



# 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



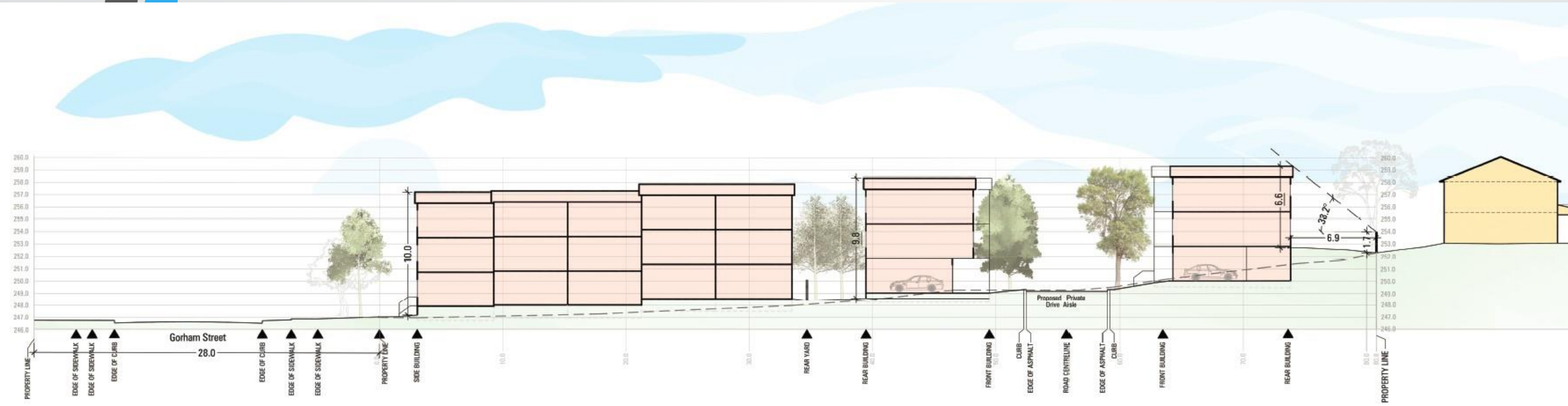
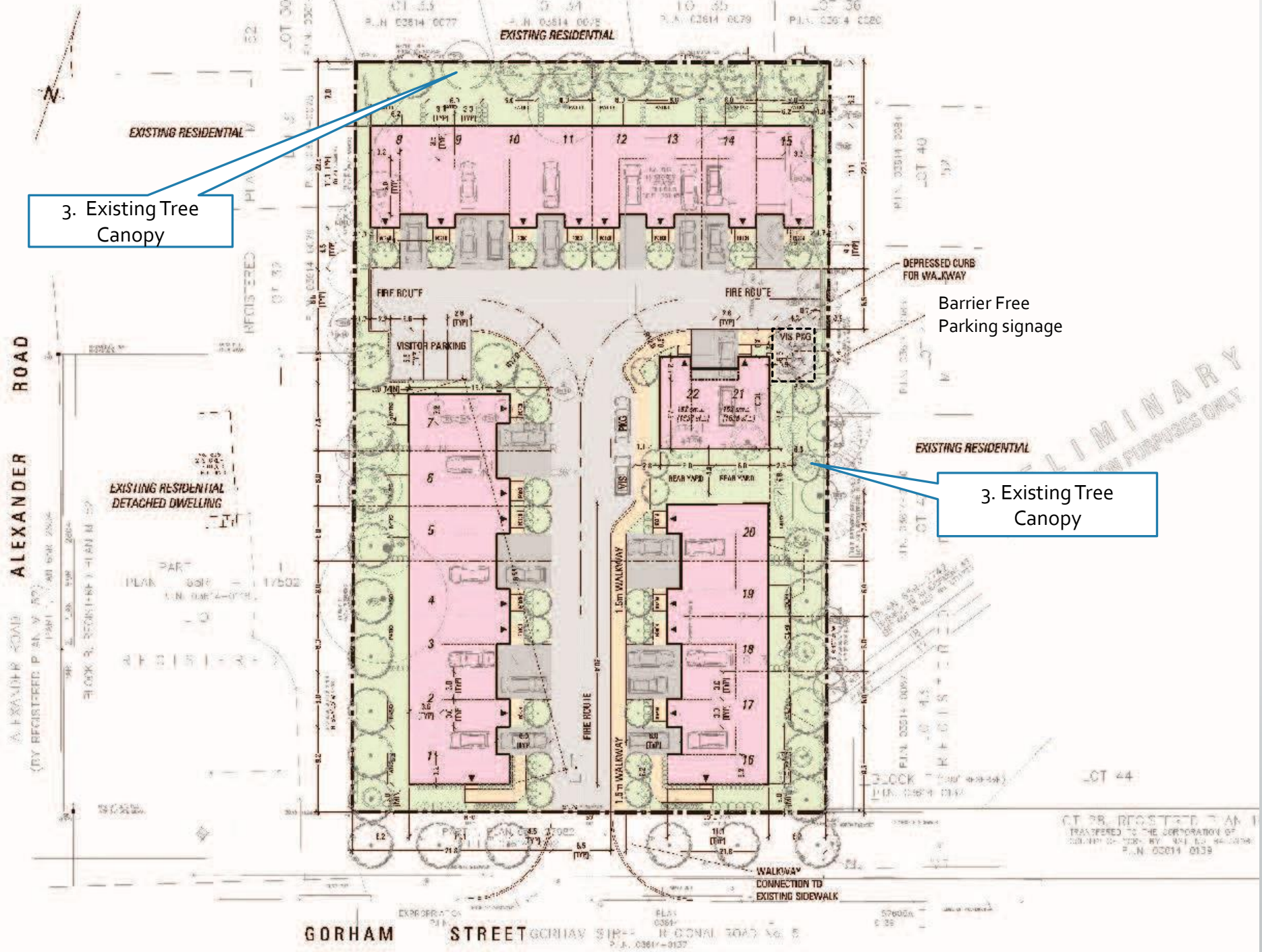


FIGURE 1: CROSS-SECTION OF PROPOSAL, LOOKING WEST

# CROSS-SECTION AND GRADING OF PROPOSAL

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





3. Existing Tree Canopy

Barrier Free Parking signage

3. Existing Tree Canopy



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

LARKIN+ LAND USE PLANNERS INC. THE BRIMFIELD STREET DEVELOPMENT, BRIMFIELD, MASS 01501

# 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.**

# Come Join Us for a Site Visit!

- Targeting the week of Sept 21<sup>st</sup> or 28<sup>th</sup>
- Afternoon and Evening times will be available.
- Please contact John Buckley at [jab@larkinplus.com](mailto:jab@larkinplus.com) or Aaron Gillard at [amg@larkinplus.com](mailto:amg@larkinplus.com) to secure a spot.





Thank You for your Time and Interest in our Project