



Minister's Zoning Order Request

835 Gorham Street

Committee of the Whole

TOWN OF NEWMARKET/REGIONAL MUNICIPALITY OF YORK

January 16, 2023



GLEN SCHNARR & ASSOCIATES INC.
URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS

Objective

Blue Door Support Services (“Blue Door”) seeks an MZO to facilitate the expedient construction of a much-needed housing project. The proposed development will accommodate **fourteen** (14) **units** of **supportive emergency and temporary housing**.

Urgency

Blue Door will be applying for CMHC project funding to facilitate the project. The appropriate land use approvals need to be in place and projects need to be shovel ready in order to receive CMHC’s commitment to funding.

About Blue Door Support Services

Blue Door is an emergency and temporary housing provider in York Region that delivers services and housing for those experiencing homelessness. Blue Door was founded in 1982 and has been serving the Region for 40 years.



About Blue Door

Founded in 1982 and the largest emergency housing provider in York Region, Blue Door provides lifesaving support to children, youth, men, women, and families at risk of or experiencing homelessness.

To address the root causes of homelessness and to meet the unique crisis needs of individuals and families, Blue Door offers:

- Supportive Counselling and Case Management
- Housing Retention Program
- Housing to Health Program
- Construct- A trades-based employment social enterprise
- [Mosaic Interfaith Out of the Cold](#)
- Abode: Second stage housing for families
- Forward: Supportive housing for senior men
- INNclusion: Safe supportive housing for 2SLGTBQ+ youth





SITE CONTEXT

835 Gorham Street, Newmarket



SUBJECT LANDS



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Site Context

- Located on the northeast corner of the intersection of Alexander Road and Gorham Street
- Surrounding area consists largely of single-detached residential dwellings, townhouses, commercial areas, public institutions, and greenspace
 - A gross site area of 0.15 hectares (0.37 acres)

Existing Kevin's Place Emergency Housing

- Property is currently occupied by Kevin's Place Emergency Housing, which provides accommodation for up-to twelve persons on an emergency and overnight basis
 - The home will be demolished

Blue Door is proposing a three-storey stacked townhouse development at 835 Gorham Street. The townhouses will provide emergency and transitional housing for individuals and families experiencing homelessness.

The unit mix is geared towards families:

- Nine (9) three-bedroom units
- Four (4) accessible two-bedroom units
- One (1) accessible one-bedroom unit

Support staff will be on-site 24/7 in a dedicated office.



Fourteen (14) parking spaces one (1) per unit.

All unit entrances front on Alexander Road.

Vehicle access via Gorham Street.



Refreshed landscaping.

New parking, grassed amenity area.

Walkways providing linkages to existing sidewalks.

LANDSCAPE PLAN

835 Gorham Street, Newmarket

Why is a Zoning By-law Amendment required?

The property is currently designated **Residential Detached - R1-B**, which does not permit townhouse-style residential development. An amendment to a new **Residential Townhouse R4-S** zone will allow for the proposed development.

Why is a Minister's Zoning Order required?

Due to the length of time required to process a Zoning By-law Amendment application, a MZO is required to facilitate the necessary Zoning By-law amendment to allow Blue Door to meet CHMC's funding requirements.

