

# SUMMARY OF DEVELOPMENT APPLICATIONS CIRCULATED\*



Circulated from August 8 to August 21



7 Development Applications



227 Total Residential Units



16,953 m<sup>2</sup> Total Gross Floor Area Industrial, Commercial or Institutional

## Table of Contents

Summary of Development Applications

From August 8 - August 21



Applicant

File Number

Circulation  
Date

Non-  
Decision  
Appeal

Address

Ward

Uses

Total Units

ICI GFA m<sup>2</sup>

[Birchmount](#)

22-116043  
SPC

15-Aug-22

N/A

7550 Birchmount Rd

8

Commercial

N/A

1,743

[Block 153 Residential  
Development](#)

22-252269  
CNDO

10-Aug-22

8-Dec-22

6350 Steeles Ave

7

Residential

131

N/A

[Denison Self Storage](#)

22-120692  
SPC

11-Aug-22

10-Sep-22

191 McNabb St

8

Commercial

N/A

15,210

[Denison Self-Storage](#)

22-120692  
PLAN

11-Aug-22

7-Dec-22

191 McNabb St

8

Commercial

N/A

N/A










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

# Table of Contents Continued



## Summary of Development Applications

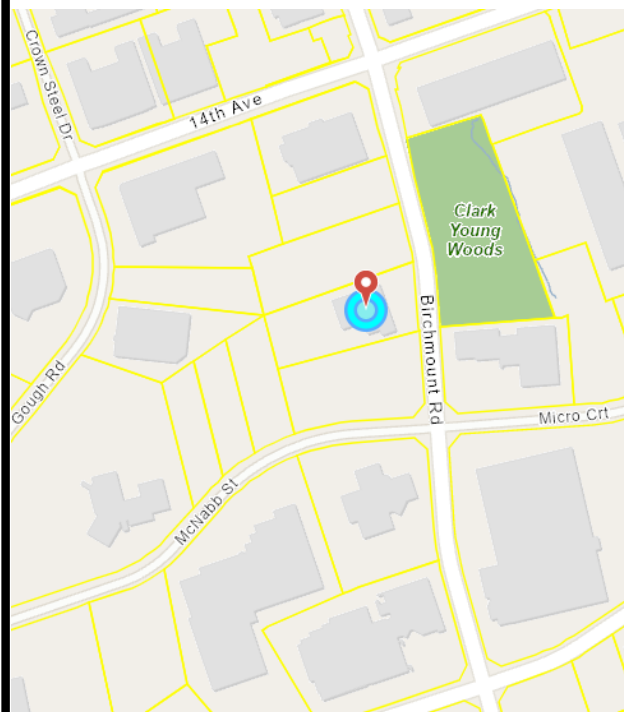
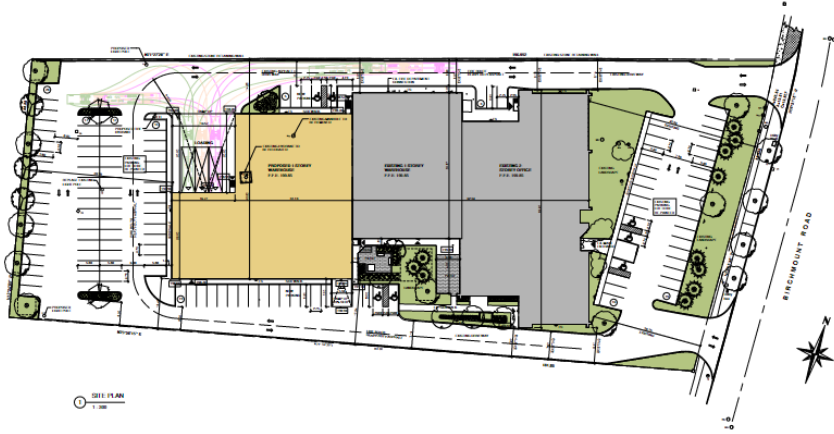
From August 8 - August 21

								
Applicant	File Number	Circulation Date	Non-Decision Appeal	Address	Ward	Uses	Total Units	ICI GFA m <sup>2</sup>
<a href="#">Downtown Markham Temporary Parking Lot</a>	22-252081 SPC	10-Aug-22	9-Sep-22	Enterprise Blvd	3	Parking	N/A	N/A
<a href="#">Lownsborough House</a>	22-251336 SPC	18-Aug-22	17-Sep-22	9392 Kennedy Rd	6	Residential	0	N/A
<a href="#">StateView Homes (Ryan Kochuta) - Nao Towns Phase 1</a>	22-243251 PLAN	9-Aug-22	6-Dec-22	5112 14th Ave	8	Residential	96	N/A

