



PLANNING AND BUILDING SERVICES

Town of Newmarket

395 Mulock Drive
P.O. Box 328, STN Main
Newmarket, ON L3Y 4X7

www.newmarket.ca
planning@newmarket.ca
T: 905.953.5321
F: 905.953.5140

TO: Region of York, Planning Department
Region of York, Environmental Services
Heritage Newmarket
Lake Simcoe Region Conservation Authority
Rogers Cable TV
York Region District School Board
York Catholic District School Board
Bell Canada
Bell Canada/Right-of-Way-Call Centre
Newmarket Hydro
Enbridge Consumers Gas
Hydro One Networks Inc.
Health and Social Services
Conseil scolaire de district catholique Centre-Sud
Canada Post
York Regional Police

DATE: October 2, 2015

SUBJECT: Application for Official Plan and Zoning By-law Amendment
260 Eagle Street
Town of Newmarket
711371 Ontario Corp. (Oxford homes)
File No.: File No.: D09NP1515, D14NP1515

Please find attached a copy of the above captioned Official Plan and Zoning By-law Amendment application, survey, proposed concept plan, building plans, landscape plan and elevations. The application proposes to re-designated the subject lands from the existing Commercial designation to the Stable Residential designation with exceptions and rezone the subject lands from the Residential Detached Dwelling (R1-D-119) zone to the Apartment Dwelling 2 (R5-T) zone to permit a proposed 6 storey residential apartment building with rental tenure on the subject lands.
Please direct any comments you may have on this proposal to Planning Services by October 30, 2015.

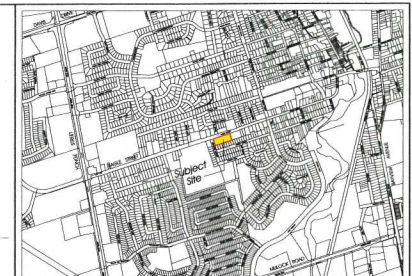
Dave Ruggle, BAA, MCIP, RPP
Senior Planner – Community Planning

Copy: Mayor Tony Van Bynen
R.N. Shelton, Chief Administrative Officer
Joe Sponga, Councillor Ward 5
Kerigan Kelly, Groundswell

Attachments: Application, Survey, Concept Plan, Building Plans, Landscape Plan, Elevations



BUILDING SUITE MIX					
BEDROOM COUNT	UNIT AREA	GROUND FLOOR YIELD	TYPICAL N5 FLOOR YIELD	BUILDING YIELD	
	sqm	[s.f.]			
1 BDRM	46.5	500	0	2	10
1 BDRM	48.8	525	1	2	11
1 BDRM	51.1	550	2	3	17
1 BDRM + DEN	55.7	600	3	5	28
1 BDRM + DEN	58.1	625	4	3	19
2 BDRM	67.4	725	2	4	22
2 BDRM	74.3	800	1	2	11
2 BDRM	76.6	825	1	1	6
TOTALS			14	22	124



Town of Newmarket
KEY PLAN
1:15,000 Scale

PROPOSED SITE STATISTICS

EXISTING ZONING:	Residential Detached Dwelling 15m Zone [R1-D]	
SITE AREA:		
No. OF PARCELS	5469.6 sqm	0.55 ha [1.35 Ac.]
AREA		
PROPOSED SITE STATISTICS:		
YIELD	124 Units	
RESIDENTIAL UNIT TYPE	Rental Apartment Suites	
GFA / UNIT	[Refer to 'Building Suite Mix' Chart]	
GFA TOTAL	9875.6 sqm ±	[106,300 s.f. ±]
FSI	1.81	
COVERAGE	1634.9 sqm	[17,598 s.f.] 29.9 %
BUILDING FOOTPRINT	1634.9 sqm	29.9 %
ASPHALT SURFACE	2004.1 sqm	36.6 %
LANDSCAPED SURFACE	1830.6 sqm	33.5 %
DENSITY	225.45 uph	[91.85 uph]
PARKING:		
SURFACE PARKING SPACES	50 ± 1 Barrier-Free	51 sp.
BELOW-GRADE PARKING SPACES	113 ± 2 Barrier-Free	115 sp.
TOTAL		166 sp.
SITE SETBACKS:		
FRONT YARD MIN		2.5 m
SIDE YARD MIN		12.1 m
REAR YARD MIN		21.5 m
SOURCE: DESIGN PROVIDED BY JULIAN JACOBS ARCHITECTS		

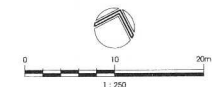
SUBJECT LANDS:
Lots 13,14,15,16,17,18 and 19
And Part of Block D
REGISTERED PLAN NO. 371
Town of Newmarket
REGIONAL MUNICIPALITY OF YORK

PROJECT:
260 Eagle Street - Newmarket

PREPARED FOR:
Oxford Homes
17665 Leslie St., Unit #13
Newmarket, ON L3Y 3K3
905-836-9306



Option 04
DEVELOPMENT CONCEPT
"PROPOSED 6-STY. RENTAL APARTMENT BUILDING"



groundswell
URBAN PLANNERS INC.

PROJECT NO. 14-23
DRAWING NO.

