



DEVELOPMENT AND INFRASTRUCTURE SERVICES - ENGINEERING SERVICES

Town of Newmarket

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M E M O R A N D U M

TO: Jason Unger, B.E.S., M.PL., MCIP, RPP, Director, Planning and Building Services

FROM: Brahms Bennett, C.E.T., Senior Development Coordinator - ICI

DATE: January 18, 2022

RE: Application for Minor Variance
Made by: 180 Main Street Corp.
File No.: MV-2022-001
180 Main Street South, Newmarket, ON
PLAN 29 LOT 1 PT LOT 2 PLAN 81 LOT 49 PT LOTS 50 AND 51 RP 65R38580
PARTS 2 3 6 AND 7
Town of Newmarket Ward 5
Engineering Services File No.: R. Main St

We herein acknowledge receipt of the Application for Minor Variance wherein the following relief is requested from Zoning By-law 2010-40, as amended:

1. Relief from Section 6.4.2 Zone Standards in the Urban Centres Zones to permit a maximum floor space index of 1.99 whereas the By-law permits a maximum floor space index of 1.0.
2. Relief from Section 6.4.2 Zone Standards in the Urban Centres Zones to permit a maximum building height of 15.84 metres whereas the By-law permits a maximum building height of 9.0 metres.
3. Relief from Section 5.3.4 Downtown (UC-D1) Zone to recognize the existing number of parking spaces as sufficient to satisfy any additional parking spaces required due to an increase in gross floor area up to a maximum of 1460 square metres.
4. Relief from Section 5.2.2 Parking Space Design and 5.3.6 Barrier Free Parking Space to permit no barrier free parking spaces whereas the By-law requires 1 barrier free parking space.

We have reviewed the application and supporting documentation and have no objection to the requested relief outlined in points 1 and 2 above. Regarding requested relief outlined under 3 and 4, we have been advised that parking requirements are typically commented on by the Planning Department and Planning have been supporting requests of this nature. For the sake of consistency, it is our opinion that Engineering should defer comments to the Planning Department and not object to this request at this time.

Should you have any questions please contact the undersigned.

Sincerely,

ENGINEERING SERVICES

Brahms Bennett

Brahms Bennett, C.E.T.,
Senior Development Coordinator - ICI

BB, File No.: BB008M