SUMMARY OF DEVELOPMENT APPLICATIONS CIRCULATED*

Circulated from December 23 to January 5

5 Development Applications | 1,148 Total Residential Units | 36,950 Total Gross Floor Area Industrial, Commercial or Institutional

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Summary of Development Applications — Circulated from Dec 23 to Jan 5

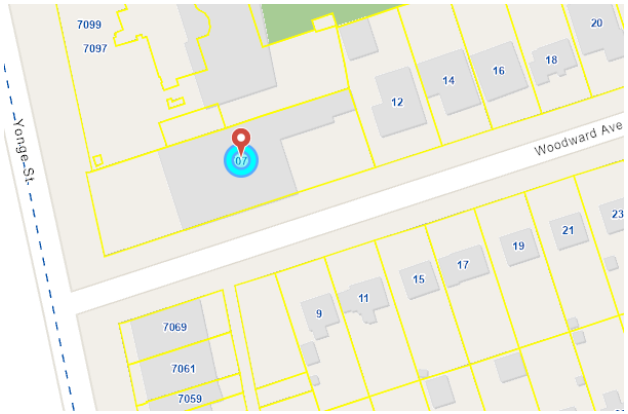
Applicant	File Number	Circulation Date	Non-Decision Appeal	Address	Ward	Uses	Total Units	ICI GFA m^2
2627597 Ontario Inc. (Reza Ehsani)	24-19715 PLAN	31-Dec-24	23-Apr-25	7079 Yonge St	1	Mixed Use	568	N/A
Curated North Inc. (Jesse Speigel)	24-19672 SPC	24-Dec-24	18-Feb-25	17 Morgan Ave	1	Residential	553	36,950
OnePiece Ideal (MS) Developments Inc. c/o Goldberg Group (Adam Layton)	15-119946 SPC	24-Dec-24	24-Feb-25	28 Main St Unionville	3	Mixed Use	0	0
Thornhill Heights	24-199342 SPC	31-Dec-24	28-Feb-25	330 Steeles Ave E	1	Residential	17	N/A
Tous Group (Reza Shamsipour)	24-19784 PLAN	2-Jan-25	2-May-25	155 Henderson Ave	1	Residential	10	N/A

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

2627597 Ontario Inc. (Reza Ehsani)

PLAN





A Major Official Plan Amendment and Zoning By-law Amendment application was received from 2627597 Ontario Inc. (Reza Ehsani) c/o Goldberg Group (Adam Layton) for the property municipally known as 7079 Yonge Street. The application will facilitate the redevelopment of the existing one-storey commercial building into a 45-storey mixed use building including a 3 to 5 storey podium with 568 apartment dwelling units and 391 square metres of non-residential gross floor area (GFA) at grade. The overall development will have a total GFA of 42,241.22 square metres, at a Floor Space Index (FSI) of approximately 18.8 times the net land area. A total of 111 parking spaces are provided within three levels of underground parking.

STATISTICS SUMMARY

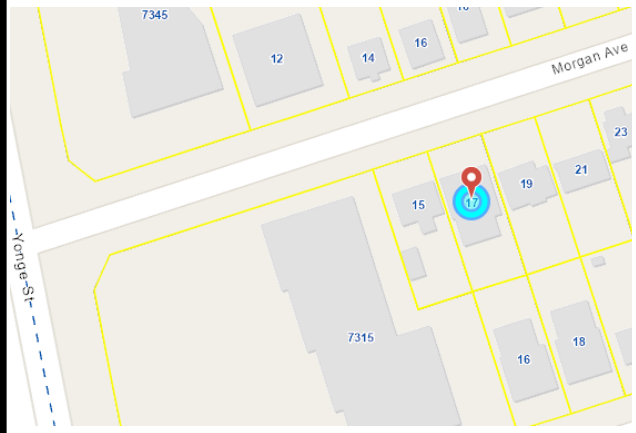
	2627597 Ontario Inc. (Reza Ehsani)
	24-19715 PLAN
	31-Dec-24
	7079 Yonge St
	Ward 1
	Mixed Use
	568
	N/A
	Rick Cefaratti ext. 3675
	Council Committee to Approve

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

Curated North Inc. (Jesse Speigel)

SPC





A Site Plan Control application has been received from Curated North Inc. (Jesse Speigel) c/o MHBC Planning Limited (David McKay) for 17-23 Morgan Avenue (the “Subject Lands”). The application will facilitate the development of a 44-storey residential building, where 1.5 percent of the units are provided as affordable housing. The development will have a total gross floor area (GFA) of 36,950 square metres, at a Floor Space Index (FSI) of 14.7. It will have a total of 553 residential units, 239 parking spaces within 5 underground levels, 549 bicycle parking spaces and 959 square metres of indoor and outdoor amenity space.

This application is associated with Official Plan and Zoning By-law Amendment Application PLAN 22 265093 which was appealed to the Ontario Land Tribunal (OLT-23-000720) in July 2023. An Interim OLT Order issued on September 26, 2024.

