

October 13, 2020

Attn: Jason Unger, Acting Director of Planning
Adrian Cammaert, Acting Manager of Planning
Town of Newmarket

RE: Newmarket Established Neighbourhoods Community Study and Mulock
Station Area Secondary Plan
16756 and 16764 Bayview Avenue
North of Mulock Drive

Macaulay Shiomi Howson Ltd. are the planning consultants for the Owners of 16756 and 16764 Bayview Avenue, located on the west side of Bayview Avenue, just north of Mulock Drive, in the Town of Newmarket. The subject lands are currently home to a single detached dwelling (one on each property).

Figure 1 – Aerial Photo



The property is within the boundaries of the Newmarket Established Neighbourhoods Study Area and just outside of the Mulock Station Secondary Plan Area. The Owners of these properties have an interest in both of these planning processes that are underway.

The properties are currently designated Stable Residential, in the Town of Newmarket Official Plan, which would permit single and semi-detached dwelling along with townhouses (subject to certain criteria).

The draft Official Plan policies outlined as part of the Established Neighbourhoods Study include additional policies related to uses, including:

Rowhouses and townhouses are also permitted provided that a review and analysis of such densities be undertaken as part of an application process including the submission of a planning justification report to the satisfaction of the Town.

Townhouse units on a Private Road shall be a permitted use in the Residential Area for the lands subject to Official Plan Amendment No. 12. (OPA #12) (955 & 995 Mulock Drive)

While these draft policies seek to enhance the permitted uses on the subject lands, in our view, they do not adequately address the unique characteristics of the subject lands:

- The lands are 'double-wide' lots, meaning, compared to the property lot pattern to the north, they are approximately twice as wide;
- They back onto a former commercial/industrial site and side onto a commercial site to the south;
- They are located on a major street and in proximity to an arterial road;
- The building form across Bayview Ave. to the east are townhouses that back onto Bayview, along with a relatively new, three storey commercial/medical building further south;
- The lands are located immediately adjacent to the Mulock Station Secondary Plan, which proposes building heights on neighbouring properties, of up to six (6) storeys, with a minimum of three (3) storeys and includes a medium density designation that calls for a maximum FSI of 1.75, with a minimum of 1.25.

In addition, the Established Neighbourhoods Study seeks to incorporate the lands into the 'Historic Core Character Area', however, the lands are far removed from the historic core and share no real connection to it. The single detached homes to the north, fronting on Bayview Avenue (south of Penrose Street) are examples of circa 1960's bungalow dwellings. It is our view that the subject lands should not be considered part of this 'character' area.

As noted, the Town is also undertaking a Secondary Plan for the Mulock Station transit area and has drafted Secondary Plan policies for that area. It is our view that the subject lands relate more to this Secondary Plan Area, than they do to the historic core or the Stable Residential area.

Therefore, we would request the following:

- 1) As part of the Established Neighbourhoods Study and the removal of the related Interim Control By-law, incorporate a site-specific policy or recommendation to remove the lands from the 'Established Neighbourhoods' Official Plan Amendment;
- 2) Incorporate the lands into the Mulock Station Secondary Plan Area and include a land use designation similar to the property to the south (medium density) which would allow for similar height and density.

We would be more than happy to review and discuss the above points and recommendations directly with staff. In addition, I would ask that I be added to the notification/contact list for both of these planning processes.

Should you have any questions regarding the information contained herein, please contact me directly, thank you.

Sincerely,
MACAULAY SHIOMI HOWSON LTD.

Nick Pileggi

Nick Pileggi, MCIP, RPP.
Principal