

Public Planning Meeting

52 Prospect, 49, 55, & 59 Charles Street | Town of Newmarket



Video Conferencing (Zoom)
June 29, 2020 | 1:00 p.m.



MACMARTIN GROUP

Team Members



MACMARTIN GROUP



landscape planning limited

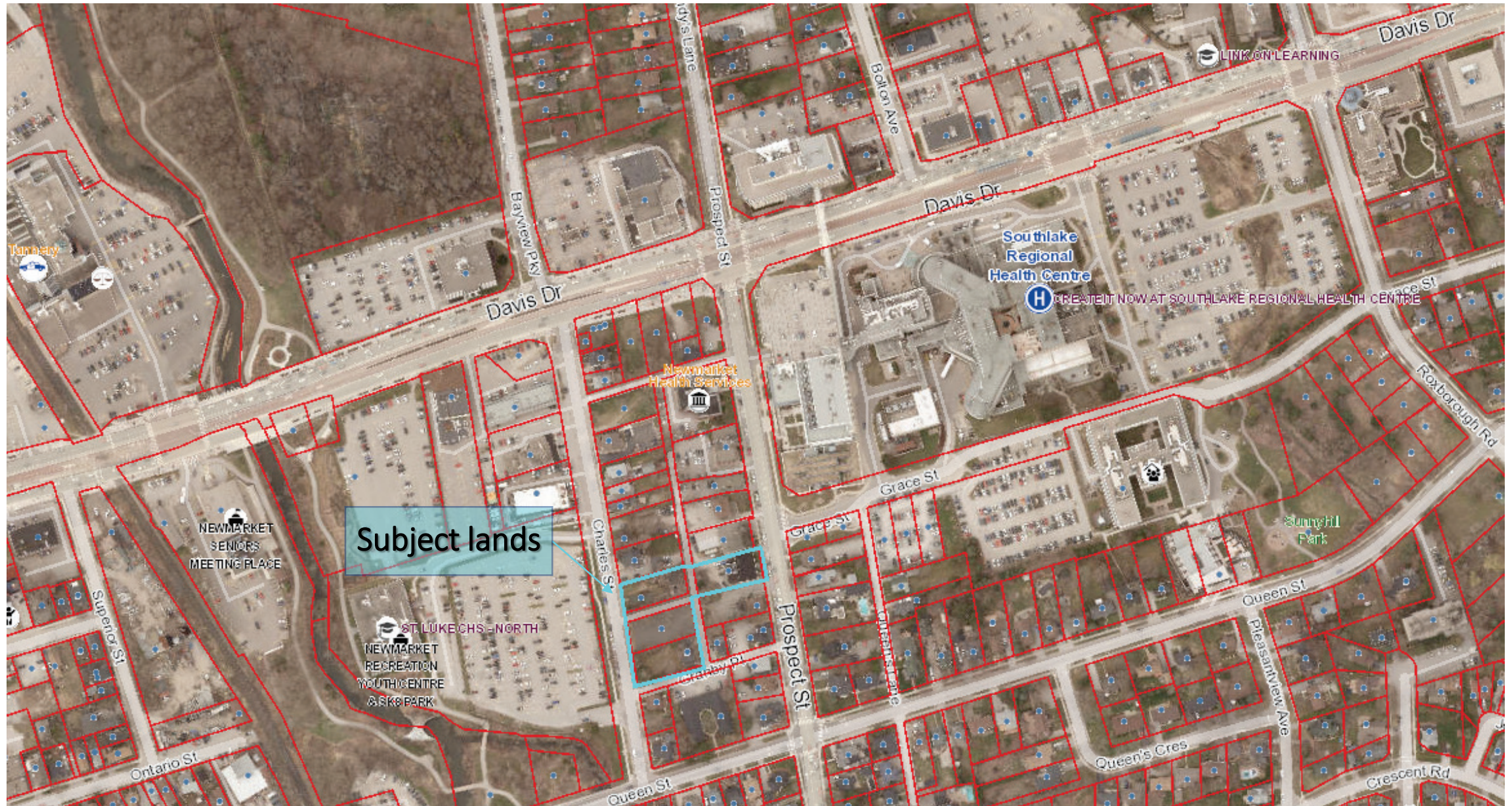


Presentation Outline

- **Area Context and Subject Property**
- **Proposed Development**
- **Planning Framework**
- **Key Site Feature**
- **Supporting Studies**
- **Questions**



