

SUMMARY OF DEVELOPMENT APPLICATIONS CIRCULATED*



Circulated from July 10 to July 23



8 Development Applications



1,433 Total Residential Units












78,675 m² Total Gross Floor Area Industrial, Commercial or Institutional

Table of Contents

Summary of Development Applications

From July 10 to July 23

								
Applicant	File Number	Circulation Date	Non-Decision Appeal	Address	Ward	Uses	Total Units	ICI GFA m ²
14th Avenue & McDowell Gate	23-130595 SPC	17-Jul-23	11-Sep-23	McDowell Gate	8	Commercial	N/A	1,506
2 Enterprise Boulevard	23-130085 SPC	10-Jul-23	9-Sep-23	2 University Blvd	3	Commercial	N/A	N/A
404 Major Mac West Developments Limited (Stephanie Volpentesta)	23-116352 PLAN	10-Jul-23	5-Sep-23	710 Markland S	6	Commercial	N/A	N/A
Circa Phase 3	23-121041 SPC	18-Jul-23	17-Sep-23	7 Highway E	2	Mixed Use	723	68,048
First Elgin	23-129239 PLAN	18-Jul-23	15-Nov-23	3208 Elgin Mills Rd	2	Residential	402	N/A

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

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Glendower	23-121495 PLAN	13-Jul-23	9-Nov023	11139 Victoria Square Blvd	2	Residential	214	N/A
Unnamed Markham Center Elementary School	23-128852 SPC	14-Jul-23	13-Sep-23	Warden Ave	3	School	N/A	9121
W Garden Corporation - ePLAN file created in 2023 for 4th resub- mission of 2018 submission	23-149630 PLAN	21-Jul-23	N/A	186 Old Kennedy Rd	8	Residential	94	N/A

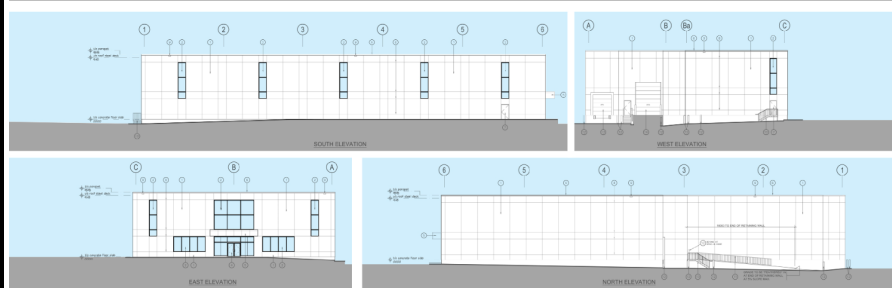
**official plan amendment, zoning by-law amendment, plan of subdivision, site plan control, condo – defined on final page*

14th Avenue & McDowell Gate

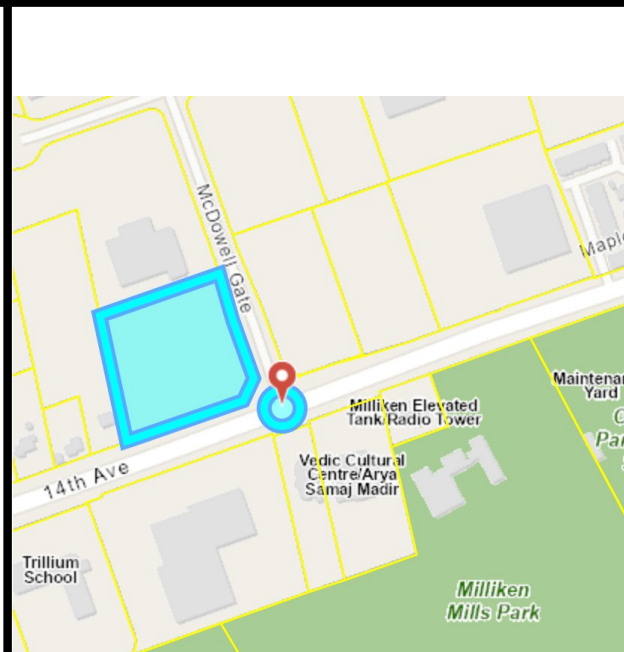
Site Plan Control



BUILDING 'A' COLOUR ELEVATIONS



BUILDING 'B' COLOUR ELEVATIONS



STATISTICS SUMMARY



14th Avenue &
McDowell Gate



23-130595 SPC



17-Jul-23



[McDowell Gate](#)



[Ward 8](#)



