



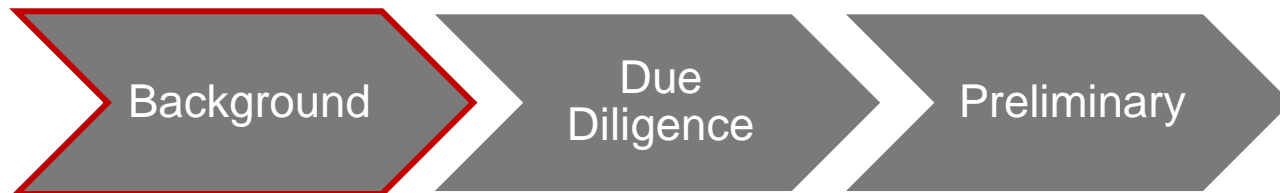
**DEPUTATION REGARDING BY-LAW 2019-04
(INTERIM CONTROL BY-LAW)**

PAULO CARVALHO

MARCH 18, 2019

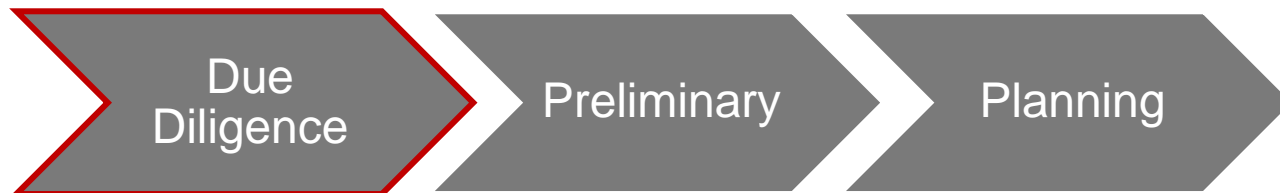
BACKGROUND

- Purchased current residence, 257 Hodsgon Drive, in 2011 as a "starter home"
- Family of 4, including two young boys aged 19 months and 4 years old
- Admiration for the Quaker Hill neighborhood
- Great access to schools, parks and amenities
- Desire to put down roots and raise our family in our present neighbourhood
- We have outgrown our current residence, but current real estate prices preclude upsizing to a larger home in the same area



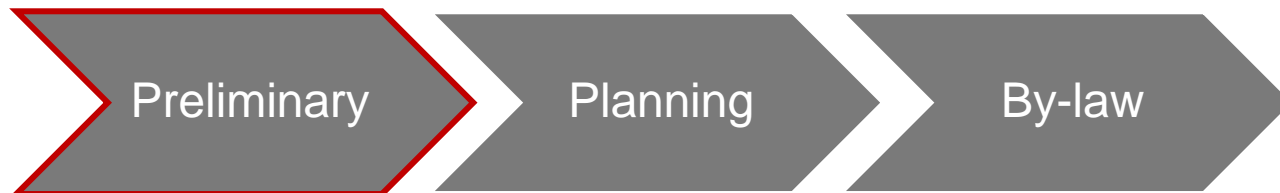
DUE DILIGENCE – DEC. 2017

- **Began exploring options for an addition in late 2017**
- **Thoroughly researched best practices consulting:**
 - Canadian Consumer Handbook
 - Canadian Home Builders Association
 - Town of Newmarket website
 - Other provincial resources



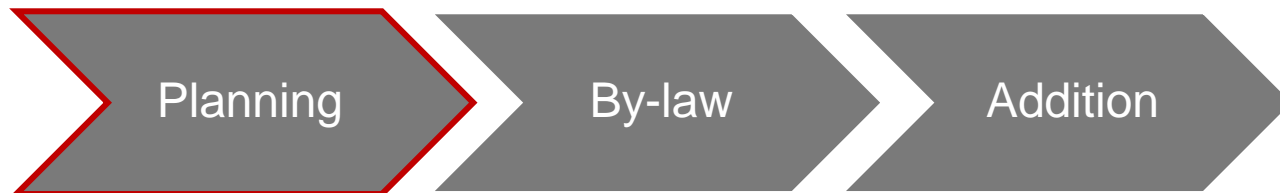
PLANNING – DEC. 2017-APR. 2018

- Canvased local area for homes that have been renovated.
- Interviewed architectural firms
- Hired firm that would complete a full scope of current town bylaws
- Completed preliminary drawings which included avoiding to apply for minor variance (set back of 1.8M from the property line).
- Process completed around April, 2018 (e-mail confirmation)



