

# Official Plan Amendment Zoning By-law Amendment

415 Pickering Street  
Town of Newmarket

# Subject Lands



- Generally located north of Mulock Drive and north-east of Pickering Crescent;
- 0.810 hectares (8,103.5 square metres) in size;
- 99 metres of frontage; and,
- Currently consists of a 1-storey brick building occupied by Aurora International School (AIS), which is a Montessori Elementary School.

## Surrounding uses:

- North / East: Woodlot with floodplain and watercourse and planned trail;
- West: Existing low-rise residential consisting of singles and townhouses and Bogart Public School beyond; and,
- South: Newmarket High School.

# Development Proposal



|                           |                           |
|---------------------------|---------------------------|
| <b>Units</b>              | 32                        |
| <b>Height</b>             | 3-Storey                  |
| <b>Parking</b>            | 64 + 8V                   |
| <b>Average GFA / Unit</b> | 208.5 sm<br>[2,244.38 sf] |
| <b>Bedrooms / Unit</b>    | 3                         |

# Development Proposal



# Development Proposal



**Typical Front Elevation of Rear Lane Townhouse Block Fronting onto Pickering Crescent**

*3-Bedroom and 208.5 sm [2,244.38 sf] GFA*

# Development Proposal



**Typical Front Elevation of Street Townhouse Block**

*3-Bedroom and 208.5 sm [2,244.38 sf] GFA*

# Development Proposal



ENLARGED RENDERING SHOWING BUILDING PLACEMENT ALONG PICKERING CRESCENT

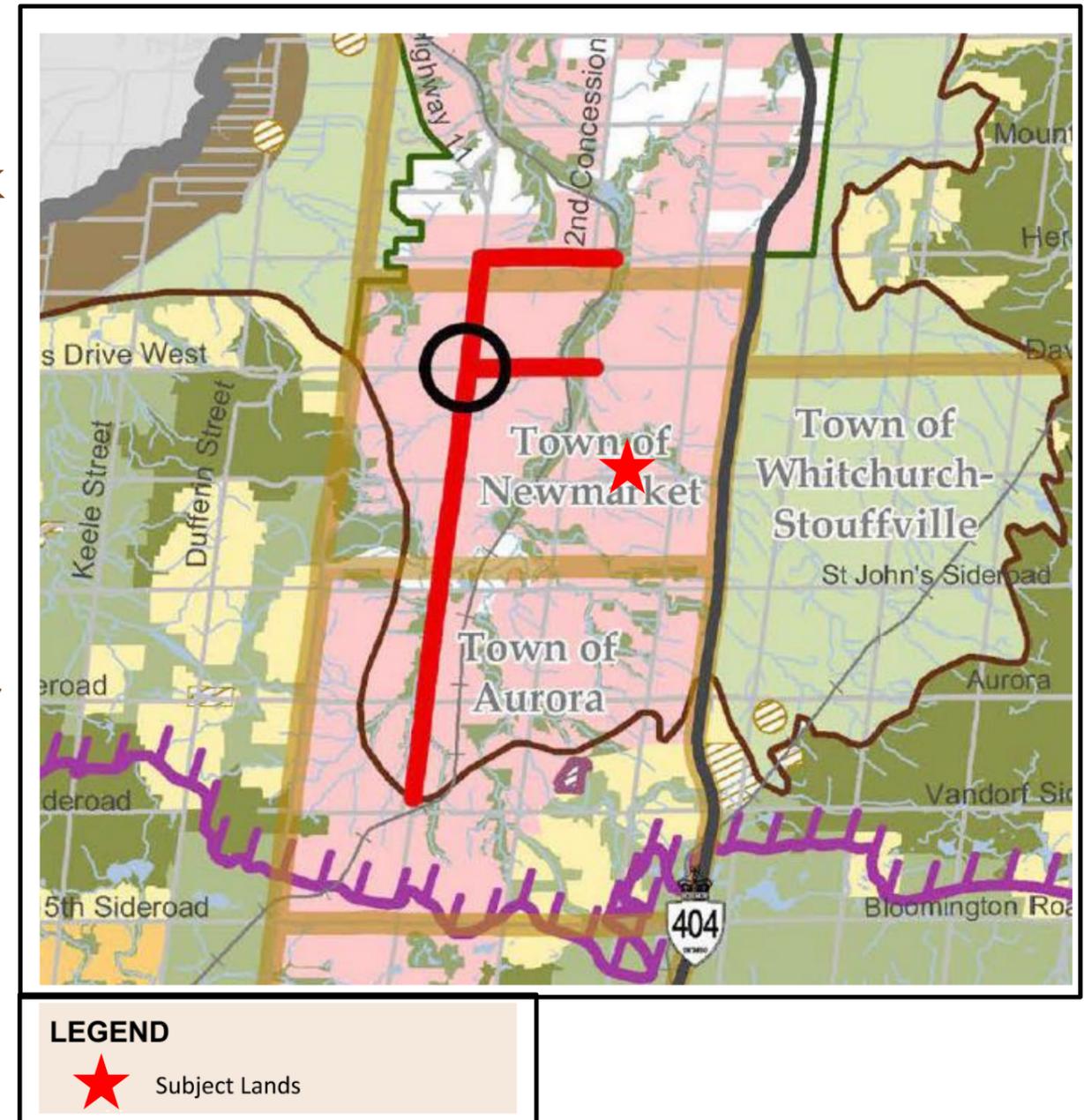
West Streetscape - Pickering Crescent (Enlarged) 2  
1:100 AC 600



