



Affordable Rental Housing Project

**20 Water Street,
Markham Village Heritage District**

March 19, 2018

Request for Delegated Approval Authority

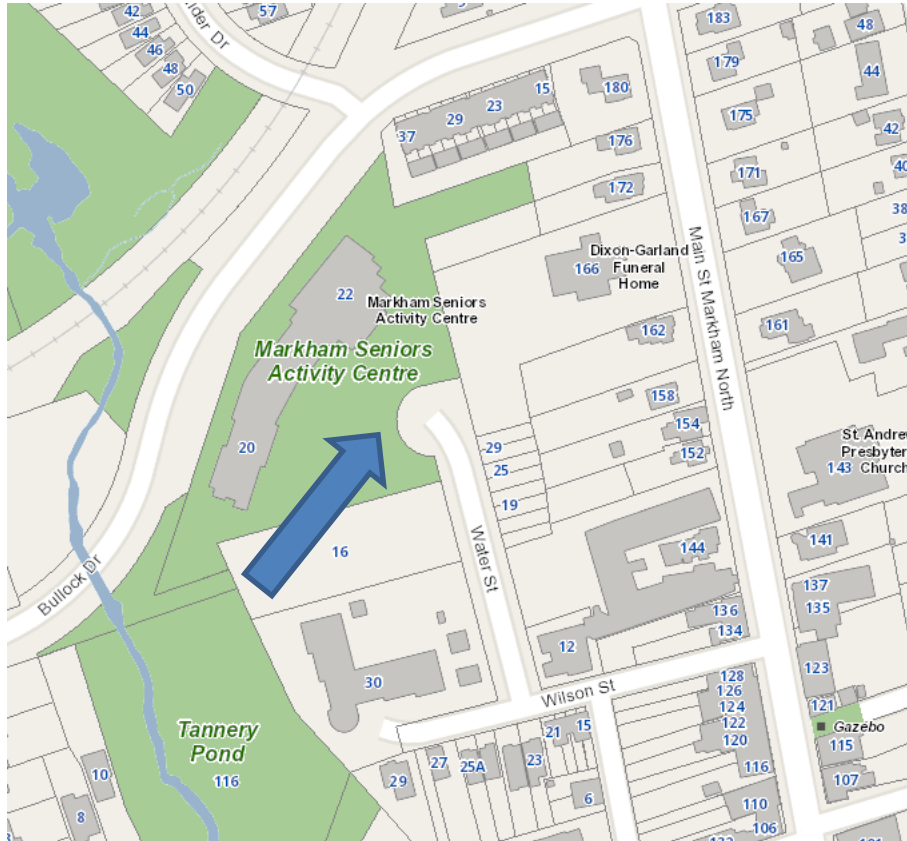
Site Plan Control Application

- Proposal for a four storey, 32 unit, affordable, rental apartment building by MICAH
- To be located on the same site as the existing 150 unit social housing building owned/operated by Water Street Non-Profit Homes





