

# STATUTORY PUBLIC MEETING

OFFICIAL PLAN AMENDMENT APPLICATION D09-18-22  
ZONING BY-LAW AMENDMENT APPLICATION D14-18-22

1015 -1029 DAVIS DRIVE, 22 HAMILTON DRIVE

MAY 10<sup>TH</sup>, 2021  
AT 1:00 PM

TOWN OF NEWMARKET

**WESTON**  
CONSULTING



# PROJECT TEAM



# SITE CONTEXT



Air Photo

- The revised development concept integrates: 22 Hamilton Drive
- The addition of the parcel was pursued in response to comments on the first submission
- Area: 6,350 m<sup>2</sup>
- Frontage: 90.25 metres (Davis Dr.)
- Existing Use: Single, detached dwellings

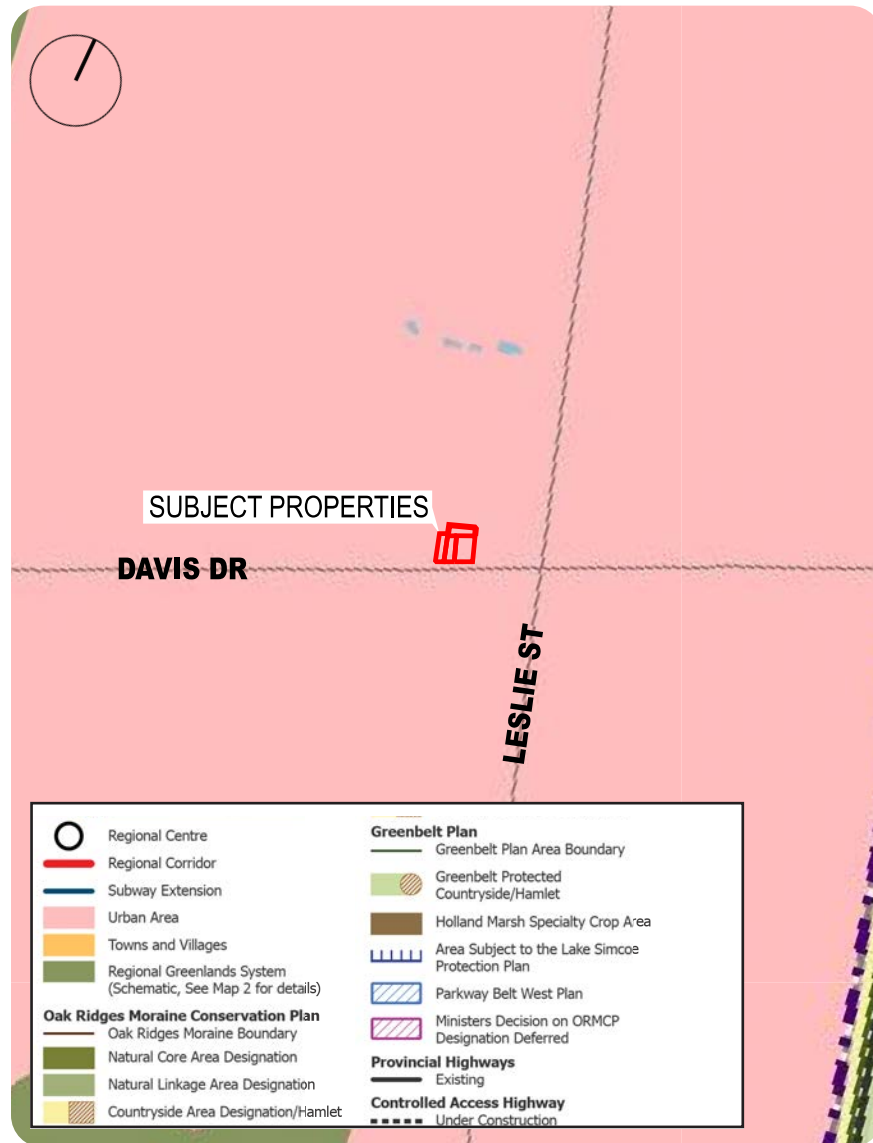
