



Public Meeting

849 Gorham Street, Newmarket, ON L3Y 1L7

Aaron Gillard & John Buckley on behalf of The Gorham Partnership



Summary of Comments

York Region:

- Request need to be made by the Town re: policy 8.3.8.
- Transportation to provide comments at SPA stage

Urban Forestry

- Arborist Report to provide monetary replacement value of trees over 20cm DBH

LSRCA

- Technical comments to be provided at SPA stage.
- Design event for minor storms to be more clearly identified and details for sewers on Gorham.

Town Planning

- Affordable housing needs to be addressed,
- Public Art needs to be addressed S.12.2.7
- Maintain / build 1.8m privacy fence for neighbors.

Engineering

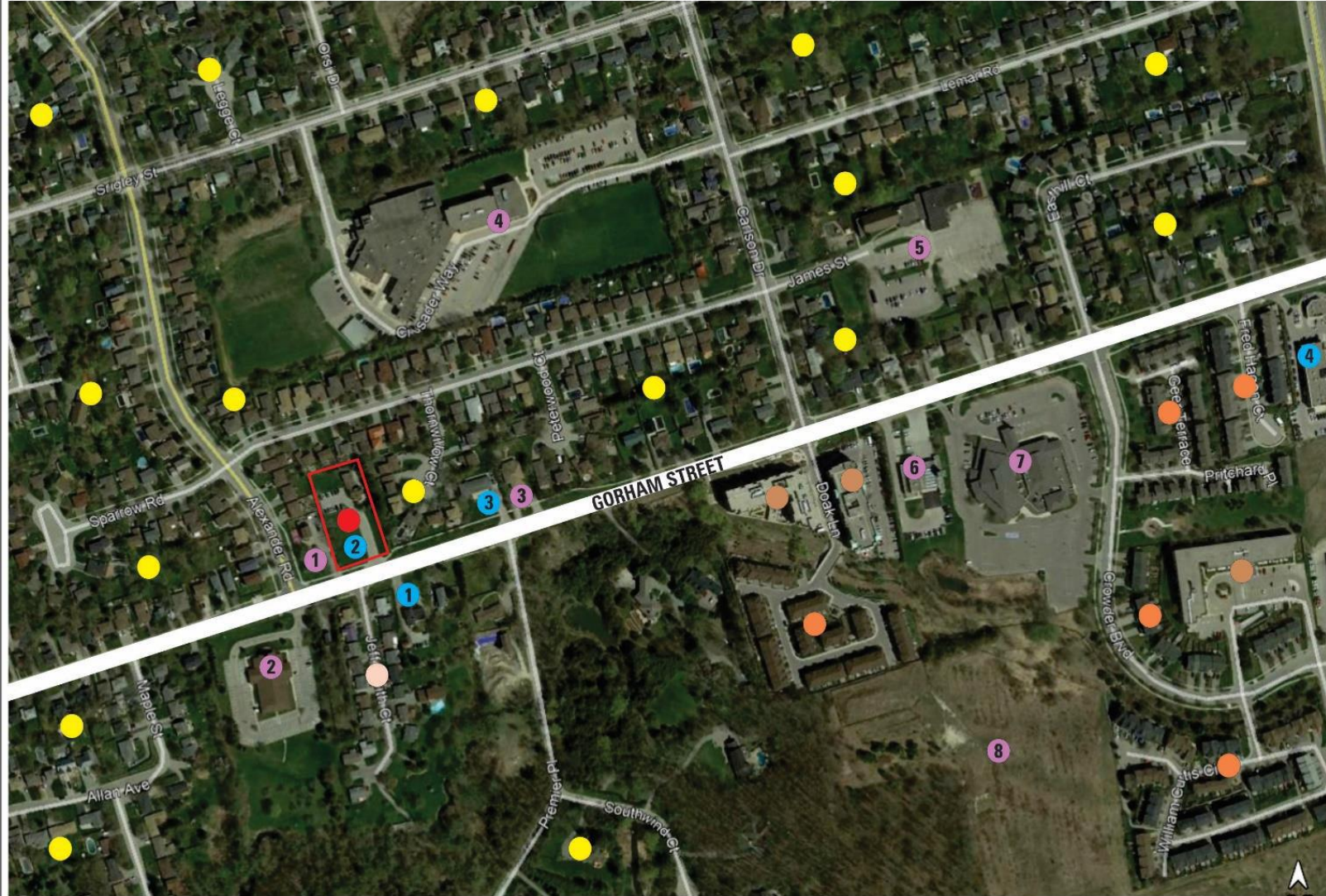
- Appears to have mis commented on a Road Widening required
- Engineer to provide response on comments
- Traffic to provide response on comments

Landscape

- Snow storage
- Mis comment that a walkway be provided (one is shown)

Building – No comments

Southlake, Rogers & Enbridge have no comment.



