

# SUMMARY OF DEVELOPMENT APPLICATIONS CIRCULATED\*



Circulated from December 9 to December 22



5 Development Applications



2,486 Total Residential Units












51,464 Total Gross Floor Area Industrial, Commercial or Institutional

## Table of Contents

Summary of Development Applications

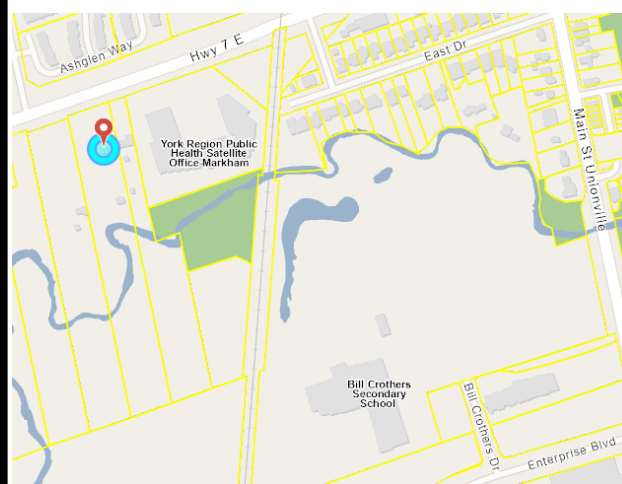
Circulated from Nov 25 to Dec 8

 Applicant	 File Number	 Circulation Date	 Non-Decision Appeal	 Address	 Ward	 Uses	 Total Units	 ICI GFA m <sup>2</sup>
<a href="#">4201 Highway 7 Inc. (Behzad Ghafouri)</a>	24-18566 PLAN	20-Dec-24	18-Apr-25	4201 7 Highway E	3	Residential	369	450
<a href="#">Lindwide Developments (Cornell) Limited</a>	24-197063 SPC	13-Dec-24	10-Feb-25	7323 7 Highway E	5	Residential	640	
<a href="#">Neamsby Investments Inc. (Joseph Pavia)</a>	24-198977 PLAN	13-Dec-24	12-Apr-25	5933 14th Ave	7	Residential	819	
<a href="#">Neamsby Investments Inc. (Joseph Pavia)</a>	24-198982 SPC	13-Dec-24	10-Feb-25	5933 14th Ave	7	Residential	658	51464
<a href="#">Springhill Homes Inc. (Ignazio Giardina) c/o Walker, Nott, Dragicevic Associates Limited (Shannon Sigouin)</a>	24-028274 PLAN	13-Dec-24	N/A	7128 7 Highway E	5	Residential	0	N/A

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

# 4201 Highway 7 Inc. (Behzad Ghafouri)

## PLAN



### STATISTICS SUMMARY



4201 Highway 7 Inc.  
(Behzad Ghafouri)



24-18566 PLAN



20-Dec-24



[4201 7 Highway E](#)



[Ward 3](#)



Residential



369



450



Sabrina Bordone  
ext. 8230



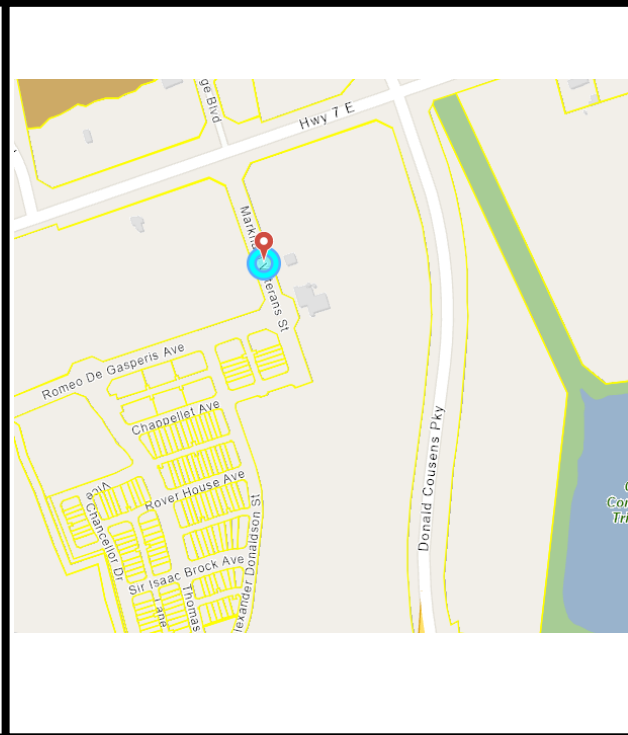
Council Committee to  
Approve

An ePLAN submission for a Plan of Subdivision 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 creation of a 0.53ha development block for a proposed 8-storey mixed-use building with a total of 369 residential units, and the future extension of Rougeside Promenade.

