

SUMMARY OF DEVELOPMENT APPLICATIONS CIRCULATED*



Circulated from March 16 to April 17



6 Development Applications



2,695 Total Residential Units












2,500 m² Total Gross Floor Area Industrial, Commercial or Institutional










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Summary of Development Applications

From Mar 16 to Apr 17

								
Applicant	File Number	Circulation Date	Non-Decision	Address	Ward	Uses	Total Units	ICI GFA m ²
The Regional Municipality of York c/o IBI Group (Catriona Moggach)	21 147736 PLAN	Mar/31/22	Jun/23/22	350 Yorktech Dr	8	Commercial	N/A	N/A
8111 Kennedy Markham Inc. (Robert Fidani) c/o Bousfields Inc. (David Charezenko)	21 145907 PLAN	Mar/21/22	Jul/16/22	8111 Kennedy Rd	3	Mixed Use	1762	N/A
2534929 ONTARIO INC (David Ellis) c/o Bousfields Inc. (Kate Cooper)	21 146306 SPC	Apr/05/22	May/26/22	2815 14th Ave	8	Commercial	N/A	N/A
Susan Steele & Reid McAlpne c/o David Johnston Architect Ltd.(David Johnston)	22 111838 SPC	Mar/18/22	May/26/22	27 Victoria Ave	3	Residential	N/A	N/A
Fouro Towers Builders Ltd. & Sasson Contruction Inc.	22 114181 SPC	Apr/5/22	May/26/22	9331 Markham Rd	5	Mixed Use	933	N/A

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

								
Applicant	File Number	Circulation Date	Non-Decision Appeal	Address	Ward	Uses	Total Units	ICI GFA m ²
Jesus the King Church (Father Makarios) c/o (Joseph Kostantin)	21 148034 SPC	Mar/23/22	May/26/22	1 Lyndhurst Dr	1	Church	N/A	2500

The Regional Municipality of York c/o IBI Group

Zoning By-law Amendment



STATISTICS SUMMARY



The Regional Municipality of York c/o IBI Group (Catriona Moggach)



21 147736 PLAN



March 31, 2022



[350 Yorktech Dr](#)



[Ward 8](#)



Commercial



N/A



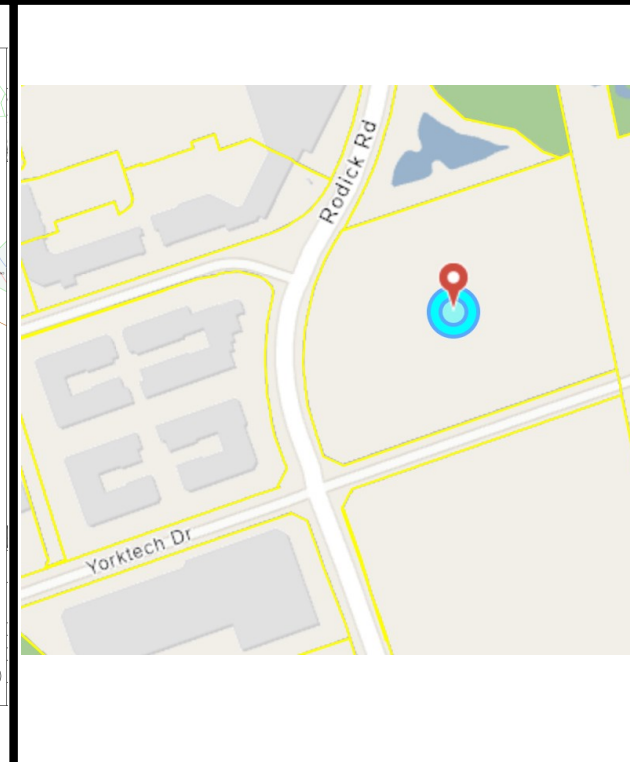
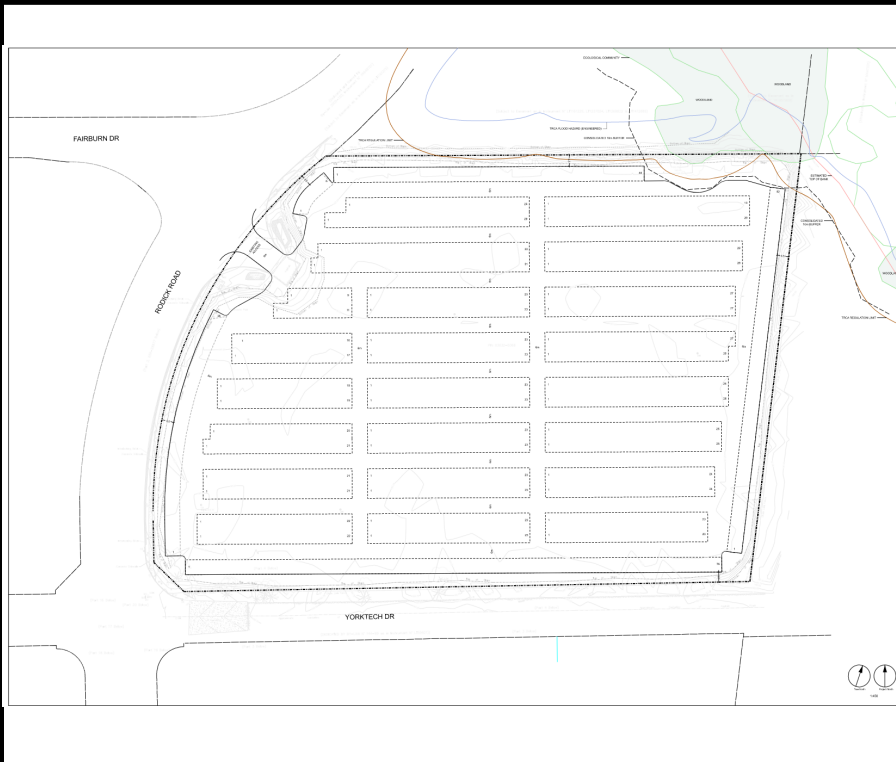
N/A



