

Memorandum to the City of Markham Committee of Adjustment

February 09, 2018

File: A/08/18
Address: 20 Water St Markham
Applicant: Water Street Non-Profit Homes Inc./Markham Inter-Church
Committee for Affordable Housing
Agent: David Johnston Architect Ltd. (David Johnston)
Hearing Date: Wednesday February 21, 2018

The following comments are provided on behalf of the Heritage Districts Team. Staff has no objection to the application. The applicant is requesting relief from the following requirement of By-law 1229, as amended:

a) Table 11.1:

a minimum dwelling unit floor area of 500 square feet for one bedroom apartments, whereas the By-law requires a minimum dwelling unit floor area of 600 square feet for one bedroom apartments;

as it relates to a proposed 4 storey residential building.

The 13,372m² property is located within the Markham Village Heritage Conservation District, at the northern terminus of Water Street. The property contains a 6 storey, 150 unit assisted supportive housing building and an attached seniors' activity centre. This application relates to Site Plan Control Application SC 18 124680 currently under review. The subject property is zoned R4 under By-law 1229, as amended. The proposed use is permitted by the By-law.

The Minor Variance Application is to allow a reduced floor area for one bedroom units in order to address design changes to a new free-standing, 32 unit assisted supportive housing building proposed to be constructed on the site. The project is receiving funding from the Region of York.

Applicant's Stated Reasons for Not Complying with the Provisions of the By-law

On the application form it is stated "The funding guidelines for this assisted housing project permit one bedroom apartments to be a minimum of 500 sq. ft."

Comments

The Site Plan Control Application has recently been submitted, however in preparation for the submission, the applicant has previously obtained variances relating to parking standards and front yard setback (A/217/16), and consent (B/33/16) to allow a ground lease for a portion of the property owned by Water Street Non-Profit Homes Inc. Staff and Heritage Markham supported these applications.

The project has already undergone detailed review, beginning in 2016, through the previous Minor Variance and Consent Applications. The requested variance will not have any external impacts on the building design. Heritage Markham will be reviewing this application at their meeting of February 14, 2018. It is not anticipated that there will be any concerns with the requested variance. Staff recommend a condition be included that the

variance is supported by Heritage Markham, to address the timing issue (the staff memo is due prior to Heritage Markham's meeting).

PUBLIC INPUT SUMMARY

No written submissions were received as of February 9, 2018.

ZONING PRELIMINARY REVIEW

The applicant obtained a Zoning Preliminary Review for this project dated August 2, 2017.


CONCLUSION

Planning staff have reviewed the application with respect to Section 45(1) of the Planning Act, R.S.O. 1990, c. P.13, as amended, and are of the opinion that the proposal meets the four tests of the Planning Act for the approval of minor variances. Staff therefore have no objection to this application, subject to conditions outlined in Appendix 'A' attached to this report. Staff recommend that the Committee consider public input in reaching a decision.

The onus is ultimately on the applicant to demonstrate why they should be granted relief from the requirements of the zoning by-law, and how they satisfy the tests of the Planning Act required for the granting of minor variances.

Please see Appendix "A" for conditions to be attached to any approval of this application.

PREPARED BY:


George Duncan, Senior Heritage Planner

REVIEWED BY:

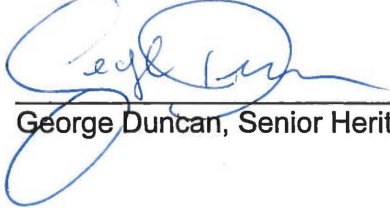

Regan Hutcheson, Manager, Heritage Districts

APPENDIX "A"

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/08/18

1. The variances applies only to the proposed development as long as it remains;
2. That the variance applies only to the subject development, in substantial conformity with the plans attached as Appendix 'B' to this Staff Report dated February 9, 2018, to the satisfaction of the Director of Planning and Urban Design or designate, and that the Secretary-Treasurer receive written confirmation from the Director of Planning and Urban Design or designate that this condition has been fulfilled to his/her satisfaction;
3. That any fees payable to the Toronto and Region Conservation Authority (TRCA) be paid, and that the Secretary-Treasurer receive written confirmation from the TRCA that the fees have been paid in full;
4. That the Secretary-Treasurer receive written confirmation from Heritage Markham that the requested variance is supported.

