



***247& 251  
Kathryn  
Crescent***

***Zoning By-law Amendment***

# Agenda

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*Introduction*

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*Description of the Subject Lands & Surrounding Land Uses*

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*Proposal*

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*Planning Framework*

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*Proposed Planning Applications*

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*Planning Analysis*

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*Supporting Studies*

# Introduction

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***Purpose***

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***description of the subject lands and surrounding  
land uses***





| Lot # | Lot Area (M^2) | Frontage (M) | West Side Set Back (M) | East Side Set Back (M) | Rear Set Back (M) | Front Set Back (M) | Building Coverage (%) | Building Height (M) | Total Building Area (M^2) |
|-------|----------------|--------------|------------------------|------------------------|-------------------|--------------------|-----------------------|---------------------|---------------------------|
| 1     | 395.58         | 12.19        | 1.2                    | 0.76                   | 9.37              | 7.10               | 34.60                 | 9.41                | 222.2                     |
| 2     | 400.40         | 12.19        | 1.2                    | 1.11                   | 10.16             | 6.32               | 33.00                 | 9.38                | 211.7                     |
| 3     | 397.80         | 12.19        | 0.65                   | 1.2                    | 10.09             | 6.90               | 34.4                  | 9.49                | 222.2                     |

# Proposal

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# Planning framework



Provincial policy statement 2014

Greater Golden horseshoe growth  
plan 2017

York region official plan 2010

Town of Newmarket official plan

Town of Newmarket zoning by law  
No. 2010 - 40

# *Provincial policy statement 2014*

- **Policy 1.1.3.1:** mandates that “Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.”
- **Policy 1.1.3.2:** provides for a mix of land uses and densities for intensification and redevelopment.
- **Policy 1.1.3.3:** gives municipalities the authority to promote opportunities for intensification and redevelopment considering existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

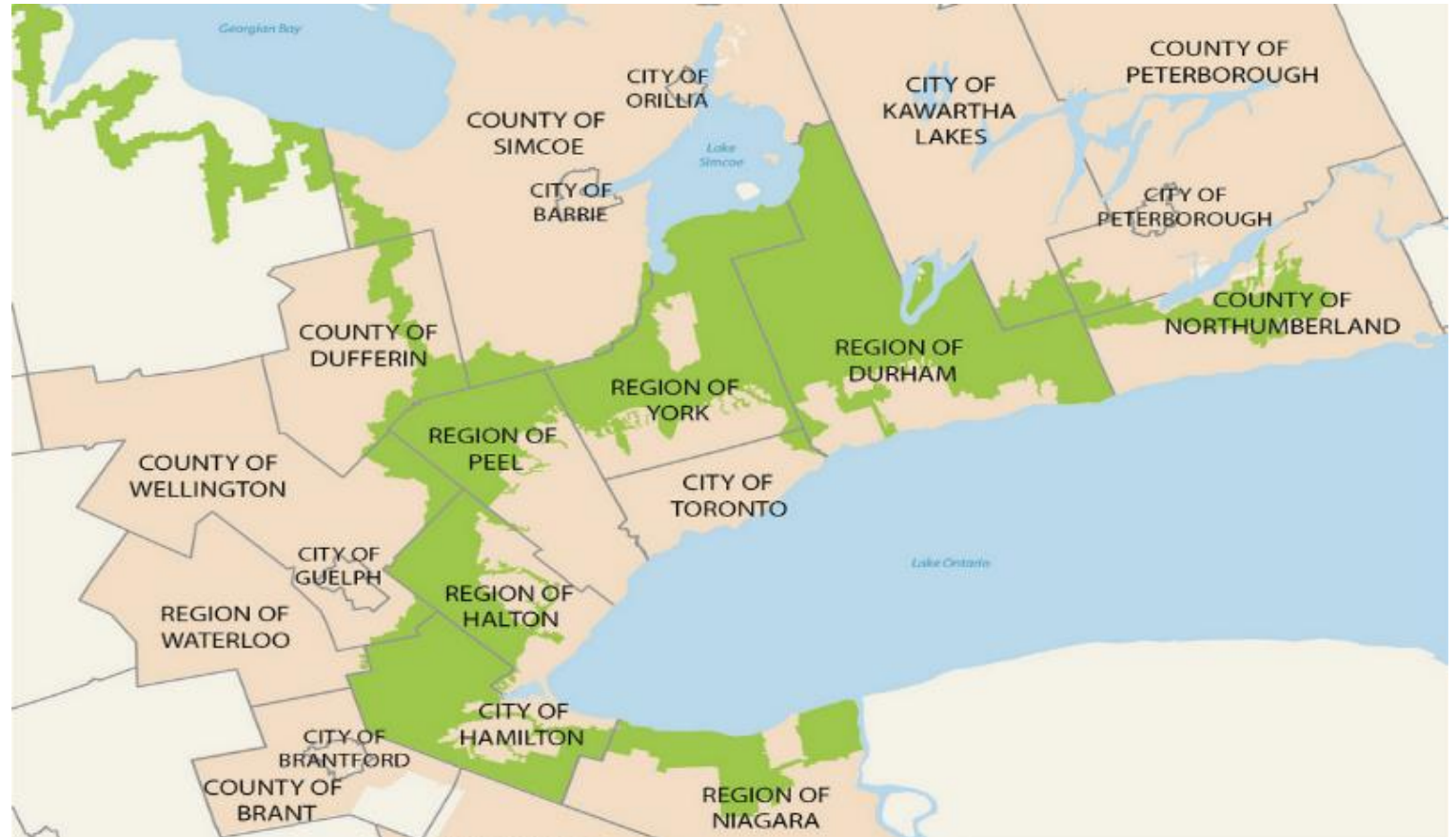
✓ *The development of 247 and 251 Kathryn Crescent represents an opportunity for redevelopment that respects the surrounding community and maintains but also improves the existing concept that is compatible with the surrounding building stock. This is in keeping with the efficient use of infrastructure and amenities that are already in place and promoting an efficient use of land that does not compromise the community.*