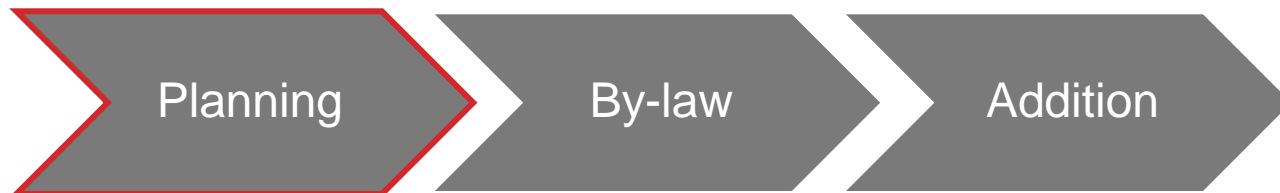
PLANNING – APR. 2018 – DEC. 2018

- **Hired a reputable contractor who would work with timeline**
- **Project estimated to take 4 months**
- **Eldest son attends Rogers Public school, looking to minimize disruption to his education**
- **Work would commence May 1, 2019 and we would move out of the home June 28, 2019, in order to be move back in by start of school year (Sept. 2019)**



PLANNING – APR. 2018 – DEC. 2018

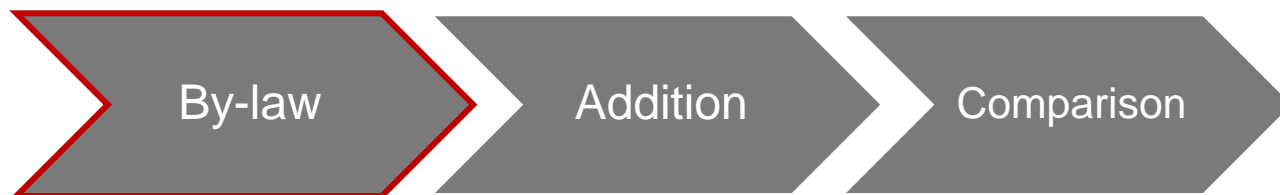
- **Saved and scheduled 3 weeks holidays (wife and myself) to pack and move out of our home**
- **Co-ordinated with colleagues and management during peak vacation period for exception to be off for 3 weeks**
- **Family members booked a 3 month vacation to allow us to rent their home for us to move into**
- **Coordinated vacation time of family members to help with packing and moving**



BY-LAW 2019-04

(INTERIM CONTROL BY-LAW)

- **Proposed addition does not meet section 3.d.ii (Gross floor area exceeds 25%)**
 - Current property is ~1300 sq. ft.
 - Proposed addition is 736 sq. ft.
- **Our home is the smallest of the two story models existing on Hodgson Drive**
- **Addition would match other renovations already done in the neighbourhood**
- **Addition would be in line with look and feel of the neighbourhood and larger original homes**
- **Not a "Flip"**