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

# Birchmount

## Site Plan Control



### STATISTICS SUMMARY



Birchmount



22-116043 SPC



August 15, 2022



[7550 Birchmount Rd](#)



[Ward 8](#)



Commercial



N/A



1,743 sq. m



Sabrina Bordone  
ext. 8230



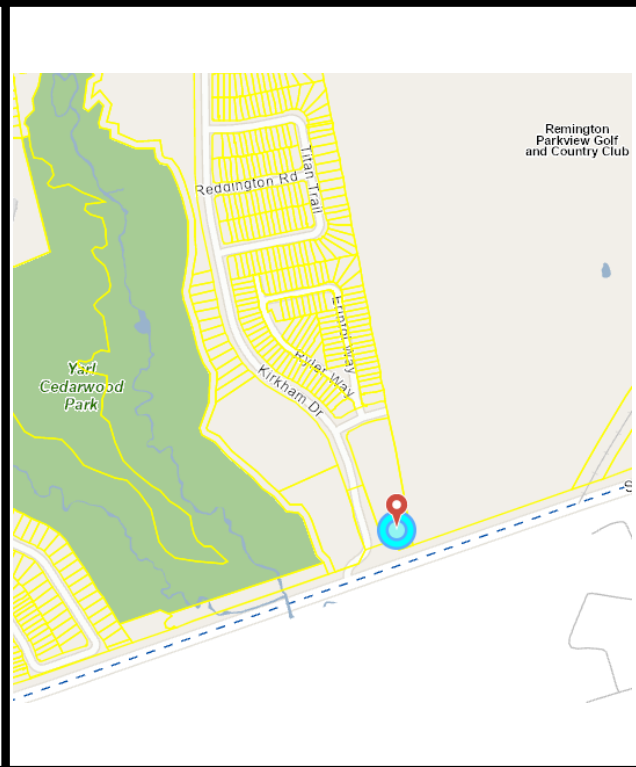
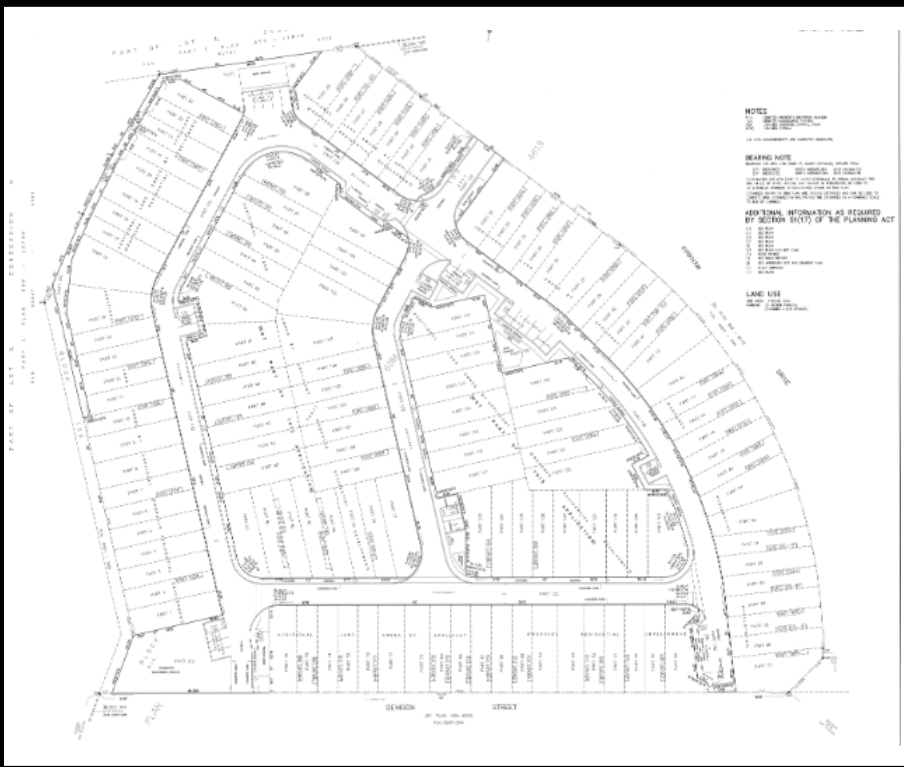
Council/ Committee  
to approve

An [ePLAN](#) submission for a Site Plan Control Application has been received by 2845222 ONTARIO INC. c/o MPLAN INC. (Joshua Chitiz) for 7550 Birchmount Road. The applicant is proposing to construct a 1,743 sq. m warehouse addition to the rear of an existing industrial building.

