

# SUMMARY OF DEVELOPMENT APPLICATIONS CIRCULATED\*



Circulated from May 16 to May 29



6 Development Applications



1,422 Total Residential Units



9,470 m<sup>2</sup> Total Gross Floor Area Industrial, Commercial or Institutional

## Table of Contents

Summary of Development Applications

From May 16 to May 29

								
Applicant	File Number	Circulation Date	Non-Decision Appeal	Address	Ward	Uses	Total Units	ICI GFA m <sup>2</sup>
<a href="#">(Kun Jiao) c/o Macaulay Shiomi Howson (Mr. Nick Pileggi)</a>	20-134065 SPC	26-May-22	8-Jul-22	4077 7 Highway E	3	Residential	521	N/A
<a href="#">Flato Development Inc. (Shakir Rehmatullah)</a>	22-114368 PLAN	18-May-22	9-Sep-22	5474 19th Ave	6	Residential	900	N/A
<a href="#">Huang Li c/o Guitberg Group Inc. (Victor Guitberg)</a>	22-113689 SPC	17-May-22	8-Jul-22	83 John St	1	Residential	1	N/A
<a href="#">Mon Sheong Foundation (Stephanie Wong), c/o MHBC Planning Urban Design and Landscape Architecture (Mahshid Fadaei)</a>	22-115049 SPC	20-May-22	8-Jul-22	36 Apple Creek Blvd	2	Mixed Use	N/A	9,470
<a href="#">Parkview Public School - Playground and Parking Improvements</a>	22-110270 SPC	17-May-22	8-Jul-22	22 Fonthill Blvd	3	Institutional	N/A	N/A










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

# SUMMARY OF DEVELOPMENT APPLICATIONS CIRCULATED\*



Circulated from May 16 to May 29

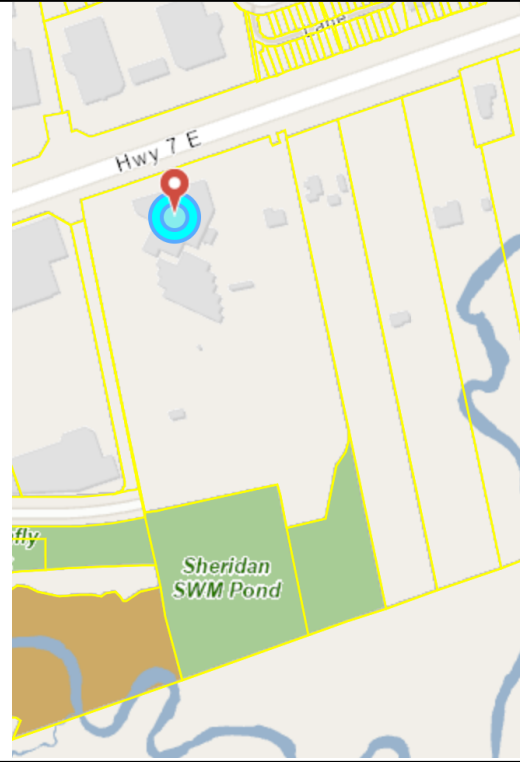
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Summary of Development Applications								From May 16 to May 29
								
Applicant	File Number	Circulation Date	Non-Decision Appeal	Address	Ward	Uses	Total Units	ICI GFA m <sup>2</sup>
<a href="#">Sunray Group (Shaun Gupta)</a>	22-115874 CNDO	16-May-22	13-Sep-22	50 Don Park Rd	8	Residential	N/A	N/A

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

# (Kun Jiao) c/o Macaulay Shiomi Howson (Mr. Nick Pileggi)

## Site Plan Control



### STATISTICS SUMMARY



(Kun Jiao) c/o Macaulay Shiomi Howson (Mr. Nick Pileggi)



20-134065 SPC



May 26, 2022



[4077 7 Highway E](#)



[Ward 3](#)



