

# Statutory Public Meeting

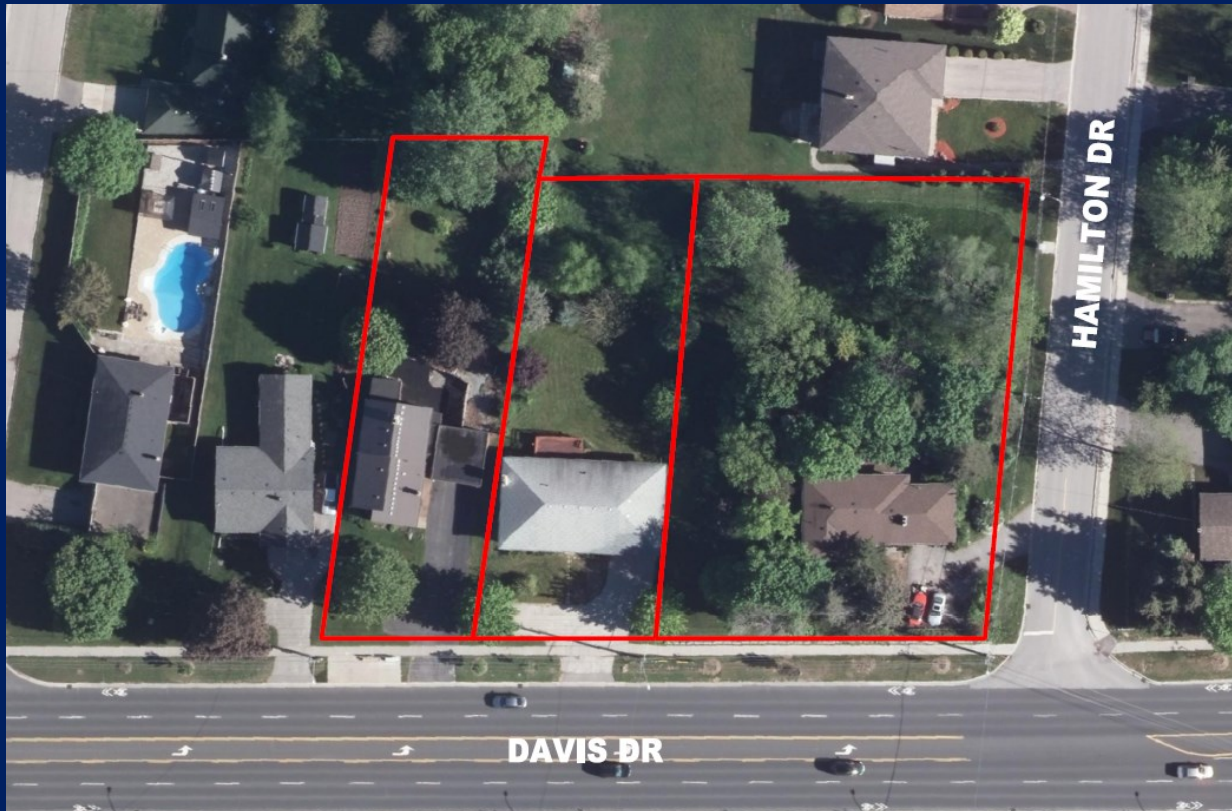
1015 – 1029 Davis Drive, Newmarket

Council Chambers, Municipal Offices  
395 Mulock Drive, Newmarket ON  
April 29, 2019, 7:00 pm

Official Plan Amendment Application D09-18-22  
Zoning By-law Amendment Application D14-18-22



# SITE CONTEXT



- Each property is currently occupied by a single-detached dwelling.
- Driveway access to 1015 & 1025 Davis Drive is from Davis Drive.
- Driveway access to 1029 Davis Drive is from Hamilton Drive.

## Site Statistics

### **Frontage:**

90.32 m (296.32 ft.)  
Total along Davis Drive

62.53 m (205.15 ft.)  
Along Hamilton Drive

### **Maximum Depth:**

68.62 m (225.13 ft.)

### **Area:**

0.562 ha (1.38 acres)

## Topography

Sloped along Davis Drive frontage.

# ADJACENT LAND USES



The subject property is located at the northwest corner of Hamilton Drive & Davis Drive

## Surrounding Land Uses:

### North

Residential neighbourhood consisting of single-detached homes.

### South

Residential neighbourhood consisting of single-detached homes to the south of Davis Drive.

### East

Single-detached homes east of Hamilton and commercial plazas at corner of Davis Drive and Leslie Street.

