

SUMMARY OF DEVELOPMENT APPLICATIONS CIRCULATED*



Circulated from May 15 to May 28



5 Development Applications



1052 Total Residential Units



5710.15 m² Total Gross Floor Area Industrial, Commercial or Institutional

Table of Contents

Summary of Development Applications

From May 15 to May 28

								
Applicant	File Number	Circulation Date	Non-Decision Appeal	Address	Ward	Uses	Total Units	ICI GFA m ²
2544369 Ontario Limited (Xu Feng Hu) c/o H.T. Design & Homes (Dylan Su)	22-265174 SPC	24-May-23	23-Jun-23	691 Denison St	8	Commercial	N/A	5710.15
3 Steele Valley	23-120969 PLAN	24-May-23	22-Aug-23	3 Steele Valley Rd	1	Residential	10	N/A
33 Washington	21-142549 SPC	16-May-23	15-Jun-23	33 Washington St	4	Residential	1	N/A
Times Uptown Block 3	23-122876 CNDO	25-May-23	22-Sep-23	38 Water Walk Dr	3	Residential	1041	N/A
UltraStor Markham	23-117840 PLAN	25-May-23	22-Aug-23	7528 Woodbine Ave	8	Commercial	N/A	N/A

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

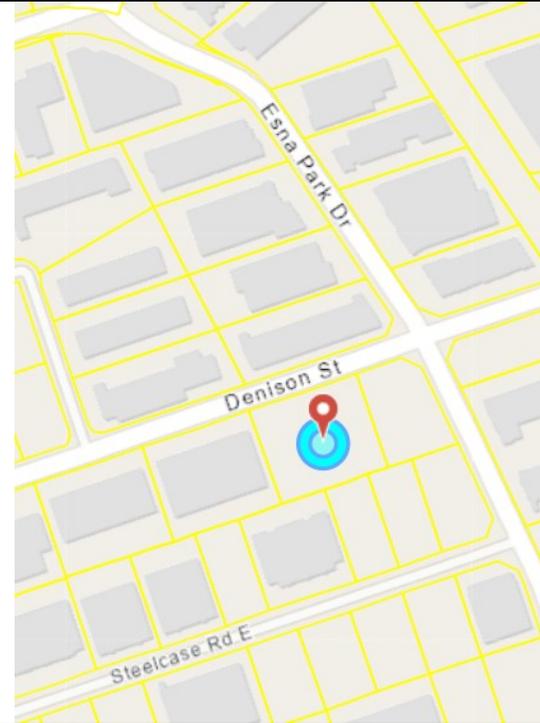
2544369 Ontario Limited (Xu Feng Hu) c/o H.T. Design & Homes (Dylan Su) - Site Control Plan



PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION



STATISTICS SUMMARY



2544369 Ontario Limited c/o H.T. Design & Homes



22-265174 SPC



24-May-23



[691 Denison St](#)



[Ward 8](#)



