



# STATUTORY PUBLIC MEETING

16756 & 16764 BAYVIEW AVENUE

JUNE 27, 2022

1:00 pm

TOWN OF NEWMARKET

CITY FILE: OPZS-2022-004

**WESTON**  
CONSULTING





# CONSULTANTS



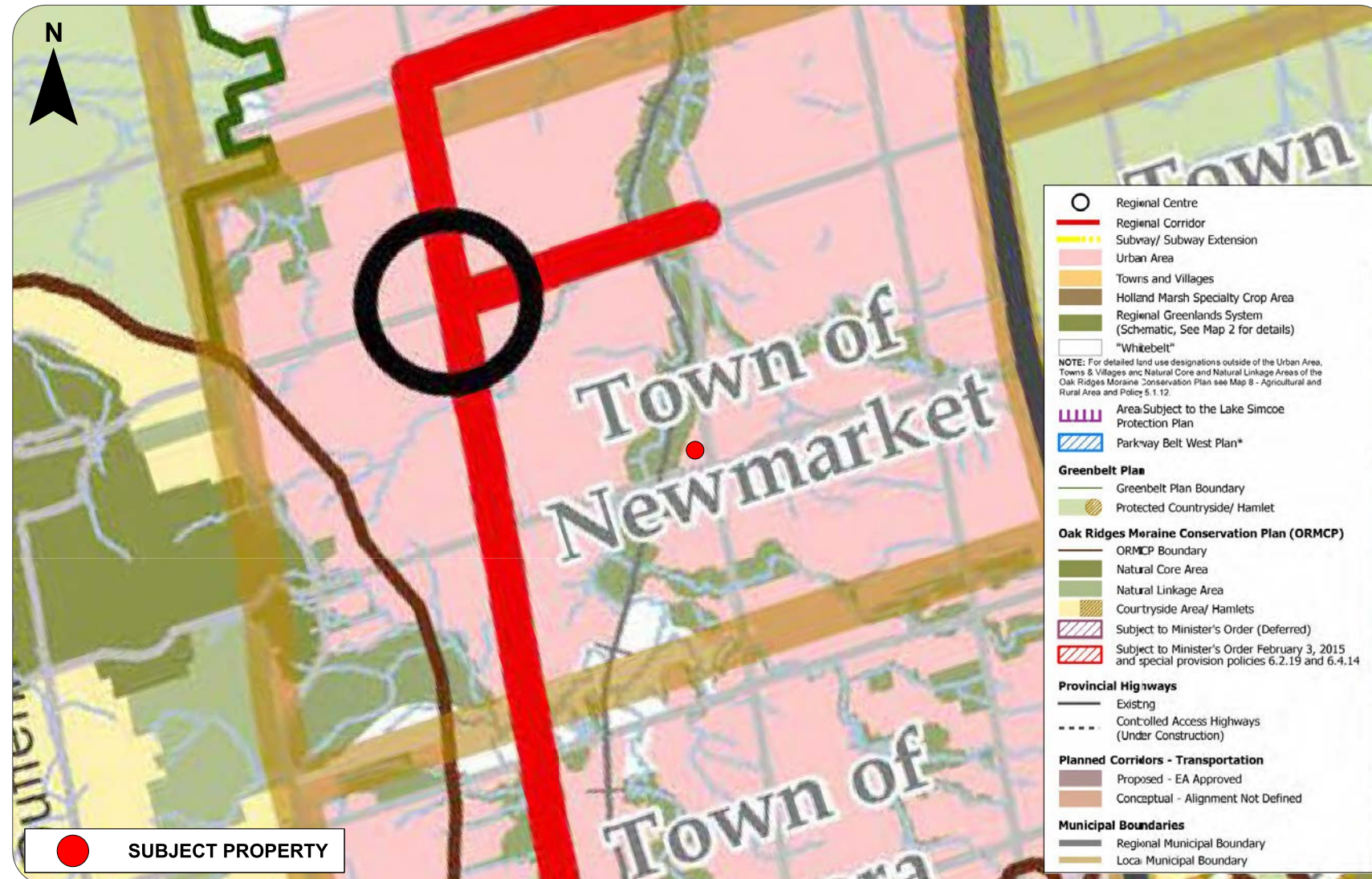
# AREA CONTEXT



- Located in Central Newmarket – Ward 5
- Northwest quadrant of Bayview Avenue and Mulock Drive
- Site Area: 2,801.5 m<sup>2</sup>
- Frontage: 59.80 m
- Depth: 47.3 m
- Existing Use: Single detached residential dwellings
- Adjacent to the (Draft) Mulock Secondary Plan



