

SUMMARY OF DEVELOPMENT APPLICATIONS CIRCULATED*



Circulated from May 1 to May 14



5 Development Applications



N/A Total Residential Units



3,175 m² Total Gross Floor Area Industrial, Commercial or Institutional

Table of Contents

Summary of Development Applications

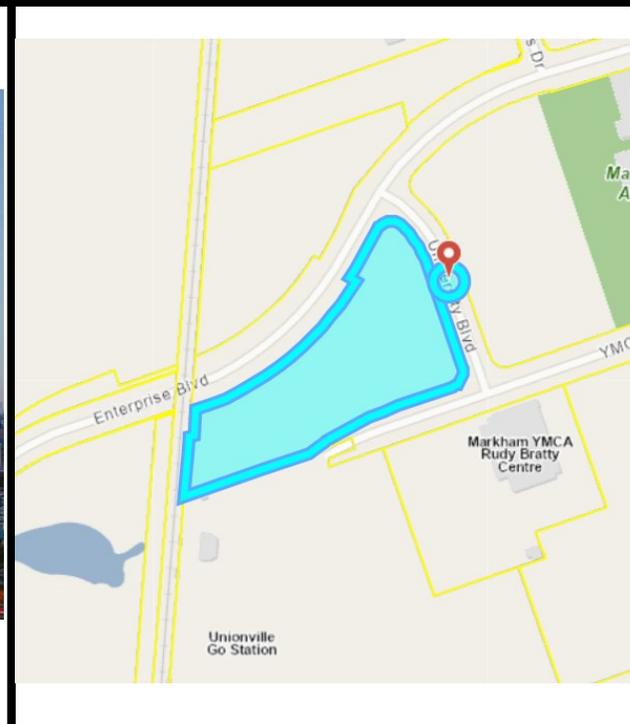
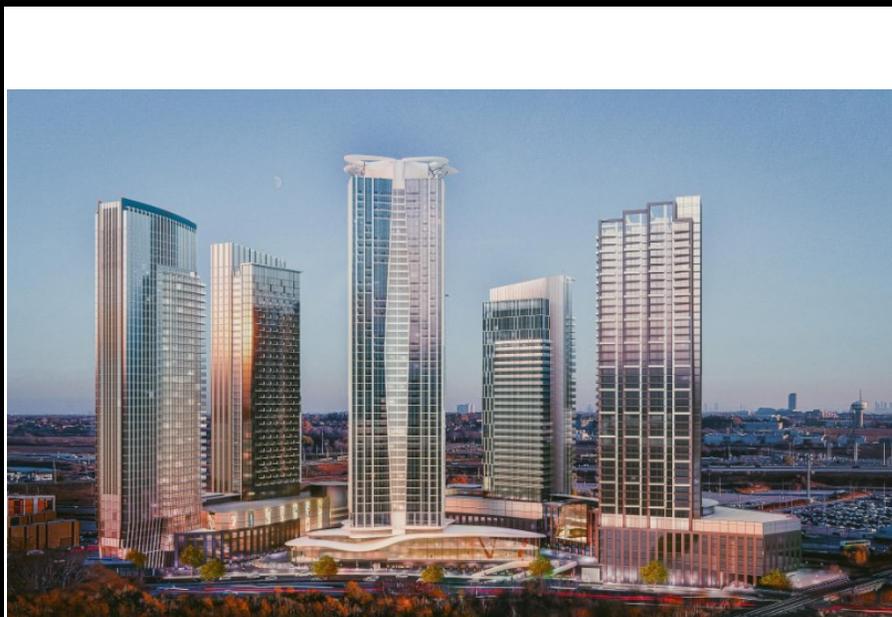
From May 1 to May 14

								
Applicant	File Number	Circulation Date	Non-Decision Appeal	Address	Ward	Uses	Total Units	ICI GFA m ²
2 University Boulevard	23-118112 PLAN	2-May-23	30-Aug-23	2 University Blvd	3	Residential	N/A	N/A
27 Main Street North	23-119600 SPC	4-May-23	3-Jun-23	27 Main Street N	4	Residential	N/A	N/A
First Service Residential (Delio Marques)	22-246681 SPC	8-May-23	7-Jun-23	351 Ferrier St Unit 1-6	8	Industrial	N/A	N/A
Petro-Canada 3700 Steeles Avenue Redevelopment	23-114540 SPC	10-May-23	9-Jun-23	3700 Steeles Ave E	8	Commercial	N/A	287.71 m ²
Yorktech Supply Ltd. new phased development	23-119531 SPC	1-May-23	31-May-23	230 Yorktech Dr	8	Industrial	N/A	2,887.40 m ²

