




MEMORANDUM

TO: Development Services Committee

FROM: Jim Baird, Commissioner of Development Services 

PREPARED BY: Regan Hutcheson, Manager - Heritage Planning

COPY: Alan Brown, Director of Engineering
Biju Karumanchery, Director of Planning & Urban Design
Binu Korah, Senior Development Engineering

DATE: June 20, 2016

SUBJECT: 46 Main Street North
Ravina Condominium Development

RECOMMENDATION:

That the memo dated June 20, 2016 regarding 46 Main Street North – Ravina Condominium Development, be received.

COMMENT:

At the May 11, 2016 meeting of Development Services Committee, Councillor Rea expressed concerns regarding the proposed Ravina Condominium Development at 46 Main Street North in Markham Village and requested information on a number of issues.

This development was approved through Official Plan and Zoning By-law amendments and Site Plan Approval on May 23, 2000 after extensive public information meetings with local residents. The proposed development is a five storey, 62 units residential structure with two levels of underground parking located behind the Wedding Cake House (48 Main St. N) and the Barkey Rowhouses/ Folco's Restaurant (40 Main St. N). The property was recently sold to a new owner (Greystar Developments Inc.) who wishes to proceed with the development as approved. Staff is currently undertaking a review of documents related to engineering matters and upon acceptance, will be forwarding a Site Plan Agreement to the owner for execution. A brief chronology of the development history is attached as Appendix 'A'.

Further information is provided on the issues identified by Councillor Rea:

a) Approval Date

- The project was approved by Council in 2000 with final approved drawings submitted in 2005 and 2014.

- Contrary to current practices which limits site plan approval to three years, when this project was approved in 2000, there was no such limitation on the approval.
- the draft Site Plan Agreement has been prepared and the owner is finalizing some outstanding engineering requirements.

b) Narrow Driveway Access to Property

- Concern that the driveway is not wide enough for vehicular traffic.
- The driveway is 6.0 m (19.7ft) curb to curb or 6.38m (20.9 ft) using property lines and will permit two-way traffic.
- The legal frontage and only access to the property is this driveway between 40 and 48 Main St N. This driveway will provide access to the underground parking garage and to above ground parking spaces near the front entrance. A pedestrian access route (secured through an easement) connecting the project to the Main Street sidewalk is located north of the Wedding Cake House.
- Markham Council was fully aware that this frontage on Main Street was the only access location when it approved the development in 2000. Council also supported the same access driveway for a previous multi-storey, residential co-op development in 1994.
- Planning staff did ask the applicant in 1999-2000 to explore other potential access opportunities (and again in 2012) but none of the adjacent properties were interested in providing assistance either for construction access or on a permanent basis. Therefore, staff recommended a number of measures to protect the two heritage building from delivery trucks during the construction phase and once it becomes the permanent vehicular access. Staff also consulted with the Director of Building Standards regarding the driveway from a building/construction perspective who noted that the situation is not unusual especially in more urban areas where intensification is occurring. Many properties on Markham's main streets are accessed through a single driveway.
- Fire and Emergency Services has also confirmed (based on an on-site experiment) that its trucks can access the property through this driveway.

c) Parking for Construction Workers

- Designating a parking area for construction workers will be part of the approved Construction Management Plan (CMP) .
- New owner has submitted a CMP and staff has circulated it to internal departments for review.
- The CMP indicates that no parking for the construction personnel and workers shall be permitted on Main Street, and the owner must provide offsite parking to the satisfaction of the Director of Engineering. Written proof of such arrangement must be provided to the Director prior to commencement of construction, and the owner must provide monitoring and enforcement, as required by the Director of Engineering and Director of Operations.

d) Location of Streetlight in Relation to Driveway

- during the re-construction of Main Street North new streetlights were installed and one is close to the driveway entrance.
- Markham Fire and Emergency Services reviewed the situation in February 2015 and confirmed that the location and plans were acceptable however, if damaged in the future,

the owner of the property must rectify the situation to the satisfaction of the Director of Asset Management. This requirement will be included in the Site Plan Agreement.

