

Proposed Zoning By-law Amendment

1095 Stellar Drive – Newmarket, ON

Applicant: Mr. Michael Shafik

Town File No.: D14NP1910 (ZBA)

Agent: Aaron Gillard, MCIP, RPP

LARKIN+ Land Use Planners Inc.

Town of Newmarket Council Chambers

Public Meeting: October 15th, 2019



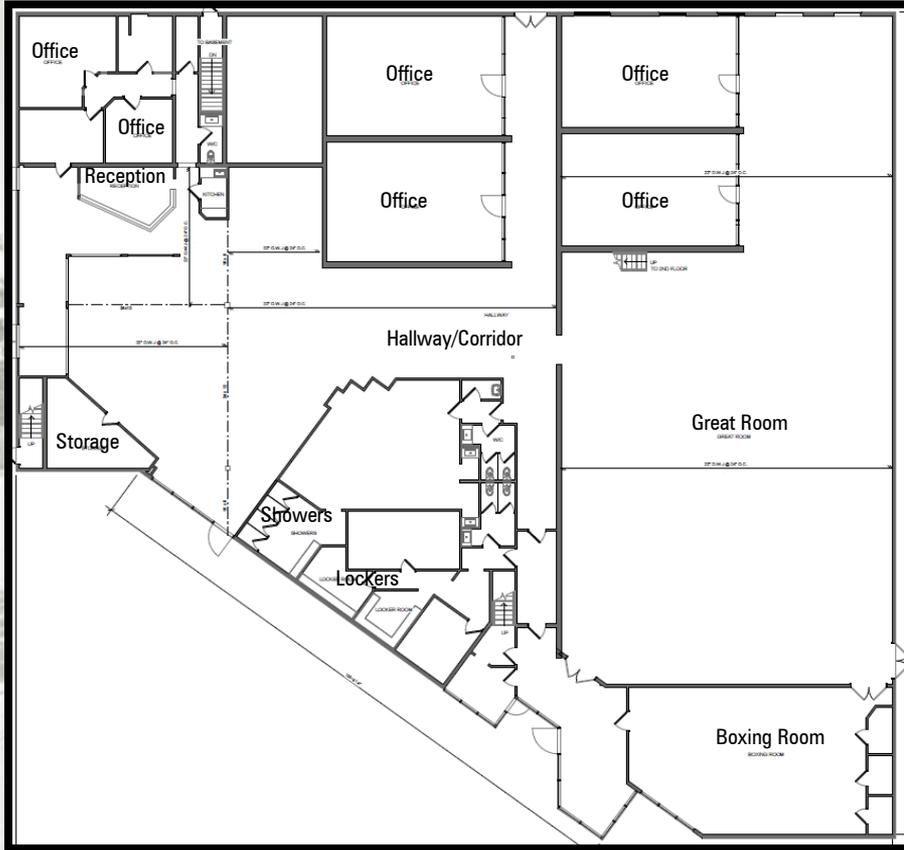
Existing Site

- Located at the northeast corner of Leslie Street and Stellar Drive
- Area: ~1.57 Ac
- Two road access points off of Stellar Drive
- Irregular Lot Shape
- Formerly used as a fitness facility, and now currently vacant

