve

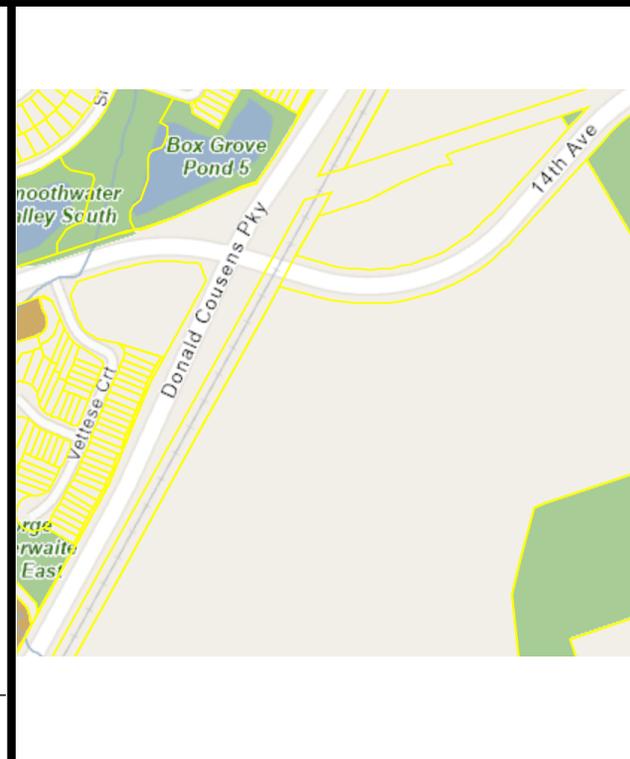
An [ePLAN](#) submission for Draft Plan of Subdivision has been received from 10-20 Fincham Inc. (Yeugeniy Kin) c/o Evans Planning Inc. (Adam Layton) for 10-20 Fincham Avenue. The purpose of this application is to subdivide Block 50 of PLAN 65M – 2436 and Block 20 of M-1908 to create:

1. A condominium lot to accommodate the development of 14 townhouse units;
2. A residential lot to accommodate one (1) freehold single detached house;
3. A 0.007 ha parcel to be conveyed to the City for the purpose of road widening (Fincham Avenue);
4. A 0.009 ha parcel to be conveyed to the Region for the purpose of road widening (16th Avenue).

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

# The Regional Municipality of York (Graham Hendren)

## Site Plan Control



### STATISTICS SUMMARY



The Regional Municipality of York (Graham Hendren)



22 109682 SPC



Mar 11, 2022



[14th Av. & Donald Cousens Pkwy](#) PLAN 65M3907 BLK 183



[Ward 7](#)



Residential



48



N/A



Stacia Muradali ext. 2008



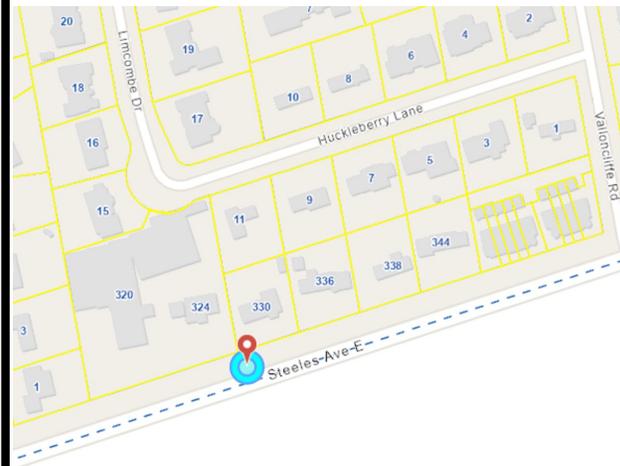
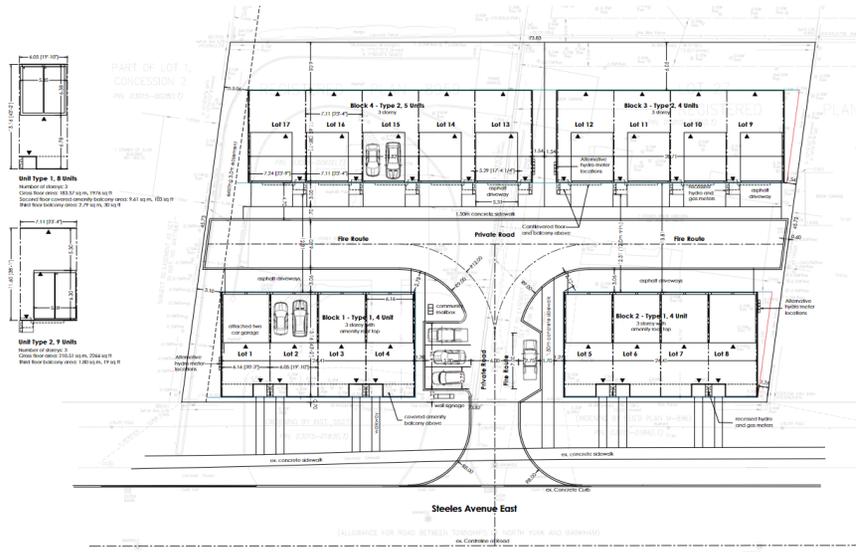
Council/ Committee to approve