Planning and Engineering staff are available to meet with Councillor Rea and the new owner of the property if additional information is required.

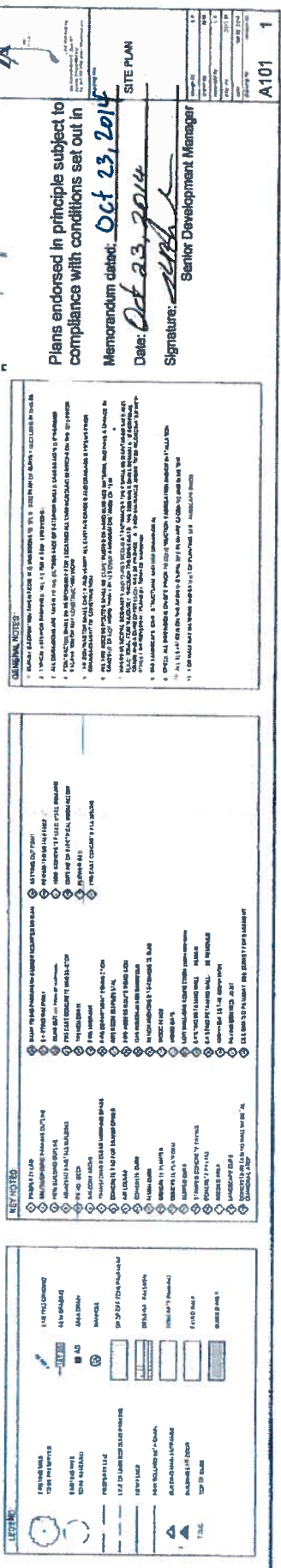
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Map of Site – 46 Main Street N.



Illustration





Date: Oct 23, 2014

Signature: *[Signature]*

Senior Development Manager

A101 1

PROJECT TEAM

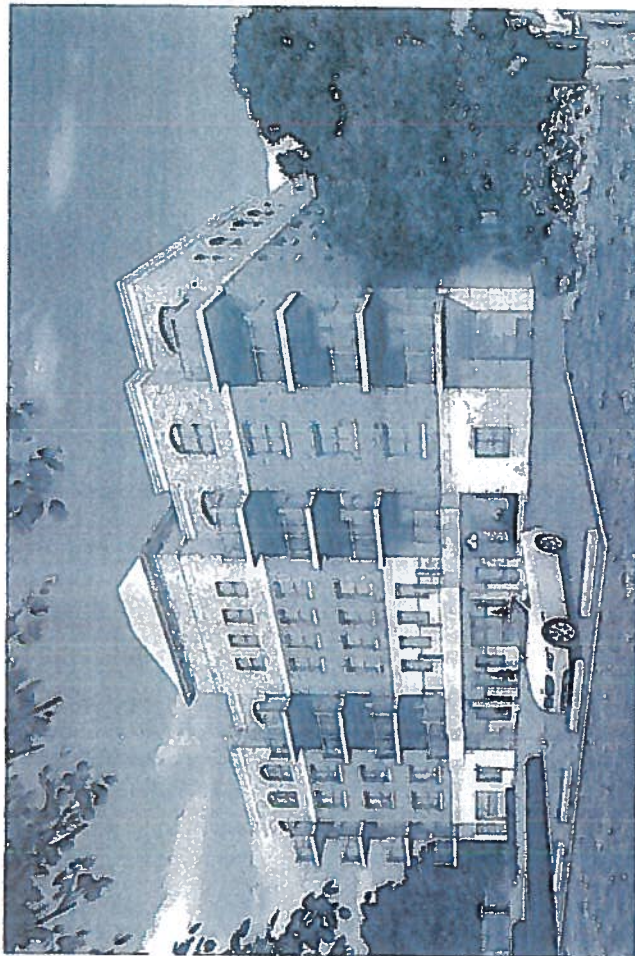
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PROJECT TEAM