This application is related to the Zoning By-law Amendment application PLAN 24 185627.

# Lindwide Developments (Cornell) Limited

## SPC



### STATISTICS SUMMARY



4201 Highway 7 Inc.  
(Behzad Ghafouri)



24-197063 SPC



[7323 7 Highway E](#)



[Ward 5](#)



Residential



640



N/A



Stacia Muradali  
ext. 2008



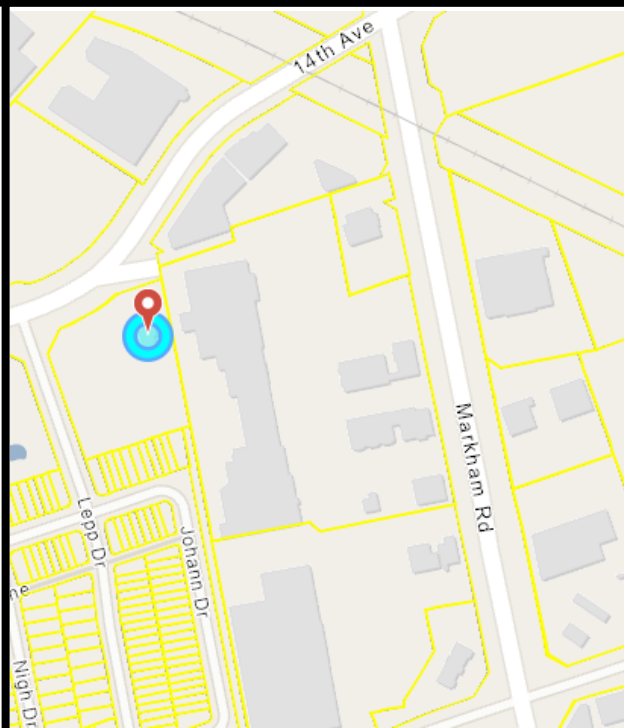
Council Committee to  
Approve

An Application for a Site Plan Control has been received from Lindwide Developments (Cornell) Ltd. (Nik Mracic) c/o Bousfield Inc. (Kate Cooper). The applicant is requesting to develop 4 blocks of 5-storey stacked townhouses, providing 640 units.

Please note that this application is related to PRCN 24 162255.

# Neamsby Investments Inc. (Joseph Pavia)

## PLAN



### STATISTICS SUMMARY



Neamsby Investments Inc. (Joseph Pavia)



24-198977 PLAN



13-Dec-24



[5933 14th Ave](#)



[Ward 7](#)



Residential



819



N/A



Stacia Muradali  
ext. 2008



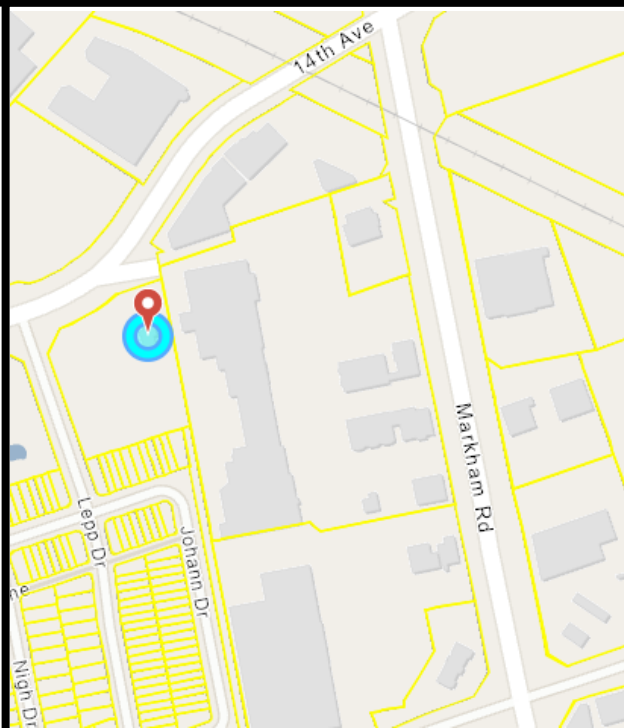
Council Committee to  
Approve

A Major Official Plan Amendment and Zoning By-law Amendment application has been received from Neamsby Investment Inc. (Joseph Pavia) for 5933 14th Avenue (Block 271) and Block 270 on Registered Plan 65M-4686. The application will facilitate the development of three purpose built rental apartment buildings containing approximately 786 apartment dwelling units with underground and surface parking, 34 purpose built rental townhouses, and a 0.15 ha (0.38 ac) public park to be dedicated to the City.

This application is related to Site Plan Control application SPC 24 198982 submitted for Building A and B and all the townhouse units by Remington Group. Building C will be subject to a future Site Plan Control application by a community housing provider.

