

# SUMMARY OF DEVELOPMENT APPLICATIONS CIRCULATED\*



Circulated from June 26 to July 9



6 Development Applications



2,787 Total Residential Units



257,805 m<sup>2</sup> Total Gross Floor Area Industrial, Commercial or Institutional

## Table of Contents

### Summary of Development Applications

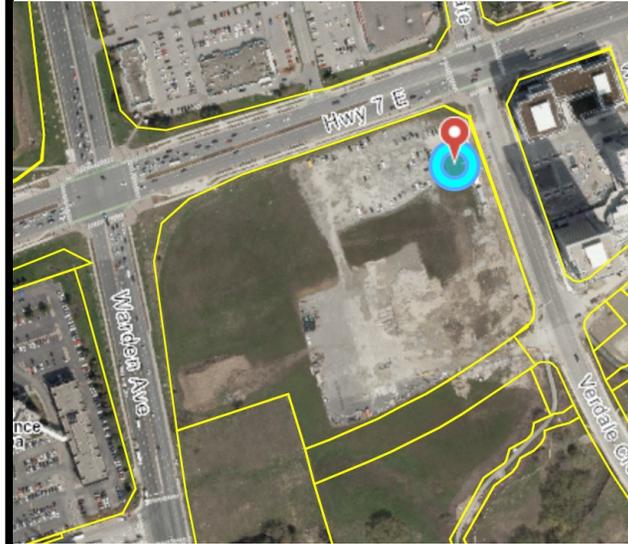
From June 26 to July 9

								
Applicant	File Number	Circulation Date	Non-Decision Appeal	Address	Ward	Uses	Total Units	ICI GFA m <sup>2</sup>
<a href="#">1771107 Ontario Inc.(Hashem Ghadaki)</a>	23-123417 SPC	30-Jun-23	30-Aug-23	3825 7 Highway E	3	Residential	748	N/A
<a href="#">1771107 Ontario Inc.(Hashem Ghadaki)</a>	23-129005 SPC	30-Jun-23	30-Aug-23	3825 7 Highway E	3	Residential	616	N/A
<a href="#">8180-8220 Bayview Limited Partnership Hovan Tchaglassian</a>	23-125307 PLAN	28-Jun-23	25-Oct-23	8190 Bayview Ave	1	Residential	631	N/A
<a href="#">Box Grove North</a>	22-264697 PLAN	27-Jun-23	23-Oct-23	Copper Creek Dr	7	Residential	792	N/A
<a href="#">CF Buttonville</a>	23-128636 PLAN	30-Jun-23	28-Oct-23	2833 16th Ave	2	Commercial & Industrial	N/A	257,805
<a href="#">Suncor MPE System (In-situ Remediation)</a>	23-123171 SPC	28-Jun-23	28-Aug-23	2 Ovida Blvd	4	Multi-phase Extraction System	N/A	N/A

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

# 1771107 Ontario Inc.(Hashem Ghadaki)

## Site Plan Control



### STATISTICS SUMMARY



1771107 Ontario Inc.  
(Hashem Ghadaki)



23-123417 SPC



30-Jun-23



[3825 7 Highway E](#)



[Ward 3](#)



Residential



748



N/A



Deanna Schlosser  
ext. 2157



Director Planning &  
Urban Design to  
approve

An [ePLAN](#) submission for a Site Plan Control (SPC) application has been received from 1771107 Ontario Inc.(Hashem Ghadaki) c/o Malone Given Parsons Ltd.(Rohan Sovig) for 3825 Highway 7 East. The applicant is requesting to construct a high density residential building consisting of two towers (36 and 38 storeys).

