



MEMORANDUM



TO: Heritage Markham Committee

FROM: Evan Manning, Senior Heritage Planner

DATE: August 10, 2022

SUBJECT: Zoning By-Law Amendment and Consent Applications to Create New
Municipally-owned Parkland
34, 36 & 38 Eureka Street, Unionville Heritage Conservation District
22 243326 PLAN
22 252578 CSNT & 22 250357 CSNT

Property/Building Description: Three single-detached, 1 ½ -storey dwellings c.1958 and c.1947 as per MPAC records

Use: Residential

Heritage Status: 34, 36 & 38 Eureka Street are designated under Part V of the *Ontario Heritage Act* as constituent properties of the Unionville Heritage Conservation District.

Application/Proposal

- The City has received a Zoning By-law Amendment application for the properties municipally-known as 34, 36 and 38 Eureka Street (the “subject lands” or the “properties”). A consent application has also been received for 36 & 38 Eureka Street;
- Minto Communities (the “applicant”) is proposing to demolish the existing dwelling on 34 Eureka Street, and sever the rear portions (approximately 45m) of 36 and 38 Eureka Street, retaining a property depth of approximately 46m.
- The severed portions of 36 and 38 Eureka Street, together with the entirety of 34 Eureka Street, is proposed to be combined with the existing Anna Russell Parkette to create a new 0.62 hectare (1.53 acre) municipal park. The existing heritage dwellings on 36 and 38 Eureka Street are not proposed to be altered;
- This parkland dedication is a condition of development approval for the adjacent redevelopment of 17 Anna Russell Way as described in the Staff memo considered by Heritage Markham at its meeting on July 13, 2022;
- The subject lands are currently zoned “R3” within By-law 122-72, as amended, which does not permit the proposed use. As a result, the applicant is seeking to rezone the entirety of 34 Eureka Street and the severed portions of 36 and 38 Eureka Street to

“OS1”. Note that the designation of the subject lands as “Residential Low-Rise” within the Official Plan (2014) permits the proposed use.

Context

- The subject lands are located at the western periphery of the Unionville Heritage Conservation District (“UHCD” or the “District”);
- Based on a review of MPAC records, 34 Eureka Street was constructed in 1958 while both 36 and 38 Eureka Street were completed in 1947.
- The subject lands are generally bound by low-rise residential properties to the north and east along Fred Varley Drive, Eureka Street and Station Lane, and multi-unit residential properties to the south and east along Highway 7 and Anna Russell Way, a privately-owned right-of-way.

Heritage Policy

- Within the UHCD Plan, 34 Eureka is identified as a Class ‘C’ property while 36 and 38 Eureka Street are both identified as Class ‘B’ properties. A definition of these property classifications is excerpted from the UHCD Plan below:

Class 'B' Buildings that are important in terms of contextual value.

- They may not be of significant historical or architectural value, however they contribute substantially to the visual character of the village landscape.
- They support and help define the character of the District.

Class 'C' Buildings that may not relate to the heritage character of the District.

- Infill construction.
 - Older buildings that have been altered to an extent that their heritage character is no longer apparent.
- Section 4.2.3 (“Demolition of Heritage Buildings”) of the UHCD Plan contains the following policy direction relevant to this proposal:

a) The Town will endeavour to prevent the demolition of all buildings of architectural and /or historical significance identified within the District.

- Following anticipated Council approval of the Zoning By-Law Amendment application, and Committee of Adjustment approval of the consent applications, the new municipal park will be located within the UHCD.

Staff Comment

Zoning By-law Amendment

- Heritage Section staff have no objection to the proposed Zoning By-law Amendment application. The creation of new municipally-owned parkland adds amenity space for residents and visitors to the UHCD, while complementing the generally verdant landscape character of the District;

- Heritage Section staff have no objection to the removal of the existing Class ‘C’ dwelling at 34 Eureka Street as it is not considered to be a significant cultural heritage resource. As such, its removal conforms to policy direction within the UHCD Plan, and will not have an adverse impact on the cultural heritage value of the District.

