

Proposed Zoning By-law Amendment

1095 Stellar Drive – Newmarket, ON

Applicant: Mr. Michael Shafik

Town File No.: D14NP1910 (ZBA)

Agent: Aaron Gillard, MCIP, RPP

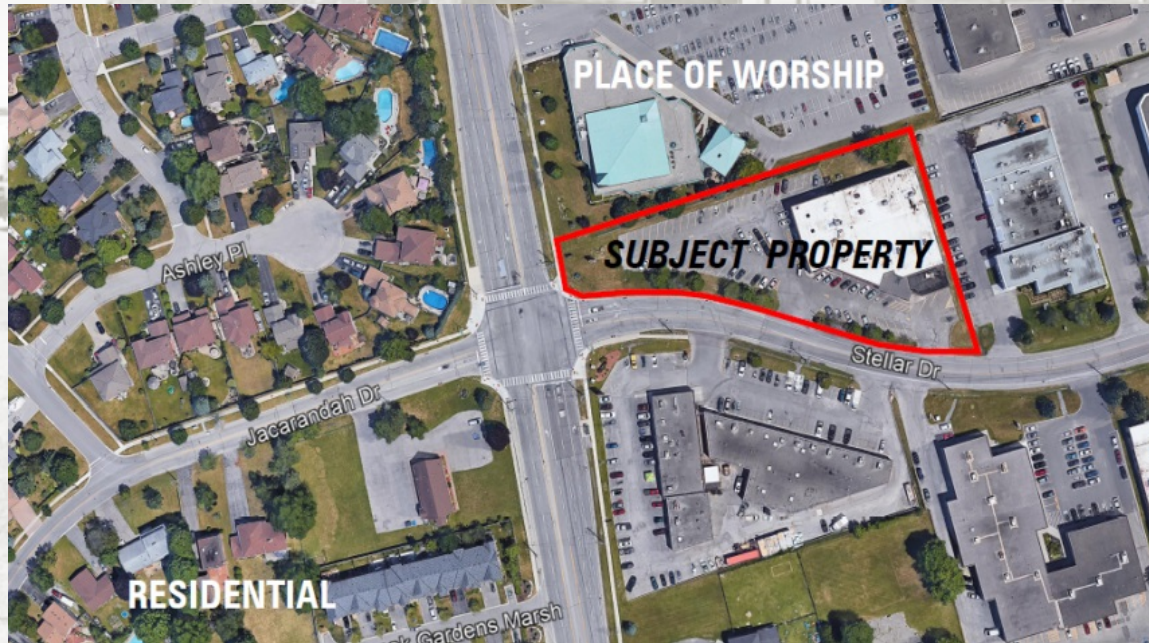
LARKIN+ Land Use Planners Inc.