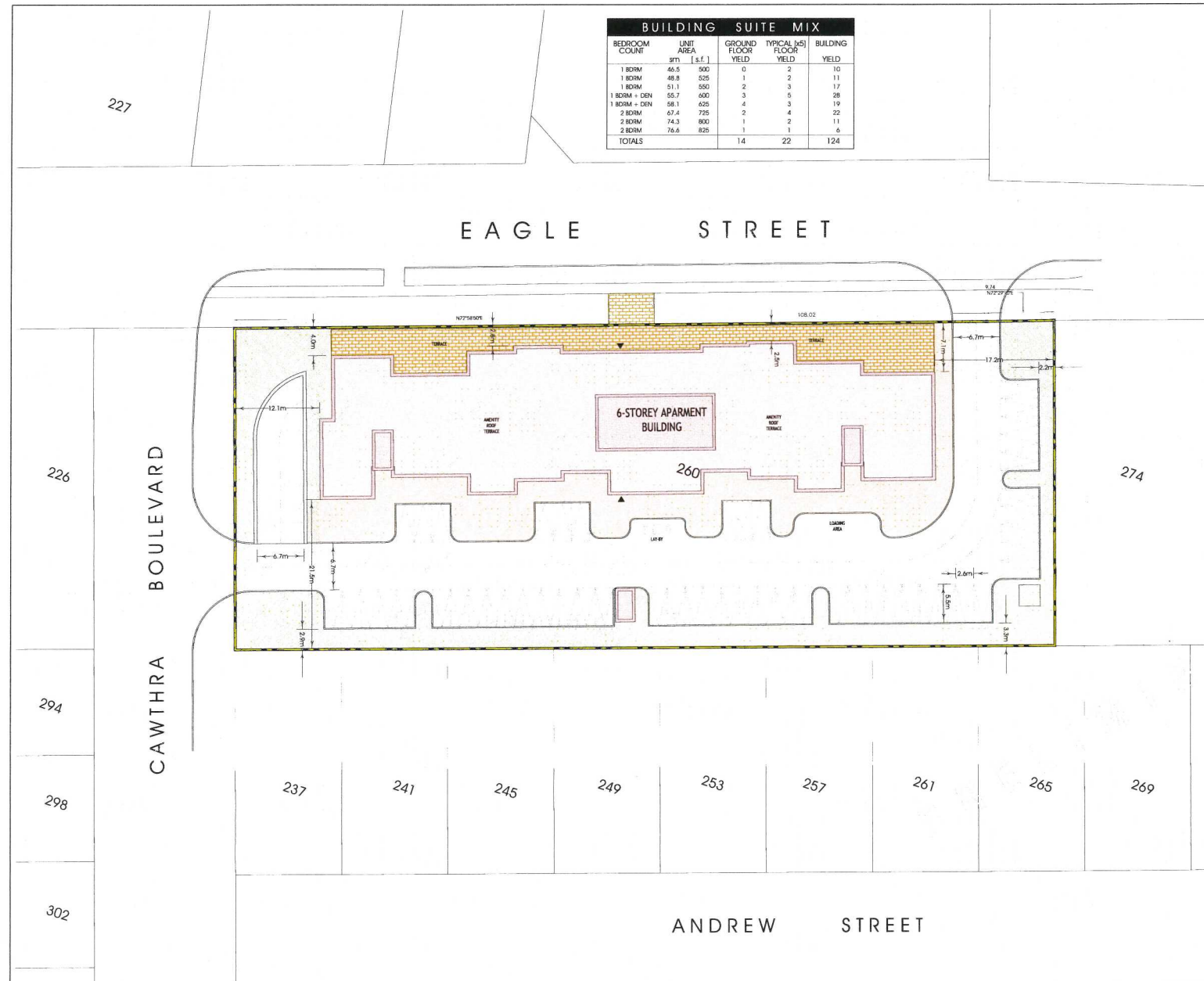
04

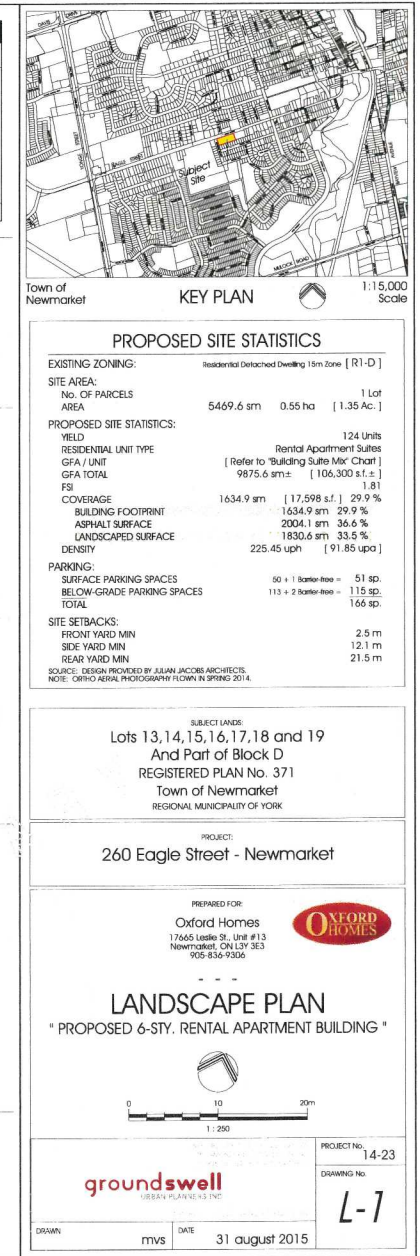