# 1771107 Ontario Inc.(Hashem Ghadaki)

## Site Plan Control



### STATISTICS SUMMARY



1771107 Ontario Inc.  
(Hashem Ghadaki)



23-129005 SPC



30-Jun-23



[3825 7 Highway E](#)



[Ward 3](#)



Residential



616



N/A



Deanna Schlosser  
ext. 2157

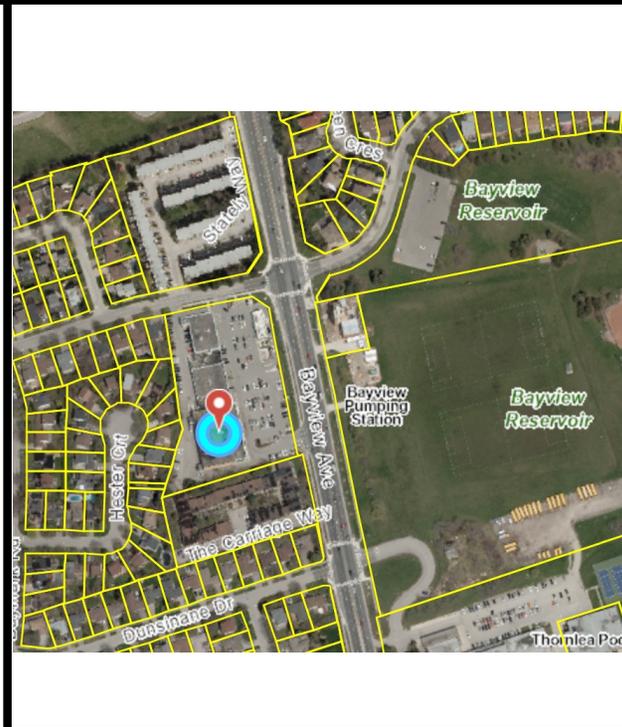


Director Planning &  
Urban Design to  
approve

An [ePLAN](#) submission for a Site Plan Control (SPC) application has been received from 1771107 Ontario Inc. (Hashem Ghadaki) c/o Malone Given Parsons Ltd. (Rohan Sovig) for the subject lands located at 3825 Highway 7 E, Markham. The Applicant is proposing to a development consisting of two 30 storey mixed use towers.

# 8180-8220 Bayview Limited Partnership (Hovan Tchaglassian)

## PLAN



### STATISTICS SUMMARY



8180-8220 Bayview Ltd Partnership  
Hovan Tchaglassian



23-125307 PLAN



28-Jun-23



[8190 Bayview Ave](#)



[Ward 1](#)



Residential



631



N/A



Clement Messere  
ext. 2191



Council/ Committee to  
approve

An [ePLAN](#) submission for a Major Official Plan and Major Zoning Amendment has been received from 5046219 Ontario Inc(Mostafa Kamali) c/o Malone Given Parsons Ltd.(Rohan Sovig) for 8210 Bayview Avenue (the Subject Lands). The subject land is located south and west of the intersection of Romfield Circuit and Bayview Avenue. The applicant is proposing a 15 storey apartment building with at-grade commercial.

# Box Grove North PLAN



VIEW 1. AERIAL VIEW LOOKING NORTH WEST



VIEW 2. AERIAL VIEW LOOKING NORTH EAST



VIEW 3. VIEW OF SOUTH FACADE



VIEW 4. VIEW ALONG COPPER CREEK DRIVE LOOKING WEST



## STATISTICS SUMMARY



Box Grove North



22-264697 PLAN



27-Jun-23



Copper Creek Dr



[Ward 7](#)