Consent Applications

- Heritage Section staff have no objection to the consent applications for 36 and 38 Eureka Street. Both properties in their current configuration are of considerable depth at approximately 90m. Following severance, both properties will have a depth of approximately 46m which is generally consistent with the lot configuration of properties within the UHCD. As such, it is the opinion of Heritage Section staff that there will be sufficient rear yard amenity space for both retained dwellings, and that the consent applications will not have an adverse impact on the cultural heritage value of the District.

Next Steps

- As 34 Eureka Street is designated under Part V of the *Ontario Heritage Act*, review by Heritage Markham and approval by City Council is necessary to permit demolition of the existing dwelling;
- The applicant has not yet submitted a demolition permit for 34 Eureka Street. It is anticipated that a permit will be submitted following Council approval of the proposed Zoning By-law Amendment application, and Committee of Adjustment approval of the consent applications for 36 and 38 Eureka Street;
- The statutory public meeting for the Zoning By-law Amendment Application as required under *The Planning Act* is currently scheduled for September 6, 2022. At the time of writing, a Committee of Adjustment hearing date for the consent applications has not yet been scheduled.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham has no objection to the demolition of the existing Class ‘C’ dwelling at 34 Eureka Street;

THAT Heritage Markham has no objection from a heritage perspective to the proposed Zoning By-law Amendment and consent applications for the subject lands;

THAT final review of the aforementioned applications, and any other development application required to approve the proposed development, be delegated to Heritage Section staff should the property configuration and land-use remain consistent with the approach as described in this memo;

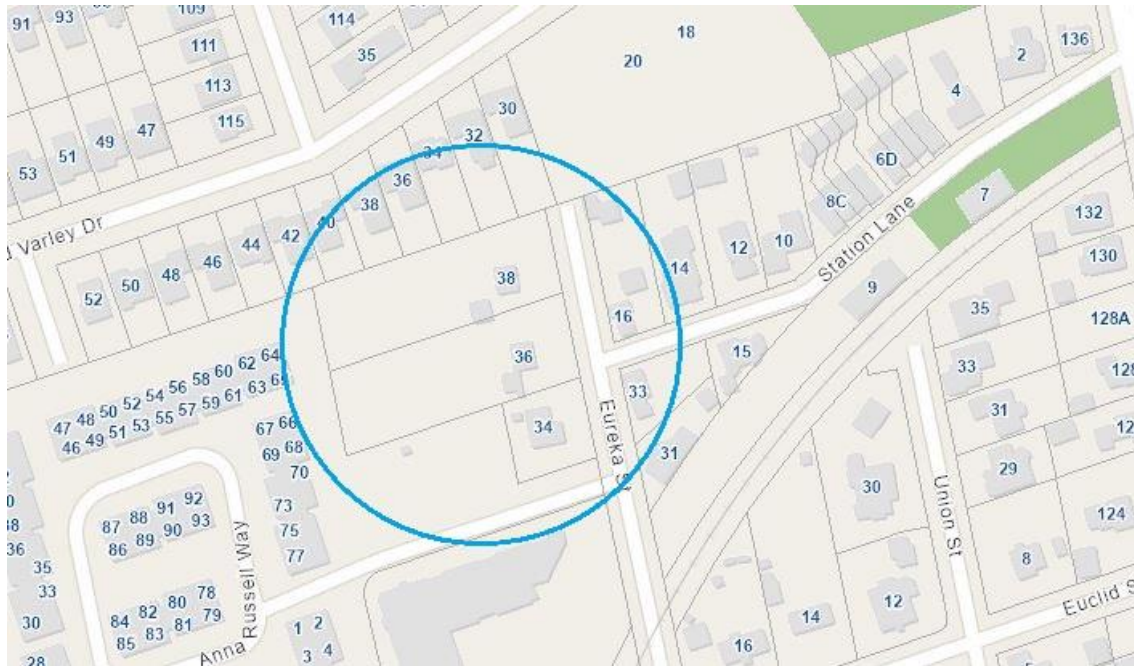
AND THAT Heritage Section staff coordinate with Planning and Urban Design Staff as well as the Parks Department when determining the design and programming of the new public park.

