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Site Specific Exemption to Interim Control By-law 2019-04 for 176 Parkview Crescent Staff Report to Council

Report Number: 2020-37

Department(s): Planning Services

Author(s): Alannah Slattery

Meeting Date: June 8, 2020

Recommendations

1. That the report entitled Site Specific Exemption to Interim Control By-law 2019-04 for subject property 176 Parkview Crescent dated June 8, 2020 be received; and,
2. That Council approve the requested site-specific exemption to Interim Control by-law 2019-04 for 176 Parkview Crescent and adopt the attached exemption by-law.

Purpose

The purpose of this report is to recommend to Council the approval of a site specific amendment to Interim Control By-law 2019-04 for subject property 176 Parkview Crescent.

Background

Council passed Interim Control By-law 2019-04 on January 21, 2019. On May 27, 2019 Council approved a Site Specific Exemption Process for Interim Control By-law 2019-04. The exemption process consists of the review of proposed residential dwellings or additions within the subject area of the Interim Control By-law on a case-by-case basis, to determine their compatibility with existing neighbourhood character. Council approval is required to grant a site-specific exception from the Interim Control By-law.

Discussion

Planning Services have received a request for exemption from Interim Control By-law 2019-04, for subject property 176 Parkview Crescent. The applicant is proposing to add Site Specific Exemption to Interim Control By-law 2019-04 for 176 Parkview Crescent

a single-storey addition to the side and rear of the existing dwelling. This addition will also include an attached single-car garage, and will replace an existing detached garage, as shown in the photo below.



The proposed single-storey addition would increase the gross floor area from approximately 107 square metres to approximately 199 square metres, not including the attached garage. The proposed addition would not be greater in height than the existing dwelling.

Interim Control By-law 2019-04 prohibits the expansion of gross floor area of residential dwellings by 25% or more, and prohibits the increase in height of residential dwellings. The proposed addition would expand the gross floor area of the existing dwelling by approximately 86%, as such an exemption from Interim Control By-law 2019-04 is being requested.

A map of the subject property and drawings of the proposed dwelling can be found attached to this report.

Staff have reviewed the proposal and provide the following comments based on the exemption process as approved by Council.

Physical Character

- The subject property is zoned Residential Exception (R1-D-119) Zone which permits a maximum lot coverage of 35% for a single storey dwelling. The proposed addition will increase the lot coverage to approximately 26%.

- The proposed addition will not increase the height of the dwelling, and the proposed roofline is consistent with existing slopes, ridges and rooflines of the neighbouring properties.
- The proposed addition will be constructed using similar building materials for a consistent design.
- The proposed addition will meet all zoning requirements of the R1-D-119 Zone, including yard setbacks, height and coverage requirements.
- It is staff's opinion that the proposed addition will not result in over-development of the lot, as the lot still maintains adequate amenity space and appropriate setbacks.

Streetscape Character

- The existing neighbourhood is comprised of older (1970's) single-storey dwellings, with some new additions and new builds. The aerial image below shows the current neighbourhood.



- The proposed addition will result in a dwelling that is not out of character for the neighbourhood, which is comprised of small to medium sized dwellings, with one significantly larger outlier dwelling.
- The proposed addition will be constructed to the side and rear of the existing dwelling, maintaining existing street lines and a uniform built form.
- The proposed addition will not be closer to the side lot line than the existing detached garage.

- The northern side of the subject property, bordering Queen Street, is fenced and contains significant vegetation, as such, visual impacts from Queen Street are minimal. The image below depicts the view of the subject property from Queen Street.



- The proposed dwelling will not significantly change the character of the streetscape, as it will be built primarily to the side and rear of the existing dwelling and will be minimally visible from street view.

Town staff are of the opinion that the proposed dwelling will not compromise the character of the neighbourhood. As such, staff recommend that the request for exemption of 176 Parkview Crescent from Interim Control By-law 2019-04 be approved by Council, and that the attached by-law be adopted.

Conclusion

It is recommended that Council grant a site-specific exception for 176 Parkview Crescent, Newmarket, from Interim Control By-law 2019-04 by adopting the attached exemption by-law.

Business Plan and Strategic Plan Linkages

The proposed development supports Council's 2018-2022 Strategic Priorities which aim to ensure a thriving community that is supportive of community engagement.

Consultation

Planning staff have circulated the exemption request to residents within 50
Site Specific Exemption to Interim Control By-law 2019-04 for 176 Parkview Crescent

metres of the subject property, as per the Council-approved exemption process for Interim Control By-law 2019-04. Staff have received comments from the adjacent owner, the owner of 178 Parkview Crescent, who has stated their support of the proposed exemption request.

Human Resource Considerations

N/A

Budget Impact

There is no budget impact associated with this report.

Attachments

- Location Map
- Proposal
- Proposed By-law

Submitted by

Alannah Slattery, Planner, Planning Service

Approved for Submission

Adrian Cammaert, Acting Manager, Planning Services

Jason Unger, Acting Director, Planning and Building Services

Peter Noehammer, Commissioner, Development and Infrastructure Services

Contact

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