

345 | 351 Davis Drive

Zoning By-law Amendment | Official Plan Amendment | Site Plan Application

Public Meeting

Town of Newmarket, Ontario

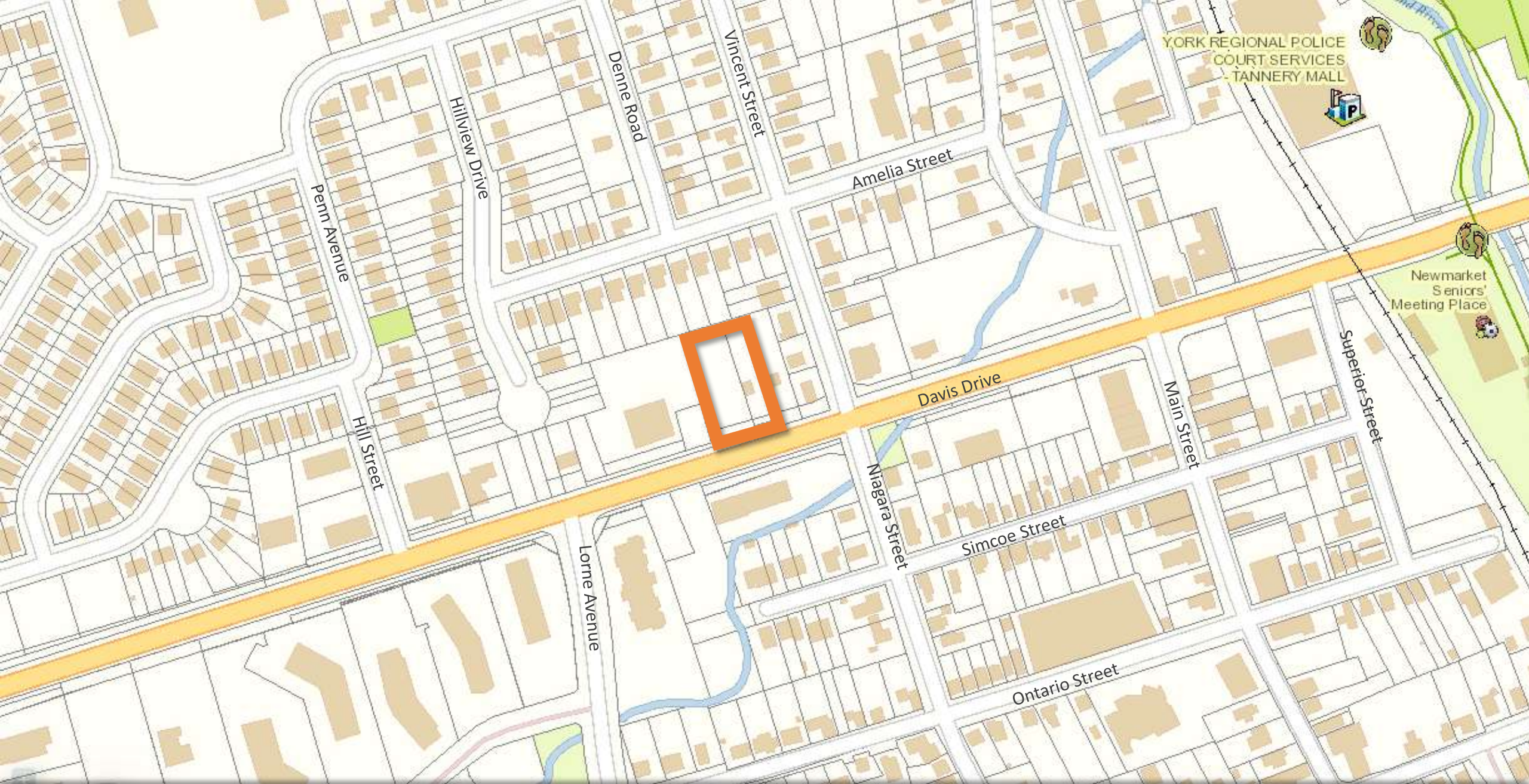
September 22, 2014

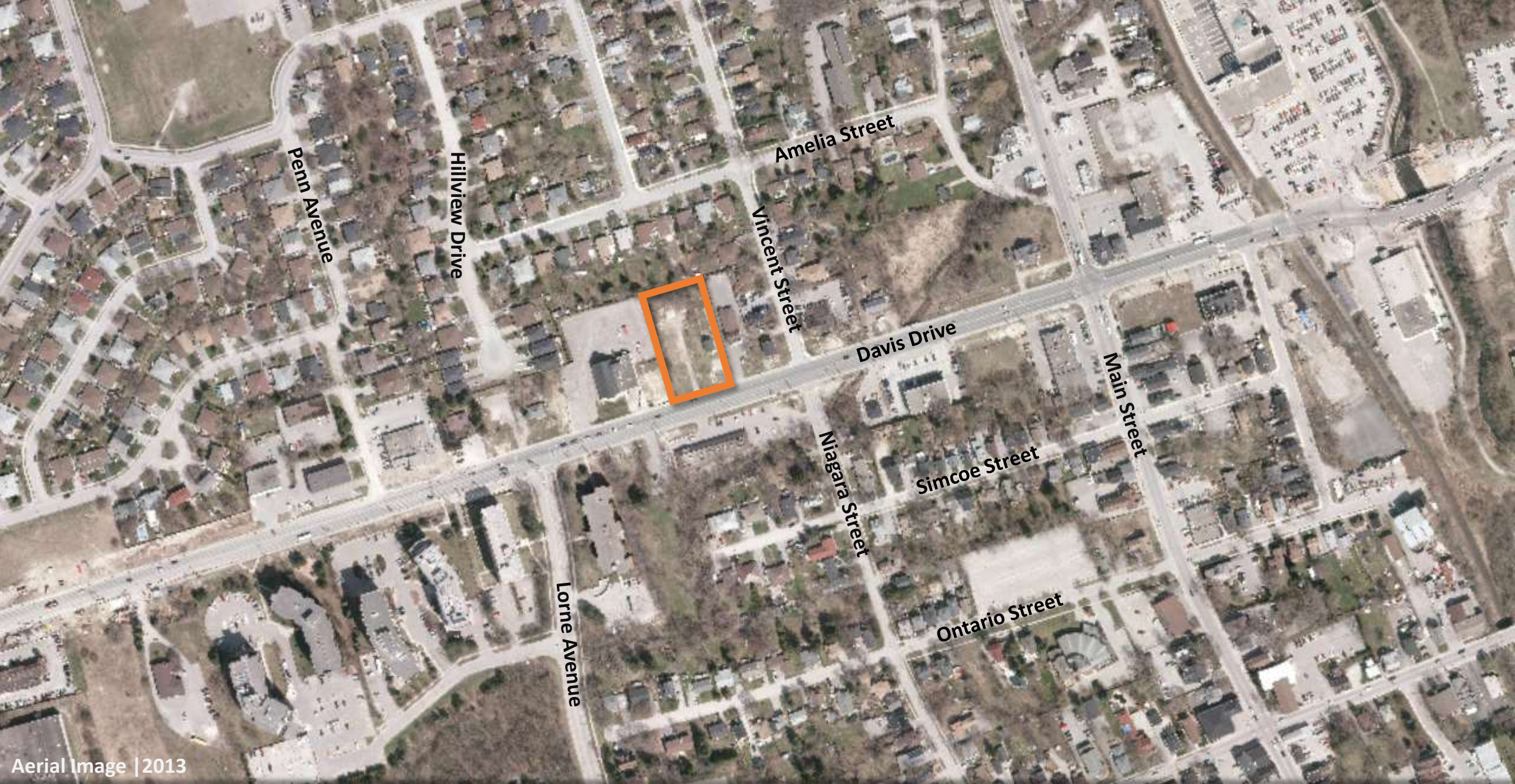
- Andrew Ferancik, MCIP, RPP; *WND Associates Ltd.*
- Hoordad Ghandehari and Reza Eslami, *ICON Architects Inc.*
- Kenneth Chang, P. Eng., PTOE; *LEA Consulting*
- Henry Verbruggen, P. Eng.; *EMC Group Limited.*