Residential



521



N/A



Sabrina Bordone  
ext. 8230

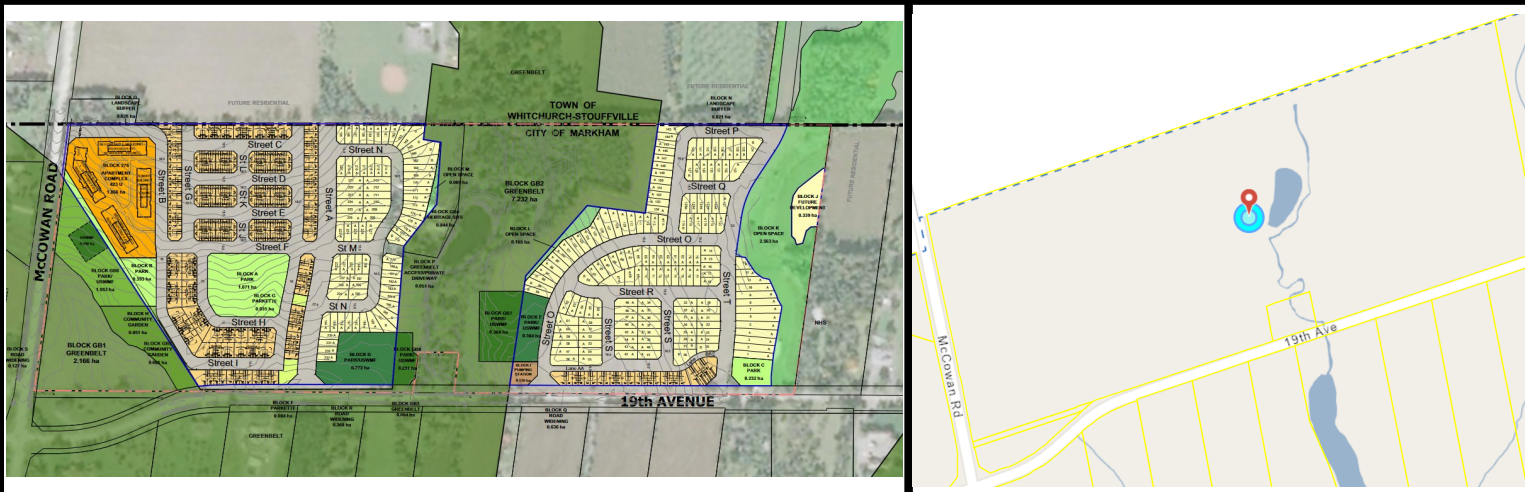


Council/ Committee  
to approve

A [ePLAN](#) submission for a Site Plan Control Application has been received from 2690622 Ontario Inc. (Kun Jiao) c/o Macaulay Shiomi Howson (Mr. Nick Pileggi) for 4101 and 4077 7 Highway E. The Phase 2 development proposal is for a 25-storey residential apartment, with a total of 521 residential units, and 599 parking spaces (Kingdom/Sheridan Nurseries Phase 2).

# Flato Development Inc. (Shakir Rehmatullah)

## PLAN



### STATISTICS SUMMARY



Flato Development Inc. (Shakir Rehmatullah)



22-114368 PLAN



May 18, 2022



[5474 19th Ave](#)



[Ward 6](#)



Residential



900



N/A



Stacia Muradali  
ext. 2008



Council/ Committee  
to approve

A [ePLAN](#) submission for Draft Plan of Subdivision has been received from Flato Development Inc. (Shakir Rehmatullah) c/o Bousfields Inc. (Liam Crawford) for lands municipally addressed as 5474 and 5662 19th Avenue. The proposed development is predominately residential comprised of low, medium and high residential density uses in the form of single detached dwellings, townhouses, midrise apartments including purpose-built rental, senior's housing, affordable units as well as parks and natural open space areas.

The proposed development is comprised of 900 residential units in total, including 233 single-detached dwellings, 244 townhouses and 423 apartment units (108 of those units dedicated to affordable housing and 315 units dedicated for the senior's apartment building). With respect to the townhouse units, the proposed development provides 86 on-street townhouse units, 62 lane townhouse units, and 96 back-to-back townhouse units. The proposal, provides a variety of building heights ranging from three (3) storey single-detached and townhouse dwelling units, to up to six (6) storeys for the apartment buildings. The proposed development provides approximately 635 parking spaces in two levels of underground parking, including 529 parking spaces provided for residents, and 106 parking spaces for visitors.

