

# SUMMARY OF DEVELOPMENT APPLICATIONS CIRCULATED\*



Circulated from August 22 to September 4



5 Development Applications



1,196 Total Residential Units












N/A m<sup>2</sup> Total Gross Floor Area Industrial, Commercial or Institutional

## Table of Contents

Summary of Development Applications

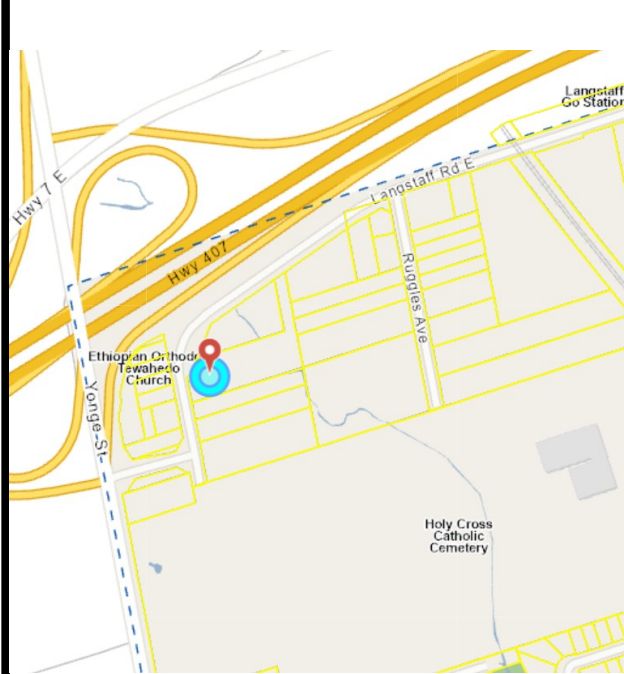
From August 22 to September 4

								
Applicant	File Number	Circulation Date	Non-Decision Appeal	Address	Ward	Uses	Total Units	ICI GFA m <sup>2</sup>
<a href="#">Bridge Station Phase 1A</a>	22-247842 SPC	24-Aug-22	23-Sep22	25 Langstaff Rd	1	Mixed-Use Residential	1132	N/A
<a href="#">KLM Planning Partners Inc. (Billy Tung)</a>	22-243269 PLAN	26-Aug-22	24-Nov-22	8365 Woodbine Ave	8	Commercial	N/A	N/A
<a href="#">Lindvest Properties Limited (Frank Palombi) c/o Bousfields Inc. (Paradise McDaniel)</a>	22-247341 PLAN	22-Aug-22	N/A	6937 7 Highway E	5	Extension Request	N/A	N/A
<a href="#">Syed Kakakhel</a>	22-115592 SPC	23-Aug-22	22-Sep-22	7 Victoria Ave	3	Residential	0	N/A
<a href="#">Unionville Re-Dev Corporation</a>	22-253770 PLAN	29-Aug-22	23-Dec-22	162 Main Street Unionville	3	Mixed-Use Residential	64	N/A

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

# Bridge Station Phase 1A

## Site Plan Control



### STATISTICS SUMMARY



Bridge Station Phase 1A



22-247842 SPC



August 24, 2022



[25 Langstaff Rd](#)



[Ward 1](#)



