

SUMMARY OF DEVELOPMENT APPLICATIONS CIRCULATED*



Circulated from December 8— December 21



7 Development Applications



4183 Total Residential Units



N/A Total Gross Floor Area Industrial, Commercial or Institutional

Table of Contents

Summary of Development Applications

Circulated from Dec 8 - Dec 21



Applicant

File Number

Circulation
Date

Non-
Decision
Appeal

Address

Ward

Uses

Total Units

ICI GFA m²

1930368 Ontario Inc. (Michael Uster)

25- 111647
CND0

15-Dec-25

14-Apr-26

9751 Markham Road

5

Residential

N/A

N/A

Enterprise Boulevard Inc
(Jonathan Karavos)

25- 144157
CND0

19-Dec-25

18-Apr-26

2 University Boule-
vard

3

Residential

983

N/A

Enterprise Boulevard Inc
(Jonathan Karavos)

25- 144159
CND0

19-Dec-25

18-Apr-26

2 University Boule-
vard

3

Residential

1002

N/A

Enterprise Boulevard Inc
(Jonathan Karavos)

25- 144160
CND0

19-Dec-25

18-Apr-26

2 University Boule-
vard

3

Residential

1015

N/A

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

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Table of Contents (Continuation)

Summary of Development Applications								Circulated from Dec 8 - Dec 21	
									
Applicant	File Number	Circulation Date	Non-Decision Appeal	Address	Ward	Uses	Total Units	ICI GFA m ²	
Shatsford Developments Inc.	25-141723 PLAN	08-Dec-25	29-Apr-26	8432 Leslie Street	8	Residential	1183	N/A	
Suncor Energy Inc.(Amir Amirifar)	25-142636 SPC	19-Dec-25	17-Feb-26	2830 16th Avenue	2	Multi-Use	N/A	N/A	
T&T Leitchcroft	25- 144174 SPC	12-Dec-25	17-Feb-26	Saddlecreek Drive	8	Commercial	N/A	N/A	

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



STATISTICS SUMMARY



1930368 Ontario Inc.
(Michael Uster)



25- 111647 CNDO



15-Dec-25



9751 Markham Road



[Ward 5](#)



Residential



N/A



N/A



Stacia Muradali ext.
2008



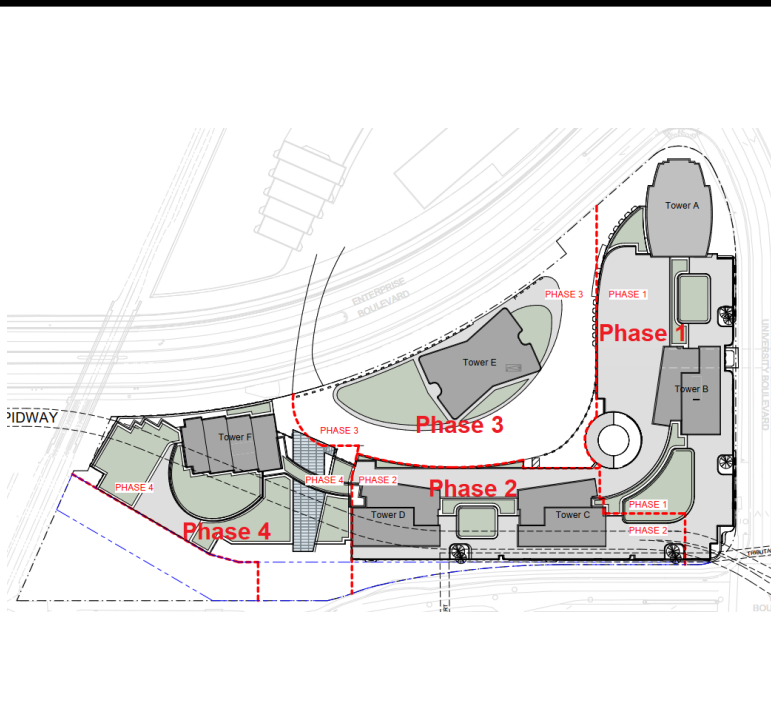
Staff delegated approval

A Draft Plan of Condominium Application has been received from 1930368 Ontario Inc. (Michael Uster) c/o Liberty Development Corporation (Emily Wang) for the subject lands located at 9751 & 9763 Markham Road, 1297 & 1307 Castlemore Avenue, and 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, & 188 Anderson Avenue, Markham.