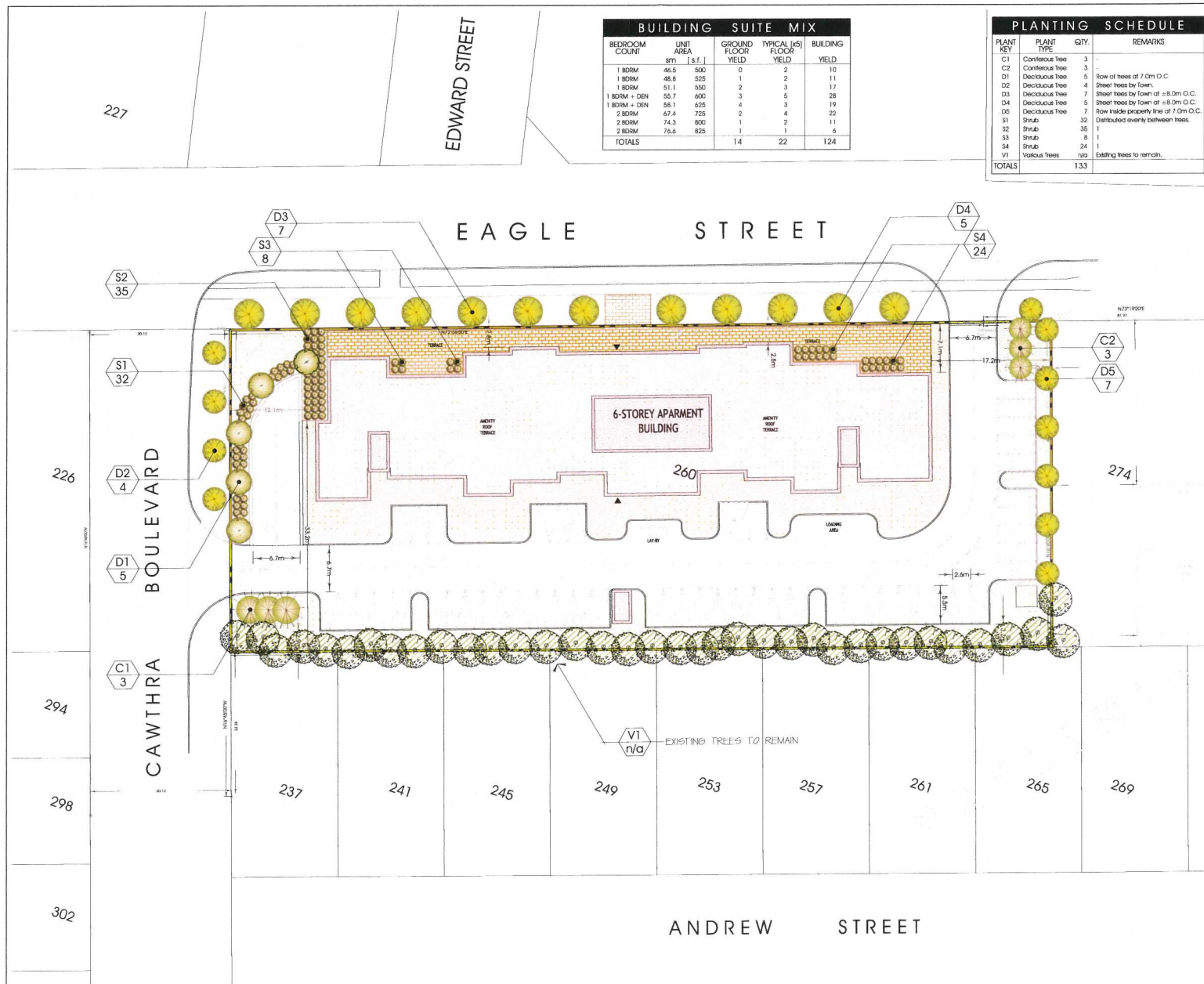
DRAWN: mvs DATE: 01 June 2015