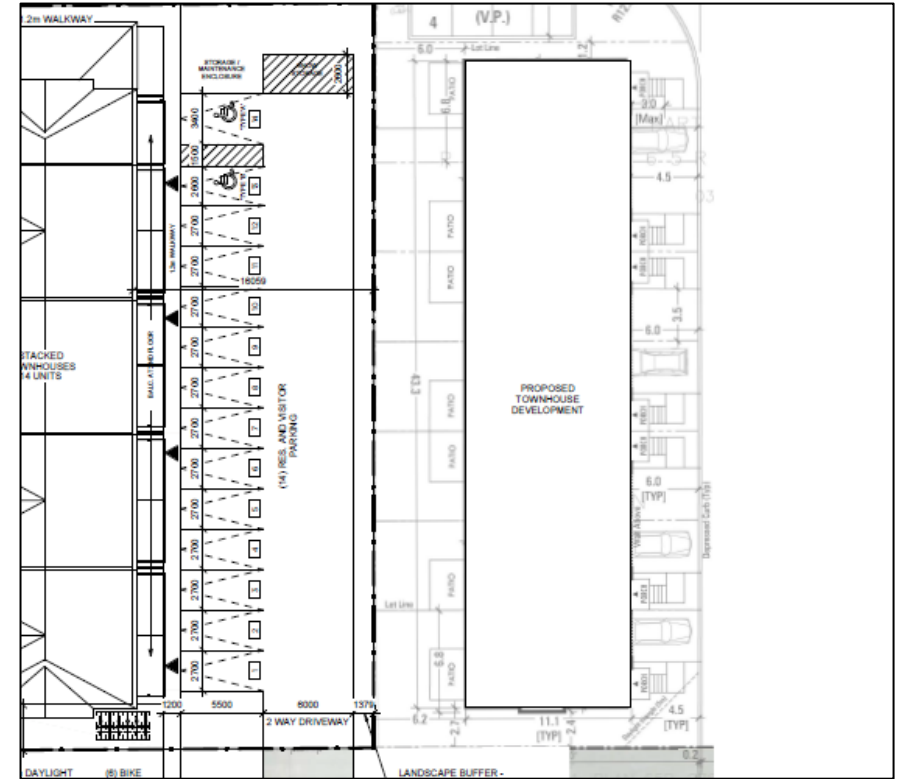
With the Town's timely support for this MZO and the request to the MMAH, Blue Door will have the reassurance that the proposed development will move forward promptly and with the appropriate funding in place. This will ultimately result in the construction and completion of these supportive homes in a timely manner.

Compatibility with Existing Neighbourhood

Architectural Design



Location of Landscape and Parking



Parking

- One (1) parking space per unit for a total of 14 spaces inclusive of two (2) accessible parking spaces
- Blue Door anticipates limited usage of parking – individuals and families experiencing homelessness do not often drive
- There will be two (2) staff on site
- Extra parking can be used for events or community meetings
- Parking available on street or nearby properties

Urgency and Timeline

The townhouse **Zoning** needs to be in place and projects in a shovel-ready state prior to the application to CMHC.

