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## **Proposed Plan of Subdivision, Official Plan Amendment & Zoning By-law Amendment – Forest Green Homes 16860 & 16920 Leslie Street Staff Report to Council**

Report Number: 2022-42

Department(s): Planning & Building Services

Author(s): Casey Blakely

Meeting Date: June 20, 2022

### **Recommendations**

1. That the report entitled Proposed Plan of Subdivision, Official Plan Amendment & Zoning By-law Amendment – Forest Green Homes 16860 & 16920 Leslie Street, dated June 20, 2022 be received; and,
2. That the Official Plan Amendment be adopted; and,
3. That application for, Zoning By-law Amendment and Draft Plan of Subdivision, as submitted by Newmarket Cemetery Corporation/2394237 Ontario Inc.– (Forest Green Homes) for lands municipally known as 16860 & 16920 Leslie Street be approved; and,
4. That the approval of Draft Plan of Subdivision 19T-NP1312 is also subject to the schedule of conditions set out in Appendix “1” attached to and forming part of this report; and,
5. That the approval for Draft Plan of Subdivision 19T-NP1312 shall only be issued upon the execution of a “No Pre-Sales Agreement” by the Owner of the said Draft Plan with the Town of Newmarket; and,
6. That Humphries Planning Group Inc. and 2394237 Ontario Inc. be notified of this action; and,
7. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Proposed Plan of Subdivision, Official Plan Amendment & Zoning By-law Amendment –  
Forest Green Homes 16860 & 16920 Leslie Street

## **Executive Summary**

Staff are recommending approval of the proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision, to permit a residential development consisting of townhouses and single detached dwellings, and a possible future low rise apartment. The applicant is proposing a total of approximately 303 units on the subject lands municipally known as 16860 & 16920 Leslie Street.

The applications have been reviewed by internal departments and external agencies who have advised they have no objection to the applications and have provided conditions of draft approval.

Staff have reviewed the development proposal against the relevant Provincial, Regional and local policy documents and have concluded that the proposal is in conformity with the policy framework as it relates to providing desirable residential dwellings, prioritizing intensification to make efficient use of land and infrastructure, supporting a range and mix of housing options to serve all sizes, incomes, and ages of households, and creating complete communities.

A statutory public meeting was held on September 28, 2015 as required by the *Planning Act* and non-statutory Public Information Centres were held on April 30, 2018 and January 18, 2022.

## **Purpose**

This report provides recommendations to Council on the subject proposal for an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision for 16860 & 16920 Leslie Street.

The recommendations, if adopted, would result in amendments to the Official Plan and Zoning By-law 2010-40, and apply a 'Holding' provision to ensure the orderly development of the site and would facilitate the approval of a residential plan of subdivision.

## **Background**

The applications were originally submitted in December 2012 with subsequent submissions in 2015, 2017, 2018, 2020, 2021 and 2022. The statutory public meeting for the proposed development was held in September 2015. Given the intervening time periods, public information centres were held in April 2018 and January 2022, to provide residents with updates on the proposed plan.

The most recent submission, received April 2022, provides an updated plan which responds to Town and agency comments to date.

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## Subject Lands

The subject lands are located on the west side of Leslie Street, north of Mulock Drive and south of Gorham Street. The parcel of land is 'L' shaped and has a land area of approximately 16.13 ha (39.85 acres). The majority of the site is vacant, with the exception of the John Bogart House heritage building and a cellular communications tower.

The surrounding land uses are as follows:

**North:** The lands to the north consist of an existing townhouse development on Doake Lane and Gerald Brady Lane, and also contain York Fire Station 4-1.

**East:** To the east of the subject lands are Mixed Employment Lands, on the east side of Leslie Street. These lands include an automobile dealership, and various light industrial and commercial buildings.

**South:** To the south of the subject lands are Natural Heritage System lands and the Bogart Trail development, a 5-storey condominium building. Bogart Pond is also to the south of the subject lands.

**West:** To the west of the subject lands are Natural Heritage System lands containing Bogart Creek.

## Discussion

### Proposal

The development proposal includes applications for an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision, resulting in a total of approximately 303 dwelling units on the subject lands.