Town of Newmarket Council Chambers

Public Meeting: October 15th, 2019

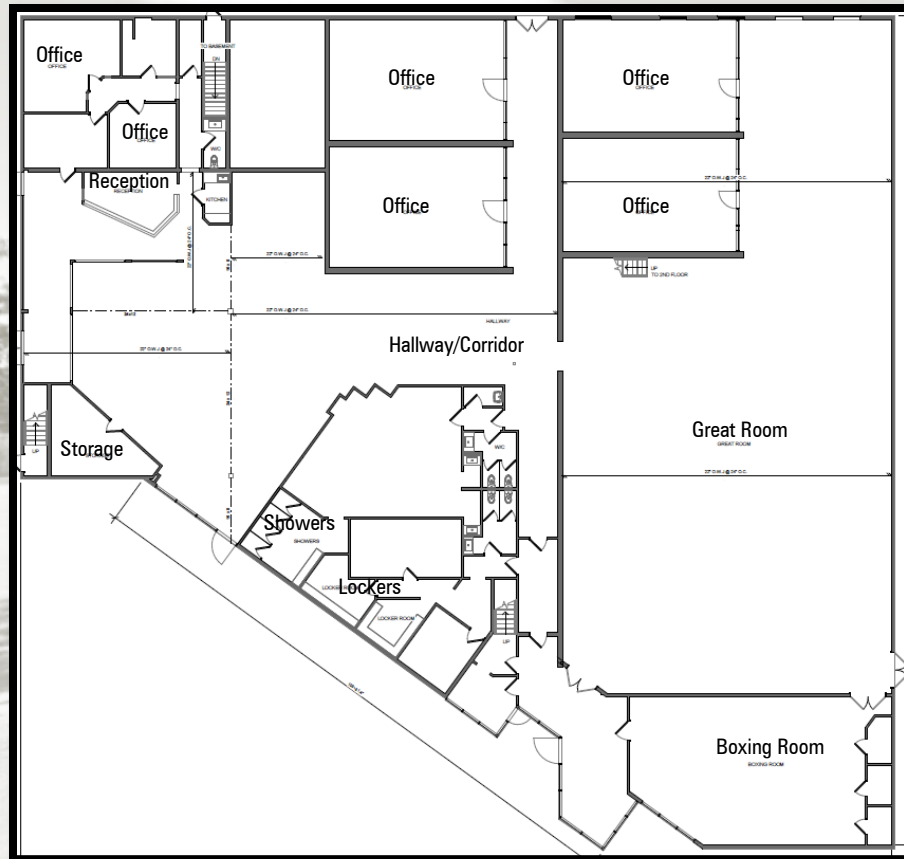
Existing Site

- 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

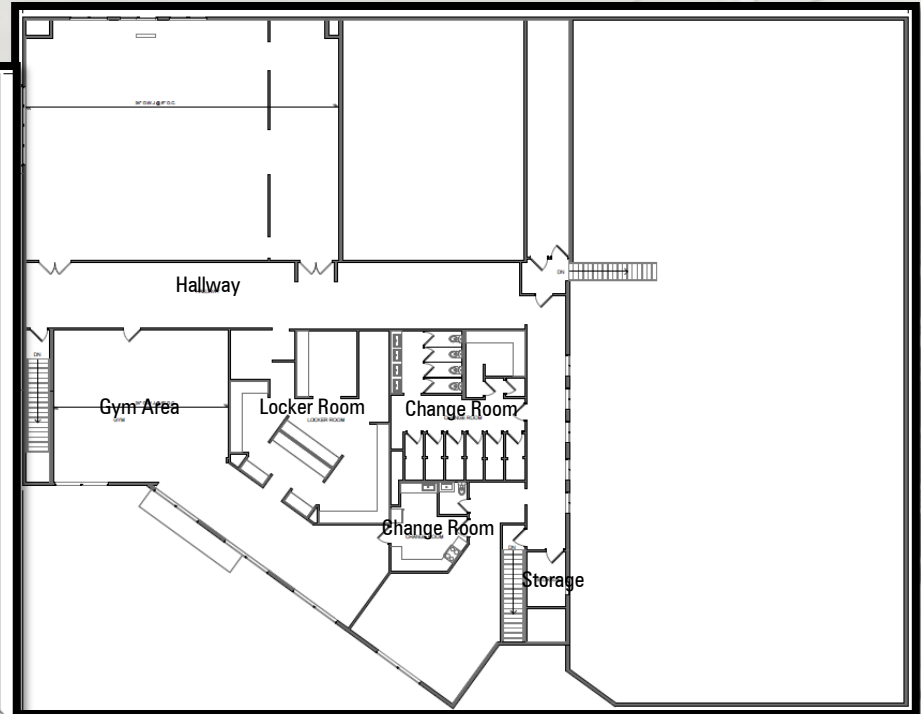


Subject Property, 1095 Stellar Drive - Newmarket, ON (Google Earth)

