

Community Notice

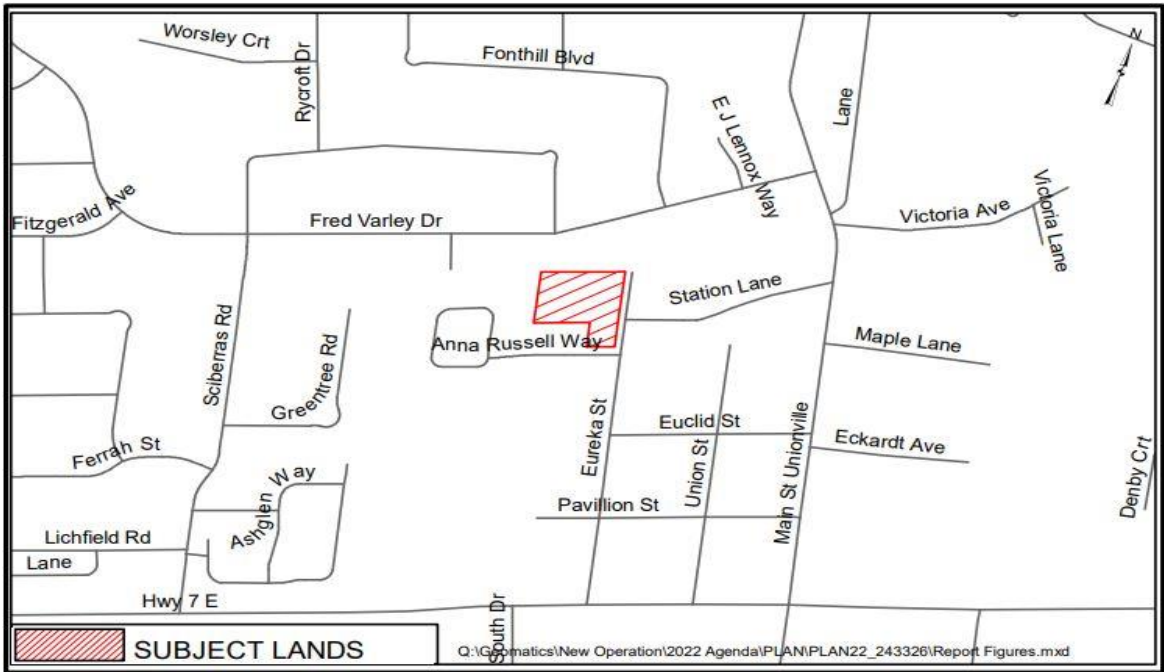
Development Services Committee

Complete Application

A change is proposed for the properties municipally-known as 34, 36 and 38 Eureka Street (the “subject lands”). The City of Markham received a complete Zoning By-law Amendment application, submitted by Minto Communities Inc. (the “applicant”) on May 31, 2022. You are receiving this notice because you live within 200 metres of the subject lands and are being invited to participate in the review process.

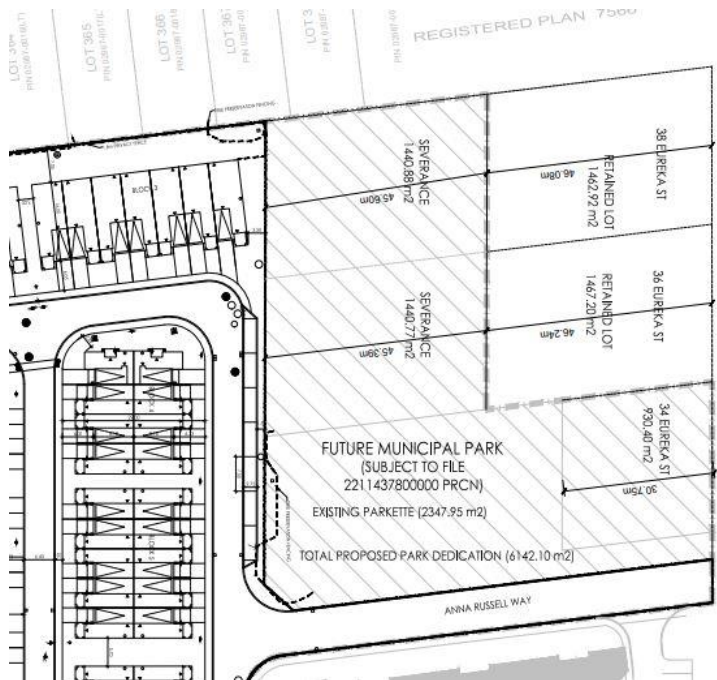
Property Description

The subject lands, as depicted on the key map below, are located on the east side of Eureka Street between Anna Russell Way to the south, and a public walkway leading to Fred Varley Blvd to the north. The subject lands, totaling 0.39 hectares (0.95 acres), are located within the Unionville Heritage Conservation District and currently contain three single-detached dwellings.