ICON Architects Inc



CONTRIBUTING CONSULTANTS





Aerial Image | 2013

AERIAL PHOTOGRAPH

Site Photographs

ICON
Architects Inc.
300-800-0000

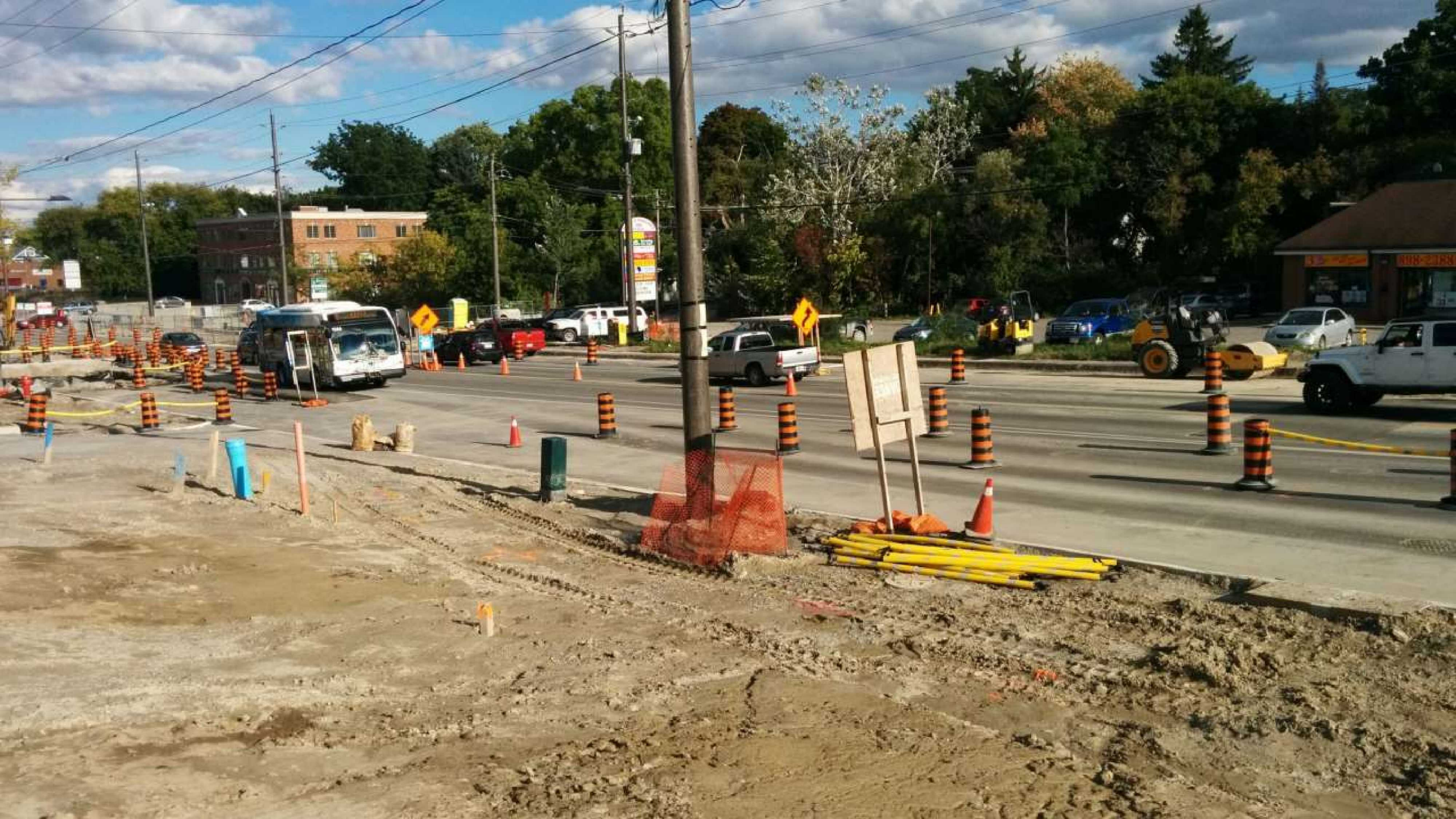
























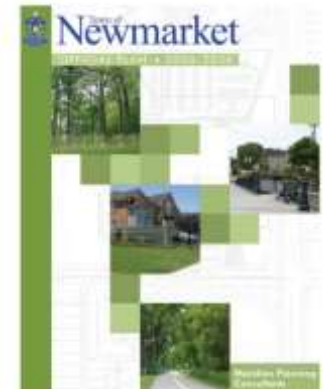
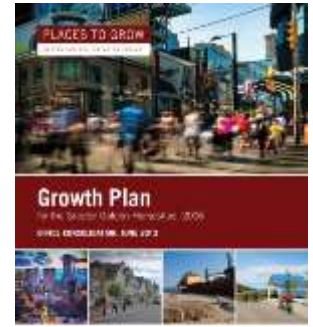


