

# 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

## Table of Contents

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<sup>2</sup>

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

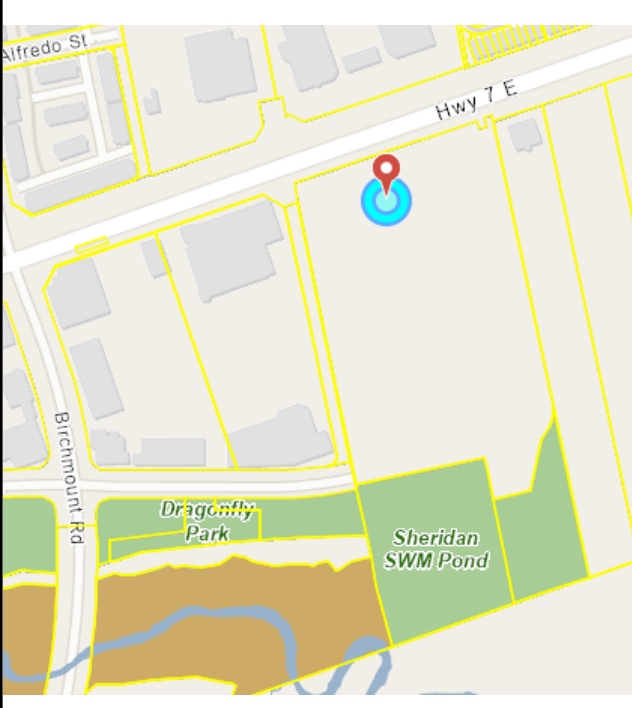
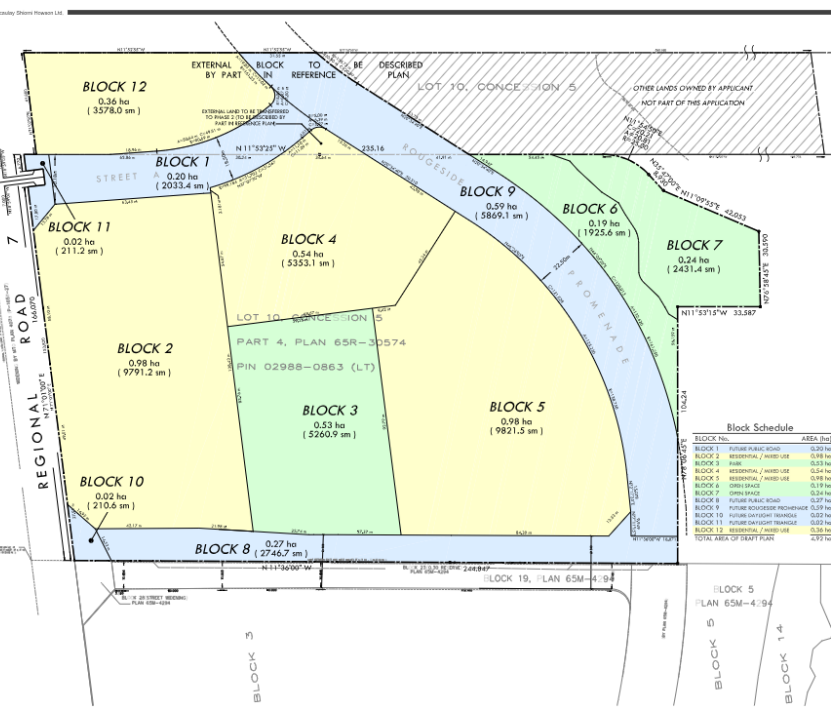
113

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 The Applicant withdrawn their previous Draft Plan of Subdivision application 19TM-12008 (File No. SU 12 111298 and further redline revised by File No. PLAN 23 111289 with TEC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.

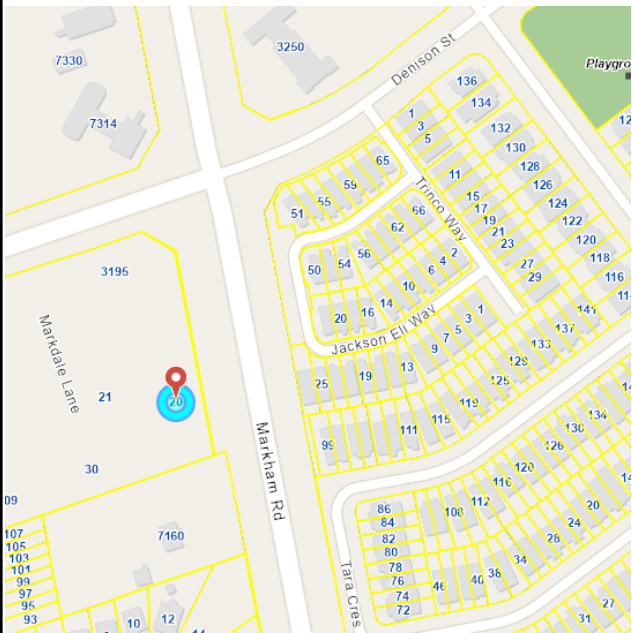
The current subdivision application seeks to subdivide the subject lands into a total of 12 blocks consisting of 4 mixed-use development blocks, 1 park block, 2 open space blocks, 3 future public road block and 2 daylight triangle blocks.

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 Lim-  
ited (JD Development  
Group c/o Lara Dekra-  
nian)



25-114672 CNDO



15-Apr-25



7200 Markham Rd



[Ward 7](#)



Residential



308



N/A



Stacia Muradali  
ext. 2008



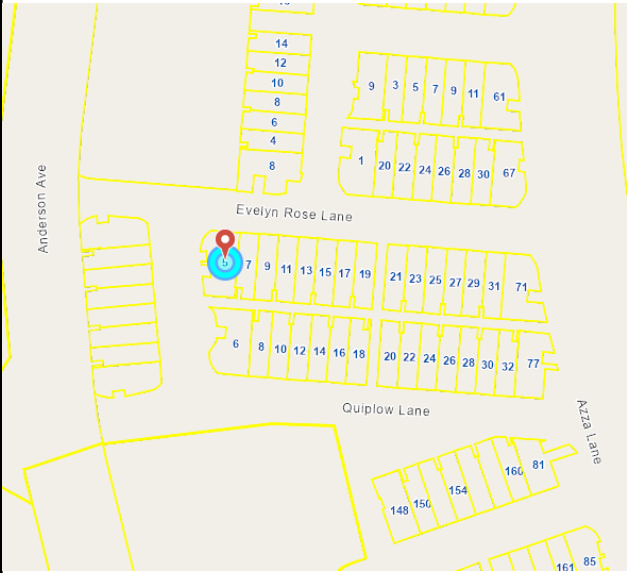
Council Committee to  
Approve

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.

# 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.