ATTACHMENTS:

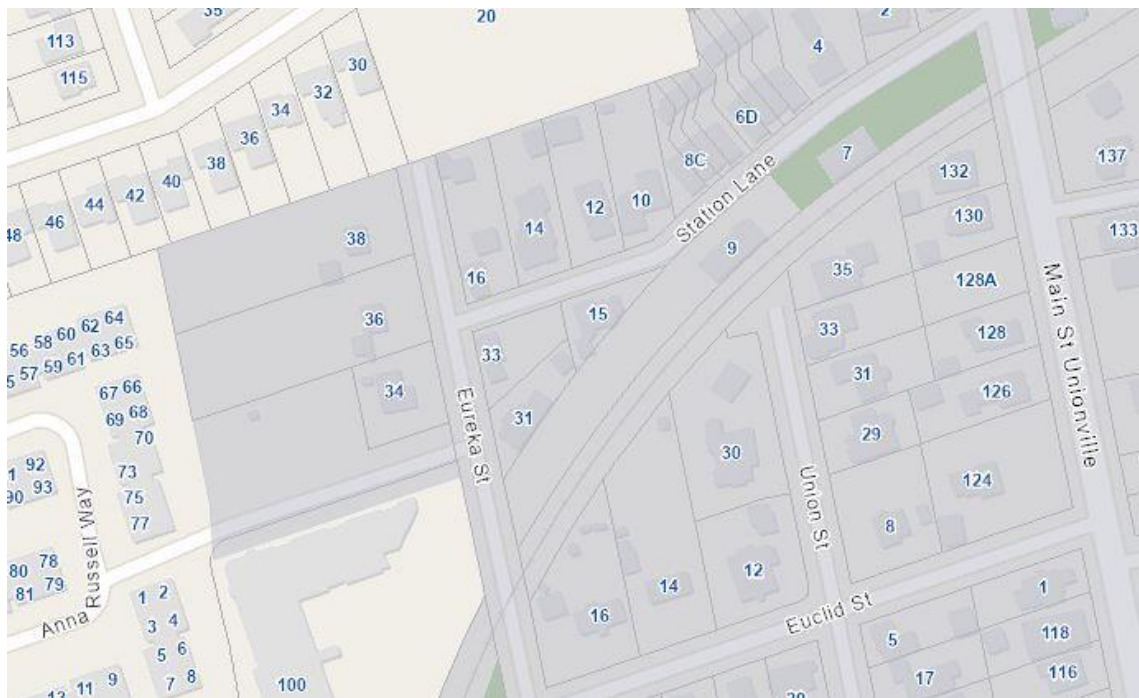
Appendix 'A'	Location Maps
Appendix 'B'	Photographs of Subject Lands
Appendix 'C'	Site Plan and Site Statistics
Appendix 'D'	Heritage Markham Extract

Appendix 'A'

Location Maps



The subject lands circled in blue (Source: City of Markham)



The relationship of the subject lands to the Unionville HCD [shaded in purple] (Source: City of Markham)

Appendix ‘B’

