

Memorandum to the City of Markham Committee of Adjustment

January 29, 2018

File: B/37/17 & B/38/17
Address: 6360 and 6380 16th Ave, Markham
Applicant: Renaissance (Swan Lake) Community Corporation and
Amica (Swan Lake) Community Corporation
Agent: WSP (Sabrina Coletti)
Hearing Date: Wednesday February 07, 2018

The following comments are provided on behalf of the East Team:

B/37/17

The Owner is requesting provisional consent to establish easements over driveways, at-grade parking, underground parking and associated ramps, access and storage areas. The requested easements will be in favour of the adjacent property at 6380 16th Avenue. The proposed easements would have a total area of approximately 3,925 square metres. This application is related to consent application B/38/17.

B/38/17

The Owner is requesting provisional consent to establish easements over driveways, at-grade parking, underground parking and associated ramps, access and storage areas in favour of the adjacent property at 6360 16th Avenue. The proposed easements would have a total area of approximately 3,917 square metres. This application is related to consent application B/37/17.

BACKGROUND

Property Description

6360 and 6380 16th Avenue (the "subject properties") are located on the north side of 16th Avenue, east of Williamson Road, west of Swan Lake Boulevard. Figures 2 and 5 are context plans of 6360 and 6380 16th Avenue respectively. There is an existing 4-storey retirement home owned and operated by Amica Corporation located at 6360 16th Avenue. Currently 6380 16th Avenue is vacant. Both properties are adjacent to Swan Lake to the north. There is a townhouse development recently constructed to the west and the Swan Lake Community and neighbourhood commercial uses to the east and north-east. There is residential development and neighbourhood commercial uses on the south side of 16th Avenue.

Proposal

In 2009, a site plan application (SC 09 125867) was submitted to amend the existing site plan agreement on 6360 16th Avenue to facilitate a second storey pedestrian link to the proposed new retirement home at 6380 16th Avenue. A site plan application (SC 09 125517) to permit a new four (4) storey retirement home (now reduced to three (3) storeys) at 6380 16th Avenue was submitted simultaneously. Both site plan applications were endorsed by Development Services Committee on January 17th, 2012 and approved by Markham Council on January 24th, 2012. Staff endorsement was issued on August 15th,

2017. The site plan applications are both in the site plan agreement stage and site plan approval for both applications is imminent.

COMMENTS

Official Plan

The subject properties are designated "Residential Mid-Rise" in the City's 2014 Official Plan (as partially approved by the OMB on October 30, 2015, May 26, 2016, March 10, 2017 and April 21, 2017). The existing and proposed development conforms to the Official Plan.

Zoning

6360 16th Avenue is zoned "Residential Two*2* 479 (R2*2*479)" and "Open Space Two (OS2)". 6380 16th Avenue is zoned "Residential Two *472 (Hold One) (Hold Two) [R2*472(H1)H2])]" and "Open Space One *473 (OS1*473)". The existing and proposed development complies with the current zoning.

Comment/Discussion

Both the existing and proposed developments will be integrated and function as one with shared facilities. Even though there is one common operator and landowner, the two properties have not merged on title. As a result, reciprocal easements are required to allow the residents and visitors of each development access over the shared driveways, surface and underground parking areas, ramps, and storage areas. Figures 3 and 4 illustrate the proposed easements over the underground parking and at grade for 6360 16th Avenue. Figures 6 and 7 illustrate the surface and underground parking easements for 6380 16th Avenue.

The Region of York has provided comments indicating that they have no objection to the consent applications and have not requested that any conditions be imposed.

ZONING REVIEW UNDERTAKEN AS PART OF THE SITE PLAN APPLICATIONS REVIEW

Zoning reviews were undertaken as part of the site plan applications review.

PUBLIC INPUT SUMMARY

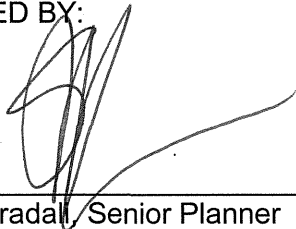
Two written submissions have been received to date requesting additional information on the proposed development and supporting the consent applications.