Under normal review and application processing timelines, a **Zoning By-law Amendment** could take anywhere from 1-2 years.

The **MZO** is required to establish the townhouse zoning to facilitate the expedient development of supportive housing which is in the **public interest**.

Our Request of Council

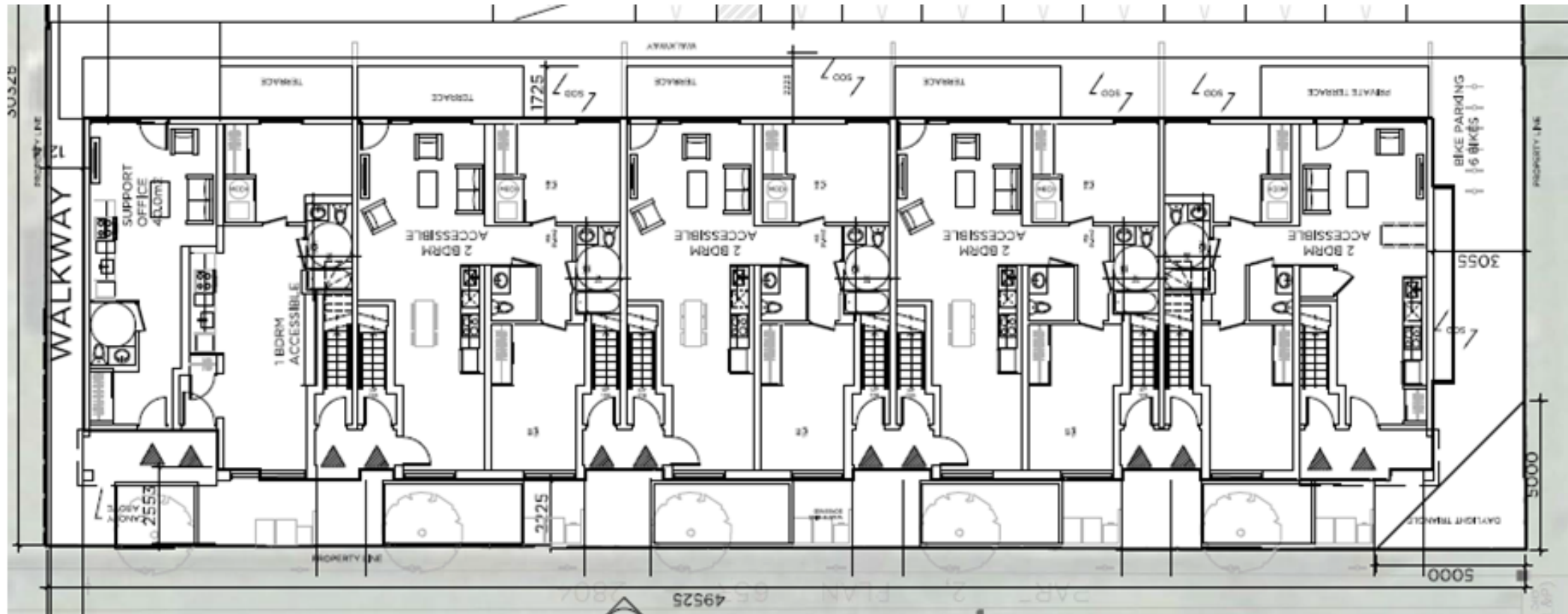
- That Council provide support and a vote in the affirmative in support of the MZO at the Council meeting scheduled on January 23rd, 2023
 - Direct staff to expedite the preparation of the necessary MZO documentation
- That Council advise staff, in conjunction with ourselves, to begin drafting the site-specific Zoning By-law
- Assistance to expedite the review and approvals for all associated planning and building permit applications to facilitate construction of the proposed supportive townhouse project once funding is in place