Commercial



N/A



1,506.47



Elizabeth Martelluzzi
ext. 2193



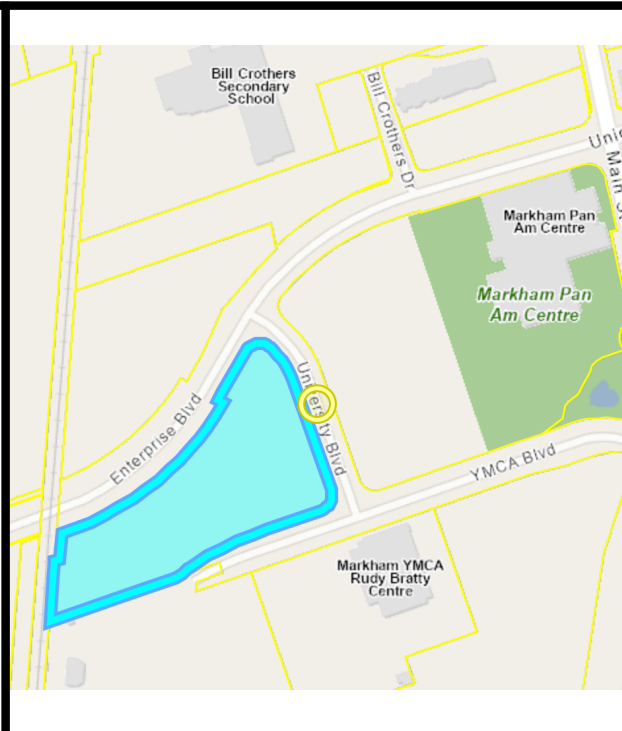
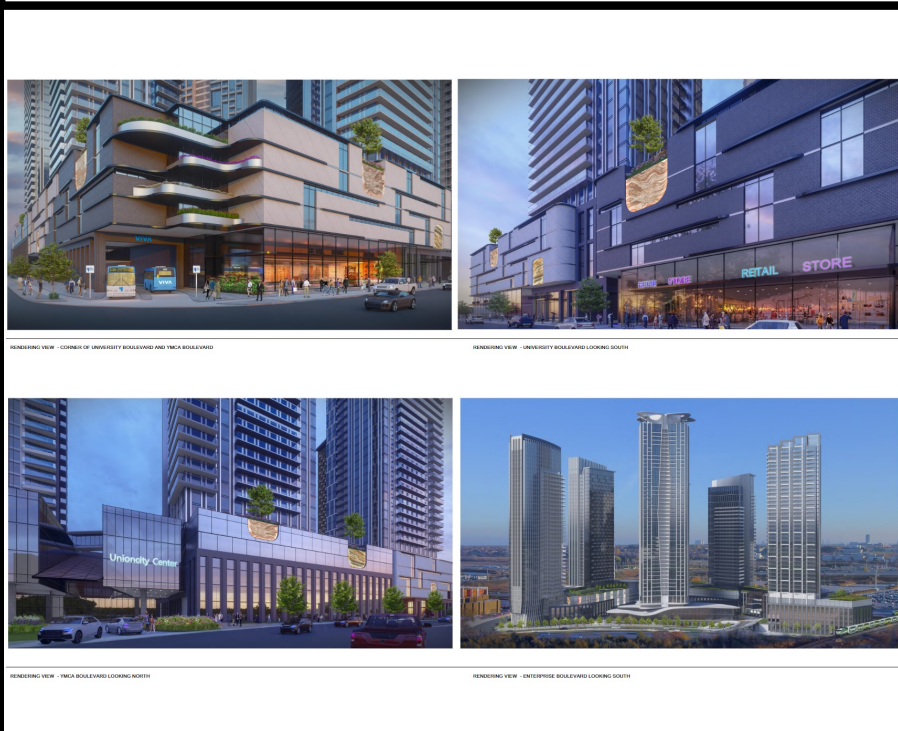
Director Planning &
Urban Design to
approve

A Site Plan application has been received have been received from Condor Properties (Davide Pellegrini) for PLAN 65M2813 PT LOT 1. The Applicant is proposing the construction of a 3 storey office building with a gross floor area (GFA) of 3566.65 m2 and a 1 storey industrial building with a gross floor area (GFA) of 1,506.47 m2. Vehicular access is proposed from 14th Avenue and from McDowell Gate, with surface and below-grade parking.