The proposal has been revised to address technical comments, improve layout of open space and environmental areas, address heritage elements, increase connectivity and include a variety of dwelling types.

The proposed infill development consists of multiple blocks, each containing various permitted uses and built forms. It is noted that while a block may contain multiple permitted uses, it does not imply that all those permitted uses will be developed on that block, rather these would be permitted forms of development that would be confirmed later in the planning process (i.e., site plan approval).

### Official Plan Amendment (OPA)

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The application proposes to amend the Official Plan by removing certain lands from the Major Institutional, Residential Area, Natural Heritage System and Parks and Open Space designations and replacing them with the Residential Area, Natural Heritage System and Parks and Open Space designations. The OPA also proposes to permit detached dwellings, various forms of townhouse units and apartments on a portion of the lands to be designated Residential Area.

- **Residential Area**

The objective of the Residential Area designation is to provide for a range of residential accommodation while maintaining the stability of Residential Areas by establishing zone standards that acknowledge and respect the existing physical character of the surrounding neighbourhood.

This development is compatible with the surrounding uses and proposing a mix of residential units while meeting the general density, lot sizes and maximum building heights prevalent in the area.

- **Parks and Open Space**

The objective of the Parks and Open Space designation is to encourage a system of parks and open spaces that provide a wide range of recreational and leisure activities to meet the needs of Town residents, to encourage the protection, management and enhancement of natural areas, and to provide connectivity between natural spaces.

The main permitted uses in the Parks and Open Space designation are public recreational uses, private outdoor recreational facilities, conservation uses and all activities associated with storm water management and flood control.

This development is proposing Parks and Open Space areas which will accommodate a park and a walkway connection to the woodlot.

- **Natural Heritage System**

The objectives of the Natural Heritage System designation is to preserve the Town's woodlots, to provide a linked natural open space system for residents and wildlife, maintain and enhance the ecological functions of the Natural Heritage System, and encourage the restoration and enhancement of its functions where possible.

The applicant is proposing to convey the woodlot located in the western portion of the subject lands, and the buffer areas in the southern portion of the site to the Town. These lands are a designated woodlot within the Town's Natural Heritage System. The applicant is proposing to retain this designation to allow for the conservation and preservation of the woodlot.

### Zoning By-law Amendment

The subject property is currently zoned Open Space Environmental Protection (OP-ES) and Institutional Cemetery (I-C) Zone.

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The current Open Space Environmental Protection Zone permits conservation uses, recreational trails and accessory uses. The current Institutional Cemetery Zone only permits a cemetery use.

New zones are required to align with and implement the aforementioned new Official Plan designations. To this end, the applicant is proposing to replace the current zones with the following:

- Single Detached Dwelling (R1-E and R1-F) Zones on public roads
- Residential Townhouse Dwelling (R4-CP) Zone (Blocks 51 and 52)
- Residential Townhouse Plan of Condominium (R4B-CP, R4-CP, R1-CP and R1-HCP) Zones (Block 53 and 54)
- Residential Apartment Building (R5-S-XX) Exception Zone (Block 53)
- Open Space Environmental Protection (OS-EP) Zone (Blocks 58 and 59)
- Open Space (OS-1) Zone (Blocks 56, 57 and 63)

The applicant has proposed various site specific zone standards to accommodate the proposed development. These can be found in detail within the attached zoning by-law.

#### Parking

The development proposes to meet the per-unit parking requirements of 2010-40. No exceptions or changes to the zoning by-law parking standards are requested. The final layout and design of the condominium blocks (Blocks 51, 52, 53, 54) will be determined through future site plan and condominium applications

#### Proposed Plan of Subdivision

The proposed draft plan of subdivision provides for single detached dwellings with various lot sizes and condominium townhouses for a total of approximately 303 units and the opportunity for an apartment in the southerly portion of Block 53, north of Street A.

There are four residential blocks (Blocks 51, 52, 53 & 54) that will be further designed through Site Plan and Condominium applications in the future. A copy of the proposed Draft Plan is attached as Appendix 1 for reference.