Project: Joy Station Condos and Joy Station Towns

Enterprise Boulevard Inc

CNDO



STATISTICS SUMMARY



Enterprise Boulevard Inc (Jonathan Karavos)



25-144157 CNDO



19-Dec-25



2 University Boulevard



[Ward 3](#)



Residential



983



N/A



Stephen Corr ext. 2532



Staff delegated approval

A Draft Plan of Condominium Application has been received from Enterprise Boulevard Inc (Jonathan Karavos) for 2 University Boulevard. This application will establish condominium tenure for the Phase 2 development on the Subject Lands for 980 residential units, 3 commercial units and 580 parking spaces.

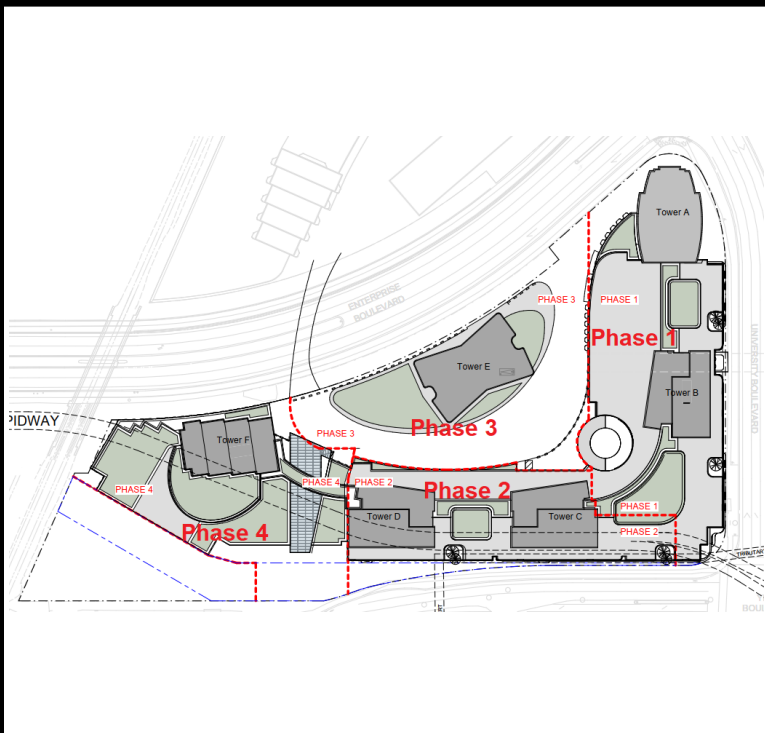
Draft Plan of Condominium Applications are also submitted for Phases 3 and 4 on the Subject lands, under files CNDO 25 144159 (Phase 3) and CNDO 25 144160 (Phase 4). The Proposed Development is also subject to Official Plan and Zoning By-law Amendment Applications PLAN 23 118112 and a Site Plan Control Application SPC 23 118112 which are still under review and not approved.

Project Name: Union City

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

Enterprise Boulevard Inc

CNDO



STATISTICS SUMMARY



Enterprise Boulevard Inc (Jonathan Karavos)



25-144159 CNDO



19-Dec-25



2 University Boulevard



[Ward 3](#)



Residential



1002



N/A



Stephen Corr ext. 2532



Staff delegated approval

A Draft Plan of Condominium Application has been received from Enterprise Boulevard Inc. (Jonathan Karavos) for 2 University Boulevard. This application will establish condominium tenure for the Phase 3 development on the Subject Lands for 999 residential units, 3 commercial units and 640 parking spaces.

