



Sent by E-mail: [mplaunt@newmarket.ca](mailto:mplaunt@newmarket.ca)

September 15, 2014

File No: D14-NP13-29  
IMS File No.: PZOA439C3

Ms. Marion Plaunt, MES, MCIP, RPP  
Senior Planner - Policy  
Planning and Building Services  
Corporation of the Town of Newmarket  
395 Mulock Drive, Box 328, STN Main  
Newmarket, ON L3Y 4X7

Dear Ms. Plaunt:

**Re: Notice of Public Meeting Concerning a Proposed Zoning By-law Amendment  
1738357 Ontario Ltd.  
345 and 351 Davis Drive  
Town of Newmarket, Regional Municipality of York**

Thank you for circulating the above-noted application to the Lake Simcoe Region Conservation Authority (LSRCA) for our review. The LSRCA has reviewed this application in accordance with the Natural Heritage and Natural Hazard policies of the Provincial Policy Statement (PPS), the Lake Simcoe Protection Plan (LSPP), and Ontario Regulation 179/06 under the *Conservation Authorities Act*. We understand the applicant is proposing to rezone the subject lands from the existing Regional Urban Centre (UC-R) and site-specific Regional Urban Centre (UC-R-86) Zones to a site specific Regional Urban Centre (UC-R-xx) Zone to permit the construction of a 40 unit stacked townhouse development consisting of two 3-storey, 20-unit blocks on the site. We also understand the proposed zoning will allow for an increase in density and reduced front and side yard setbacks.

Based on our review, the LSRCA is satisfied from a watershed management perspective that this application is consistent with the intent of the PPS, is in conformity with the LSPP, and that all the relevant environmental policies would not be offended. On this basis, the LSRCA has no further requirements as they relate this Zoning By-law Amendment application.

With respect to the proposed site alteration and future development of this site, we note that conformity with the Settlement Area policies of the LSPP related to Stormwater Management, grading/drainage, and erosion and sedimentation control can be demonstrated and achieved through the related Site Plan Application (Town File: D11 NP13-29) process currently underway. We note our comments relating to this Site Plan Application dated March 11, 2014 are still valid (attached).

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Please advise us of your decision in this matter. If you have any questions regarding the above, please do not hesitate to contact the undersigned. Please reference the above mentioned file number in future correspondence.

Regards,



Sara Brockman, MCIP, RPP  
Development Planner

SB/ph

Encl. (4 pgs.)

c Mr. Andrew Ferancik (Applicant), Walker, Nott, Dragicevic Associates Limited, e-mail: [admin@wndplan.com](mailto:admin@wndplan.com)  
Ms. Linda Traviss, Town of Newmarket, e-mail: [ltraviss@newmarket.ca](mailto:ltraviss@newmarket.ca)



*Sent by email: [admin@wndplan.com](mailto:admin@wndplan.com)*

March 11, 2014

**File No.: 12.598**  
**IMS File No.: PSPC1466C1 and PZOA439**

Mr. Andrew Ferancik  
Senior Associate  
Walker, Nott, Dragicevic Associates Limited  
90 Eglinton Avenue East, Suite 701  
Toronto, ON M4P 2Y3

Dear Mr. Ferancik:

**Re: Zoning By-law Amendment and Site Plan Application**  
**345-351 Davis Drive**  
**Town of Newmarket**  
**Regional Municipality of York**  
**1738357 Ontario Limited**  
**WND File No: 12.598**

Thank you for circulating the above-noted application to the Lake Simcoe Conservation Authority (LSRCA) for our review. It is our understanding that the purpose and effect of this proposal is the development of a 40 unit stacked townhouse building with associated amenities.