Mixed-Use



1132



N/A



Clement Messere  
ext. 2191



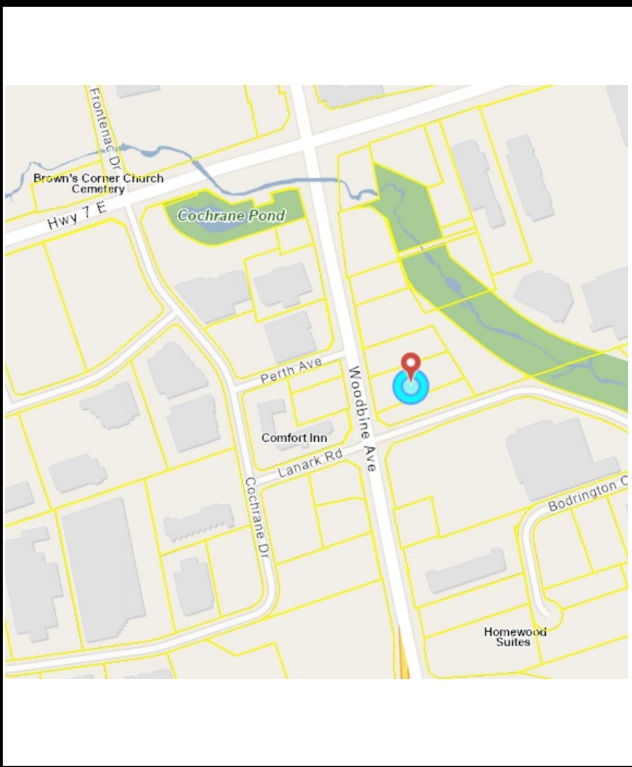
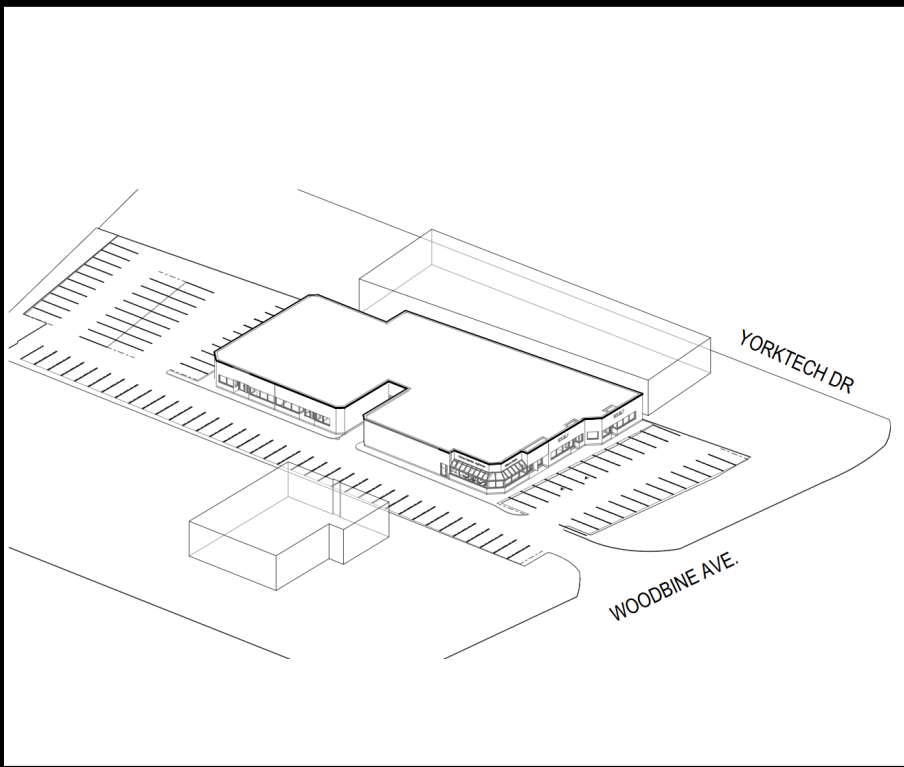
Council/ Committee  
to approve

An [ePLAN](#) submission for a Site Plan Control (SPC) application has been received from Condor Acquisitions Inc. (Sam Balsamo) c/o RDG Gateway Tower One Inc. (Barry Stern) for 5, 9, 11 and 25 Langstaff Road East. The proposed high rise mixed-use development consists of two towers of 49-storeys (Tower A) and 46-storeys (Tower B). The podium element ranges from two (2) to ten (10) storeys in height, consists of at-grade commercial uses, sixteen (16) townhouse units, two residential lobbies, retail and indoor amenity space. The proposed development is comprised of 1,132 residential units in total. The total proposed residential gross floor area is 91,200 square metres (981,668 square feet) with a total floor space index (FSI) of 12.80 times the area of the lot. The total proposed retail gross floor area is 1,080 square metres (11,625 square feet) and is located within the ground floor area of the podiums. The proposed development provides a total of 751 parking spaces in three levels of underground parking, including 581 parking spaces provided for residents, and 170 parking spaces for visitors, and for commercial retail uses.