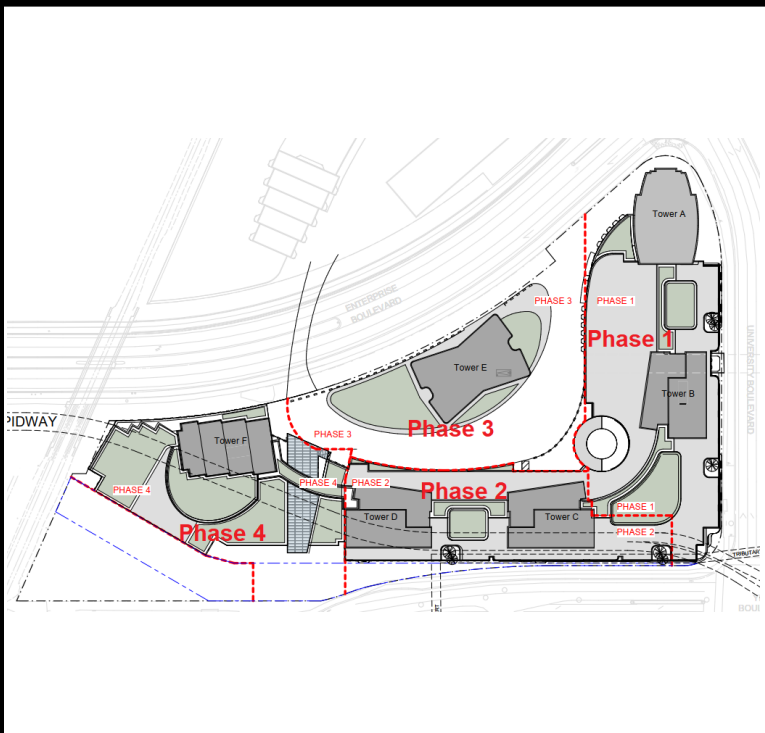
Draft Plan of Condominium Applications are also submitted for Phases 2 and 4 on the Subject Lands, under files CNDO 25 144157 (Phase 2) and CNDO 25 144160 (Phase 4). The Proposed Development is also subject to Official Plan and Zoning By-law Amendment Applications PLAN 23 118112 and a Site Plan Control Application SPC 23 118112 which are still under review and not approved.

Project Name: Union City

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

Enterprise Boulevard

CNDO



STATISTICS SUMMARY



Enterprise Boulevard Inc (Jonathan Karavos)



25- 144160 CNDO



19-Dec-25



2 University Boulevard



[Ward 3](#)



Residential



1015



N/A



Stephen Corr ext. 2532



Staff delegated approval

A Draft Plan of Condominium Application has been received from Enterprise Boulevard Inc. (Jonathan Karavos) for 2 University Boulevard. This application will establish condominium tenure for the Phase 4 development on the Subject Lands, for 1014 residential units, 1 commercial unit and 613 parking spaces.

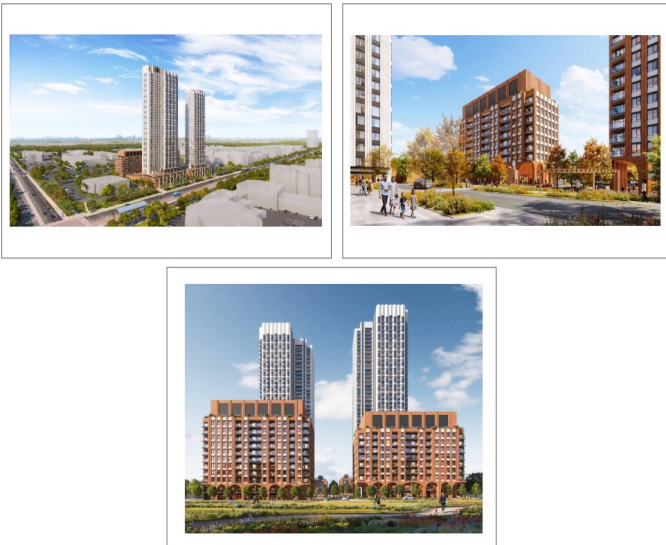
Draft Plan of Condominium Applications are also submitted for Phases 2 and 3 on the Subject Lands, under files CNDO 25 144157 (Phase 2) and CNDO 25 144159 (Phase 3). The Proposed Development is also subject to Official Plan and Zoning By-law Amendment Applications PLAN 23 118112 and a Site Plan Control Application SPC 23 118112 which are still under review and not approved.