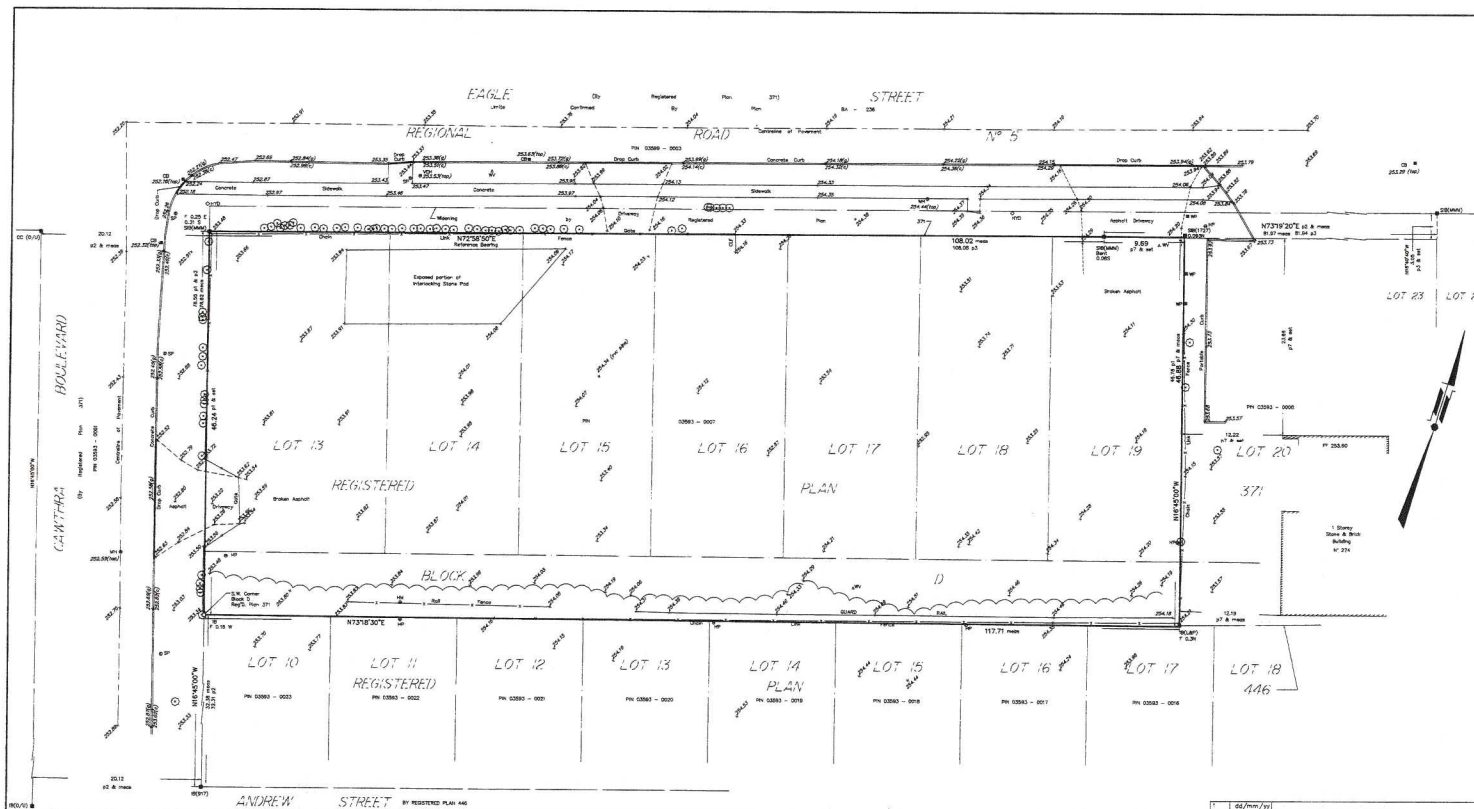
EAGLE STREET

CAWTHRA BOULEVARD

ANDREW STREET







PLAN OF SURVEY WITH ELEVATIONS
**LOTS 13, 14, 15, 16, 17, 18, 19 AND
 PART OF BLOCK D
 REGISTERED PLAN 371
 TOWN OF NEWMARKET
 REGIONAL MUNICIPALITY OF YORK**

LLOYD & PURCELL LTD., SCALE 1:250 5 2.5 0 5 10 15 Metres

TEMPORARY BENCH MARK (ELEVATION 253.30 metres)

BM OF MANHOLE LOCATED ON THE EXISTING CENTRELINE OF EDWARD STREET, 44m NORTH OF THE INTERSECTION OF EDWARD STREET AND EAGLE STREET. (LLOYD & PURCELL LTD. FILE N1-88-5-5)

BEARING REFERENCE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTH LIMIT OF EAGLE STREET AS SHOWN ON PLAN BA-236, HAVING A BEARING OF INTERSECT.

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

LEGEND

- SB STANDARD IRON BAR
- B IRON BAR
- F FOUND
- Q SET
- TRKX MEASURED
- PROP PROPORTION
- P1 REGISTERED PLAN 371
- P2 REGISTERED PLAN 446
- P3 PLAN BA-236
- P4 PLAN OF SURVEY BY R.A. GARDEN LTD. DATED JUNE 28, 1988 (FILE 88-330)
- P5 PLAN OF SURVEY BY R.A. GARDEN LTD. DATED FEBRUARY 18, 1992 (FILE 92-207)
- P6 PLAN OF SURVEY BY R.A. GARDEN LTD. DATED APRIL 29, 1998 (FILE 98-180)
- P7 SURVEYOR'S REAL PROPERTY REPORT BY LLOYD & PURCELL LTD. DATED JANUARY 20, 2005 (FILE N1-371-20-23)
- MM MARSHALL MACHINERY MONARCH LTD.
- LSP LLOYD & PURCELL LTD.
- S17 R.A. GARDEN O.L.L.E.
- 1727 R.A. GARDEN O.L.L.E.
- CB CATCH BASIN
- CO CATCH
- HP HYDRO POLE
- HM HYDRO METER
- HYD FIRE HYDRANT
- SP SIGN POST
- VC VALVE CHAMBER
- WV WATER VALVE
- DT DECIDUOUS TREE (SPREAD)

SURVEYOR'S CERTIFICATE

1. I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 16th DAY OF OCTOBER, 2013.

OCTOBER 16, 2013

T.M. PURCELL

ONTARIO LAND SURVEYOR

NO ME ME COPY, REPRODUCE, DISSEMINATE OR ALTER THIS PLAN WITHOUT THE WRITTEN PERMISSION OF LLOYD & PURCELL LTD., ONTARIO LAND SURVEYORS

PREPARED FOR: 711371 ONTARIO CORP.

LLOYD & PURCELL LTD.
 ONTARIO LAND SURVEYORS

1228 CORNWALL STREET, UNIT 26, NEWMARKET, ONTARIO, L3Y 8Z1
 (905) 895-4478 Fax (905) 893-5817 EMAIL: L.PURCELL@LLOYDANDPURCELL.COM
 TORONTO LINE (905) 479-4500 Fax (905) 479-4575
 WWW.LLOYDANDPURCELL.COM



1: 60/100/120
 No. Date

CAD: DB PC: MS JOB: 13-431
 CALC: DB DATE: TMP FILE: N1-371-13 to 19



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PLANNING APPLICATION FORM USE FOR ALL APPLICATIONS	FOR OFFICE USE
	RECEIVED BY: _____
	DATE RECEIVED: _____
	APPLICATION FEE: <u>46,585.17</u>
	FILE NUMBER: <u>D9NP1515</u>

APPLICATION IS SUBMITTED FOR: (Mark all appropriate boxes)

- | | |
|---|--|
| <input checked="" type="checkbox"/> OFFICIAL PLAN AMENDMENT | <input type="checkbox"/> DRAFT PLAN OF SUBDIVISION |
| <input checked="" type="checkbox"/> ZONING BYLAW AMENDMENT | <input type="checkbox"/> DRAFT PLAN OF CONDOMINIUM |
| <input type="checkbox"/> SITE PLAN APPROVAL | <input type="checkbox"/> PART LOT CONTROL |
| <input type="checkbox"/> AMENDMENT TO SITE PLAN APPROVAL | <input type="checkbox"/> OTHER: _____ |

REGISTERED OWNER: 711371 Ontario Corp.