## *Greater Golden horseshoe growth plan 2006*

- Policy 2.2.2: the Growth Plan as it relates to Settlement supports community development priorities/plans which encourage “cities and towns to develop as complete communities with a diverse mix of land uses, a range and mix of employment and housing types, high public open space and easy access to local stores and services”.
- Policy 2.2.3: The Growth Plan identifies that “...by the year 2015 and for each year thereafter, a minimum of 40 per cent of all residential development occurring annually within each upper-and-single-tier municipality will be within the built-up area.” Intensification is encouraged generally, throughout the built-up area.
- *The proposed development 247 and 251 Kathryn Crescent supports a complete community as the proposed redevelopment is in line with the existing uses and is respectful of the character of the community.*
- *The policies of the Growth Plan are supported through the proposed development and is appropriate and compatible with the surrounding neighborhood and maintains an efficient land use pattern*



## Growth plan map



# York Region Official Plan 2010

2016 Office Consolidation

- **Policy 5.3.1** requires “That by the year 2015 and for each year thereafter, a minimum of 40% of all residential development will occur within the built-up area as defined by the Growth Plan”
- **Policy 5.3.2** requires “That the York Region Intensification Strategy be implemented”
- **Policy 5.3.3 a)** identifies a local intensification target of 5,250 residential units for Newmarket;
- **Policy 5.3.3. b)** requires that local Intensification Strategies identify a role for each of the following:
  - ❖ Regional Centers and Corridors;
  - ❖ Go Transit train stations and bus terminals, and subway stations;
  - ❖ Local Centers and Corridors;
  - ❖ Other Major Streets;
  - ❖ Local Infill; and
  - ❖ Secondary Suites;
- **Policy 5.3.6** requires “That intensification areas be planned and designed to achieve an appropriate transition of built form to adjacent areas”.