This proposed infill development includes:

- 48 new singles, and the restored John Bogart heritage home
- 254 townhouse units
- A portion of Block 53 is zoned for a possible future apartment
- Park (Block 56) a public park 0.53 ha (1.34 ac). A private parkette will also be located within condo Block 54
- Open Space/Woodland (Block 58) 4.76 ha (11.76 ac)
- Buffer Areas & Open Space (Blocks 55, 60, 61 & 62)
- Environmental Protection (Block 59)

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- Emergency Access (Block 64)
- Stormwater Management (Block 57)
- Passive recreation will be provided through parkland and trail connections

## **Built Heritage**

The subject lands contain the John Bogart House, a heritage building designated under Part IV of the Ontario Heritage Act. A historic structure report was prepared in 2018 for the Town by consultants. The evidence found in this report indicated that the building dates back to the 1820s or 30s, and concludes that the exterior of the Bogart House could be restored to its original character and appearance. Additionally, the study found that the interior could also be repaired and refinished to compliment the original design.

The applicant proposes to retain and restore the Bogart House, for future residential purposes and incorporation into the surrounding new development in Block 54. Staff require that the applicant provide to the Town, a Heritage Restoration Plan, outlining how the Bogart Heritage House will be restored, prepared by a professional heritage consultant. This has been included as a condition of draft approval for the proposed subdivision.

## **Roads and Traffic**

The development proposes two (2) new municipal streets, defined as Streets A and B on the draft plan. Street A will connect with Leslie Street via a new entrance, and Street B will connect with Street A and terminate at a cul-de-sac near the existing telecommunications tower as well as at the north end of the plan near the stormwater management block (Block 57). Street A will have a sidewalk on both sides of the road and Street B will have a sidewalk on one side.

Private roads are being proposed within condominium Blocks 51, 52, 53 & 54. The road and lot fabric on the private blocks will be determined through site plan approval. Each block will be subject to the Town's site plan approval process.

A secondary emergency access route, as required by Central York Fire Services (CYFS), will be provided from Leslie Street to the cul-de-sac at the end of Street B.

No emergency, vehicular or pedestrian access is proposed to the Highgate Community, however, the Plan does provide for the potential connection in the future.

Leslie Street is a Regional Road. The Region has reviewed the proposed connection from Street A and the emergency access connection off of Street B and have provided conditions of draft approval.

## **Pedestrian Connections & Trail System**

A Trail system and trail connections are proposed throughout the site and will be constructed by the applicant, as follows:

- An expanded trail system in the woodlot (Block 58) to connect with the existing trail system. An 11m (36 ft.) walkway block (Block 63) is proposed from Street B to the woodlot
- A trail connection around the stormwater management feature (Block 57) and to the Environmental Protection Block 59
- Trail from Street A through Buffer Area (Block 60) and connecting to the woodlot (Block 58)
- The trails will connect with the proposed sidewalks on Street A and Street B
- Trail connection from Street B to Leslie Street

## **Natural Areas**

The proposed development contains numerous natural areas. The applicant is proposing to convey the woodlot that comprises a large portion of the western area of subject lands and a 3m woodlot buffer block, as depicted as Block 58 and Block 62 on the draft plan, as well as two buffer areas located south of Street 'A', as shown as Blocks 60 and 61 on the draft plan, and an environmental buffer block shown as Block 59. These lands will retain the Natural Heritage System designation, which allows for the conservation and preservation of the woodlot and buffer areas.

The delineation of the woodlot feature and its buffer areas have been reviewed and deemed acceptable by the Lake Simcoe Region Conservation Authority to protect this feature and its functions.

## **Parkland**

The applicant is proposing a centralized park (Block 56) located at the south-east corner of Streets A and B. The parkland block is smaller than required by the Town's Parkland Dedication By-law and as such cash-in-lieu of parkland will be required to meet the 5% requirement.

## **Planning Policy Context**

### Provincial Policy Statement (PPS) 2020

The *Planning Act* requires planning decisions to be consistent with the policy statements issued under subsection (1) of the Act, and shall conform to provincial plans in effect on that date, or shall not conflict with them. The current policy statement is the Provincial

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Policy Statement 2020 (the “PPS”). The PPS provides overall policy direction on matters of provincial interest related to land use and development in Ontario.