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

2 University Boulevard

Site Control Plan



STATISTICS SUMMARY



2 University Boulevard



23-118112 PLAN



2-May-23



[2 University Blvd](#)



[Ward 3](#)



Residential



N/A



N/A



Deanna Schlosser
ext. 2157

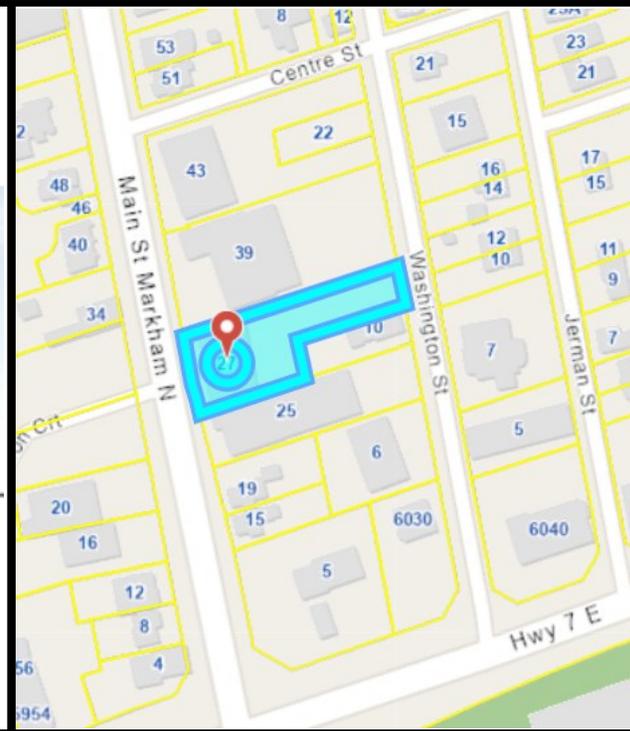


Council/ Committee
to approve

An [ePLAN](#) submission for a Major Official Plan, a Major Zoning Amendment, and a Draft Plan of Subdivision has been received from Enterprise Boulevard Inc. (Jonathan Karavos) c/o Gatzios Planning + Development Consultants Inc. (James Koutsovitis) for 2 University Boulevard (the Subject Lands). The Subject Lands is a total of 2.65 hectares (6.5 acres) and located in the eastern section of the Markham Centre area, also known as Downtown Markham. High rise residential planning permissions were granted to the Property in 2014 when site-specific Official Plan Amendment #220 and site-specific Zoning By-law Amendment #2014-104 were approved by Council. Development did not proceed at that time, and the property was subsequently sold to the current owner Enterprise Boulevard Inc. The purpose of the OPA and ZBLA applications is to revise the 2014 site-specific development standards applicable to the Property to permit the site plan design which Enterprise Boulevard Inc. wishes to construct.

27 Main Street North

Site Control Plan



STATISTICS SUMMARY



27 Main Street North



23-119600 SPC



4-May-23



[27 Main Street N](#)



[Ward 4](#)