ADDRESS: 2 Farr Avenue CITY: Sharon

PDSTAL CODE: LOG 1V0 PHONE: FAX:

E-MAIL ADDRESS:

PLEASE LIST ADDITIONAL PROPERTY OWNERS ON AN ATTACHED SHEET

BENEFICIAL OWNER: (If applicable)

ADDRESS: CITY:

POSTAL CODE: PHONE: FAX:

E-MAIL ADDRESS:

AGENT: (If other than either of the above) Groundswell Urban Planners Inc.

ADDRESS: 30 West Beaver Creek Road CITY: Richmond Hill

PDSTAL CODE: L4B 3K1 PHONE: (905) 597-8204 FAX: (905) 597-8904

E-MAIL ADDRESS: kerigan@groundswellplan.com

SEND INVOICES TO: (Mark appropriate boxes)

- | | | |
|---|---|--------------------------------|
| <input checked="" type="checkbox"/> OWNER | <input type="checkbox"/> BENEFICIAL OWNER | <input type="checkbox"/> AGENT |
|---|---|--------------------------------|

SEND CORRESPONDENCE TO: (Mark appropriate boxes)

- | | | |
|--------------------------------|---|---|
| <input type="checkbox"/> OWNER | <input type="checkbox"/> BENEFICIAL OWNER | <input checked="" type="checkbox"/> AGENT |
|--------------------------------|---|---|

LOCATION AND DESCRIPTION OF PROPERTY

MUNICIPAL ADDRESS: 260 Eagle Street

LOT: 13,14,15,16,17,18,19 CONCESSION:

LOT: REGISTERED PLAN: 371

AND/OR

PART: Part of Block D REFERENCE PLAN (If relevant):

LOT AREA (ha): 0.55 LOT FRONTAGE (m): 117.71 LOT DEPTH (m): 46.24

EXISTING STRUCTURES: (Give height & floor area)

Site is currently vacant.

PROPOSED STRUCTURES: (Give height & floor area)

A 6-storey apartment building with one level of underground parking. A total of 124 suites proposed and 166 parking spaces. The GFA is approximately 106,300 ft².

DOES THE APPLICANT HAVE AN INTEREST IN ANY ADJACENT LANDS? IF YES, PLEASE DESCRIBE:

LAND USES

PRESENT USE: Vacant property

PROPOSED USE: Residential - apartment building

PRESENT OFFICIAL PLAN DESIGNATION: Commercial

PROPOSED OFFICIAL PLAN DESIGNATION: (If applicable)

Stable Residential (with exception)

PRESENT ZONING BYLAW CLASSIFICATION:

Residential Detached Dwelling 15m (R1-D-119)

PROPOSED ZONING BYLAW CLASSIFICATION: (If applicable)

Residential Apartment Dwelling 2 (R5-T)

- ☒ Pre-consultation with municipal staff on application - Date: March 10 2015
- ☒ Indicate whether this application conforms to the Provincial Policy Statements (2005)
- ☒ Indicate whether this application conforms (or does not conflict) with all other Provincial Plans

(Further details may be required in a Planning Justification Report)

PROPOSED TENURE TYPE: (If applicable)

☐ FREEHOLD ☐ CONDOMINIUM ☒ RENTAL

SERVICING

SANITARY SERVICING: ☒ MUNICIPAL ☐ PRIVATE SEPTIC SYSTEM

☐ OTHER: _____

WATER SUPPLY: ☒ MUNICIPAL ☐ PRIVATE WELL

☐ OTHER: _____

DATE OF ACQUISITION OF LAND

BY OWNER: 2011

AND IN THE CASE OF A BENEFICIAL OWNER, ANTICIPATED DATE OF CLOSING:

The personal information on this form is collected under the *Planning Act*, R.S.O. 1990, c.P.13, as amended. The information is used for the purpose of processing your application. If you have any questions about this collection of personal information, please contact the Planning Division, Town of Newmarket, at (905) 953-5321.

DECLARATION

I Kerigan Kelly
of the Town of Aurora
in the Region of York

SOLEMNLY DECLARE THAT:

ALL THE WITHIN STATEMENTS AND THE STATEMENTS CONTAINED IN ALL OF THE EXHIBITS TRANSMITTED HERewith, ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH AND BY VIRTUE OF THE CANADA EVIDENCE ACT.

FOR PURPOSES OF THE *MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT*, I AUTHORIZE AND CONSENT TO THE USE BY OR DISCLOSURE TO ANY PERSON OR PUBLIC BODY OF ANY PERSONAL INFORMATION IN THIS APPLICATION THAT IS COLLECTED UNDER THE AUTHORITY OF THE *PLANNING ACT* FOR THE PURPOSE OF PROCESSING YOUR APPLICATION.

