



CONTEXT PLAN

693-713 DAVIS DRIVE
Newmarket, ON





SITE STATISTICS:

Lot Area:	93,638 sf
Urban Park Area:	4,729 sf
Floor Space Index:	2.98
Lot coverage:	29.7%
No. of Storeys:	15
Building Height:	154ft
Podium Height	39ft
Total Gross Floor Area:	278,719 sf
Retail Area	11,302 sf
Residential Area	267,417 sf
Total Units:	318
1 Bedroom	198
2 Bedroom	112
3 Bedroom	8
Affordable Units	25%
Total Parking Spaces:	369
Surface	49
Underground	320
Total Bicycle Parking:	199
Surface	37
Underground	162
Total Amenity Space:	13,143 sf
Indoor Amenity	3,714 sf
Outdoor Amenity	6,523 sf

SITE PLAN
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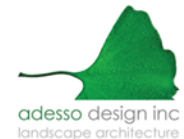


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Briarwood (NWMKT) INC.
Proposed Mixed Use Development
693-713 Davis Drive
Town of Newmarket

BONUSING JUSTIFICATION TO SUPPORT ZONING BY-LAW AMENDMENT TO PERMIT 15 STOREY BUILDINGS AND AN FSI OF 3.0

Policy 14.2.9 of the Newmarket Urban Centres

Secondary Plan states that the applicant may request a discretionary maximum height of 15 storeys and an FSI of 3.0 in exchange for the provision of Public Benefits, or cash in lieu of Benefits. The following Public Benefits are identified in the Secondary Plan as beyond what otherwise would be required.

- (a) Cultural Facilities
- (b) Special park
- (c) Public amenities within identified environmental open spaces
- (d) Public art
- (e) Structured parking for use by the public
- (f) Streetscape, gateway features, pedestrian mews and open space design enhancements
- (g) Private roads that are accessible to the public
- (h) Upgrades to and/or provision of community facilities
- (i) Other community facilities or human services identified by the Town as desirable
- (j) Inclusion of energy or water conservation measures beyond those required
- (k) Affordable housing beyond those required by the Secondary Plan or the York Region OP
- (l) Rental housing
- (m) Social housing

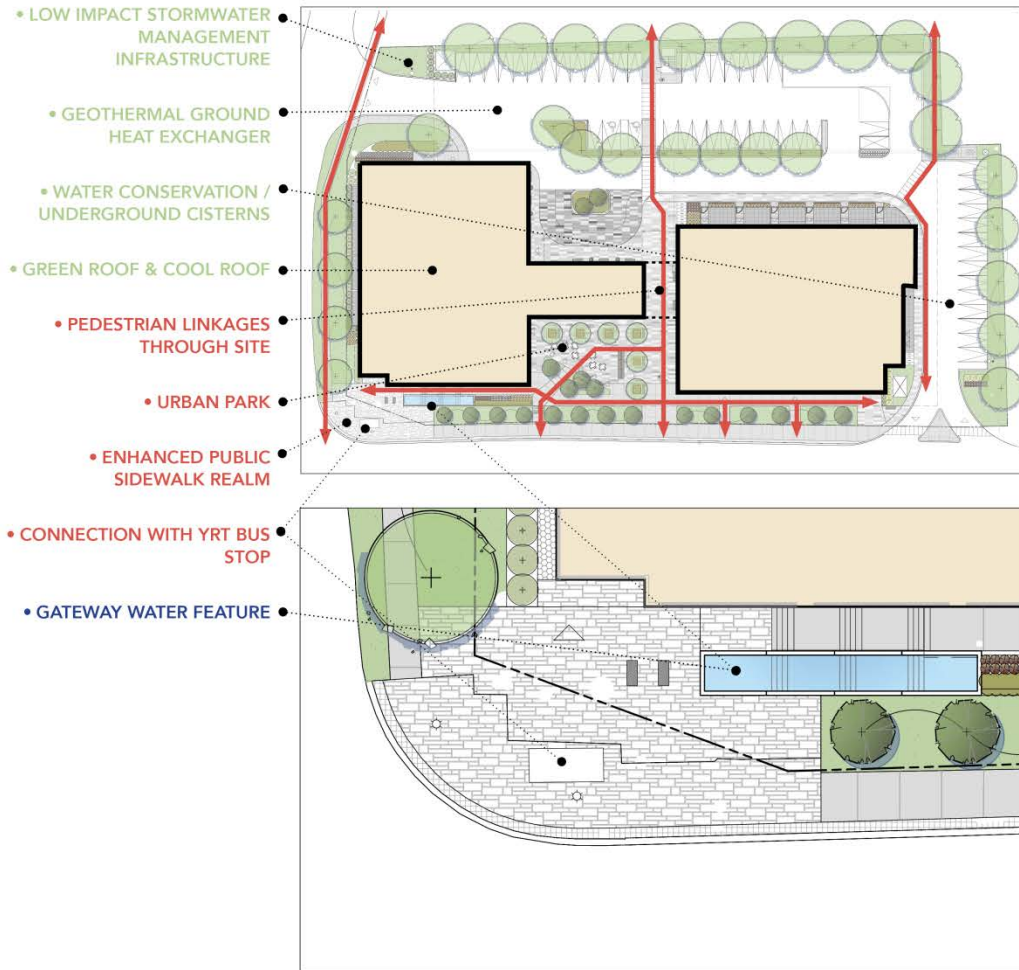
Policy 14.2.9(ii) of the Newmarket Urban Centres Secondary Plan (Regional Healthcare Centre) identifies the following criteria to be evaluated as justification for bonusing.