EXISTING HOME



Addition

Comparison

Neighbours

PROPOSED ADDITION – FRONT VIEW

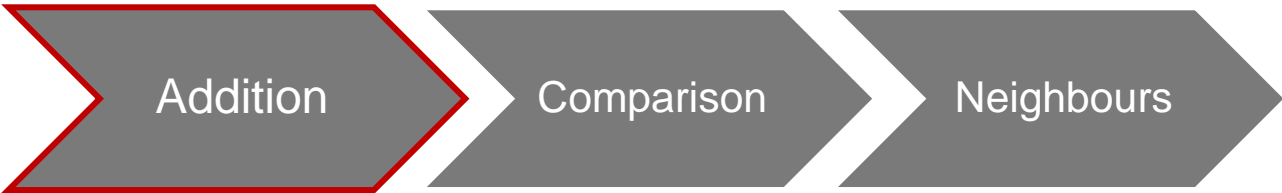
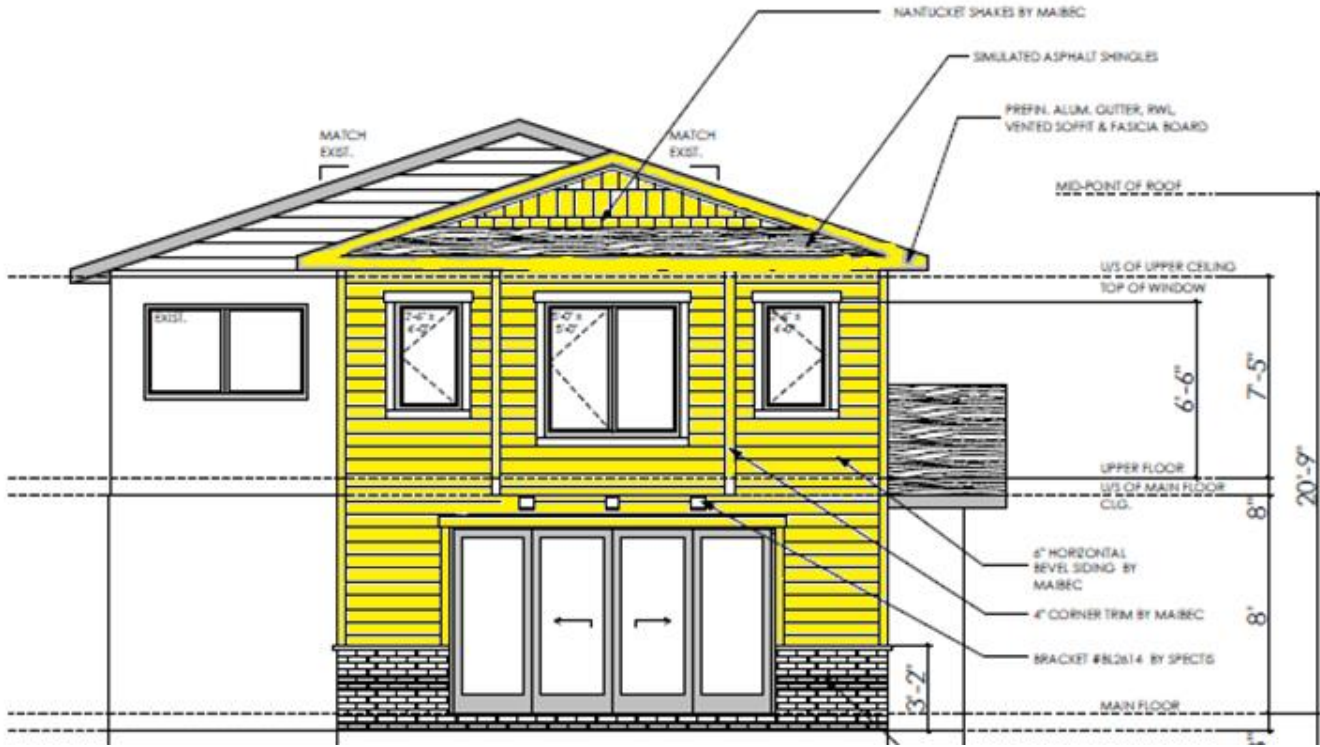