Declared before me at the Town of Newmarket
in the Region of York
this 8th day of September A.D. 2015

Kym Palmer
A Commissioner, etc.

Kym Norma Palmer, a Commissioner, etc.,
Province of Ontario, for the
Corporation of the Town of Newmarket
Expires November 7, 2016.

Kerigan Kelly
Signature of Owner, Beneficial Owner or Agent

CERTIFICATE

(TO BE SIGNED BY OWNER, EVEN IF AGENT HAS BEEN APPOINTED)

As of the date of this application, I am the registered owner of the lands described in the application, and I have examined the contents of this application and hereby certify that the information submitted with the application is correct insofar as I have knowledge of these facts, and I authorize the submission of this application on my behalf by:

NA AND/OR GEOWISWELL URBAN PLANNERS (KERIGAN KELLY)
 (Please Print) (Please Print)
 BENEFICIAL OWNER (If applicable) WHOM I HAVE APPOINTED AS MY AGENT

With the submission of my application, I hereby undertake to not permit the cutting down of any trees or the disturbance of any vegetative cover in any way as it exists on the land which is the subject of this application without the prior written approval of the Town.

I hereby also undertake to not permit the demolition and/or destruction of any building and/or structure in any way as it exists on the land which is the subject of this application without the prior written approval of the Town.

I hereby also undertake to have any sign, which is required to be erected to provide notification of a public meeting, removed within seven days after the public meeting is held.

I hereby acknowledge that the Town or its representatives, and applicable public agencies have permission to access the property for the purposes of reviewing this application.

I hereby agree and acknowledge that the information contained in this application and any supporting information, including reports, studies, and drawings, provided with this application by me, my agents, consultants and solicitors, constitutes public information and will become part of the public record. As such, and in accordance with the provisions of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c.M.56, I hereby consent to the Town of Newmarket making this application and its supporting information available to the general public, including copying, posting on the Town's website and/or releasing a copy of the application and any of its supporting information to any third party upon their request, and as part of a standard distribution of copies of such documentation, I consent to the Town releasing copies of any of the documentation to additional person, including but not limited to members of Council and ratepayers' associations.

DATE: AUGUST 27th, 2015 SIGNED: _____

Signature of Owner

711371 ONTARIO CORP.

Print Name of Owner

(AFFIX CORPORATE SEAL IF APPLICABLE)