Residential



N/A



N/A



Regan Hutcheson
ext. 2080

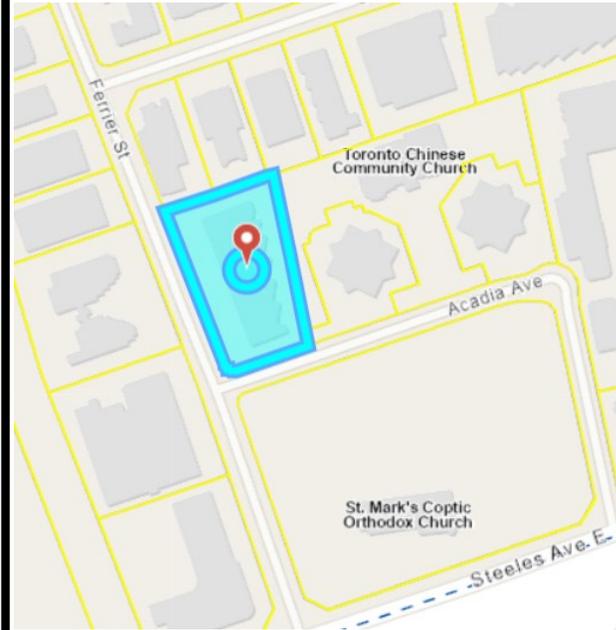
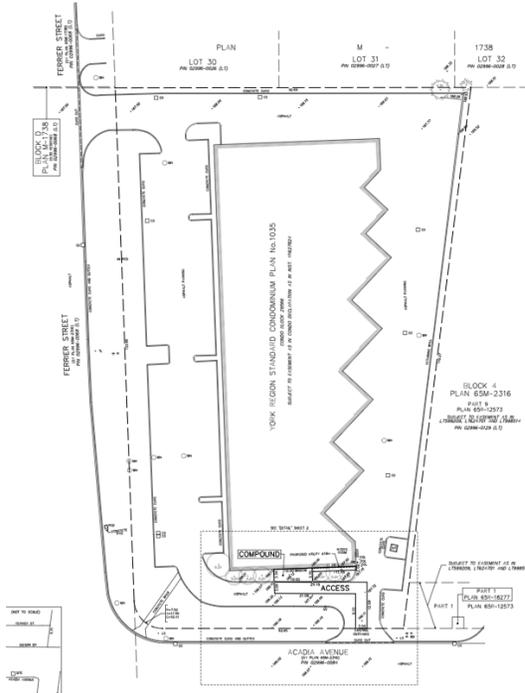


Council/ Committee
to approve

An [ePLAN](#) Site Plan Control application has been received from Sevenmark Inc. (Chris Temovsky) c/o Wes Surdyka Architect Inc. (Wes Surdyka) for 27 Main Street N, Markham. The applicant is proposing to enlarge the second floor windows, modify and paint existing stucco finish to make the colour historically complementary. No structural changes are proposed to the building or to the site.

First Service Residential (Delio Marques)

Site Control Plan



STATISTICS SUMMARY



First Service Residential (Delio Marques)



22-246681 SPC



8-May-22



[351 Ferrier St Unit 1-6](#)



[Ward 8](#)



Industrial



N/A



N/A



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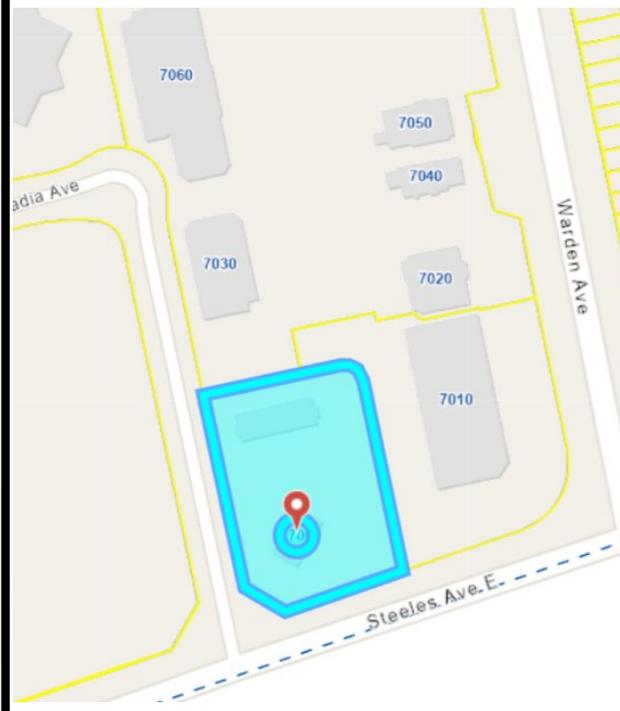


Council/ Committee
to approve

An [ePLAN](#) submission for a Site Plan application has been received from First Service Residential (Delio Marques) c/o Stratus Group Inc. (Graham Lewis) for 351 Ferrier Street. The proposed development includes a 14.9 metre slimline monopole telecommunications tower to replace the existing, due to development of the land.