CONCLUSION

In concluding that the proposal is appropriate, staff have had regard for the criteria in Section 51 (24) of the Planning Act and have no objection to the requested consent for easements (B/37/17 and B/38/17) which are required to facilitate the function and use of the existing and proposed developments at 6360 and 6380 16th Avenue.

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

PREPARED BY:



Stacia Muradali, Senior Planner

REVIEWED BY:



Brad Roberts, Manager Zoning and Special Projects

File Path: Amanda\File\17 182975\Documents\District Team Comments Memo

Figures:

Survey Plan of 6360 & 6380 16th Ave
Context Plan 6360 16th Ave
Underground Easements 6360 16th Ave
Surface (at-grade) Easements 6360 16th Ave
Context Plan 6380 16th Ave
Surface (at-grade) Easements 6380 16th Ave
Underground Easements 6380 16th Ave

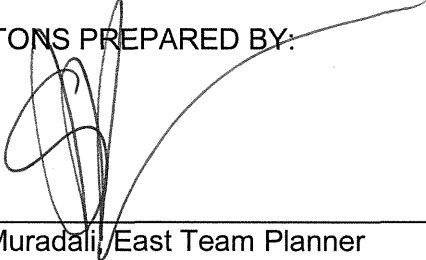
Figure 1
Figure 2
Figure 3
Figure 4
Figure 5
Figure 6
Figure 7

APPENDIX "A"

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF B/37/17 & B/38/17

1. Payment of all outstanding realty taxes and local improvements charges owing to date against both the subject and retained parcels, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled.
2. Submission to the Secretary-Treasurer of the required transfers to effect the consent for easements applied for under Files B/37/17 and B/38/17, in duplicate, conveying the easements over the subject lands, and issuance by the Secretary Treasurer of the certificate required under subsection 53(42) of the Planning Act.
3. Submission to the Secretary-Treasurer of seven white prints of a deposited reference plan showing the subject land, which conforms substantially to the application as submitted.
4. Fulfillment of all of the above conditions within one (1) year of the date that notice of the decision was given under Section 50(17) or 50(24) of the Planning Act, R.S.O. 1990, c.P.13.

CONDITONS PREPARED BY:



Stacia Muradali, East Team Planner

FIGURE 1

B/37/17 + B/38/17

6360 + 6380 16th Avenue

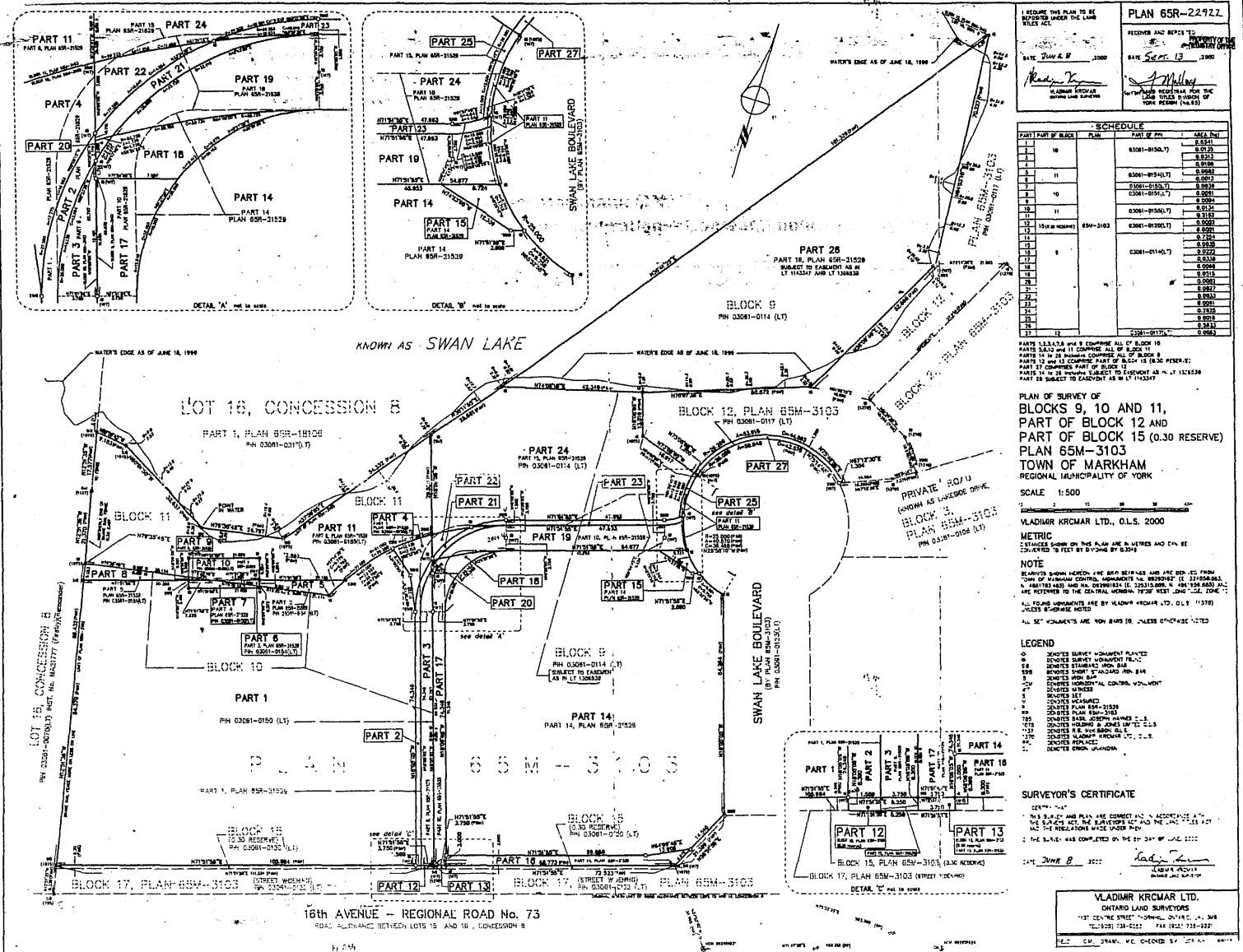
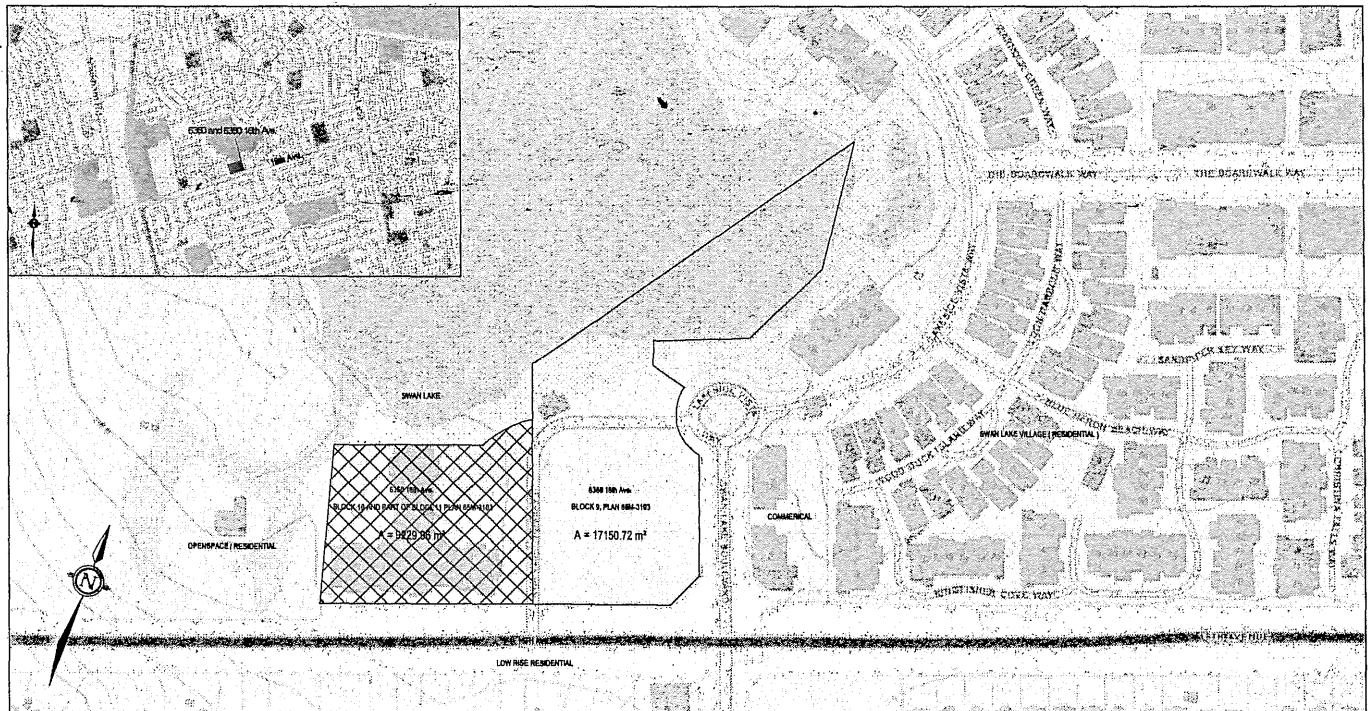