Residential



792



N/A



Stacia Muradali  
ext. 2008

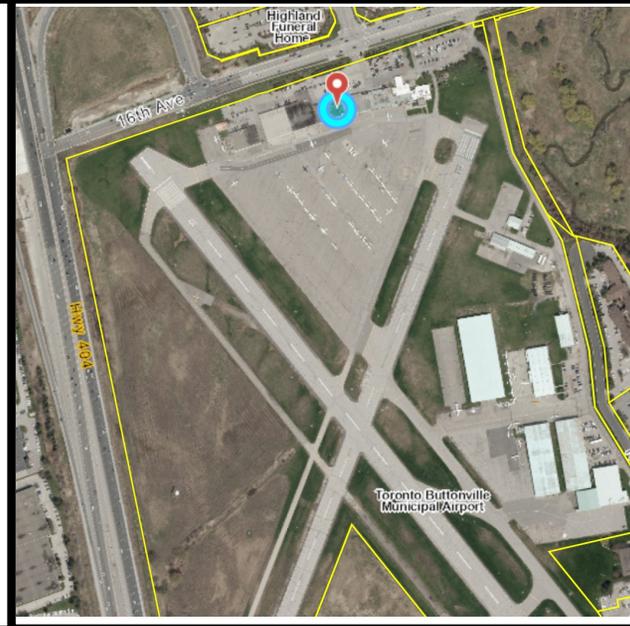
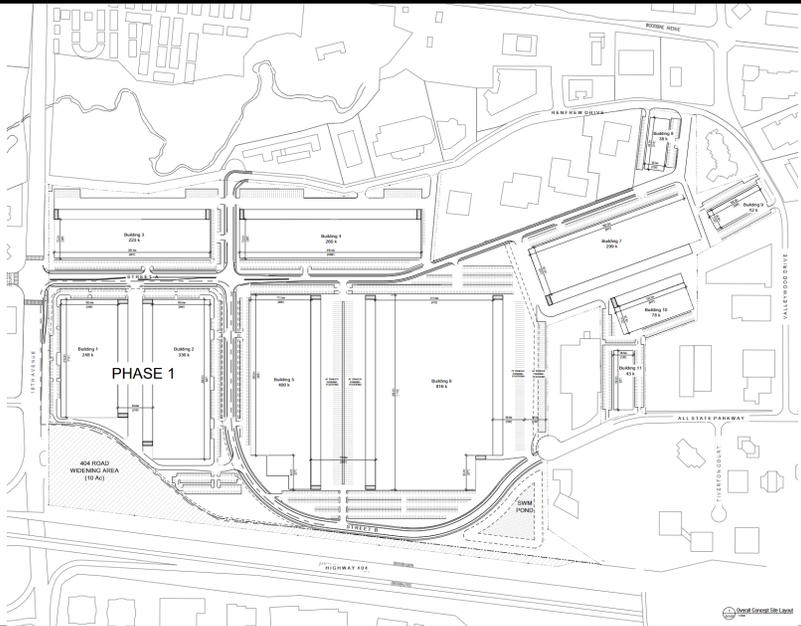


Council/ Committee to  
approve

An [ePLAN](#) submission for a Major Official Plan and a Major Zoning By-law Amendment has been received from (Box Grove North Inc.) Julian Degasperis c/o Malone Given Parsons Ltd (Rohan Sovig) for lands located on Copper Creek Drive, Plan 65M 3907, Block 185 the "Subject Lands". The subject land is located on the north side of Copper Creek Dr, east of Box Grove Bypass and is approximately 2.5 hectares (6.2 acres) in size. The applicant proposes to develop 3 apartment buildings (24 storeys with 337 units, 21 storeys and 276 units, and 16 storeys and 168 units) and 24 two-storey townhouse units in two blocks. The apartment buildings are connected by a 2 to 8-storey podium. A 0.25 hectare park is proposed on the southern portion of the Subject Lands. The proposed development will contribute to diversifying the range and mix of housing types available in the City and will provide a number of more intrinsically affordable housing types (medium and high density).