THANK YOU

ANY FURTHER QUESTIONS, PLEASE CONTACT:

BRUCE McCALL-RICHMOND, **MCIP, RPP** (GLEN SCHNARR & ASSOCIATES INC.)
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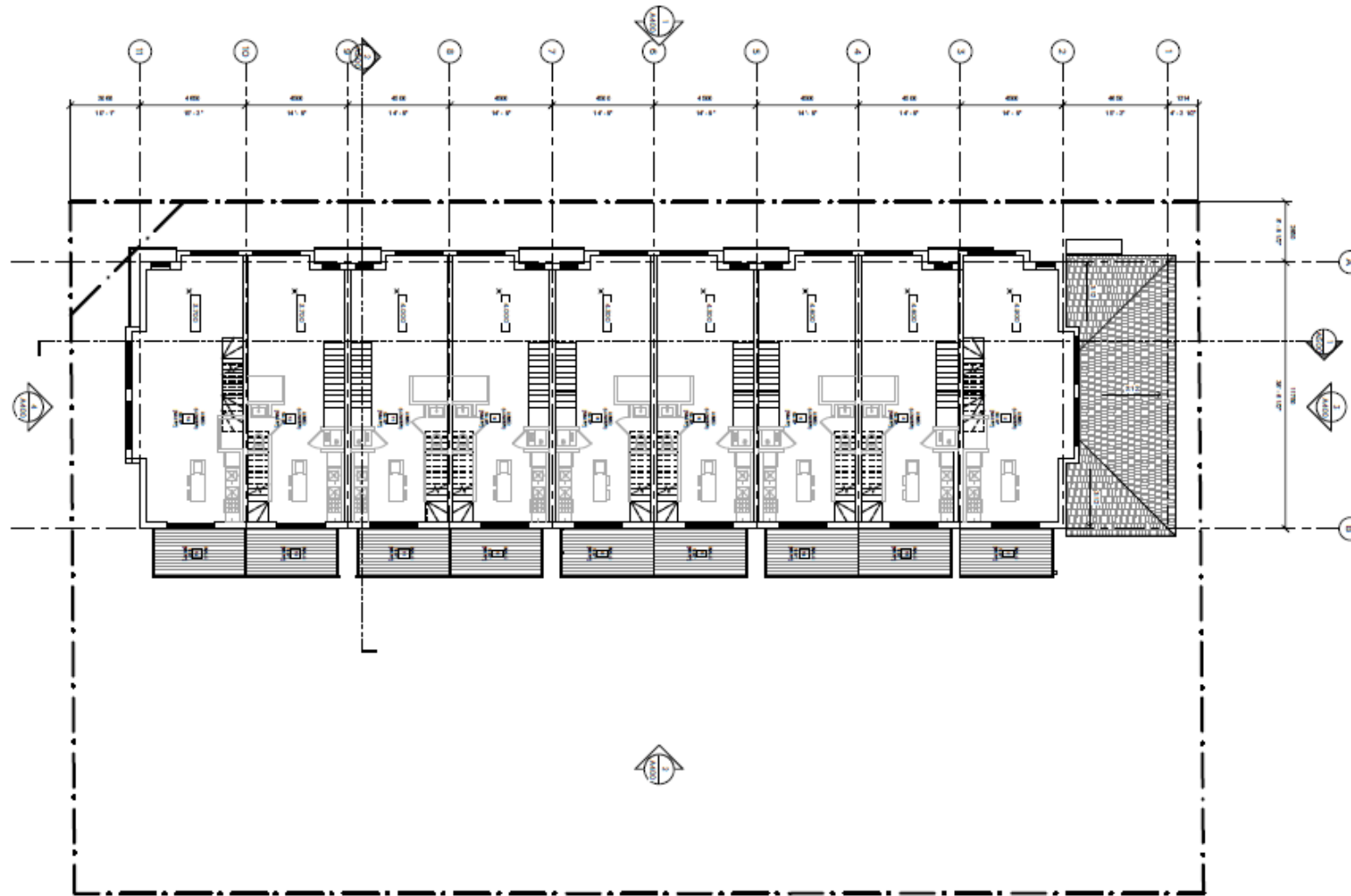
MICHAEL BRAITHWAITE (BLUE DOOR SUPPORT SERVICES)
michael.b@bluedoor.ca | 647-888-6521