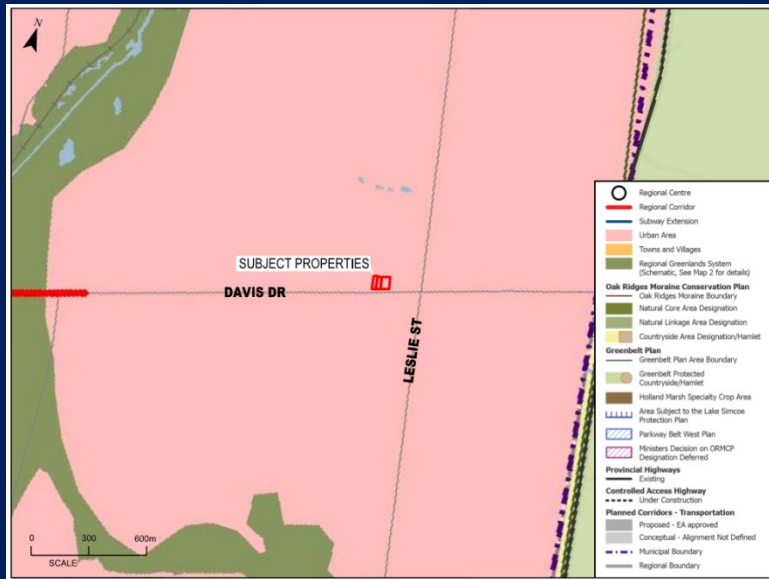
### West

Residential neighbourhood consisting of single-detached homes to the north and south of Davis Drive.