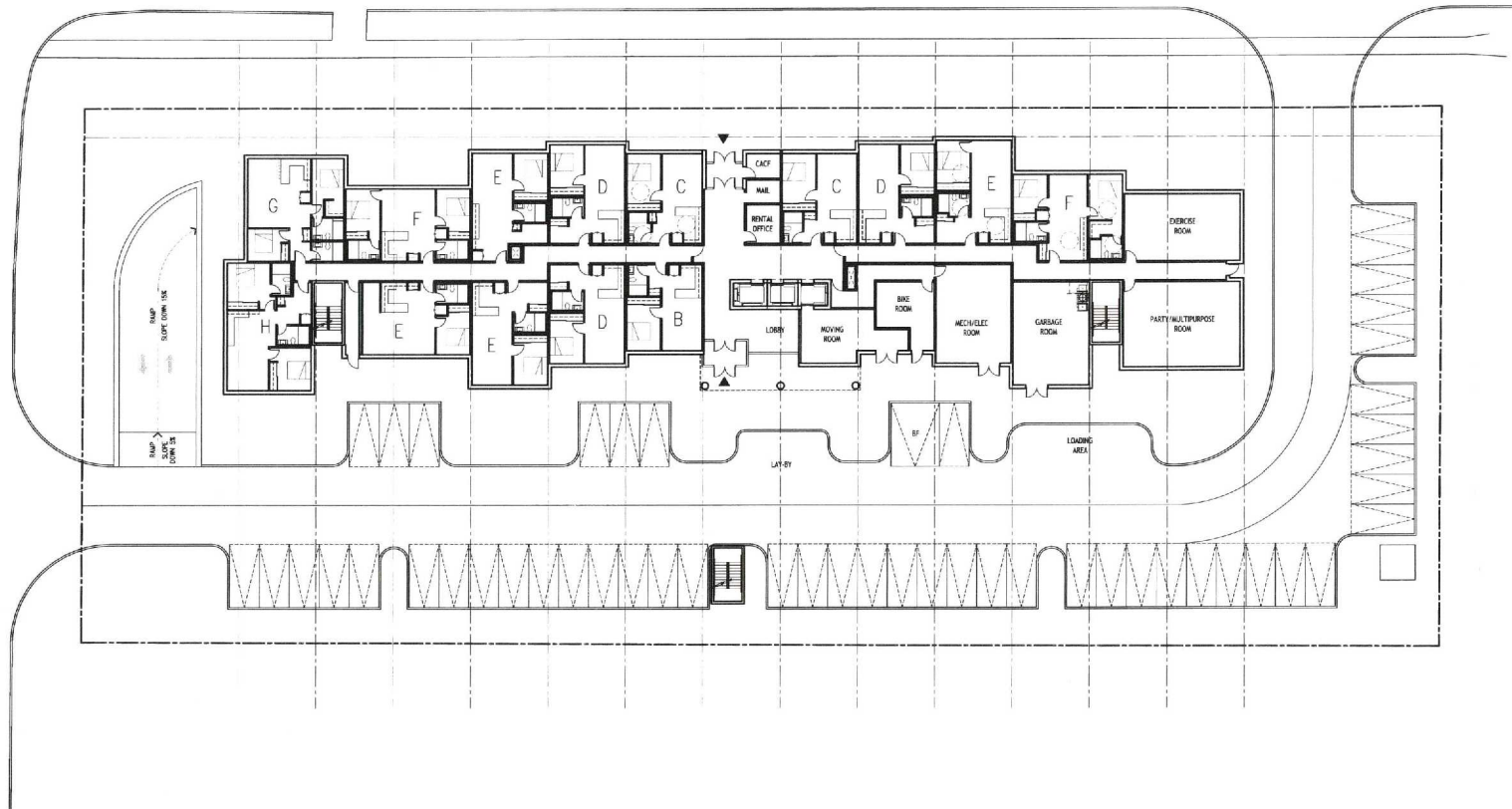
REVISED: 03/14

GROUND FLOOR STATISTICS				
TOTAL FLOOR AREA		17,458 sf		
PARKING SPACES AT GRADE		51		
BF SPACES		1		
APARTMENT SUITES		14		
B	1 BR	1	525 sf	575 sf
C	1 BR	2	550 sf	594 sf
D	1 BR + DEN	3	600 sf	650 sf
E	1 BR + DEN	4	625 sf	685 sf
F	2 BR	2	725 sf	790 sf
G	2 BR	1	800 sf	865 sf
H	2 BR	1	825 sf	885 sf

ALL AREAS ARE APPROXIMATE

EAGLE STREET

CAWTHRA BOULEVARD



260 EAGLE STREET APARTMENT BUILDING

JULIAN JACOBS ARCHITECTS

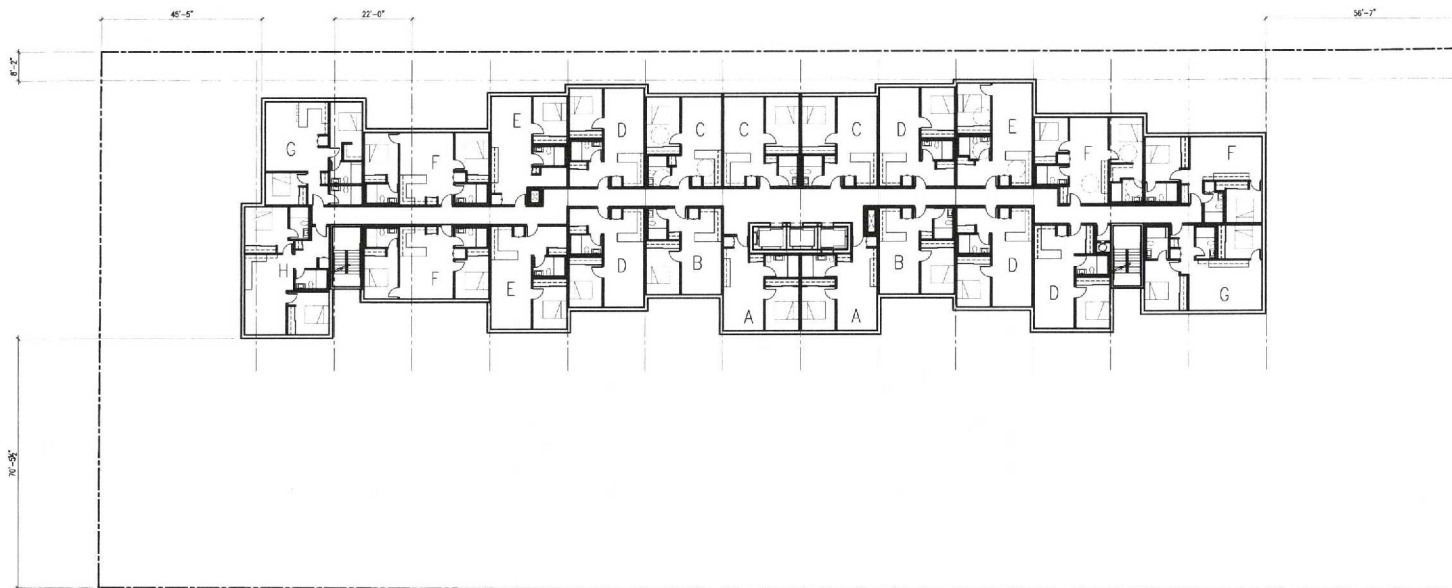
SCALE: 1'-0" = 1/16"