FIRST FLOOR PLAN

835 Gorham Street, Newmarket

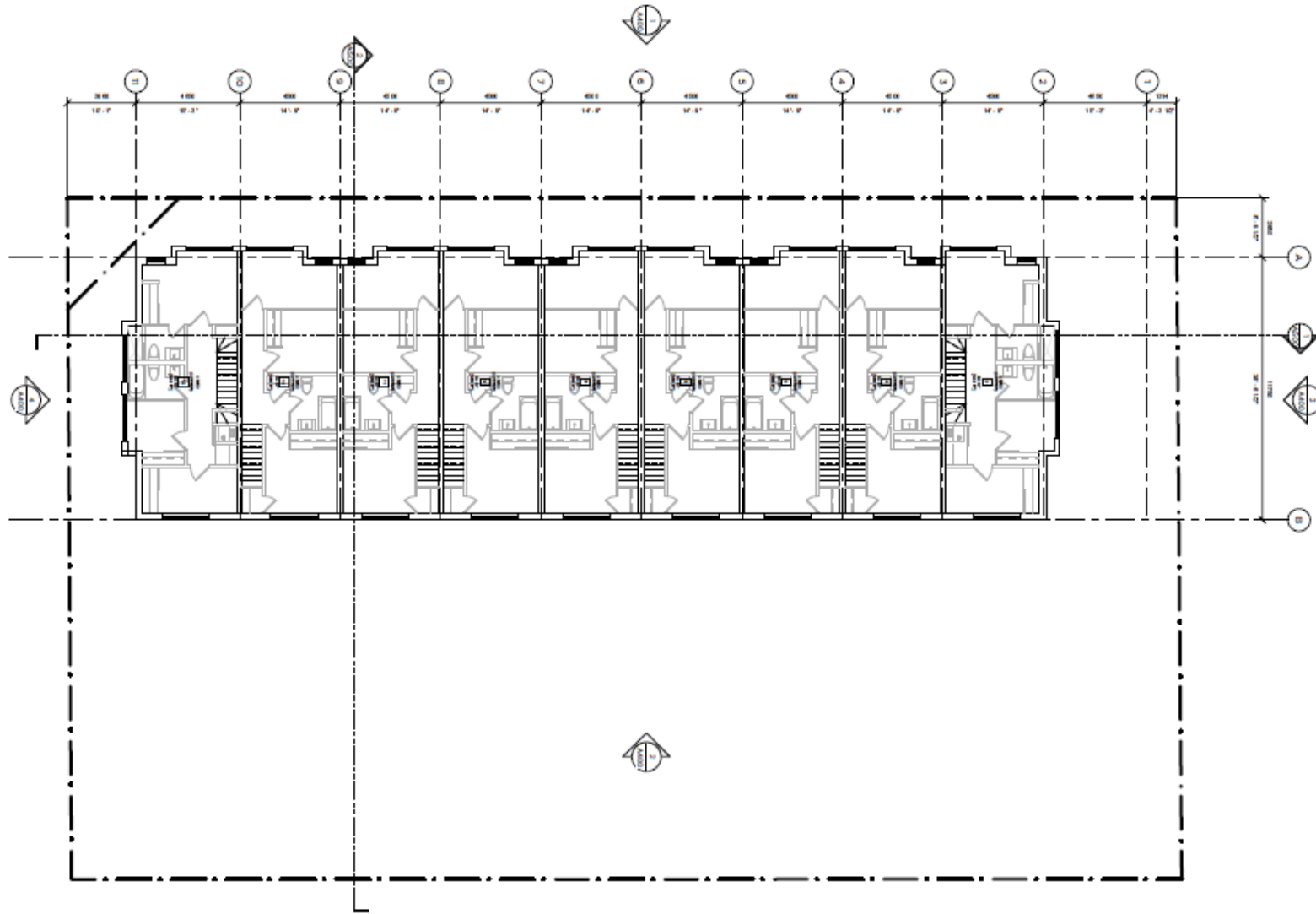




SECOND FLOOR PLAN

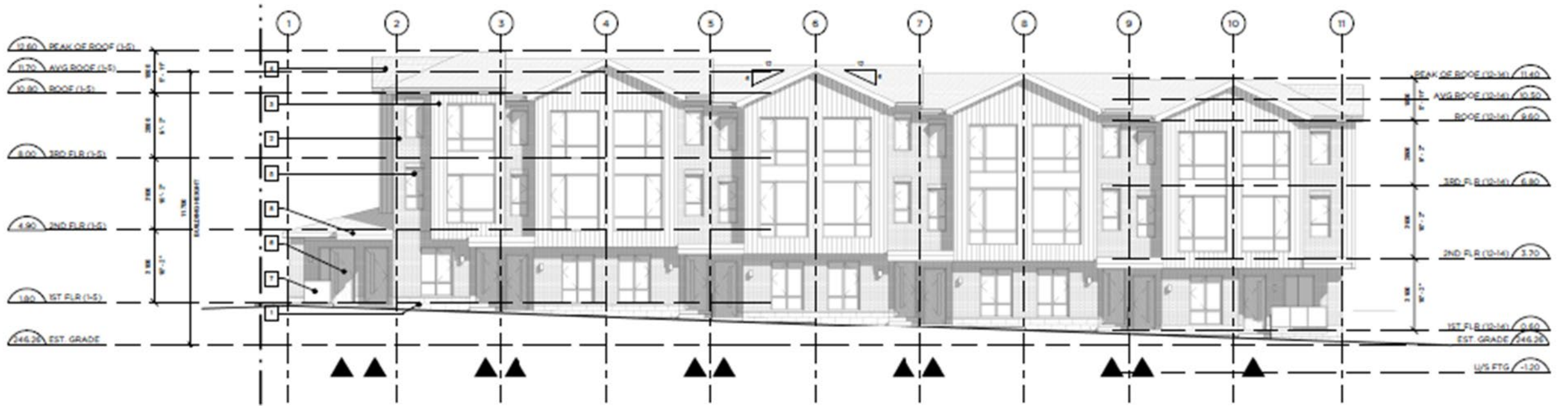
835 Gorham Street, Newmarket





THIRD FLOOR PLAN

835 Gorham Street, Newmarket



West (Alexander Road)