# SURROUNDING AREA



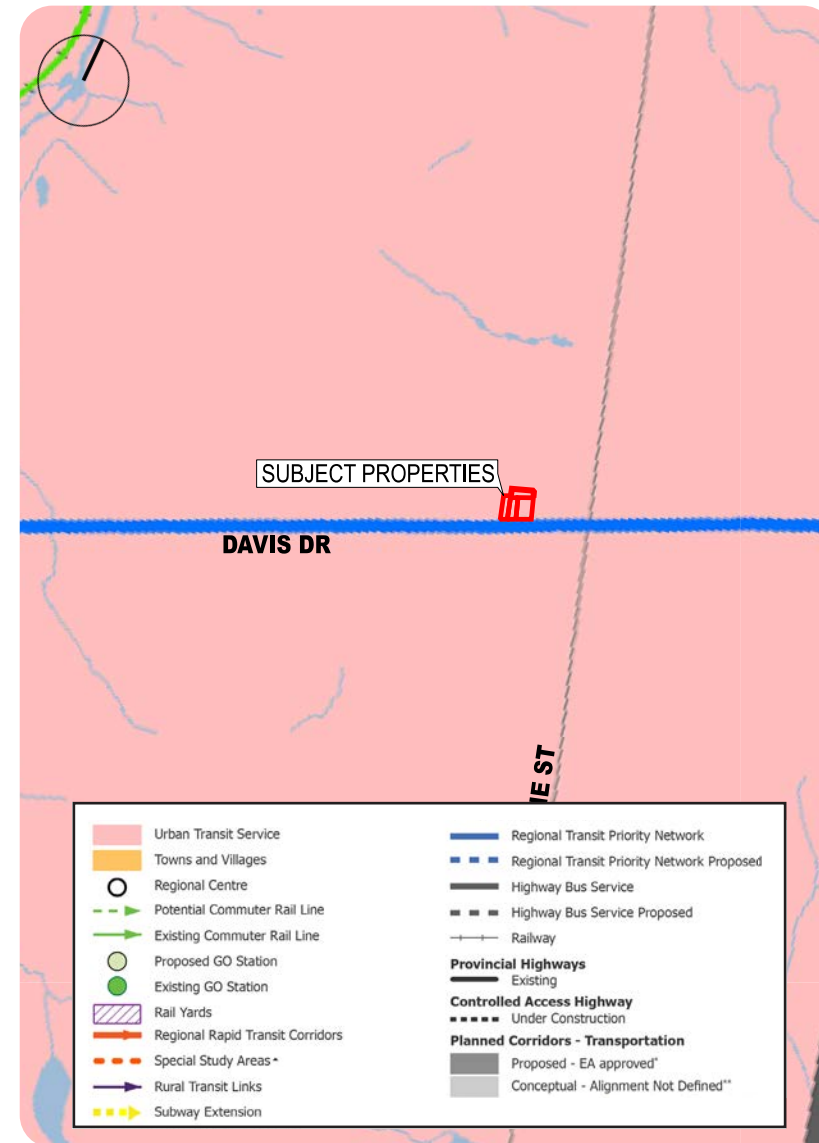
Surrounding Context

- North: Residential neighbourhood consisting of single-detached homes.
- South: Residential neighbourhood consisting of single-detached homes.
- East: Single-detached homes and large commercial centre
- West: Single-detached homes and a 6-storey apartment building.

# POLICY CONTEXT



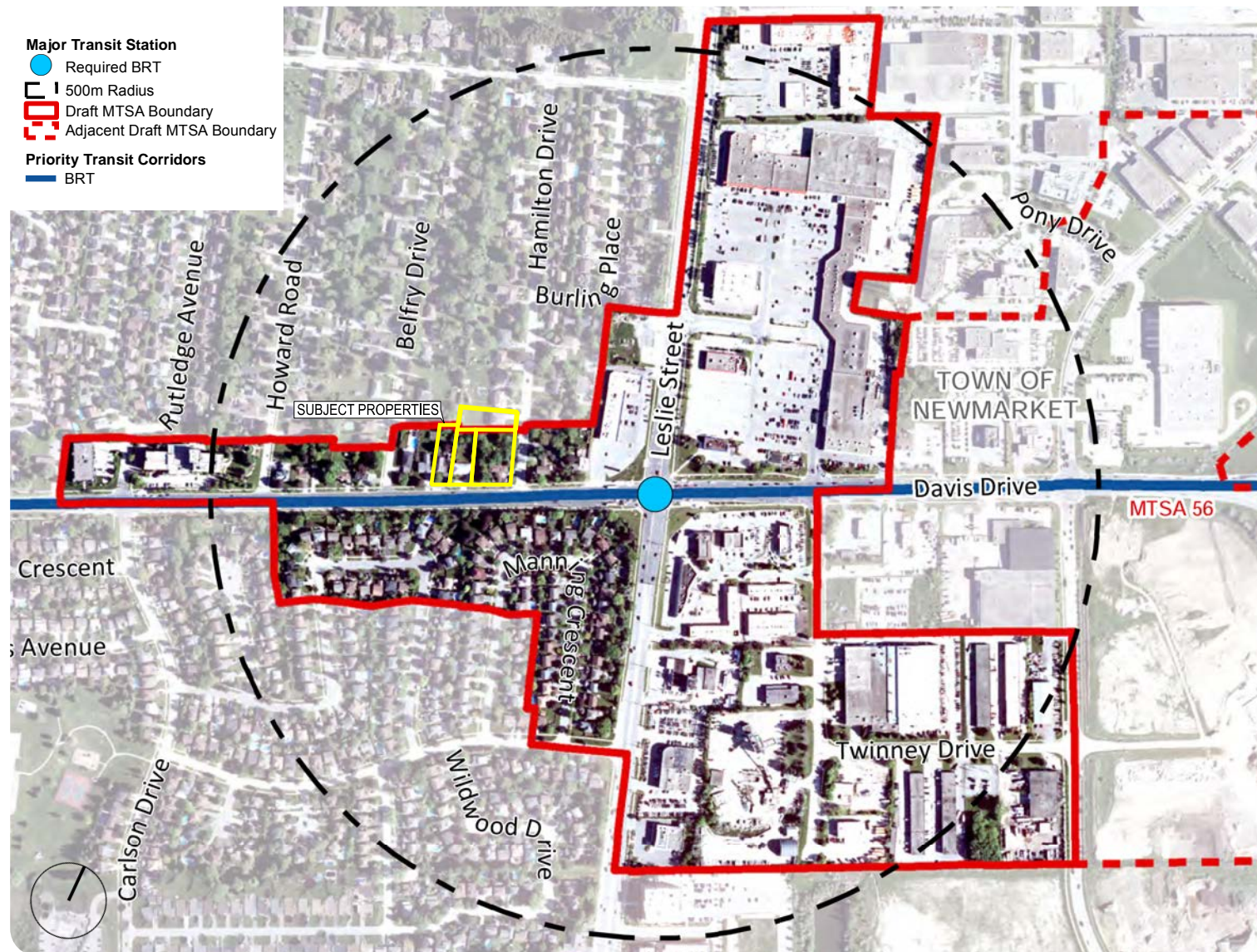
York Region Map 1 - Regional Structure



York Region Map 11 - Transit Network

- York Region Official Plan classifies the subject property as *'Urban Area'*
- The subject property is located along a *'Transit Priority Corridor'*