CONDITIONS PREPARED BY:



George Duncan, Senior Heritage Planner

① BITE PLAN
1:300



SD1.1

MINOR
VARIANCE
APPLICATION

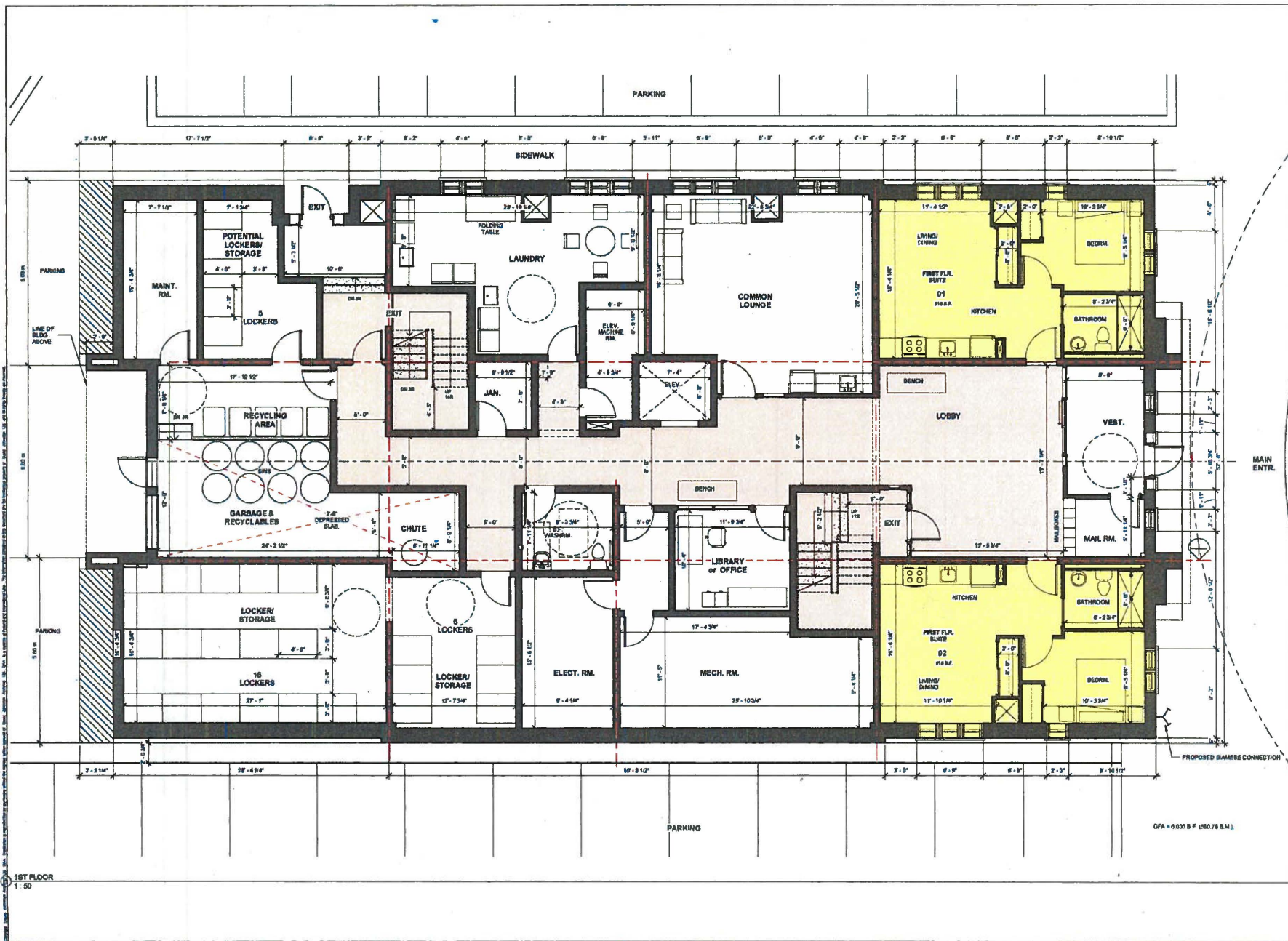
**ALTERNATIVE
LIVING
SOLUTIONS**

NEW RESIDENTIAL BUILDING

**MICAH in association with: WATER ST.
NON-PROFIT HOUSING and 360° KIDS**

20 WATER ST. E., MARKHAM, ON.

[illegible]



