

SUMMARY OF DEVELOPMENT APPLICATIONS CIRCULATED*



Circulated from October 14 to October 27



5 Development Applications



3158 Total Residential Units












4,830 m² Total Gross Floor Area Industrial, Commercial or Institutional

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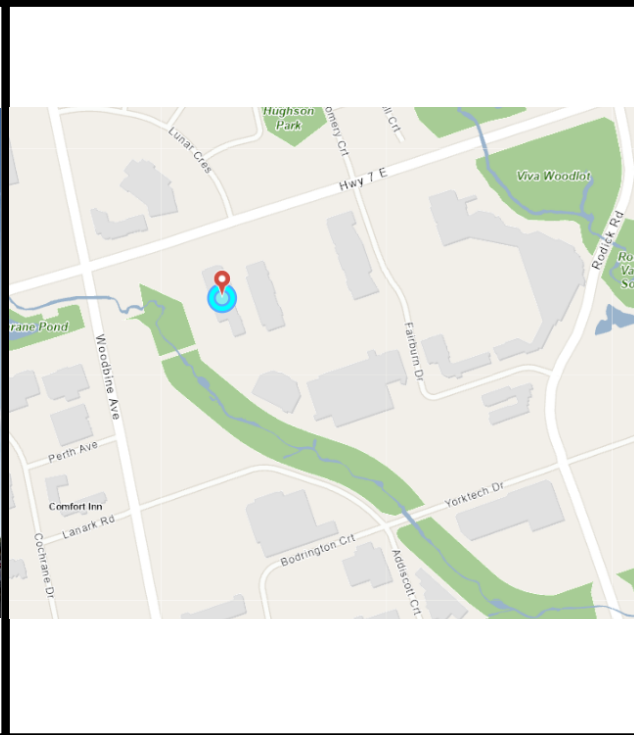
Summary of Development Applications

Circulated from October 14 to
October 27

|  |  |  |  |  |  |  |  |  |
|---|---|---|--|---|---|---|---|---|
| Applicant | File Number | Circulation Date | Non-Decision Appeal | Address | Ward | Uses | Total Units | ICI GFA m ² |
| 2226524 Ontario Inc. (Joseph Longo) | 24-193776 PLAN | 22-Oct-24 | 14-Feb-24 | 3085 7 Highway E Markham | 8 | Mixed-Use | 1,711 | 3,582 m ² |
| 2607549 Ontario Inc. (Michael Lin) | 24-190986 PLAN | 16-Oct-24 | N/A | 4438 Steeles Avenue E Markham | 8 | Mixed-Use | 1,029 | 798 m ² |
| 4201 Highway 7 Inc. (Behzad Ghafouri) | 24-185627 PLAN | 18-Oct-24 | 9-Jan-24 | 4201 and 4217 7 Highway E Markham | 3 | Mixed-Use | 369 | 450 m ² |
| Peak Garden Development | 24-180309 PLAN | 15-Oct-24 | N/A | 4038 and 4052 7 Highway E Markham | 3 | Residential | 49 | N/A |
| Linvest, Cornell South | 24-114925 PLAN | 16-Oct-24 | N/A | 7323 7 Highway E Markham | 5 | N/A | N/A | N/A |

2226524 Ontario Inc. (Joseph Longo)

PLAN



STATISTICS SUMMARY



2226524 Ontario Inc.
(Joseph Longo)



PLAN 24-193776



14-Feb-25



3085 7 Highway E
Markham



[Ward 8](#)