Project Name: Union City

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

Shatsford Developments Inc

PLAN



STATISTICS SUMMARY



Shatsford Developments Inc



25-141723 PLAN



08-Dec-25



8432 Leslie Street



[Ward 8](#)



Residential



1183



N/A

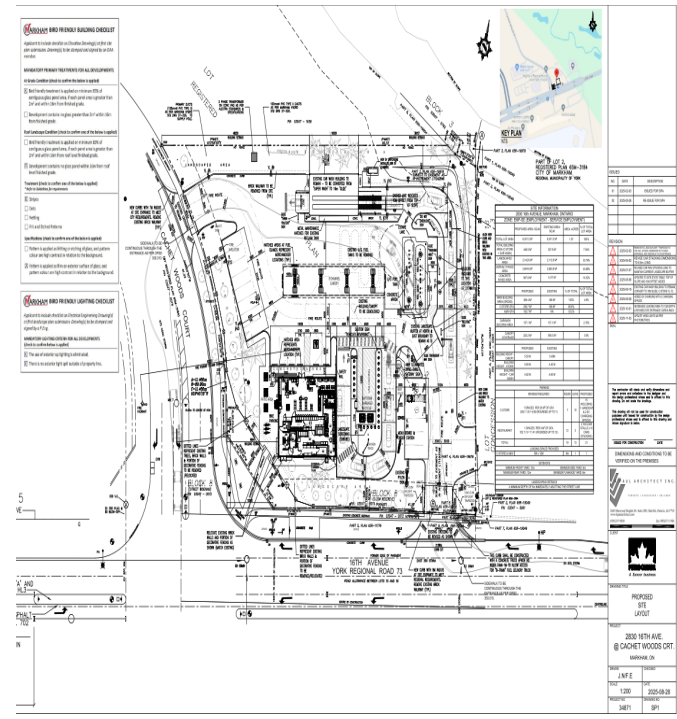


Rick Cefaratti ext 3675



Council Committee to Approve

An Application for an Official Plan and Zoning has been received from Shatsford Developments Inc. c/o Metrus Properties (Robert De Gasperis) c/o KLM Planning Partners Inc.(Madison Van West) for 8432 & 8500 Leslie Street, and 220 Commerce Valley Drive West. The applicant is proposing a multi phased mixed use high rise development with four buildings, a shared amenity space and a new public road located within an MTSA.



STATISTICS SUMMARY



Suncor Energy Inc.
(Amir Amirifar)



25-14263 SPC



19-Dec-25



2830 16th Avenue



[Ward 2](#)