FIGURE 2

B/37/17
6360 16th Avenue



Based on Survey Plan prepared by Vladimir Krcmar, June 8, 2000

Amica - Swan Lake

Context Plan

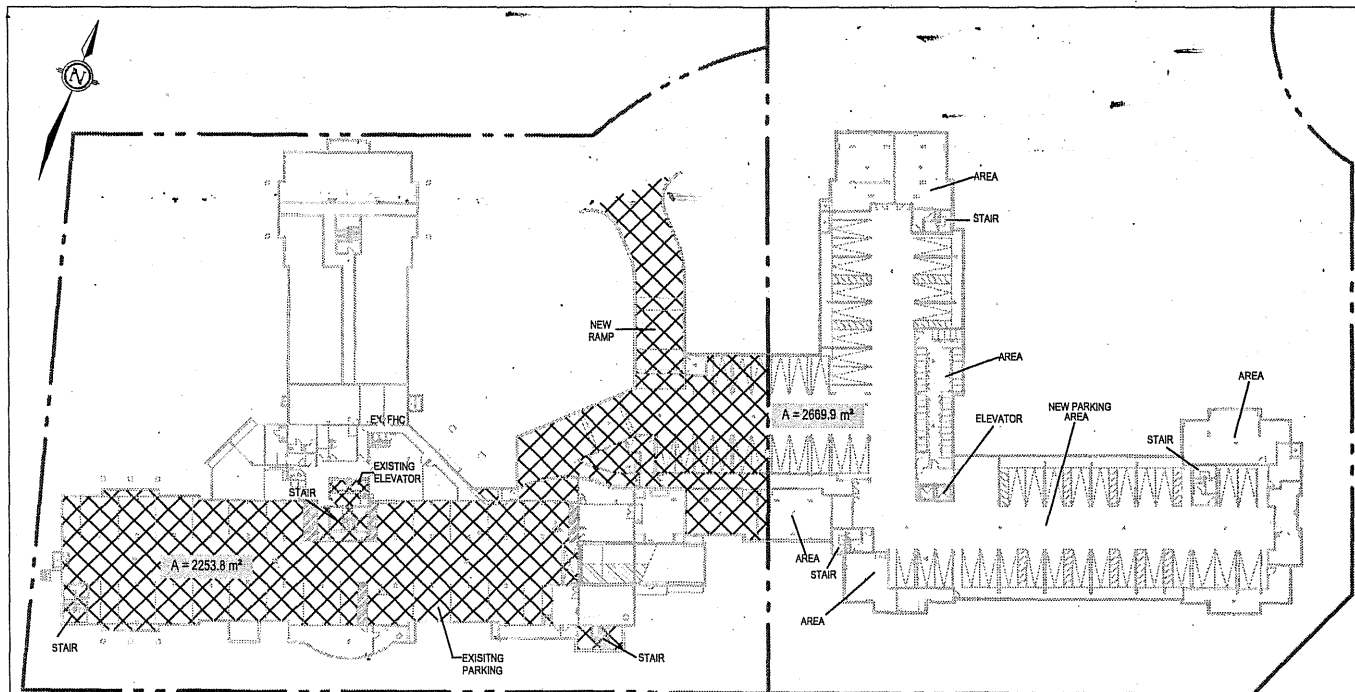
1151

Date: December 2017	Scale: 1:2500	Review: SPC
Figure: CP-1		

FIGURE 3

B3717

6360 16th Avenue



Based on Endorsed Site Plan prepared by Montgomery Sisam Architects Inc.

Amica - Swan Lake

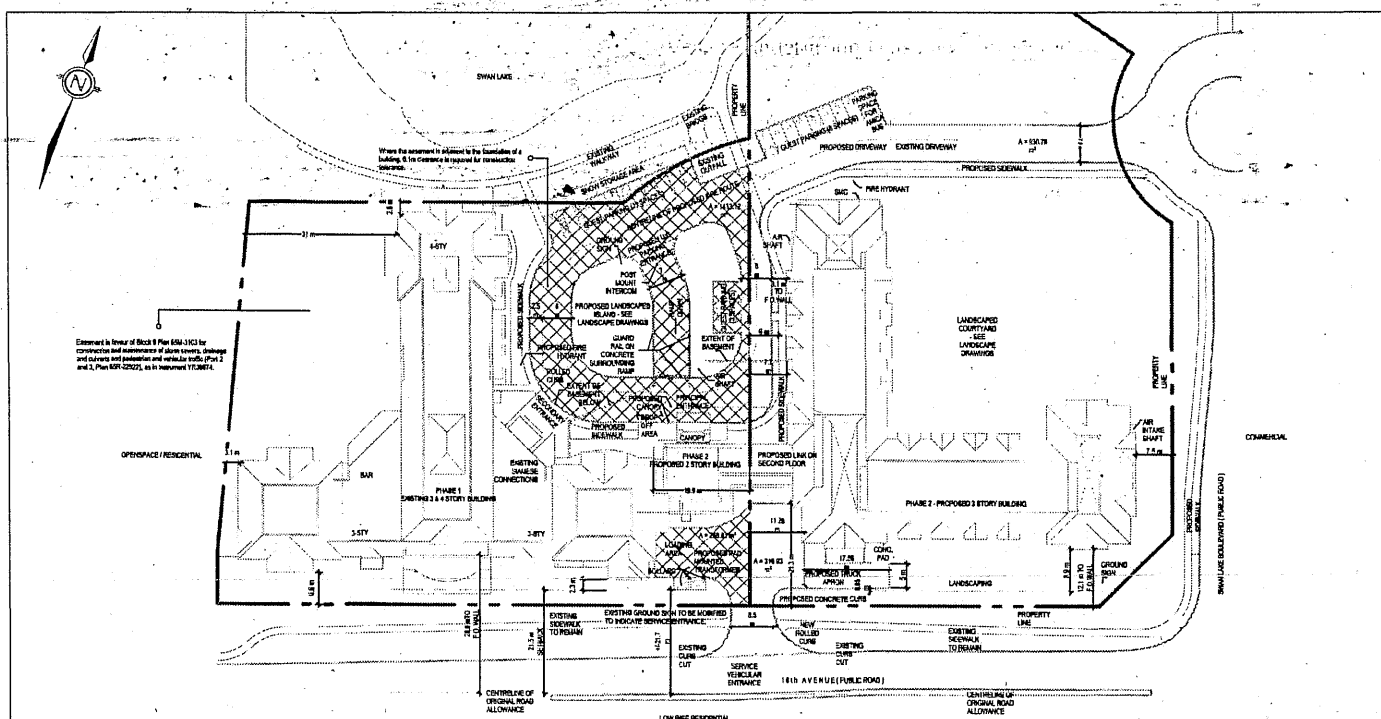
6360 16th Avenue - Reciprocal Easement U/G

WSP

Date: December 2017	Scale: 1:800	Review: SPC
Figure: SK-1b		

FIGURE 4

B/37/17
6360 16th Avenue



Exemption to Section 8.1 of the City of Vancouver's Official Development Charge (ODC) for construction and maintenance of above-ground, drainage and curbs and sidewalks and vehicle traffic (Phase 1 and 2, Plan NRP-12002), as to implement T.1.1.1.1.1.1.