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

2 Enterprise Boulevard

Site Plan Control



STATISTICS SUMMARY



2 Enterprise Boulevard



23-130085 SPC



10-Jul-23



[2 University Blvd](#)



[Ward 3](#)



Residential



2608



N/A



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ext. 2193



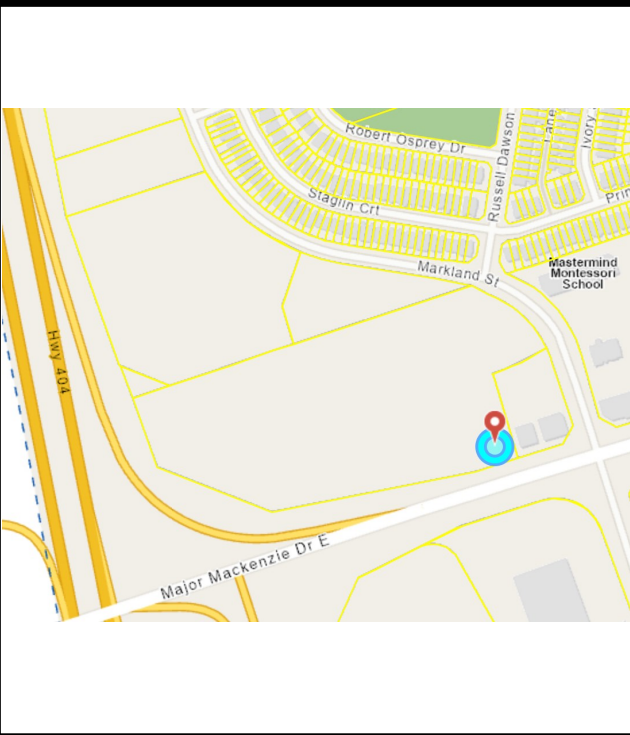
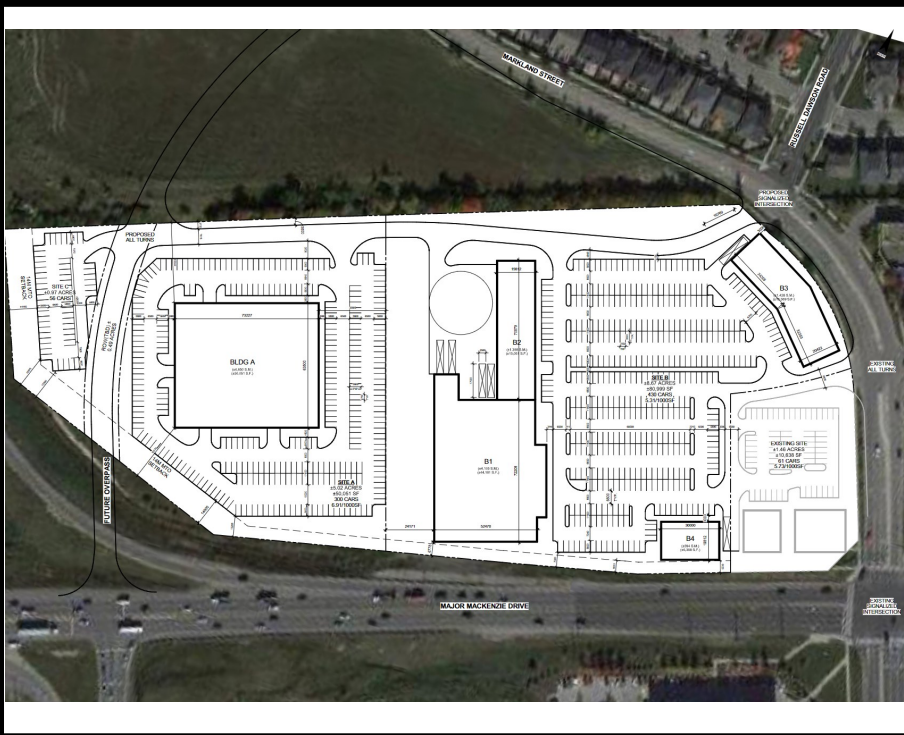
Director Planning &
Urban Design to
approve

An [ePLAN](#) submission for a Site Plan Control (SPC) application has been received from Enterprise Boulevard Inc. (Jonathan Karavos) c/o Gatzios Planning + Development Consultants Inc. (James Koutsovitis) for the subject lands located at 2 University Boulevard, Markham. The Applicant is proposing the construction of five towers with varying heights and a 6-storey podium, above the future Viva Rapidway. The towers include a 42-storey Building A, a 39-storey Building B, two 35-storey Buildings C and D, a 49-storey Building E, and a 42-storey Building F. There will be a proposed total of 2,608 residential units and 1,711 parking spaces. A 0.27 Hectare public park is proposed in the south west corner.