Context Map



Subject Lands

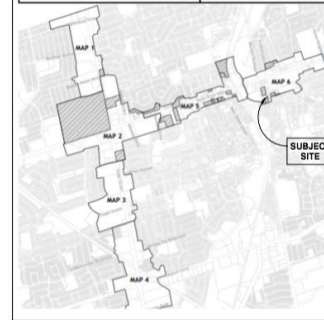
Subject lands



Proposed Development: Site Plan

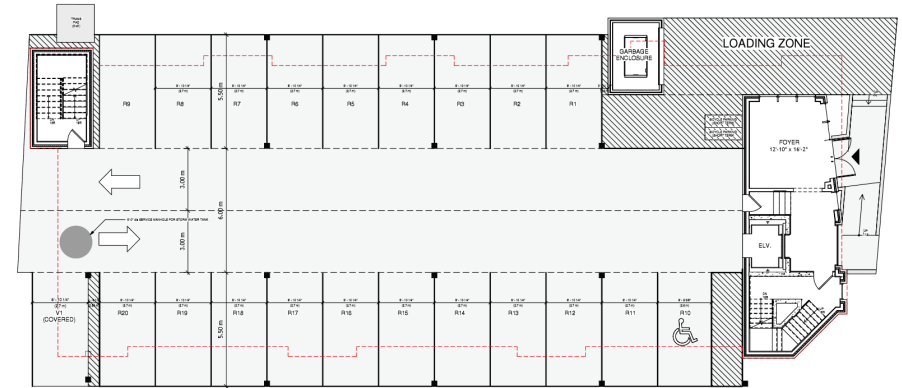
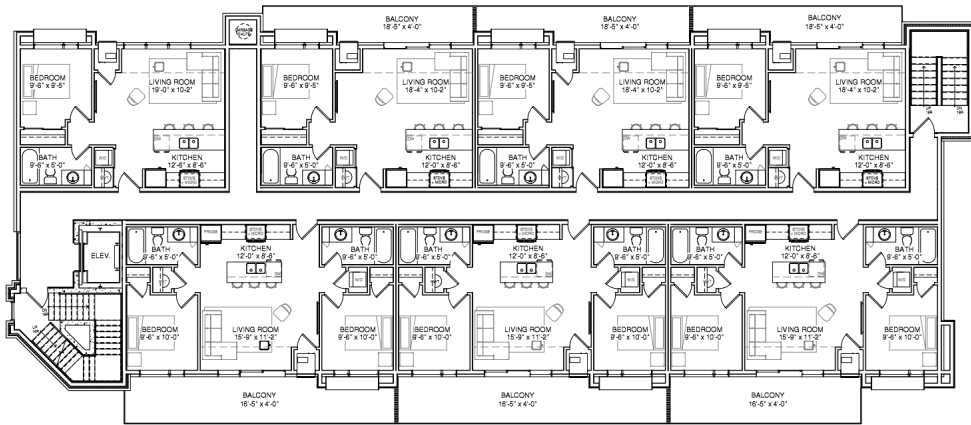
- 42 Apartment units (21 apartment units per building)
- One stacked townhouse block totaling Nine (9) units.
- At-grade parking
- Balconies across all structures