No.	Description	Date	By
1	REVISION	2018-01-11	DT
2	REVISION	2018-01-11	DT
3	REVISION	2018-01-11	DT

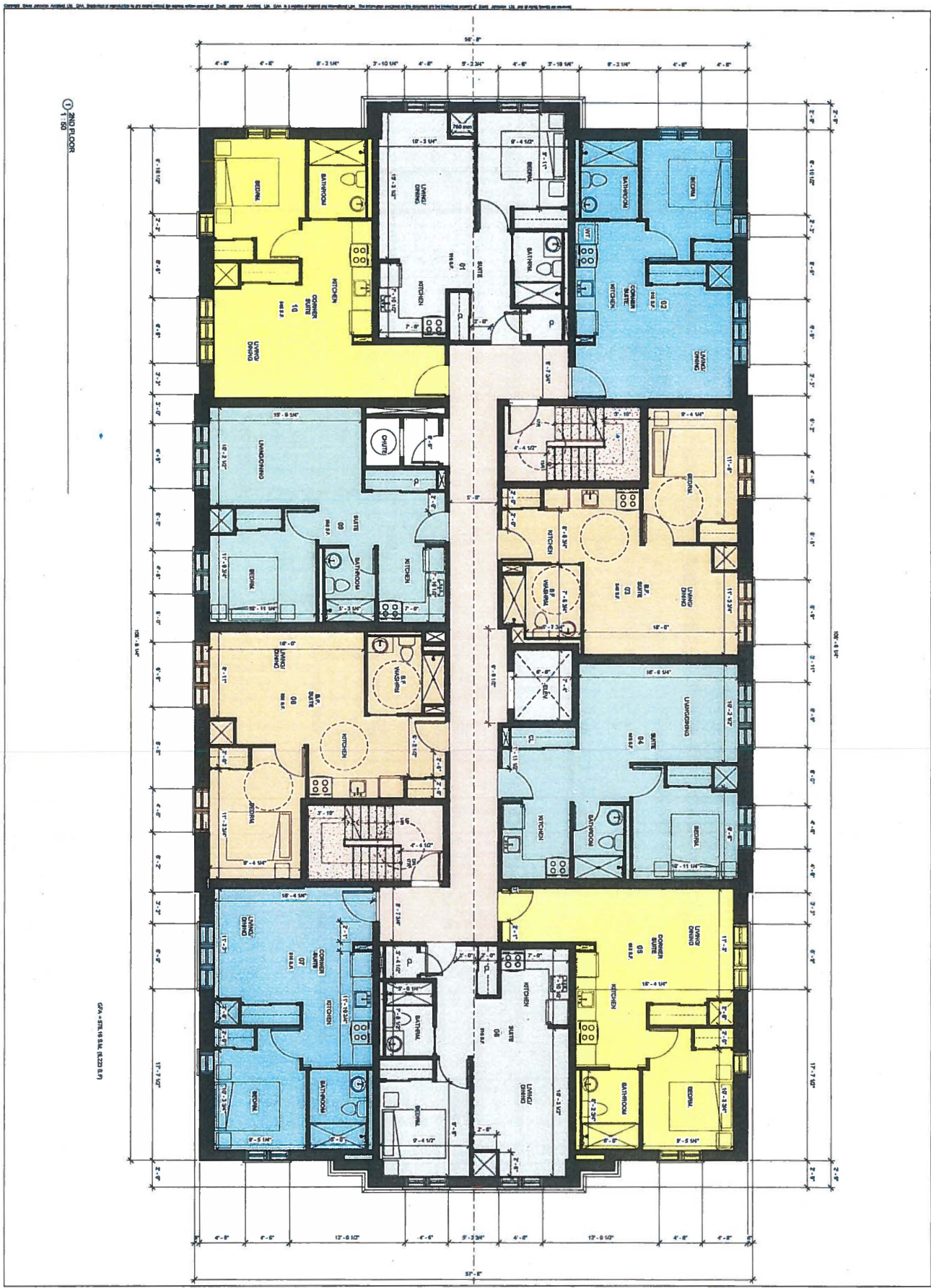
NEW RESIDENTIAL BUILDING
MICAH in association with: **WATER ST.**
NON-PROFIT HOUSING and 360° KIDS
 20 WATER ST. E., MARKHAM, ON