The PPS speaks to municipalities facilitating a mix and range of housing options and intensification, directing development to locations with existing infrastructure, promoting transit supportive densities and facilitate compact urban form.

The proposed Official Plan Amendment, Zoning By-law and Draft Plan of Subdivision supports and is consistent with the Provincial Policy Statement’s (PPS) direction to provide a mix of housing types and intensification to achieve growth and urban vitality while making efficient use of existing infrastructure.

### A Place to Grow – Growth Plan for the Greater Golden Horseshoe

This proposal supports the policies of the Growth Plan by providing growth within existing built-up areas, assists in building complete communities, improving the diversity of housing stock in Newmarket and providing additional dwelling units close to existing transit and retail options.

This development proposal aligns with the objectives of the Growth Plan by:

- providing a mix of built forms;
- providing a range of size and types of dwelling units;
- supporting the efficient use of land, existing services and infrastructure; and
- protecting the natural heritage system.

## **York Region Official Plan (YROP)**

The YROP designates the subject lands as part of the “Urban Area”, which is the primary area for accommodating growth. A minimum of 40% of all residential development in York Region is to occur within the built-up area, which includes the subject lands. This application supports the achievement of this target.

In addition, the application supports the YROP policies related to intensification. The application supports the YROP policy of permitting a mix and range of housing types, lot sizes, unit sizes, functions, tenures, and levels of affordability.

## **Town of Newmarket Official Plan**

### Compatibility and Site Suitability

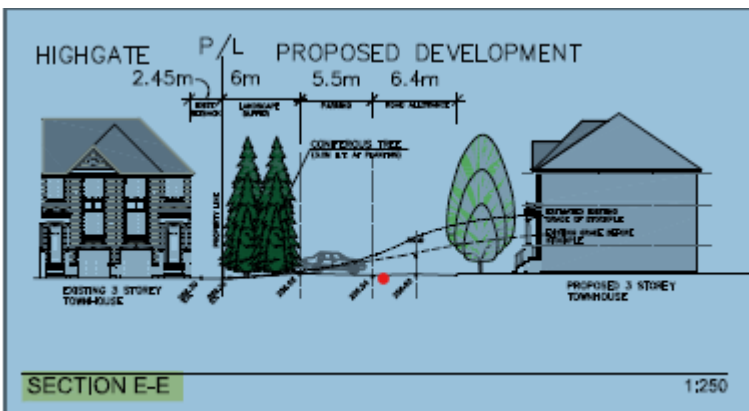
The Official Plan speaks to the desire to achieve compatibility between new development and abutting existing homes in Residential Areas. The proposed development provides a buffer from the homes to the west and south through the preservation of the woodlot, and buffer areas. Where new residences are proposed to Proposed Plan of Subdivision, Official Plan Amendment & Zoning By-law Amendment – Forest Green Homes 16860 & 16920 Leslie Street



abut existing dwellings adjacent to the condominium off of Crowder Boulevard, the applicant is proposing an increased rear yard setback of 7.5 metres (instead of 7.0 metres) to help provide a buffer from the height of the proposed 3 storey single detached homes. The adjacent condominium homes on William Curtis Circle have a rear yard setback ranging from approximately 5 metres to 7.0 metres, giving approximately 12.5 metres to 14.5 metres between the rear of the existing and proposed units. Although the houses will still be higher than the existing residences along William Curtis Circle, the elevation of the proposed new road and lots have been lowered as much as possible to reduce the impacts to the existing residences.

A vegetated buffer strip of coniferous and deciduous trees is proposed along the north-west portion of the plan, abutting the existing townhouse development and a stormwater management block and open space block are proposed along part of the north east portion of the plan. Through the review of the future site plan applications for the condominium blocks, further detailed design work will be undertaken to ensure the internal roads, landscape and urban design are compatible with the surrounding uses.

