

NSD2M CORPORATION

66 ROXBOROUGH ROAD, TOWN OF NEWMARKET



HUMPHRIES PLANNING GROUP INC.

EXISTING CONTEXT

Legal Description:

Lot 11, Registered Plan No. 344

Municipal Address:

66 Roxborough Road, Newmarket

Site Area:

0.198 ha (0.488 ac)

Lot Frontage:

34.59 m (113.48 ft) – Roxborough Rd.
48.77 m (160.00 ft) – Queen St.

Existing Use:

One (1) low-rise residential dwelling



Figure 1: Property Map (Google Earth 2020)

SITE LOCATION & AREA CONTEXT

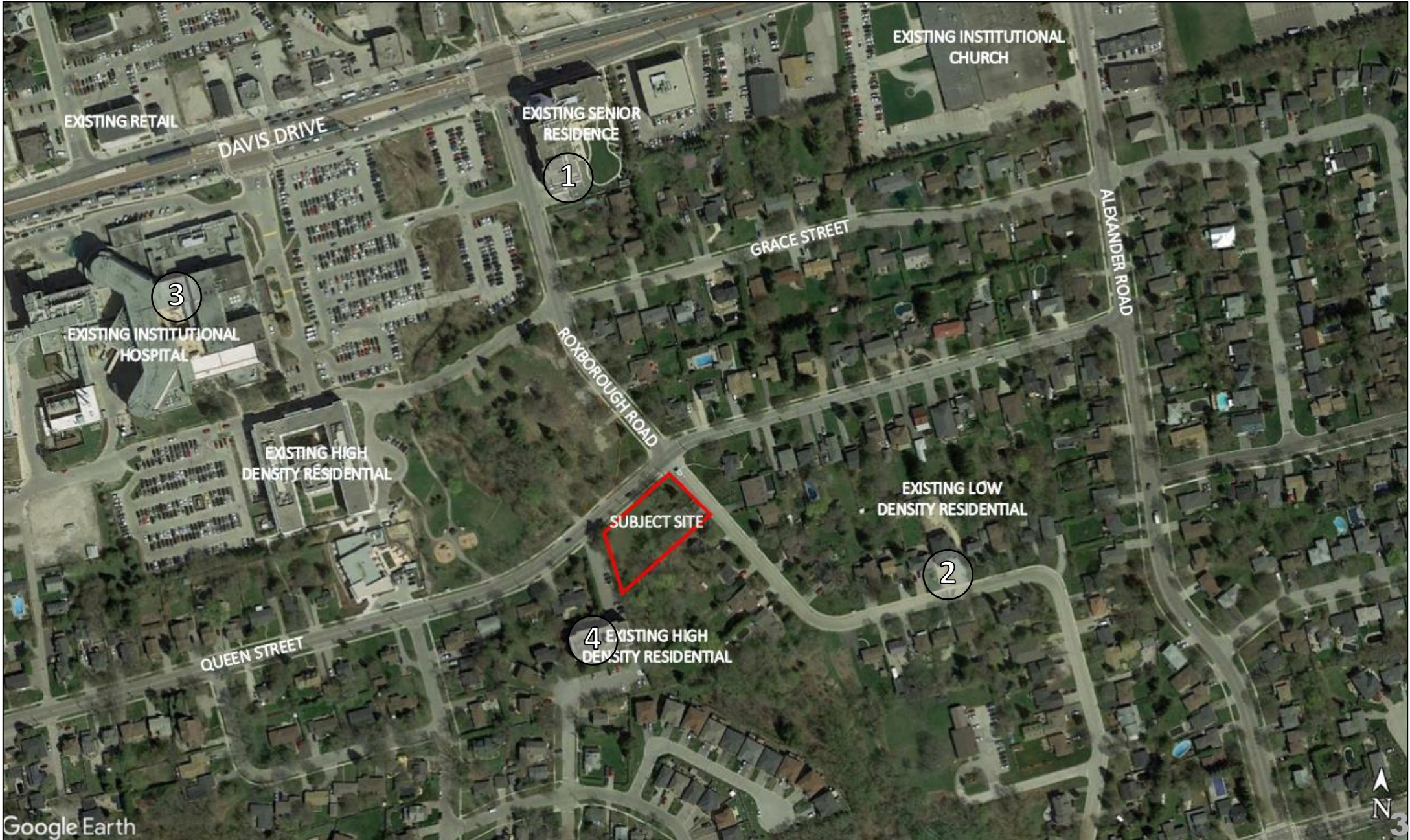


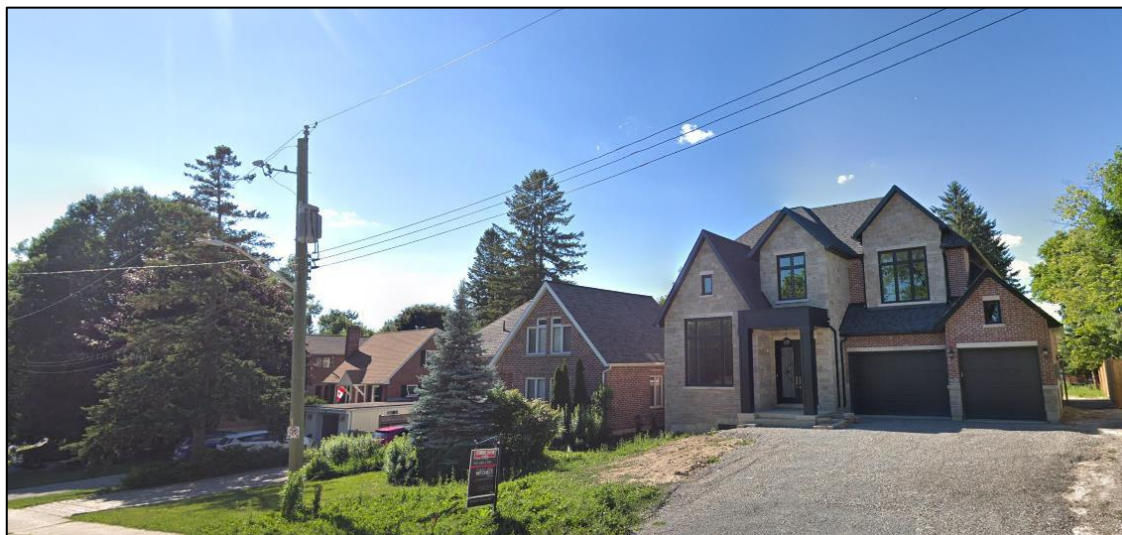
Figure 2: Location Map (Google 2018)

SURROUNDING LAND USES

1. NORTH: 1 ROXBOROUGH RD.



2. SOUTHEAST: 96 ROXBOROUGH RD.



**3. SOUTH: SOUTHLAKE REGIONAL HEALTH CENTRE
(DAVIS DRIVE)**



4. WEST: 684 QUEEN ST.



EXISTING TRANSIT

↔ VIVA (YELLOW)