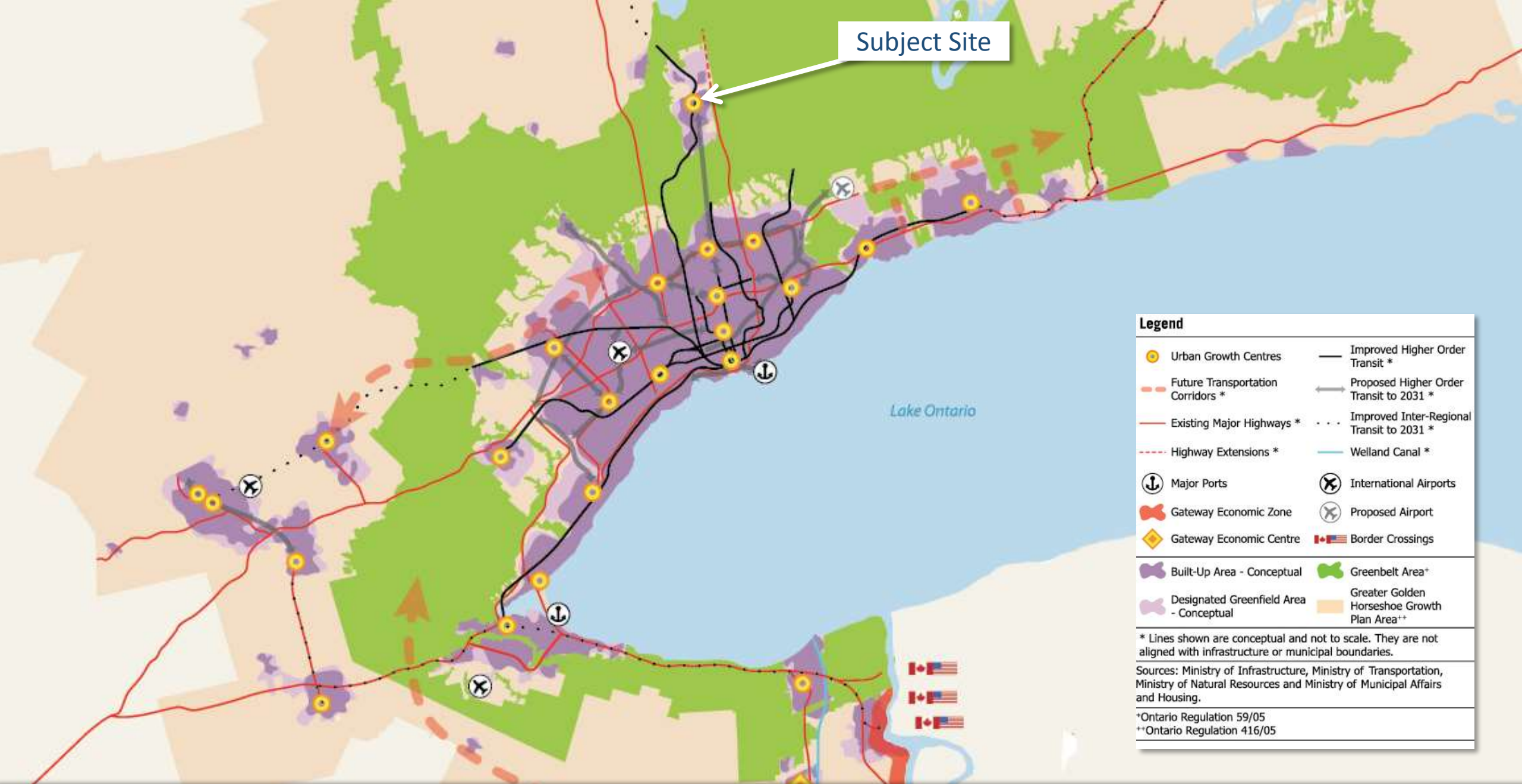






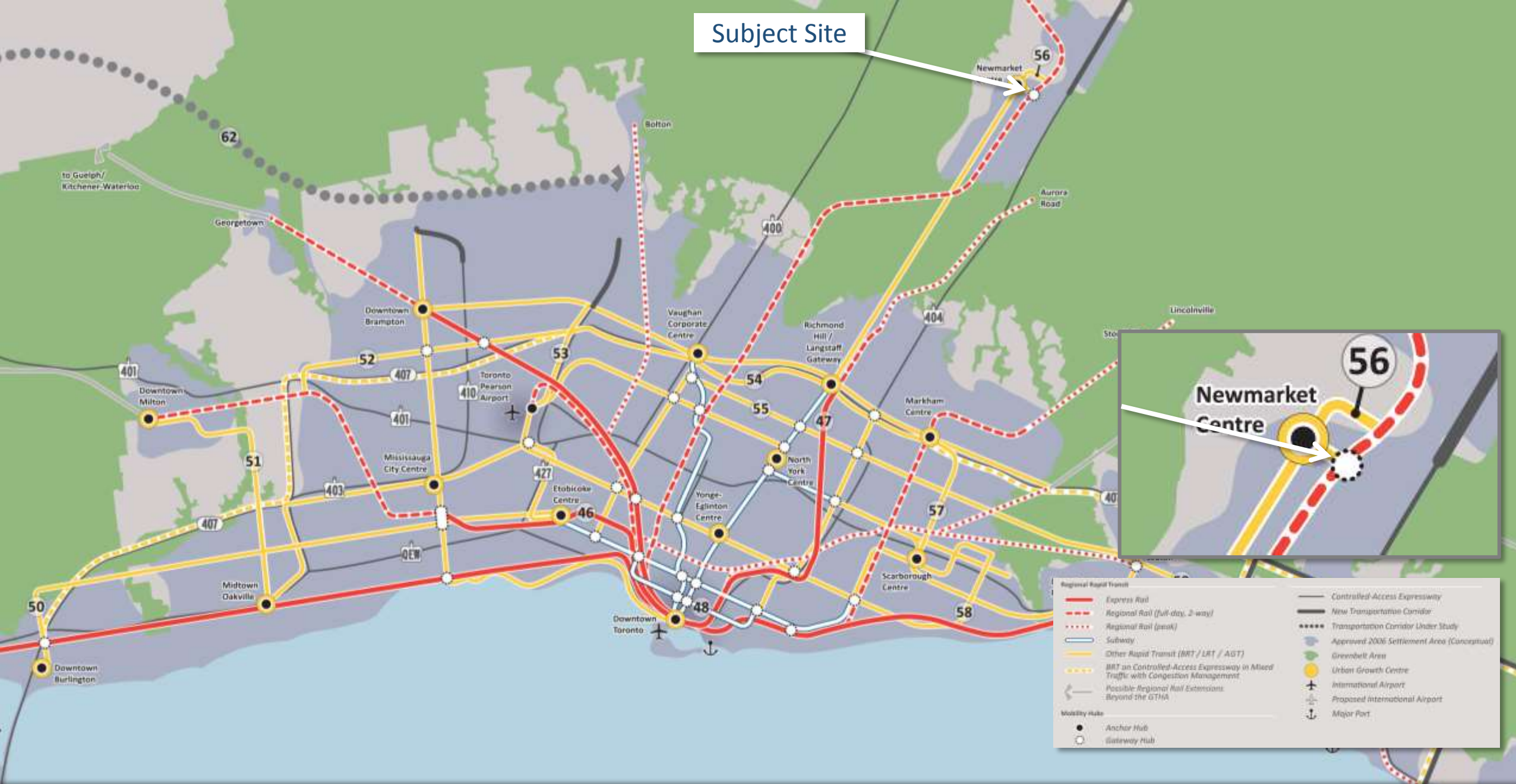
- **Provincial Policy Statement;** *Government of Ontario*
- **Growth Plan for the Greater Golden Horseshoe;** *Government of Ontario*
- **The Big Move;** *Metrolinx*
- **Newmarket Official Plan;** *Town of Newmarket*
- **Newmarket Urban Centers Secondary Plan;** *Town of Newmarket (adopted, not approved)*
- **Newmarket Zoning By-law 2010-40;** *Town of Newmarket*