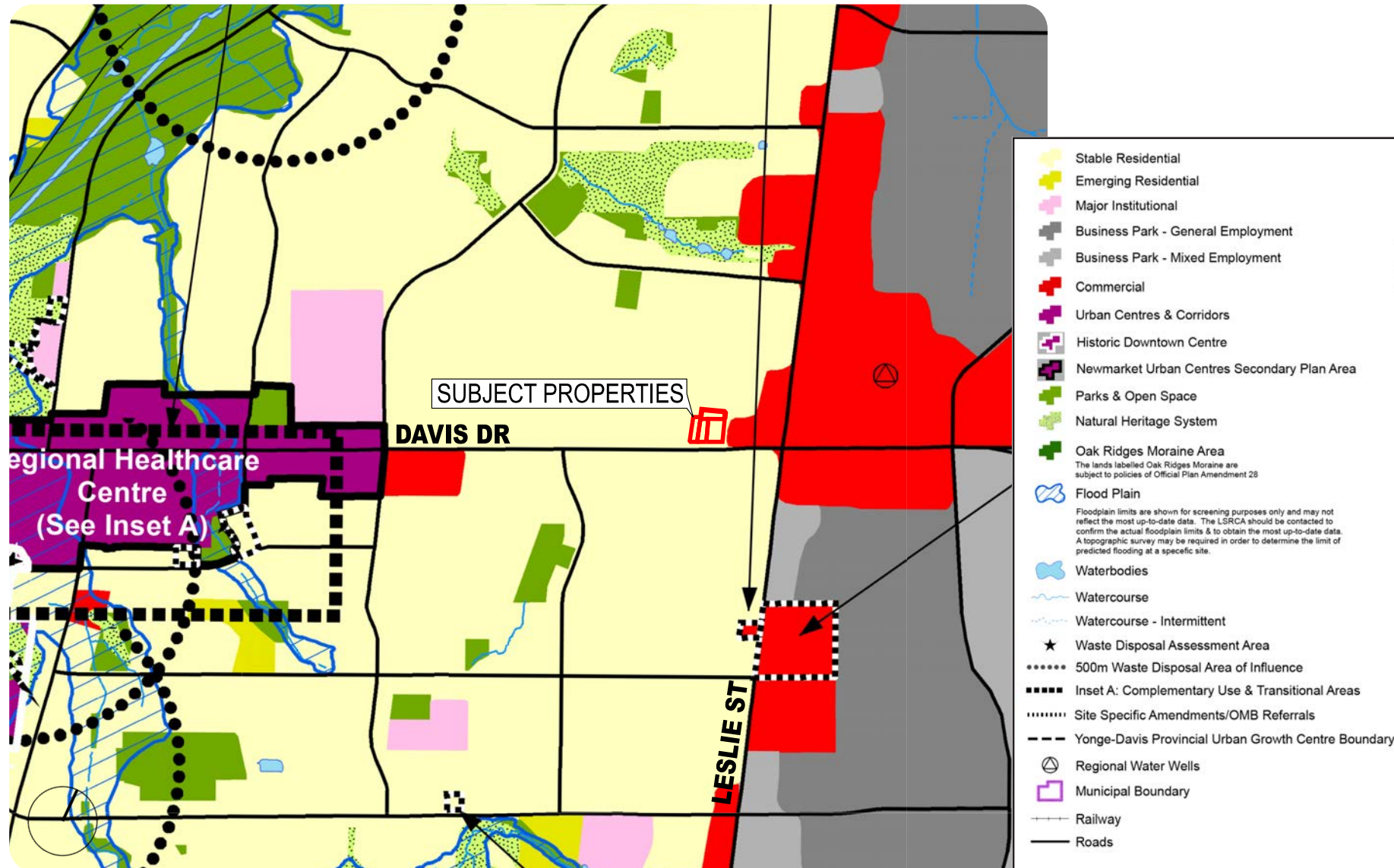
# POLICY CONTEXT



Leslie/Davis BRT Station Schedule

- The subject property is located within a Regionally endorsed draft ‘Major Transit Station Area’
- Target of 160 jobs and people per hectare
- MTSA’s are intended to develop for transit-supportive intensification

