

# Memorandum to the City of Markham Committee of Adjustment

November 19, 2019

**File:** A/127/19  
**Address:** 1271 Denison St. Markham  
**Applicant:** Social Services Network for the York Region (Naushad Hirji)  
**Agent:** (none)  
**Hearing Date:** Wednesday November 27, 2019

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

The applicant is requesting relief from the following requirements of By-law 108-81, M.C.40% and B.P. as amended:

**a) Amending By-law 315-83, Section 1 (b):**

to permit a Respite Day Care Facility, whereas a Respite Day Care Facility is not permitted;

**b) Parking By-law 28-97, Section 3.0 (Table B) Non-Residential Uses:**

to provide two spaces per unit, plus one space per 50 square metres of gross floor area for a Respite Day Care Facility, whereas one space per 25 square metres is required for all other uses not defined;

## BACKGROUND

### Property Description

The 3529.8 m<sup>2</sup> subject property is located on the south side of Denison Street, west of Birchmount Road (see Appendix "A"). The property is occupied by an existing office-industrial building that contains a variety of business and professional offices. Similar office-industrial buildings are situated to the east, west, and north of the subject property. Residential dwellings are located to the south of the subject property.

### Proposal

The applicant is proposing interior renovations to the existing office building to facilitate Social Services Network. The applicant and property owner have not yet determined which unit the use will occupy within the building addressed 1271 Denison. The proposed use is considered a 'Respite Daycare Facility', which is not defined in the Zoning By-law. Notwithstanding, the use is permitted in the 2014 Official Plan, as discussed further in the Official Plan section below.

### Applicant's Stated Reason(s) for Not Complying with Zoning

According to the information provided by the applicant, the reason for not complying with Zoning is, "*The area site specific by-law only permits uses to the industrial uses in 7.1.1(a), professional and business offices, and banks and financial institutions*".

### Zoning Preliminary Review (ZPR) Not Undertaken

The owner has confirmed that a Zoning Preliminary Review (ZPR) has not been conducted. It is the owner's responsibility to ensure that the application has accurately identified all the variances to the Zoning By-law required for the proposed development. If the variance request in this application contains errors,

or if the need for additional variances is identified during the Building Permit review process, further variance application(s) may be required to address the non-compliance.

#### **COMMENTS**

The Planning Act states that four tests must be met in order for a variance to be granted by the Committee of Adjustment:

- a) The variance must be minor in nature;
- b) The variance must be desirable, in the opinion of the Committee of Adjustment, for the appropriate development or use of land, building or structure;
- c) The general intent and purpose of the Zoning By-law must be maintained;
- d) The general intent and purpose of the Official Plan must be maintained.

#### **Official Plan**

Official Plan 2014 (partially approved on Nov 24/17, and updated on April 9/18)

The subject property is designated "Business Park Employment" in the 2014 City of Markham Official Plan. The designation provides for industrial and office development in business park settings. The designation also provides for day care centres and commercial schools as discretionary uses if wholly located within a building.

While a "Respite Daycare Facility" is not explicitly listed as a permitted use in the 2014 Official Plan, the proposed use is intended to exclusively accommodate the programing needs of Social Services Network as envisioned by the Business Park designation provisions as they pertain to a commercial school. The proposed "Respite Daycare Facility" use will be fully contained within the existing office building and no exterior changes are proposed. Furthermore, Staff note that the location of the proposed use is situated close to existing transit, and will allow Social Service Network to continue to provide training and skills for persons with developmental disabilities in the Markham community.

#### **Parking Reduction**

Parking By-law 28-97 applies a rate of 1 space per 25 square metres for all other uses not specifically defined within the by-law. Participants of the use require varying levels of supervision. Parking utilization for the use consists of limited Staff members who remain during the day, with the remaining used as short-term drop off or pick up spaces by the participant's caregivers. Planning Staff do not object to a parking requirement of a minimum of 2 spaces, plus 1 space per 50 square metres of Gross Floor Area for the use, provided the scale of the use remains under 1000 square metres.

#### **PUBLIC INPUT SUMMARY**

No written submissions were received as of November 19, 2019. It is noted that additional information may be received after the writing of the report, and the Secretary-Treasurer will provide information on this at the meeting.

**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 variance request meets the four tests of the Planning Act and have no objection. 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.