Mixed-Use



1,711



3,582 m²



Sabrina Bordone
ext. 8230



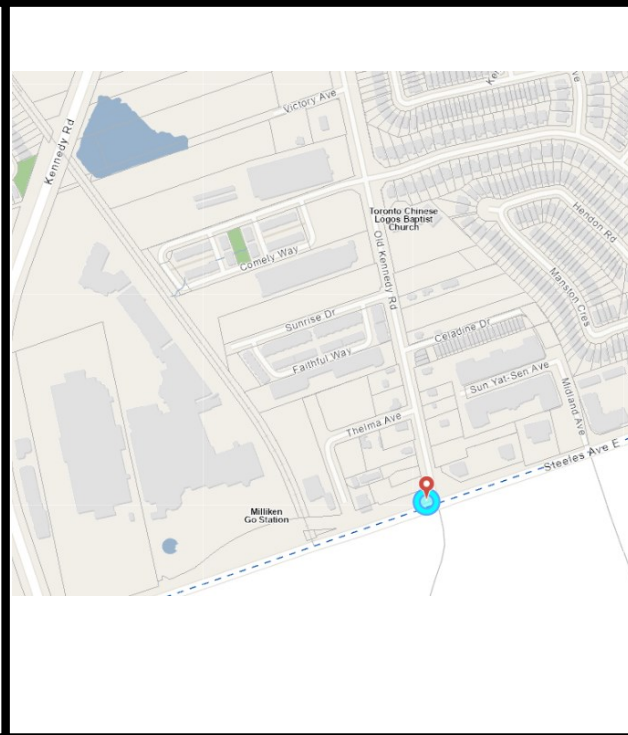
Council Committee to
Approve

A Major Official Plan Amendment and Zoning By-law Amendment application has been received from 2226524 Ontario Inc. (Joseph Longo) c/o Gatzios Planning + Development Consultants Inc. (James Koutsovitis) for the property municipally known as 3085 Highway 7 East (the "Subject Lands"). The application will facilitate the redevelopment of the Subject Lands into a mixed-use high-rise development consisting of four towers ranging in height from 30 to 36 storeys and a park. Block 1 at the northern portion of the Subject Lands consists of a three-tower (30, 32 and 34 storeys) mixed use building connected by a 5 to 8 storey U-shaped podium. Block 2 at the southern portion of the Subject Lands consists of a 36-storey residential building with an 8-storey podium. The 0.14 ha (0.36 ac) Park Block is located directly to the north of Block 2. The overall development will have a total residential gross floor area ("GFA") of 158,015 m² and non-residential GFA of 3,582 m², at an approximate Floor Space Index ("FSI") of 12.35. The Applicant proposes a total of 1,711 residential units, three levels of underground parking with 1,109 parking spaces, and 7,451 m² of indoor and outdoor amenity space.

The Subject Lands will be subject to a future Site Plan Control application for the two development blocks.

2607549 Ontario Inc. (Michael Lin)

PLAN



STATISTICS SUMMARY



2607549 Ontario Inc.
(Michael Lin)



PLAN 24-190986



N/A



4438 Steeles Avenue
E Markham



[Ward 8](#)



Mixed-Use



1,029



798 m²



Sabrina Bordone
ext. 8230



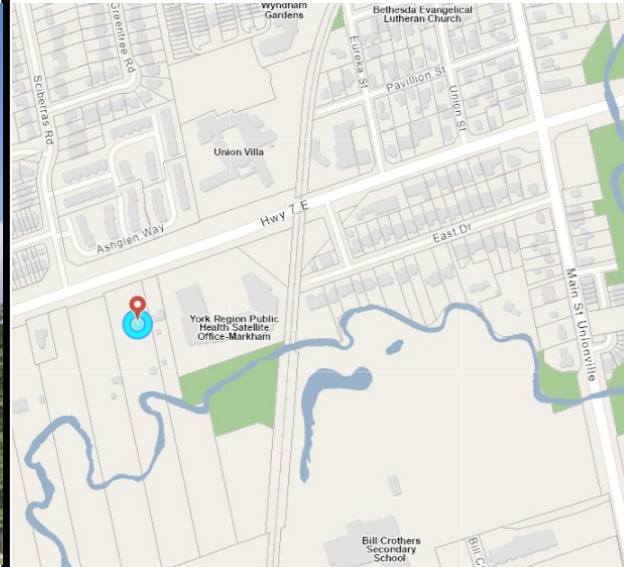
Council Committee to
Approve

A Major Official Plan Amendment and Zoning By-law Amendment application has been received from 2607549 Ontario Inc. (Michael Lin) c/o MHBC Planning (Frank Venditti) for the property municipally known as 4438 Steeles Avenue East (the "Subject Lands"). The application will facilitate the development of a 28-storey mixed use building with purpose-built rental units with a 2-storey podium on the north parcel. A two-tower (53 and 41 storeys) mixed use building connected by an 8-storey podium is proposed for the south parcel, where 1% of the units are provided as affordable housing. The overall development will have a total residential GFA of 98,950 square meters and non-residential GFA of 798 square meters. It will have a total of 1,029 residential units, 782 vehicle parking spaces, 1,056 bicycle parking spaces and 4,288 square meters of indoor and outdoor amenity space.

The Subject Lands will be subject to a future Draft Plan of Subdivision which will facilitate the creation of the blocks and the public road extension of Thelma Avenue.