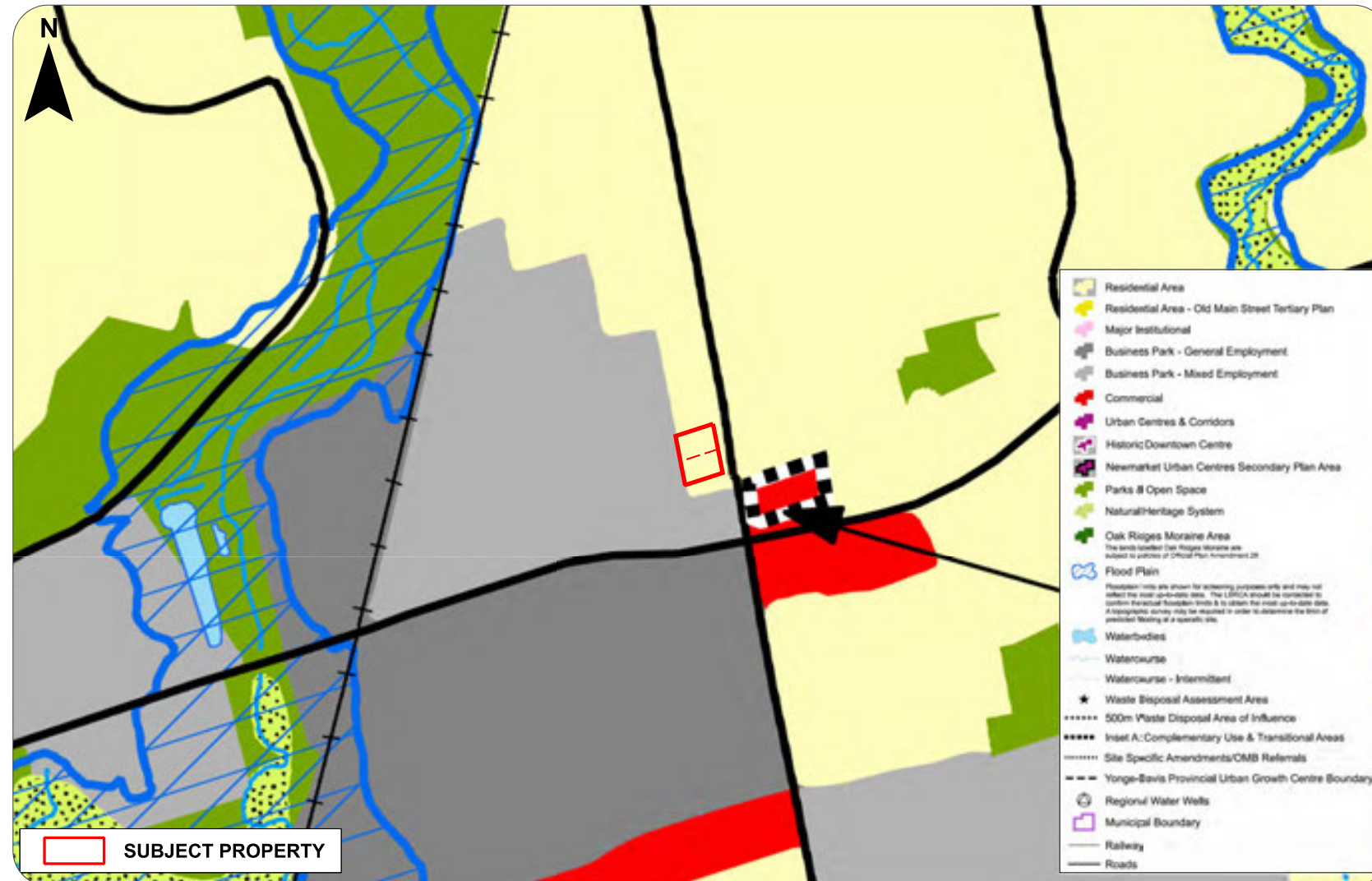
# PLANNING FRAMEWORK – YORK REGION OFFICIAL PLAN



## Designated 'Urban Area'

- Bayview Ave: Regional Road
- Bayview Avenue is designated as a Regional Corridor in the Regional Official Plan (ROP)
- Draft ROP designates Mulock and CNR tracks as an MTSA