**APPENDICES**

Appendix "A" – Conditions List

Appendix "B" – Plans

PREPARED AND REVIEWED BY:



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Bradley Roberts, Manager of Zoning and Special Projects

File Path: Amanda\File\ 19 139711 \Documents\District Team Comments Memo

**APPENDIX "A"**

**CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/127/19**

1. The variances apply only to the proposed development as long as it remains;
2. That for the purposes of this variance, a Respite Day Care Facility means a non-profit and non-commercial facility offering the temporary care of older adults, persons with disability, or other persons requiring supervised care on a temporary basis, which provides day programs, education, training or supervision to participants, such as an adult day program, but does not include overnight stays, child care centres, or other private schools.
3. That no individual Respite Day Care Facility exceed 1000 square metres in Gross Floor Area.

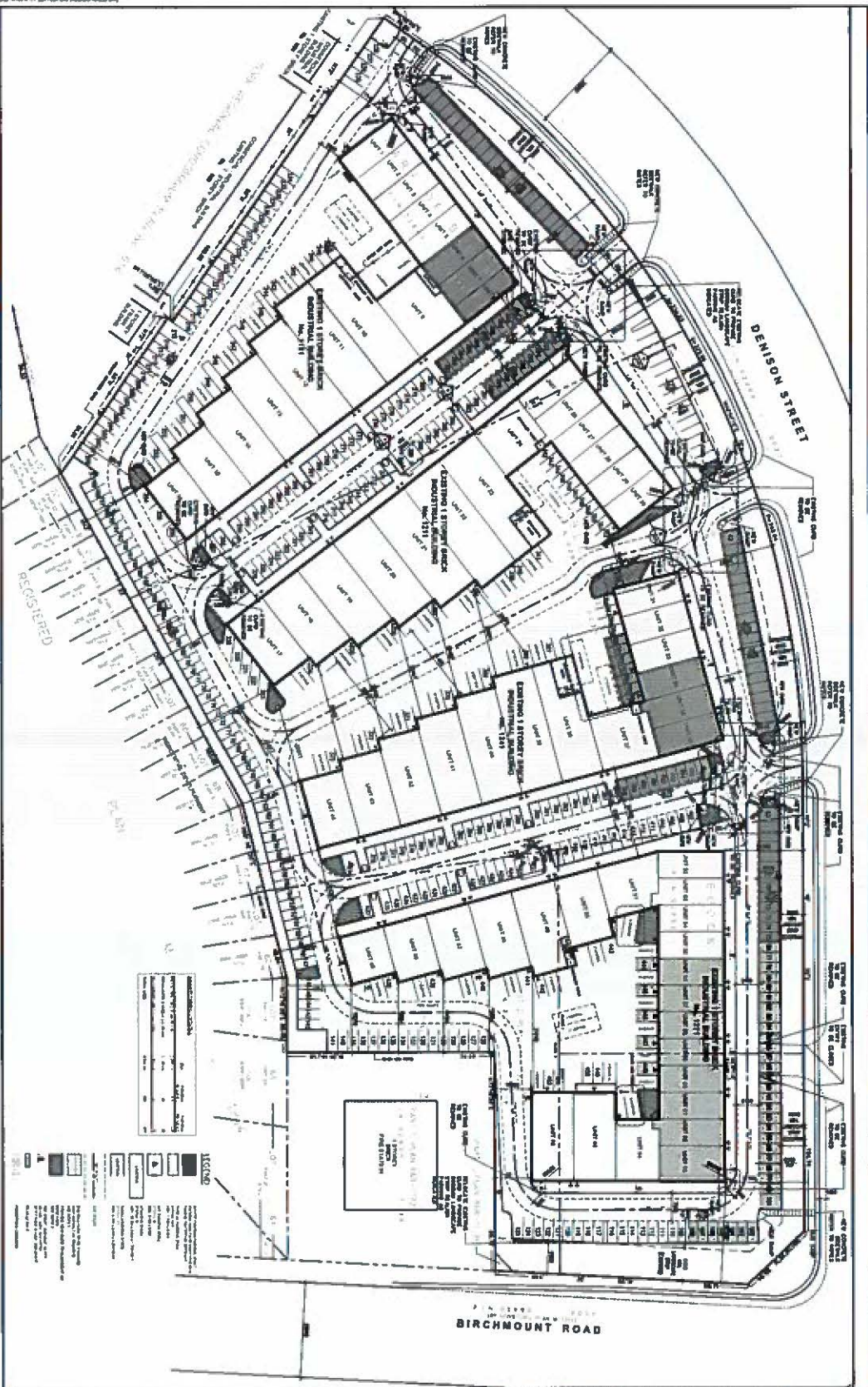
CONDITIONS PREPARED BY:



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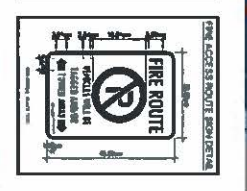
Brad Roberts, Manager of Zoning and Special Projects

**APPENDIX "B"**  
**PLANS TO BE ATTACHED TO ANY APPROVAL OF FILE A/127/19**



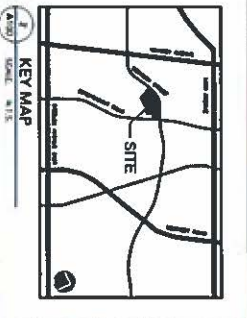
**1 SITE PLAN**  
SCALE: 1/320

**NOTES:**  
1. ALL DIMENSIONS ARE GIVEN UNLESS OTHERWISE SPECIFIED.  
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODE OF CANADA AND ALL APPLICABLE BY-LAWS.  
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.  
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.  
5. ALL UTILITIES SHALL BE PROTECTED AND DEEPENED AS NECESSARY.  
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.  
7. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.  
8. ALL DIMENSIONS ARE GIVEN UNLESS OTHERWISE SPECIFIED.



**FIRE ROUTE AND EVACUATION PROCEDURES:**  
1. THE FIRE ROUTE IS SHOWN ON THE SITE PLAN AND SHALL BE MAINTAINED AT ALL TIMES.  
2. ALL VEHICLES SHALL BE PARKED IN THE DESIGNATED AREAS.  
3. ALL OCCUPANTS SHALL BE EVACUATED IN THE EVENT OF A FIRE OR OTHER EMERGENCY.  
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.  
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

**GENERAL NOTES:**  
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.  
2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.  
3. ALL DIMENSIONS ARE GIVEN UNLESS OTHERWISE SPECIFIED.



**LEGEND**

Symbol	Description
[Solid line]	WALL
[Dashed line]	DOOR
[Circle with cross]	FURNITURE
[Triangle]	STAIR
[Square]	ELEVATOR
[Circle]	MECHANICAL ROOM
[Star]	ELECTRICAL PANEL
[Hexagon]	PLUMBING FIXTURE
[Diamond]	TELEPHONE
[Square with dot]	FIRE ALARM
[Circle with dot]	FIRE EXTINGUISHER
[Triangle with dot]	FIRE HOSE REEL
[Square with cross]	FIRE TRUCK ACCESS

