

Town-Initiated Technical Amendments to the Urban Centres Secondary Plan and Zoning By-law 2019-06

The Town of Newmarket has initiated technical amendments to the Urban Centres Secondary Plan (Secondary Plan) and Zoning By-law 2019-06. The draft amendments were presented at the July 27, 2020 statutory public meeting and considered by Committee of the Whole on October 26, 2020. Below are some supplementary information regarding the effects of the proposed amendments on 200 Lancaster Avenue. The information contained here are intended to provide further details in addition to the staff report and draft amendments available on the Town's website. The statutory public notice requirement for the proposed amendments has been fulfilled.

Proposed Changes to Zoning By-law 2019-06

The property is designated "Mixed Use" in the Urban Centres Secondary Plan and zoned "Site-Specific (1) (SS(1))" in Zoning By-law 2019-06. The site-specific exception "permits residential development as allowed under the R1-D Zone of Section 4, Section 5 and Section 6.2 of Zoning By-law 2010-40". The R1-D Zone in Zoning By-law 2010-40, as amended, permits uses such as single detached dwellings; bed and breakfast; home occupation, and private home daycare subject to other provisions of the by-law.

To implement the "Mixed Use" designation of the Urban Centres Secondary Plan, which permits a wide range of residential and commercial uses, the proposed zoning by-law amendment will remove the property from "SS1 Zone" and rezone it to "Mixed Use 1 (MU-1) Zone". The MU-1 Zone permits residential uses such as apartment; live-work units; stacked townhouse and townhouse, subject to conditions; and a range of non-residential uses including, but not limited to, art gallery; office; financial institution; personal service shop, and retail stores.

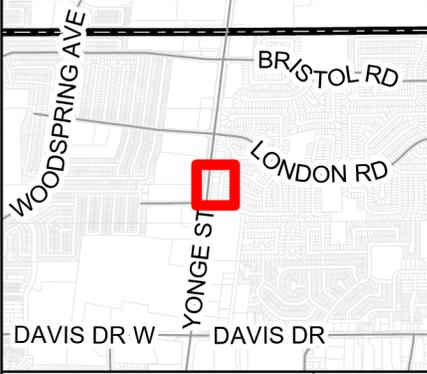
Upcoming Meeting

The staff report and proposed amendments are available at newmarket.ca/meetings under Agenda for the October 26, 2020 Committee of the Whole – Electronic. The proposed amendments will be considered by Committee of the Whole on **December 7, 2020**. If you wish to submit input to Council regarding these amendments, please email written comments to clerks@newmarket.ca by Wednesday, December 2, 2020 or make a live remote deputation at the December 7, 2020 meeting.

Additional Information

If you have any questions or require additional information, please contact Phoebe Chow, Senior Planner – Policy, at pchow@newmarket.ca.

Location Map 200 LANCASTER AVE



Newmarket

Subject Lands

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Proposed Changes to the Urban Centres Secondary Plan

Currently, the southern portions of 22 Bolton Avenue and 27 Lundy's Lane have density permission of "Medium-High" (minimum 4-storeys and maximum 12-storeys; 2.0 to 2.5 FSI), while the northern portions have density permission of "Low Density" (minimum 2-storeys and maximum 6-storeys; 1.5 to 2.0 FSI).

The proposed amendments will revise the Height and Density Schedule of the Urban Centres Secondary Plan to permit "Medium-High" density all the way to the northern limits of both properties (minimum 4-storeys and maximum 12-storeys; 2.0 to 2.5 FSI).

Proposed Changes to Zoning By-law 2019-06

The properties at 22 Bolton Avenue, 23 Bolton Avenue and 27 Lundy's Lane are zoned MU-1, which permits minimum 1.5 FSI to maximum 2.0 FSI in Zoning By-law 2019-06. To be in conformity with the Medium-High Density permissions in the Secondary Plan, which permits 2.0 to 2.5 FSI on these properties, the proposed zoning by-law amendment will rezone these properties to MU-2, which will have the same density permissions as the Secondary Plan.

