

December 13<sup>th</sup>, 2022

GSAI File: 1530-001

Town of Newmarket Municipal Office  
395 Mulock Drive  
Newmarket, ON  
L3Y 4Y9

Attention: Mayor Taylor and Members of Council

**Re: Minister's Zoning Order Request  
835 Gorham Street**

On behalf of Blue Door Support Services, please accept this request for your assistance to facilitate a Minister's Zoning Order ("MZO") to rezone and allow for a 14-unit supportive housing townhouse development on the property noted above and at the northeast corner of Gorham Street and Alexander Road. The property is currently occupied by Kevin's Place Youth Shelter, a home that provides accommodation for up-to twelve persons on an emergency and overnight basis.

Blue Door Support Services ("Blue Door") is a housing and emergency housing provider in York Region that delivers services and housing for those experiencing homelessness. Blue Door is pursuing an MZO to facilitate the expedient construction of more tenable and much-needed transitory housing and affordable rental units and to meet deadlines related to CMHC's Rapid Housing Initiative ("RHI") funding program.

The proposed development will provide both temporary and medium to longer-term housing that will allow individuals and families to transition to more permanent housing options. A total of fourteen units are proposed with the first floor consisting entirely of accessible one-and-two-bedroom units. The combined second and third storeys will consist of nine three-bedroom family-sized units. The units will comprise a mix of rental and supportive units with staff on site to provide assistance for those occupying the supportive units. The three-bedroom family-sized units are intended to meet the immediate housing needs of families experiencing homeless whom represent approximately 20% of the individuals experiencing homelessness in the Region. A total of fourteen (14) parking spaces are provided to serve the residents, visitors, and staff.



Blue Door will be applying for funding under the CMHC's project stream of the RHI program with an upcoming deadline of March 15, 2023. RHI applications require that the appropriate zoning be in place or that a timeline be provided indicating when the zoning will be in place. Due to the anticipated length of time required to process a Zoning By-law Amendment application, the MZO is required to rezone the subject property before the noted timeline and submission of the request. As such, we respectfully request Council's support and assistance to pursue the MZO through the Minister and to expediently rezone the subject property to "R4-S" to allow for RHI application requirements to be met.

The Planning Opinion Letter appended with this request provides a technical planning analysis combined with a further explanation of the immediate urgency. We thank you for your consideration and would be happy to discuss the project further at your convenience.

With Regards,

**GLEN SCHNARR & ASSOCIATES INC.**

Bruce McCall-Richmond MCIP, RPP  
Associate

cc. Michael Braithwaite, Blue Door Support Services

**Appended:**

- **Planning Opinion Letter dated December 13<sup>th</sup>, 2022 and prepared by GSA**
- **Site Plan and Statistics dated December 9<sup>th</sup>, 2022 and prepared by RAW Architecture**