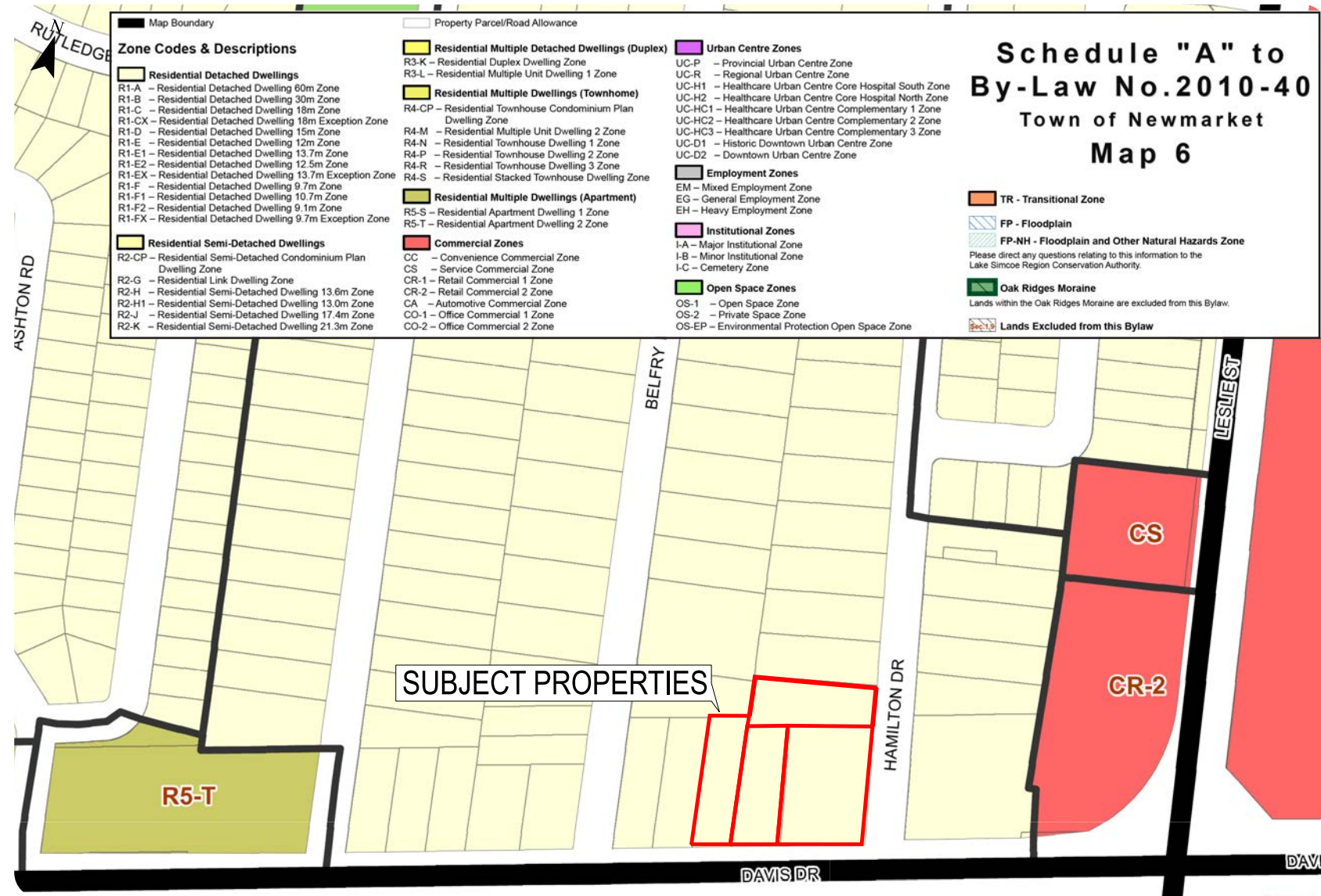
# POLICY CONTEXT



Town of Newmarket Schedule A

- Town of Newmarket Official Plan designates the subject property as *'Stable Residential'*
- Townhouses and semi-detached dwellings have been identified as appropriate built form, subject to an Official Plan Amendment (OPA)