Addition

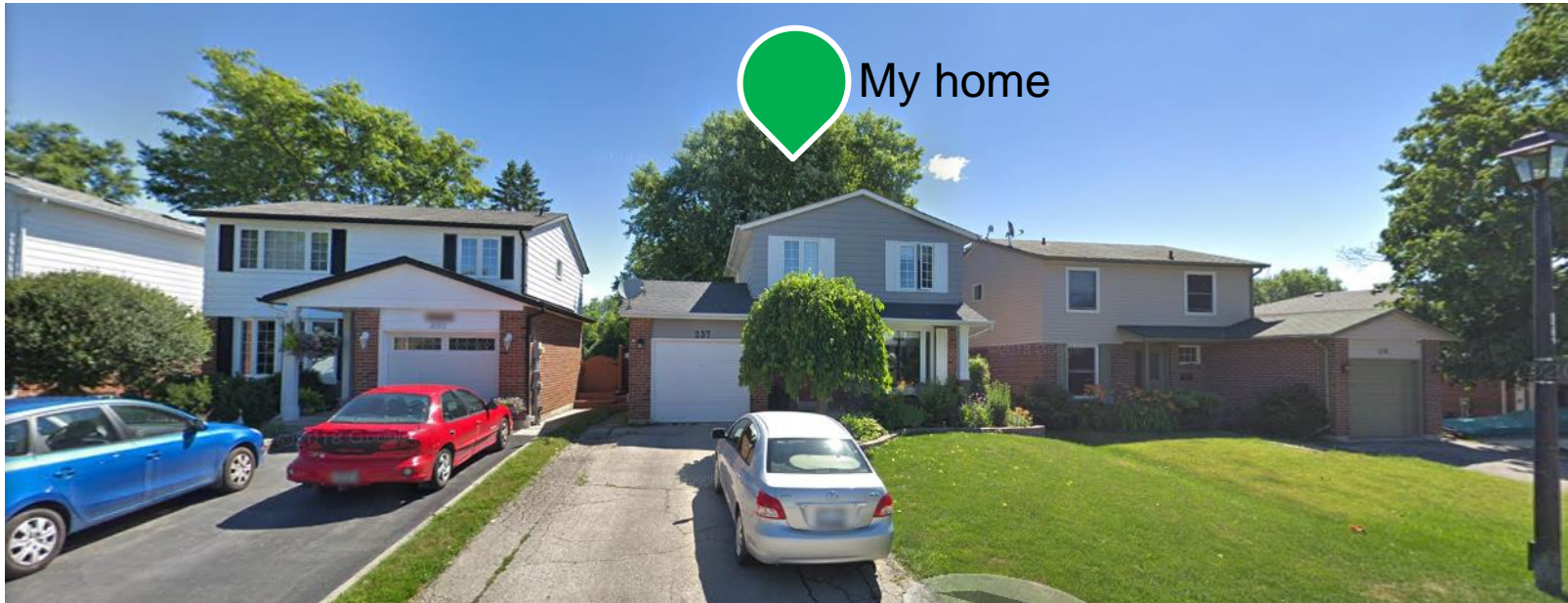
Comparison

Neighbours

PROPOSED ADDITION – REAR VIEW



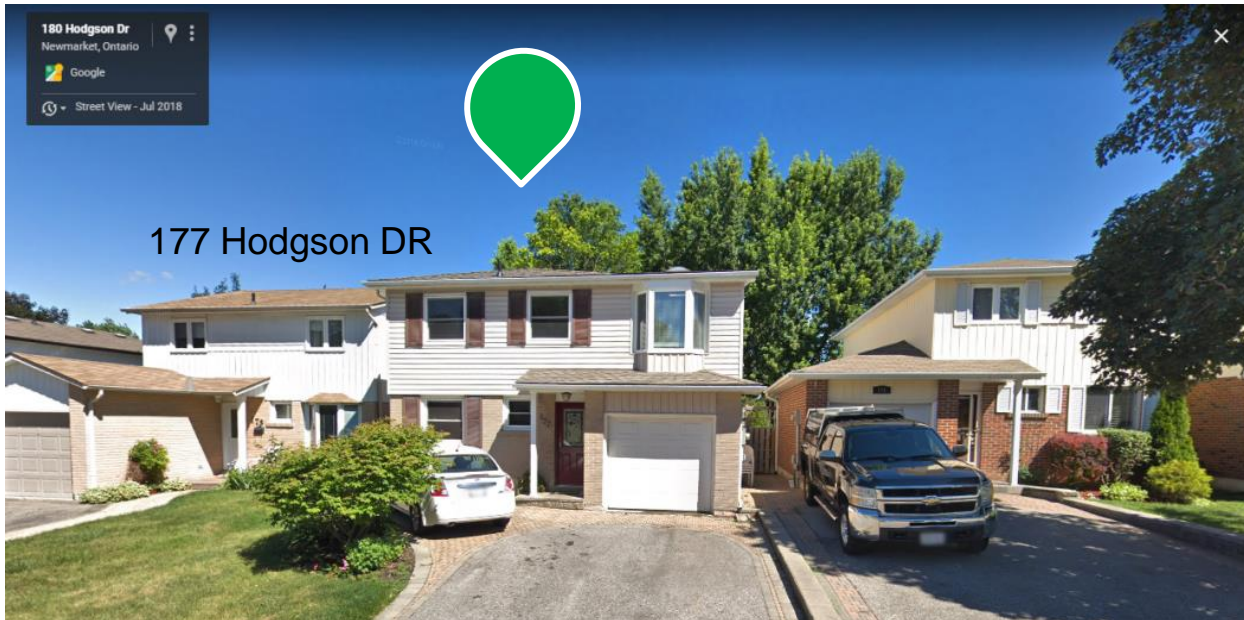
COMPARISON



My current property is one the smallest models on the street. The proposed addition would be built to the same width of my immediate neighbours' houses. I will not be applying for a minor variance.



COMPARISON



Property located up the street on Hodgson Drive, which was previously renovated to include an addition.



