SUMMARY OF DEVELOPMENT APPLICATIONS CIRCULATED*

Circulated from October 14 to October 27

5 Development Applications | 3158 Total Residential Units | 4,830 m^2 Total Gross Floor Area Industrial, Commercial or Institutional

Table of Contents

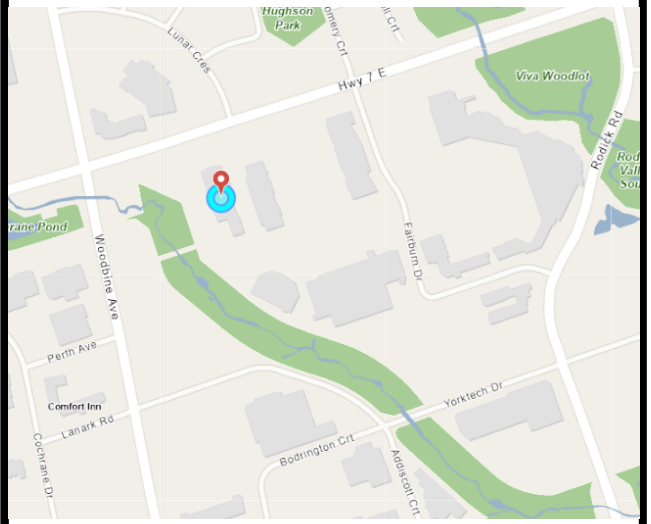
Summary of Development Applications — Circulated from October 14 to October 27

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
Lindvest, 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





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.

STATISTICS SUMMARY

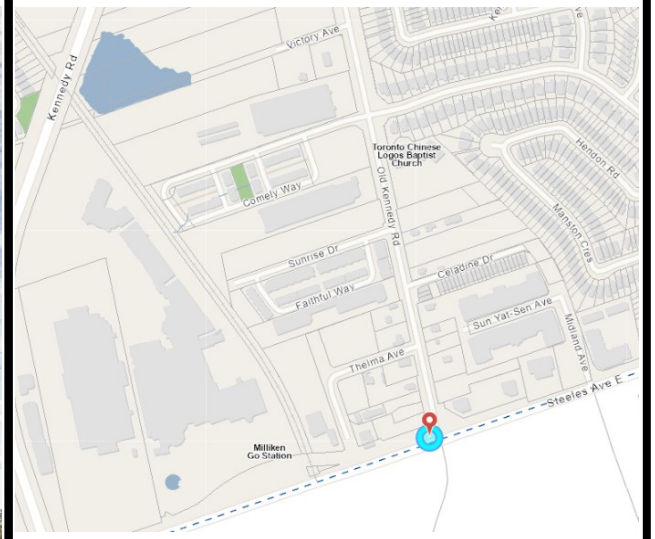
	2226524 Ontario Inc. (Joseph Longo)
	PLAN 24-193776
	14-Feb-25
	3085 7 Highway E Markham
	Ward 8
	Mixed-Use
	1,711
	3,582 m2
	Sabrina Bordone ext. 8230
	Council Committee to Approve

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

2607549 Ontario Inc. (Michael Lin)

PLAN





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.

STATISTICS SUMMARY

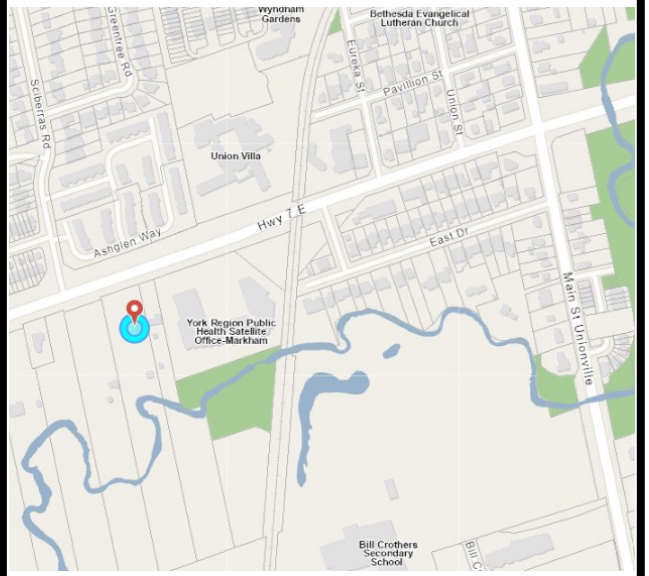
2607549 Ontario Inc. (Michael Lin)	
PLAN 24-190986	
N/A	
4438 Steeles Avenue E Markham	
Ward 8	
Mixed–Use	
1,029	
798 m2	
Sabrina Bordone ext. 8230	
Council Committee to Approve	

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

4201 Highway 7 Inc. (Behzad Ghafouri)

PLAN





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.

