



Town of Newmarket
395 Mulock Drive P.O. Box 328,
Newmarket, Ontario, L3Y 4X7

Email: info@newmarket.ca | Website: newmarket.ca | Phone: 905-895-5193

Application for Draft Plan of Condominium (19CDMN-2018-004) 400 Park Avenue Staff Report

Report Number: 2019-22

Department(s): Planning and Building Services

Author(s): D. Ruggle, Senior Planner, Community Planning

Meeting Date: February 25, 2019

Recommendations

1. That the report entitled Application for Draft Plan of Condominium (19CDMN-2018-004) dated February 25, 2019 be received; and,
2. THAT approval be given to draft plan of condominium 19CDMN-2018 004 subject to the Schedule of Conditions attached and forming part of this report;
3. AND THAT Andrew Webster, King George School Lofts Inc., 156 Duncan Mill Road, Unit 12, Toronto, M3B 3N2 be notified of this action.

Purpose

The purpose of this report is to recommend Council approve the attached Draft Plan of Condominium for the 400 Park Avenue redevelopment of the former King George School.

Background

An application for draft plan of Condominium has been submitted by King George School Lofts Inc. for the former King George School building consisting of 11 residential units now under construction. The applicant received site plan approval and subsequently entered into a site plan agreement dated June 8, 2018 for the

redevelopment of the former school building on this site and it is appropriate to approve the draft plan of condominium.

Discussion

Draft plan of condominium 19CDMN-2018 004 relates to a development consisting of 11 apartment units within the former King George School building. The applicant also currently owns the adjacent lands which is being developed for 14 townhomes of which 8 front Church Street and 6 front Botsford Street. The Subject Lands are bounded by Park Avenue to the north, Victoria Street to the west, Church Street to the east and Botsford Street to the south and is shown on the attached Location Map. A copy of the draft plan of condominium, as recommended for approval, is also attached.

Planning Considerations

This application for draft plan of condominium proposes to identify and create the common elements for the condo corporation which includes the road, visitor parking and all amenity areas inside the building and outside which are to be maintained by the condominium corporation. The proposed Draft Plan of Condominium is appended to this report.

Application for site plan approval for the 11 units within the existing building was before Site Plan Review Committee on May 15, 2017 and the minutes of the meeting were approved by Council on June 6, 2017. The site plan agreement dated June 8, 2018 has been executed by the Town and all payments and securities required by the site plan agreement have been submitted. The site plan covers the entirety of the site including the townhomes fronting on Church Street and Botsford Street.

The subject property is designated Stable Residential in the Town's Official Plan with an exception to allow for the townhouse and apartment units within the former school building.

The subject property is currently zoned Residential Apartment Dwelling 2 (R5-T-136) Zone, which permits the apartment units as approved through the site plan approval process. Council removed the holding provision from the zoning by-law as it relates to this development through by-law 2018-35 dated June 18, 2018.

Provincial Policy Statement Considerations

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Decisions affecting planning matters "shall be consistent" with this policy statement. The Provincial Policy Statement is intended to be read in its entirety and the relevant polices are to be applied to each situation. The sections on Managing and Directing Land use to Achieve Efficient Development and Land Use Patterns, Settlement Areas, and Housing are relevant for

the subject application. These sections require efficient development and land use patterns, promoting intensification and redevelopment opportunities while taking into account existing building stock, and providing for an appropriate range of housing types and densities that reduce the cost of housing and facilitate compact form. Efficient and varied housing is an important component of successful communities and providing appropriate accommodation for future residents.

Conclusion

Draft plan of condominium 19CDMN-2018 004 is recommended for approval subject to the conditions set out in the Schedule of Conditions attached to and forming part of this Report

Business Plan and Strategic Plan Linkages

This application has linkages to the Community Strategic Plan as follows:

Well-equipped and Managed: by providing opportunities for varied housing types, affordability and densities

Consultation

N/A

Human Resource Considerations

N/A

Budget Impact

Operating Budget (Current and Future)

The appropriate planning application fees have been received for draft plan of subdivision. The Town will also receive income from development charges and assessment revenue through the development of this subdivision.

Capital Budget

There is no direct capital budget impact as a result of this report.

Attachments

- 1 – Schedule of Conditions
- 2 - Location Map
- 3 – Proposed Draft Plan of Condominium

Approval

Commissioner, Development and Infrastructure Services

Director of Planning & Building Services

Contact

Dave Ruggle, Senior Planner Community Planning druggle@newmarket.ca