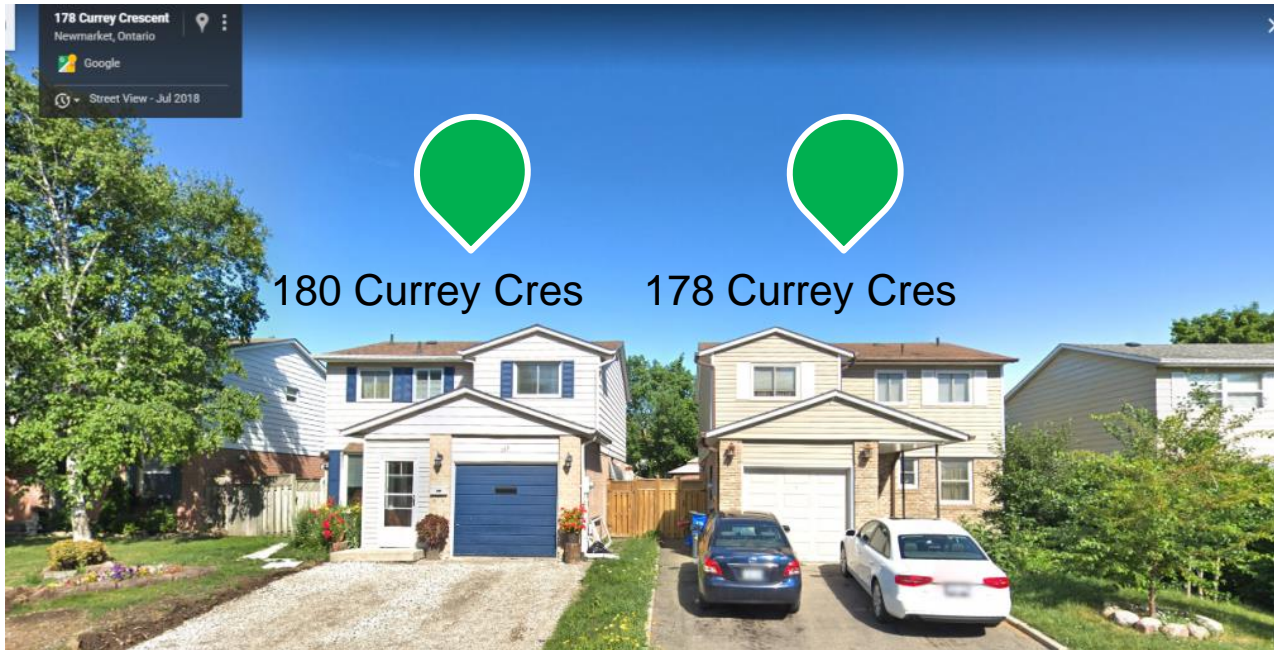
COMPARISON



Property on nearby Handley Crescent, located in the same neighbourhood of Quaker Hill, with an addition added in 2018. Their addition is similar to my proposed addition, however, they were approved for a minor variance.



COMPARISON



Additional examples of existing homes similar in size to my proposed addition located on Currey Crescent (located within the Quaker Hill community).