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

# Block 153 Residential Development

## CNDO



### STATISTICS SUMMARY



Block 153 Residential Development



22-252269 CNDO



August 10, 2022



[6350 Steeles Ave](#)



[Ward 7](#)



Residential



131



N/A



Stacia Muradali  
ext. 2008

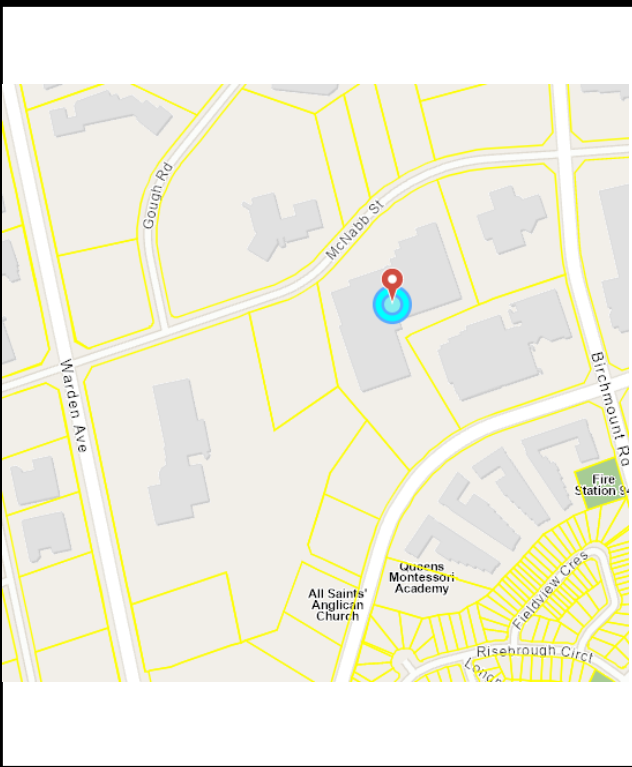


Council/ Committee  
to approve

A Draft Plan of Condominium Application has been received from Forest Bay Homes (Clay Leibel) for 6350 Steeles Ave East (CON 8 PT LT 3 65R15734 PT PT 1 & PT 2). The application will facilitate the creation of 131 Freehold townhomes on a condo road.

# Denison Self Storage

## Site Plan Control



### STATISTICS SUMMARY



Denison Self-Storage



22-120692 SPC



August 11, 2022



[191 McNabb St](#)



[Ward 8](#)



Commercial



N/A



15,210.60 sq. m



Sabrina Bordone  
ext. 8230



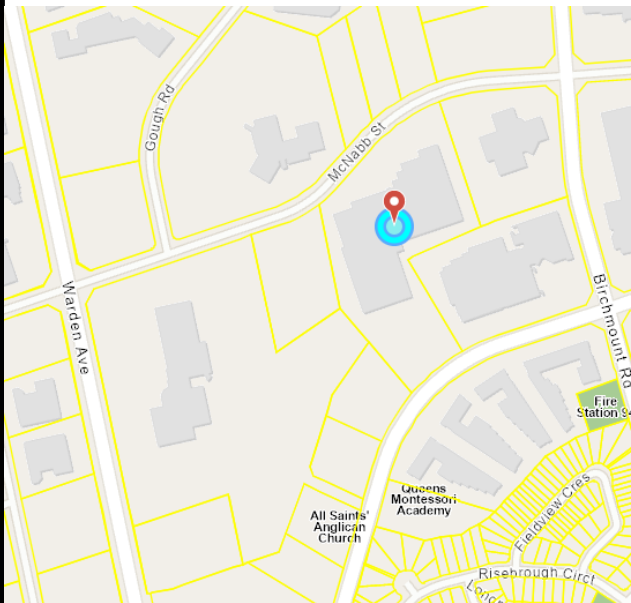
Council/ Committee  
to approve

A Site Plan Control application has been received from Neamsby Investments Inc. (Joseph Pavia) c/o IBI Group (Qianqiao Zhu) for 191 McNabb Street, Markham and is legally known as Part of Block 8 of Registered Plan M-1915. The applicant is proposing to build a premium self-storage facility on the Subject Site comprised of one (1) six-storey self-storage building with a gross floor area (GFA) of 15,210.60 square meters. A total of ten (10) parking spaces, of which two (2) will be barrier-free, four bicycle parking spaces, and three (3) interior loading spaces will serve the proposed development.