#### Interface between Highgate Condo and Forest Green Condo (Block 51)



#### Affordable Housing

Section 3.10.2 of the Town's Official Plan requires a minimum of 25% of new housing development outside the Urban Centres Secondary Plan area to be affordable to low and moderate income households. This 25% minimum is comprehensive of all development applications outside of the Urban Centres and may not necessarily be achieved by each individual application. This policy also requires that developments include a range of types, unit size, and tenures to provide opportunities for all household types, including larger families, seniors and persons with special needs.

The proposed Official Plan and Zoning By-law amendments expand the range of built form permitted on the subject lands to include single-detached dwellings, townhouses, and low rise apartments.

In addition, the applicant is proposing a total of 5 basement apartments to be located within single family dwellings with minimum frontages of 12m, or a cash in lieu contribution of \$25,000 per unit up to a maximum of \$150,000 will be provided.

The zoning permission to allow for a low-rise (max 4 storey) apartment building is also being considered to assist with the provision of affordable housing and were shown as part of the public meeting in 2015.

This will be secured through a Holding provision in the proposed Zoning By-law.

The applicant has also committed to making financial contributions of \$2,000 per unit to an affordable housing non-profit organization.

### Parkland Dedication

Parkland Dedication is required in accordance with the Planning Act, as expressed locally through Parkland Dedication By-law 2017-56. The applicant is proposing to convey future park Block 56, and to provide the remaining in cash-in-lieu of parkland to the Town to meet their parkland dedication requirements. This contribution satisfies the 5% parkland requirement.

### Draft Plan Conditions

Standard draft plan conditions have been prepared for the proposed draft plan of subdivision and are attached to this report (Schedule 1). Development specific draft plan conditions related to this plan include:

- Bogart Heritage House – A draft plan condition has been prepared which will require the Bogart House be restored as part of Phase 1 of the development. This condition also requires the applicant to have a qualified consultant prepare, to the satisfaction of the Town of Newmarket, a Heritage Restoration Plan, detailing how the Bogart Heritage House will be restored for residential purposes.
- Emergency Fire Access – The draft plan conditions include the requirement of the construction of the secondary emergency access route from the easterly cul-de-sac on Street B to Leslie Street as part of Phase 1 of the development.
- Trails – The draft plan conditions include the requirement for the applicant to construct the trail system throughout the plan, including the trails through the woodlot, or to provide the Town with a cash contribution for trail construction.
- Affordable Housing – The draft plan conditions include the requirement for the applicant to provide a cash contribution to an affordable housing non-profit organization.

## **Sanitary Sewers**

The subdivision is proposed to be serviced by sanitary sewers with outlets connecting to existing external sewers to the north and south of this development.

Engineering Services has reviewed the submitted information and has no concern with the proposal, subject to a number of draft plan conditions. Of particular note with this development, the sanitary sewer discharging to the south collects flows from Blocks 53 and 54. A privately owned sanitary sewer is proposed on Block 53, crossing Street A and through Block 54 before discharging to the existing Town-owned sewer on Bogart Mill Trail. To accommodate this, a single Condominium Corporation will be formed for Blocks 53 and 54 to allow the sanitary sewer to be owned and maintained privately.

## **Storm Drainage**

As was the case with the sanitary sewers for Blocks 53 and 54, the storm sewer discharging to the condominium south of this development collects flows from Blocks 53 and 54. A privately-owned storm sewer is proposed on Block 53 crossing Street A and through Block 54 before discharging to the private condominium infrastructure on Bogart Mill Trail. The aforementioned single Condominium Corporation will allow the storm sewer to be owned and maintained privately.

The balance of the plan is proposed to accommodate storm drainage through a new stormwater management pond at the north end of the site.

## **Water Distribution**

Water supply for this development will be provided by two watermain connections off of the existing watermain on Leslie Street. Engineering Services advises that adequate watermain flows and pressures can be provided for the proposed development.

## **Grading**

Engineering Services have reviewed the submitted information and provide the following comments.

The Functional Servicing Report (FSR) provides preliminary road and lot grades which demonstrate that the final grading design can conform to the Town's Engineering Design Standards and Criteria.