COMPARISON



Additional examples of existing homes similar in size to my proposed addition located on Sandford St. (located within the Quaker Hill community).



COMPARISON



258 Hodgson Dr



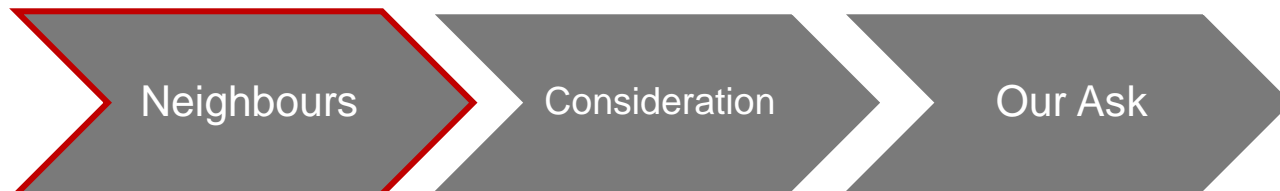
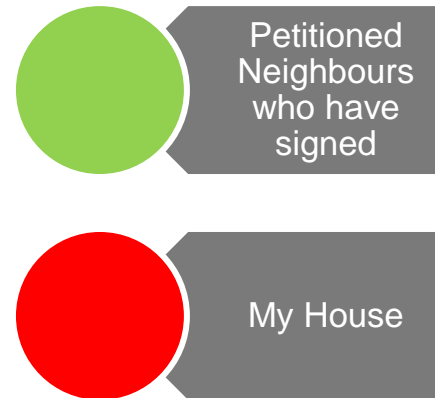
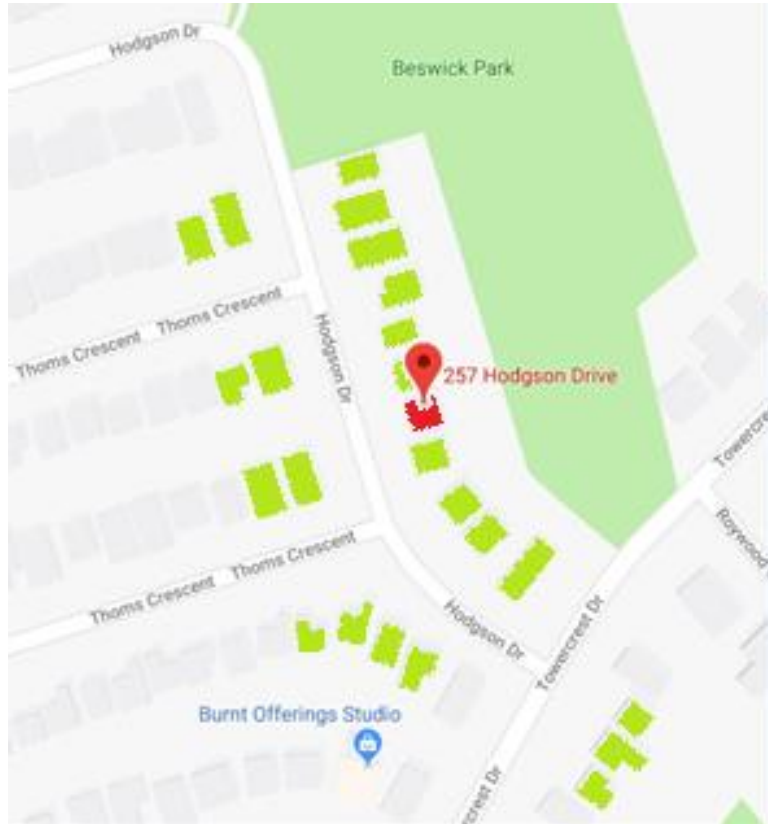
254 Hodgson Dr