# PLANNING FRAMEWORK – NEWMARKET OFFICIAL PLAN

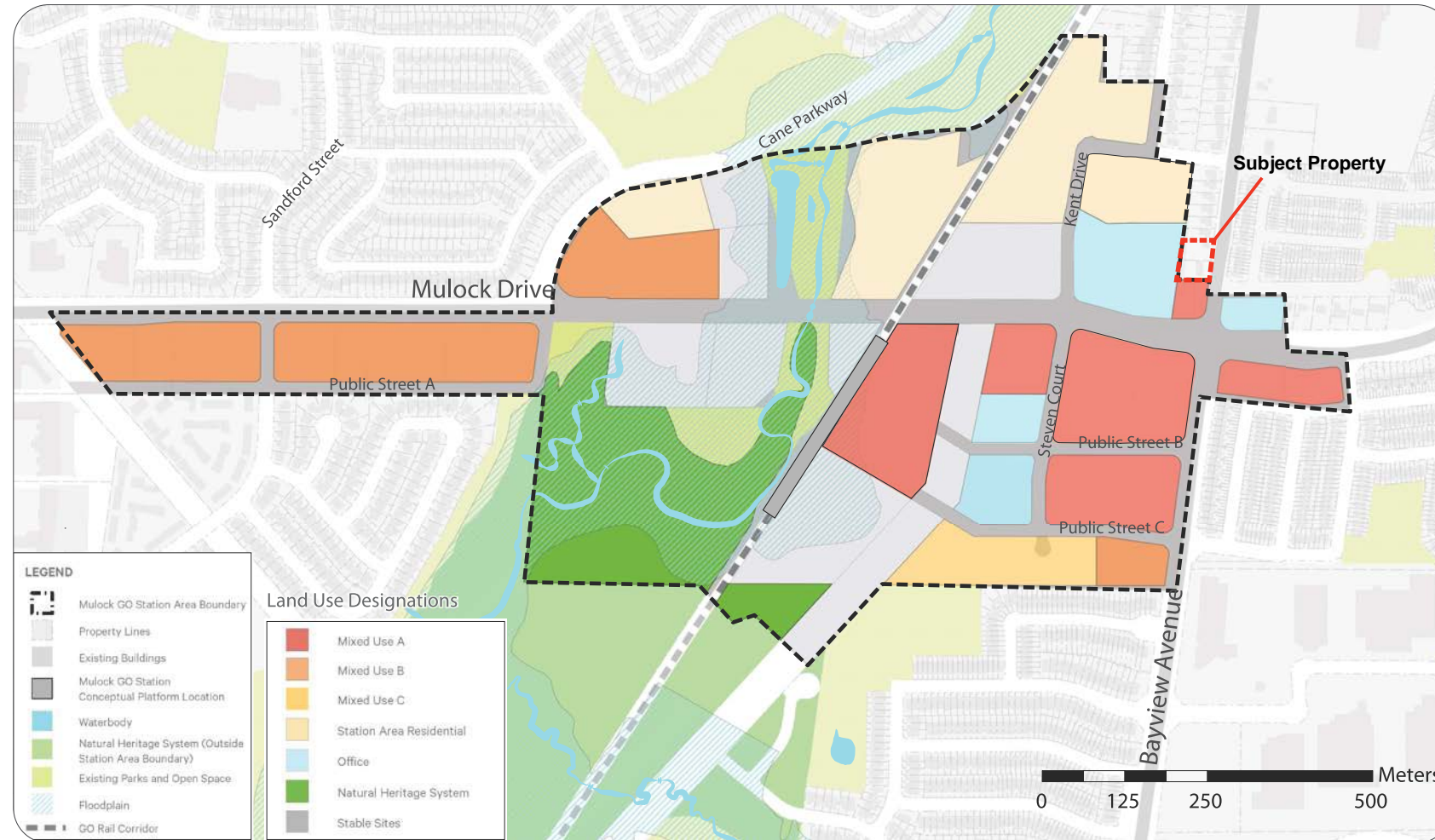


## Designated 'Residential Area'

- Various types of residential uses are permitted.