Petro-Canada 3700 Steeles Avenue Redevelopment

Site Control Plan



STATISTICS SUMMARY



Petro-Canada 3700 Steeles Avenue Re-development



23-114540 SPC



10-May-23



[3700 Steeles Ave E](#)



[Ward 3](#)



Commercial



N/A



287.71 m2



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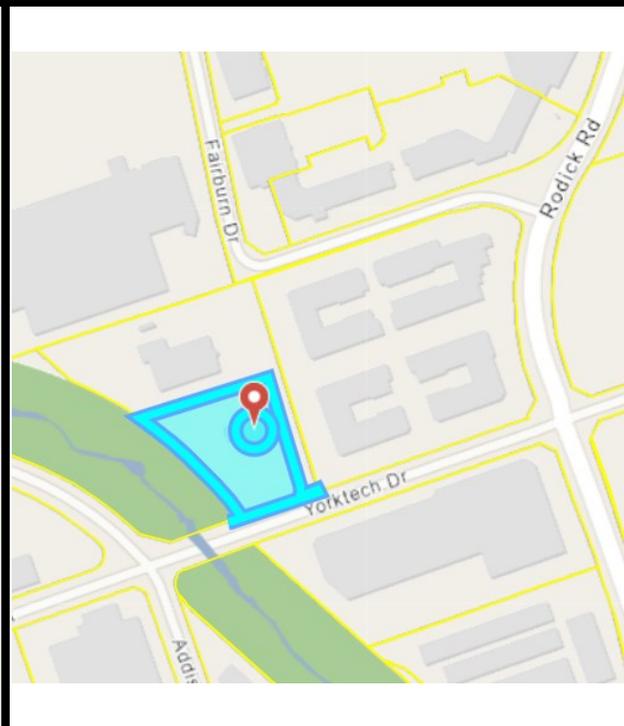
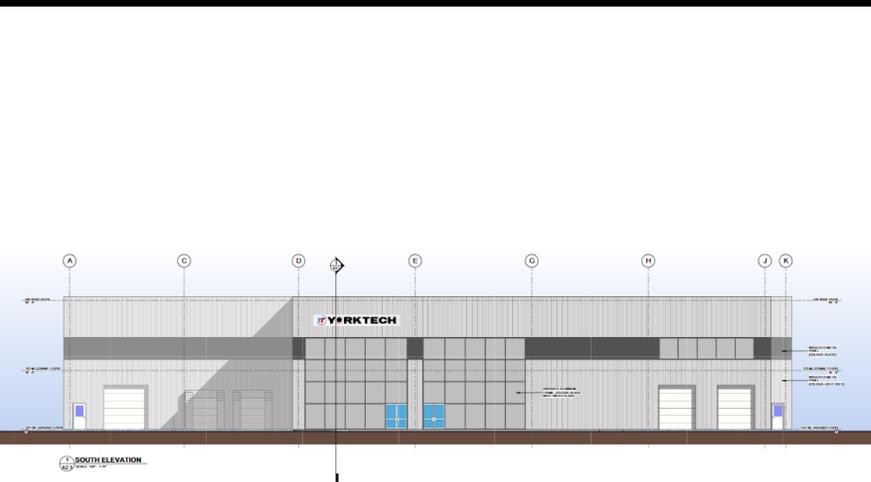
Council/ Committee
to approve

An [ePLAN](#) submission for a Site Plan Control (SPC) application has been received from Suncor Energy Products Inc. (Blaine Culley) c/o I.G.P. Realty Advisors Inc. (Blair Gagnon) for the subject lands located at 3700 Steeles Avenue East, Markham. The applicant is proposing to redevelop the existing gas station property to include a new canopy and a 287.71 m² (3,096.88 sqft) convenience store. The existing car wash will remain and its façade will be renovated.

This application is related to a Minor Variance Application (A/048/23), which is being reviewed concurrently.

Yorktech Supply Ltd. new phased development

Site Control Plan



STATISTICS SUMMARY



Yorktech Supply Ltd.
new phased develop-
ment



23-119531 SPC



1-May-23



[230 Yorktech Dr](#)



[Ward 8](#)



Industrial



N/A



2,887.40 m²



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ext. 2157



Council/ Committee
to approve

An [ePLAN](#) submission for a Site Plan Control (SPC) application has been received from 1406262 Ontario Inc. (Stephen Yeung) c/o Maple Reinders (Douglas Varvajal Sanchez) for the subject lands located at 230 Yorktech Drive, Markham. The application will facilitate the demolition of the existing building and the construction of a new industrial building with a total Gross Floor Area (GFA) of 2,887.40 m², including 549.53m² of mezzanine space. The construction will be carried out in two phases: Phase 1 will consist of a 1,250.82 m² addition with a 278.71 m² mezzanine area to the rear of the existing industrial building, and Phase 2 will be the demolition of the existing building to facilitate the construction of the remaining 1,087.05 m² portion of the industrial building which will also include a 270.82m² mezzanine.

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.