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

# KLM Planning Partners Inc.(Billy Tung)

## PLAN



### STATISTICS SUMMARY



KLM Planning Partners Inc.(Billy Tung)



22-243269 PLAN



August 26, 2022



[8365 Woodbine Ave](#)



[Ward 8](#)



Commercial



N/A



N/A



Sabrina Bordone  
ext. 8230

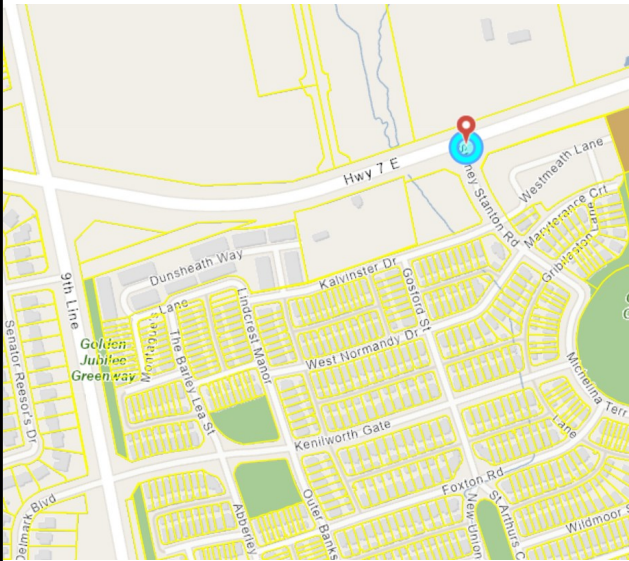


Council/ Committee  
to approve

An [ePLAN](#) submission for a Minor Zoning By-law Amendment has been received from Golden Ridge Development and Investment Inc.(Mary Zhang) c/o KLM Planning Partners Inc. (Billy Tung) for the property municipally known as 8365 Woodbine Avenue Markham. The Applicant is proposing to permit a Motor Vehicle Sales Establishment to facilitate a proposed used car dealership in Unit 1 of the existing commercial building. The proposed Motor Vehicle Sales Establishment will function strictly as a retail business with no motor vehicle repair, maintenance or fueling taking place in the establishment. The unit will function as a showroom for used motor vehicles with an associated sales office space. There will be no outdoor storage of vehicles on the subject property.



N/A



An [ePLAN](#) submission for an Extension of Draft Plan Approval has been received by Lindvest Properties Limited (Frank Palombi) c/o Bousfields Inc. (Paradise McDaniel) for the following application SU 06 114925. This applicant is seeking a three-year extension.

STATISTICS SUMMARY



Lindvest Properties Ltd  
c/o Bousfields Inc.  
(Paradise McDaniel)



22-247341 PLAN



August 22, 2022



[6937 7 Highway E](#)



[Ward 5](#)



Extension Request



N/A



N/A



Stacia Muradali  
ext. 2008

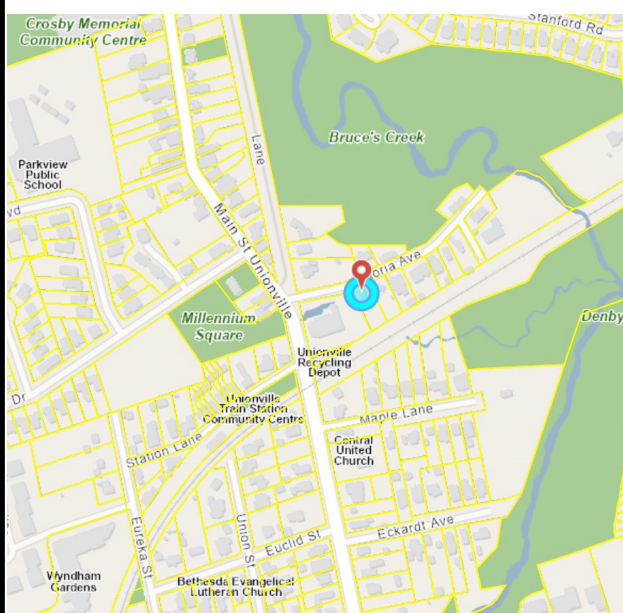
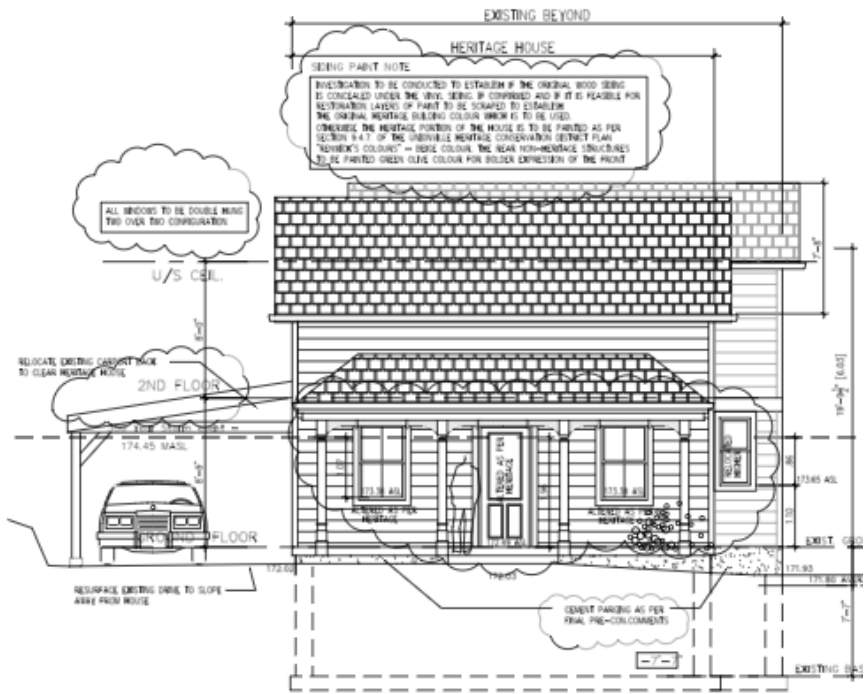


