



## Community Notice Development Services Committee

### Notice of Complete Application & Public Meeting

A change is proposed for 28 and 32 Kirk Drive. The City of Markham has received a complete Zoning By-law Amendment application, submitted by JKO Planning Services Inc. (Jim Kotsopoulos). 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 lands will take place on:

**Date:** April 30, 2024

**Time:** 7:00 p.m.

**Place:** Members of the Development Services Committee and the public have the option to either attend in person in the Council Chambers at the Civic Centre (101 Town Centre Boulevard, Markham, L3R 9W3) or remotely via Zoom. All meetings are video and audio streamed on the City's website at: <https://pub-markham.escribemeetings.com/>

#### Property Description

The 0.28 ha (0.68 ac) subject lands, municipally known as 28 and 32 Kirk Drive, are located north of John Street and East of Yonge Street. The subject lands are currently developed with two single detached dwellings.

To the west of the subject lands are existing low rise residential properties, commercial uses, and Yonge Street, to the north are existing low rise residential properties and Holy Cross Cemetery, and to the east and south are existing low rise residential properties.

#### Applicant's Proposal

JKO Planning Services Inc. has applied to amend Zoning By-law 2150, as amended, to permit four (4) single detached dwellings.

#### Public Meeting Information Report

For additional information about the application, open the Public Meeting Information Report from

[www.markham.ca/PlanningApplications](http://www.markham.ca/PlanningApplications) to find Application File Number PLAN 24 161084.



## **Additional Information**

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

Hailey Miller, Planner II - Planning & Urban Design Department  
[HMiller@markham.ca](mailto:HMiller@markham.ca) - (905) 477-7000 ext. 2945

Written submissions may be mailed or personally delivered to the Clerk's Department at the address noted below, or by e-mail to [clerkspublic@markham.ca](mailto:clerkspublic@markham.ca) by **quoting file number PLAN 24 161084**.

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](mailto: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 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 Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

That means if this By-law is appealed to the 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 by-law is passed by Markham City Council.

## **Notice to Landlord**

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: April 10, 2024

Arvin Prasad, MCIP, RPP  
Commissioner of Development Services

Jim Jones  
Chair, Development Services Committee



April 30, 2024  
PLAN 24 161084

**Resolution if application to be referred back to staff for report - Suggested Draft  
Resolution for Consideration  
of the Development Services Committee**

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1. THAT the report dated April 30, 2024, titled “PUBLIC MEETING INFORMATION REPORT, MYterms (Arash Fazelipur and Somayeh Badali), for a Zoning By-law Amendment, to permit four (4) single detached dwellings at 28-32 Kirk Drive, File No. PLAN 24 161084 (Ward 1), be received;
2. THAT the Record of the Public Meeting held on April 30, 2024, with respect to the proposed Zoning By-law Amendment to permit four (4) single detached dwellings at 28-32 Kirk Drive, File No. PLAN 24 161084 (Ward 1), be received;
3. THAT the application by MYterms (Arash Fazelipur and Somayeh Badali), for a Zoning By-law Amendment, File No. PLAN 24 161084, be referred back to Staff for a report and a recommendation;
4. THAT Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Resolution if proposed amendment to be enacted without further notice**

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1. THAT the report dated April 30, 2024, titled “PUBLIC MEETING INFORMATION REPORT, MYterms (Arash Fazelipur and Somayeh Badali), for a Zoning By-law Amendment, to permit four (4) single detached dwellings at 28-32 Kirk Drive, File No. PLAN 24 161084 (Ward 1), be received;
2. THAT the Record of the Public Meeting held on April 30, 2024, with respect to the proposed Zoning By-law Amendment to permit four (4) single detached dwellings at 28-32 Kirk Drive, File No. PLAN 24 161084 (Ward 1), be received;
3. THAT the application by MYterms (Arash Fazelipur and Somayeh Badali), for a Zoning By-law Amendment, File No. PLAN 24 161084, be approved and the draft Zoning By-law Amendment be enacted without further notice;
4. THAT Staff be authorized and directed to do all things necessary to give effect to this resolution.