↔ SCHOOL BUS ROUTE

★ EXISTING BUS STOP

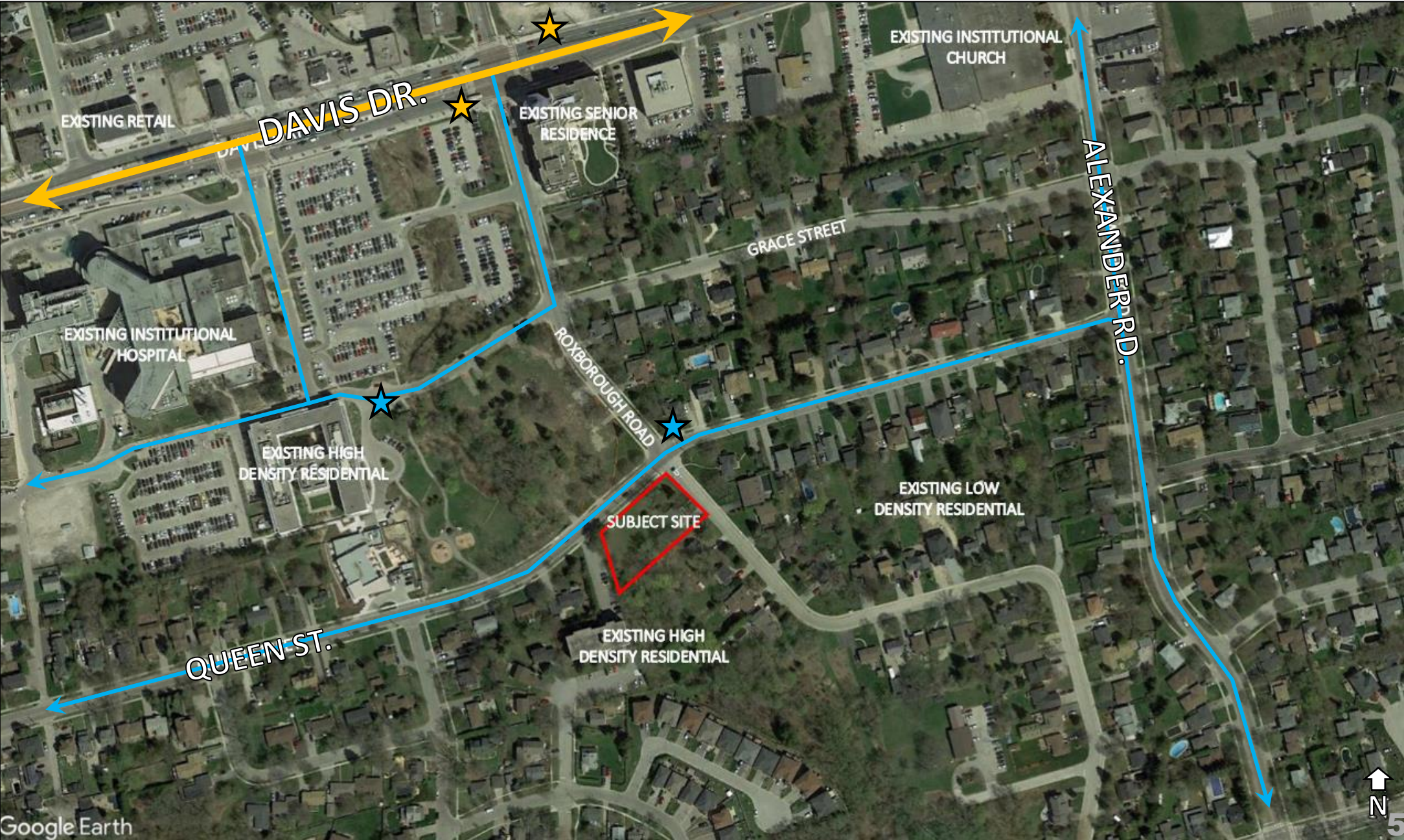


Figure 7: Existing Transit Map (Google 2018)

DEVELOPMENT PROPOSAL

- Two (2) Townhouse Blocks consisting of:
 - Nine (9) units – Three Storeys
 - Range of Lot Areas: 163 sqm – 268 sqm
 - Range of Lot Frontages: 6.00m – 8.01m
 - Range of Building GFA: 144sqm – 229sqm

Site Area Breakdown

Building Coverage:	44% (868 sqm)
Soft Landscaping:	41% (808 sqm)
Driveways:	8% (162 sqm)
<u>Open Space Blk:</u>	<u>7% (139 sqm)</u>
Total:	100% (1,977 sqm)

