



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-2019-001) 955 and 995 Mulock Drive Lorne Park Gardens Inc. Staff Report to Council

Report Number: 2019-60

Department(s): Planning and Building Services

Author(s): D. Ruggle

Meeting Date: June 17, 2019

Recommendations

1. That the report entitled Application for Draft Plan of Condominium (19CDMN-2019-001) dated June 17, 2019 be received; and,
2. THAT approval be given to draft plan of condominium 19CDMN-2019 001 subject to the Schedule of Conditions attached and forming part of this report;
3. AND THAT Michael Vani, Weston Consulting, 201 Millway Ave. Suite 19, Vaughan, ON L4K be notified of this action.

Purpose

The purpose of this report is to recommend Council approve the attached Draft Plan of Condominium Plan for the Lorne Park Gardens Inc. redevelopment of 955 and 995 Mulock Drive.

Background

An application for draft plan of Condominium has been submitted by Lorne Park Gardens Inc. for the lands located on the north side of Mulock Drive, west of Leslie Street (See Location Map attached). The applicant has entered into a site plan

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agreement dated June 12, 2018 for the redevelopment of this site and it is appropriate to approve the draft plan of condominium.

Discussion

Draft plan of condominium 19CDMN-2019 001 relates to a development consisting of 73 at grade townhouse units within 12 blocks on the subject land. The subject land fronts Mulock Drive and has an approximate area of 2 hectares. There is an existing woodlot at the north end of the plan being preserved. The plan also includes a private amenity space (tot lot) with an area of 330m². 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, the woodlot and the tot lot park, which are to be maintained by the condominium corporation.

The site plan agreement dated June 12, 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 woodlot.

The subject property is designated Stable Residential and Natural Heritage (woodlot) in the Town's Official Plan with an exception to allow for the townhouse units within the Stable Residential designation.

The subject property is currently zoned Residential Townhouse Dwelling 3 R4-R-129 Zone, which permits the townhouse 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 2018-36 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 policies 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

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varied housing is an important component of successful communities and providing appropriate accommodation for future residents.

Conclusion

Draft plan of condominium 19CDMN-2019 001 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 condominium. The Town will also receive income from development charges and assessment revenue through the development of this land.

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

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Director of Planning & Building Services

Senior Planner – Community Planning

Contact

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