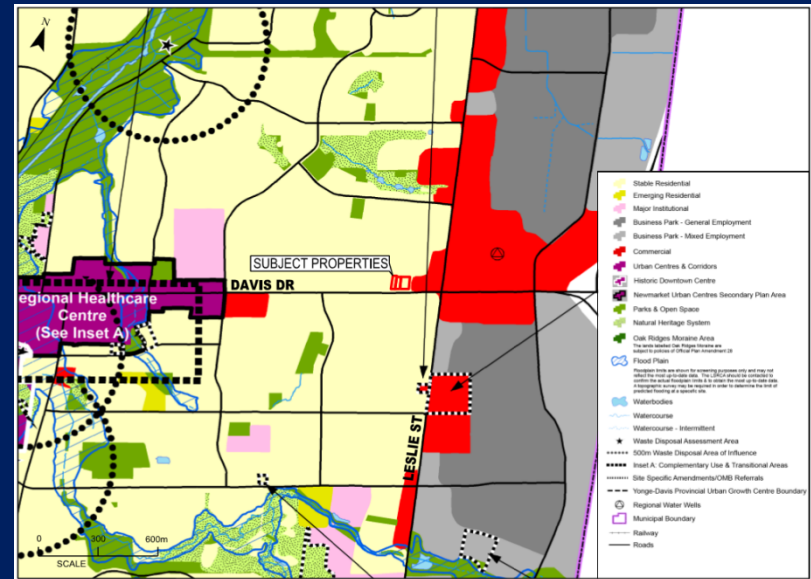


# OFFICIAL PLAN POLICIES

## Region of York Official Plan Regional Structure Designation “Urban Area”



## Town of Newmarket Official Plan Land Use Schedule Designated “Stable Residential”

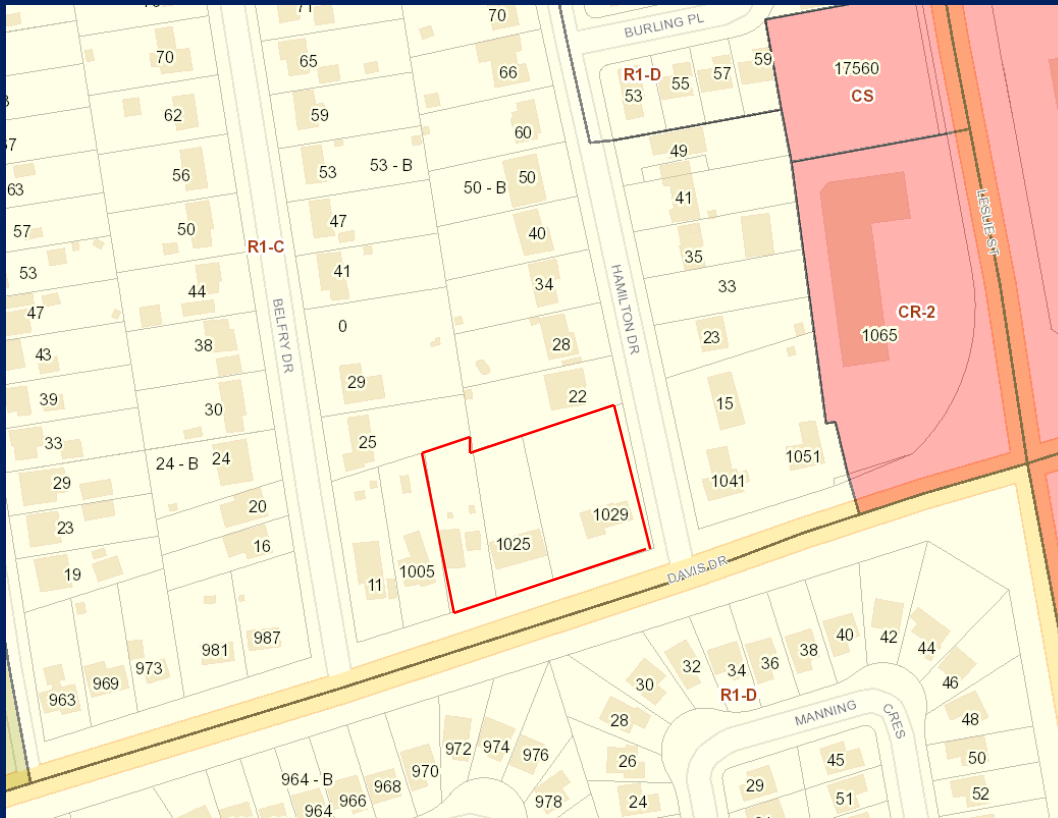


- The proposed development has a **density of 47 units/ha**.
- Located along Davis Drive, a **Regional Arterial Road** and a **Transit Priority Corridor** according to the York Region Official Plan with a planned right-of-way width of up to 43 m.
- Hamilton Drive is a **Local Street** with a minimum planned right-of-way width of up to 18 m.
- Single-detached and semi-detached dwelling are permitted in *Stable Residential Areas*
- Townhouse units on a private road have been permitted in the *Stable Residential Area*, subject to an Official Plan Amendment (955 & 995 Mulock Drive)