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PROJECT DATA

PROJECT ADDRESS LEGAL DESCRIPTION	<p>451 Main Street, North, Brighton, County of Suffolk, and 2 and 3 of said lot containing 1.66 acres, more or less, situate in the Town of Brighton, County of Suffolk, State of Massachusetts.</p>
220-443	<p>Phase 1 to improve the frontage by lot Frontage on Main Street 220-443 220-443</p>
DATE OF RECORDING	APPROXIMATE
1978	1/78
1982	8/22/82 10/1/82
1983	1/83
1984	1/84
1985	1/85
1986	1/86
1987	1/87
1988	1/88
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2109	1/09
2110	1/10
2111	1/11
2112	1/12
2113	1/13
2114	1/14
2115	1/15
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2119	1/19
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2122	1/22
2123	1/23
2124	1/24

[illegible]

RAVINA . CONDO LIVING . MARKHAM VILLAGE

Plans endorsed in principle subject to compliance with conditions set out in

Memorandum dated: Oct 23, 2014

Date: Oct 23, 2014

Signature: Michael
Senior Development Manager

designer by	LA
drawn by	GLH
approved by	LA
scale	1/8" = 1'-0"
date	10/10/00
checked by	LA

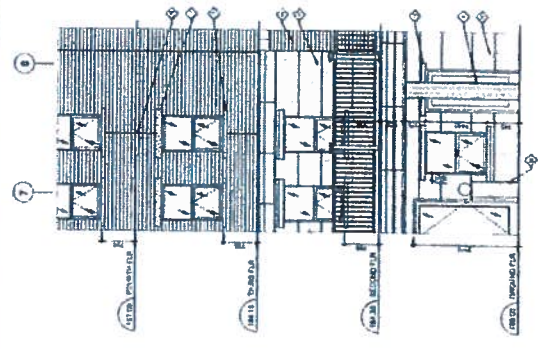
GENERAL NOTES

1. ELEVATIONS AND SECTION SHOWN ARE BASED ON THE FOLLOWING ASSUMPTIONS:
 - a. ALL ELEVATIONS AND SECTIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE NATIONAL BUILDING CODE (NBC).
 - b. ALL ELEVATIONS AND SECTIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE NATIONAL BUILDING CODE (NBC).
 - c. ALL ELEVATIONS AND SECTIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE NATIONAL BUILDING CODE (NBC).

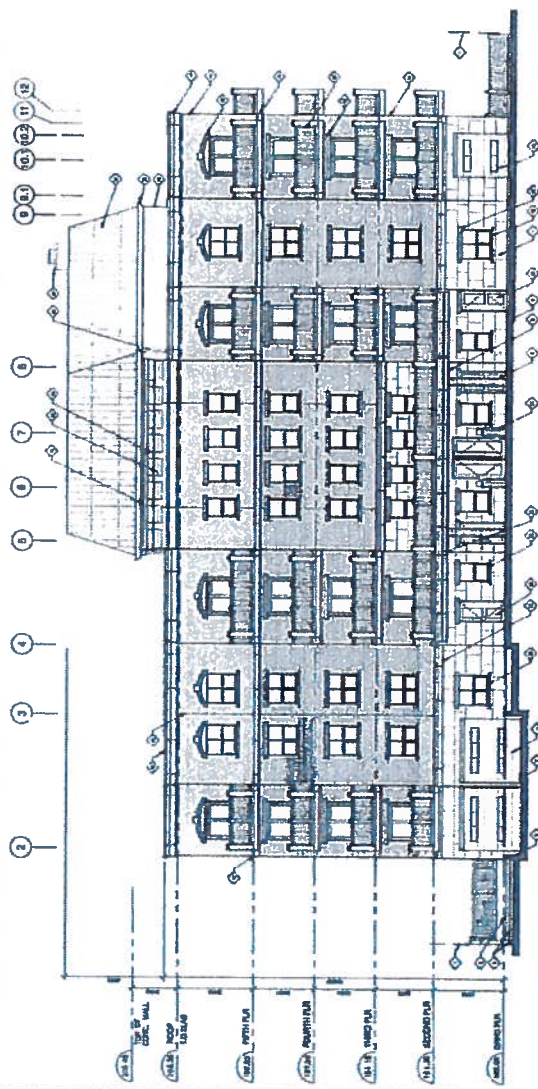
- KEY NOTES**
- 1. FINISHES:
 - a. INTERIOR WALLS: PLASTER OR GYPSUM
 - b. INTERIOR FLOORS: POLISHED CONCRETE
 - c. EXTERIOR WALLS: BRICK OR CONCRETE
 - d. EXTERIOR FLOORS: POLISHED CONCRETE
 - 2. MATERIALS:
 - a. STRUCTURAL STEEL: A36
 - b. REINFORCING STEEL: #4
 - c. CONCRETE: 4000 PSI
 - d. BRICK: COMMON BRICK
 - 3. OTHER NOTES:
 - a. ALL ELEVATIONS AND SECTIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE NATIONAL BUILDING CODE (NBC).
 - b. ALL ELEVATIONS AND SECTIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE NATIONAL BUILDING CODE (NBC).
 - c. ALL ELEVATIONS AND SECTIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE NATIONAL BUILDING CODE (NBC).