STATISTICS SUMMARY

	Curated North Inc. (Jesse Speigel)
	24-19672 SPC
	24-Dec-24
	17 Morgan Ave
	Ward 1
	Residential
	553
	36,950
	Rick Cefaratti ext. 3675
	Council Committee to Approve

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

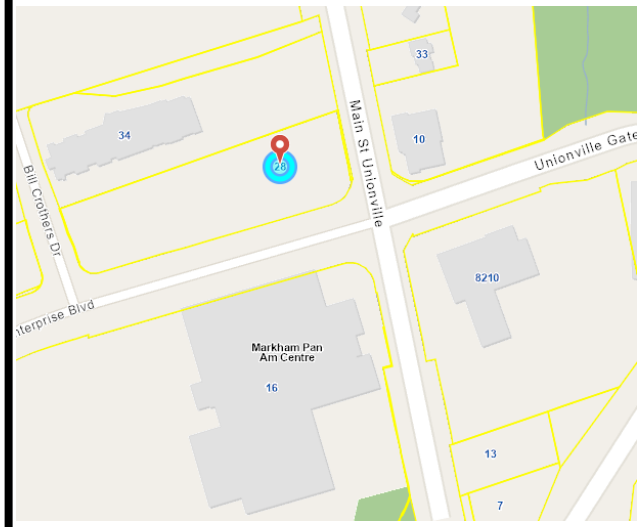
OnePiece Ideal (MS) Developments Inc. c/o Goldberg Group (Adam Layton) SPC











A Site Plan Control Application has been received from OnePiece Ideal (MS) Developments Inc. c/o Goldberg Group (Adam Layton) for the property municipally known as 28 Main Street Unionville for a phased high-rise mixed -use development. This application serves as a resubmission to a previous hardcopy file, SC 15 119946.

This application is related to Official Plan and Zoning Amendment applications PLAN 19 142690, and active OLT appeals OLT-22-00218 (formerly PL200381), OLT-22-002224 (formerly PL200382) and OLT-22-002226 (formerly PL200383).

STATISTICS SUMMARY

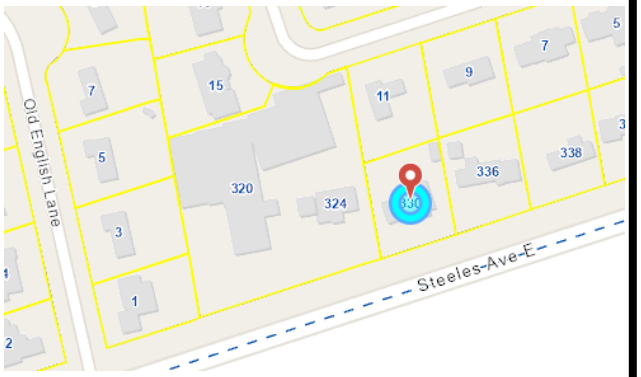
	OnePiece Ideal (MS) Devlp Inc. c/o Goldberg Group
	15-119946 SPC
	24-Dec-25
	28 Main St Unionville
	Ward 3
	Mixed Use
	0
	0
	Sabrina Bordone ext. 8230
	Council Committee to Approve

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

Thornhill Heights

SPC





An Application for a Site Plan Control has been received from Orchdale Homes(Yousif Kazandji) for 330-336 Steeles Avenue East. The applicant is proposing to build a 17 unit townhouse development.

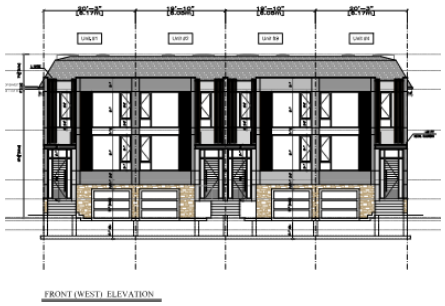
STATISTICS SUMMARY

	Thornhill Heights
	24-199342 SPC
	2-Jan-25
	330 Steeles Ave E
	Ward 1
	Residential
	17
	N/A
	Rick Cefaratti ext. 3675
	Council Committee to Approve

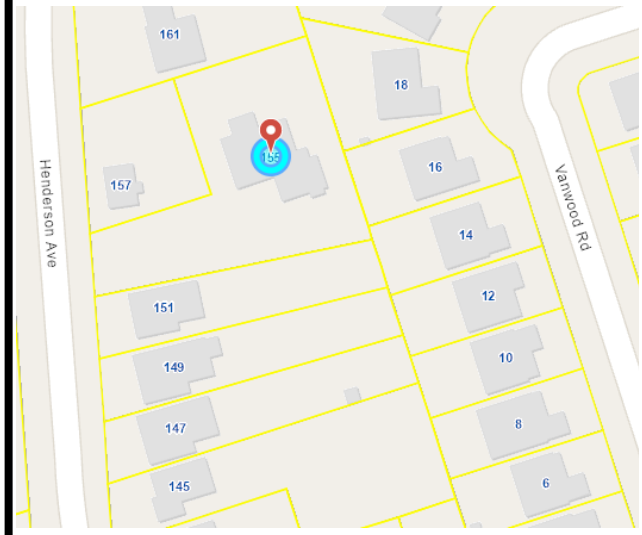
DISCLAIMER: This proposal has not been approved and is subject to further review

Tous Group (Reza Shamsipour)

PLAN







A Minor Official Plan Amendment and a Major Zoning By-law Amendment application has been received from Tous Group (Reza Shamsipour) c/o Simon Yee (Arcadis Professional Services (Canada) Inc.) for the property municipally known as 151 and 155 Henderson Avenue. The application will facilitate the redevelopment of the two existing single-detached dwelling units into a ten-unit residential development comprising eight townhouse units and two semi-detached units. The overall development will have a total gross floor area (GFA) of 2,697.5 square metres, at a density of 29.25 units per hectare or a Floor Space Index (FSI) of 0.79 times the land area. It will have 20 residential parking spaces and 3 visitor parking spaces.

STATISTICS SUMMARY

	Tous Group (Reza Shamsipour)
	24-19784 PLAN
	2-Jan-25
	155 Henderson Ave
	Ward 1
	Residential
	10
	N/A
	Rick Cefaratti ext. 3675
	Council Committee to Approve

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

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.