Commercial



N/A



5710.15



Deanna Schlosser
ext. 2157

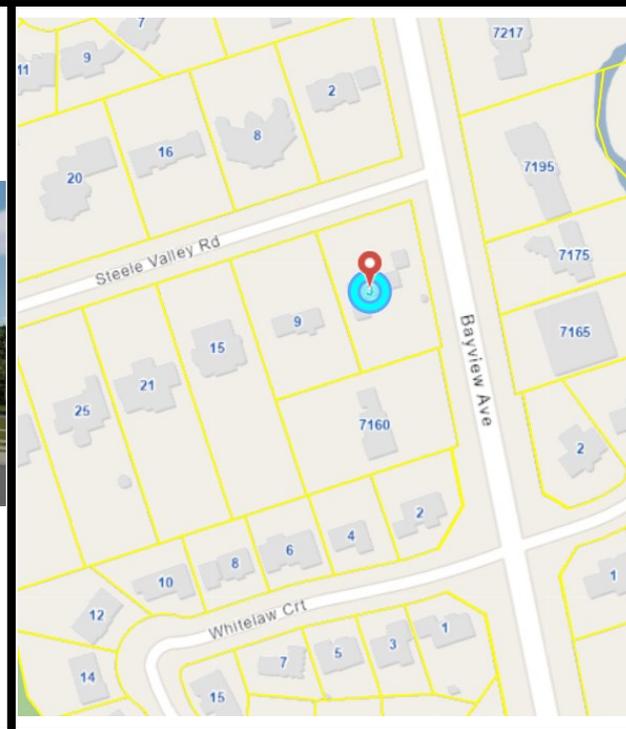
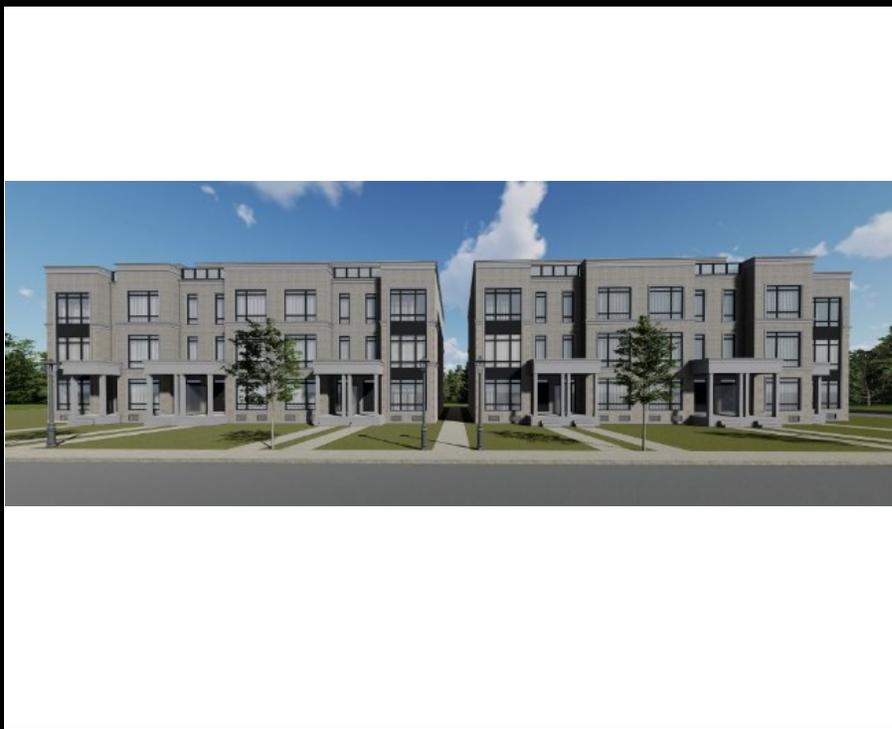


Director of Planning and Urban Design to approve

An [ePLAN](#) submission for a Site Plan Control (SPC) application has been received from 2544369 Ontario Limited (Xu Feng Hu) c/o H.T. Design & Homes (Dylan Su) for the subject lands located at 691 Denison Street. The Applicant is proposing to construct a one (1) storey warehouse building with a total gross floor area (GFA) of 5,710.15 square metres (61,463.52 square feet). The proposed development includes 72 parking spaces.

3 Steele Valley

PLAN



STATISTICS SUMMARY



3 Steele Valley



23-120969 PLAN



24-May-23



[3 Steele Valley Rd](#)



[Ward 1](#)