1 ZONING	R1-D (HOWEVER ZBA TO MU-1 (MIXED USE 1 ZONE))	
2 LOT AREA (TOTAL)	REQUIRED	PROPOSED
	49 CHARLES ST.	854.48m ²
	59 CHARLES ST.	1904.55m ²
	52 PROSPECT ST.	890.63m ²
3 LOT FRONTAGE	49 CHARLES ST.	19.810m
	59 CHARLES ST.	42.96m
	52 PROSPECT ST.	21.34m
4 LOT COVERAGE (TOTAL)	%	
	49 CHARLES ST.	650.18m ² (76%)
	59 CHARLES ST.	502.89m ² (26.40%)
	52 PROSPECT ST.	650.18m ² (73%)
5 GROSS FLOOR AREA (TOTAL)		
	49 CHARLES ST.	± 4,341.54m ²
	59 CHARLES ST.	± 1,355.00m ²
	52 PROSPECT ST.	± 1,503.6 m ²
6 FLOOR SPACE INDEX	1.5 (MIN.) 2.0 (MAX.)	1.58% (Avg.)
	49 CHARLES ST.	1.75%
	59 CHARLES ST.	1.315%
	52 PROSPECT ST.	1.69%
7 FRONT YARD SETBACK	49 CHARLES ST.	0.61m
	59 CHARLES ST.	2.94m
	52 PROSPECT ST.	1.23m
8 REAR YARD SETBACK	49 CHARLES ST.	2.75m
	59 CHARLES ST.	27.41m
	52 PROSPECT ST.	0.03m
9 INT. SIDE YARD SETBACK	49 CHARLES ST.	0.76m
	59 CHARLES ST.	3.48m
	52 PROSPECT ST.	1.89m
10 EXT. SIDE YARD SETBACK	49 CHARLES ST.	0.61m
	59 CHARLES ST.	1.45m
	52 PROSPECT ST.	2.89m
11 BUILDING HEIGHT	49 CHARLES ST.	± 15.0m
	59 CHARLES ST.	± 11.0m
	52 PROSPECT ST.	± 15.0m
PARKING STATISTICS		PROPOSED
12 NUMBER OF PARKING SPACES	55 SPACES	55 SPACES
13 NUMBER OF B-F PARKING SPACES	2 SPACE	2 SPACE
14 NUMBER VISITOR PARKING	6 SPACES	4 SPACES (2 OFF-SITE)
15 NUMBER BICYCLE PARKING	26 SPACES	26 SPACES
16 PARKING SPACE SIZE	2.7m X 5.5m	2.7m X 5.5m
17 B-F PARKING SPACE SIZE	2.6m X 5.5m + 1.5m AISLE	2.6m X 5.5m + 1.5m AISLE
18 BICYCLE PARKING SPACE SIZE	1.8m X 0.6m	1.8m X 0.6m
UNIT STATISTICS		
49 CHARLES ST.	12 UNITS	9 UNITS
59 CHARLES ST.	3 UNITS	6 UNITS
52 PROSPECT ST.	12 UNITS	9 UNITS
TOTAL	27 UNITS	24 UNITS

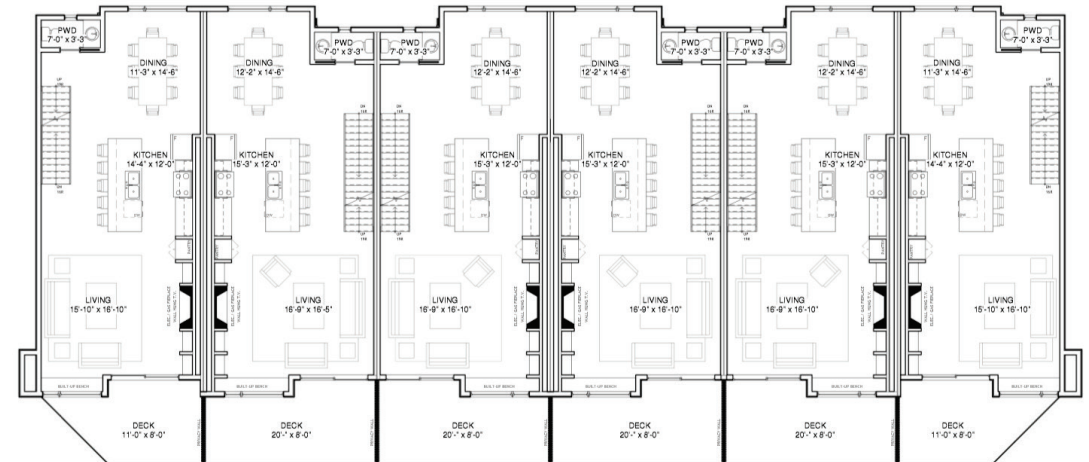
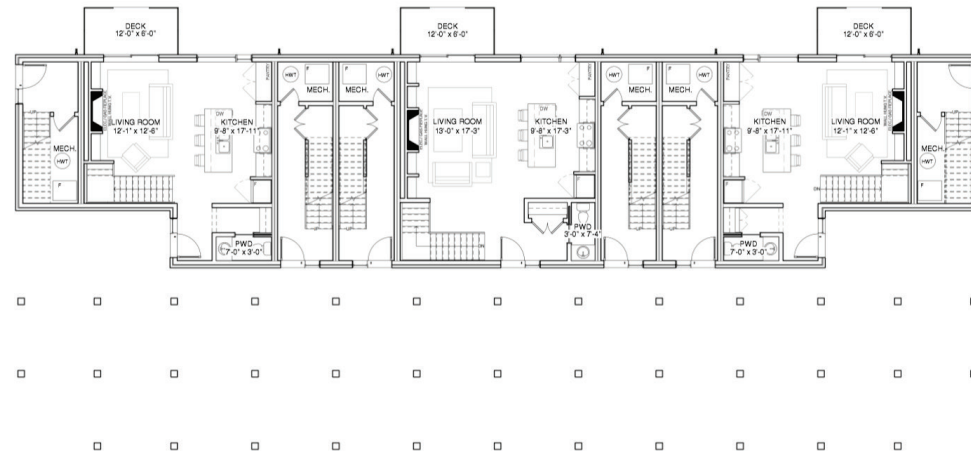