- “a) represents good planning;*
- b) is consistent with the objectives of this Plan;*
- c) meets the applicable urban design and built form policies of this Plan;*
- d) represents appropriate development in the context of the surrounding character;*
- e) can be accommodated by existing or improved infrastructure; and*
- f) will not adversely impact the transportation network or, where cumulative impacts are identified such impacts are accommodated through road and transit improvements are to be provided prior to the time of development.”*

PROPOSED PUBLIC BENEFITS TO BE PROVIDED BY THE PROPOSED BRIARWOOD DEVELOPMENT.

- **Urban Park**
- **Gateway Water Feature**
- **Pedestrian Linkages (mews) from Davis Drive to the Hollingsworth Civic Arena lands**
- **Energy and Water Conservation Measures**
 - **Energy Efficient Measures**
 - **Water Conservation measures**
 - **Alternative Energy Use**
 - **Heat Island Mitigation**
- **Low Impact Development (LID) Stormwater Management**

PUBLIC BENEFITS



URBAN PARK



GATEWAY WATER FEATURE

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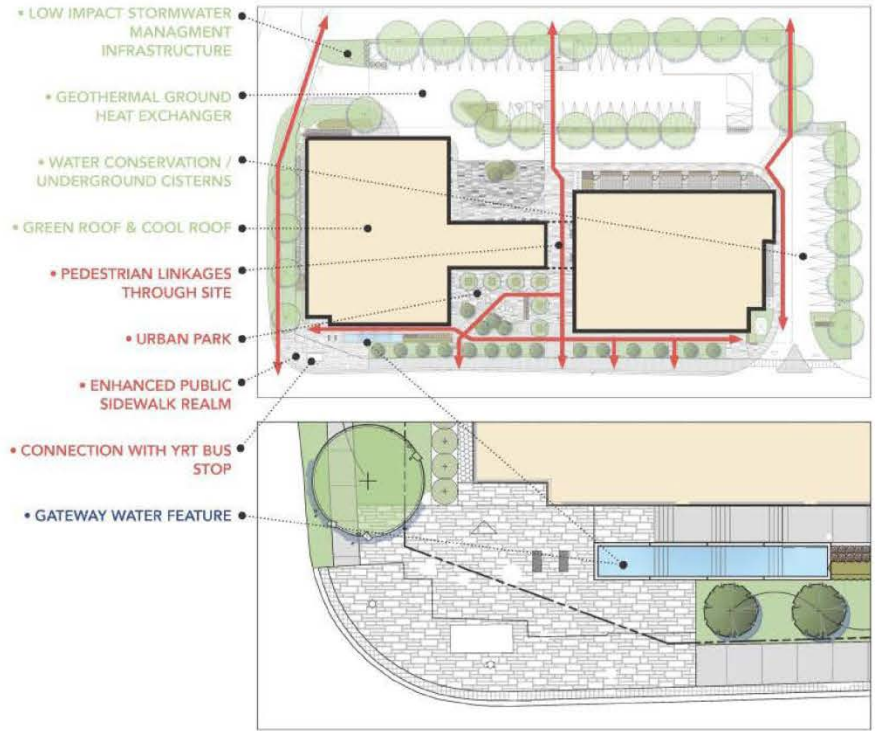
ROOF TERRACE PLAN
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PUBLIC BENEFITS

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URBAN PARK



GATEWAY WATER FEATURE

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