An [ePLAN](#) submission for a Site Plan Control (SPC) application has been received from The Regional Municipality of York (Graham Hendren) for vacant land located at 14th Avenue and Donald Cousens Parkway (PLAN 65M3907 BLK 183). The applicant is proposing a phased affordable housing development. The subject lands is proposed to be developed in two phases with a total GFA of 12,876 m<sup>2</sup>, and a density of **1.33 FSI**. The total gross floor area proposed for Phase 1 (Block A) is 4,013.3 m<sup>2</sup>. Phase 1 (Block A) proposes a four-storey affordable and purpose built rental building consisting of 48 units with 48 **surface parking spaces** at grade and 30 internal and external bike parking spaces.

This application is related to and submitted alongside an Official Plan Amendment and Zoning By-law Amendment Application (PLAN 21 120261), in which both files are being reviewed concurrently.

# Orchdale Homes (Steeles) Inc.

## Zoning By-Law Amendment



### STATISTICS SUMMARY



Orchdale Homes (Steeles) Inc. c/o Malone Given Parsons



21 139369 PLAN



Jan 18, 2022



[330 Steeles Ave. E](#)



[Ward 1](#)



Residential



17



N/A



Clement Messere ext. 2191



Council/ Committee to approve

An [ePLAN](#) application for a Zoning By-law Amendment has been received from Orchdale Homes (Steeles) Inc. c/o Malone Given Parsons (Catalina Cardenas) for the properties municipally known as 330 and 336 Steeles Avenue East. The application will facilitate the development of four (4) residential townhouse blocks totaling 17 townhouse condominium units. Each unit is three (3) storeys in height with a two-car garage and a total of four (4) visitor parking spaces.

# Bob & Rose Imani c/o Owen Design Consultants Ltd.

## Site Plan Control



### STATISTICS SUMMARY



Bob & Rose Imani c/o Owen Design Consultants Ltd. (John Owen)



22 114486 SPC



Apr 25, 2022



[7707 Yonge St.](#)



[Ward 1](#)



Residential



N/A



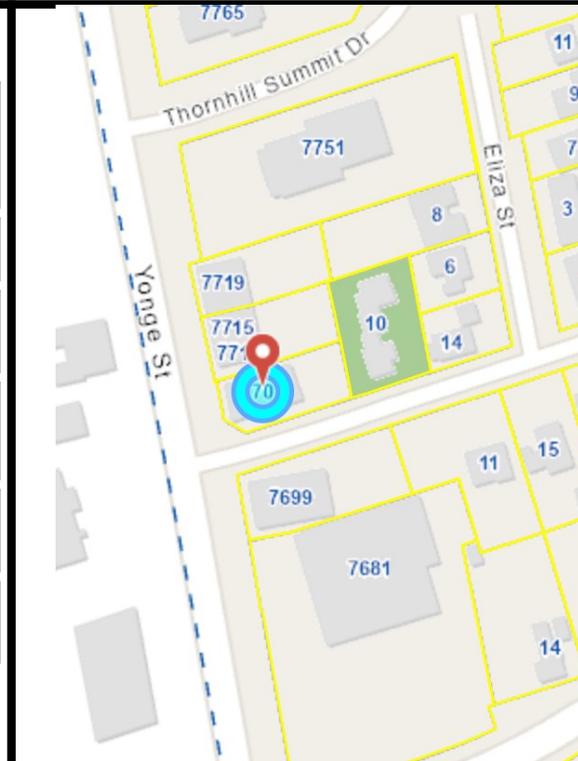
N/A



Regan Hutcheson  
ext. 2080



Council/ Committee  
to approve



An [ePLAN](#) submission for a Site Plan Control Application has been received by Bob & Rose Imani c/o Owen Design Consultants Ltd. (John Owen) for 7707 Yonge Street. The applicant is proposing the construction of a second storey residential addition and a covered deck. The subject property is located in the Thornhill Village Conservation District.