**11818/1211/1241/1271**  
**DENISON STREET**  
**THE RENOVATION GROUP**

**Kohn**

**ARCHITECTS**

11818/1211/1241/1271

NO.	DESCRIPTION	DATE	BY	CHECKED BY
1	ISSUED FOR PERMITS	11/18/18	...	...
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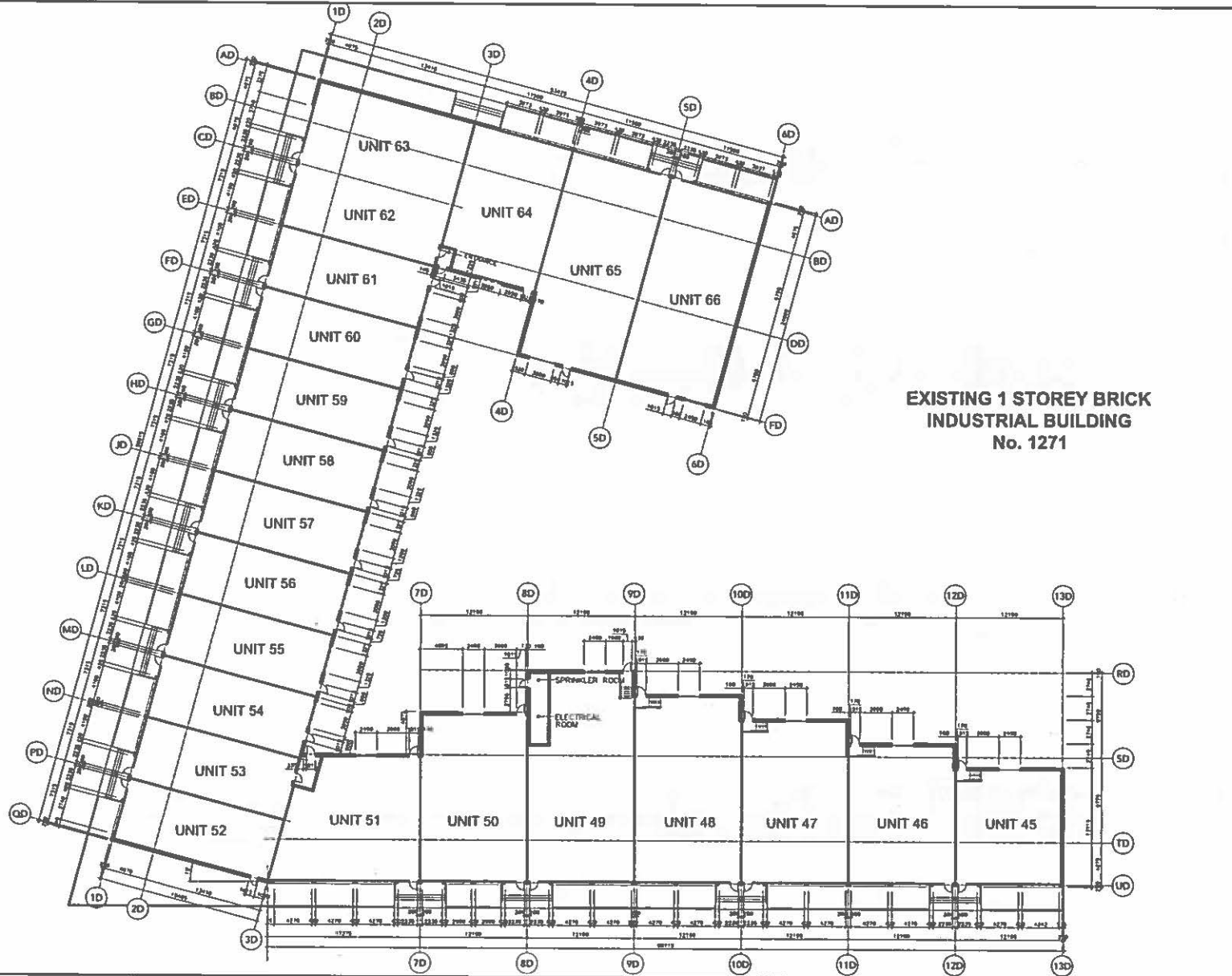
**11818/1211/1241/1271**  
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**A100**

**13**

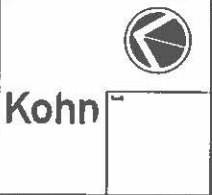


**EXISTING 1 STOREY BRICK  
INDUSTRIAL BUILDING  
No. 1271**

Kohn Architects Inc.  
36 St John's Ave. Toronto, Ont. M5V 1C6  
Telephone: 416-313-4310 Fax: 416-313-6700  
www.kohnarchitects.com

As indicated on drawings, unless otherwise noted, all dimensions are in millimetres and are to be taken from the face of the work unless otherwise specified. All measurements are to be taken from the face of the work unless otherwise specified. All measurements are to be taken from the face of the work unless otherwise specified. All measurements are to be taken from the face of the work unless otherwise specified.