Residential



10



N/A



Clement Messere
ext. 2191

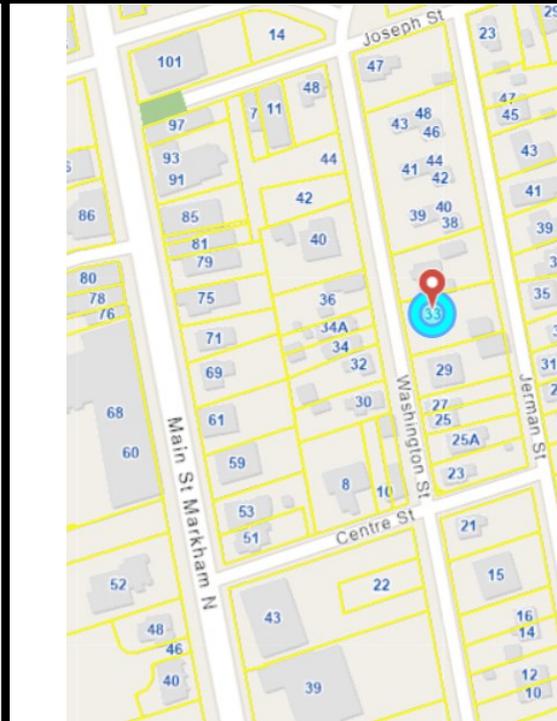


Council/ Committee to
approve

An [ePLAN](#) submission for a Major Zoning By-law Amendment has been received from Cardea Homes (Paul Golini) c/o Armstrong Planning and Project Management (Alexander Hardy) for 3 Steele Valley Road (the Subject Lands). The subject land is located on the southwest corner of Bayview Avenue and Steele Valley Road. The applicant proposes to develop 10 townhouse units on a 0.2883 hectare (0.712 acres) site. Each townhouse unit will be three storeys tall and with access to a rooftop terrace. The townhouses will front onto Bayview Avenue. A portion of the existing Site along Bayview Avenue will be dedicated to the Region in anticipation of the expected road widening along Bayview Avenue.

33 Washington

Site Control Plan



STATISTICS SUMMARY



33 Washington



21-142549 SPC



16-May-23



[33 Washington St](#)



[Ward 4](#)



Residential



1



N/A



Regan Hutcheson
ext. 2080

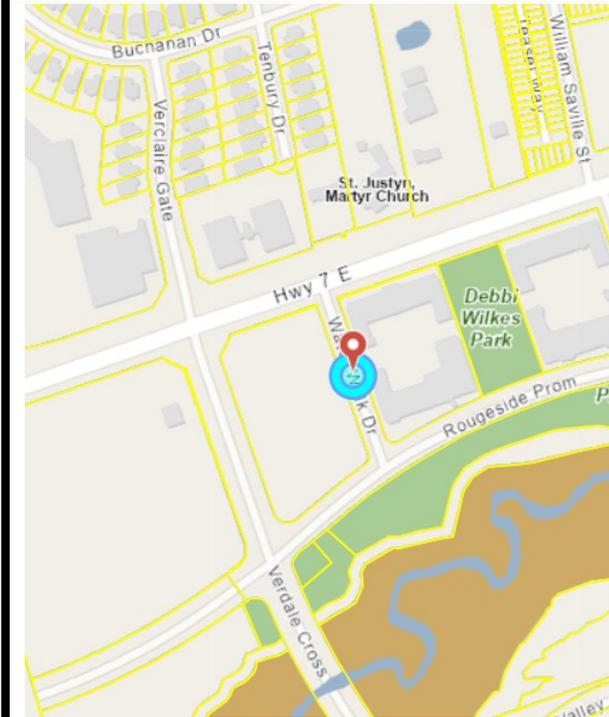
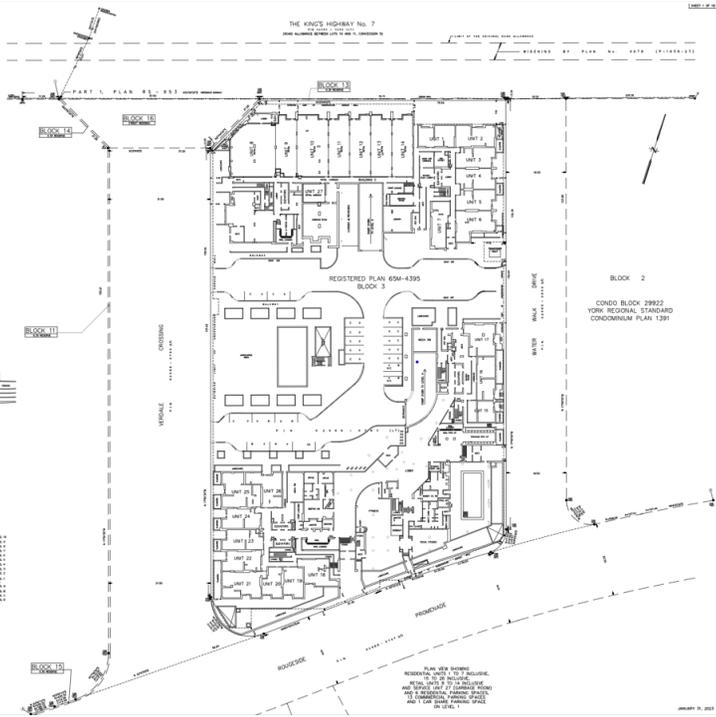


Director of Planning and
Urban Design to approve

An [ePLAN](#) submission for a Site Plan Control (SPC) application has been received from 1255143, Kathy Zegas c/o 676335 Gregory Design Group (Shane Gregory) for 33 Washington Street. The applicant is proposing a new two storey single detached dwelling with a rear lot garage within the Markham Village Heritage Conservation District. This includes the demolition of the existing dwelling unit and detached garage.