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

404 Major Mac West Developments Ltd (Stephanie Volpentesta)

PLAN



STATISTICS SUMMARY



404 Major Mac West Developments Limited



23-116352 PLAN



10-Jul-23



[710 Markland St](#)



[Ward 6](#)



Commercial



N/A



N/A



Clement Messere
ext. 2191



Council/ Committee
to Approve

An [ePLAN](#) submission for a Zoning By-law Amendment has been received 404 Major Mac West Developments Limited (Stephanie Volpentesta) c/o Macaulay Shiomi Howson (Nick Pileggi) for 710 Markland Street (the Subject Lands). The subject lands is located on the north side of Major Mackenzie Drive E and west of Highway 404. The applicant proposes to permit a car dealership.

Circa Phase 3

Site Plan Control



PEDESTRIAN VIEW LOOKING NORTHEAST



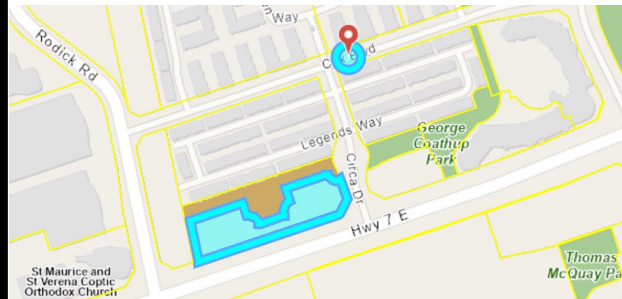
VIEW LOOKING NORTHWEST



PEDESTRIAN VIEW OF RESIDENTIAL ENTRANCE (B1 & B2) LOOKING NORTH



PEDESTRIAN VIEW OF RESIDENTIAL ENTRANCE (B3) LOOKING NORTH WEST



STATISTICS SUMMARY



Circa Phase 3



23-121041 SPC



18-Jul-23



[7 Highway E](#)



[Ward 2](#)



Mixed Use



723



68,048



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ext. 2193

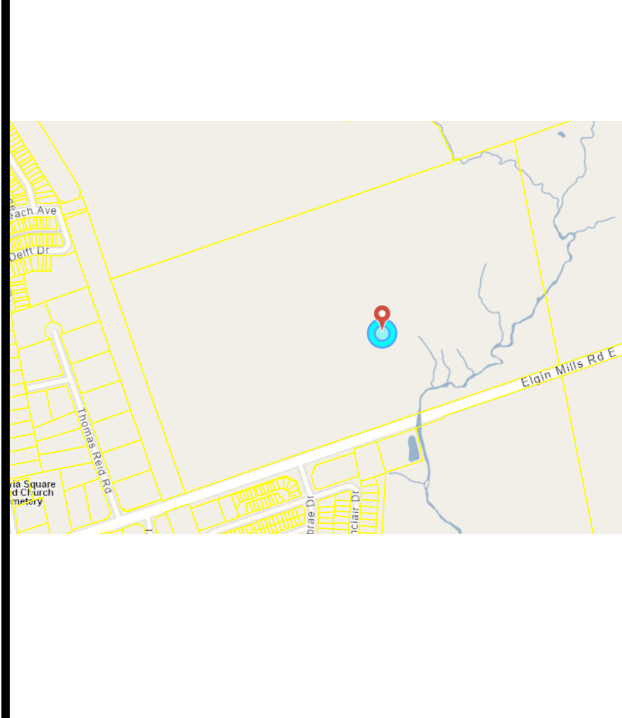
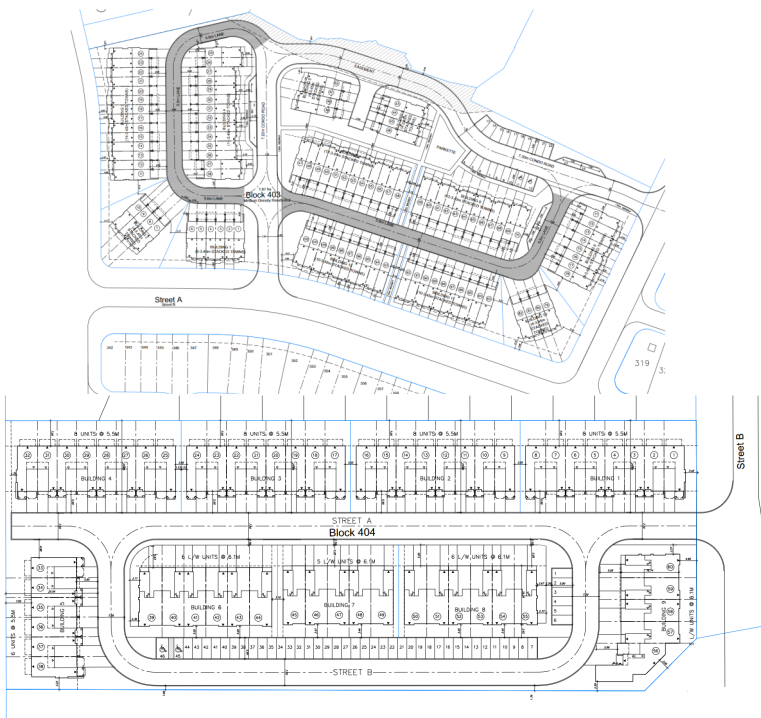