# 2456965 Ontario Inc. c/o Malone Given Parsons Ltd.

## Site Plan Control



### STATISTICS SUMMARY



2456965 Ontario Inc.  
(Hashem Ghadaki) c/  
o Malone Given Par-  
sons Ltd. (Lincoln Lo)



22 115746 SPC



Apr 26, 2022



[18 Water Walk Dr.](#)



[Ward 3](#)



Residential



1041



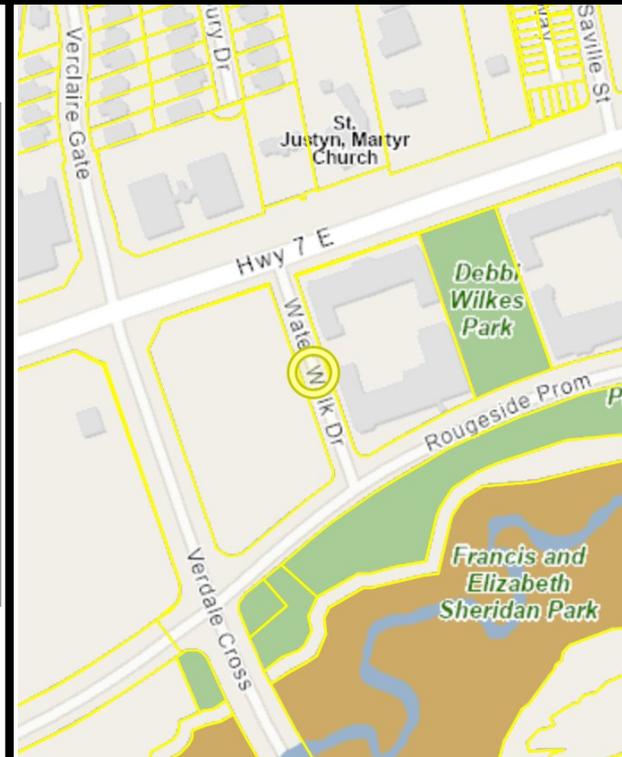
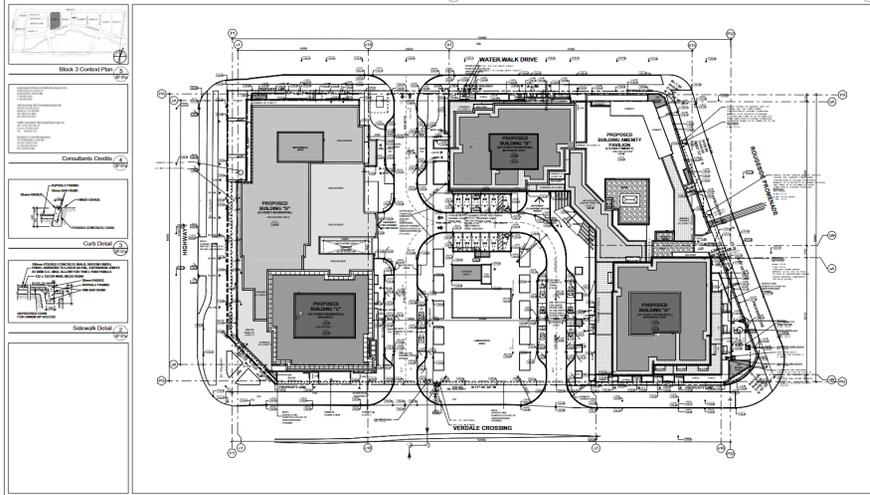
N/A



Sabrina Bordone  
ext. 2080



Staff to approve



A Minor Site Plan Control application has been received from 2456965 Ontario Inc. (Hashem Ghadaki) c/o Malone Given Parsons Ltd. (Lincoln Lo) for Water Walk Drive (Times Uptown - Block 3 on Registered Plan 65M-4395). The applicant is proposing to amend the existing site plan agreement and plans from SC 17 176362 to reflect the addition of four (4) apartment units, revise the parking statistics to remove the notation that 12 surface parking spaces are to serve an adjacent block (Block 4), and a minor revision to the passenger pick up-drop off area.

# Cathedraltown Industrial

## Site Plan Control



### STATISTICS SUMMARY



Cathedraltown Industrial



22 112558 SPC



Apr 26, 2022



Woodbine Ave.



[Ward 2](#)



Commercial



N/A



82,505 m<sup>2</sup>



Clement Messere  
ext. 2191



Staff to approve

An application for Site Plan Control (SPC) has been received from 1000027304 Ontario Limited (Ted Willcocks) c/o Triovest (Joanna Wang) for Woodbine Avenue. The applicant is proposing to construct three (3) industrial warehouse buildings with a total GFA of 82,505 m<sup>2</sup>.

# 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.