Grading Compatibility for the proposed lots adjacent to the existing dwellings on William Curtis Circle was reviewed together with Planning and Engineering Staff.

No grading compatibility issues are expected to impact the existing neighboring dwellings along the north/south section of Street B as the existing rear yards will be at a higher elevation than the proposed lots.

The proposed units on the east/west section of Street B backing onto William Curtis Circle will be higher than the existing units. The grade of Street B has been lowered as much as is practical to mitigate the grading interface concerns. In addition, the zoning for these units will require an increased rear yard setback to assist in mitigating concerns.

## **Traffic**

The development proposes two public Streets, one of which will be off of Leslie Street and the other is internal to the plan. The Town and the Region have reviewed the traffic studies and have no concerns with the information provided. Additional traffic studies will also be required at the time of detailed design and through the site plan applications for the condominium blocks.

## **Environmental Site Assessment**

The submitted Phase One and Two Environmental Site Assessments have been reviewed by Engineering Services, who have confirmed the reports are acceptable.

## **Servicing Allocation**

This report recommends a holding provision be employed to require that servicing allocation be granted before any development occurs. The development is proposed to be in two phases, as such, allocation for this development is also anticipated to be implemented in phases.

Servicing allocation has not yet been allocated to this development. Servicing allocation will be considered in a future bi-annual servicing allocation report. The next report is currently scheduled for Q4 of 2022. A Holding provision in the By-law is proposed to ensure servicing is in place prior to the development proceeding.

## **Holding Provision**

In accordance with Section 36 of the *Planning Act*, Council may impose Holding provisions ('H') on a Zoning By-law to limit the use of lands until the 'H' provisions have been removed. The proposed Zoning By-law Amendment will include Holding provisions for:

- Servicing Allocation
- Site Plan Approval
- Clean Record of Site Condition (RSC)
- Financial Contribution regarding Affordable Housing

## **Future Site Plan and Condominium Applications**

The applicant will be required to make future site plan applications for the condominiums on Blocks 51, 52, 53 & 54. Once the draft plan conditions for the subdivision have been cleared and the plan is registered, the site plan applications will follow.

Following Site Plan approval, the applicant will create the lots through removal of Part Lot Control and a Plan of Condominium. Application(s) to remove the Holding Provision will also be required.

## **Conclusion**

The proposed Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision have been circulated to the Town's internal departments and external agencies which have advised they have no concerns with the approval of the subject applications and have provided draft plan of subdivision conditions.

Notice has been provided to persons and public bodies under the *Planning Act* and a statutory public meeting was held on September 28, 2015. Non-statutory Public Information Centres were held on April 30, 2018 and January 18, 2022.

The applications support the goals of the Official Plan, conform to or do not conflict with the Provincial Policy Statement, Growth Plan for the Greater Golden Horseshoe, York Region Official Plan, and the Town's Official Plan.

Staff recommend approval of the applications, subject to a holding provision. Further refinement of the physical development within the condo blocks will take place as part of the site plan approval process.

Detailed design issues for the Condominium Blocks 51, 52, 53 & 54 relating to road and lot design, landscape, stormwater management, will be addressed through subsequent Site Plan and Condominium applications.

## **Business Plan and Strategic Plan Linkages**

The development of these lands has linkages to the Strategic Pillars and Priorities as follows:

- Long Term Financial Stability through the collection of fees and charges along with Development Charges
- Safe Transportation by providing off street linkages through the proposed development and connections to the existing community
- Environmental Stewardship through the preservation of a woodlot

## **Consultation**

### **Agency and Public Comments**

The development proposal has been circulated internally and externally to the public and the Town's review partners. Many of the comments provided are outlined in the discussion section above. Additional comments from several review partners are provided below for greater context.

### **Lake Simcoe Region Conservation Authority**

The Lake Simcoe Region Conservation Authority (LSRCA) has reviewed the application in accordance with the Natural Heritage and Natural Hazard policies of the Provincial Policy Statement (PPS), the Greenbelt Plan, the Lake Simcoe Protection Plan (LSPP), and Ontario Regulation 179/06 under the Conservation Authorities Act, and have provided comments applicable to the application.