Director Planning &
Urban Design to
approve

An [ePLAN](#) submission for a Site Plan Control (SPC) application has been received from Dorsay (Residential) Developments Corporation (Shahd Elshafei) for the subject lands located the Northeast Corner of Rodick Road and Highway 7 East (PLAN 65M2503 PT OF BLK 3 PL 65R26665 PT 3 & 6). The proposed high rise mixed-use development consists of 3 towers; 20 storey (Parcel D), 18 storey (Parcel D) and 17 storey (Parcel C) with 723 residential units in total and at grade commercial/retail uses. The total proposed GFA is 66,380.5 square metres of residential and 2,348.1 square metres of non-residential. The total floor-space index (FSI) of the proposed development is 6.48 (Parcel D) and 6.11 (Parcel C) times the area of the lot.

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

First Elgin PLAN



STATISTICS SUMMARY



First Elgin



23-129239 PLAN



18-Jul-23



[3208 Elgin Mills Rd](#)



[Ward 2](#)



Residential



402



N/A



Clement Messere
ext. 2191



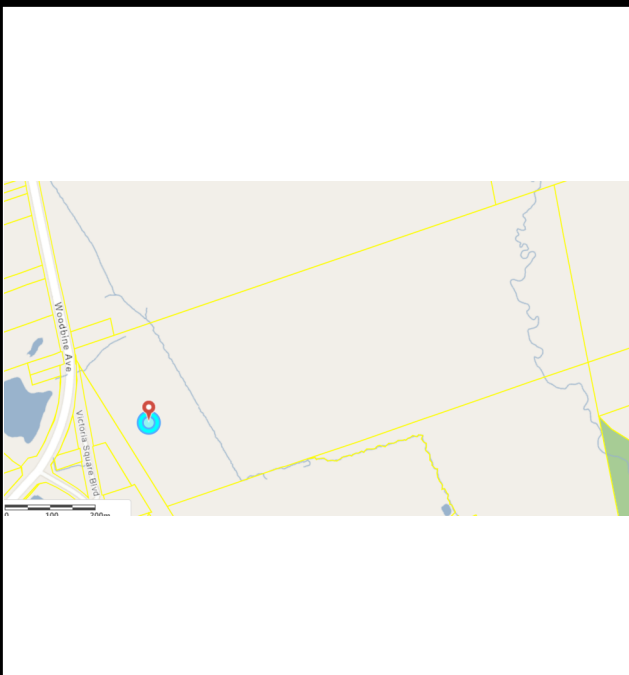
Council/ Committee
to Approve

An [ePLAN](#) submission for a Major Zoning By-law Amendment and a Draft Plan of Subdivision has been received from First Elgin Mills Developments Inc and First Elgin North Ltd. (Joanne Barnett) c/o Malone Given Parsons Ltd (Emily Grant) for 3208 Elgin Mills Road. The "Subject Lands" are located north of Elgin Mills Road and west of Warden Avenue with an approximate area of 33.66 hectares in size. The applicant is proposing to facilitate the development of 568 residential dwelling units including 345 single detached, 61 laneway and back-to-back townhouses, and 2 medium/mixed used blocks that will accommodate 162 residential units. Other proposed uses include co-located school and park blocks, two storm-water management facilities to service the development, a grid-like network of local and collector roads, and an open space system that serves to protect the Berczy Creek and Berczy Creek Tributary system in a manner that is consistent with the Victoria Glen Secondary Plan.