Revision	
No.	Description

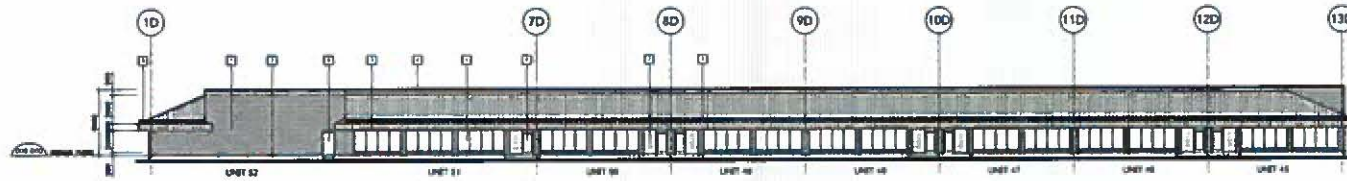


Project:  
**1181/1211/1241/1271  
DENISON STREET  
THE REMINGTON GROUP**

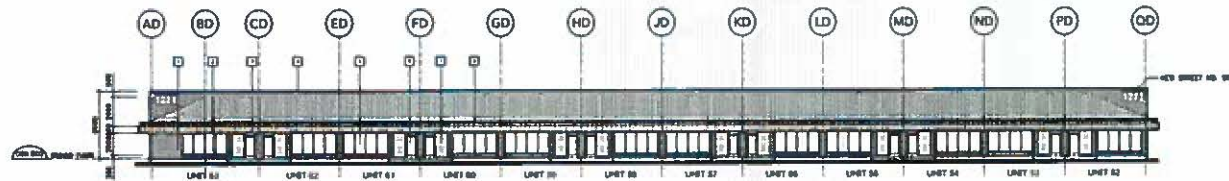
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Drawn by: <b>SV</b>	Checked by: <b>BP</b>
Date: <b>Apr 13, 2010 - 4:05pm</b>	Project No. <b>10-125</b>

**A203** 1

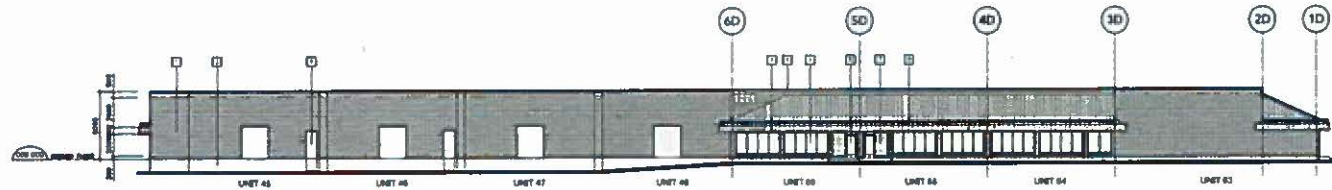
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SCALE: 1:200



4 WEST ELEVATION OF BLDG. No. 1271  
SCALE: 1/200



2 NORTH ELEVATION OF BLDG. No. 1271  
SCALE: 1/200



2 EAST ELEVATION OF BLDG. No. 1271  
SCALE: 1/200



1 SOUTH ELEVATION OF BLDG. No. 1271  
SCALE: 1/200

Kohn Architects Inc.  
115 Spadina Ave. Suite 501 Toronto ON M5V 2N4  
Telephone 416 593 6700 Fax 416 593 6704  
info@kohnarchitects.com

**GENERAL NOTES:**  
1. CONSULT THE GENERAL CONTRACTOR FOR ALL MATERIALS AND FINISHES.  
2. ALL MATERIALS AND FINISHES TO BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.  
3. ALL MATERIALS AND FINISHES TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.  
4. ALL MATERIALS AND FINISHES TO BE INSTALLED IN ACCORDANCE WITH THE CANADIAN BUILDING CODES.  
5. ALL MATERIALS AND FINISHES TO BE INSTALLED IN ACCORDANCE WITH THE LOCAL BY-LAWS.  
6. ALL MATERIALS AND FINISHES TO BE INSTALLED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.  
7. ALL MATERIALS AND FINISHES TO BE INSTALLED IN ACCORDANCE WITH THE PROJECT SCHEDULE.

NO.	DATE	DESCRIPTION
1	10/15/2009	ISSUE FOR CONSTRUCTION
2	02/11/2010	ISSUE FOR PERMITS

- LEGEND:**
- 1 BRICK VENER
  - 2 CONCRETE
  - 3 METAL ROOFING
  - 4 PREFINISHED METAL FLASHING
  - 5 ALUMINUM FRAMED WINDOWS
  - 6 ALUM. DOOR & FRAME WITH CLEAR GLASS
  - 7 PREFINISHED METAL PANEL
  - 8 HOLLOW METAL DOOR (PAINT)
  - 9 SNOW GUARD



1181/1211/1241/1271  
DENISON STREET  
THE REMINGTON GROUP

Elevations		Drawings	
<b>ELEVATIONS</b>			
<b>Bldg. No. 1271</b>			
Drawn By	Checked By	Date Checked	Project No.
SV	RP		06 125
Date Plotted	Date: 15, 2009 - 9:19 pm		Scale:
			AS NOTED
Drawing No.	A213		Revision No.
			2