Sabrina Bordone
ext. 8230



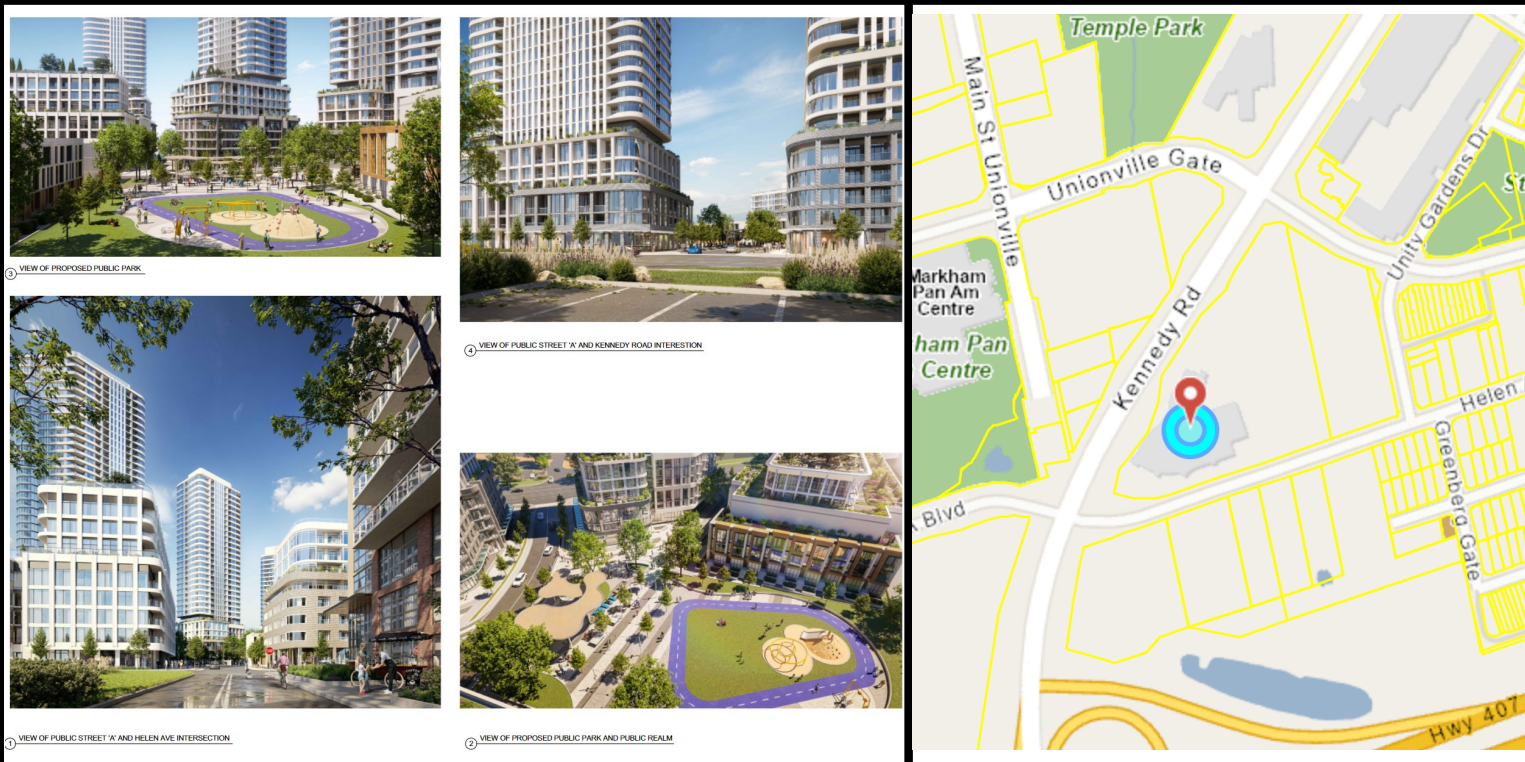
Council/ Committee
to approve



A Zoning By-law Amendment application has been received from The Regional Municipality of York c/o IBI Group (Catriona Moggach) for 350 Yorktech Drive. The applicant is proposing to permit temporary outdoor storage for new vehicles. The applicant is seeking to amend the Zoning By-law to permit the proposed use for a period of three (3) years with an option for an extension.

8111 Kennedy Markham Inc.

Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision



STATISTICS SUMMARY



8111 Kennedy Markham Inc. (Robert Fidani) c/o Bousfields Inc. (David Charezenko)



21 145907 PLAN



March 21, 2022



[8111 Kennedy Rd](#)



[Ward 3](#)



Mixed Use



1762



N/A



Sabrina Bordone
ext. 8230



Council/ Committee
to approve

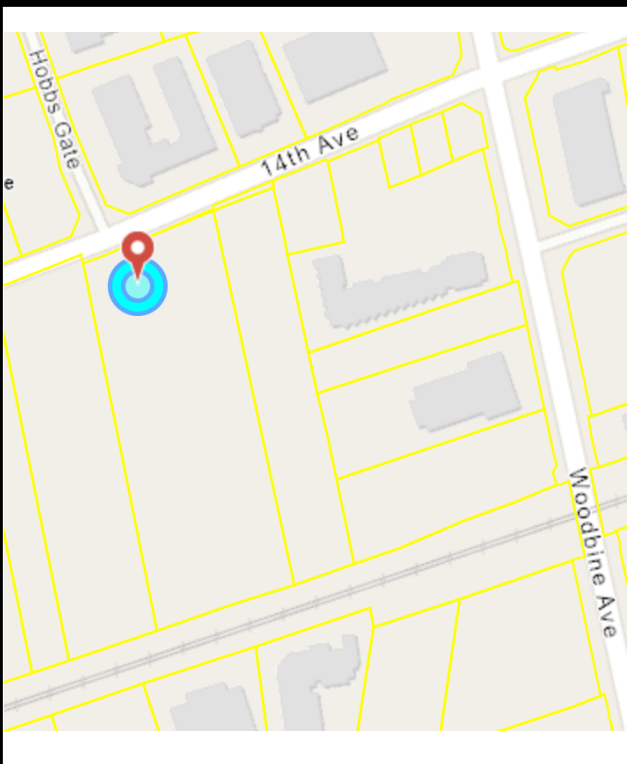
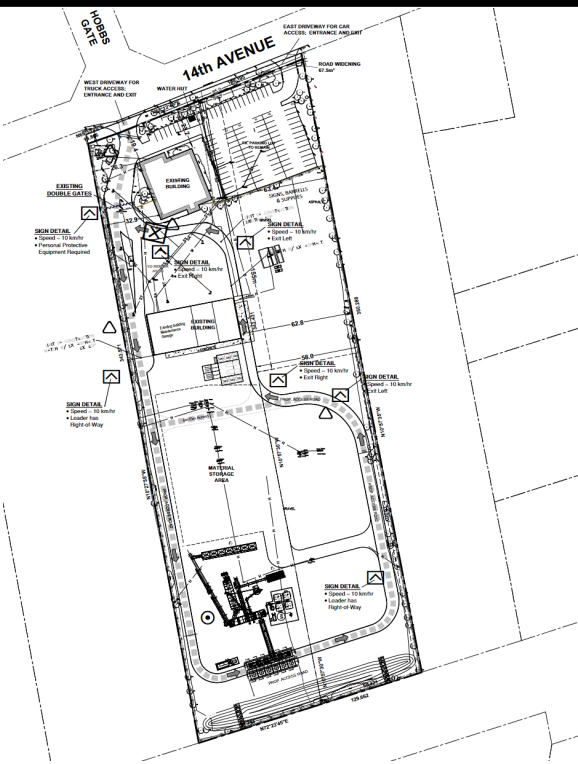
An [ePLAN](#) submission for Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision applications has been received by 8111 Kennedy Markham Inc. (Robert Fidani) c/o Bousfields Inc. (David Charezenko) for 8111 Kennedy Road.

