



Community Notice Development Services Committee

Notice of Complete Application & Public Meeting

A change is proposed for 2 Ovida Boulevard. The City of Markham received a complete Zoning By-law Amendment application submitted by Parsons Inc. on July 14, 2023. You are receiving this notice because you live within 200 metres of the property and are being invited to participate in the review process.

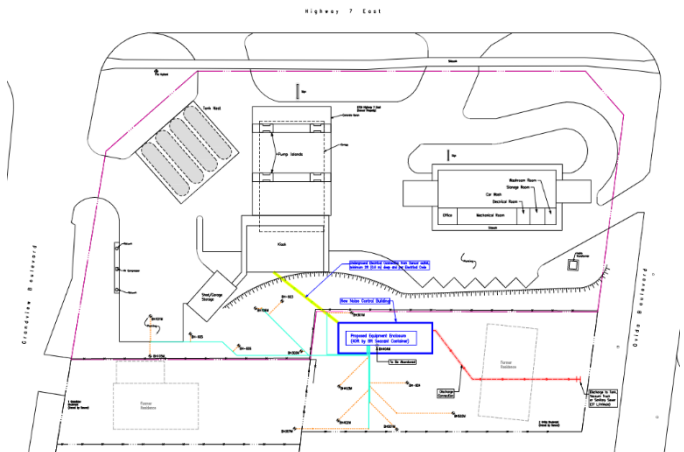
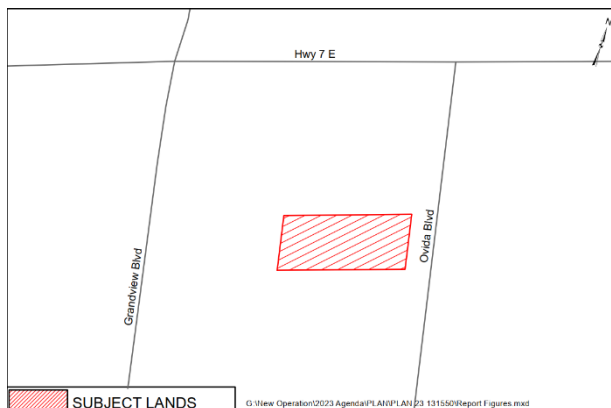
Tell us what you think

A Public Meeting to consider the applicant's proposal for the subject property will take place on:

Date: September 5, 2023
Time: 7:00 p.m.
Place: Council Chambers
Anthony Roman Centre
101 Town Centre Boulevard
Markham, Ontario, L3R 9W3

Property Description

The 0.10 ha (0.24 ac) subject lands are located on the west side of Ovida Boulevard and south side of Highway 7 East. The subject lands are currently vacant. Surrounding land uses include a Petro-Canada Gas Station & Car Wash to the north, low-rise residential uses to the south, and commercial uses to the west and east along Highway 7 East.



Applicant's Proposal

The applicant is proposing the installation of a Multiphase Extraction (MPE) remedial system within a 29.72 m² (320 ft²) enclosed container at the subject lands. The purpose for the MPE system is to mitigate further migration of subsurface petroleum hydrocarbon (PHC) impacts to soil and groundwater from the operating Petro-Canada Gas Station located at 5739 Highway 7 East. The system is expected to operate for a minimum of three years to achieve these objectives.

To facilitate this proposal, a Temporary-Use Zoning By-law is required to permit the temporary Multiphase Extraction (MPE) remedial system on the subject lands for three years.

Public Meeting Information Report

For additional information about the application open Public Meeting Information Report from this link to find Application File Number 23 131550: <https://www.markham.ca/PlanningApplications>.

Additional Information

A copy of the Zoning By-law Amendment applications is available for public viewing at the Development Services Front Counter of the City Municipal Offices between the hours of 8:30 a.m. and 4:30 p.m.



Community Notice Development Services Committee

If you cannot attend the meeting but wish to provide comments or speak with the Planner, please contact:

Brashanthe Manoharan, Planner II East District
Planning & Urban Design Department
bmanoharan@markham.ca
(905) 477-7000 ext. 2190
Refer to application number PLAN 23 131550

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 quoting file number PLAN 23 131550 by not later than 4:30 p.m. on September 2, 2023.

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 Official Plan Amendment and Zoning By-law Amendment applications, 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 Appeals

- 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 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 proposed official plan amendment is adopted or 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 proposed official plan amendment is adopted or 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 Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

That means if this official plan amendment or by-law is appealed to Ontario Land Tribunal 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 official plan amendment is adopted or the by-law is passed by Markham City Council.

Notice to Landlords

If you are a landlord of lands containing seven (7) or more residential units, please post a copy of this notice in a location that is visible to all of the residents.