# ZONING BY-LAW REGULATIONS

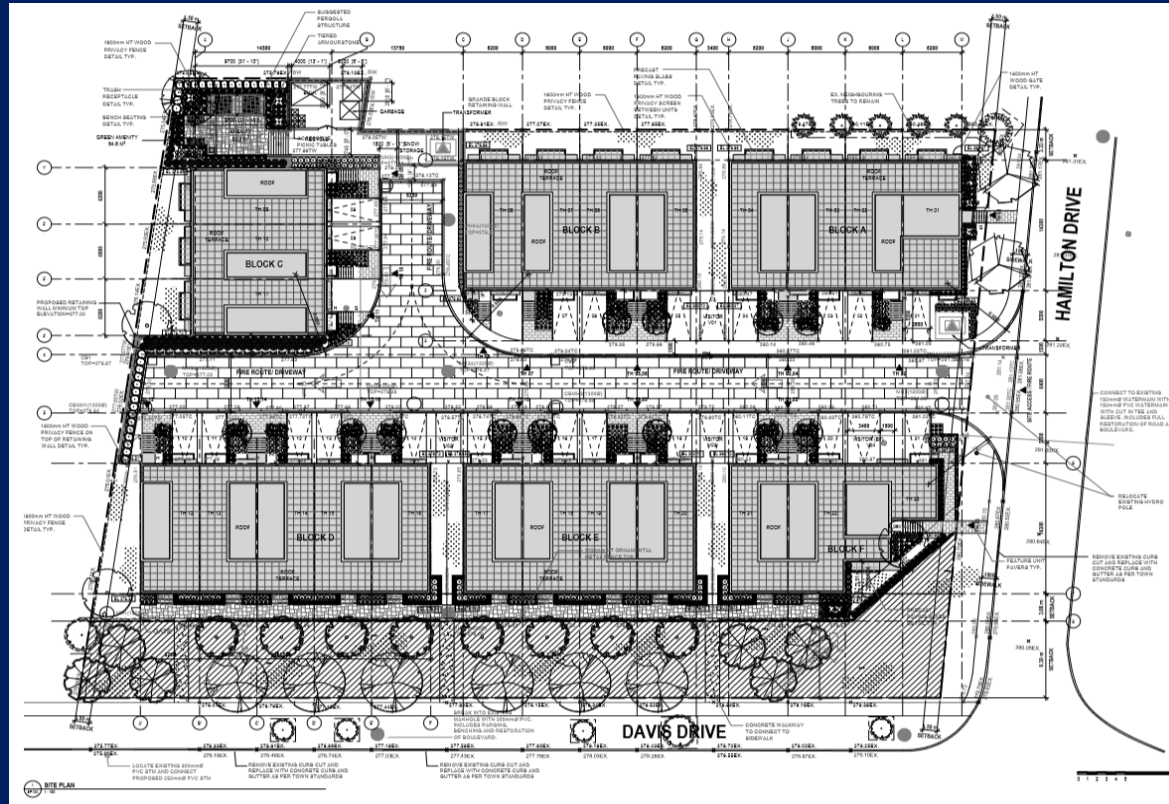
## Newmarket Zoning By-law 2010-40

Zoned R1-C “Residential Detached Dwelling 18m Zone”



- R1-C zone permits **Detached Dwellings & Accessory Dwellings Units**

# PROPOSED DEVELOPMENT



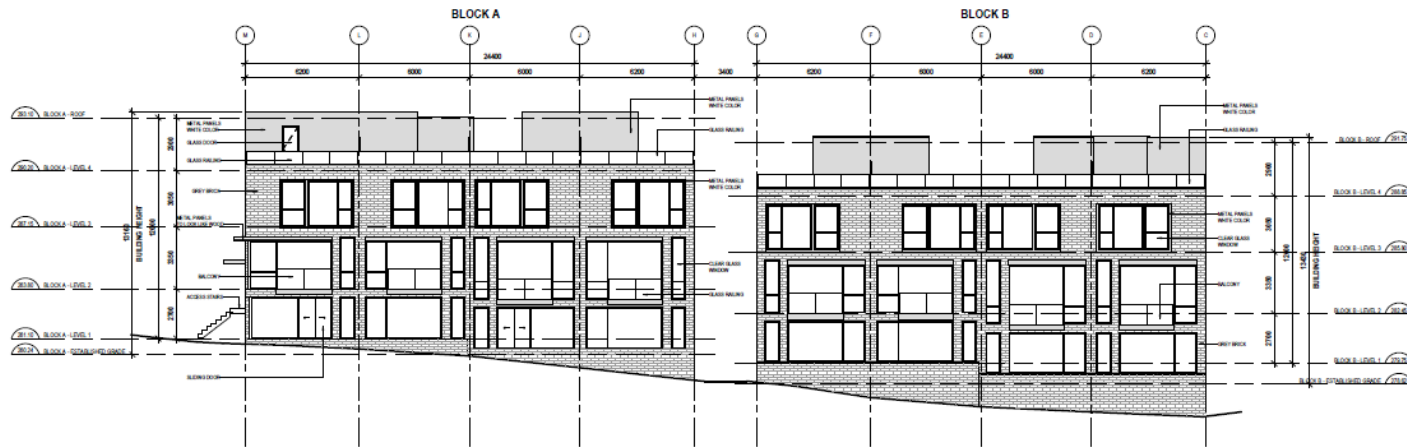