• *The Region encourages infill and development that is compatible with existing built-form and surrounding community that would support the use of existing infrastructure. The proposed development meets the policy objectives of the Region’s Official Plan for Local Infill.*

• *The development opportunity this site has as an infill, complements the surrounding residential dwellings and does not impact the character of the community.*

# *Town of Newmarket official plan 2016*

## **“3.9 Intensification Policy**

- The forms of intensification permitted within Stable Residential Areas are accessory units and infill units through the creation of new lots consistent with the size and form of housing in the neighborhood. Standards for accessory units and infill lots will be established in the Zoning By-law and shall be consistent with Section 3.7, Accessory Dwelling Units and Section 16.1.5, Consents. The creation of new lots for the purposes of infilling shall be permitted subject to compatibility with the scale of the surrounding neighborhood, the physical suitability of the site to accommodate the proposed infill housing, availability of hard services and road access requirements.”

- *The development plans for the subject property are supported by policies of the Stable Residential Areas as found in the Town’s Official Plan. The proposed development is for a conversion of an existing 2 single family detached buildings into 3 new single-family detached dwellings as promoted by the Official Plan.*
- *As a result of maintaining the existing buildings permitted use, the proposed redevelopment is compatible and in keeping with the defining character of the area.*

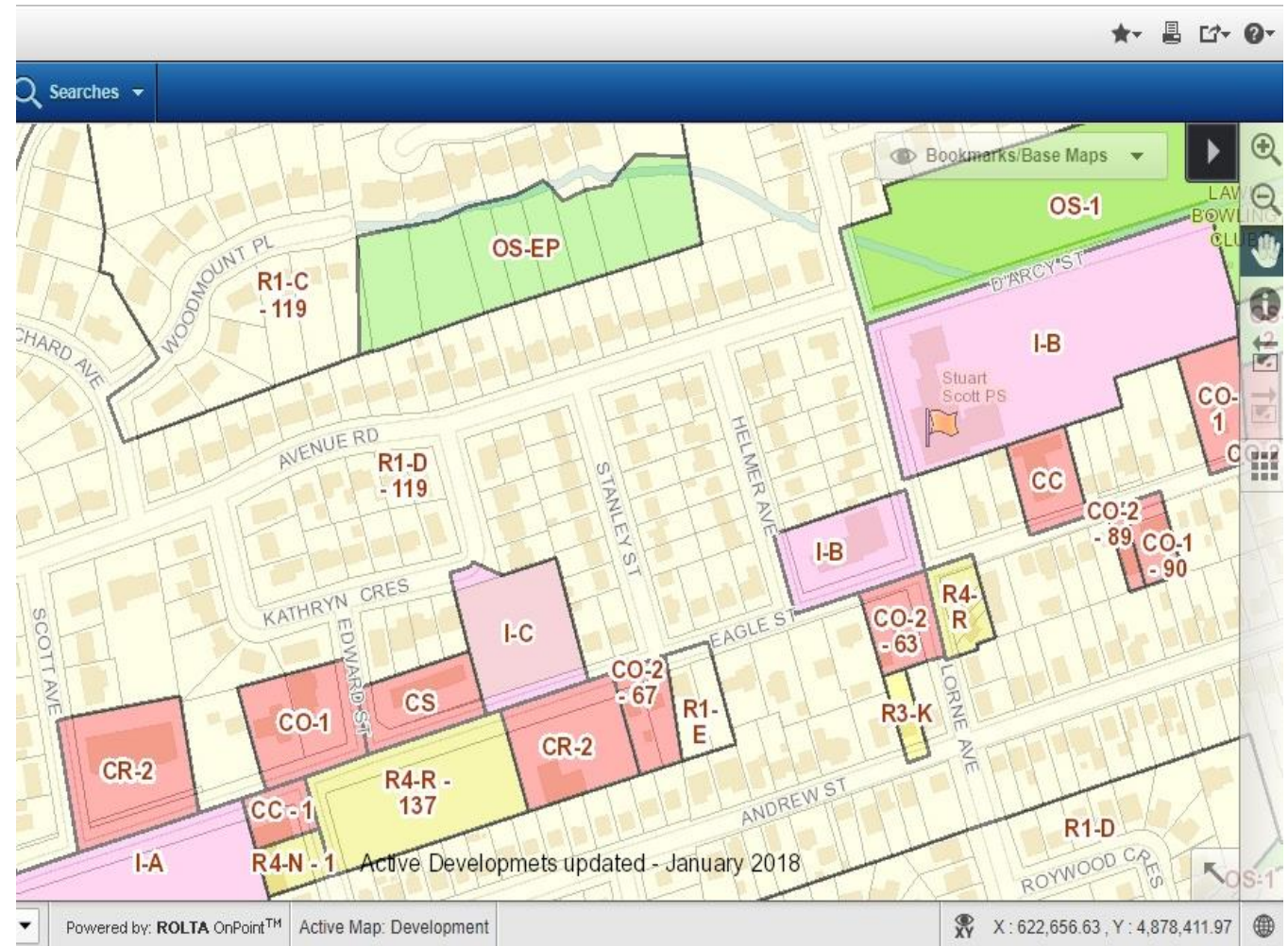


# Town of Newmarket Zoning By-law No. 2010-40

- The Site is zoned Residential Detached Dwelling 15m (R1-D-119) Zone in accordance to the interactive map. (Figure 5) of the Town's Zoning By-law. The permitted uses for the R1-D Zone (Section 6.2) are as follows:

- Dwelling Unit, Accessory (\*1)(\*2);
- Dwelling, Detached
- Bed and Breakfast Establishment (\*3);
- Home Occupation (\*4)
- Private Home Daycare (\*5);
- Group Home (\*6)(\*7);
- Accessory Residential Structures
- Accessory Uses per Section 4.1.1

- The purpose of the rezoning application is to amend the current zone from Residential Detached Dwelling 15m (R1-D) Zone to Residential Detached Dwelling 12m (R1- E) Zone.



Proposed  
planning  
applications

The diagram features a dark gray background on the left. A white line and a blue line originate from the bottom left and extend diagonally upwards and to the right, separating the background from the right side. On the right side, there are two blue, rounded rectangular boxes stacked vertically. The top box is labeled 'Zone Standards' and the bottom box is labeled 'Zoning comparison'.

**Zone Standards**

**Zoning comparison**



## 6.2.2 Zone Standards

The following table and notations provided in Section [6.2.3](#) establish the **zone** standards applicable to the Residential Zones:

| Typical Built Form                         | Detached dwelling     |                       |                       |                       |   |                       |                       |
|--|-----------------------|-----------------------|-----------------------|-----------------------|---|-----------------------|-----------------------|
| Regulatory Set:                            | A                     | B                     | C                     | D                     | Ex. 119                                 | E                     | F                     |
| Min. Lot area                              | 0.8 ha                | 1860 m <sup>2</sup>   | 743 m <sup>2</sup>    | 511 m <sup>2</sup>    |   | 330 m <sup>2</sup>    | 265 m <sup>2</sup>    |
| Min. Lot Frontage                          | 60.0 m                | 30.0 m                | 18.0 m                | 15.0 m                |   | 12.0 m                | 9.7 m                 |