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 16, 2023

Arvin Prasad, MCIP, RPP
Commissioner of Development Services

Jim Jones
Chair
Development Services Committee

From: Jim Paras <jimp@tshirtgang.com>
Sent: Monday, August 14, 2023 12:06 PM
To: Manoharan, Brashanthe <bmanoharan@markham.ca>
Subject: 2 Ovida

Hi my name is Jim
And I live beside this proposed development (im at 4 Ovida)

Is their any other info you can give me
In regards to this project and the contamination ?

Thanks
Jim

Development Notice

Zoning By-law Amendment

**A change is proposed for these lands:
2 Ovida Boulevard**

The city has received an application to amend the Zoning By-Law to allow for a temporary use on this property, which would permit a multi-phase extraction (MPE) remedial system.

1 Storeys
3.7 Metres 1 Unit

Public Meeting — September 5, 2023, 7:00PM

In-person — Council Chamber at the Civic Centre, 101 Town Centre Boulevard, Markham, ON L3R 9W3
Online Livestream — <https://pub-markham.escrimemeetings.com>
File #23.131550.000.00.PLAN

APPLICANT'S PROPOSAL July 10 2023

Tell us what you think:

CITY PLANNING
Brashanthe Manoharan
905.477.7000 ext. 2190
bmanoharan@markham.ca

CLERK'S OFFICE
notifications@markham.ca

To learn more about this application, visit:

markham.ca/MappiT

Disclaimer: The above represents the applicant's proposal at the time this notice was prepared and is subject to change

From: Jim Paras <jimp@tshirtgang.com>
Sent: Monday, August 14, 2023 6:07 PM
To: Manoharan, Brashanthe <BManoharan@markham.ca>
Cc: Henningham, Alecia <AHenningham@markham.ca>
Subject: Re: 2 Ovida

Thanks for the info!

Seems like the drawings on notice are backwards can and is confusing. Can they revise.

Is their known contamination on my property I see testing has been done on city property on the top of my driveway.

Where do I submit my written concerns?

Thanks for your assistance with this as I really appreciate it.

Jim

Sent from my iPhone

On Aug 14, 2023, at 2:37 PM, Manoharan, Brashanthe <BManoharan@markham.ca> wrote:

Good afternoon,

Thank you for your email. The purpose of this application is to allow a one-storey Multiphase Extraction ("MPE") remedial system located in an enclosed container on a temporary basis to mitigate further migration of subsurface petroleum hydrocarbon impacts to soil and groundwater from the Petro Canada gas station.

There was a gasoline leak back in 2014, at which point the underground storage tanks were replaced, but no remediation was completed. The system is expected to operate for a minimum of 3 years to achieve these objectives. As such, the applicants have applied for a temporary-use bylaw to allow for the temporary use.

By way of this email, I am copying Henningham, Alecia AHenningham@markham.ca, the City's Notifications Officer to ensure you are included in the notification list of the any future meetings and/or correspondence.

Please let me know if you have any questions.

Thanks,

Brashanthe Manoharan
Planner II, East District | Development Services
City of Markham Planning and Urban Design Department
101 Town Centre Boulevard, Markham ON L3R 9W3
905-477-7000, Extension 2190 – bmanoharan@markham.ca

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

Resolution if the proposed Zoning By-law Amendment are to be enacted without further notice

1. That the “PUBLIC MEETING INFORMATION REPORT – Zoning By-law Amendment application to permit a temporary a Multiphase Extraction (MPE) remedial system within an enclosed building (Ward 4), (File No. PLAN 23 131550) at 2 Ovida Boulevard, submitted by Parsons Inc. (c/o Salina Chan). be received;
2. That the Record of the Public Meeting held on September 5, 2023, with respect to the proposed application for Zoning By-law Amendment submitted by submitted by Parsons Inc. (c/o Salina Chan) for 2 Ovida Boulevard (File No. PLAN 23 131550), be received;
3. That the application by Parsons Inc. (c/o Salina Chan) for the proposed Zoning By-law Amendment (File No. PLAN 23 131550), be approved and the draft implementing Zoning By-law Amendment be finalized and enacted without further notice.
4. And that staff be authorized and directed to do all things necessary to give effect to this resolution.

Resolution if the applications are to be referred back to staff for a report and recommendation

1. That the “PUBLIC MEETING INFORMATION REPORT – Zoning By-law Amendment application to permit a temporary a Multiphase Extraction (MPE) remedial system within an enclosed building (Ward 4), (File No. PLAN 23 131550) at 2 Ovida Boulevard, submitted by Parsons Inc. (c/o Salina Chan) be received;
2. That the Record of the Public Meeting held on September 5, 2023, with respect to the proposed application for Zoning By-law Amendment submitted by Parsons Inc. (c/o Salina Chan) for 2 Ovida Boulevard (File No. PLAN 23 131550), be received;
3. That the application by Parsons Inc. (c/o Salina Chan) for the proposed Zoning By-law Amendment (File No. PLAN 23 131550), be referred back to staff for a report and a recommendation;

4. And that staff be authorized and directed to do all things necessary to give effect to this resolution.