The proposed development includes **twenty-three (23) three bedroom townhouse units**

Townhouses are accessed via a private laneway from Hamilton Drive

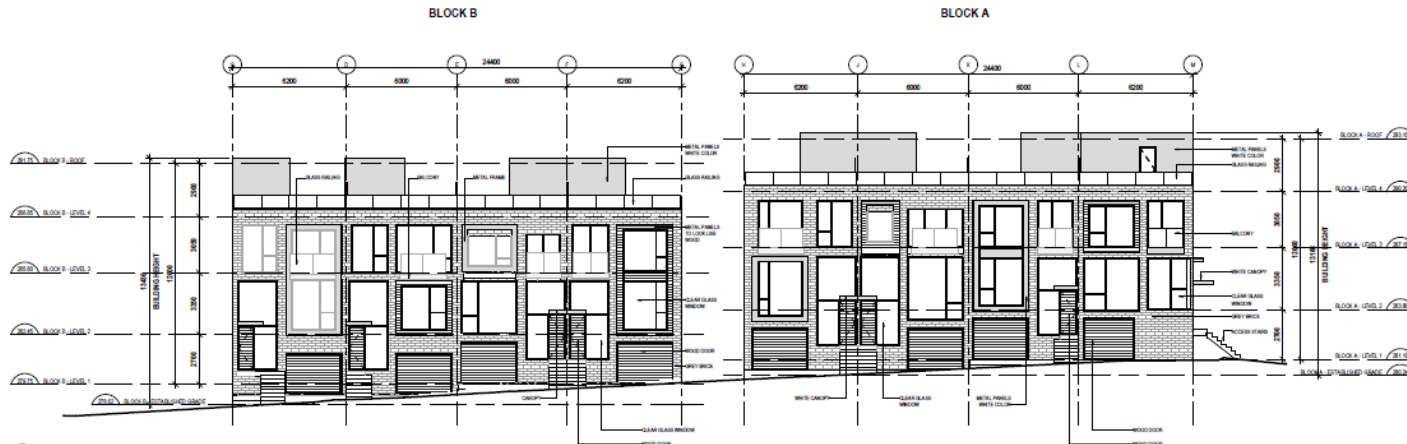
Parking: 44 resident spaces; 4 visitor parking spaces