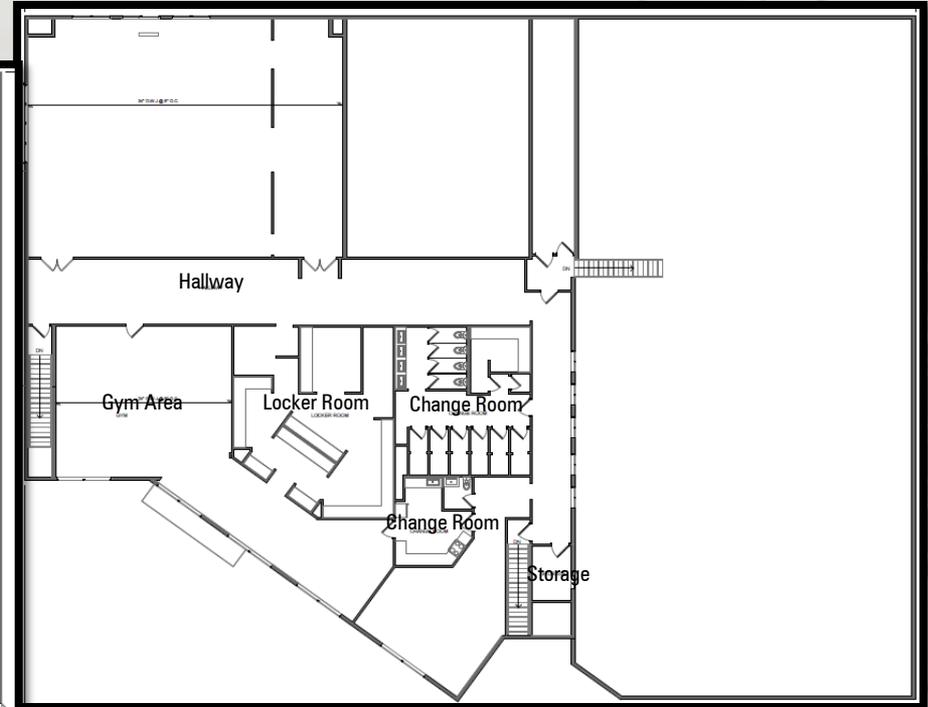


Subject Property, 1095 Stellar Drive - Newmarket, ON (Google Earth)

Existing Building

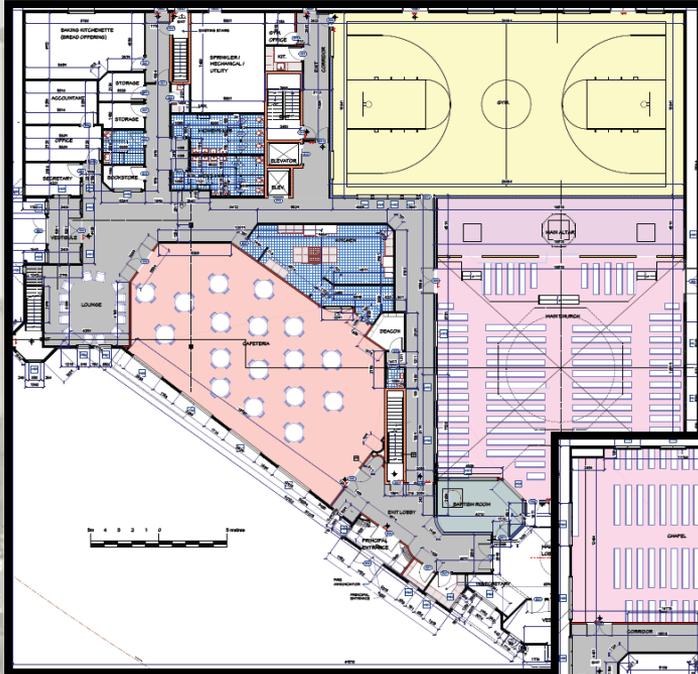


Existing Building, Ground Floor (QBS Architects)

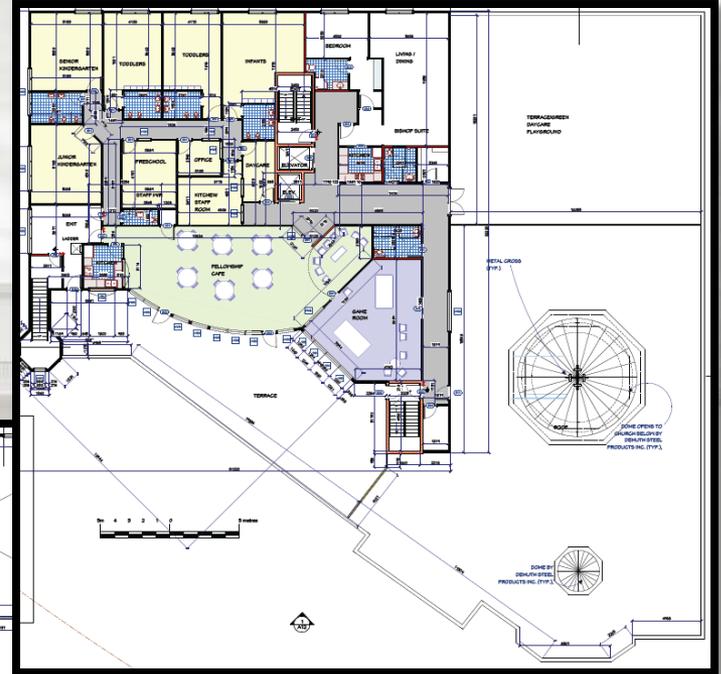


Existing Building, Second Floor (QBS Architects)