This application is related to the Official Plan and Zoning By-law Amendment application PLAN 22 120682, which is being reviewed concurrently.

# Denison Self-Storage

## PLAN



### STATISTICS SUMMARY



Denison Self-Storage



22-120692 PLAN



August 11, 2022



[191 McNabb St](#)



[Ward 8](#)



Commercial



N/A



N/A



Sabrina Bordone  
ext. 8230



Council/ Committee  
to approve

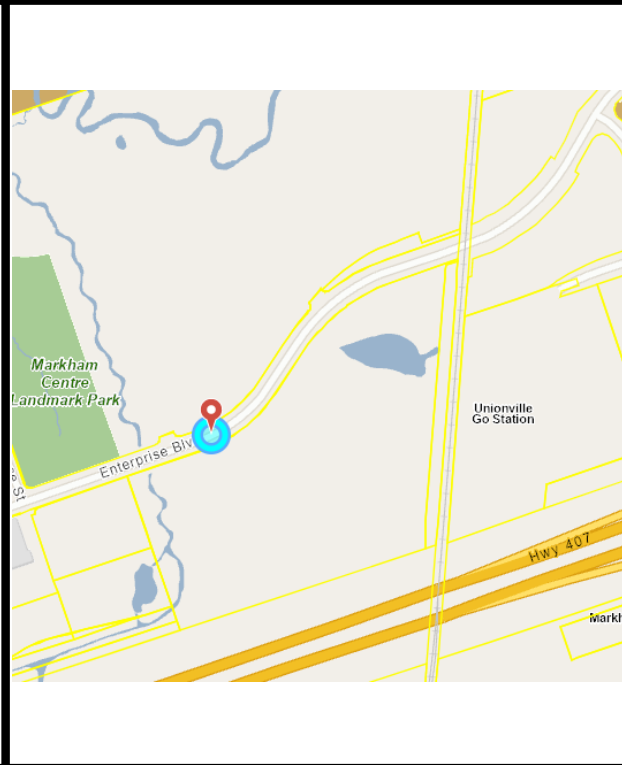
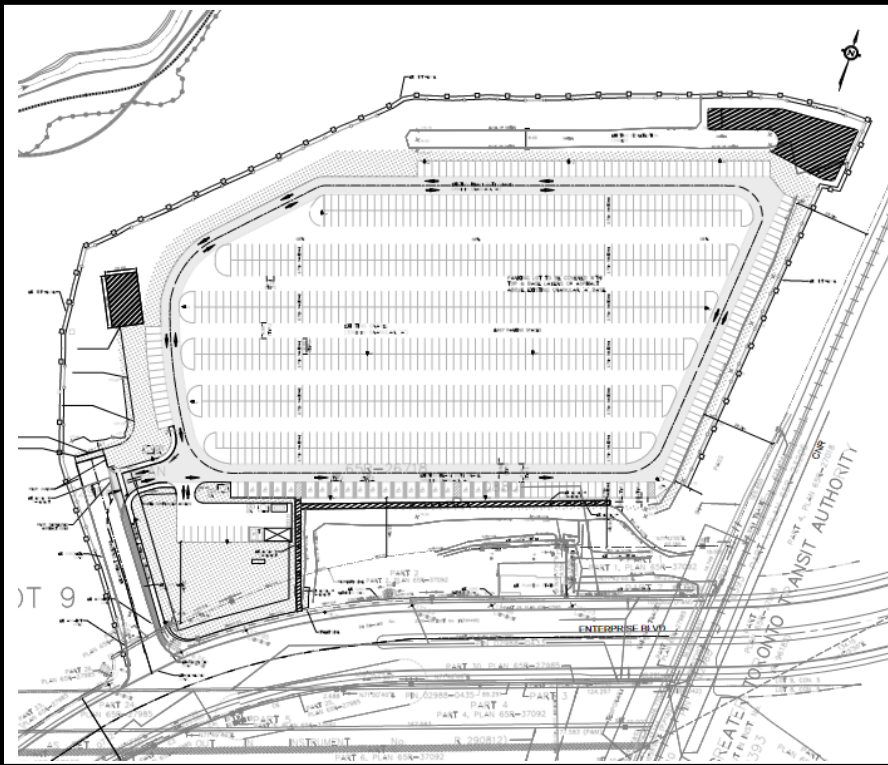
An Official Plan and Zoning By-law Amendment application has been received from Neamsby Investments Inc. (Joseph Pavia) c/o IBI Group (Qianqiao Zhu) for 191 McNabb Street, Markham and is legally known as Part of Block 8 of Registered Plan M-1915. The applicant is proposing to build a premium self-storage facility on the Subject Site comprised of one (1) six-storey self-storage building with a gross floor area (GFA) of 15,210.60 square meters. A total of ten (10) parking spaces, of which two (2) will be barrier-free, four bicycle parking spaces, and three (3) interior loading spaces will serve the proposed development.