LEGEND

1	BRICK
2	CONCRETE
3	STEEL
4	GLASS
5	WOOD
6	PLASTER
7	GYPSUM
8	POLISHED CONCRETE
9	COMMON BRICK
10	REINFORCING STEEL
11	STRUCTURAL STEEL
12	4000 PSI CONCRETE



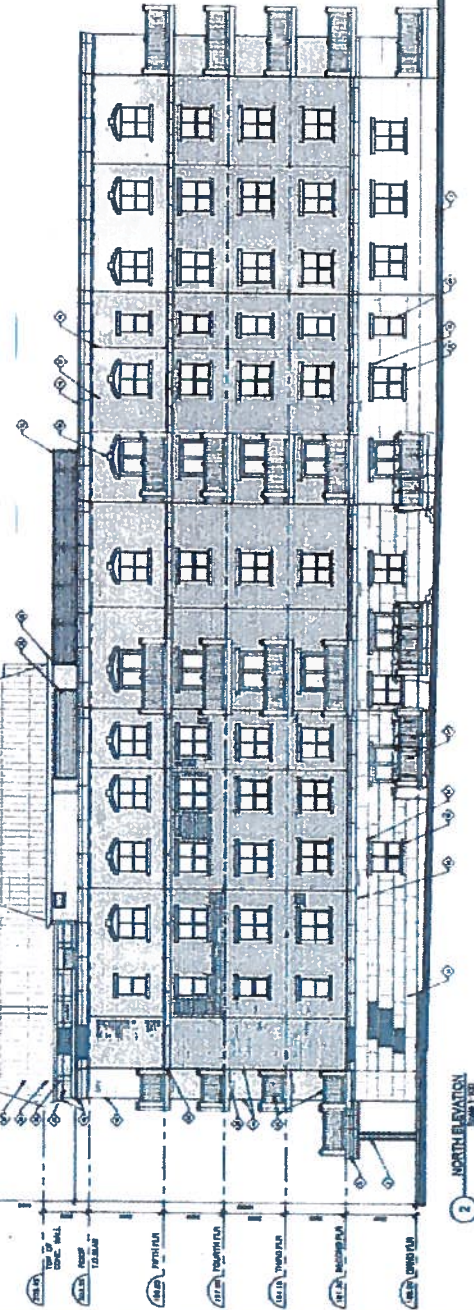
1 EAST ELEVATION
Scale 1/8" = 1'-0"