- **Site Area:** 4,814.87 m<sup>2</sup>
- **Building Coverage:** 41.60%
- **Amenity Area:** 114.90 m<sup>2</sup>
- **Height:** 3 storeys
- **Density:** 1.21 Floor Space Index
- **Gross Floor Area:** 5,807.90 m<sup>2</sup>

# ELEVATIONS – Block A & B (Front & Rear)



1 REAR ELEVATION BLOCKS A & B  
1:100



1 FRONT ELEVATION BLOCKS A & B  
1:100

- MATERIAL LEGEND**
- BRICK  
GREY COLOR
  - METAL PANELS  
WHITE COLOR
  - METAL PANELS  
TO LOOK LIKE WOOD

**A&A**  
Architectural & Allied  
Inc. 1000, 1000, 1000  
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Application for Official Plan Amendment  
& Zoning By-law Amendment

1000, 1000, 1000, 1000  
Newmarket, Ontario



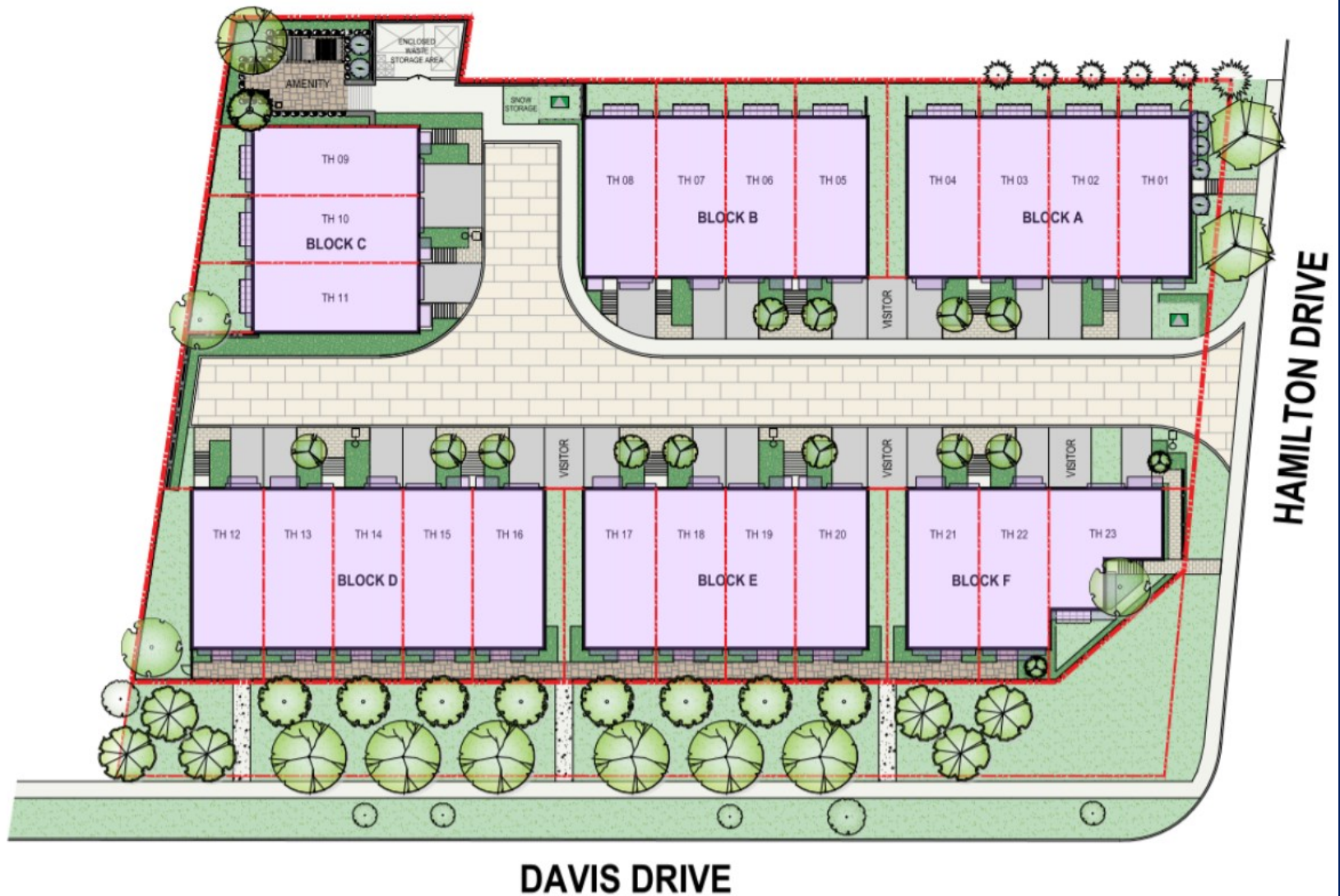
DATE: 1/1/2020  
DRAWN: J. J. J.  
CHECKED: J. J. J.  
APPROVED: J. J. J.