Upcoming Meeting

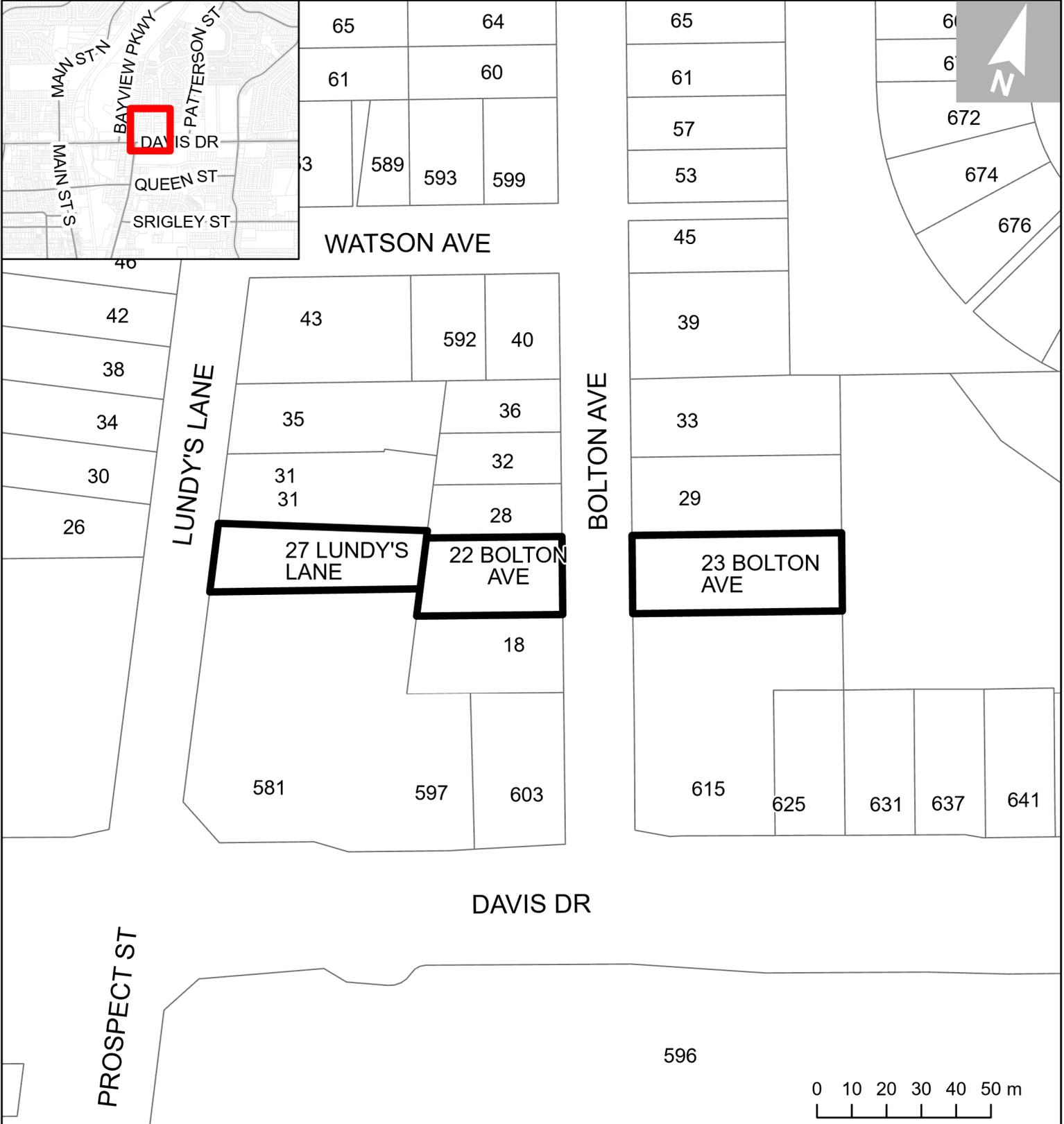
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Location Map

22, 23 BOLTON AVE and 27 LUNDY'S LANE



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Proposed Changes to the Urban Centres Secondary Plan

432 Davis Drive and 11 Main Street South are currently designated "Parks and Open Space" in the Urban Centres Secondary Plan and there are no density assigned to those lands. The proposed amendment will update appropriate schedules of the Urban Centres Secondary Plan to redesignate the eastern half of 432 Davis Drive and all of 11 Main Street South as "Mixed Use" to permit Medium Density, which allows building height between 3 and 8 storeys and 1.5 to 2.0 FSI.

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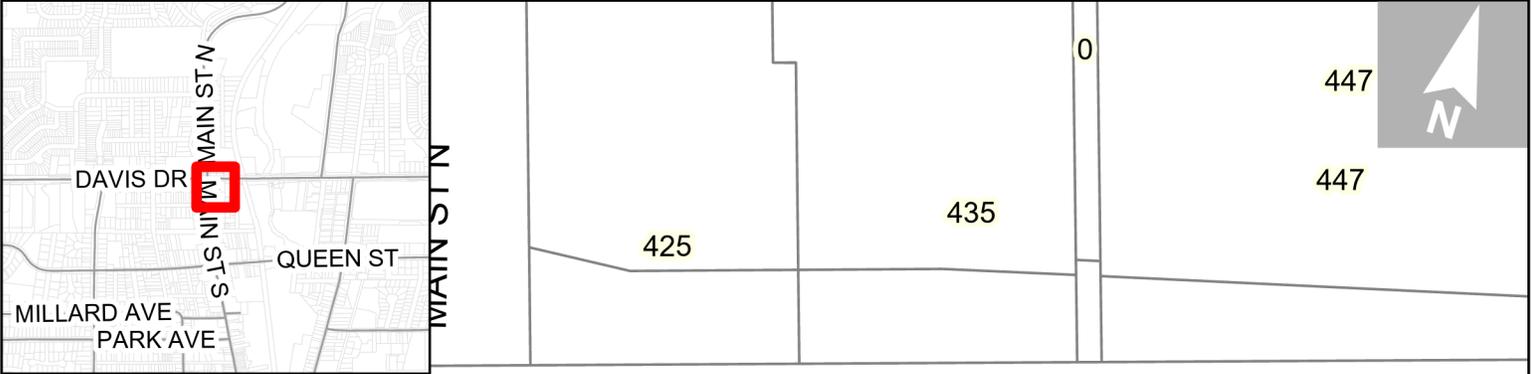
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Attachment: Location Map

Location Map

432 DAVIS DR and 11 MAIN ST S



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