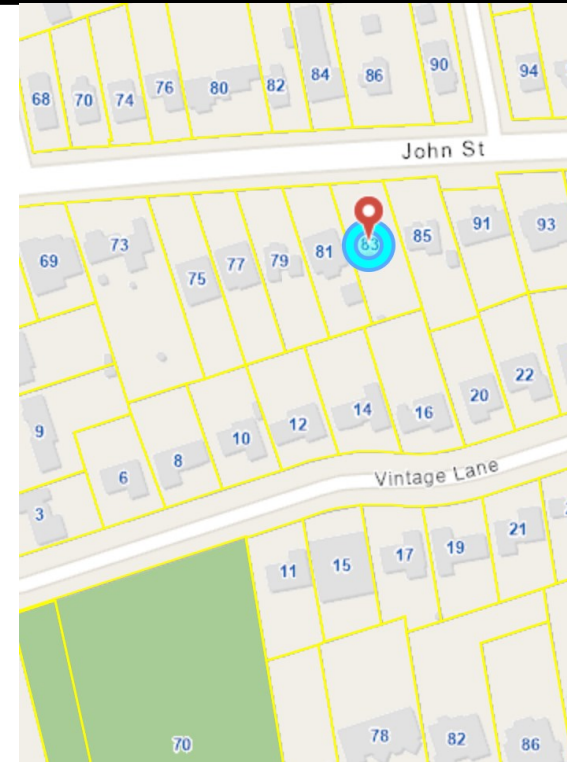
The proposal includes a network of public and private roads which will provide opportunities for connectivity throughout the subject lands, connecting the existing and planned areas to the north, northeast, McCowan Road and Highway 48.

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



# Huang Li c/o Guitberg Group Inc. (Victor Guitberg)

## Site Plan Control



### STATISTICS SUMMARY



Huang Li c/o  
Guitberg Group Inc.  
(Victor Guitberg)



22-113689 SPC



May 17, 2022



[83 John St](#)



[Ward 1](#)



Residential



1



N/A



Regan Hutcheson  
ext. 2080



Council/ Committee  
to approve

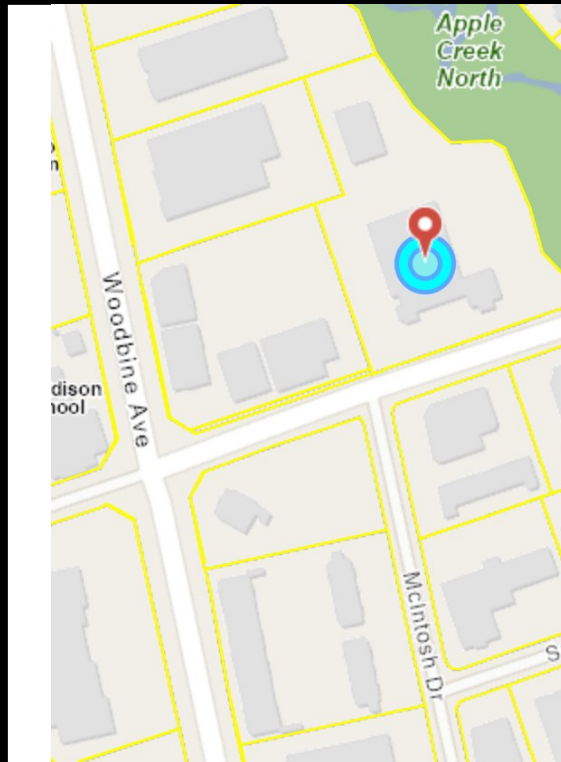
A [ePLAN](#) submission for a Site Plan Control Application (SPC) has been received by Huang Li c/o Guitberg Group Inc. (Victor Guitberg) for 83 John Street, Thornhill. The applicant is proposing the demolition of the existing 2 storey single family detached home and the construction of a new 2-storey dwelling with integral garage. The subject property is located in the Thornhill Heritage Conservation District.

This SPC application has been submitted concurrently with a Minor Variance Application (MNV 22 128537) for the subject property.