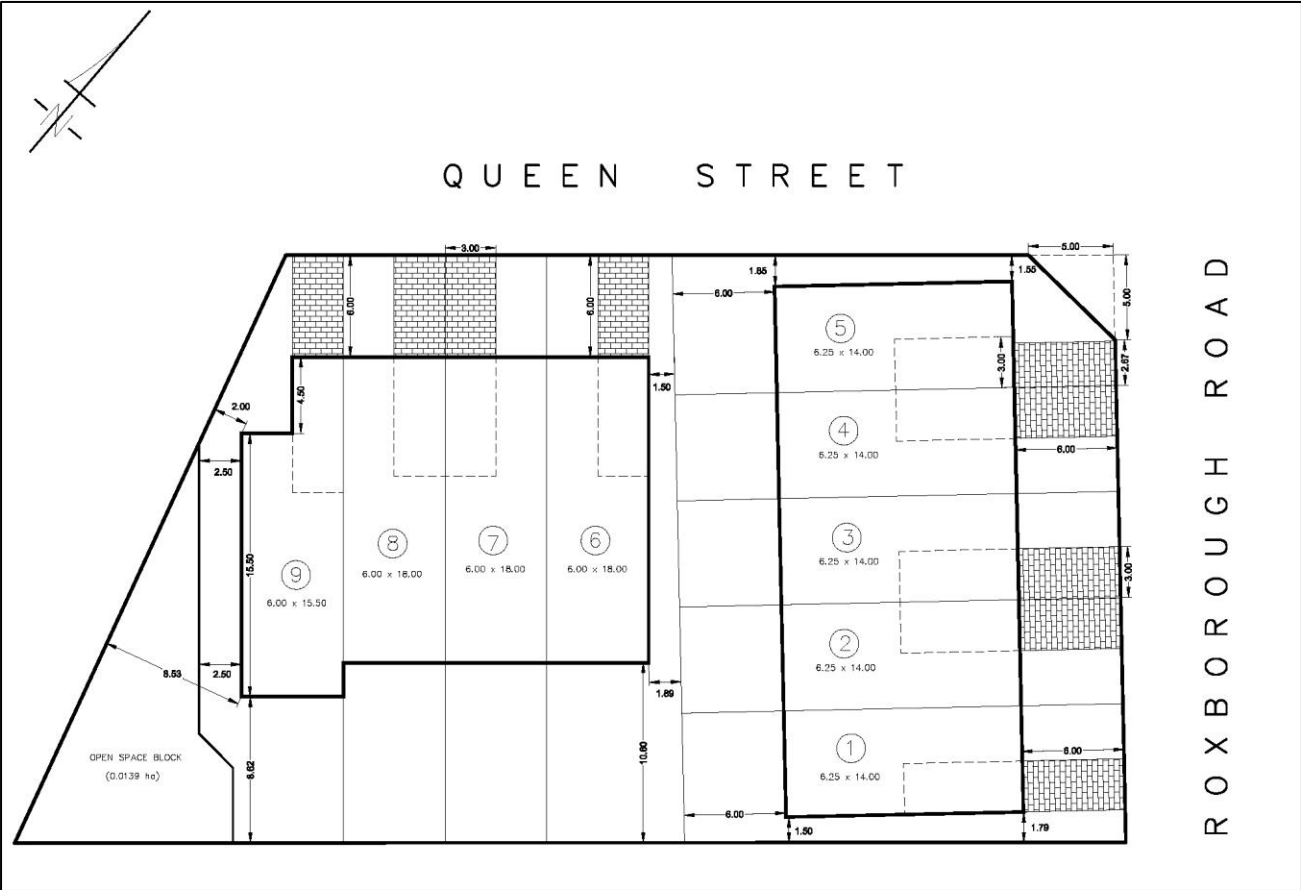


Figure 8: Site Plan (Michael Frieri 2019)