Based on Endorsed Site Plan A1.01 prepared by Montgomery Sisam Architects Inc.

Amica - Swan Lake

6360 18th Avenue - Reciprocal Easement at Grade

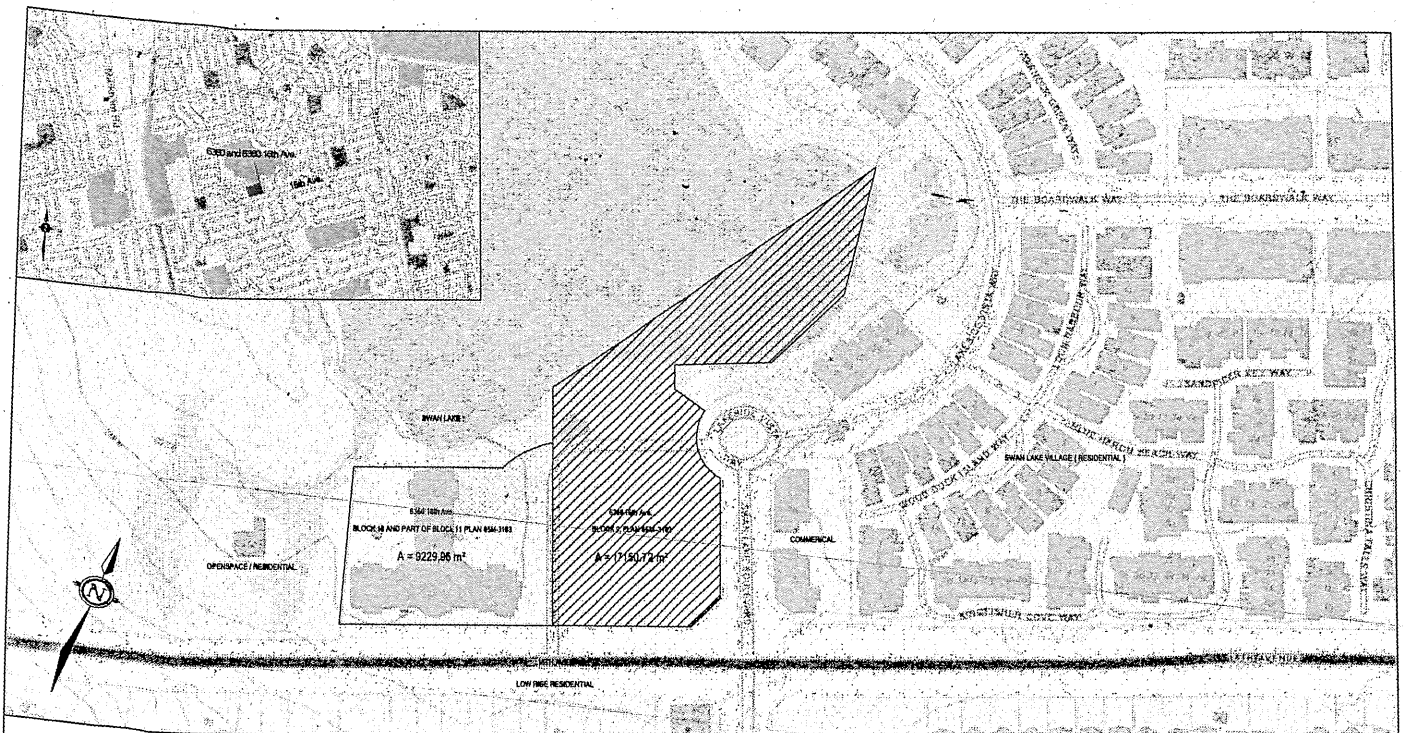
WSP

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		Figure: SK-1a

FIGURE 5

B/38/17

6380 160th Avenue



Amica - Swan Lake

Context Plan

WSP

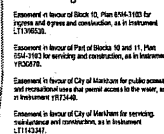
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Figure: CP-2

Based on Survey Plan prepared by Vladimir Krcmar, June 8, 2000

6380 110th Avenue



Based on Endorsed Site Plan A1.01 prepared by Montgomery Sisam Architects Inc.