Applicant’s Proposal

The proposed Zoning By-law Amendment will be facilitated by two Consent Applications for 36 and 38 Eureka Street, which propose to sever the rear portion (approximately 45 m depth) of each property and retain a property depth of approximately 46 m for the existing residential dwellings. The severed portions of 36 and 38 Eureka Street, together with the entirety of 34 Eureka Street, will be combined with the existing Anna Russell Parkette to create a 0.62 hectare (1.53 acre) park to be dedicated to the City as a municipal park. This parkland dedication is associated with the redevelopment of the Unionville Home Society campus located to the west of the subject lands. Development permissions exist for this redevelopment with the project currently under Site Plan review by the City.





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City's Official Plan and Zoning By-law

The subject lands are designated "Residential Low Rise" within the City of Markham Official Plan (2014), and are zoned "R3" within Zoning By-law 122-72, as amended.

Additional Information

Additional information is available from Evan Manning, Senior Planner, Planning & Urban Design Department.

If you wish to provide comments or speak with the Planner, please contact:

Evan Manning, Senior Planner

Planning & Urban Design Department

emanning@Markham.ca

(905) 477-7000 ext. 2296

Refer to application number: **22 243326 PLAN**

Written submissions may be mailed or personally delivered to the Clerk's Department at the address noted below, or by e-mail to notifications@markham.ca by quoting file number **22 243326 PLAN**.

The City of Markham
101 Town Centre Boulevard
Markham, Ontario, L3R 9W3

Future Notification

If you wish to be notified of the decision of the City of Markham, or approval authority, on the proposed Zoning By-law Amendment, you must make a written request to the Clerk's Department at the address noted above or by email to notifications@markham.ca

Information about the Public Meeting and Appeals

Prior to the passing of the Zoning By-law Amendment there will be at least one Public Meeting to give the public an opportunity to comment on the proposal. You will receive notice of the Public Meeting at least 20 days before the Public Meeting is held, in accordance with the provisions of *The Planning Act*.

i. If a person or public body would otherwise have an ability to appeal the decision of the Council of the City of Markham, or the approval authority, to the Ontario Land Tribunal (OLT) but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Markham before the by-law is passed, the person or public body is not entitled to appeal the decision.

ii. If a person or public body does not make oral submissions at a public meeting, or make written submissions to the City of Markham before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the OLT unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

That means if this by-law is appealed to the OLT and you would like to participate in the appeal in some form, you **must** make an oral submission at a public meeting, or submit written comments to the City Clerk, before the by-law is passed by Markham City Council.

Personal Information

Personal information collected in response to this planning notice will be used to assist City staff and Council to process this application and will be made public.

Date of Notice: August 10, 2022

Arvin Prasad, MCIP, RPP Jim Jones
Commissioner of Development Services

Chair
Development Services Committee

**Suggested Draft Resolutions
for Consideration of the Development Services Committee**

Resolution if proposed Zoning By-law amendment is to be enacted without further notice:

1. THAT the report entitled "PUBLIC MEETING INFORMATION REPORT, Application for Zoning By-law Amendment to rezone portions of 34, 36 & 38 Eureka Street for parkland purposes, PLAN 22 243326 (Ward 3)" be received.
2. THAT the Record of the Public Meeting held on September 6, 2022, with respect to the proposed Zoning By-law Amendment application, be received.
3. THAT the application by Minto Communities Inc. (Anderson Marques) c/o Malone Given Parsons Ltd. (Lauren Capilongo) for a proposed Zoning By-law Amendment be finalized and enacted without further notice.
4. THAT staff be authorized and directed to do all things necessary to give effect to this resolution.

Resolution if proposed amendment is to be referred back to staff for a report and recommendation:

1. THAT the report entitled "PUBLIC MEETING INFORMATION REPORT, Application for Zoning By-law Amendment to rezone portions of 34, 36 & 38 Eureka Street for parkland purposes, PLAN 22 243326 (Ward 3)" be received.
2. THAT the Record of the Public Meeting held on September 6, 2022, with respect to the proposed Zoning By-law Amendment application, be received.
3. THAT the application by Minto Communities Inc. (Anderson Marques) c/o Malone Given Parsons Ltd. (Lauren Capilongo) for a proposed Zoning By-law Amendment be referred back to staff for a report and recommendation.
4. THAT staff be authorized and directed to do all things necessary to give effect to this resolution.