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

Glendower

PLAN



STATISTICS SUMMARY



Glendower



23-121495 PLAN



13-Jul-23



[11139 Victoria Square Blvd](#)



[Ward 2](#)



Residential



214



N/A



Clement Messere
ext. 2191



Council/ Committee
to Approve

An [ePLAN](#) submission for a Major Official Plan, a Major Zoning By-law Amendment, and a Draft Plan of Subdivision has been received from Glendower Properties Inc. (Michael Pozzebon) c/o KLM Planning Partners Inc. (Marshall Smith) for 11139 Victoria Square Boulevard and 11251 Woodbine Avenue, the "Subject Lands". The subject lands are located within the north eastern quadrant of the intersection of Woodbine Avenue and Victoria Square Boulevard comprising approximately 11.06 hectares (27.33 acres). The proposal comprises a mix of low and mid-rise developments. A low-rise development block with frontage on Woodbine Avenue which is anticipated to develop for nine (9) residential, three (3) storey rear lane townhouse dwellings with access from a shared private lane. A mid-rise development block with frontage on Old Woodbine Avenue and a future extension of Vetmar Avenue (proposed via the applications), which is anticipated to develop for one hundred (100) residential apartment units within a six (6) storey apartment building with access from future Vetmar Avenue. Seventy (70) residential single detached dwellings, thirty-two (32) residential street townhouse units, five (5) part lots, and a public parkette of 0.31hectares with access from two (2) new public roads, and a natural heritage/ greenway block of 4.50 hectares.

Unnamed Markham Center Elementary School

Site Plan Control



STATISTICS SUMMARY



Unnamed Markham
Center Elementary
School



23-128852 SPC



14-Jul-23



[Warden Ave](#)



[Ward 3](#)



School



N/A



9,121



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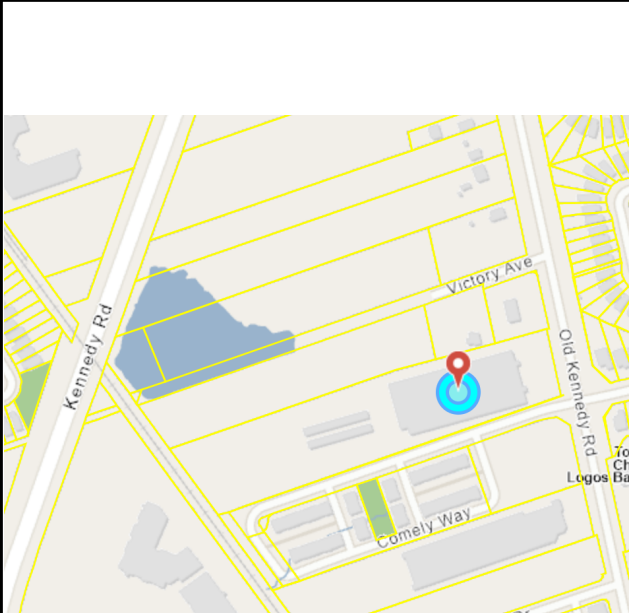


Director Planning &
Urban Design to
approve

An [ePLAN](#) submission for a Site Plan Control (SPC) application has been received from York Region District School Board c/o MC Architects Inc. (Dominic Battistel) for the subject lands located at the south-east corner of Warden Avenue and Highway 7 East (CON 5 PT LT 10 66R10854 PTS 1 TO 4). The applicant is proposing to build a three-storey elementary school with a gross floor area of 9,121.0 square metres. The proposed development will include 1 level of underground parking.

W Garden Corporation

PLAN



STATISTICS SUMMARY



W Garden Corpora-
tion



23-149630 PLAN



21-Jul-23



[186 Old Kennedy Rd](#)



[Ward 8](#)



Residential



94



N/A



Elizabeth Martelluzzi
ext. 2193



Council/ Committee
to Approve

A REVISED (4th submission) for a Zoning By-law Amendment (Minor) and a Draft Plan of Subdivision has been received from W Garden Corporation for 186 Old Kennedy Road, and 31 & 51 Victory Avenue. The revised applications will facilitate the development of 94 rear-lane oriented townhouse units that are organized into 15 blocks and are accessed by private lanes. The proposed development also integrates the extension of 'Street B', a new north-south public road. It is important to note that the revised applications look to develop only the central portion of the subject lands, as compared to the previous/original applications which looked to develop the entirety of the subject lands. The revisions were made by the new landowner. Please refer to the "Comment – Response Matrix" to see how comments from the first submission have been addressed.

This application is related to file 2018 149630 000 00 SU (Master file).

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.