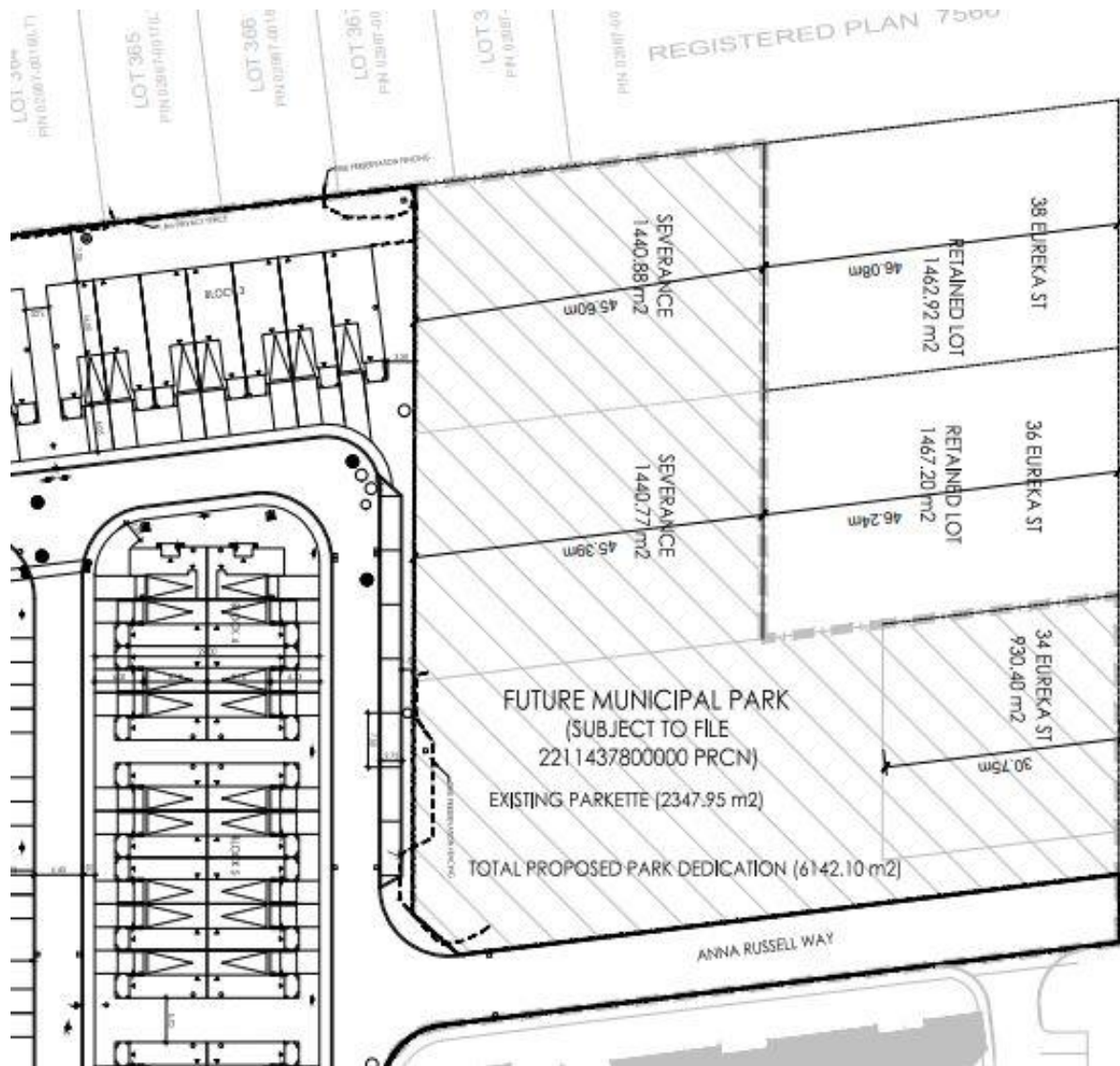
Photographs of the Subject Lands



The primary elevations of 34 Eureka Street [above], 36 Eureka Street [bottom left] and 38 Eureka Street [bottom right] (Source: Google)

Appendix 'C'

Proposed Site Plan



Hatching indicates the extent of the proposed municipal park (Source: Minto Communities Inc.)



Proposed line of severance showing the proposed depth of the rear yards at 36 Eureka Street [above] and 38 Eureka Street [below] (Source: Applicant)

Appendix ‘D’

Heritage Markham Extract

HERITAGE MARKHAM EXTRACT

Date: July 13, 2022

To: R. Hutcheson, Manager, Heritage Planning
E. Manning, Senior Heritage Planner
S. Bordone, Manager, Central District

EXTRACT CONTAINING ITEM # 5.3 OF THE SIXTH HERITAGE MARKHAM
COMMITTEE MEETING HELD ON July 13, 2022

5.3 SITE PLAN CONTROL

APPLICATION PROPOSED

TOWNHOUSE COMPLEX

17 ANNA RUSSELL WAY, UNIONVILLE HERITAGE CONSERVATION DISTRICT (16.11)

Shan Goel, disclosed an interest with respect to Item # 5.3 (17 Anna Russell Way, Unionville Heritage Conservation District), as the applicant is his client, and did not take part in the discussion of, or vote on, the question of the approval of this matter

Recommendation:

THAT Heritage Markham has no comment from a heritage perspective on the Site Plan Control application for 17 Anna Russell Way.

Carried