# POLICY CONTEXT



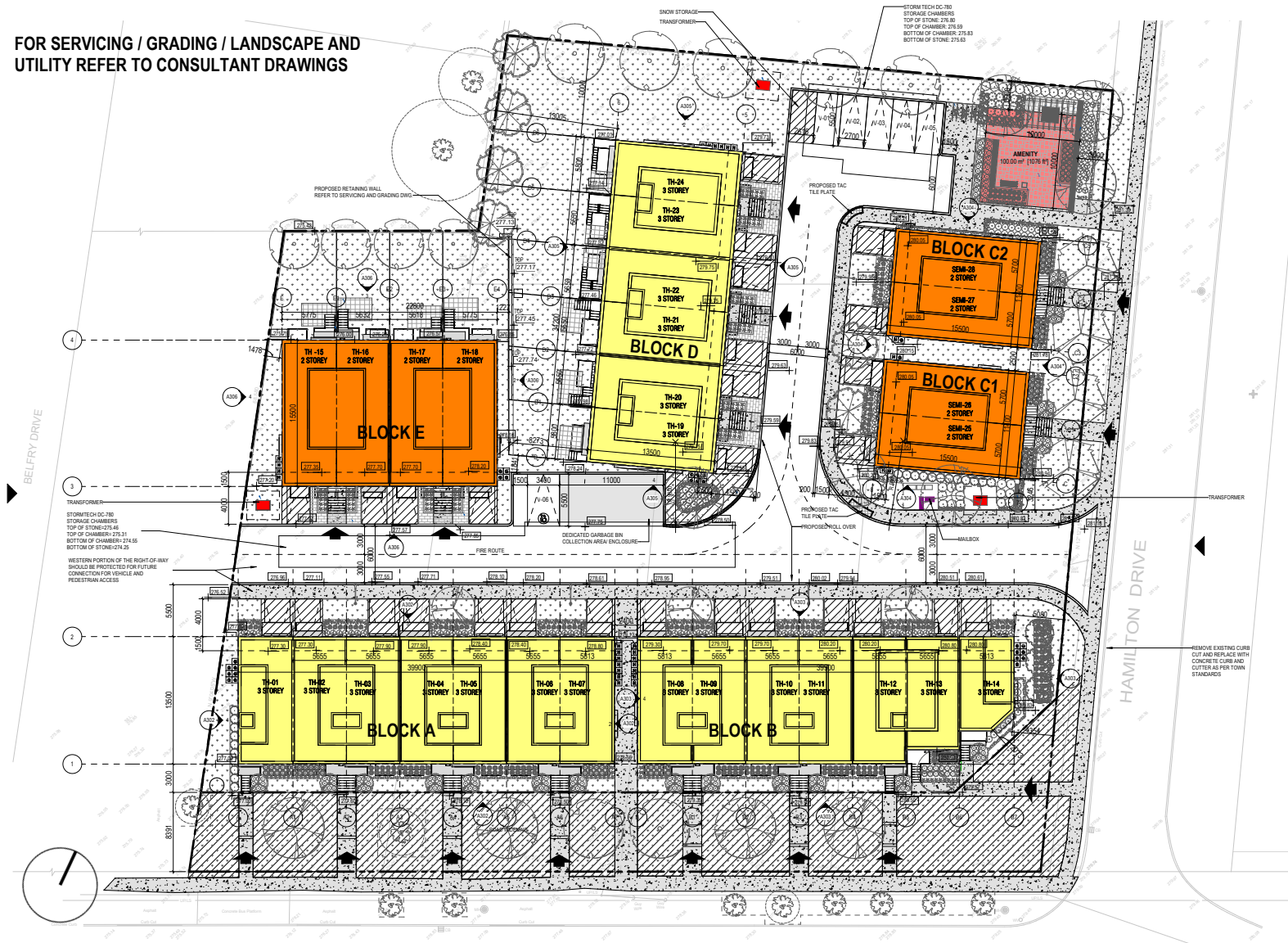
Zoning Map

- Newmarket Zoning By-law 2010-40 zones the subject property 'Residential Detached Dwelling 18m Zone (R1-C)'
- R1-C zone permits detached dwellings and accessory dwelling units



# THE PROPOSED DEVELOPMENT

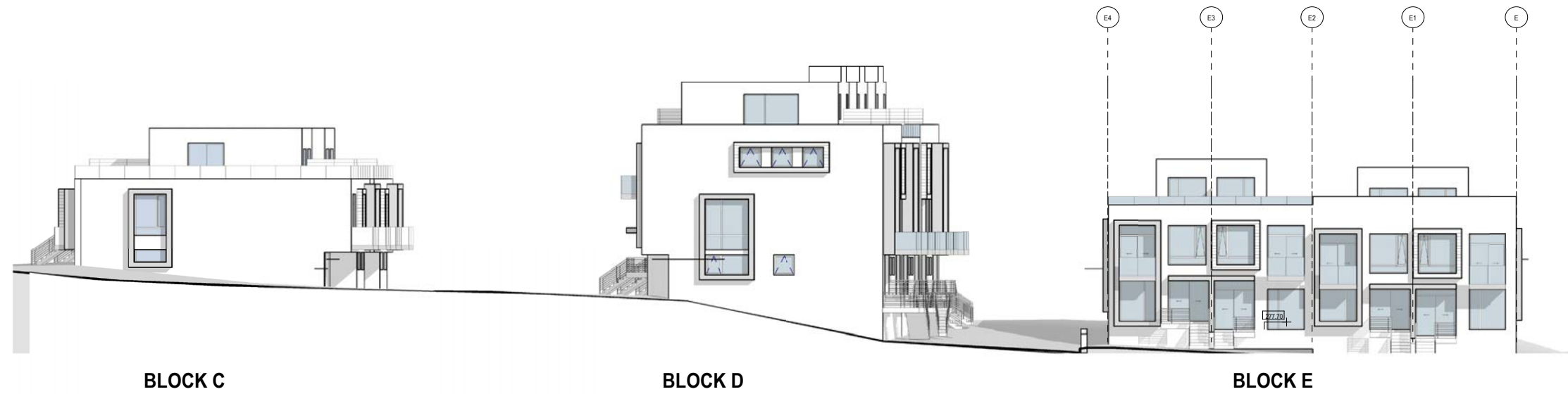
FOR SERVICING / GRADING / LANDSCAPE AND UTILITY REFER TO CONSULTANT DRAWINGS



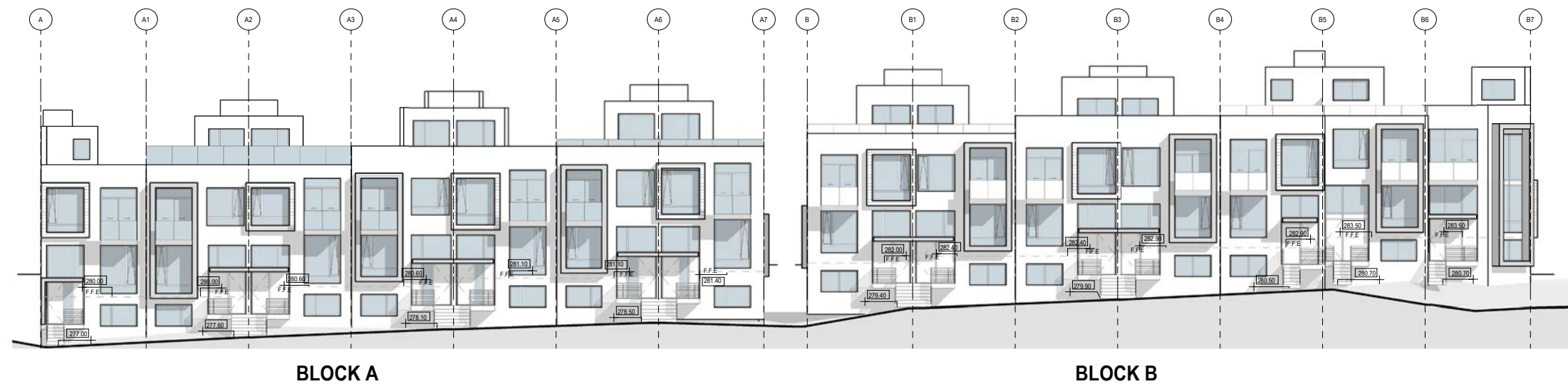
Site Plan

- 24 townhouse dwellings, and 4 semi-detached units
- Net Density: 0.90 floor space index
- Lot coverage: 35%
- Parking: 56 residential spaces, 6 visitor spaces
- 100 m<sup>2</sup> outdoor amenity area
- Accessed via private laneways
- Future vehicle and pedestrian connection from western edge of the proposed development is contemplated
- Maximum height: 13.87 metres
- 3-storey units are 3 bedroom townhouses
- 2-storey units are 2-bedroom townhouses