4201 Highway 7 Inc. (Behzad Ghafouri)

PLAN



STATISTICS SUMMARY



4201 Highway 7 Inc.
(Behzad Ghafouri)



PLAN 24-185627



9-Jan-25



4201 and 4217 7
Highway E Markham



[Ward 3](#)



Mixed- Use



369



450 m²



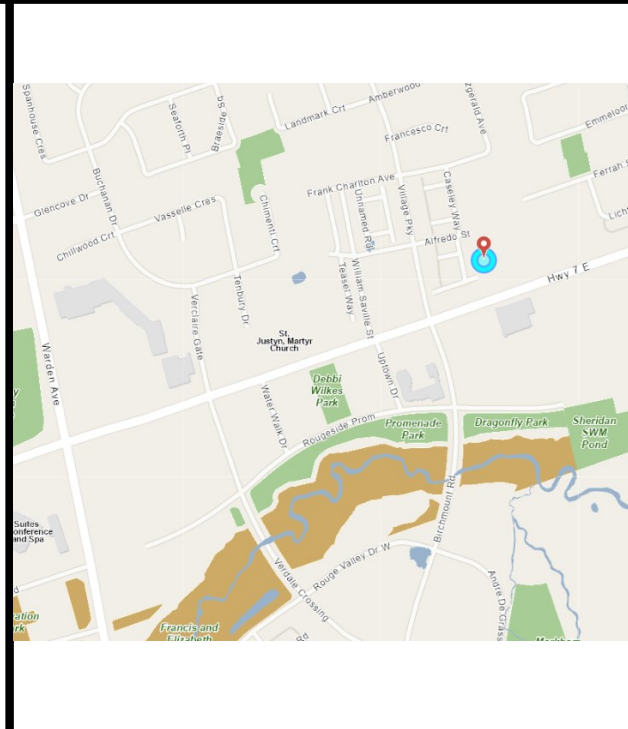
Sabrina Bordone
ext. 8230



Council Committee to
Approve

An ePLAN submission for a Zoning Amendment application has been received from 4201 Highway 7 Inc. (Behzad Ghafouri) c/o Bousfields Inc. (Anthony Sehl) for 4201 and 4217 Hwy 7 East. The application will facilitate the development of a 8-storey mixed-use building with a total of 369 residential units.

Peak Garden Development PLAN



STATISTICS SUMMARY



Peak Garden Development



PLAN 24-180309



N/A



4038 and 4052 7 Highway E Markham



[Ward 3](#)



Residential



49



N/A



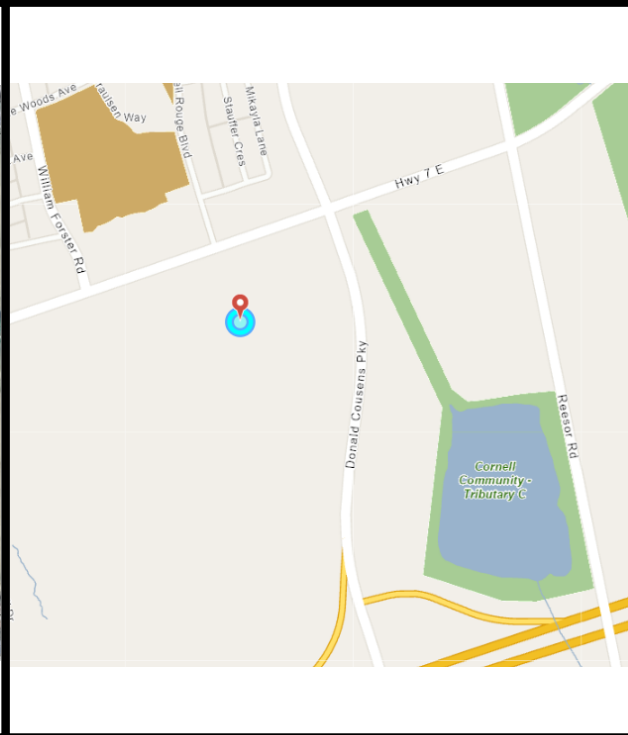
Sabrina Bordone
ext. 8230



Council Committee to Approve

An Application for a Major Redline revision to a Draft Plan of Subdivision (19TM-18011) has been received from Scarded 7 Company Limited (Alex Shaw) c/o M. Behar Planning and Design Limited (Chris Pereira) for 4038 & 4052 Highway 7 E. The proposed redline revisions include replacing 20 single detached lots fronting onto William Meleta Drive on the northern portion of the subject lands with one townhouse development block. This application is related to SU 18 180309.

Linvest, Cornell South PLAN



STATISTICS SUMMARY



Linvest, Cornell South



PLAN 24-114925



N/A



7323 7 Highway E
Markham



[Ward 5](#)



N/A



N/A



N/A



Stacia Muradali
ext. 2008



Council Committee to
Approve

An Application for a Redline Revision to a Draft Approved Plan of Subdivision (19TM?06012) has been received from Lindwide Developments (Cornell) Limited, c/o Bousfields Inc. for 7323 Highway 7 East.

This application is related to SU 06 114925, TEC 24 114925 and PRCN 24 162255. It proposes to revise the Subject Lands located at the southeast side of Highway 7 East and Bur Oak Avenue, which are on a Draft Approved Plan of Subdivision as one block, into four blocks and a new public road.

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.