ALTERNATIVE LIVING SOLUTIONS
 7520 Kennedy Road,
 Unit 403, Markham,
 ON L3R 9V1
 Tel: (905) 479-9000
 Fax: (905) 479-9000

DAVID JOHNSTON ARCHITECT
 No. 4 Maple Lane
 Unit 101, Markham,
 ON L3R 9V1
 Phone: (905) 479-9000
 Fax: (905) 479-9000

MINOR VARIANCE APPLICATION

CONTRACTOR SHALL CHECK DIMENSIONS
 Author: 2018-01-11
 Date: 1:50
 Scale: 1:50
 Project: 18053
 Drawing Name: FIRST FLOOR PLAN
 Date: 2018-01-11
MV-1.2



1/16/2019 4:26:18 PM U:\16000\16021 - 2023 Water St Affordable Housing Project\WD Mainroad & Stony Jan 2018 COA\vt

DAVID KENNEDY ARCHITECT
 1000 Highway 104
 Unit 100
 Markham, Ontario L3R 9V3
 Phone: (905) 709-5882
 Fax: (905) 709-5883

MINOR VARIANCE APPLICATION

ALTERNATIVE LIVING SOLUTIONS
 7000 Sheppard Avenue East
 Unit 100, Level 100
 Scarborough, Ontario M1S 1T5
 Tel: 416-291-1818

NEW RESIDENTIAL BUILDING

MICAH in association with: WATER ST. NON-PROFIT HOUSING and 360° KIDS
 20 WATER ST. E., MARKHAM, ON.

No.	Description	Date	By
1	MINOR VARIANCE APPLICATION	2018-03-05	DK
2	REVISIONS	2018-03-05	DK
3	REVISIONS	2018-03-05	DK

CONTACT		FILE NO.	DATE	TIME	BY	REMARKS
1	NAME	LAST	FIRST	MIDDLE	INITIAL	
2	ADDRESS					
3	CITY					
4	STATE					
5	ZIP					
6	PHONE					
7	TELETYPE					
8	TELEFAX					
9	EMAIL					
10	WEBSITE					
11	OTHER					
12	REMARKS					

YORK REGION
COMMON ELEMENTS CONDOMINIUM PLAN NO. 1036
SUBJECT TO DECLARATION AS PER NOTE HEREIN
FOR 18257.0001 (11)

PLAN OF SURVEY OF
PART OF LOT 1, BLOCK 1
REGISTERED PLAN 18
PART OF BLOCK N
REGISTERED PLAN 18
PART OF LOT 12, CONCESSION 7 &
PART OF LOT 13, CONCESSION 7
CITY OF MARKHAM

J. D. BARNES LIMITED

METRIC: Estimates are for component weight on this pump per 100 inches and 24 in. increments in feet by inches or above.

NOTES

[illegible]

LEGEND

C SUBJECTS: Safety Specialist; 137
D SUBJECTS: Safety Specialist; 138
E SUBJECTS: Safety Specialist; 139
F SUBJECTS: Safety Specialist; 140
G SUBJECTS: Safety Specialist; 141
H SUBJECTS: Safety Specialist; 142
I SUBJECTS: Safety Specialist; 143
J SUBJECTS: Safety Specialist; 144
K SUBJECTS: Safety Specialist; 145
L SUBJECTS: Safety Specialist; 146
M SUBJECTS: Safety Specialist; 147
N SUBJECTS: Safety Specialist; 148
O SUBJECTS: Safety Specialist; 149
P SUBJECTS: Safety Specialist; 150
Q SUBJECTS: Safety Specialist; 151
R SUBJECTS: Safety Specialist; 152
S SUBJECTS: Safety Specialist; 153
T SUBJECTS: Safety Specialist; 154
U SUBJECTS: Safety Specialist; 155
V SUBJECTS: Safety Specialist; 156
W SUBJECTS: Safety Specialist; 157
X SUBJECTS: Safety Specialist; 158
Y SUBJECTS: Safety Specialist; 159
Z SUBJECTS: Safety Specialist; 160

1. How many and what are your
1. Identify that!

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 02-27-2017 BY 60322 UCBAW

J.D. BARKNES
LIMITED

Year	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100
1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	