Location of Property



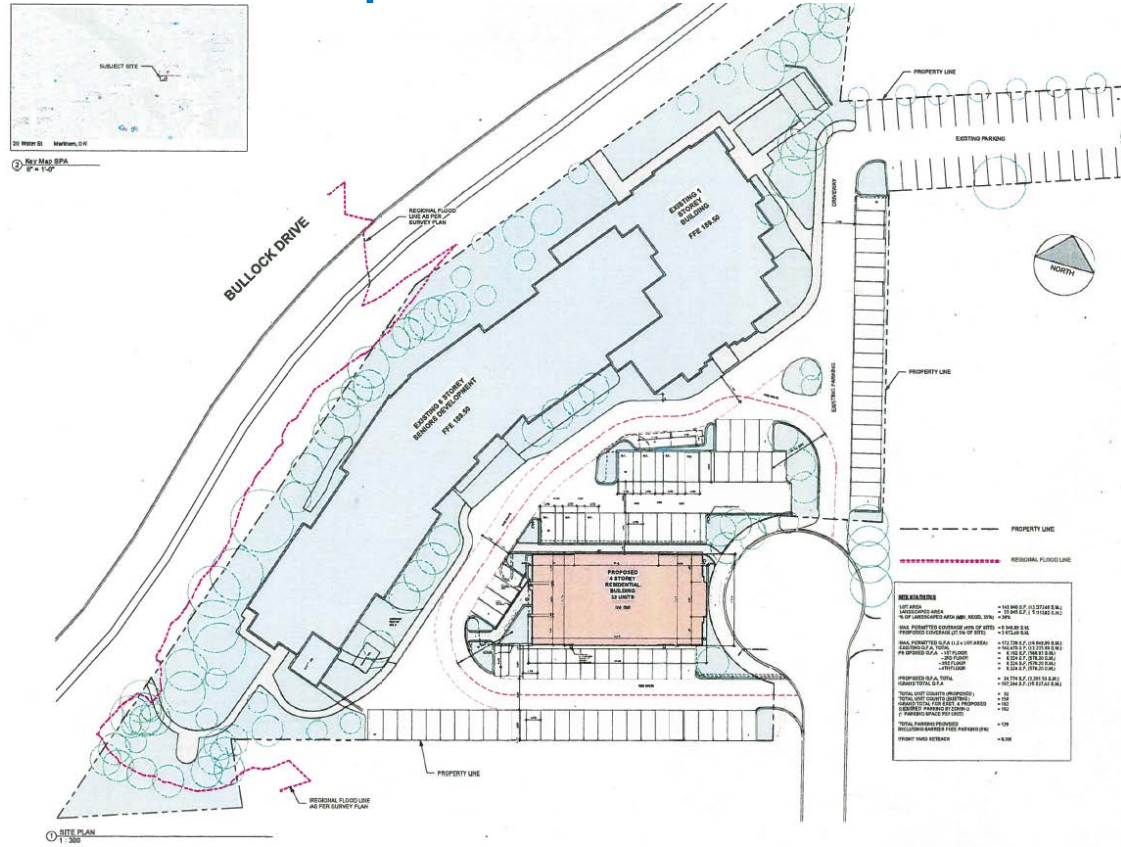
Surrounding Community

North and West – 6 storey senior apartment and Seniors Activity Centre

East – Parking lot of Funeral Home and townhouses

South – parking lot and condominium apartments

Proposed Site Plan



Project Description

- Four floors, 32 units, front of building facing Water Street
- All units are one bedroom ranging in size from 510-565 sq ft. (approved variance application)
- Five units are barrier free
- Common areas on ground floor are all barrier free
- All brick construction, orange/red base with buff accent brick on front and fourth floor. Complementary heritage style windows
- A ground lease with Water Street Non-Profit provides for 8 parking spaces plus additional shared parking (approved variance application)
- Tenants will be seniors plus two youth affiliated with 360 Kids who will become an active part of the building's community



Proposed Building





Elevations



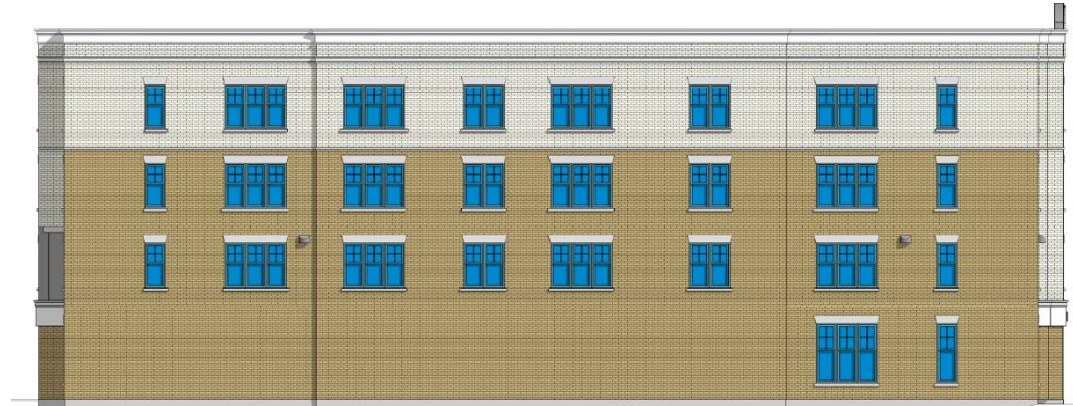
Front Elevation- East

Rear Elevation- West





North Elevation



South Elevation

Application Review

- Site Plan application submitted Feb 5, 2018
- City staff is reviewing this application in an expeditious manner to address constrained timeframes for approvals
- Heritage Markham Committee supported the project on February 14, 2018.
- Internal staff review is on-going with no major issues identified.
- Staff proposes to secure a reduced cash-in-lieu of parkland contribution (equivalent to 5% of the land value) payable, estimated at \$48,696, as opposed to the alternative approach permitted in the by-law.
- External review (TRCA) has indicated no issues of concern.

Need for Expedited Approval

- MICAH in conjunction with Water Street Non-Profit Homes and 360 Kids has obtained \$4.8 Million in capital funding for this new affordable housing development through the Region of York and provincial funding initiatives.
- Need to obtain first building permit from the municipality by April 30, 2018.
- To achieve this requirement, staff is requesting site plan approval authority be delegated to the Director of Planning and Urban Design
- Current Delegation By-law indicates delegation to the Director is provided for buildings under 4 storeys in height

Recommendation

- That notwithstanding By-law 2002-202, as amended, the Director of Planning and Urban Design (and his or her designate) is delegated the authority to approve plans and drawings pursuant to section 41 of the Planning Act for a site plan control application at 20 Water Street, Markham for a four storey, 32 unit affordable rental apartment building (File Number SC 18 124680); and
- That the reduced cash-in-lieu of parkland contribution (equivalent to 5% of the land value) payable, estimated at \$48,696, be supported.