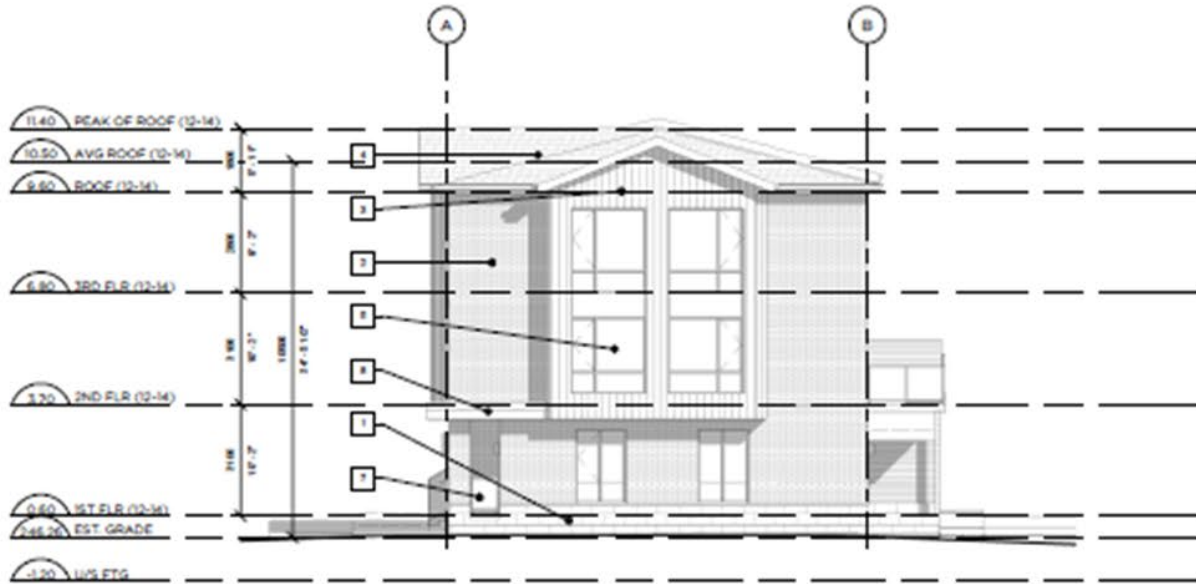


East

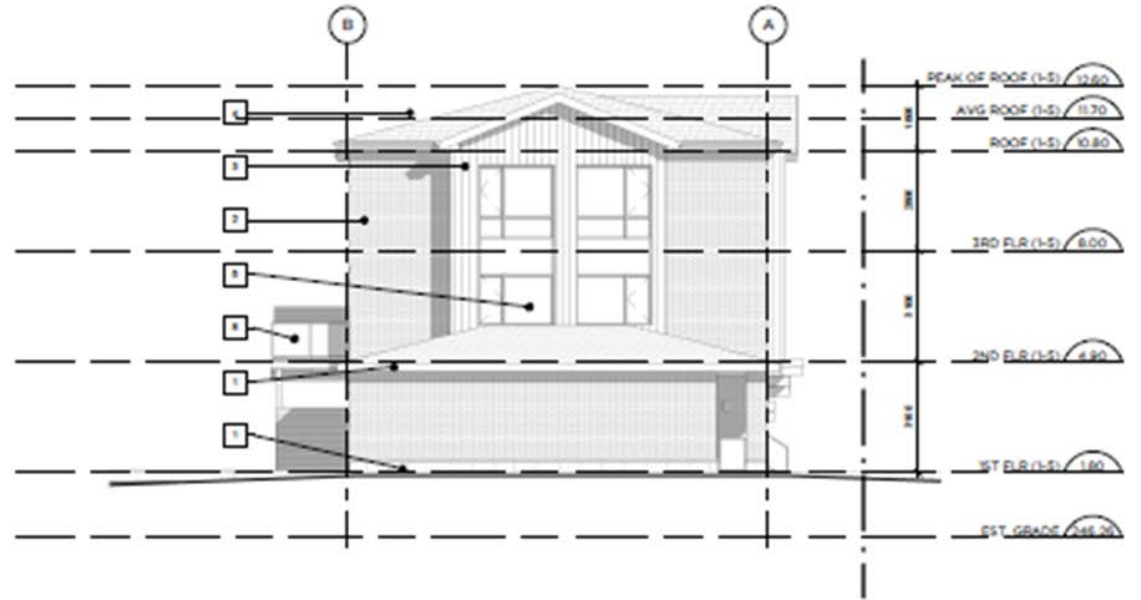
PROPOSED ELEVATION
835 Gorham Street, Newmarket



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South (Gorham Street)



North