Properties located directly across the street from my current house are much larger in size. Proposed addition to my existing property would blend in well within the neighborhood.

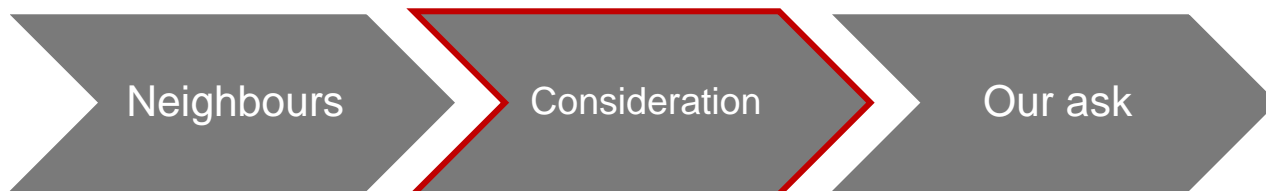


PETITIONED NEIGHBOURS



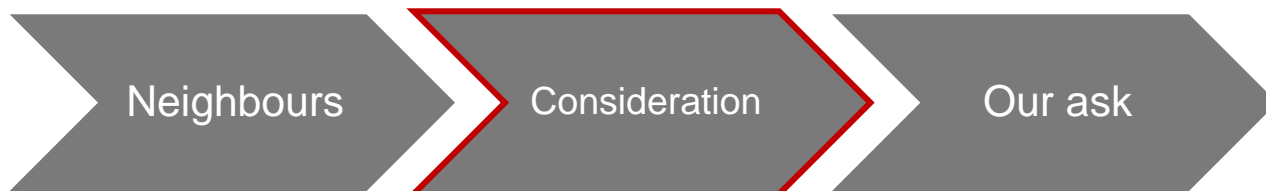
CONSIDERATIONS & INVESTMENTS TO DATE

- My family and I have been planning this for well over a year
- We followed all recommended advice and best practices
- Substantial financial commitment (non-refundable security deposits)
- Coordinated and rented family members home (which they planned vacation around)
- Planned vacation time
- Minimize disruption to routine child's education
- We were not forewarned about any potential change



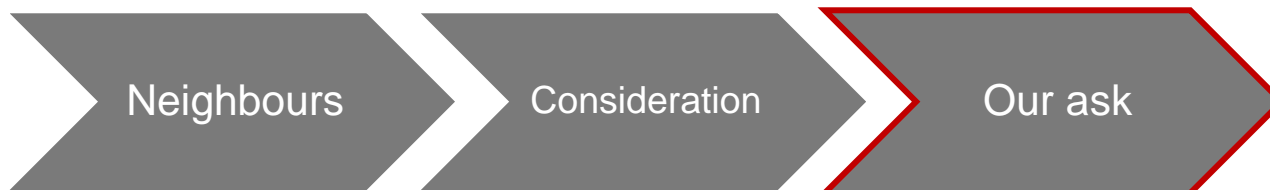
CONSIDERATIONS

- Proposed addition is desirable use of the land
- Not a "Flip"
- Will match look and feel of the Quaker Hill area
- Will be in line with the Town's Official Plan
- The addition does not adversely affect the surrounding properties or neighbourhood



MY FAMILY'S ASK

- That council use its bestowed ability to provide an exception to the existing interim control By-law
- That the Town of Newmarket and its departments work within its legal framework to allow my project to proceed in a timely fashion, which a start date as close as possible to the original planned start date of May 1st, 2019.



THANK YOU