2 NORTH ELEVATION
Scale 1/8" = 1'-0"

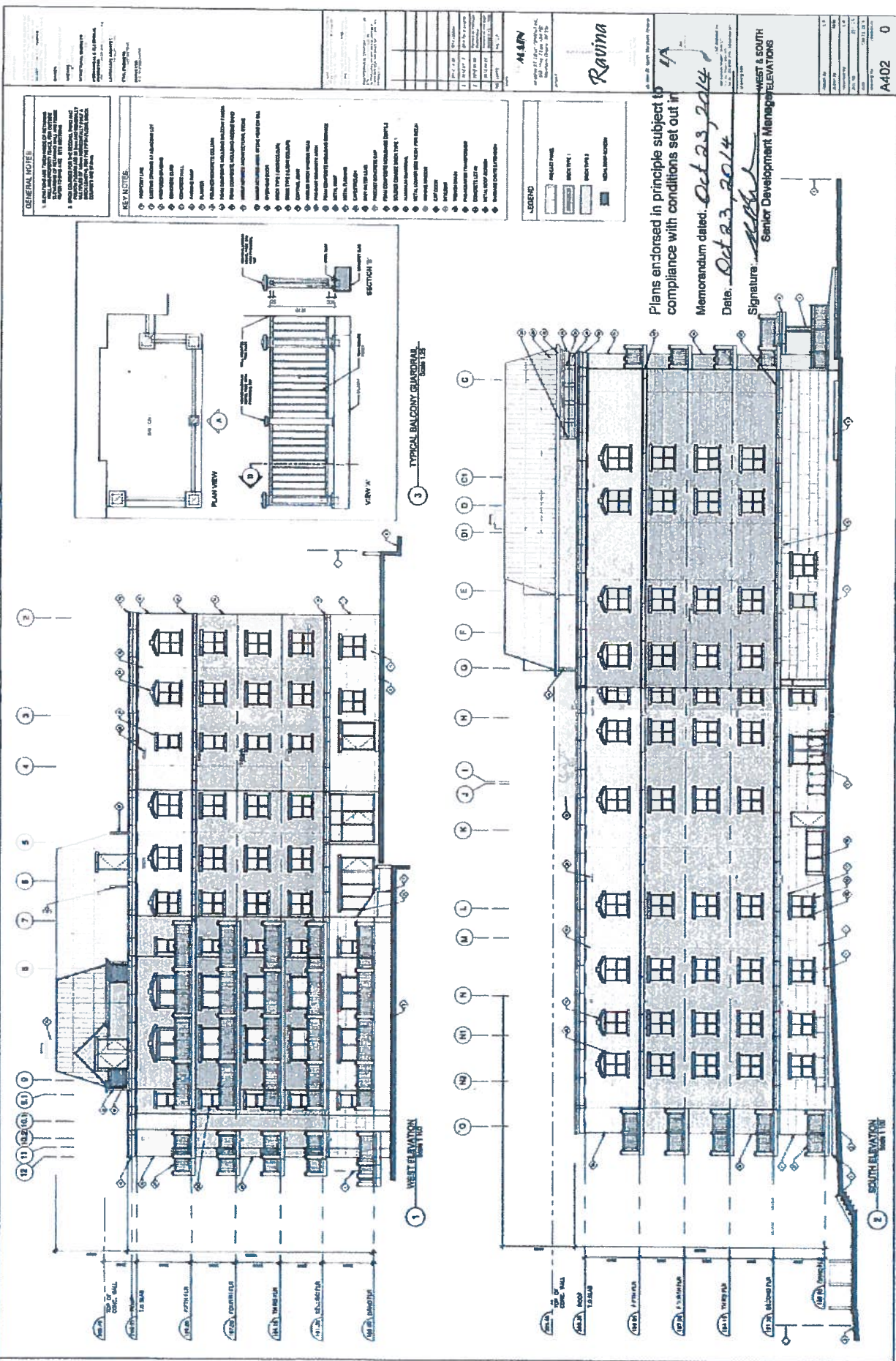
1 2 3 4 5 6 7 8 9 10 11 12

1 2 3 4 5 6 7 8 9 10 11 12



3 ENLARGED PARTIAL EAST ELEVATION
Scale 1/4" = 1'-0"

Plans endorsed in principle subject to compliance with conditions set out in Memorandum dated: Oct 23, 2014
 Date: Oct 23, 2014
 Signature: [Signature]
 Senior Development Manager



GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
2. ALL MATERIALS SHALL BE OF THE BEST QUALITY AND SHALL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION.
3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
5. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

- NEW NOTES**
- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
 - 2. ALL MATERIALS SHALL BE OF THE BEST QUALITY AND SHALL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION.
 - 3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 - 4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
 - 5. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

LEGEND

- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
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Plans endorsed in principle subject to compliance with conditions set out in Memorandum dated Oct 23, 2014

Date: Oct 23, 2014

Signature: [Signature]

Senior Development Manager

Appendix 'A'- Development Approval History

- Official Plan Amendment, Rezoning and Site Plan Approval was approved by Markham Council on May 23, 2000 after extensive public information meetings with local residents (the building originally was 8 storeys and was revised over a series of community meetings to the current 5 storeys). At that time, the owner was **Oxford Hills Developments (Markham) Limited**.
- The Official Plan Amendment was adopted and changed the land use designation from Main Street Commercial to High Density II Residential in order to permit the development of a 5 storey apartment building with not more than 62 units. Also a site specific Zoning By-law Amendment was enacted to allow the identified development. Contrary to today's approval process, the Site Plan Application was approved subject to certain conditions to be addressed, but approval was not tied to any timeframe.
- In mid-2003, the property was sold to **Colonia Treuhand Ltd.** (Clemens Sels).
- Extensive consultation/meetings were held with affected neighbouring properties (St Andrews Church, 42 Main Street, 52 Main St N- Cattanach Hindson, and 48 Main Street N) to address conditions and issues related to the project.
- Colonia Treuhand prepared revised drawings and addressed all the conditions of approval. The plans were taken to Council by the Director Planning for information purposes in 2004.
- In January 2005, the Planning Director signed the final site plan approval drawings. A Site Plan Agreement was prepared, but was never executed by the owner. Issues related to cash in lieu of parkland dedication were indicated as the reason the project did not proceed.
- In 2011, a new owner (**1849098 Ontario Inc. – Lance Gao, President**) purchased the property on the condition that the plans already approved could be re-activated. The new owner intended to generally implement the approved plans with only minor alterations to the design, and a recirculation process was initiated. All internal departments were circulated the revised plans and any newly identified issues were to be addressed by the applicant. Heritage Markham Committee was also circulated the plans as the property is in the Markham Village Heritage Conservation District.
- The owner worked with staff on a number of issues including: servicing and stormwater management, addressing the needs of adjacent property owners regarding maintaining access, as well as preparing plans for material storage, construction staging and parking, etc. The owner also purchased the Wedding Cake House property (48 Main St N) and intended to use it as a construction office for the project.
- On October 23, 2014, in accordance with the original approval of the site plan application by Council on May 23, 2000 and Site Plan Approval Delegation By-law 2002-202, the application to construct a 5 storey, 5,490 sq m residential condominium building was endorsed by the City's Planning Department subject to conditions, including that the owner enter into a Site Plan Agreement.
- 1849098 Ontario Inc. worked with City officials to resolve issues, but due to a number of circumstances, did not enter into a Site Plan Agreement with the City.
- The property and project was sold in March 2016 to Greystar Developments Inc. which intends to enter into a Site Plan Agreement with the City and proceed with the development.

- At present, the City is addressing outstanding engineering matters through a review of recently submitted documents such as a Construction Management Plan, Traffic Control Plan and Public Communication Plan. A draft Site Plan Agreement has been prepared. Staff believes that the new owner does not wish to modify the approved plans.

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