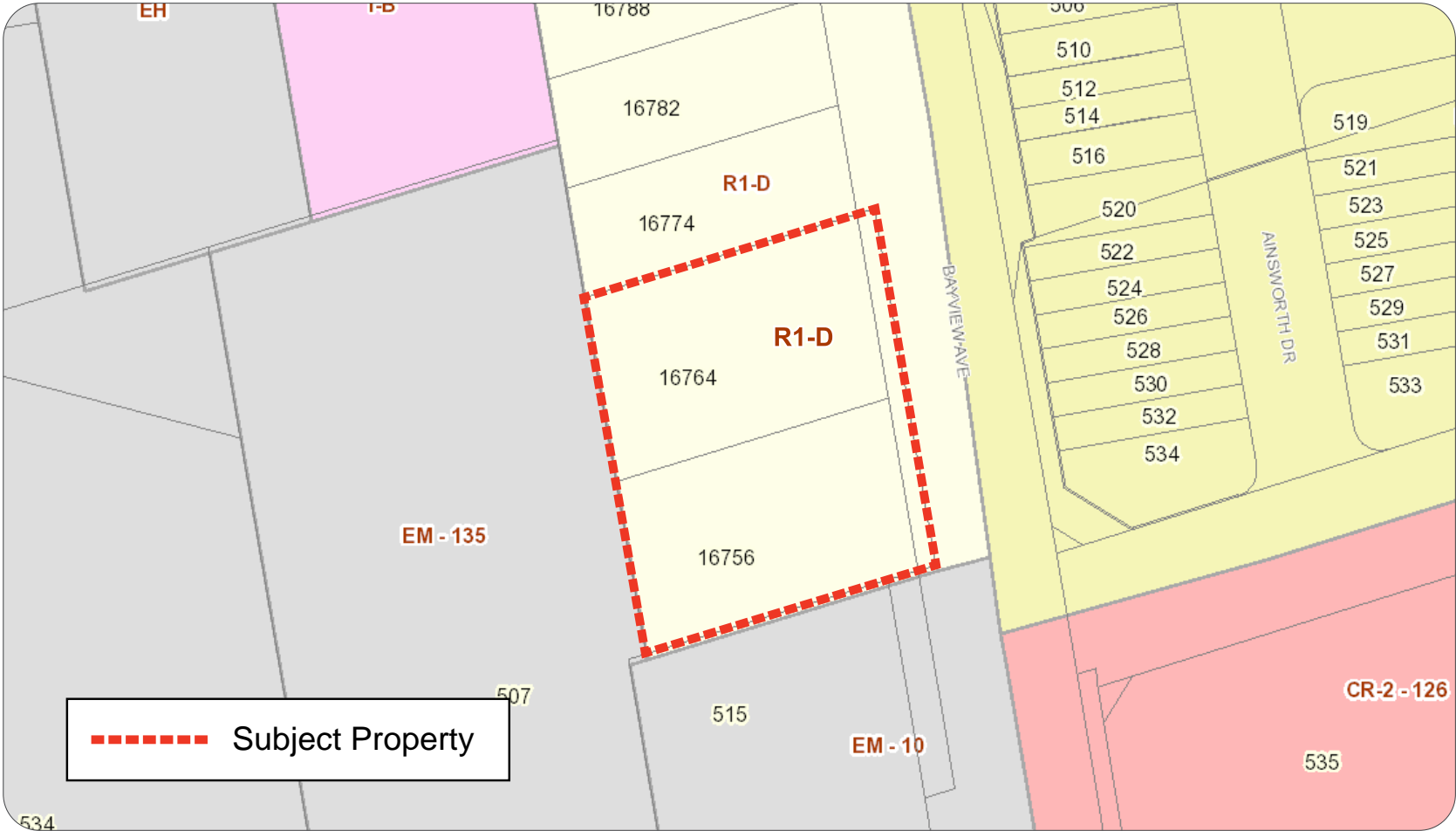


# PLANNING FRAMEWORK – DRAFT MULOCK SECONDARY PLAN



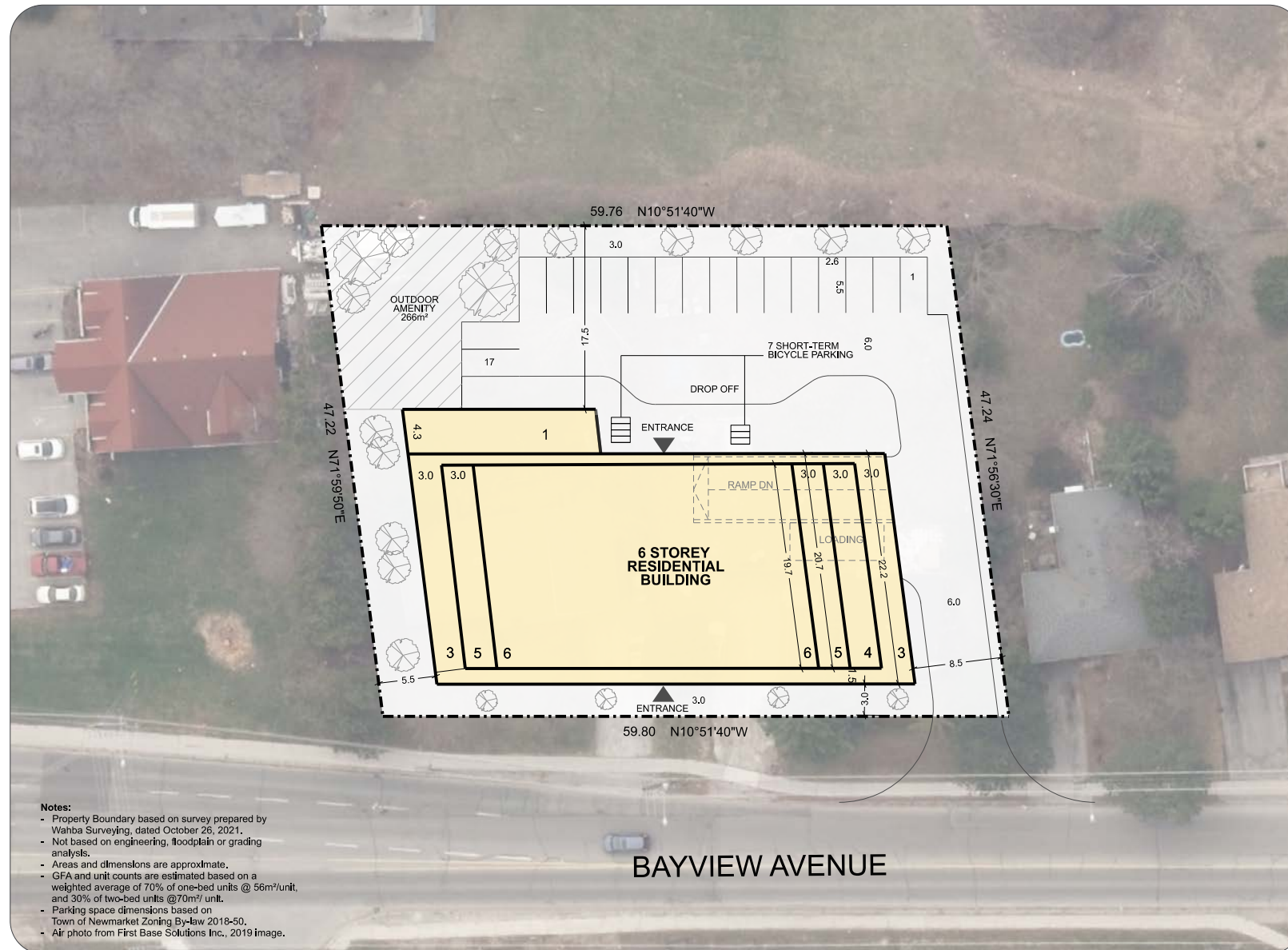
- Subject property is adjacent to the Mulock Secondary Plan Area
- Adjacent to proposed Medium Density Areas to the West
- Medium Density permit a minimum FSI of 1.25 and a Maximum Height of 6 Storeys
- Aligns with the boundaries of MTSA #36 as shown in the Draft Regional Official Plan