Residential



N/A



N/A



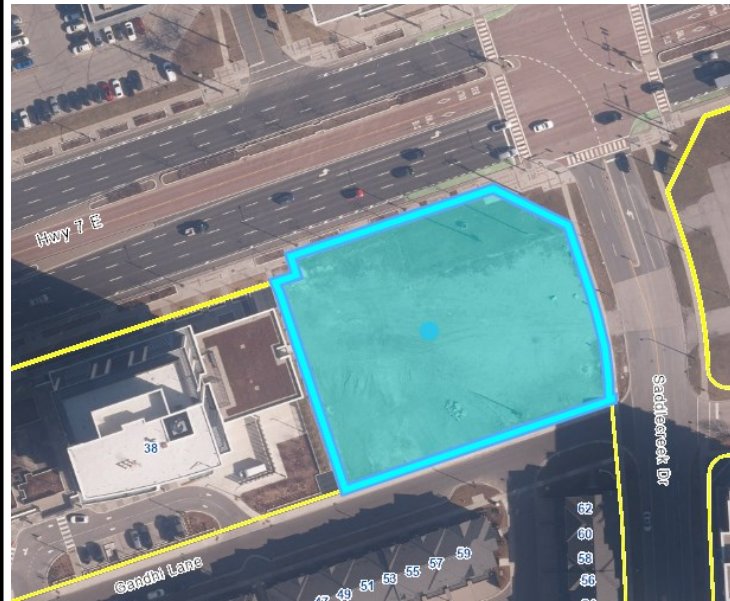
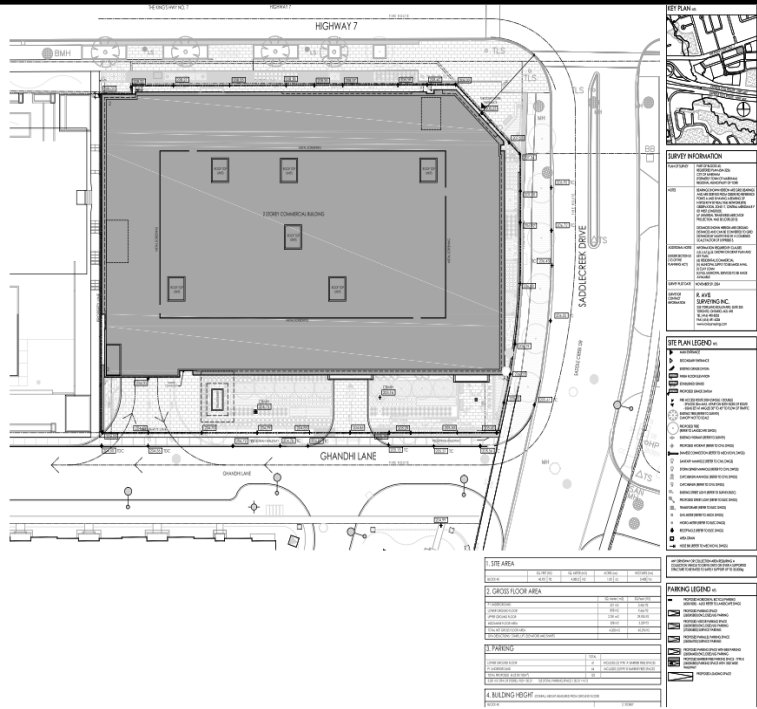
Rick Cefaratti ext
3675



Staff Delegated Ap-
proval

A Site Plan Control application has been received from Suncor Energy Inc.(Amir Amirifar) c/o Arcadis Professional Services (Canada) Inc.(Simon Yee) for 2830 16th Avenue. The applicant is proposing to demolish the existing gas bar and convenience store and construct a new retail fuel station (Petro-Canada) with a fuel pump island under a new overhead canopy, a retail convenience store and a quick service restaurant with a drive-through lane, and updating the existing car wash facility with drive-through lane.

This application is related to/associated with SALT 25 142318 (tree removal).



STATISTICS SUMMARY



T&T Leitchroft



25-144174 SPC



12-Dec-25



Saddlecreek Drive



[Ward 8](#)



Residential



N/A



N/A



Rick Cefaratti ext
3675



Staff Delegated Ap-
proval

An ePLAN Application for a Site Plan Control has been received from Times Group (Hashem Ghadaki) c/ o Malone Given Parsons Ltd. (Rohan Sovrig) for Saddlecreek Drive. The applicant is proposing to develop a multi-storey grocery store.

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.