This application is related to the Site Plan Control application SPC 22 120692, which is being reviewed concurrently. Site Plan Control comments are to be provided separately, within the SPC file.



# Downtown Markham Temporary Parking Lot

## Site Plan Control



### STATISTICS SUMMARY



Downtown Markham  
Temporary Parking  
Lot



22-252081 SPC



August 10, 2022



[Enterprise Blvd](#)



[Ward 3](#)



Parking



N/A



N/A



Sabrina Bordone  
ext. 8230



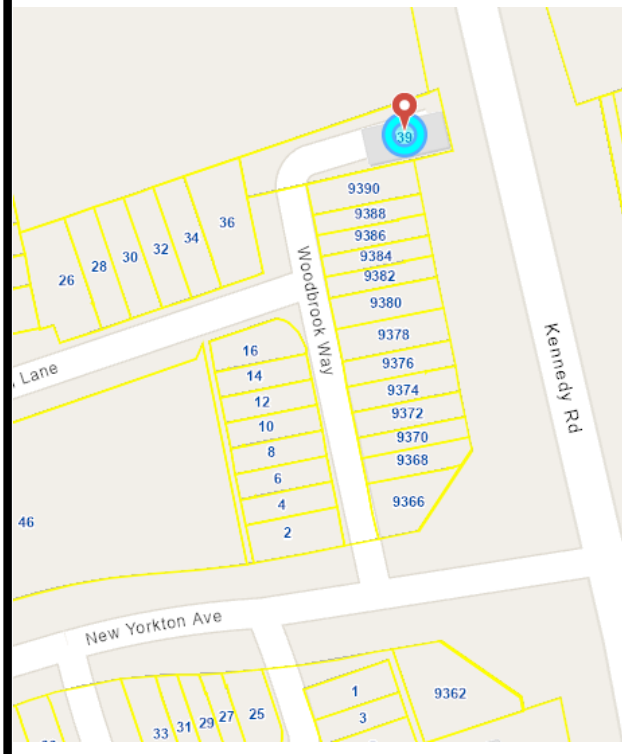
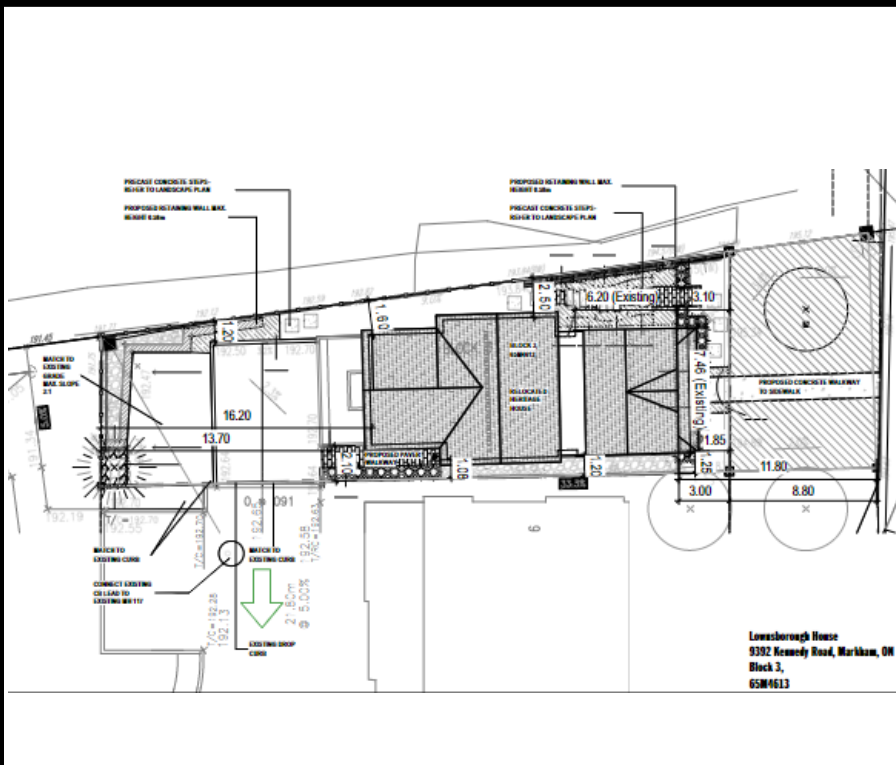
Council/ Committee  
to approve