The application is proposing a master plan development that includes mixed-use and transit-oriented components as well as four (4) high-rise towers, two (2) 8-storey mid-rise buildings, and two (2) 3-storey townhouse blocks. The high-rise towers include building heights of 21-storeys, 31-storeys, 37-storeys and 41-storeys. A total of 143,395 square metres of gross floor area inclusive of 2,033 square metres for retail use, a 2,685 square metre public park, 1,576 vehicle parking spaces, and 1,084 bicycle parking spaces. The proposed development results in a density of 5.29 Floor Space Index (FSI). The application will also facilitate mid-block connections, a new public park (2,685 sq m), and a new public street that provides thoroughfare from Kennedy Road to Helen Avenue.

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

2534929 ONTARIO INC c/o Bousfields Inc.

Site Plan Control



STATISTICS SUMMARY



2534929 ONTARIO INC (David Ellis) c/o Bousfields Inc. (Kate Cooper)



21 146306 SPC



April 5, 2022



[2815 14th Ave](#)



[Ward 8](#)



Commercial



N/A



N/A



Clement Messere
ext. 2191

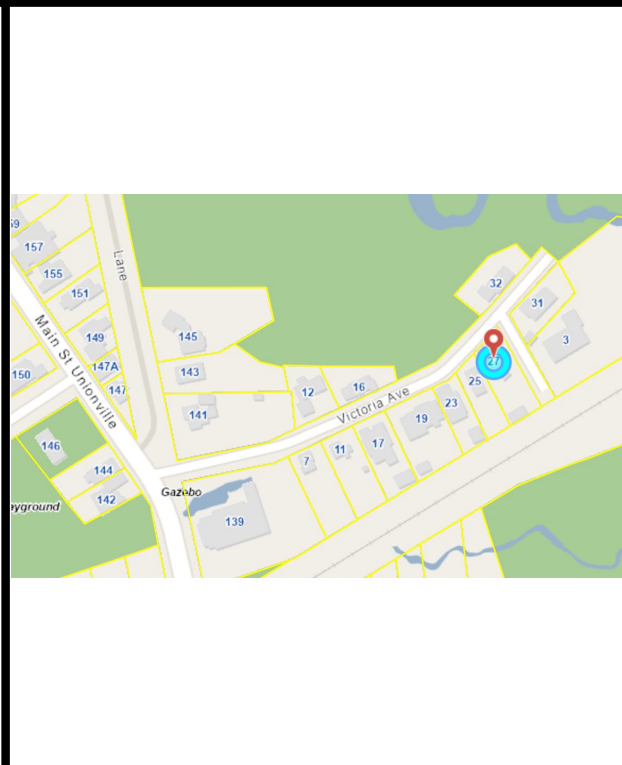
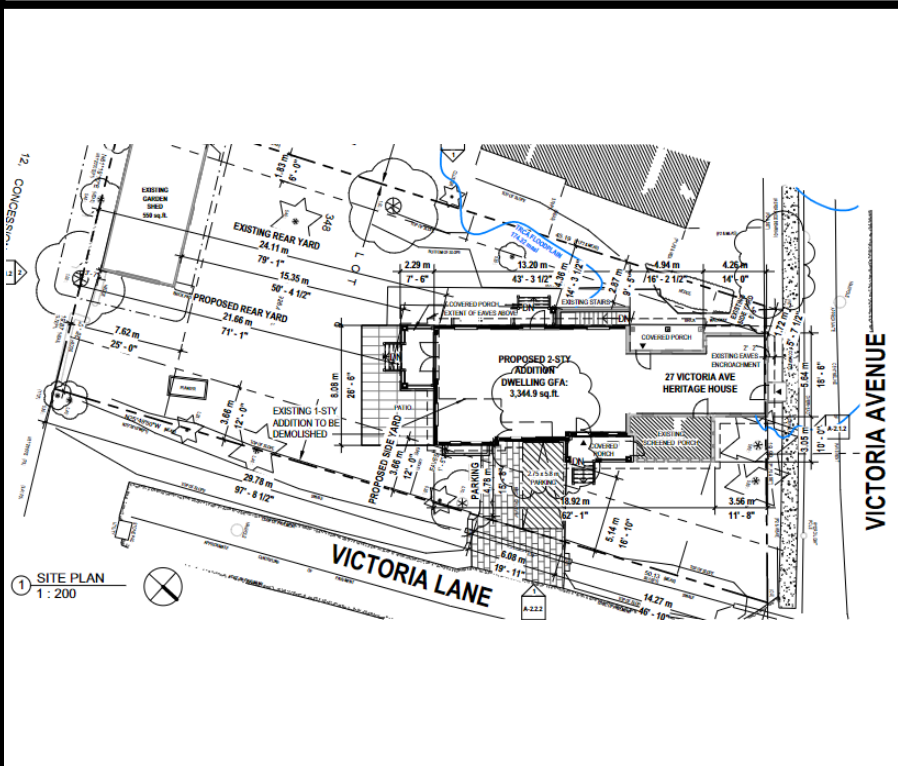