# THE PROPOSED DEVELOPMENT

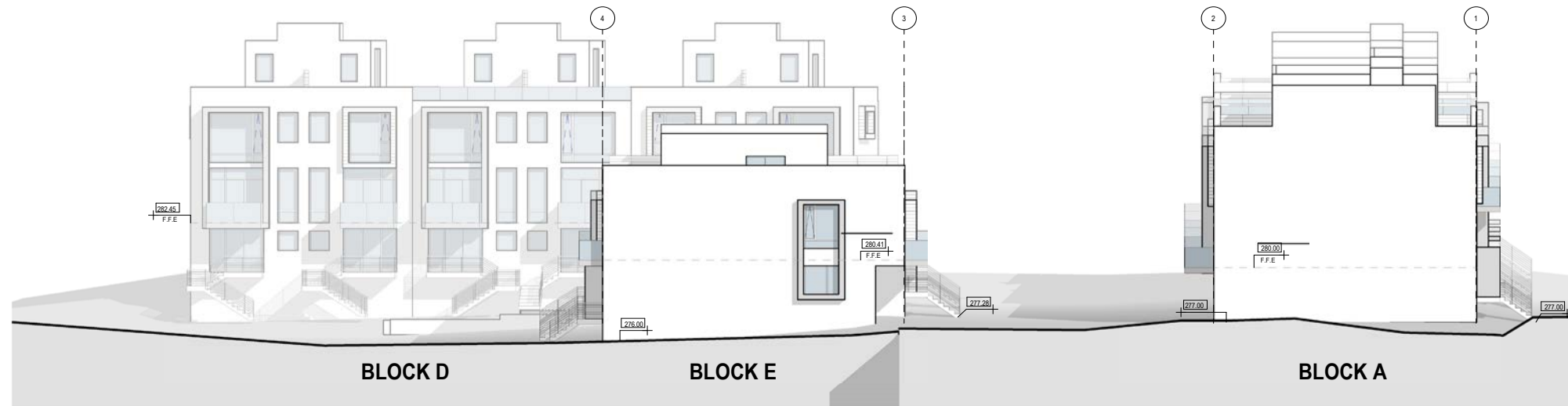


North Elevations

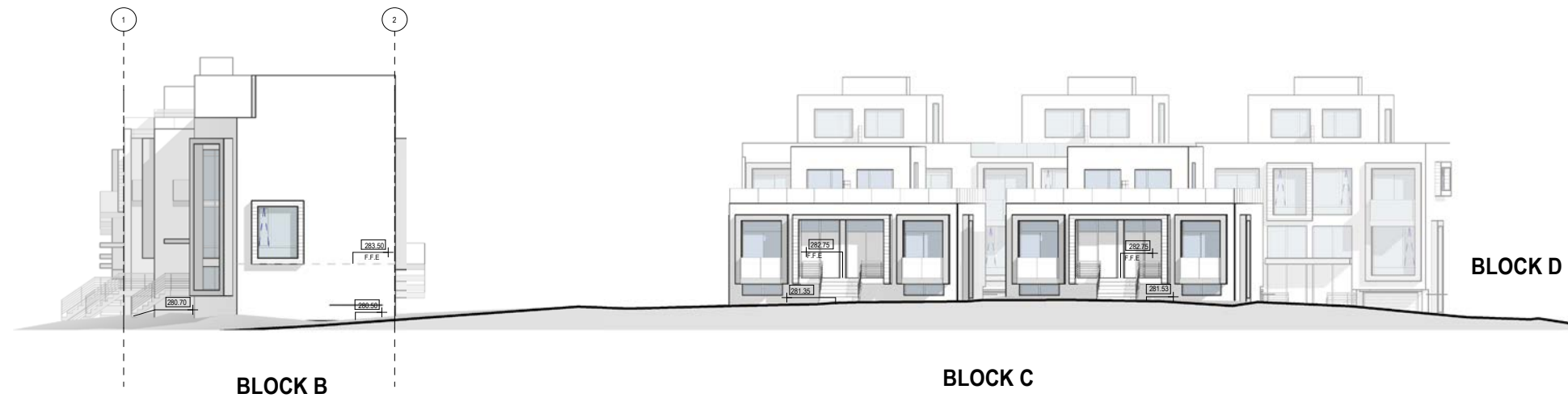


South Elevations