Existing Building

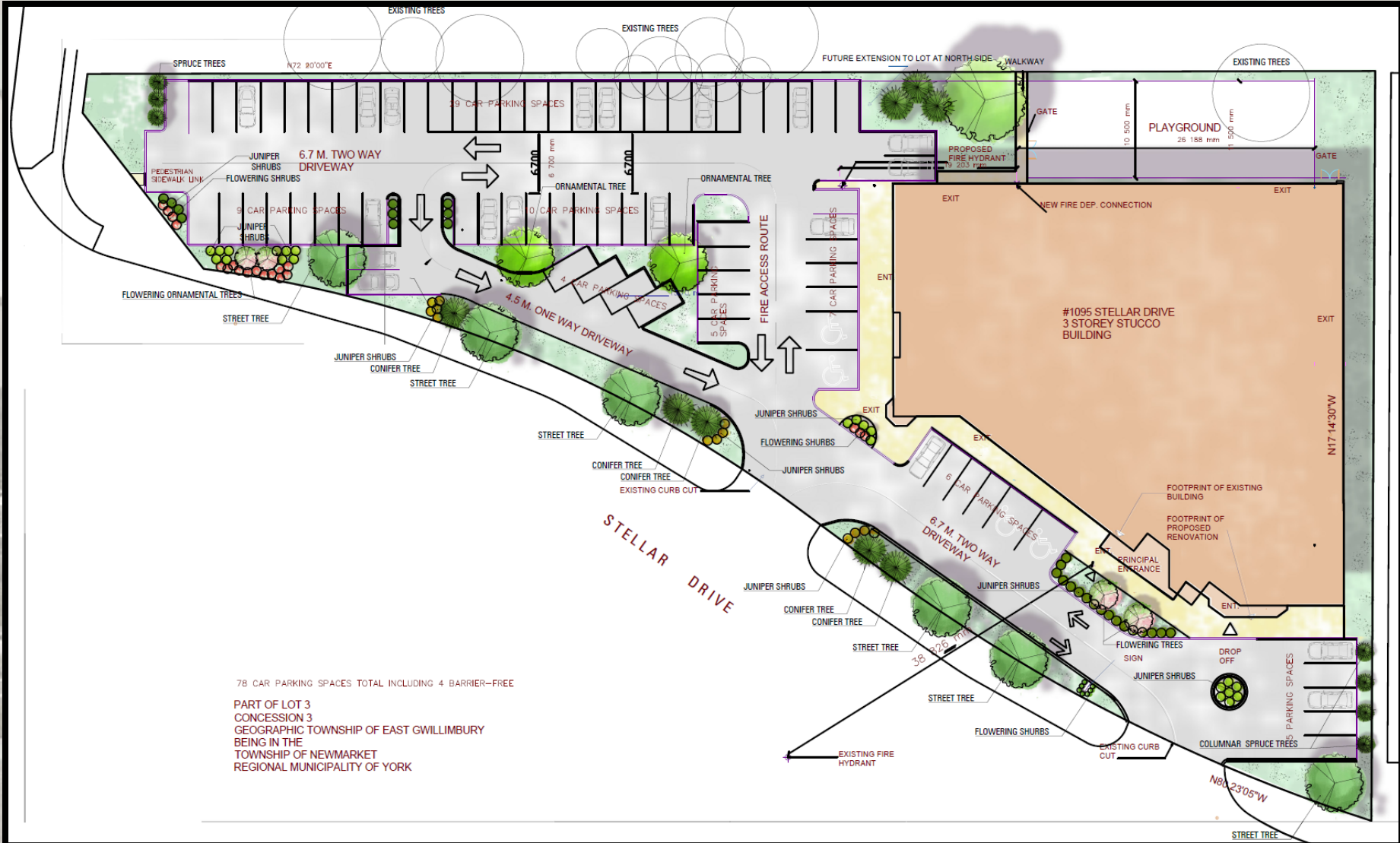


Existing Building, Ground Floor (QBS Architects)

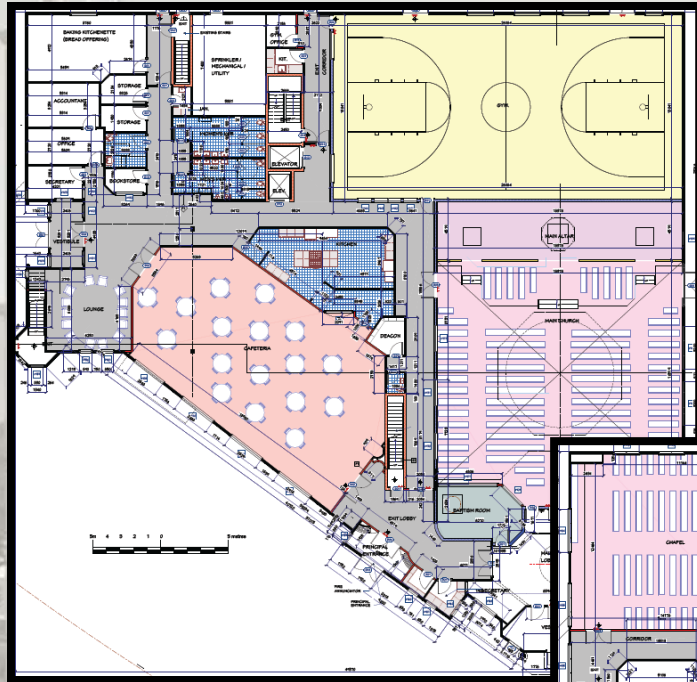


Existing Building, Second Floor (QBS Architects)