Amica - Swan Lake

6380 16th Avenue - Reciprocal Easement at Grade

115

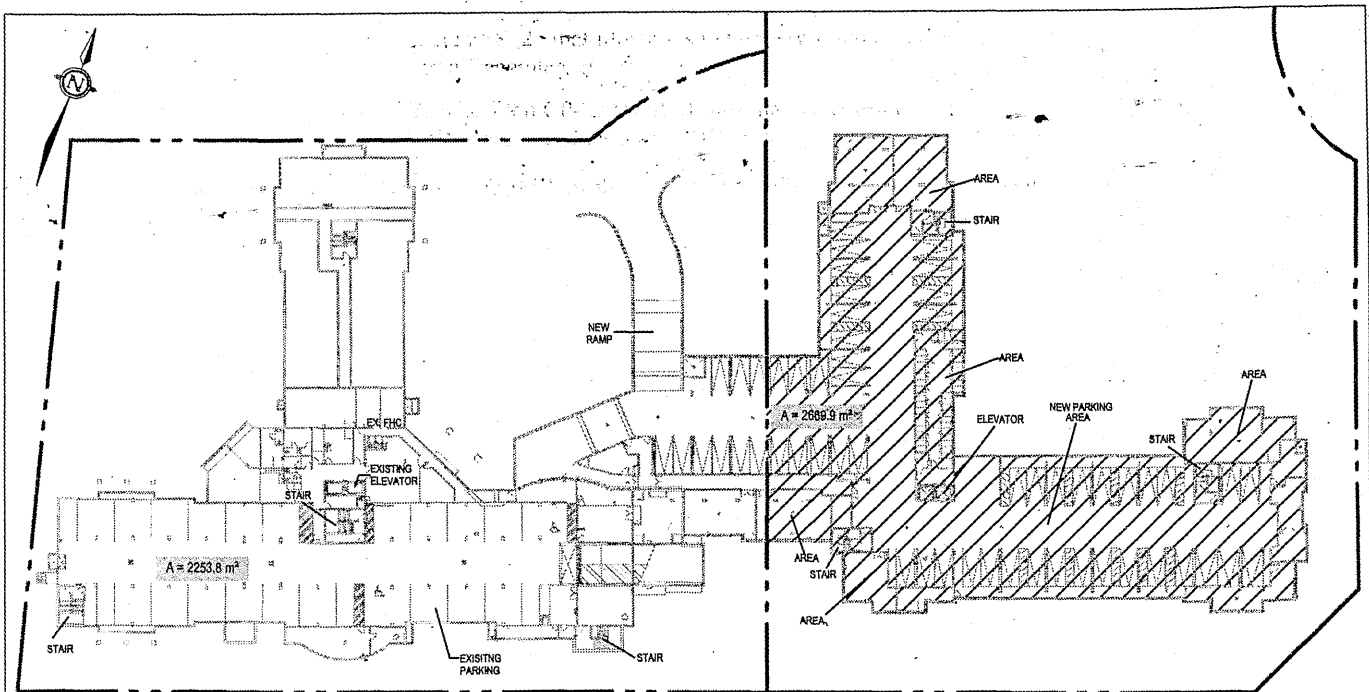
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Figure: SK-2a

FIGURE 7

B/38/17 -
6380 16th Avenue



Amica - Swan Lake

6380 16th Avenue - Reciprocal Easement U/G

WSP

Date: December 2017	Scale: 1:800	Review: SPC
		Figure: SK-2b

Based on Endorsed Site Plan prepared by Montgomery Sisam Architects Inc.