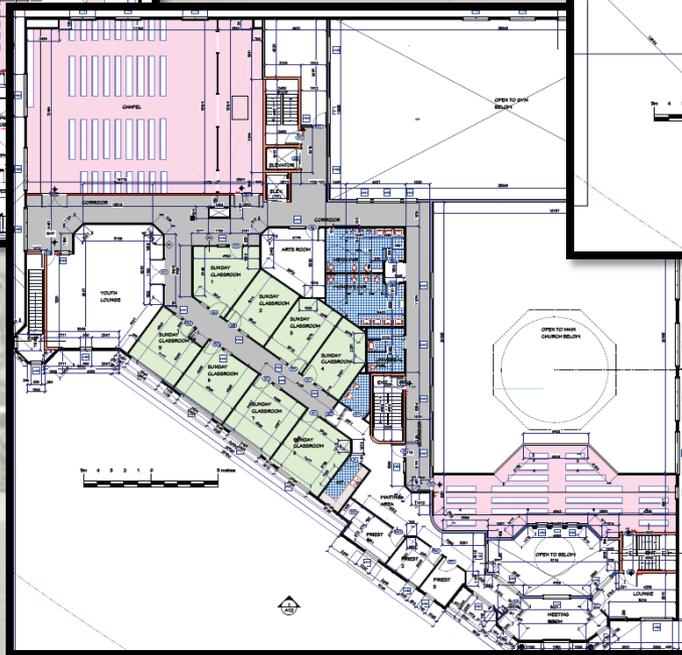
Proposed Building



*Proposed 1st Floor
(RT Design & Sam Morgan Architect)*



*Proposed 3rd Floor Addition
(RT Design & Sam Morgan Architect)*



*Proposed 2nd Floor
(RT Design & Sam Morgan Architect)*

DESIGN:

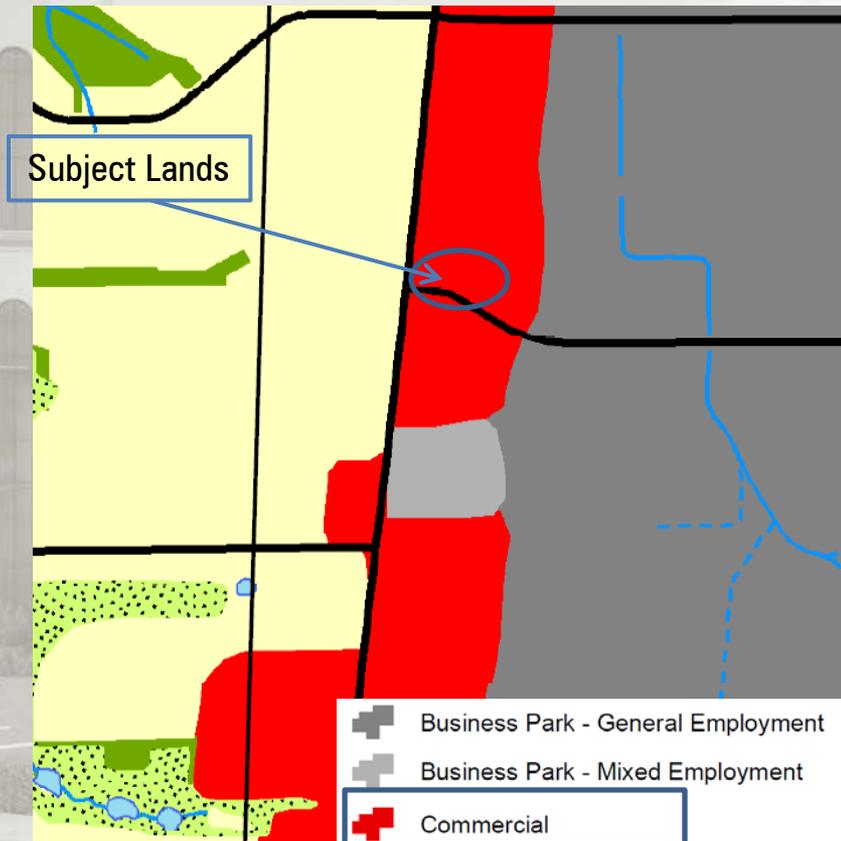
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RT Design Group
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ARCHITECT:

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Architect
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sammorganarchitect@gmail.com

LARKIN+
land use planners inc.

Zoning By-law Amendment



Town of Newmarket Official Plan, Land Use Schedule A

- Permit a Place of Worship and Day Nursery Use
- **Current Zoning:** Mixed Employment "EM" Zone
- **Proposed Zoning:** Service Commercial "CS" – Exception Zone
- Application better aligns zoning with current "Commercial" designation of the Official Plan (OP)
- Exceptions to CS Zone:
 - Site Specific Parking
 - Side Yard Setback of 3.10m (Existing)



THANK YOU