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 m^2
	Sabrina Bordone ext. 8230
	Council Committee to Approve

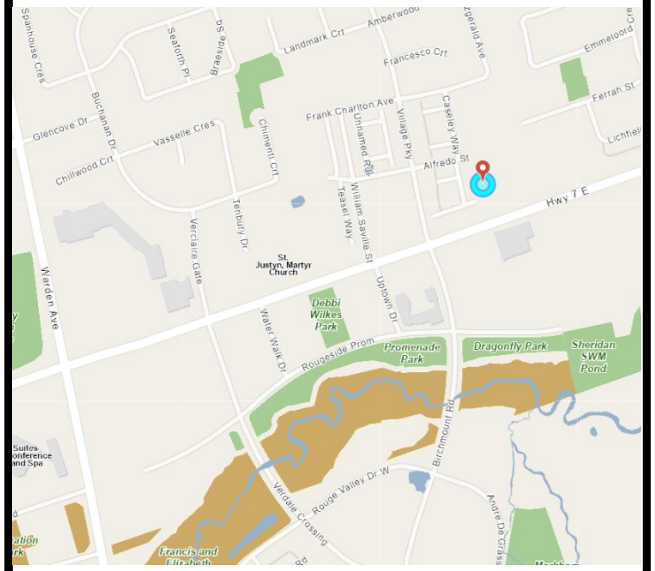
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Peak Garden Development

PLAN







STATISTICS SUMMARY

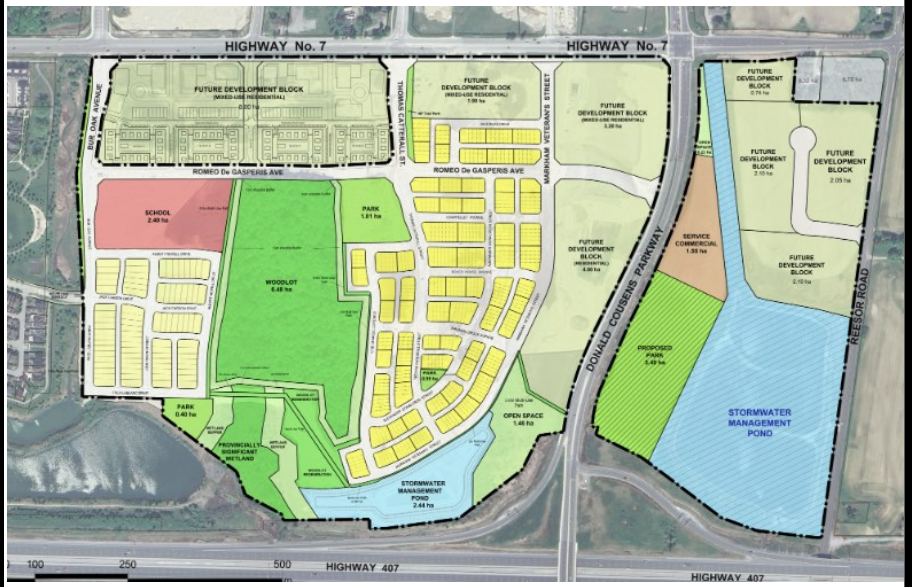
	Peak Garden Development
	PLAN 24-180309
	N/A
	4038 and 4052 7 Highway E Markham
	Ward 3
	Residential
	49
	N/A
	Sabrina Bordone ext. 8230
	Council Committee to Approve

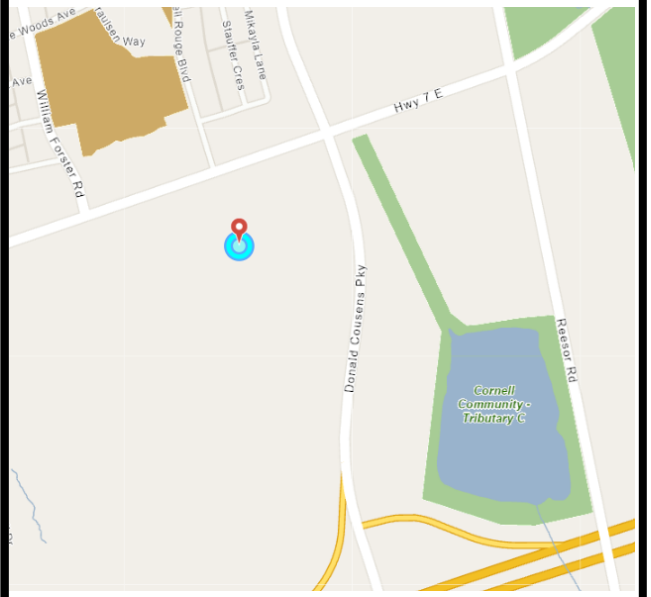
An Application for a Major Redline revision to a Draft Plan of Subdivision (19TM-18011) has been received from Scarded 7 Company Limited (Alex Shaw) c/o M. Behar Planning and Design Limited (Chris Pereira) for 4038 & 4052 Highway 7 E. The proposed redline revisions include replacing 20 single detached 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.

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

Lindvest, Cornell South

PLAN





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.

STATISTICS SUMMARY

	Lindvest, 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

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.