

Date:	Friday, August 12, 2022		
Application Type(s):	Zoning By-law Amendment (the "Application")		
Owner:	34 Eureka Street: Southshore Investments Inc. 36 Eureka Street: Kelly John Jamieson and Nancy Tam 38 Eureka Street: Paul Andrew Jamieson (the "Owners")		
Agent:	Lauren Capilongo (Malone Given Parsons Ltd.) on behalf of Minto Communities Inc. (the "Applicant")		
Proposal:	Application to rezone a portion of the Subject Lands to permit a park use (the "Proposed Development") to be combined with the existing Anna Russell Parkette to create a new 0.62 ha (1.53 ac) municipal park.		
Location:	34, 36, and 38 Eureka Street (the "Subject Lands")		
File Number:	PLAN 22 243326	Ward:	3
Prepared By:	Evan Manning Senior Planner, Heritage Planning District		
Reviewed By:	Regan Hutcheson, MCIP, RPP Manager, Heritage	Stephen Lue, MCIP, RPP Senior Manager, Development	

PURPOSE

This preliminary information pertains to the Application submitted by the Agent on behalf of the Owners and contains general information on the applicable municipal land-use policy and the identified issues, and should not be taken as Staff's opinion or recommendation.

PROCESS TO DATE

Staff deemed the Application complete on May 31, 2022. The 90-day period set out in the *Planning Act* before the Owners can appeal to the Ontario Land Tribunal for a non-decision ends on August 29, 2022.

NEXT STEPS

- Statutory Public Meeting is tentatively scheduled for September 6, 2022
- Recommendation Report for consideration by the Development Services Committee ("DSC")
- In the event of an approval, enactment of the site-specific Zoning By-law Amendment

BACKGROUND

Subject Lands and Area Context

The 0.38 ha (0.95 ac) Subject Lands are located along the western periphery of the Unionville Heritage Conservation District, as shown on Figures 1 to 3, and currently contains three single-detached dwellings. 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. Figure 3 shows the surrounding land uses.

The Proposed Development facilitates the rezoning of residential lands for parkland purposes, as shown in Figures 1 and 2.

Table 1: the Proposed Development	
Parkland Dedication	<p>The Subject Lands, totaling 0.38 ha (0.95 ac), are to be combined with the existing Anna Russell Parkette to create a new 0.62 ha (1.53 ac) municipal park. The parkland dedication is associated with the ongoing review of Site Plan Application (File SPC 22 116603) to facilitate a townhouse development at 17 Anna Russell Way.</p> <p>Concurrent Consent Applications have been submitted in support of the Proposed Development to sever a 46 m portion of the rear yards of 36 and 38 Eureka Street to facilitate the conveyance of the severed parcels, along with the entirety of 34 Eureka Street, to the City for parkland.</p>

The Proposed Development conforms to the Markham 2014 Official Plan (the “2014 Official Plan”) Policies

Table 2: Official Plan Information	
Current Designation:	“Residential Low-Rise”
Permitted uses:	Policy 8.1.1 outlines uses permitted in all land use designations, including the “Residential Low Rise” designation, which permits public parkland and public recreation uses.

A Zoning By-law Amendment application is required to permit the Proposed Development

The Proposed Development is subject to By-Law 122-72 as amended, as shown in Figure 3.

Table 3: Zoning By-law Amendment Information	
Current Zone:	Residential Three (“R3”)
Permissions:	The existing zoning permits low-rise residential uses.
Proposal:	The Subject Lands are proposed to be rezoned to Open Space One (“OS1”) to match the existing zoning for the Anna Russell Parkette.

Staff identified the following preliminary list of matters that will be assessed through the review of the Application, including other matters and issues, and addressed in a future Recommendation Report, if necessary, to the DSC

a) Parkland Dedication

- i) The Application will be reviewed in consideration of the appropriate amount of parkland dedication as it relates to the redevelopment at 17 Anna Russell Way to which the Proposed Development is associated.

b) Review of the Proposed Development will include, but not limited to, the following:

- i) Review of the submitted Planning Rationale Brief and Draft Zoning By-law Amendments, as prepared by the Applicant’s planning consultant (Malone Given Parsons Ltd)
- ii) Evaluation of the compatibility of the Proposed Development with the heritage character of the Unionville Heritage Conservation District.

c) Heritage Matters

- i) The Application will be reviewed to address the impact of the Proposed Development on municipally-identified heritage resources on and adjacent to the Subject Lands.

d) External Agency Review

- i) The Application must be reviewed by York Region, the Toronto and Region Conservation Authority, and Metrolinx. Any applicable requirements as outlined by these external reviewers must be incorporated into the Proposed Development.

e) Required Future Applications

- i) The Agent has submitted Consent Applications (Files 22 252578 CSNT and 22 250357 CSNT) to sever a portion of the rear yards of 36 and 38 Eureka Street in

support of the Proposed Development. A Committee of Adjustment Hearing Date for both applications is pending.