2

GROUND PLAN
MAY 22, 2015

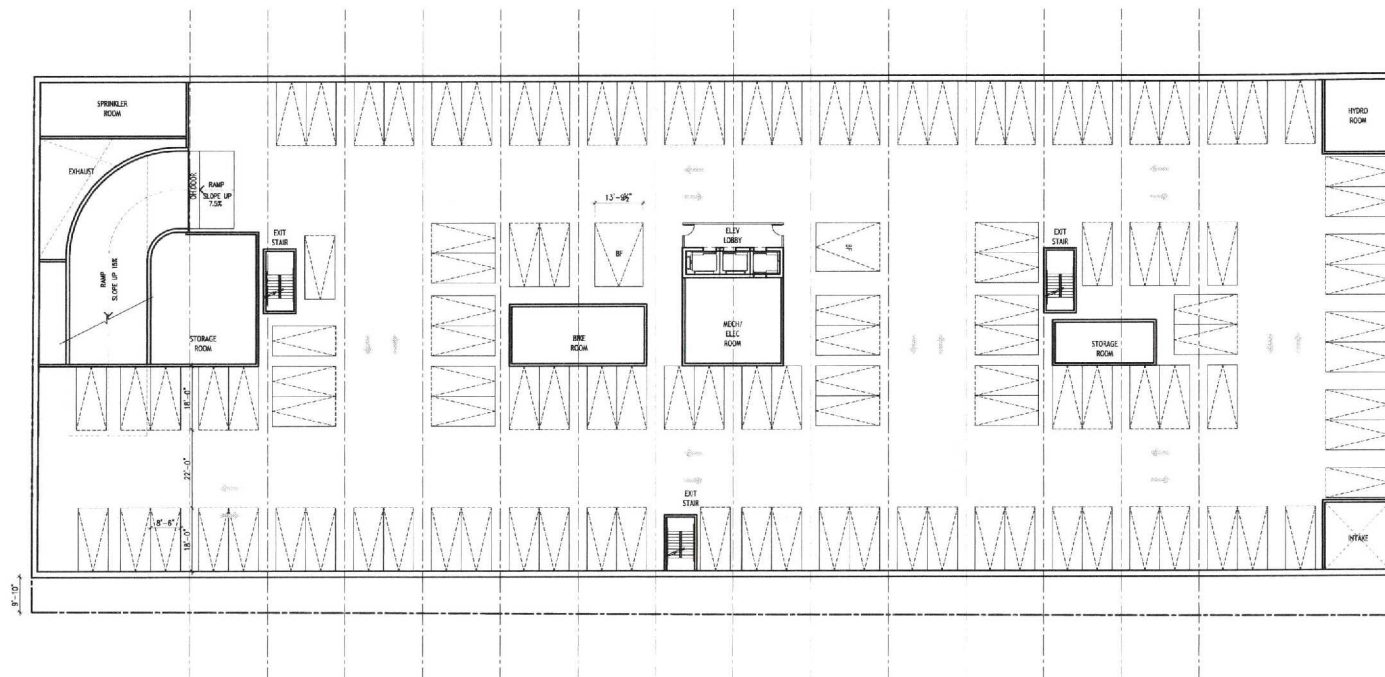
TYPICAL FLOOR STATISTICS				
TOTAL FLOOR AREA			17,450 sf*	
APARTMENT SUITES			22	
			NUMBER OF PER STANDARD FLOOR PLAN	
A	1 BR	7	500 sf	500 sf
B	1 BR	2	509 sf	509 sf
C	1 BR	3	500 sf	500 sf
D	1 BR + DEN	5	625 sf	625 sf
E	1 BR + DEN	3	625 sf	625 sf
F	2 BR	4	725 sf	725 sf
G	2 BR	2	800 sf	800 sf
H	2 BR	1	925 sf	925 sf

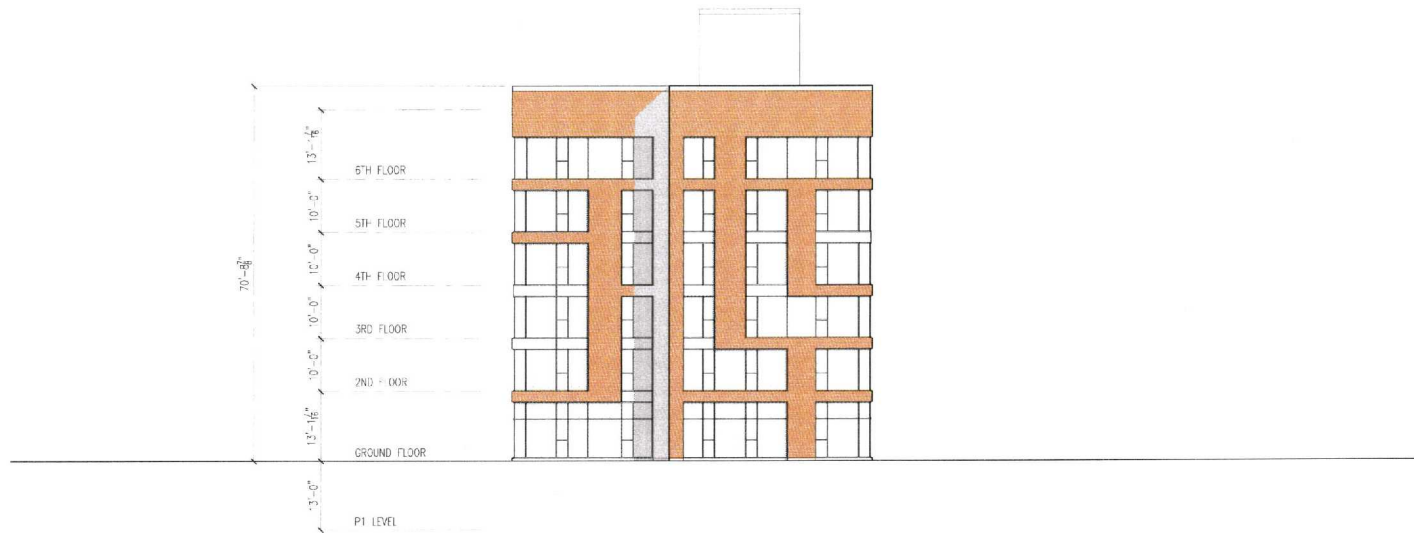
ALL AREAS ARE APPROXIMATE



P1 LEVEL STATISTICS	
TOTAL FLOOR AREA	54,850 sf
PARKING SPACES BELOW GRADE	115
BF SPACES	2

ALL AREAS ARE APPROXIMATE







6

EAST & NORTH ELEVATIONS
MAY 22, 2015

260 EAGLE STREET APARTMENT BUILDING

JULIAN JACOBS ARCHITECTS

SCALE: 1'-0" = 3/32"



260 EAGLE STREET APARTMENT BUILDING