- **SUBJECT LANDS**
● **SINGLE FAMILY HSG.**
● **TOWNHOUSES**
● **1 INSTITUTIONAL**
- **CLUSTER HSG.**
● **APARTMENTS**
● **1 COMMERCIAL**

N.T.S.

- SINGLE FAMILY HSG:** This development form is comprised of predominately single family and duplex housing, and is generally located within the surrounding community.
- CLUSTER HSG:** This development form is comprised of single family units in a "cluster" form (higher intensity of use), represented by the retirement residences located on Jeff Smith Court, immediately across from the Subject Lands.
- TOWNHOUSES:** This development form is comprised of multi-family housing in the form of Townhouses. They are generally located to the east of the Subject Lands.
- APARTMENTS:** This development form is comprised of Apartment Buildings and are represented by the two retirement residences on Gorham Street east of the Subject Lands.

- INSTITUTIONAL:** This development form is comprised of schools, churches and cemeteries intended to serve the local community. They include:
1. Blue Door Youth Shelter
 2. Church of Jesus Christ of Latter Day Saints
 3. Children's Aid
 4. Sacred Heart Catholic High School
 5. Grace Church + Newmarket District Christians' Academy
 6. Central York Fire Services: Station 4-1
 7. Cedarview Community Church
 8. Newmarket Cemetery (Not Open)
- COMMERCIAL:** This development form is comprised of
1. Gorham Animal Hospital
 2. LARKIN+ Land Use Planners
 3. Orthoproactive Consultants
 4. Retail Plaza (Coffee Shop, Stores, Offices)



Existing Site

1. Existing Dwelling (used for Office space)
2. North of Property: Single family Dwelling. Grade slopes south towards Gorham for Drainage
3. Existing Tree Canopy to be preserved.
4. Neighbour: Blue Door Youth Shelter