Accompanying Figures:

Figure 1: Location Map

Figure 2: Aerial Photo

Figure 3: Area Context and Zoning

Figure 4: Conceptual Site Plan

Figure 1

Location Map

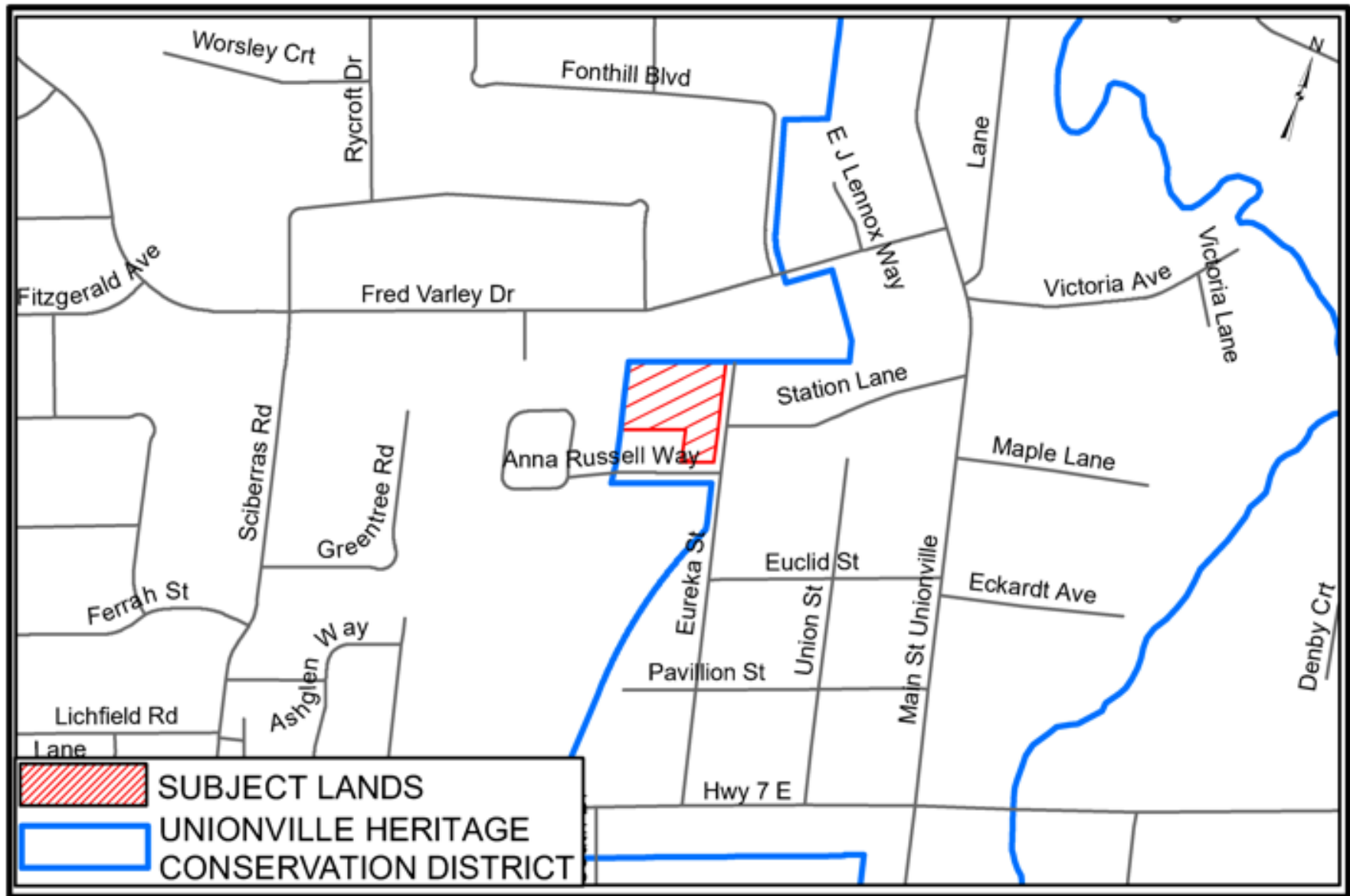


Figure 2

Aerial Photo



Figure 3

Area Context and Zoning

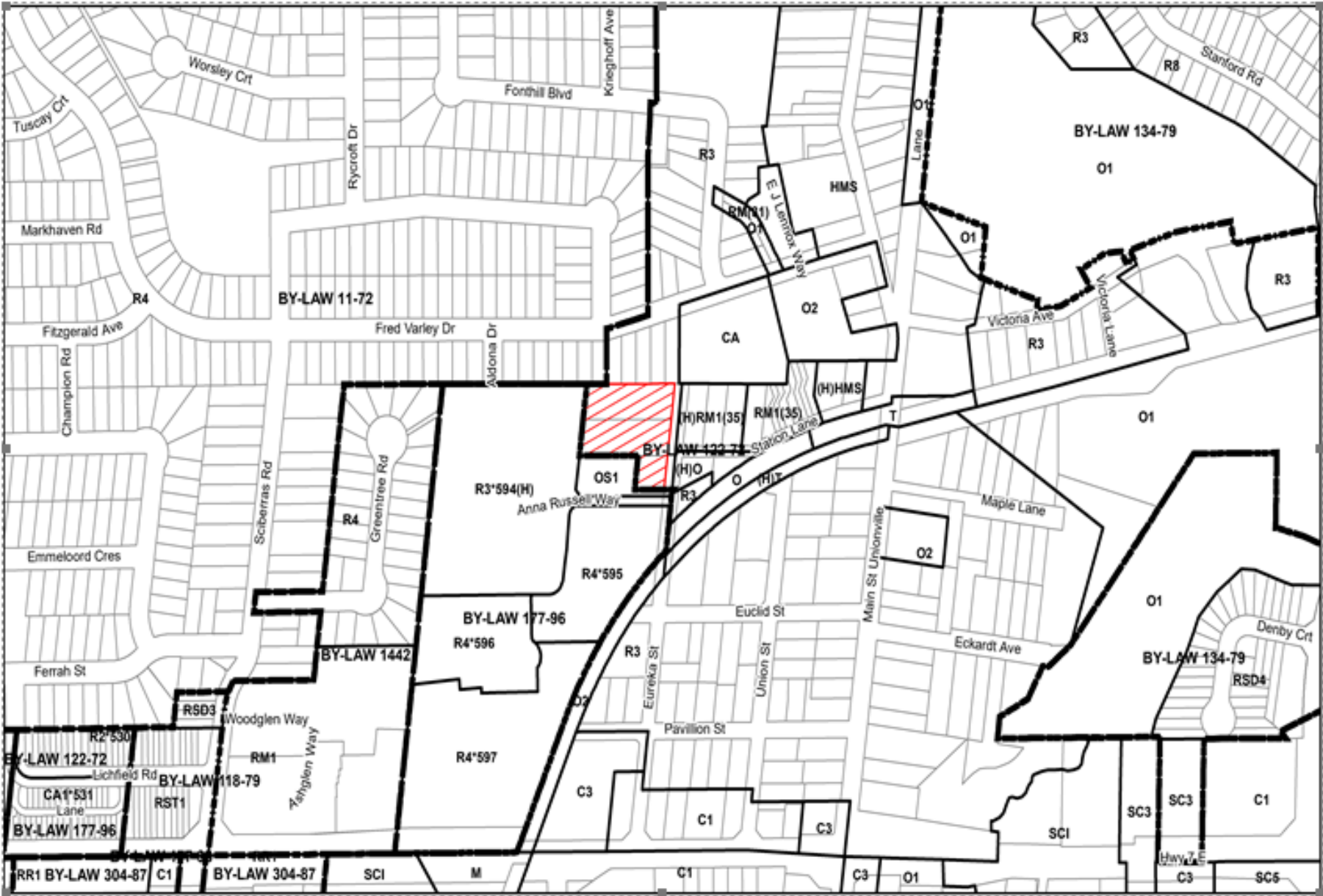


Figure 4

Conceptual Site Plan