**ELEVATIONS BLOCKS A & B**

PROJECT NO: SP401

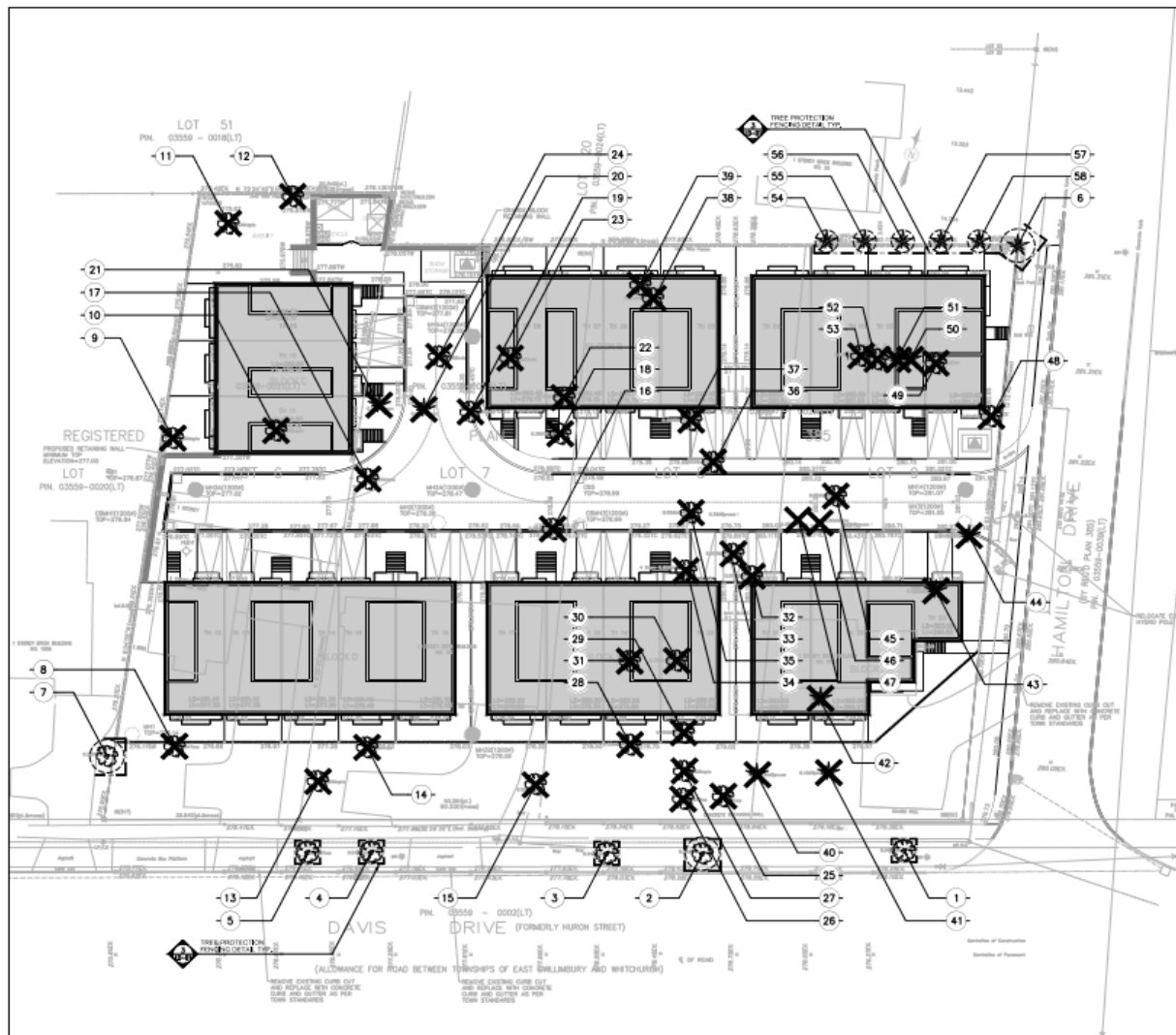


# LANDSCAPE PLAN





# TREE PROTECTION PLAN



- Legend**
- Existing Deciduous Tree to Remain
  - Existing Coniferous Tree to Remain
  - Existing Deciduous Tree to be Removed
  - Existing Coniferous Tree to be Removed
  - Tree Protection Zone (TPZ)
  - Property Line
  - Tree Protection Fencing
  - Detail Reference Key
  - Existing Tree Reference Key

**Tree Inventory Chart**

Tree #	Tree Species	DBH (in)	Height (ft)	Condition	Notes
1	White Birch	12	25	Good	
2	White Birch	10	20	Good	
3	White Birch	8	18	Good	
4	White Birch	15	30	Good	
5	White Birch	10	22	Good	
6	White Birch	12	28	Good	
7	White Birch	10	20	Good	
8	White Birch	12	25	Good	
9	White Birch	10	20	Good	
10	White Birch	12	25	Good	
11	White Birch	10	20	Good	
12	White Birch	12	25	Good	
13	White Birch	10	20	Good	
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54	White Birch	12	25	Good	
55	White Birch	10	20	Good	
56	White Birch	12	25	Good	
57	White Birch	10	20	Good	

**Notes:**

1. All trees shown on this plan are to be protected.
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**MARTON SMITH LANDSCAPE ARCHITECTS**

175 The Gateway at Suite 200,  
Toronto, Ontario, Canada M5T 2C3  
TEL: 416-593-8888 FAX: 416-593-8889

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Architect:

**A&A Architects**  
A & Associates Architects Inc.  
31 Oak Avenue, Suite 305 & Toronto, Ontario M5T 2C3  
TEL: 416-593-8888 FAX: 416-593-8889

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Engineer:

**WESTON CONSULTING**  
planning + urban design  
4440 Steeles Ave. E., Unit 100, Scarborough, Ontario M1V 5P8  
TEL: 416-291-1111 FAX: 416-291-1112

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**Project:**  
Proposed Residential Development  
1015 Davis Drive  
North York, Ontario

**Scale:** 1:2000 **Date:** April 2018

**Drawn By:** J.M.R. **Checked By:** L.M.

**Drawing Title:**  
**Tree Survey & Preservation Plan**

**Project No.:** 18139 **Sheet No.:** L1-01

# OFFICIAL PLAN AMENDMENT APPLICATION

## Proposed Official Plan Amendment



Amendment to “**Stable Residential Area**” land use with **Site Specific** provisions to permit **townhouse units** on a private road.

# ZONING BY-LAW AMENDMENT APPLICATION

## Proposed Zoning By-law Amendment

Rezone to R4-CP-xxx “Residential Townhouse Condominium Plan Dwelling Zone”



**Site Specific Provisions to permit twenty-three (23) common element condominium townhouse dwellings.**

# COMMENTS RECEIVED

To date, the applicant has received comments from the following internal departments and external agencies:

- Town of Newmarket, Planning & Building Services
- Town of Newmarket, Engineering Services
- Canada Post, Delivery Planning
- Central York Fire Services
- Enbridge Gas Distribution
- Lake Simcoe Region Conservation Authority
- Rogers Communications
- Southlake Regional Health Centre
- York Region, Community Planning & Development Services



# SUMMARY OF COMMENTS FROM TOWN/AGENCY

- Layout of development as it relates to snow storage, waste storage, hydro transformer location, amenity space access & building orientation
- Streetscape design based on the adopted Yonge Davis Streetscape Master Plan
- Driveway and visitor parking design and location within the site
- Building design and siting which respects privacy of surrounding residents and prevents overlook into adjacent properties

