SUMMARY OF DEVELOPMENT APPLICATIONS CIRCULATED*

Circulated from November 24 to December 7

4 Development Applications | 977 Total Residential Units | 64724 Total Gross Floor Area Industrial, Commercial or Institutional

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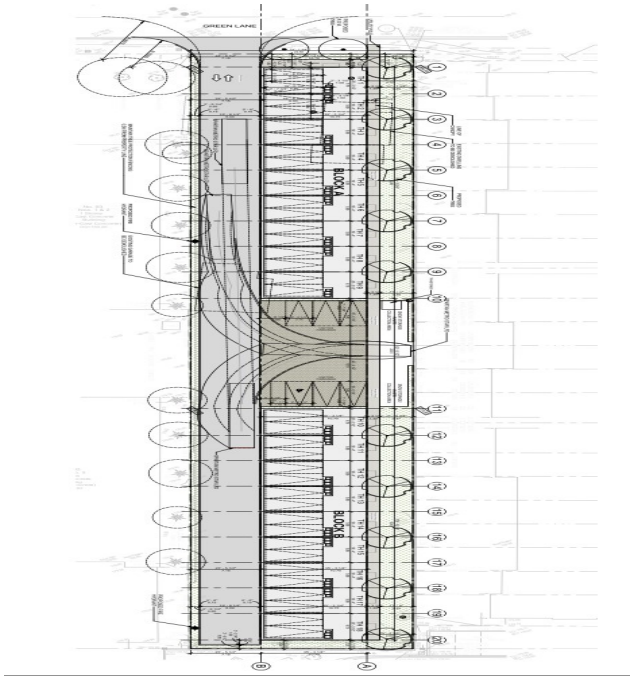
Summary of Development Applications — Circulated from Nov 24 —Dec 07

Applicant	File Number	Circulation Date	Non-Decision Appeal	Address	Ward	Uses	Total Units	ICI GFA m^2
2511837 Ontario Limited (Masoud Ahmadi)	25-129277 PLAN	02-Dec-25	1-Apr-26	95 Green Lane	1	Residential	18	N/A
2534929 Ontario Inc. (Carmine Forgione)	25-1142483 SPC	05-Dec-25	02-Feb-26	2655 14th Avenue	8	Mixed-Use	N/A	4440
Markham Suites Nominee Inc. (Bernadine Leung) c/o Fora Developments (Anna Sorokin)	25-141921 SPC	27-Nov-25	N/A	8500 Warden Avenue	8	Mixed-Use	558	60284
OnePiece Ideal (MS) Developments Inc. c/o Goldberg Group (Adam Layton)	25-140590 PLAN	25-Nov-25	07-Apr-26	28 Main Street	3	Residential	401	N/A

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

2511837 Ontario Limited (Masoud Ahmadi)

PLAN



A Major Official Plan Amendment and Zoning By-law Amendment application has been received by 2511837 Ontario Limited (Masoud Ahmadi) c/o Goldberg Group (Adam Layton) for 95 Green Lane. The application will facilitate a residential development comprised of 18 townhouse dwellings of condominium tenure.

STATISTICS SUMMARY

	2511837 Ontario Limited
	25-129277 PLAN
	02-Dec-25
	95 Green Lane
	Ward 1
	Residential
	18
	N/A
	Rick Cefaratti ext. 3675
	Council Committee to Approve

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

2534929 Ontario Inc. (Carmine Forgione)

SPC

An ePLAN Site Plan Control application has been received from 2534929 Ontario Inc. (Carmine Forgione) c/o Blackthorn Development Corp. (Maurizio Rogato) for 2655 14th Avenue. The applicant is proposing to develop a 2,221 square metre single storey pre-fab building with a mezzanine which would include motor vehicle repair bays and offices, and a 2219 square meter single storey pre-fab building for storage, for a total GFA of 4440 Square Metres. The proposed development includes 54 surface parking spaces, 110 truck parking spaces, 2 loading spaces and 2 accessible parking spaces.