We have reviewed the following documents as part of this circulation:

- EMC Group Limited, Functional Servicing Report, Proposed Residential Development, proposed 3 Storey Buildings, 1738357 Ontario Limited, 345-351 Davis Drive, Town of Newmarket, File 212153, December 2013
- EMC Group Limited, Site Servicing and Grading Plan, 345-351 Davis Drive, Town of Newmarket, Regional Municipality of York, Project No. 212153-SSG, revision date December 18, 2013
- ICON Architects Inc. 3-storey Residential Proposed Development, 345-351 Davis Drive, Newmarket, ON, Project No. 12114, December 20, 2013:
  - Site Plan, Drawing A011
  - Floor Plans, Drawing A021
  - Floor Plans & Fire Truck Path, Drawing A022
  - Elevations, Sections and Perspectives, Drawing A031
  - Building Elevation Details and Perspective Drawing A032

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The LSRCA has reviewed these applications in accordance with the natural heritage and natural hazard policies of the Provincial Policy Statement (PPS) and the Lake Simcoe Protection Plan (LSPP) as major development.

Based on our review, the following comments should be addressed prior to any approval of these applications:

Stormwater Management

1. The Functional Servicing Report should make reference to the various manuals and guidelines which are to be followed in the preparation of the design of this site.
2. This site is considered major development under the Lake Simcoe Protection Plan. The provisions of section 4.8-DP must be addressed. A water balance and a phosphorus loading budget must be provided.
3. Ensure that all drawings are based on the final design of the current improvements being made to Davis Drive.
4. We would encourage the proponent to incorporate Low Impact Development (LID) stormwater management strategies on this site.
5. The orifice plate detail on drawing SSG requires notes regarding a permanent and tamper proof installation.
6. Ensure drainage is contained to this site and that positive drainage is provided along the east and west property boundaries, such that drainage is not blocked.
7. The Lake Simcoe Region Conservation Authority (LSRCA) requires post development flows to be controlled to pre-development flows for all storm events from the 1:2 year to the 1:100 year event. The proposal only controls to the 5 year pre-development flow.
8. Use the IDF curves for the Town of Newmarket and provide supporting information in the FSR.
9. Section 4.2.1 of the FSR is excluding drainage area (0.085ha) in the pre-development. Include this and revise all calculations.

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10. Figures 2 and 3 of the FSR indicate the runoff coefficient for grass to be 0.25, but Table 3 Post Development is using 0.20. Revise Table 3 and all calculations.
11. Figure 3 and Table 3 Post Development indicate the runoff coefficient for pervious pavers to be 0.55. Please model this with a runoff coefficient of 0.80, as there is no guarantee that the openings will not become clogged and proper maintenance will occur. Revise all calculations.
12. Demonstrate how the 100 year runoff coefficients were determined. We recommend coefficients be increased as per the MTO Design Chart 1.07.
13. Oil/grit separator sizing must use the 'Fines' particle size distribution. The rainfall should be Toronto (or close to Newmarket) and not Thunder Bay. Provide in the FSR and on the drawings an alternative OGS now and provide all sizing calculations and proof of acceptance by NJDEP. Providing an alternative now will alleviate the need for further review at a later date.
14. Demonstrate on the drawing how and where the area drains (AD) connect and drain. Include this explanation in the FSR.
15. Demonstrate on the drawing how and where Block 2 drains. Include this explanation in the FSR.
16. Figure 3 indicates that a large area will drain to the rear of the site as overland flow and exit onto the neighbouring properties. Demonstrate that post development flows are being controlled to pre-development levels and that additional volume/duration of flow will not impact neighbouring properties. We recommend that all impervious areas drain to the front of the site.
17. We suggest that consideration be given to changing the grading of the driveway such that the catch-basins before the entrance to the underground parking are eliminated and that location become a high spot. The driveway could grade toward the double catch-basins at the front of the site. This may reduce the amount of water which could enter the underground parking, should a blockage in the system ever occur.

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Erosion and Sediment Control

18. A separate sediment and erosion control drawing which illustrates the existing ground contours and proposed storm sewers should be provided at the detail design stage.

19. Ensure the sediment controls are installed within the proposed site boundaries and not on neighbouring lands.

If you have any questions regarding the above noted comments, please do not hesitate to contact the undersigned. Please reference the above mentioned file numbers in future correspondence.

Sincerely,



Lisa-Beth Bulford  
Development Planner

LBB/ph

c. Linda Traviss, Town of Newmarket (ltraviss@newmarket.ca)