GROWTH PLAN FOR THE GREATER GOLDEN HORSESHOE | CONCEPT

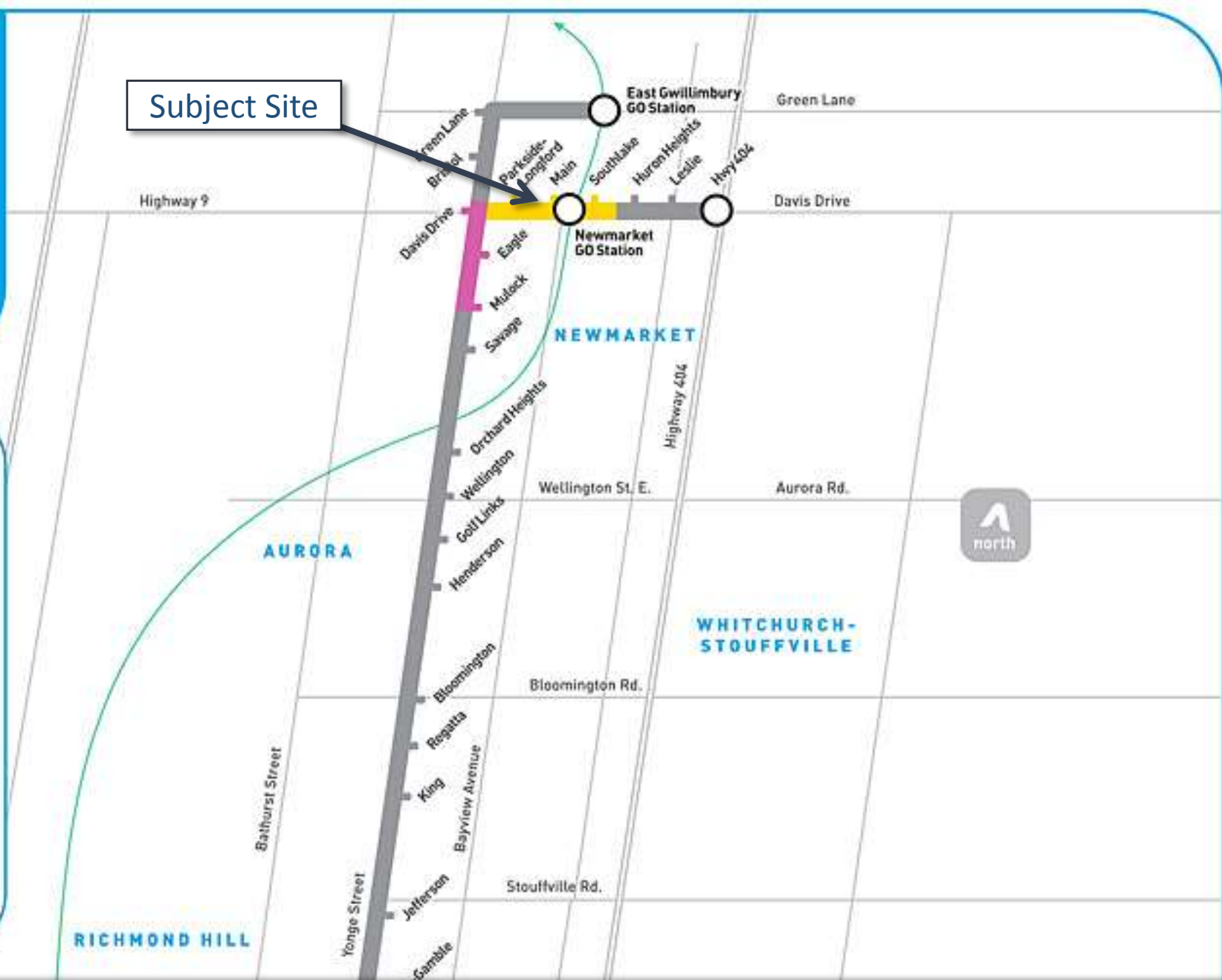
Subject Site



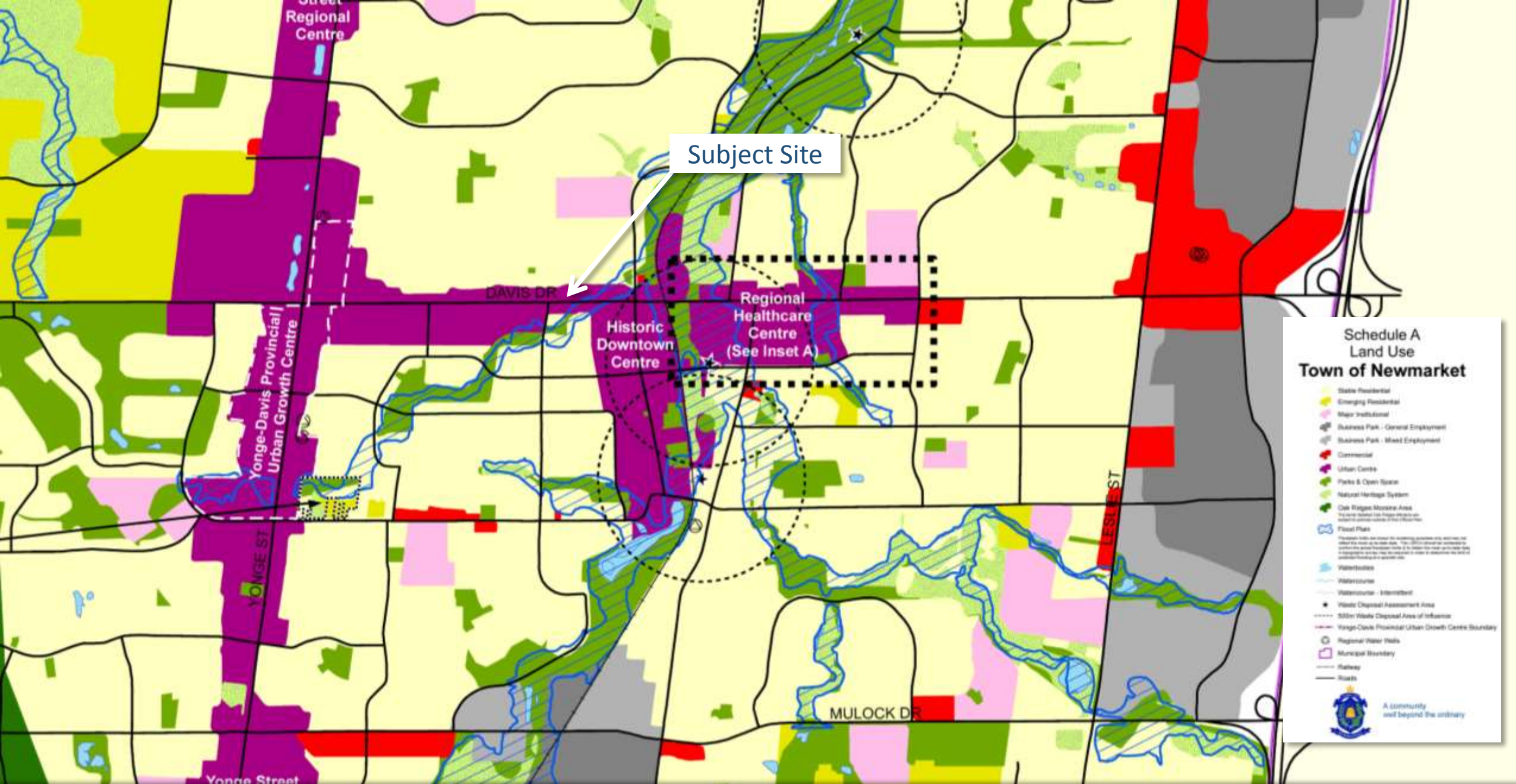
THE BIG MOVE | 15 YEAR PLAN FOR REGIONAL RAPID TRANSIT