# THE PROPOSED DEVELOPMENT

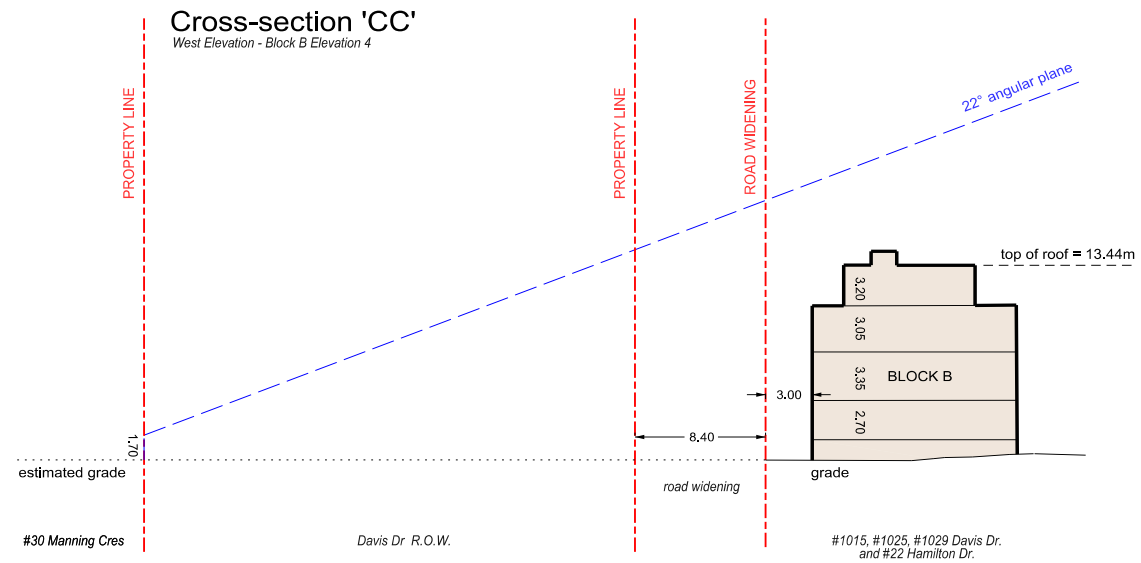
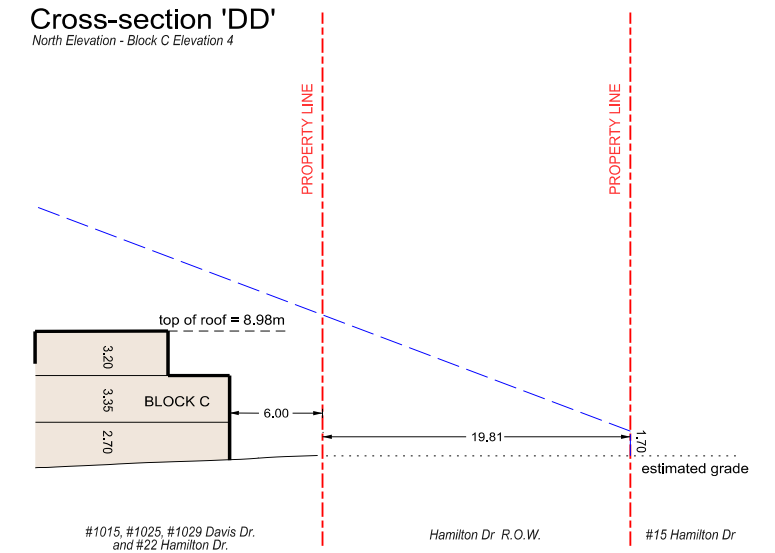
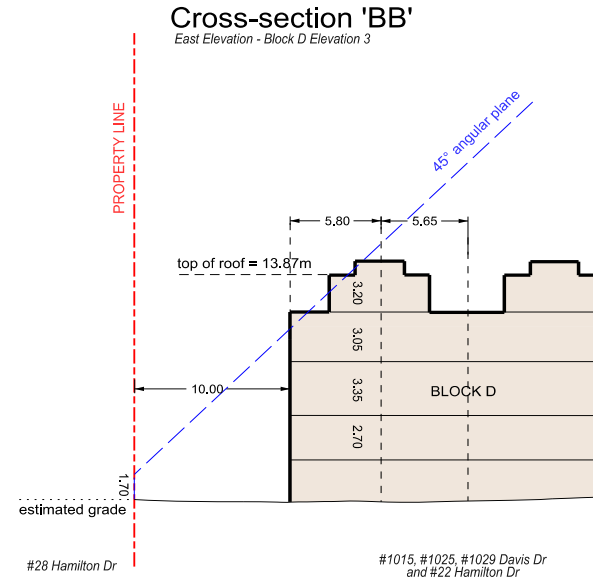
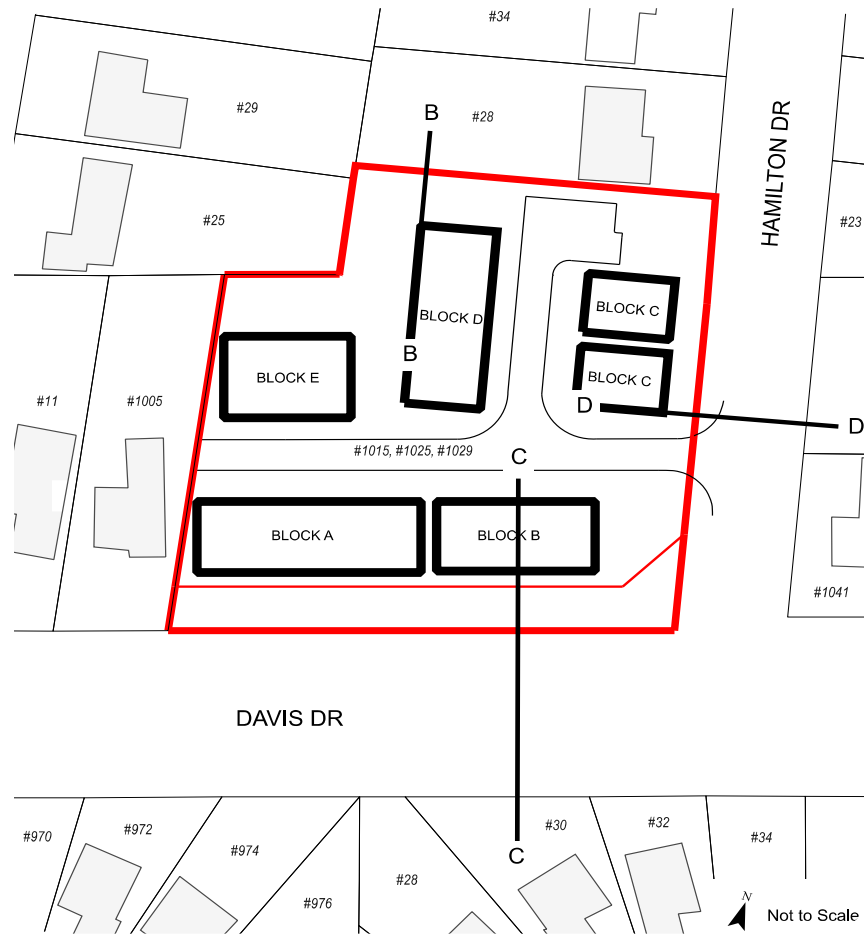