# CF Buttonville

## PLAN



### STATISTICS SUMMARY



CF Buttonville



23-128636 PLAN



30-Jun-23



[2833 16th Ave](#)



[Ward 2](#)



Commercial & Industrial



N/A



257,805 sqm



Clement Messere  
ext. 2191



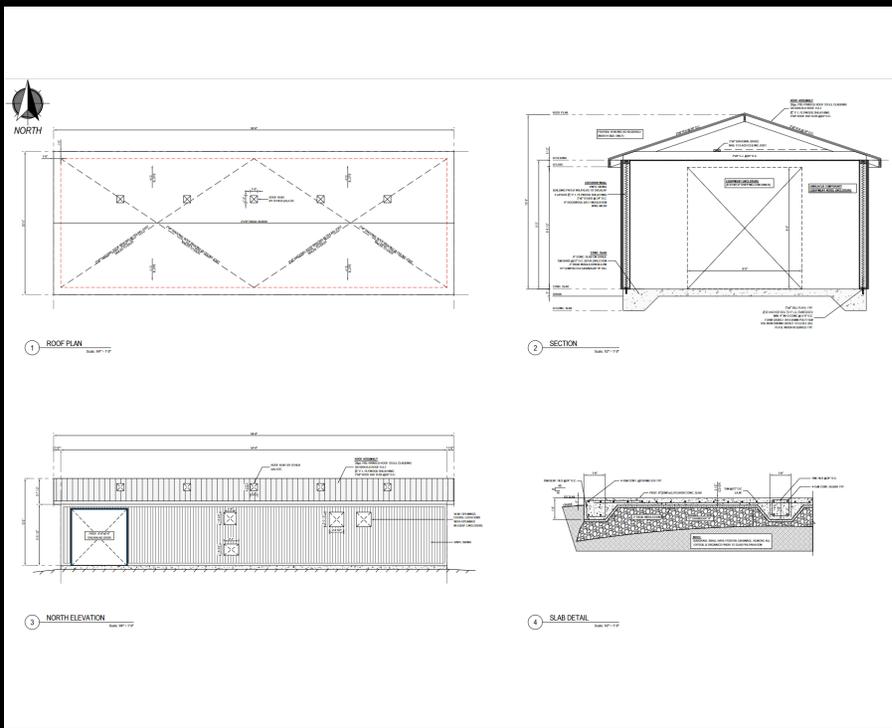
Council/ Committee to  
approve

An [ePLAN](#) submission for a Major Official Plan, a Major Zoning By-law Amendment, and a Draft Plan of Subdivision has been received from Cadillac Fairview Buttonville Properties Inc. (Paul Macchione) c/o Malone Given Parsons Ltd. (Lincoln Lo) for 2833 16th Avenue. The "Subject Lands" are located south of 16th Avenue and east of HWY 404 are currently occupied by Buttonville Municipal Airport. The applicant is proposing to redevelop the subject lands for employment and industrial uses. The redevelopment concept and draft plan of subdivision proposes two (2) development blocks, a stormwater management block, a Highway 404 widening, and a network of public and private roads, including the proposed extension of Allstate Parkway north through the subject lands to 16th Avenue, to be built out in phases for a total of approximately 2,775,000 square feet at full build out. The conceptual master plan envisions 11 buildings ranging from approximately 38,000 square feet to 816,000 square feet in size, for a total building gross floor area of approximately 2,775,000 square feet at full build out. The development will be built in phases across the Subject Lands, with Phase 1 located at the northwest corner of the Subject Lands consisting of Buildings 1 and 2 and the construction of the Allstate Parkway extension to provide access and services to Phase 1.

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

# Suncor MPE System (In-situ Remediation)

## Site Plan Control



### STATISTICS SUMMARY



Suncor MPE System  
(In-situ Remediation)



23-123171 SPC



28-Jun-23



[2 Ovida Blvd](#)



[Ward 4](#)



Multi-phase Extrac-  
tion System



N/A



N/A



Stacia Muradali  
ext. 2008



Director Planning &  
Urban Design to  
approve

An [ePLAN](#) Site Plan Control application has been received from Suncor Energy Products Partnership (Holly Losignore) c/o Parsons (Salina Chan) for lands municipally known 2 Ovida Boulevard and 5739 Highway 7. The Applicant is proposing to install a multi-phase extraction (MPE) system and will be enclosed in an acoustically insulated container on 2 Ovida Blvd. The Applicant will submit a temporary use by-law application to permit the use in the future.

# 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.