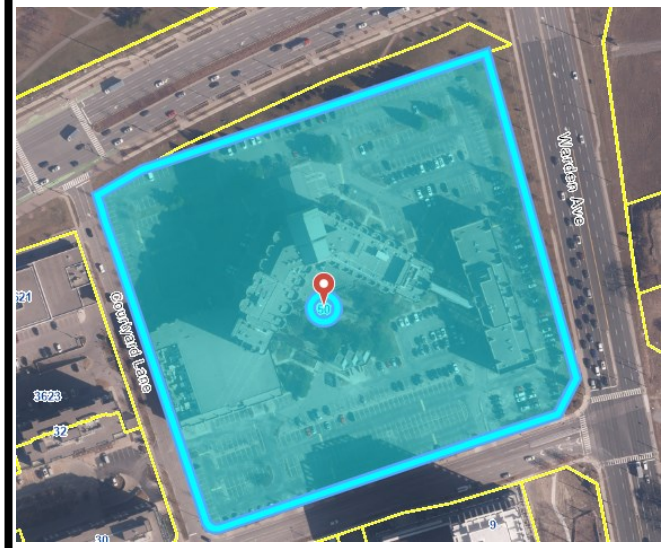
STATISTICS SUMMARY

	2534929 Ontario Inc.
	25-142483 SPC
	05-Dec-25
	2655 14th Avenue
	Ward 8
	Mixed-Use
	N/A
	4440
	Rick Cefaratti ext. 3675
	Staff Delegated Approval

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

Markham Suites Nominee Inc. (Bernadine Leung) c/o Fora Developments (Anna Sorokin)

SPC



A Site Plan Control application for a mixed-use building has been received from Markham Suites Nominee Inc. (Bernadine Leung) c/o Fora Developments (Anna Sorokin) for 8500 Warden Avenue – Phase 1 lands. The application will facilitate a mixed-use development for Phase 1 of the Hilton Markham Suites Hotel site, at the northeast corner of Clegg Road and Courtyard Lane. The proposed development consists of a 42-storey mixed-use tower on, with 558 residential units. The proposed development will include a total 396 parking spaces.

This application is related to Official Plan and Zoning Amendment application PLAN 20 128653 and OLT appeal OLT-24-000009.

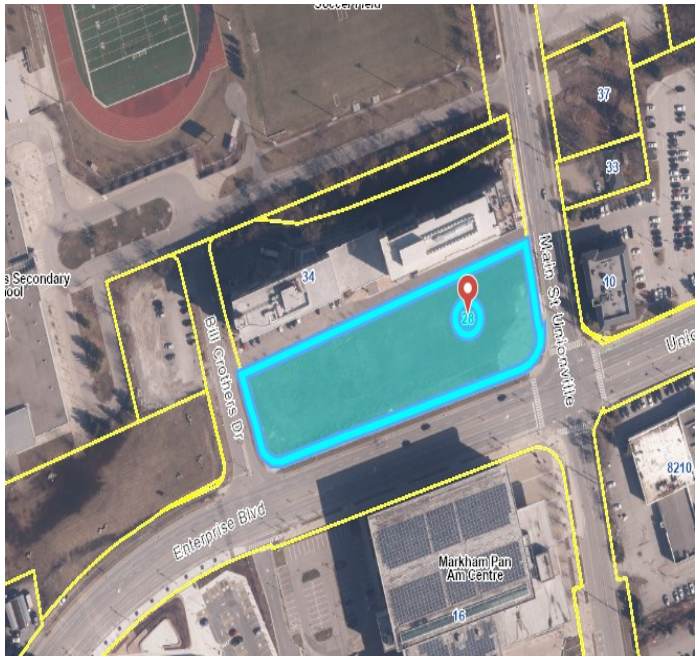
STATISTICS SUMMARY

	Markham Suites Nominee Inc. (Bernadine Leung)
	25-141921 SPC
	27-Nov-25
	8500 Warden Ave
	Ward 8
	Mixed-Use
	558
	60284
	Stephen Corr ext. 2532
	Staff Delegated Approval

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

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

PLAN



A Minor Official Plan Amendment and Zoning By-law Amendment application has been received by OnePiece Ideal (MS) Developments Inc. c/o Goldberg Group (Adam Layton) for the property municipally known as 28 Main Street, Unionville. The application will facilitate the development of a 39-storey purpose built rental building with 401 apartment dwelling units, and approximately 4,520 square metres of public park.

This application is related to Site Plan Control application SPC 15 119946 which is being reviewed concurrently.

STATISTICS SUMMARY

	OnePiece Ideal (MS) Developments Inc.
	25-140590 PLAN
	25-Nov-25
	28 Main Street
	Ward 3
	Residential
	401
	N/A
	Stephen Corr ext. 2532
	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.