Proposed Development (Floorplans)

Rental Apartments (59 Charles and 52 Prospect)



Stacked Townhouses (49 Charles)



Proposed Development (Elevations)

Rental Apartments (59 Charles and 52 Prospect)

3 REAR ELEVATION
A-207 1/8" = 1'-0"



2 LEFT ELEVATION
A-207 1/8" = 1'-0"



Stacked Townhouses (49 Charles)

4 RIGHT ELEVATION
A-306 1/8" = 1'-0"



3 REAR ELEVATION
A-306 1/8" = 1'-0"

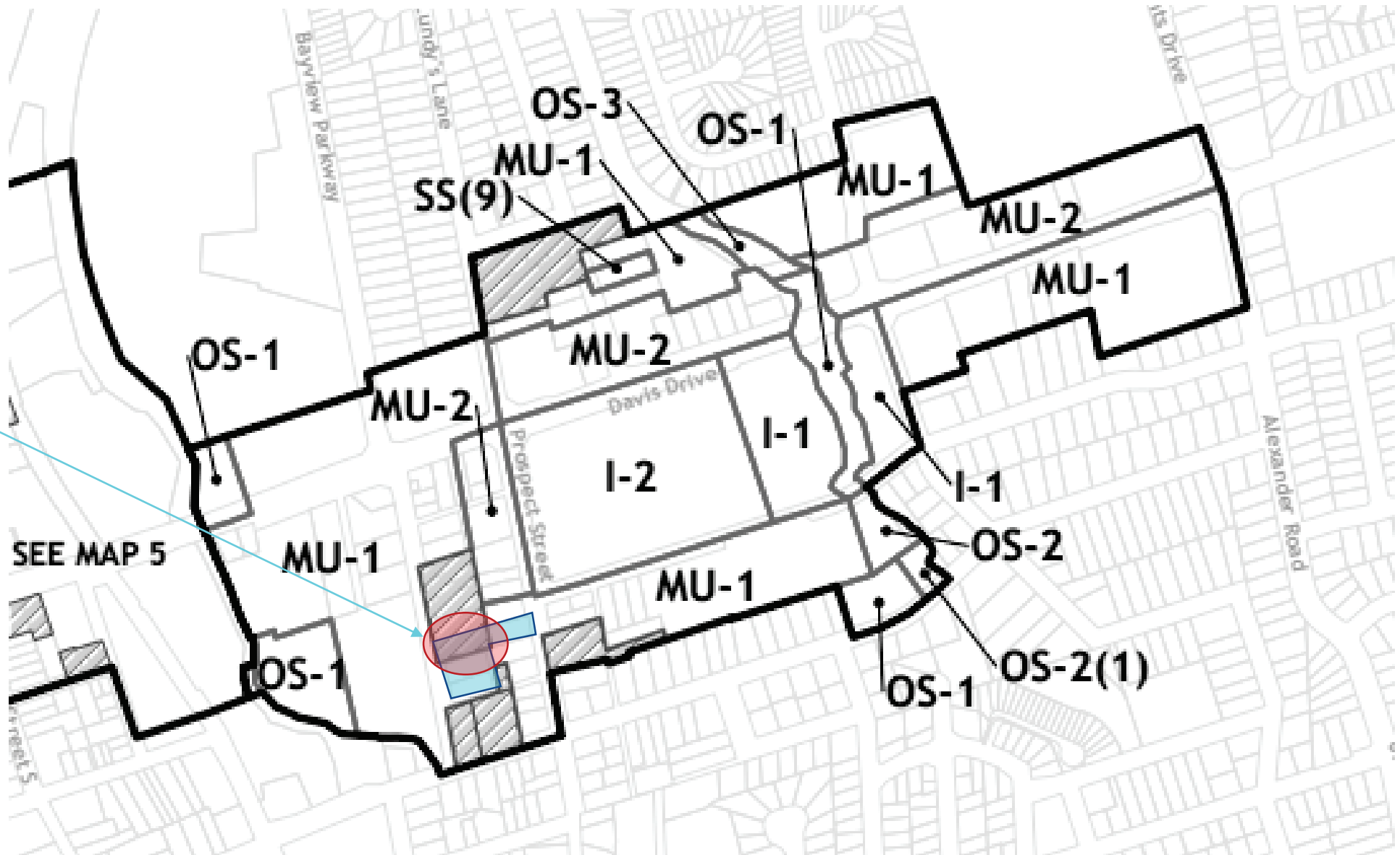


Proposed Development: Rendering



Zoning By-law Amendment

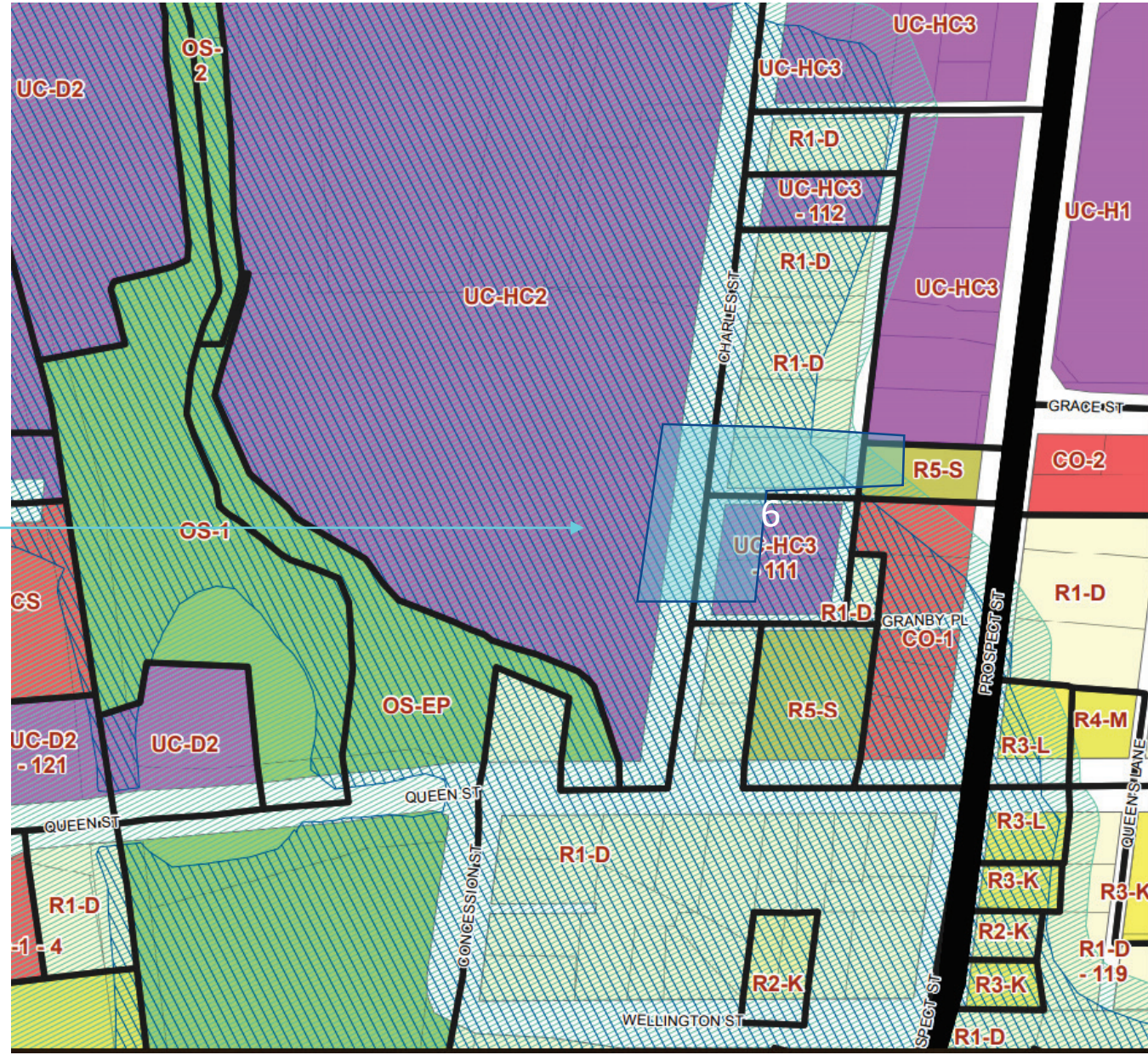
REGIONAL HEALTHCARE CENTRE ZONING MAP



Subject lands

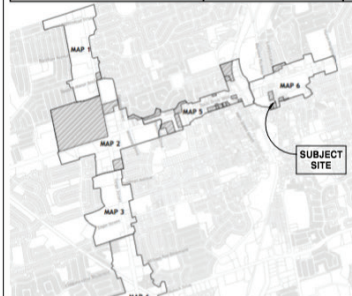
Zoning By-law Amendment

Subject lands



Site Plan Application

MASTER SITE PLAN and BUILDING STATISTICS		
1 ZONING	R1-D HOWEVER ZBA TO MU-1 (MIXED USE 1 ZONE)	
2 LOT AREA (TOTAL)	REQUIRED	PROPOSED
	49 CHARLES ST.	3619.53m²
	59 CHARLES ST.	854.48m²
	52 PROSPECT ST.	1904.55m²
3 LOT FRONTAGE	49 CHARLES ST.	890.63m²
	59 CHARLES ST.	19.810m
	52 PROSPECT ST.	42.96m
	52 PROSPECT ST.	21.34m
4 LOT COVERAGE (TOTAL)	%	