Council/ Committee
to approve

An [ePLAN](#) Site Plan Control application has been received from 2534929 ONTARIO INC (David Ellis) c/o Bousfields Inc. (Kate Cooper) for 2815 14th Avenue. The applicant is proposing to construct a Concrete Batching plant on the west side of the subject lands.

Susan Steele & Reid McAlpne c/o David Johnston Architect Ltd.

Site Plan Control



STATISTICS SUMMARY



Susan Steele & Reid
McAlpne c/o David
Johnston Architect
Ltd.(David Johnston)



22 111838 SPC



March 18, 2022



[27 Victoria Ave](#)



[Ward 3](#)



Residential



N/A



N/A



Regan Hutcheson
ext. 2080



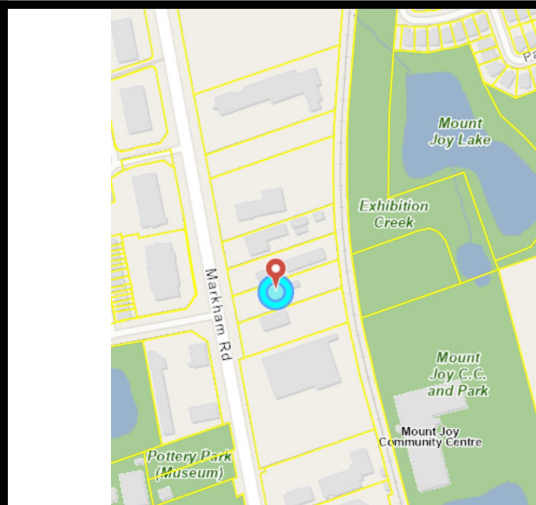
Council/ Committee
to approve

An [ePLAN](#) submission for a Site Plan Control Application has been received by Reid McAlpine c/o David Johnston Architect Ltd. (David Johnston) for 27 Victoria Avenue, Unionville. The applicant is proposing the demolition of the existing 1-storey addition that was built in the 1980s and the construction of a 2-storey addition of a similar footprint to the single detached heritage dwelling. The subject property is located in the Unionville Heritage Conservation District.