| Min. Yard Setbacks                         |                       |                       |                       |                       |   |                       |                       |
| From Front Lot Line                        | 30.0 m                | 9.0 m                 | 7.5 m                 | 7.5 m                 | (*14)                                   | 4.5 m                 | 4.5 m                 |
| From Rear Lot Line                         | 15.0 m                | 9.0 m                 | 7.5 m                 | 7.5 m                 | 7.5m                                    | 7.5 m                 | 7.0 m                 |
| From Exterior Side Lot Line                | -                     | 6.0 m                 | 6.0 m                 | 6.0 m                 | 6.0m                                    | 3.0 m                 | 3.0 m                 |
| From Interior Side Lot Line                |                       |                       |                       |                       |   |                       |                       |
| One Side                                   | 7.5 m                 | 1.8 m                 | -                     | -                     | -                                       | 0.6 m                 | 0.6 m                 |
| Other Side                                 | 7.5 m                 | 4.2 m                 | -                     | -                     | -                                       | 1.2 m                 | 1.2 m                 |
| Each Side 1 Storey                         | -                     | -                     | 1.2 m                 | 1.2 m                 | 1.2m                                    | -                     | -                     |
| Each Side 1.5 Storeys                      | -                     | -                     | 1.5 m                 | 1.5 m                 | 1.5m                                    | -                     | -                     |
| Each Side 2 Storeys                        | -                     | -                     | 1.8 m                 | 1.8 m                 | 1.8m                                    | -                     | -                     |
| Min. Building Separation                   | -                     | -                     | -                     | -                     | -                                       | 1.8 m                 | 1.8 m                 |
| Max. Lot Coverage                          | 15%                   | 20%                   | 35%                   | 35%                   | 35% if one storey<br>25% if two storeys | 45%                   | 47%                   |
| Max. Height                                | 10.7 m<br>(2 storeys) | 10.7 m<br>(2 storeys) | 10.7 m<br>(2 storeys) | 10.7 m<br>(2 storeys) | 10.0m<br>(2 storeys)                    | 11.0 m<br>(2 storeys) | 11.0 m<br>(2 storeys) |
| Min. Driveway Width (*7)                   | -                     | -                     |                       |                       |   | 3.0 m                 | 3.0 m                 |
| Max. Driveway Width (*7)<br>By-law 2011-25 | 9m                    | 9m                    | 6m                    | 6m                    | 6m                                      | 6.0 m                 | 5.5 m                 |
| Min. Driveway Length (*11)                 |                       |                       |                       |                       |   |                       |                       |
| Garage Door Segmented                      | -                     | -                     | -                     | -                     |   | 10 m (*12)            | 10 m (*12)            |
| Non-Segmented Garage Door                  | -                     | -                     | -                     | -                     |   | 11.2 m                | 11.2 m                |