West Elevations



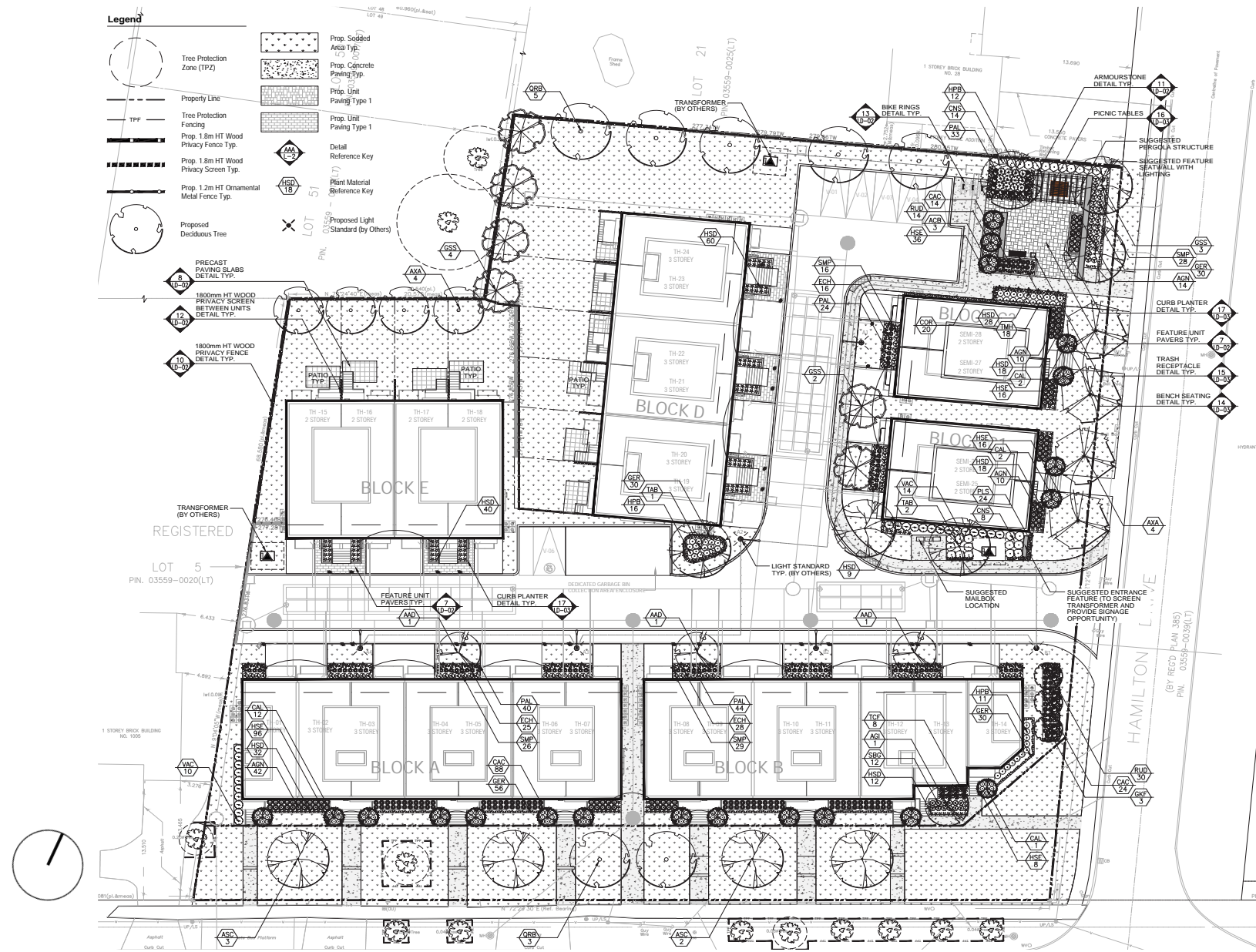
East Elevations

# ANGULAR PLANE



Angular Plane Cross Sections

# LANDSCAPE PLAN



Landscape Master Plan

# DEVELOPMENT APPLICATIONS

## OFFICIAL PLAN AMENDMENT

Amendment required to permit “*Townhouse on a Private Roadway*” on the subject property

## ZONING BY-LAW AMENDMENT

Amendment required to rezone to “*Residential Townhouse and Semi-detached Condominium Plan Dwelling Zone (R4-CP-xxxx)*” with site specific exceptions

# NEXT STEPS

- Proceed with making adjustments to the development concept based on the comments received
- Provide a resubmission of Official Plan Amendment and Zoning By-law Amendment, with submission of Site Plan Approval application to the Town

# Thank You

Comments & Questions?

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