PROPOSED LANDSCAPE PLAN

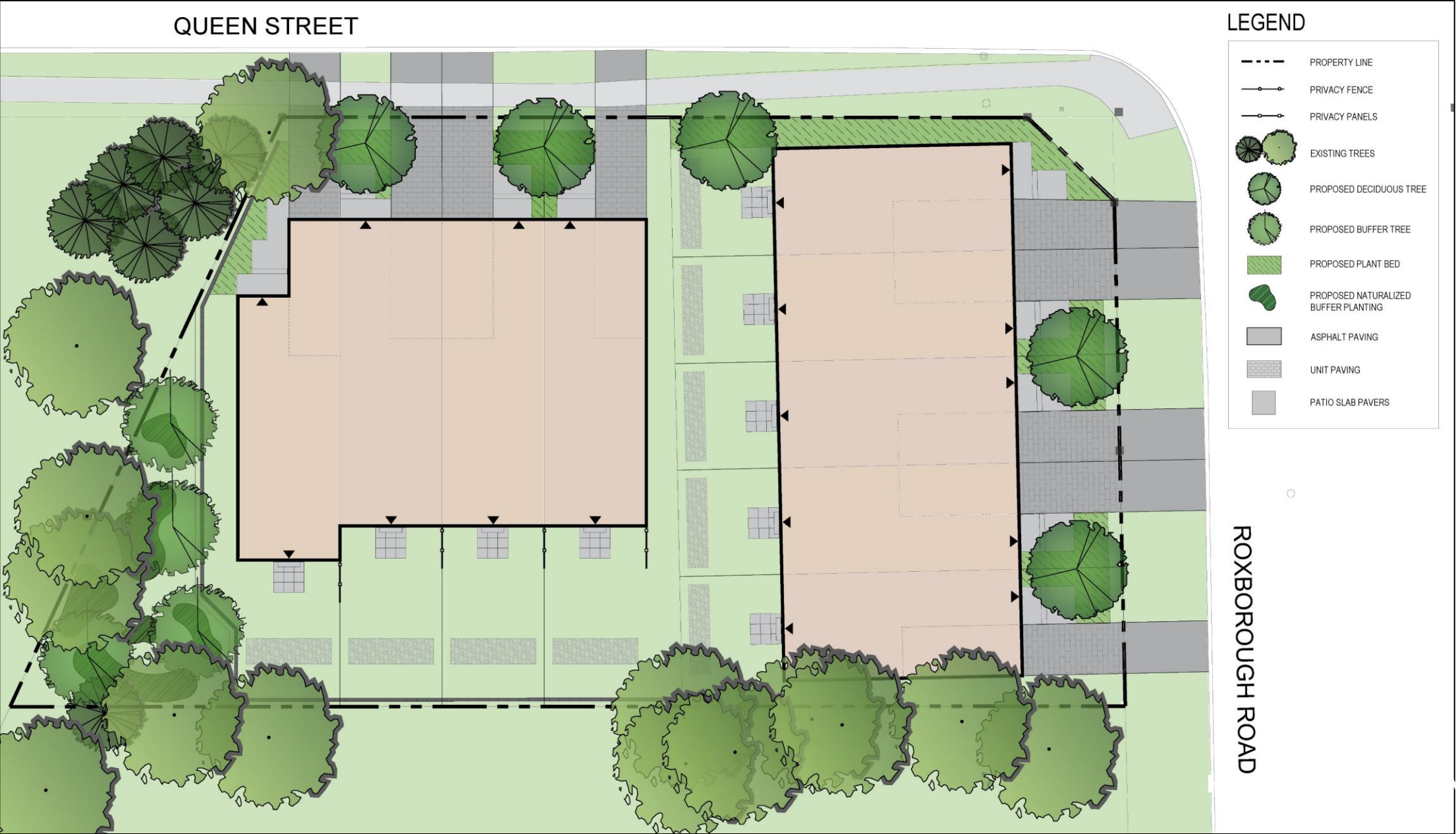


Figure 9: Landscape Plan (Landscape Planning 2018)

PROPOSED RENDERING (ROXBOROUGH ROAD)



Figure 10: Proposed Rendering (Alviani 2020)

PROPOSED RENDERING (QUEEN STREET)



Figure 11: Proposed Rendering (Alviani 2020)

PROVINCIAL POLICY FRAMEWORK

Provincial Policy Statement, May 2020

- Subject Site is located within a “Settlement Areas”, as described in Section 1.1.3
- Patterns of Land Use within “Settlement Areas” are based on densities and a mix of land uses which efficiently use infrastructure/public facilities.
- Promote intensification for transit-supportive development, accommodating supply and range of housing.

A Place to Grow – Growth Plan, August 2020

- Subject Site is located within the “Built-Up Area”, per Schedule 2 – A Place to Grow Concept
- Growth and intensification is encouraged within delineated built-up areas with existing or planned transit/public service facilities
- Section 2.2.3(3) of the GGH requires that all municipalities implement strategies to achieve the minimum intensification targets within the “Built-Up Area” which is approximately 50% of all residential development.