Property Grade Slopes North View



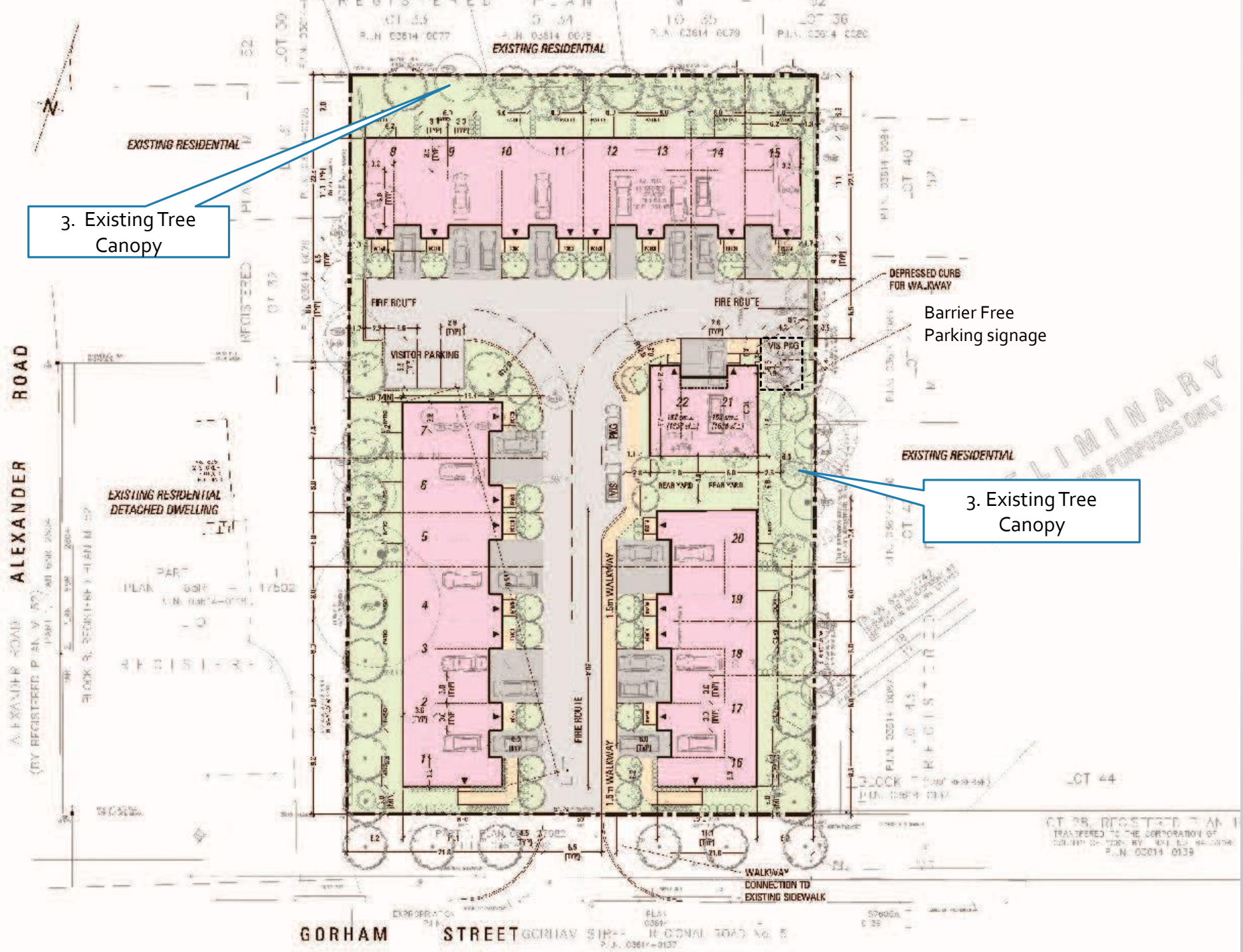




FIGURE 1: ELEVATION FROM GORHAM STREET, LOOKING NORTHWEST



FIGURE 2: ELEVATION FROM GORHAM STREET, LOOKING NORTHWEST



FIGURE 3: ELEVATION FROM GORHAM STREET, LOOKING NORTHEAST



FIGURE 4: ELEVATION FROM GORHAM STREET, LOOKING NORTH

GORHAM STREET ELEVATIONS OF PROPOSAL

GORPAR: 849 GORHAM STREET, NEW MARKET, OPA / ZBA APPLICATION

Development Phase Breakdown

- During Phase 1 an Official Plan Amendment and Zoning Bylaw Amendment will be required.
- Phase 2 will require: Site Plan Approval, Draft Plan of Subdivision, Draft Plan of Condominium (POTL) and Building Permits.

Technical Reports & Studies Completed

- **Servicing Report + Stormwater Management Report (FSR & SWM)** (Alpin Martin)
- **Phase One & Two Environmental Site Assessment** (Terrapex Environmental Ltd.)
- **Geotechnical Investigation Report** (Alston Associates)
- **Hydrogeological Review** (Terrapex Environmental Ltd.)
- **Traffic Impact Study & Transportation Demand Management Study** (Cole Engineering Group Ltd.)
- **Arborist Report** (Thomas Watson Consulting Arborists)

Summary of Consistency/Conformity

How Does Our Proposal Fit The Existing Structure & Policy Framework:

- Public Interest: The proposed development will provide a more affordable style of housing in an area that is predominantly more expensive, land extensive single detached units.
- Provincial interests: The proposal will expand the range of housing units available within the area and has been well designed to reflect the existing, surrounding uses and the available infrastructure
- Provincial Policy Statement 2020: The PPS promotes intensification through the re-development of existing properties and promotes the efficient use of existing infrastructure and development of a more cost efficient, affordable housing styles.
- The Proposed Development Conforms to the Growth Plan for the Greater Golden Horseshoe, the York Regional Official Plan, and the Town of Newmarket Official Plan.



Thank You for your Time and Interest in our Project