This Site Plan Control Application has been submitted concurrently with a Minor Variance Application (MNV 22 117140), in which both files are being reviewed concurrently.

Fouro Towers Builders Ltd. & Sasson Contruction Inc.

Site Plan Control



STATISTICS SUMMARY



Fouro Towers Builders Ltd. & Sasson Contruction Inc.



22 114181 SPC



April 5, 2021



[9331 Markham Rd](#)



[Ward 5](#)



Mixed Use



933



N/A



Stacia Muradali
ext. 2008



Council/ Committee
to approve

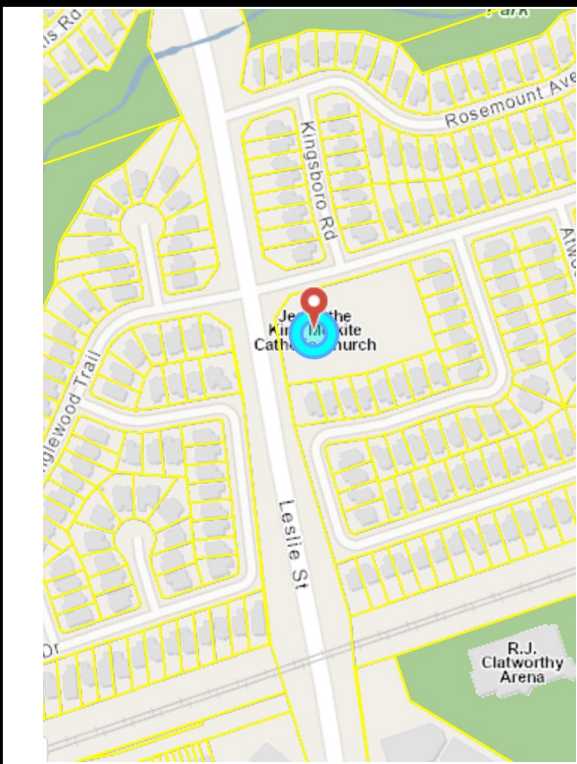
An [ePLAN](#) submission for a Site Plan Control (SPC) application has been received from Fouro Towers Builders Ltd. & Sasson Contruction Inc. (Julian Baldassarra) c/o Walker, Nott, Dragicevic Associates Limited (Shannon Sigouin) for 9331-9399 Markham Road. The proposed high rise mixed-use development consists of two towers of 37-storeys (Tower A) and 42-storeys (Tower B) connected by a three (3) floor elevated sky bridge. The podium element ranges from five (5) to seven (7) storeys in height, consists of at-grade commercial uses, nine (9) townhouse units, two residential lobbies, and indoor amenity space.

The proposed development is comprised of 933 residential units in total, including 423 residential units in Tower A and 510 residential units in Tower B. The total proposed residential gross floor area is 74,840 square metres (805,571 square feet) with a total floor space index (FSI) of 6.6 times the area of the lot. The total proposed retail gross floor area is 1,049 square metres (11,291 square feet) and is located within the ground floor area of the podiums. The proposed development provides a total of 619 parking spaces in three levels of underground parking, including 479 parking spaces provided for residents, and 140 parking spaces for visitors, and for commercial retail uses. The proposed development also consists of two new municipal rights-of-way (ROW) including an extension of Edward Jeffreys Avenue, and a new public road running north to south adjacent to the railway corridor. This application is related to and submitted alongside a Zoning By-law Amendment (ZA 18 140091), in which both files are being reviewed concurrently.

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

Jesus the King Church (Father Makarios) c/o (Joseph Kostantin)

Site Plan Control



STATISTICS SUMMARY



Jesus the King Church (Father Makarios) c/o (Joseph Kostantin)



21 148034 SPC



March 23, 2022



[1 Lyndhurst Dr](#)



[Ward 1](#)



Church



N/A



2500 m²



Clement Messere
ext. 2191



Council/ Committee
to approve

A Site Plan Control application has been received from Roman Catholic Greek-Melchite (Makarios Wehbi) c/o Joseph Kostantin Architect (Joseph Kostantin) for 1 Lyndhurst Drive. The applicant is proposing demolish an existing place of worship and construct a new place of worship and daycare.

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.