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

# Mon Sheong Foundation (Stephanie Wong)

## Site Plan Control



### STATISTICS SUMMARY



c/o MHBC PLN UD  
and Landscape Arch  
(Mahshid Fadaei)



22-115049 SPC



May 20, 2022



[36 Apple Creek Blvd](#)



[Ward 2](#)



Mixed Use



N/A



9,470



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ext. 8230



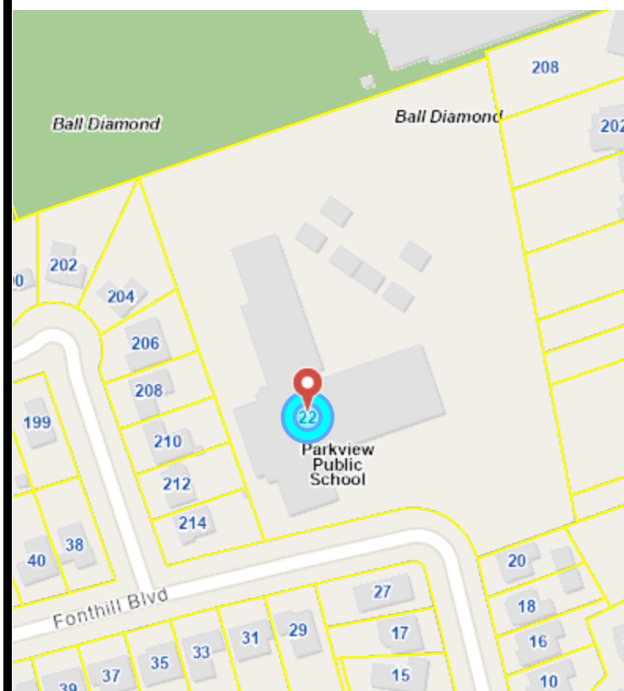
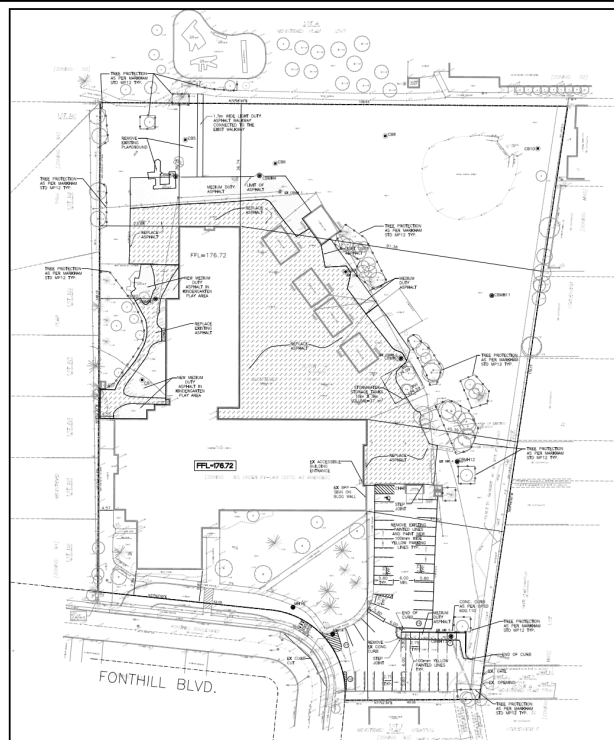
Council/ Committee  
to approve

A [ePLAN](#) submission for a Site Plan Control Application has been received by Mon Sheong Foundation (Stephanie Wong), c/o MHBC Planning (Eldon Theodore) for 36 Apple Creek Boulevard. The applicant is proposing to demolish the existing 2-storey brick building and construct an 8-storey building with an approximate GFA of 36,625 sq m. (394,228.2 sq ft) GFA (Phase 1). The primary programming of this building will be as a life lease community (i.e. assisted living senior residence), offering approximately 340 affordable senior units.

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

# Parkview Public School-Playground and Parking Improvements

## Site Plan Control



### STATISTICS SUMMARY



Parkview Public School-Playground and Parking Improvements



22-110270 SPC



May 17, 2022



[22 Fonthill Blvd](#)



[Ward 3](#)