See Section 6.2.3 for additional zone requirements where indicated.

| <b>Regulatory Set<br/>Detached Dwelling</b> | <b>R1-D (Ex. 119)</b>    | <b>R1- E</b>             | <b>Proposed<br/>Buildings</b> |
|---|--------------------------|--------------------------|-------------------------------|
| <b>Min. Lot Area</b>                        | <b>511 m<sup>2</sup></b> | <b>330 m<sup>2</sup></b> | <b>397.8 m<sup>2</sup></b>    |
| <b>Min. Lot Frontage</b>                    | <b>15.0 m</b>            | <b>12.0 m</b>            | <b>12.19 m</b>                |
| <b>Min. Yard Setbacks:</b>                  |                          |                          |                               |
| <b>From Front Lot Line</b>                  | <b>7.5 m</b>             | <b>4.5 m</b>             | <b>6.9 m</b>                  |
| <b>From Rear Lot Line</b>                   | <b>7.5 m</b>             | <b>7.5 m</b>             | <b>10.09 m</b>                |
| <b>From Interior Side Lot<br/>Line</b>      |                          |                          |                               |
| <b>One Side</b>                             | <b>-</b>                 | <b>0.6 m</b>             | <b>0.65 m</b>                 |
| <b>Other Side</b>                           | <b>-</b>                 | <b>1.2 m</b>             | <b>1.2 m</b>                  |
| <b>Each Side 2-Story</b>                    | <b>1.8 m</b>             | <b>-</b>                 | <b>-</b>                      |
| <b>Max. Lot Coverage</b>                    | <b>25%</b>               | <b>45%</b>               | <b>34.40%</b>                 |
| <b>Max. Height</b>                          | <b>10.0 m (2-story)</b>  | <b>11.0 m (2-story)</b>  | <b>9.49 m</b>                 |

# Planning Analysis

## **1) Urban Structure**

Development of the Site will support the urban structure of the Stable Residential Area.

## **2) Efficient Land Use Planning**

The proposed development is supported by the Provincial, Regional and Local policy and regulatory framework.