This project is part of the Housing Accelerator Fund (HAF) program.

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



### STATISTICS SUMMARY



Neamsby Investments Inc. (Joseph Pavia)



24-198982 SPC



13-Dec-24



[5933 14th Ave](#)



[Ward 7](#)



Residential



659



51464



Stacia Muradali  
ext. 2008



Council Committee to Approve

A Site Plan Control application has been received from Neamsby Investment Inc. (Joseph Pavia) for 5933 14th Avenue (Block 271) and Block 270 on Registered Plan 65M-4686. The application will facilitate the development of two purpose built rental apartment buildings containing approximately 624 apartment dwelling units with underground and surface parking, 34 purpose built rental townhouses, and a 0.15 ha (0.38 ac) public park to be dedicated to the City.

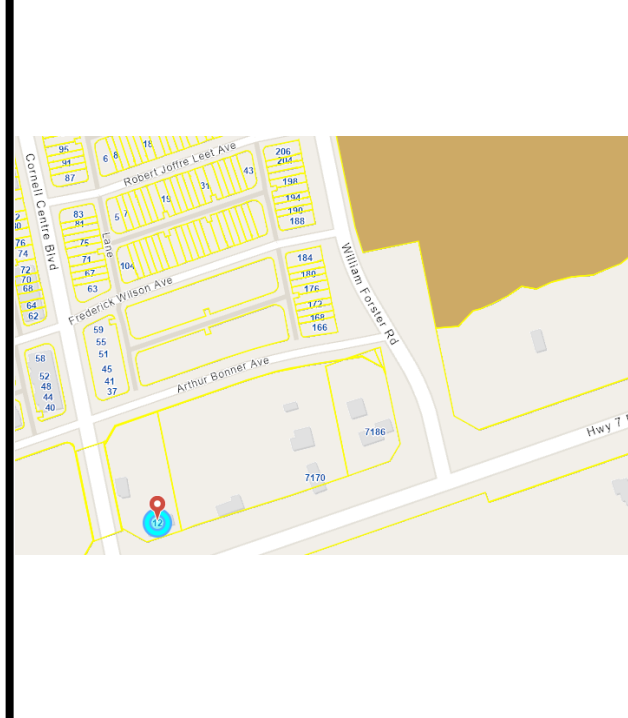
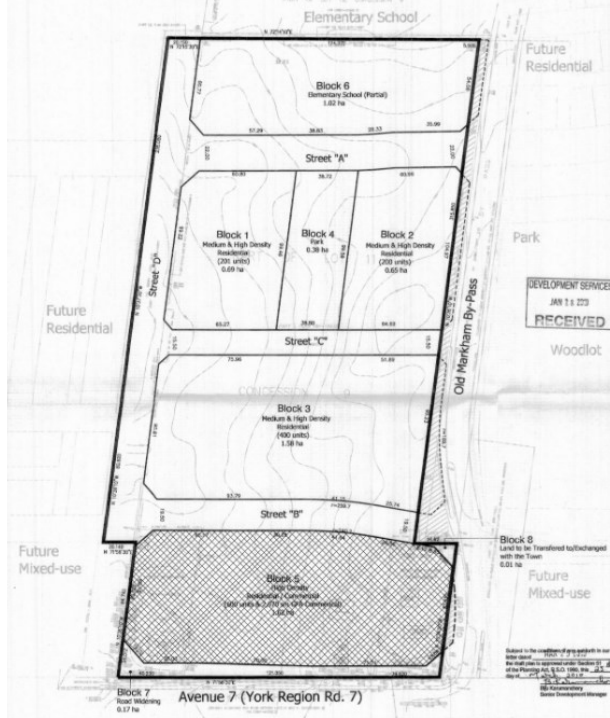
This application is related to Official Plan Amendment and Zoning By-law Amendment application PLAN 198977.

This project is part of the Housing Accelerator Fund (HAF) program.

# Springhill Homes Inc. (Ignazio Gardina) c/o Walker, Nott, Dragicevic Associates Limited (Shannon Sigouin)



## PLAN



### STATISTICS SUMMARY



Springhill Homes Inc.  
c/o Walker, Nott,  
Dragicevic Associ-  
ates Limited



24-028274 PLAN



13-Dec-24



[7128 7 Highway E](#)



[Ward 5](#)



Residential



0



N/A



Stacia Muradali  
ext. 2008



Council Committee to  
Approve

An application for an Extension of Draft Plan Approval has been received from Springhill Homes Inc. c/o Walker, Nott, Dragicevic Associates Limited for 19TM-040016 (7128, 7170 and 7186 Highway 7 East). The applicant is requesting an additional three-year extension to March 14, 2028.

# 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.