Institutional



N/A



N/A



Sabrina Bordone  
ext. 8230



Council/ Committee  
to approve

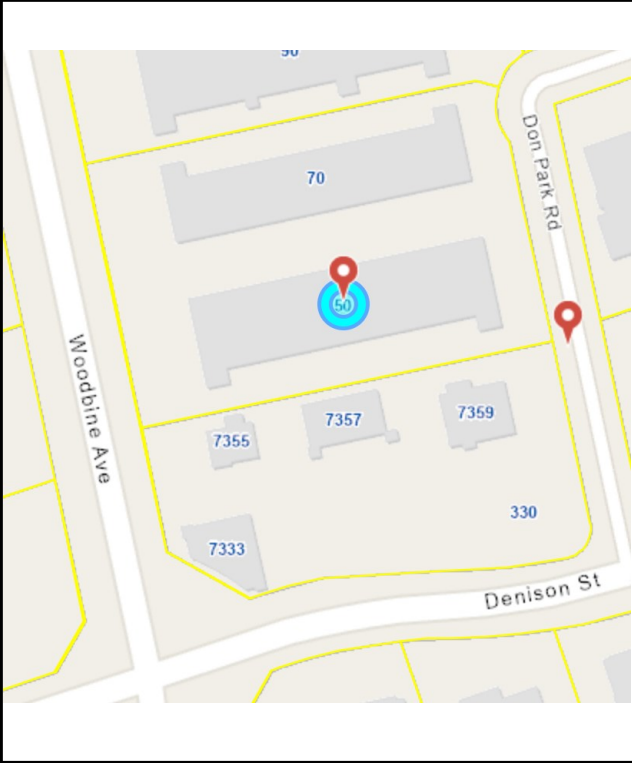
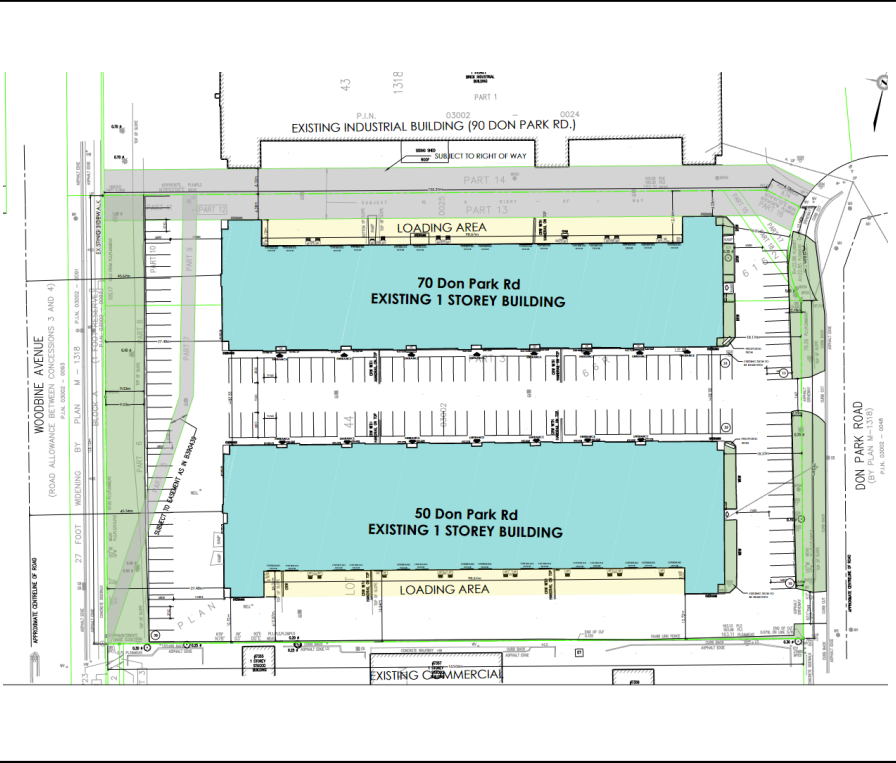
A [ePLAN](#) submission for a Site Plan Control Application has been received by Bronte Engineering (Tawny Walker) for the property municipally known as 22 Fonthill Boulevard, Parkview Public School. The applicant is proposing playground and parking improvements including asphalt replacement, grading and drainage improvements, and a new walkway connection.

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



# Sunray Group (Shaun Gupta)

## CNDO



### STATISTICS SUMMARY



Sunray Group  
(Shaun Gupta)



22-115874 CNDO



May 16, 2022



[50 Don Park Rd](#)



[Ward 8](#)



Residential



N/A



N/A



Sabrina Bordone  
ext. 8230



Council/ Committee  
to approve

A Draft Plan of Condominium Application has been received from Sunray Group (Shaun Gupta) c/o Gagnon Walker Domes Ltd. (Nikhail Dawan) for 50 and 70 Don Park Road. The application will facilitate the conversion of 31 existing units to condominium tenure.



# 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.