Based on the review of the submitted information, the LSRCA does not object to the approval of the applications for Official Plan Amendment, Draft Plan of Subdivision and Zoning By-Law Amendment, subject to all technical comments being satisfied.

### **Other Review Partners**

- The York Region District School Board has no objections to the approval of the proposed OPA, ZBA and DPS.
- Canada Post has provided standard conditions of draft approval
- Southlake Regional Health Centre has noted the ongoing need for capital investment and public support to meet the needs of the region's growing population.

## **York Region**

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Staff from the Regional Municipality of York have provided comments on the application. York Region has no objection to the approval of the Official Plan Amendment, Draft Plan of Subdivision and Zoning By-law Amendment applications subject to their schedule of clauses and conditions, technical comments and the LSRCA being satisfied.

The Region also requires an agreement of to be entered into committing the owner to not enter into any agreement of purchase and sale with end users for the subject lands until such time as servicing allocation has been confirmed.

### **Engineering Services**

Staff from Engineering Services have provided comments on the application outlined in the above section.

### **Effect of Public Input**

The statutory public meeting for the proposed development was held in September 2015. Non-statutory Public Information Centres were held on April 30, 2018 and January 18, 2022, to provide residents with updates on the proposed plan.

Comments were received in person from the public at the statutory public meeting, the public information centres and through email. The effect of this input, or the way in which the matters raised by the public were otherwise addressed, are discussed below. These comments centered on the following themes:

- Preservation of woodlot and trees
- Heritage house restoration
- Traffic
- Construction noise and sediment impacts
- Compatibility with existing development to the north and south
- Secondary emergency fire access to the north
- Permitted land uses

The applicant is proposing to maintain the woodlot in the western area of the plan through the proposed Natural Heritage System designation. This designation will also apply to Blocks 60 and 61, which border the existing condo development to the south. The objective of the Natural Heritage designation is to preserve the Town's woodlots, to provide a linked natural open space system for residents and wildlife, maintain and enhance the ecological functions of the Natural Heritage System, and encourage the restoration and enhancement of its functions where possible.

As discussed in sections above, the applicant proposes to retain and restore the Bogart House, for future residential purposes. The applicant will be required to provide to the Town, a Heritage Restoration Plan, outlining how the Bogart Heritage House will be restored, prepared by a professional heritage consultant, to the Town's satisfaction.

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The applicants Traffic Impact Study has been reviewed by the Town's Engineering Department and York Region, and no concerns have been raised with the information submitted and associated recommendations. Additional studies will be required as part of the detailed Site Plan stage for the condominium blocks which will review and make recommendation on the internal road layout, private lane/road connection locations to the public roads and any traffic control measures required.

Noise and other construction related matters will be regulated as per the Town of Newmarket's Noise By-law 2017-76 and through the development of a construction management plan.

In regards to compatibility with the existing development to the south, the applicant is proposing buffer spaces between the existing development and proposed development, to mitigate impacts and provide adequate setbacks and visual buffers.

A secondary emergency fire access from the cul-de-sac on Street B to Leslie Street is proposed and is a requirement of Central York Fire Services and is needed for this development to proceed. This access will be for emergency fire access only.

The Town has received feedback from residents on land uses, in particular, comments in regards to the number of townhouse units in the proposed plan. Town staff have worked with the applicant to allow for additional built forms to be included on a number of the blocks, as discussed above.

## **Human Resource Considerations**

There are no Human Resource requirements as a result of the recommendations in this Report.

## **Budget Impact**

The appropriate planning application fees have been received for the Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications. The Town will also receive revenue from development charges and assessment revenue associated with this development

## **Attachments**

Appendix 1 – Draft Plan Conditions

Appendix 2 – Proposed By-law

Appendix 3 – Proposed Amendment

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Forest Green Homes 16860 & 16920 Leslie Street



## **Submitted by**

Casey Blakely, Senior Planner, Planning Services

## **Approved for Submission**

Adrian Cammaert, Manager, Planning Services

Jason Unger, Director, Planning & Building Services

Peter Noehammer, Commissioner, Development Services

## **Contact**

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