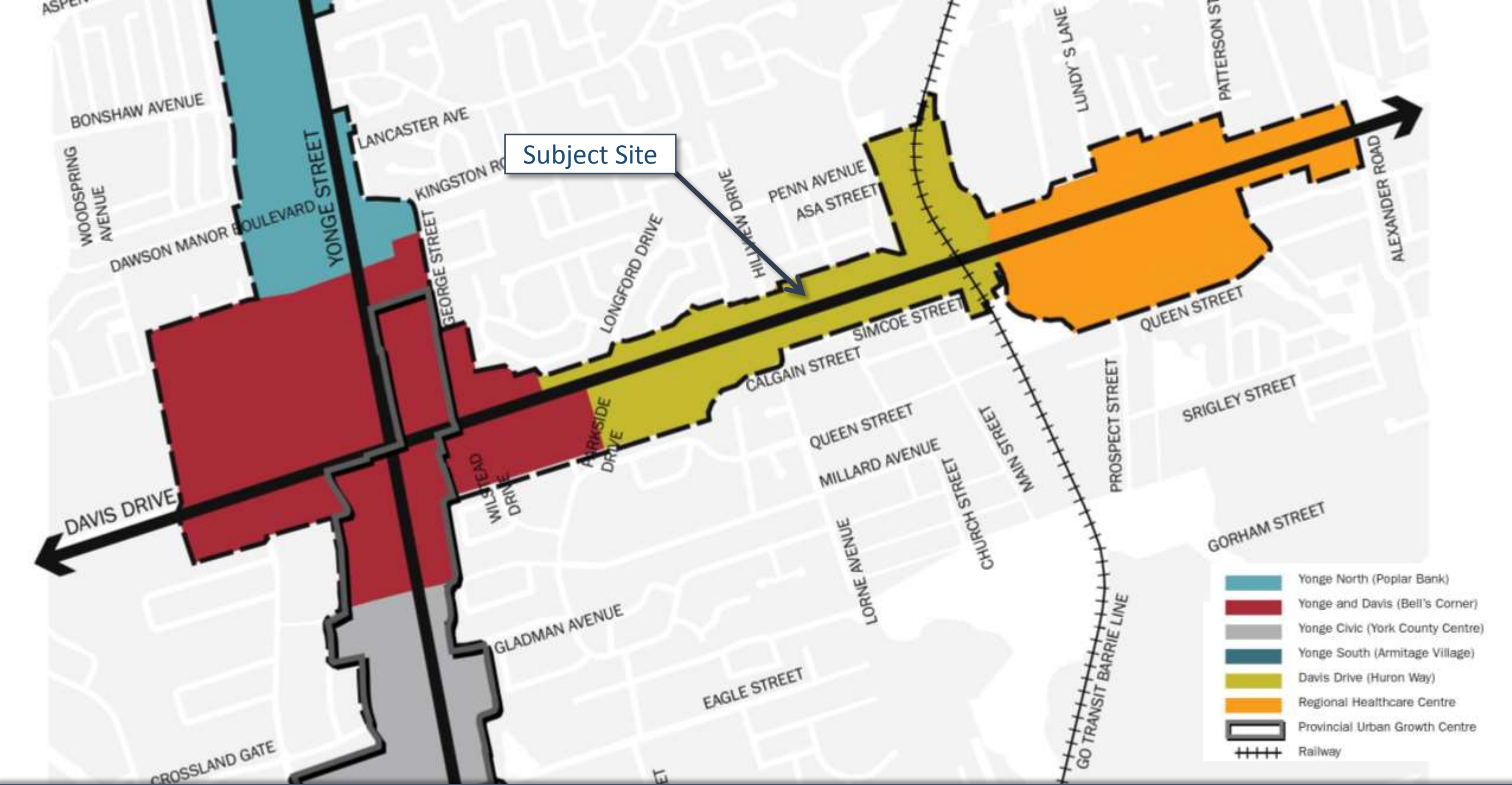


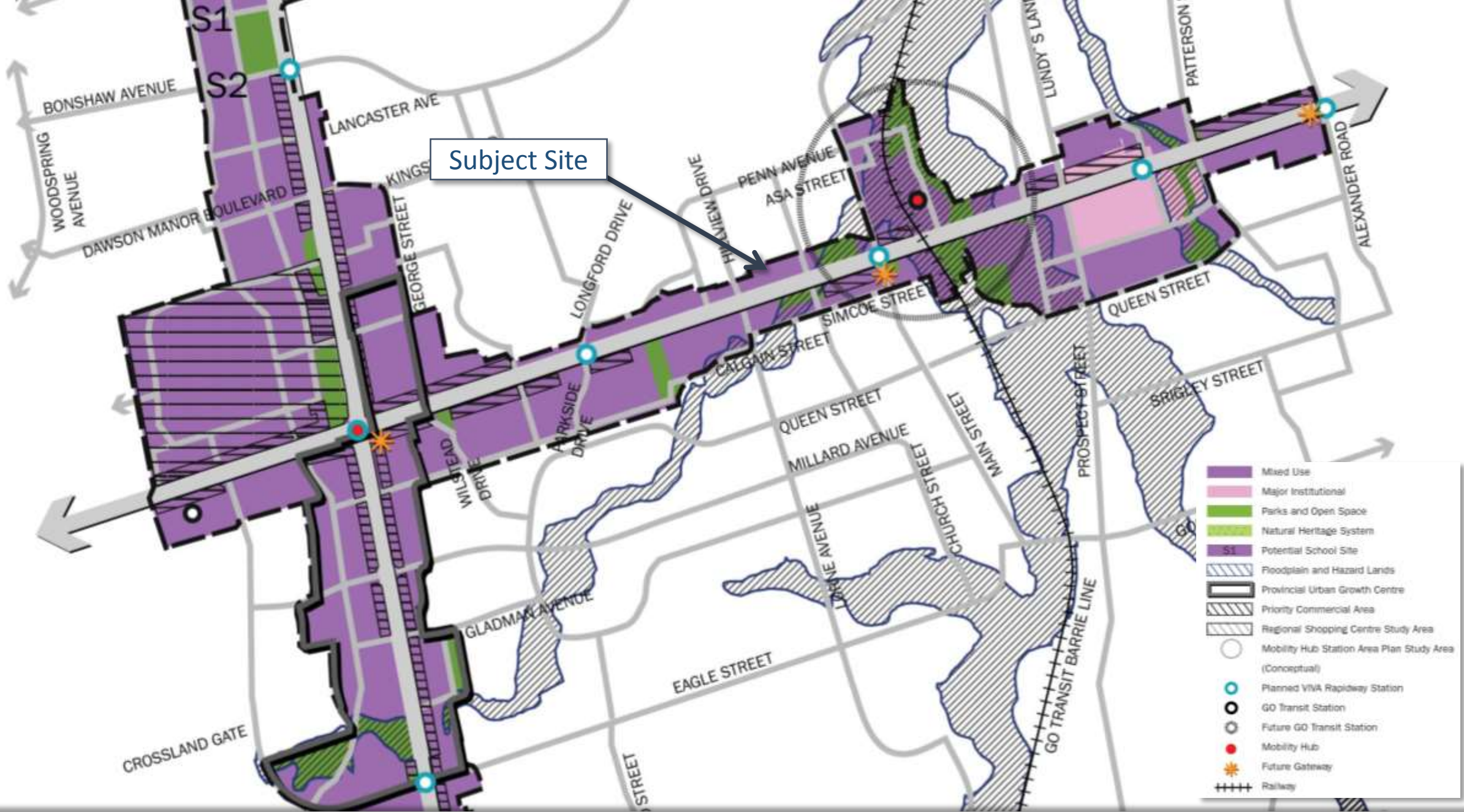
- Open Rapidway
- Rapidway Construction (2011-2014)*
- Rapidway Construction (2011-2015)*
- Rapidway Construction (2012-2016)*
- Rapidway Construction (2014-2018)*
- Rapidway Construction (2015-2019)*
- Future Rapid Transit
- Spadina Subway Extension (2011-2016)*
- Proposed Yonge Subway Extension
- Terminals
- GO Transit Rail Lines