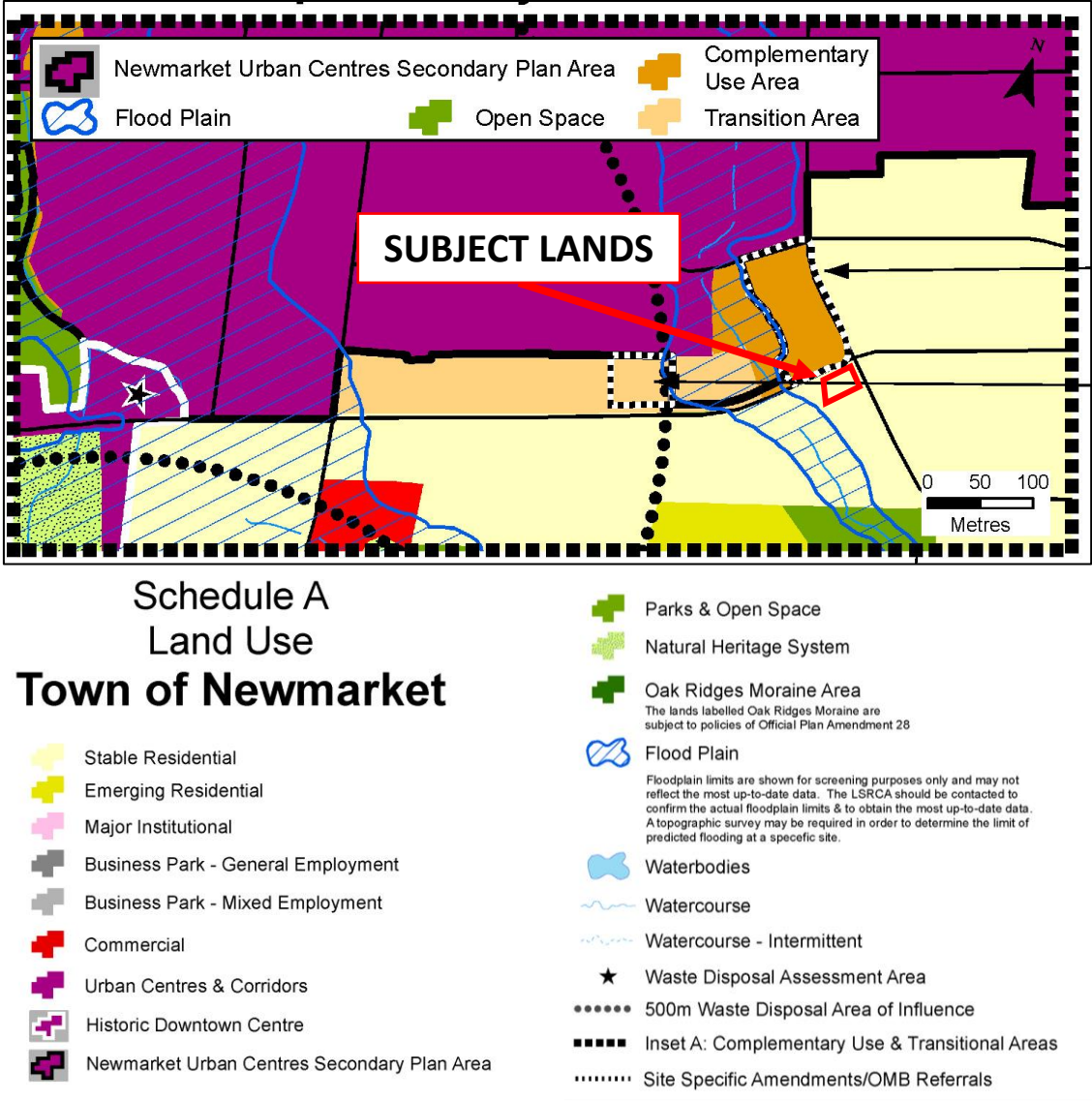


LOCAL POLICY FRAMEWORK

Town of Newmarket Official Plan (2010)

- Subject Site is designated as being “**Stable Residential**”, per Schedule A – Land Use.
- Section 3.0 states that “Stable Residential Areas currently have a mix of housing forms including rowhouses, townhouses, duplexes, fourplexes, apartments and other multi-unit buildings”
- Infill development is permitted in Stable Residential areas by supplementing various forms of residential intensification such as infilling (Sc. 3.2.1)

Figure 12: Newmarket Official Plan (Town of Newmarket 2016)



ZONING BY-LAW

Town of Newmarket Zoning By-law 2010-40

- Subject Site is zoned “Residential Detached Dwelling 15m with exception 119 (R1-D-119)” Zone under Map 13.
- The ‘R1’ Zone permits single detached dwelling and a range of accessory units.
- The surrounding lands are zoned **R5-S, UC-HC1-93, R1-D-119.**