	49 CHARLES ST.	650.18m² (78%)
	59 CHARLES ST.	502.89m² (26.40%)
	52 PROSPECT ST.	650.18m² (73%)
5 GROSS FLOOR AREA (TOTAL)		
	49 CHARLES ST.	±/- 4,341.54m²
	59 CHARLES ST.	±/- 1,503.6 m²
	52 PROSPECT ST.	±/- 1,355.00m²
6 FLOOR SPACE INDEX	1.5 (MIN.) 2.0 (MAX)	1.58% (Avg.)
	49 CHARLES ST.	1.75%
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7 FRONT YARD SETBACK	49 CHARLES ST.	0.61m
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8 REAR YARD SETBACK	49 CHARLES ST.	2.75m
	59 CHARLES ST.	27.41m
	52 PROSPECT ST.	0.03m
9 INT. SIDE YARD SETBACK	49 CHARLES ST.	0.75m
	59 CHARLES ST.	3.48m
	52 PROSPECT ST.	189m
10 EXT. SIDE YARD SETBACK	49 CHARLES ST.	0.61m
	59 CHARLES ST.	1.45m
	52 PROSPECT ST.	2.89m
11 BUILDING HEIGHT	49 CHARLES ST.	±/- 15.0m
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PARKING STATISTICS		REQUIRED
12 NUMBER OF PARKING SPACES	55 SPACES	55 SPACES
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18 BICYCLE PARKING SPACE SIZE	1.8m X 0.6m	1.8m X 0.6m
UNIT STATISTICS		1 - BEDROOM