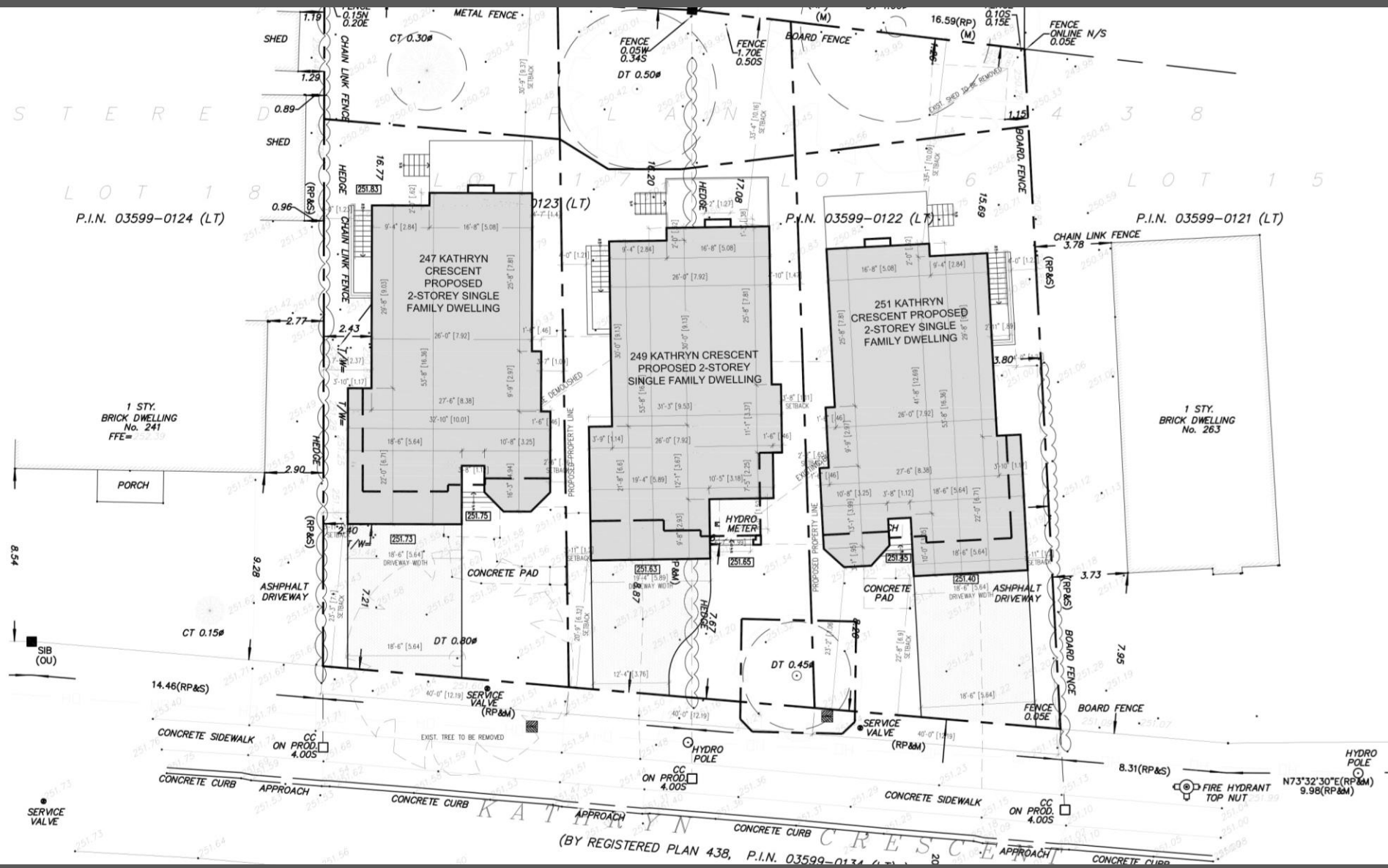
# Supporting studies

- Phase one environmental site assessment

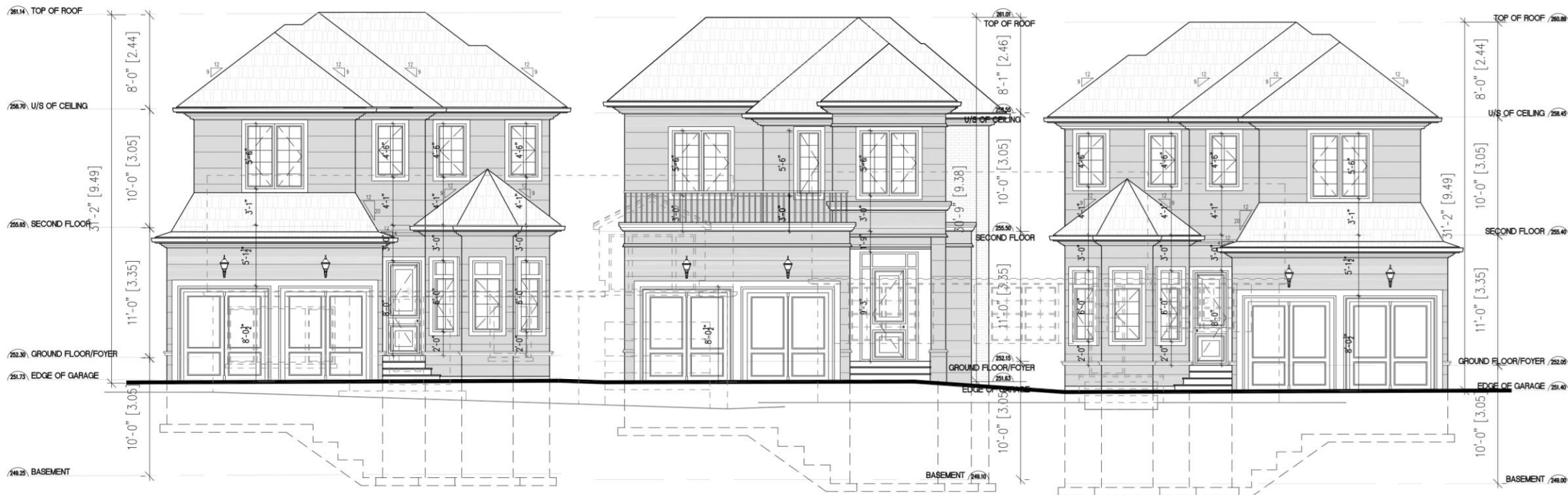
- ✓ Based on the assessment, no further investigation of the environmental quality of the soil and groundwater is warranted at this time. Through the records review, interview and site reconnaissance, potentially contaminating activities (PCAs) were identified within the Phase One Study Area. Based upon the Phase One Conceptual Site Model, each of the PCAs have been assessed and no areas of potential environmental concern (APECs) were identified on the subject property.

- Tree inventory report

- ✓ The subject property was visited on July 24, 2018 to assess all trees located on and within 6m of the proposed construction area. Appendix I of the report, contains photo documentation, Appendix II contains the tree appraisal worksheet indicating the trunk formula method used to determine the value of each tree. If all recommendations are strictly adhered, the trees slated for preservation will survive well.







| NO. | DATE       | DESCRIPTION    | BY |
|-----|------------|----------------|----|
| 1   | 2018-12-18 | ISSUED FOR ZBA |    |
|     |            |                |    |

STAMP

NORTH

SHEET TITLE:

STREETSCAPE- SOUTH ELEVATION  
SCALE: 1/8"=1'-0"

DRAWING NO.:

A0-0



# Conclusion

- The Site, known as 247 and 251 Kathryn Crescent is comprised of 1193.98 square meters. The Site is in an urban area, with existing infrastructure, which contributes to the economic development and takes pressure off Greenfield sites.
- The proposed uses are compatible with the surrounding properties and land uses and as a result of maintaining the existing buildings characteristics, the built form is an efficient use of the land.
- The proposed buildings maintain the land use pattern that contributes to the character of this area of the Town. The amending application is site specific for the Site while supporting and enhancing the character of the neighborhood.
- This development represents good planning through the adherence to local, regional and provincial policy frameworks that promote intensification, in this case local infill and redevelopment in urban areas.



*Questions*

Questions



***Thank You***

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