Council/ Committee  
to approve



# Syed Kakakhel

## Site Plan Control



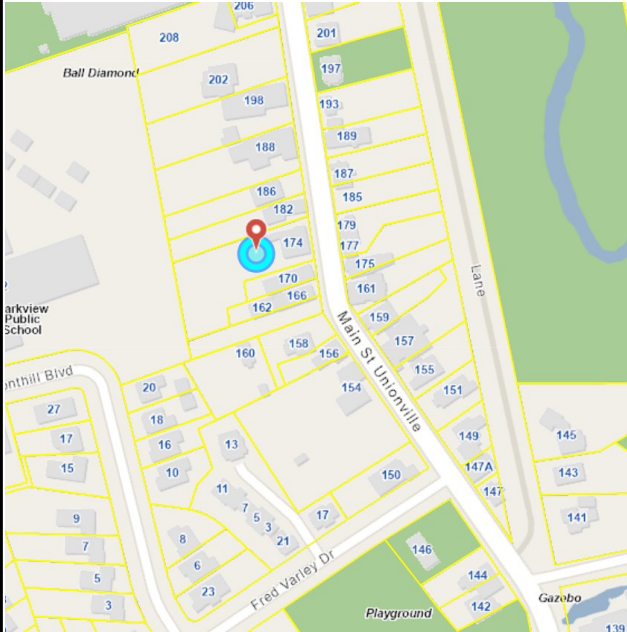
### STATISTICS SUMMARY

	Syed Kakakhel
	22-115592 SPC
	August 23, 2022
	<a href="#">7 Victoria Ave</a>
	<a href="#">Ward 3</a>
	Residential
	0
	N/A
	Regan Hutcheson ext. 2080
	Council/ Committee to approve

An [ePLAN](#) submission for a Site Plan Control Application has been received by Syed Kakakhel for 7 Victoria Avenue, Unionville. The applicant is proposing an addition of 14.75 square metres to the current property.

# Unionville Re-Dev Corporation

## PLAN



### STATISTICS SUMMARY



Unionville Re-Dev Corporation



22-253770 PLAN



August 29, 2022



[162 Main Street Unionville](#)



[Ward 3](#)



Mixed-Use Residential



64



N/A



Regan Hutcheson ext. 2080



Council/ Committee to approve

An [ePLAN](#) submission for a Major Official Plan Amendment and Major Zoning By-law Amendment has been received from Unionville Re-Dev Corporation (Harshal Dave) c/o KLM Planning Partners (Marshall Smith) for the property municipally known as 160, 162, 170, 174, 186 Main Street, Unionville and legally described as Part of Lot 12 Concession 5 in the City of Markham (the "Subject Lands"). The Subject Lands are located within the Unionville Heritage Conservation District, and is approximately 0.62 hectares (1.53 acres) in area. The applicant is proposing a development which includes a mix of residential and non-residential uses.

# 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.