49 CHARLES St.	12 UNITS	9 UNITS
59 CHARLES St.	3 UNITS	6 UNITS
52 PROSPECT St.	12 UNITS	9 UNITS
TOTAL		27 UNITS
		2- BEDROOM
		24 UNITS



Mixture of Unit Type and Tenure

- **Condominium and Apartment Units**
- **Stacked Townhouse and Apartment Units**

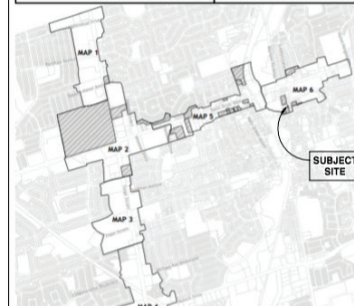


Public Art Component



Public Parkland Component

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Parkland

Supporting Studies

- **Planning Justification Report**
- **Floodplain Analysis & Mapping**
- **Functional Servicing Report**
- **Hydrological Assessment**
- **Geological Evaluation**
- **Tree Inventory Preservation & Removals Plan**
- **Traffic Opinion Letter**
- **Environmental Site Assessment (Phase 1)**



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Next Steps

- **Continue to address submission comments from the Municipality of Newmarket**
- **Revised and resubmit second submission drawings to the Municipality of Newmarket**

Questions

**Thank you for your consideration of the proposed
development application**