# PLANNING FRAMEWORK – ZONING BY-LAW 2010-40



**Zoned ‘Residential Detached Dwelling 15m Zone’ - (R1-D)**

# PROPOSED DEVELOPMENT – CONCEPT PLAN



## Site Statistics

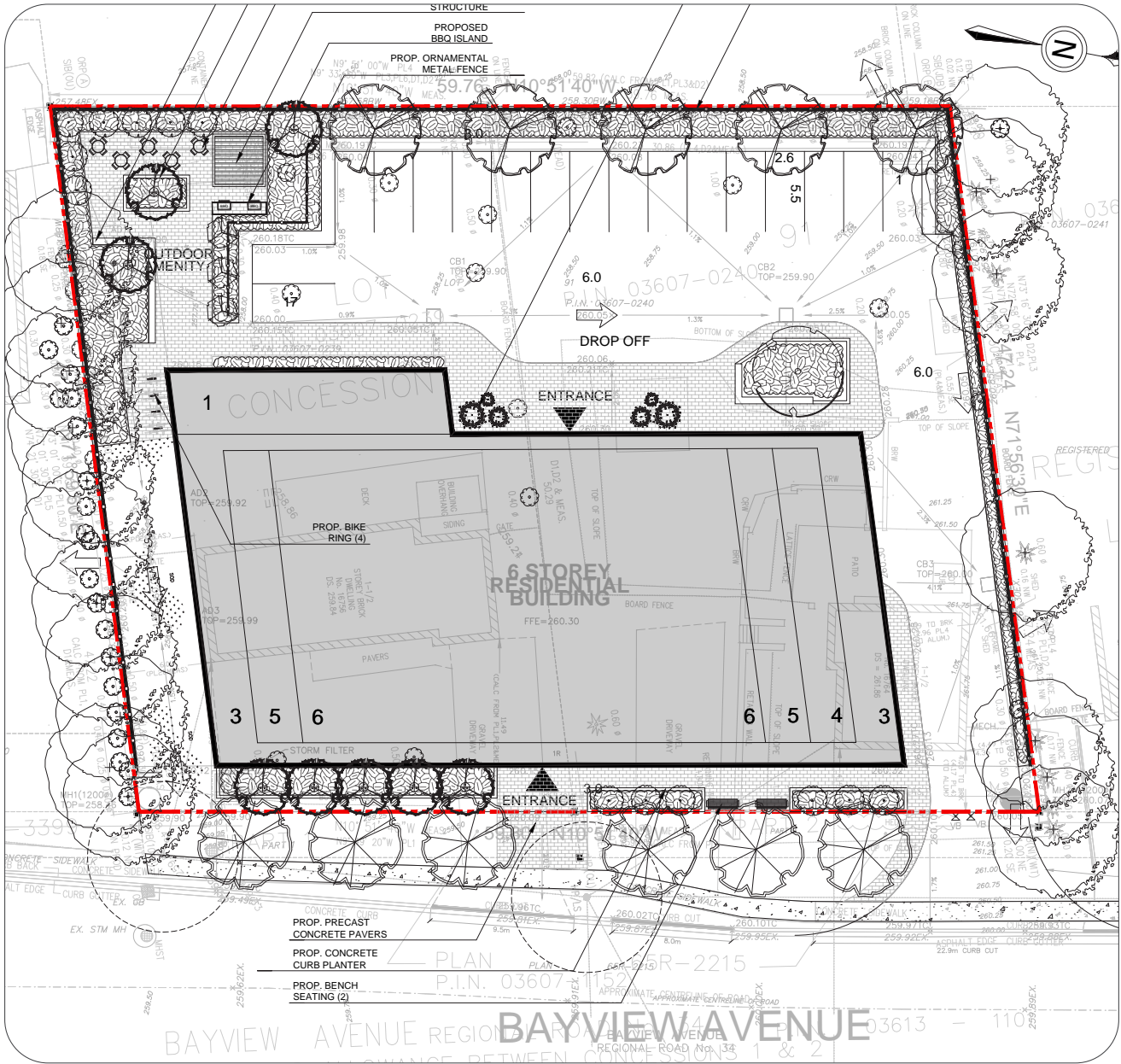
- Storeys: 6 Storeys (22.5 m)
- FSI: 1.81
- Total Estimated GFA: 5,062 m<sup>2</sup>
- Total Units: 71
  - One Bedroom Units: 50
  - Two Bedroom Units: 21
- Total Parking Spaces: 89
  - Surface / Visitors Parking: 17
  - Underground 1 level: 72 Spaces
- Total Bike Spaces Provided: 43
- Setbacks:
  - North: 8.5 metres
  - South: 5.5 metres
  - Rear yard: 17.5 metres
  - Front yard: 3 metres



# PROPOSED DEVELOPMENT – CONCEPTUAL ELEVATION



# LANDSCAPE PLAN





# SUPPORTING STUDIES

- Planning Justification Report  
(Weston Consulting)
- Functional Servicing and Stormwater Management Report (Husson Engineering)
- Erosion Sediment Control Plan  
(Husson Engineering)
- Servicing and Grading Plan  
(Husson Engineering)
- Landscape Plan (MSLA)
- Tree Inventory Preservation Plan  
(Kuntz Forestry)
- Development Concept  
(Weston Consulting)
- Hydrogeological Report and Water Balance (GeoPro)
- Phase 1 ESA (GeoPro)
- Transportation Mobility Plan Study  
(Candevcon)
- Parking Justification Brief (Candevcon)
- Survey (Wahba Surveying)

# NEXT STEPS

- Receive and review comments from the public, the Town, and commenting agencies.
- Consider revisions to the development concept in response to comments received.
- Prepare additional materials requested by the Town in support of the second submission.
- Work with staff to determine timing of the Recommendation Report.



# Thank You

## Questions & Answers

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