An [ePLAN](#) submission for a Site Plan Control (SPC) application has been received from Ruland properties Inc. (Chris Bratty) c/o The Remington Group (Joseph Pavia) for Enterprise Boulevard (CON 5 PT LOT 9 RP 65R26718 PT PART 1). The applicant is requesting to construct a temporary parking lot on approximately 10 ac of land on the north side of Enterprise Boulevard immediately west of the Stouffville GO rail line in Downtown Markham. The temporary parking lot will include 930 parking spaces (21 of which are accessible), a full movement access to Enterprise Boulevard, gate-controlled access, lighting and a pedestrian connection to Enterprise Boulevard.

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

# Lownsborough House

# Site Plan Control



## STATISTICS SUMMARY



Lownsborough  
House



22-251336 SPC



August 18, 2022



9392 Kennedy Rd



## Ward 6



Residential



0



N/A



Regan Hutcheson  
ext. 2080



Council/ Committee  
to approve

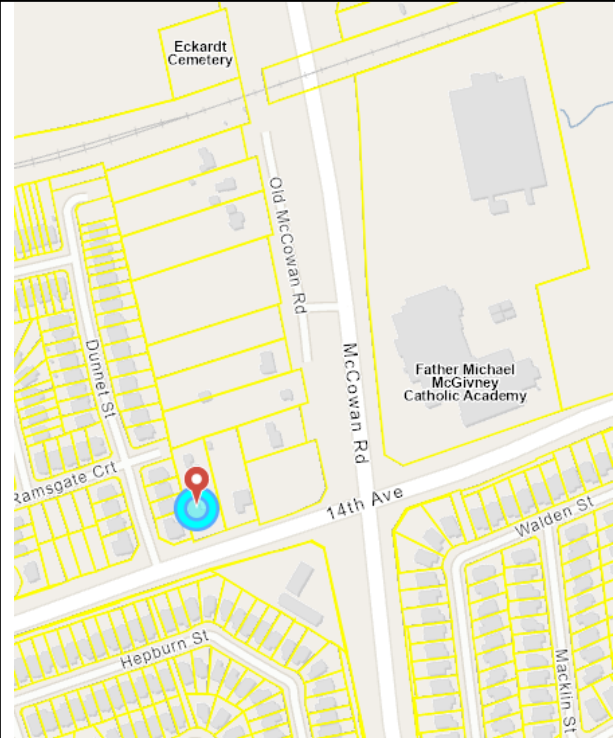
An [ePLAN](#) submission for a Site Plan Control (SPC) application has been received from Kylemore Communities (Michael Montgomery), c/o Gatzios Planning (Peter Maleganovski) for 9392 Kennedy Road. The applicant is proposing to move the subject building back from Kennedy Road and build a rear addition of 287 sq. m to the existing structure.

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



# StateView Homes (Ryan Kochuta) - Nao Towns Phase 1

## PLAN



### STATISTICS SUMMARY



StateView Homes  
(Ryan Kochuta) -  
Nao Towns Phase 1



22-243251 PLAN



August 9, 2022



[5112 14th Ave](#)



[Ward 8](#)



Residential



96



N/A



Sabrina Bordone  
ext. 8230



Council/ Committee  
to approve

An [ePLAN](#) submission for a Draft Plan of Subdivision has been received from Stateview Homes (Ryan Kochuta) for the properties located at the northwest corner of 14th Avenue and McCowan Road that are municipally known as 5112, 5122 & 5248 14th Avenue and 7768, 7778, 7788 & 7798 McCowan Road (the “subject site”). The subject site has frontage of approximately 128 metres on 14th Avenue and frontage of approximately 179 metres on Old McCowan Road, and has a total site area of 2.2 hectares. The proposed development includes 3-storey townhouses with a total of 96 units contained within 18 blocks, in addition to a public park along the northern limit of the subject site. The Draft Plan of Subdivision will create two development blocks: one for the proposed townhouses and the other for the road widening on 14th Avenue. Given the proposed tenure of the townhouse development (freehold townhouses with common elements), a Draft Plan of Subdivision is required in order to facilitate a future part lot application.

# 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.