Times Uptown Block 3

CNDO



STATISTICS SUMMARY



Times Uptown Block 3



23-122876 CNDO



25-May-23



[38 Water Walk Dr](#)



[Ward 3](#)



Residential



1041



N/A



Deanna Schlosser
ext. 2157

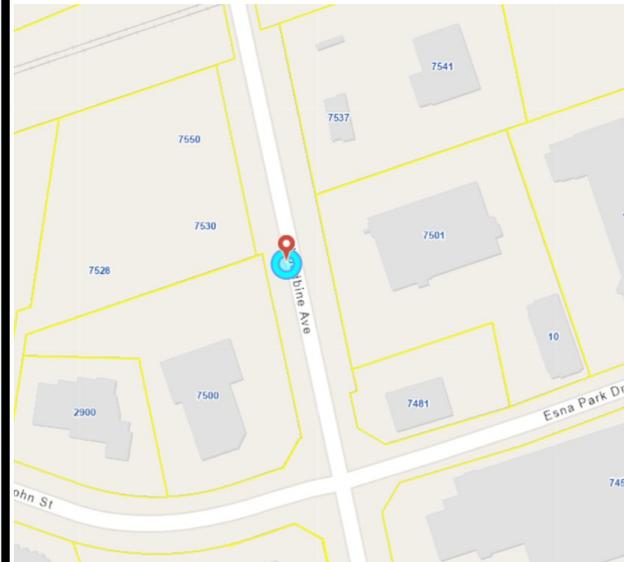
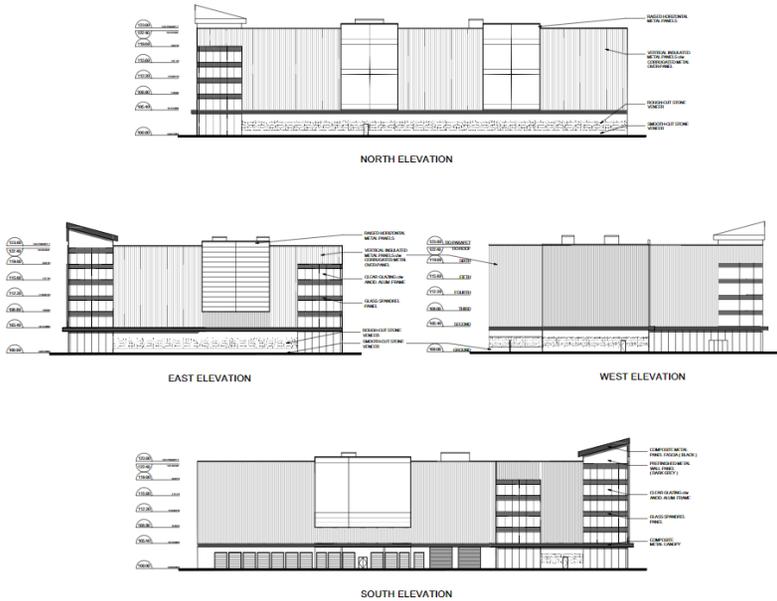


Council/ Committee to
approve

A Draft Plan Condominium Application has been received from 2456965 Ontario Inc. (Hashem Ghadaki) c/o Malone Given Parsons Ltd. (Rohan Sovig) for 38 Water Walk Drive, the "Subject Property". The subject property is located south of Highway 7 and east of Warden Avenue. The application will facilitate the creation of 1041 residential units (432 apartment units with less than 2 bedrooms and 609 apartment units with more than 2 bedrooms) with 1271 parking spaces.

UltraStor Markham

Site Control Plan



STATISTICS SUMMARY



UltraStor Markham



23-117840 PLAN



25-May-23



[7528 Woodbine Ave](#)



[Ward 8](#)



Commercial



N/A



N/A



Clement Messere
ext. 2191



Director of Planning and
Urban Design to approve

An [ePLAN](#) submission for a Minor Zoning By-law Amendment has been received from Glenn Schnarr & Associates (Jim Levac) c/o Trimon Management Inc. (Moshin Masood) for 7528, 7530 & 7550 Woodbine Avenue (the Subject Lands). The subject lands are located on the west side of Woodbine Avenue and the site is currently vacant. The applicant proposes to facilitate a 4 storey commercial self-storage warehouse development on the subject lands.

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.