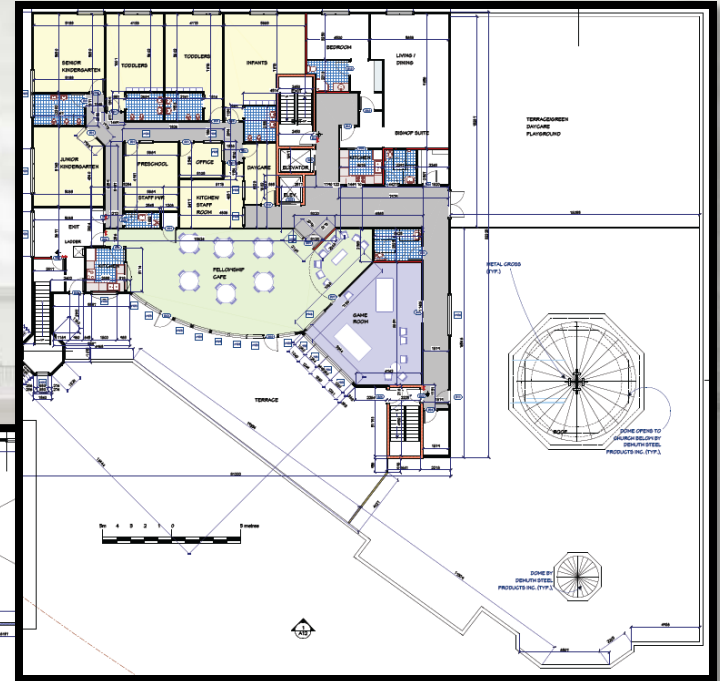
Proposed Development



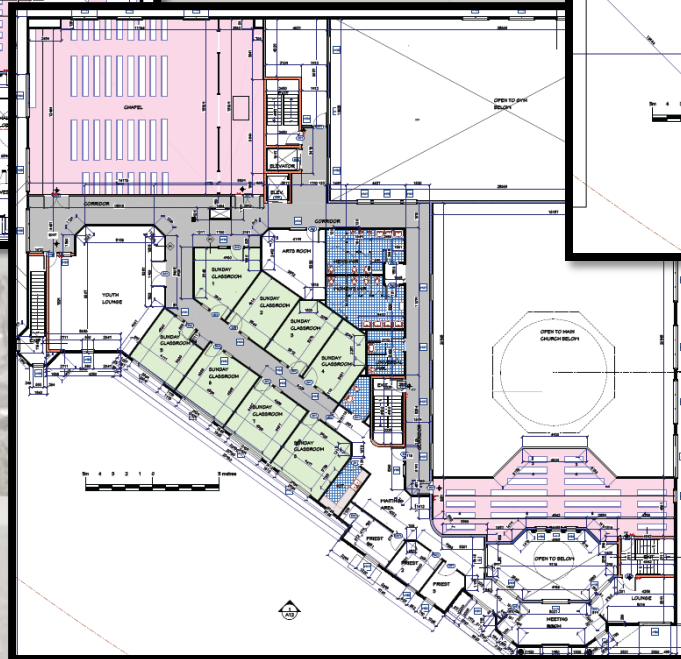
Proposed Building



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



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



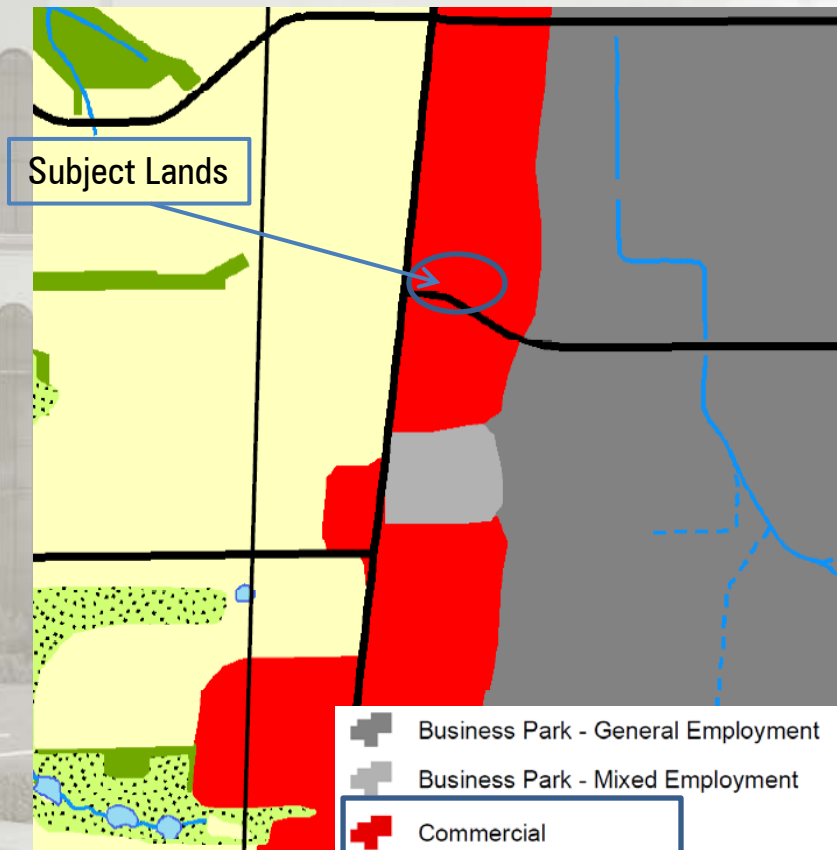
*Proposed 2nd Floor
(RT Design & Sam Morgan Architect)*

DESIGN:
HANY HABIB
HANNA
RT Design Group
(416)-122-5454
hanyrt@gmail.com

ARCHITECT:
Sam Morgan
Architect
9 Cowling Crescent
Ajax, Ontario L1S 2Z6
(416)-884-1083 morganarch@gmail.com
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