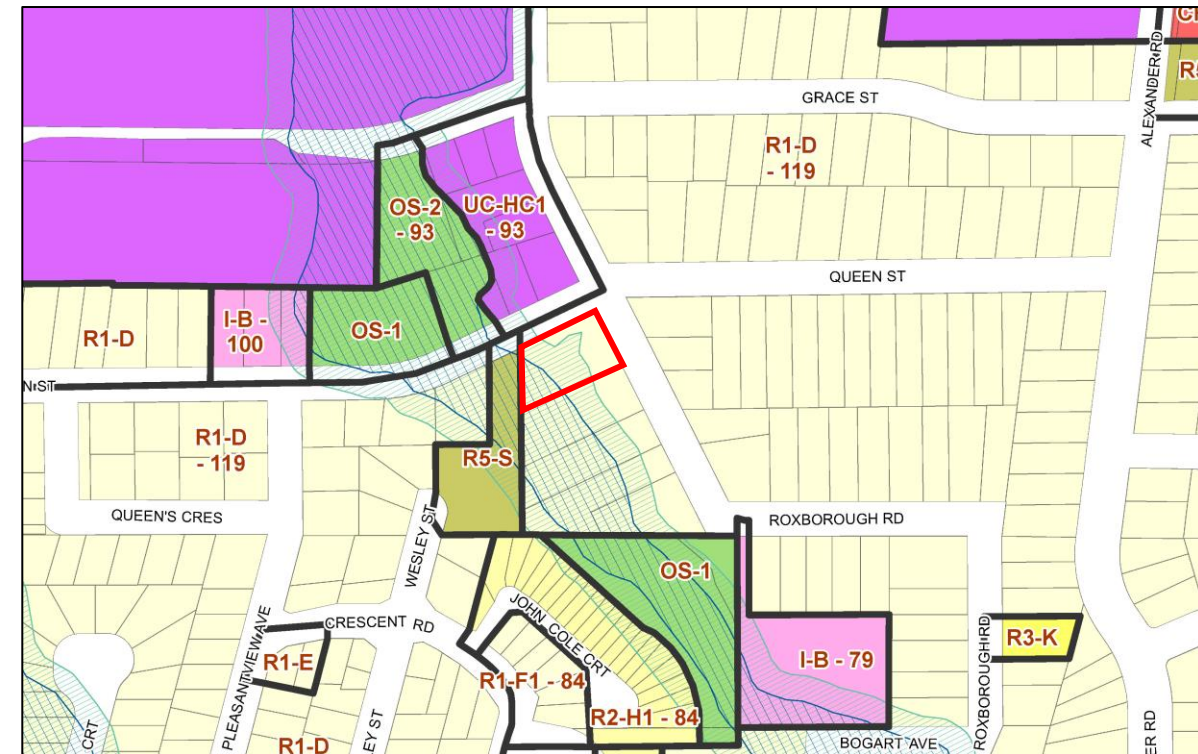


Figure 13: Town of Newmarket Zoning By-law 2010-40, Map 13 (Town of Newmarket 2010)

 **SUBJECT SITE**

PROPOSED AMENDMENTS

Proposed Official Plan Amendment (OPA)

- The proposed OPA is required to include a site-specific policy to permit a “Townhouse” built form within the existing “Stable Residential” designation.
- The proposed OPA does not facilitate a change in designation rather implements a site-specific policy to the Subject Site.

Proposed Zoning By-law Amendment (ZBLA)

- The proposed ZBLA seeks to rezone the Subject Site to “Residential Townhouse Dwelling 6m with exception (R4-R-XX) Zone”. The R4-R zones permits Townhouse Dwellings.
- The ZBLA proposes zoning exception that are applicable to the Subject Site which include:
 - Maximum Building Height: 11m (3 Storeys)
 - Minimum Lot Area: 162.5 sqm

STUDIES COMPLETED

- Functional Servicing & SMW Report;
- Floodplain Analysis
- Geotechnical Investigation
- Hydrogeological Assessment
- Source Water Impact Assessment and Mitigation Plan
- Phase 1 Environmental Site Assessment
- Environmental Impact Study
- Tree Inventory and Arborist Report
- Noise Feasibility Study
- Transportation Impact Report & Parking Study
- Planning Justification Report

THANK YOU

HAPPY TO ANSWER QUESTIONS