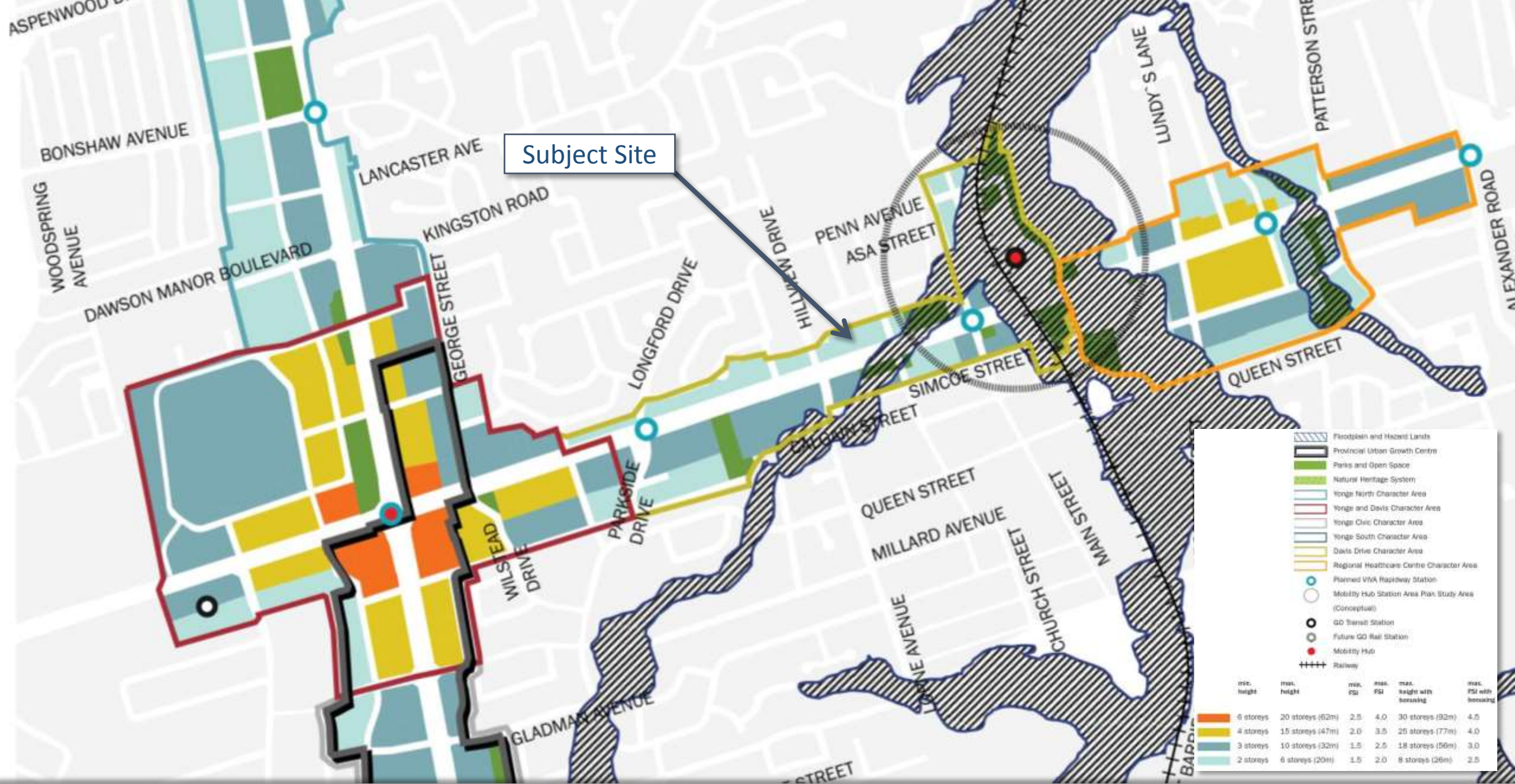






NEWMARKET DRAFT URBAN CENTRES SECONDARY PLAN | LAND USE

Plan not yet approved by York Region



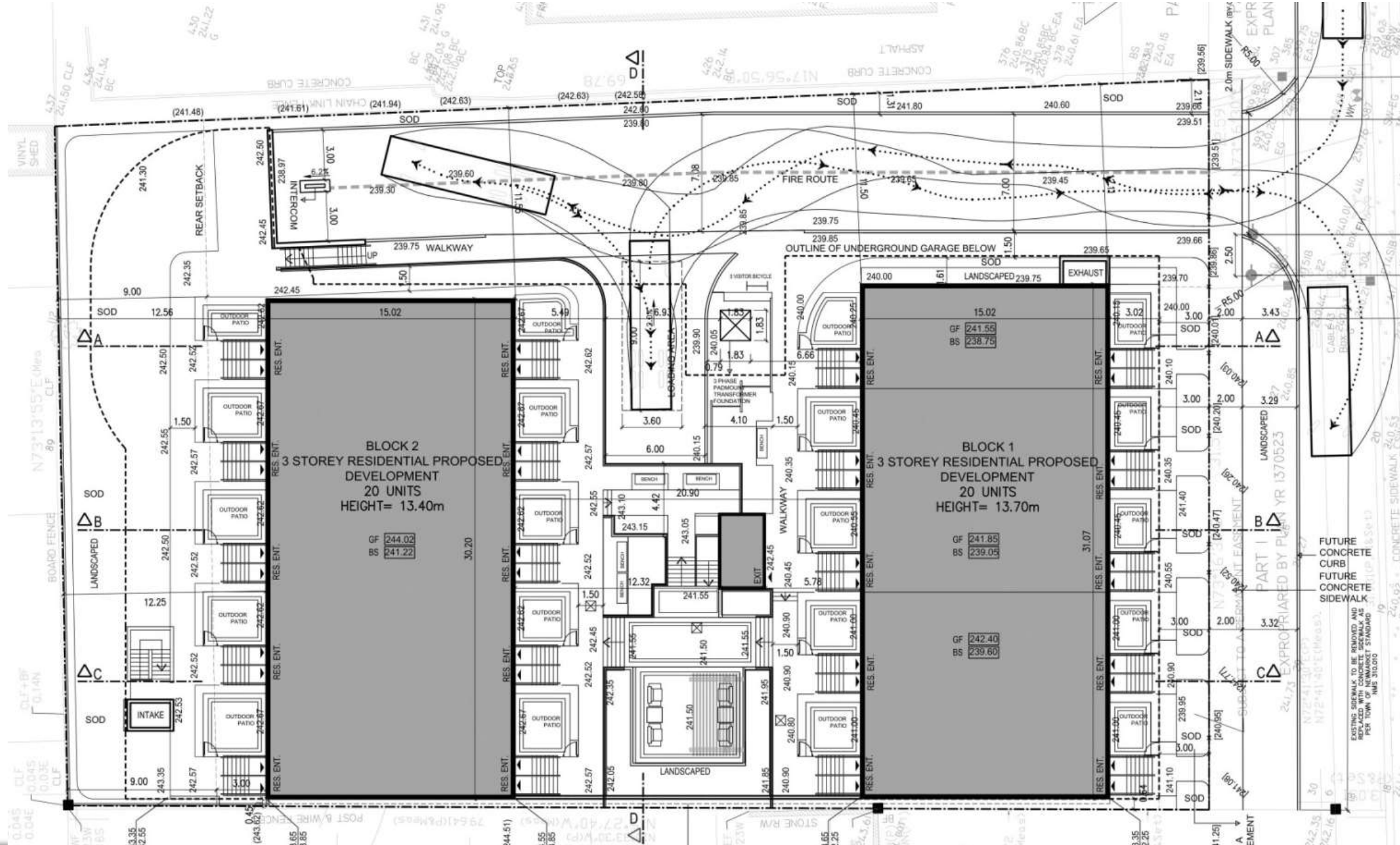




- 3-storey residential stacked back-to-back townhouse development
- 2 Buildings connected via underground parking
- 40-Units comprised of:
 - 4 *One Bedroom + Den units*
 - 32 *Two Bedroom units*
 - 4 *Three Bedroom units*
- Total gross-floor-area (GFA) of 3,982.6m² (42,868.3ft²)
- Floor space index (FSI) of 1.35
- 50 Underground Parking Spaces
- Contemporary architectural design

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THE PROPOSAL



DAVIS DRIVE



PROPOSED SITE PLAN



ICON Architects | RENDERINGS



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ICON Architects | RENDERINGS



1. -Brick

2. - Wood Pattern

Aluminum Siding

3. - White Stone

4. - Metal Railing

5. - Aluminum Window



PROPOSED ELEVATIONS & MATERIALS

In summary, the proposed development:

- Represents modest intensification within a designated Regional Intensification Corridor that is within proximity to the Newmarket Urban Growth Centre and Newmarket GO Station Mobility Hub, and along the new Davis Drive VIVA BRT route
- Represents sensitively designed intensification in the Urban Centre designation, which is one of the land use designations where intensification is anticipated by the Newmarket Official Plan
- Meets the general intent of the recently Council-adopted Newmarket Urban Centres Secondary Plan
- Will support the development of a mixed-use, complete community, through an increase in density, thus increasing the viability of local commercial and retail establishments in the vicinity
- Will have a pedestrian friendly street façade along Davis Drive that will encourage walking and enhance safety
- Represents a lower, ground-related scale of development within a context that is planned to accommodate heights up to 8 storeys on the north side of Davis Drive and 18 storeys on the south side of Davis Drive



Comments & Questions





ICON Architects Inc.
345-351 DAVIS DRIVE
SHADOW STUDY JUNE 21 07:20 AM
Scale: 1:1000
Date: DEC 11, 2010
Project No: 12114 Drawing No: 17



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345-351 DAVIS DRIVE
SHADOW STUDY JUNE 21 11:20 AM
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Date: DEC 11, 2010
Project No: 12114 Drawing No: 18



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Project No: 12114 Drawing No: 19



ICON Architects Inc.
345-351 DAVIS DRIVE
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ICON Architects Inc.
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ICON Architects Inc.
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ICON Architects Inc. 345-351 DAVIS DRIVE
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ICON Architects Inc. 345-351 DAVIS DRIVE
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ICON Architects | SUN & SHADOW STUDIES | SEPTEMBER 21