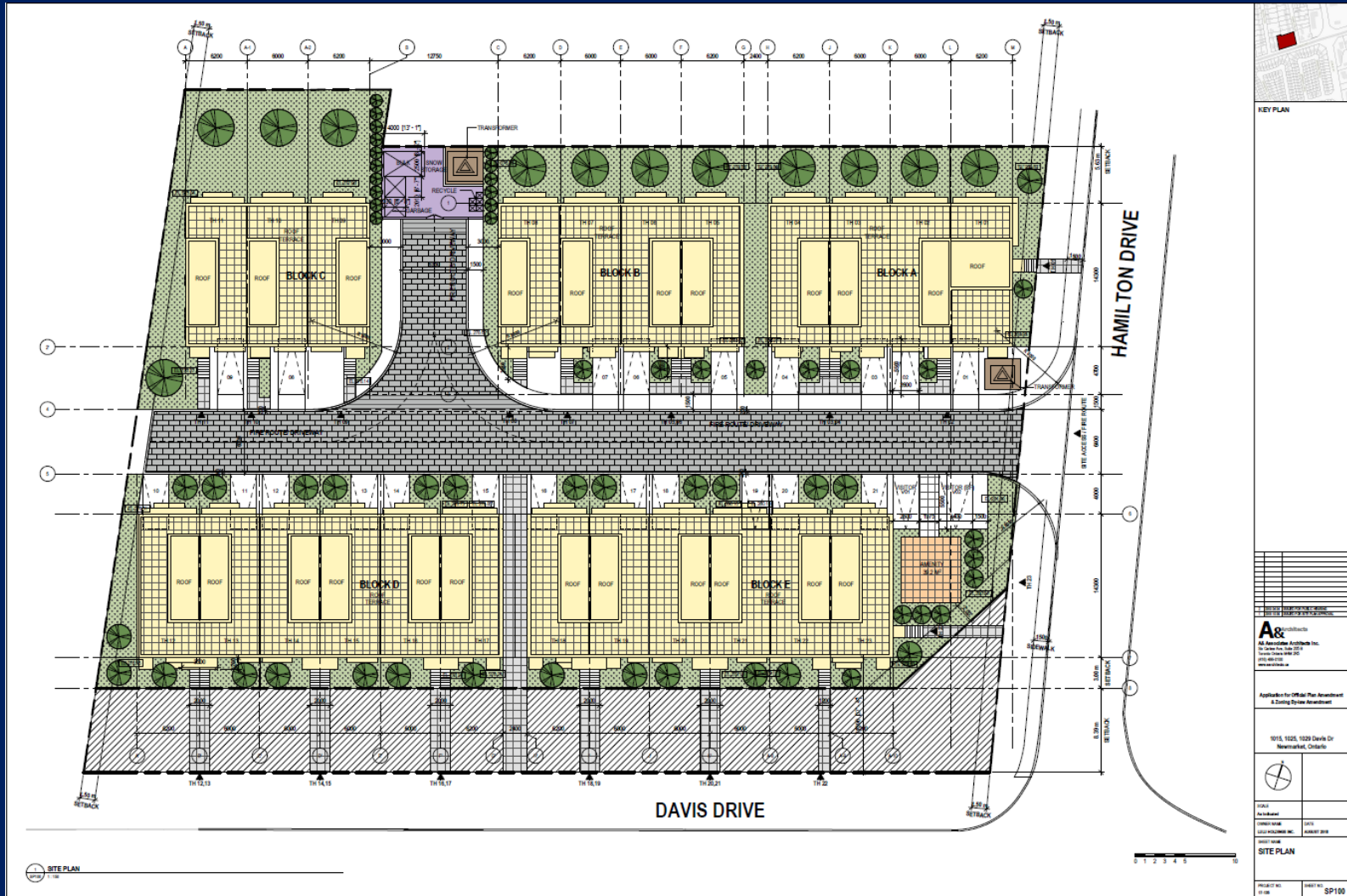
# COMMUNITY OPEN HOUSE

A non-statutory Community Open House was held on April 4, 2019 at the Ray Twinney Recreation Complex, hosted by Weston Consulting and attended by Councillor Jane Twinney.

The purposes of the Open House was to provide information about the nature of the planning applications and receive feedback from area residents. Residents commented on the following topics:

- Traffic & circulation along Davis Drive
- Visitor & resident parking provided
- Noise emanating from outdoor amenity spaces
- Overall height & massing of the townhouse built form
- Grading of property and impact on building height
- Light reflection off windows that may affect nearby properties

# REVISED SITE PLAN (Working Copy)



# QUESTIONS?

**Ryan Guetter and Julia Pierdon**

Weston Consulting

905-738-8080 ext. 241 or 307

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