West Streetscape - Pickering Crescent 11  
1:150 AC 600

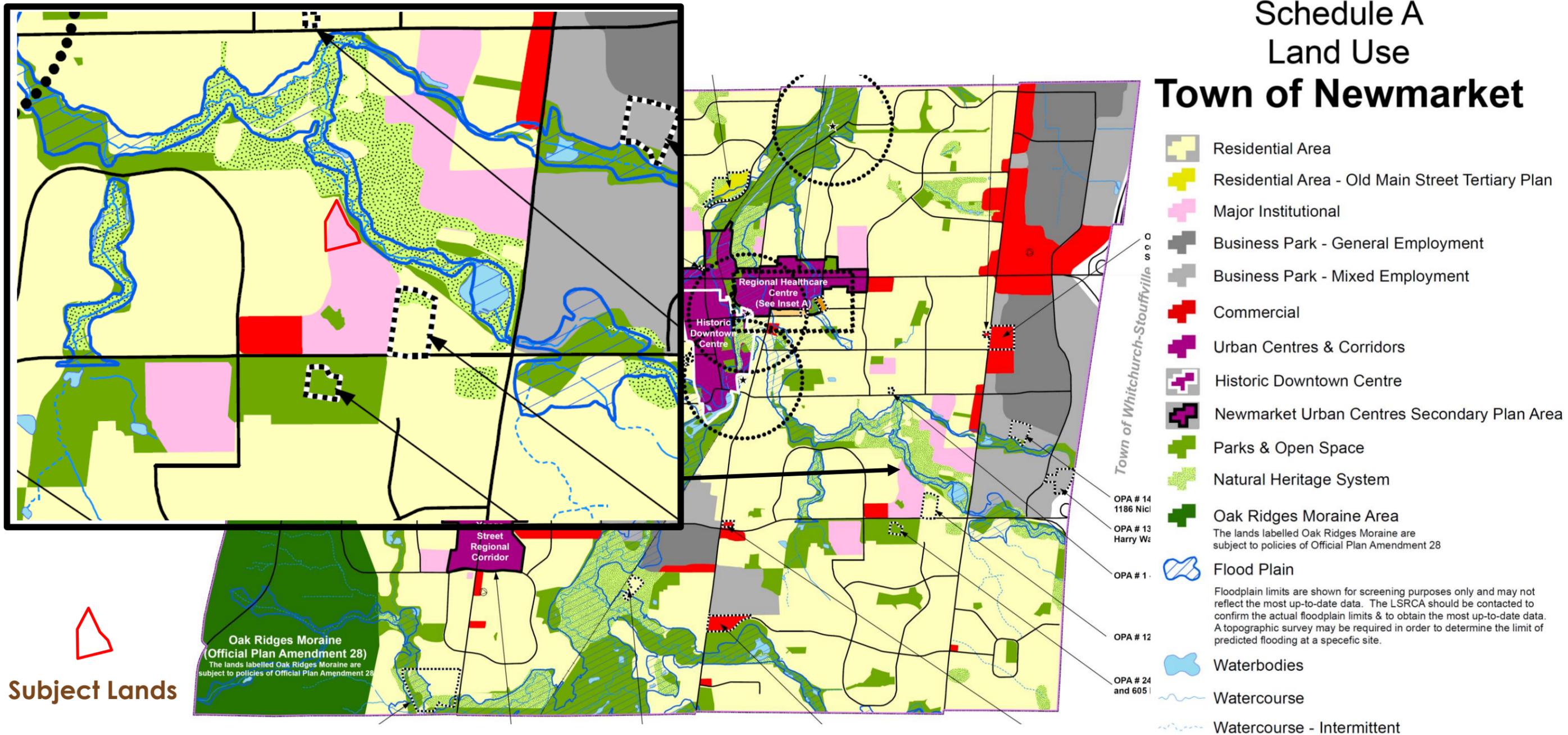
# York Region Official Plan

- The purpose of the York Region Official Plan (YROP 2010) is to provide a coordinated and consistent planning and development framework within the Region.
- The Subject Lands are located within the “Urban Area” designation as per Map 1, this designation is intended to accommodate most of the planned growth in the Region.
- Town of Newmarket is expecting a population growth of 19,500 people between 2006 and 2031, Proposed Development will contribute 88 residents.
- **Proposed Development conforms to the YROP 2010.**



# Newmarket Official Plan

## Schedule A Land Use Town of Newmarket



**Subject Lands**

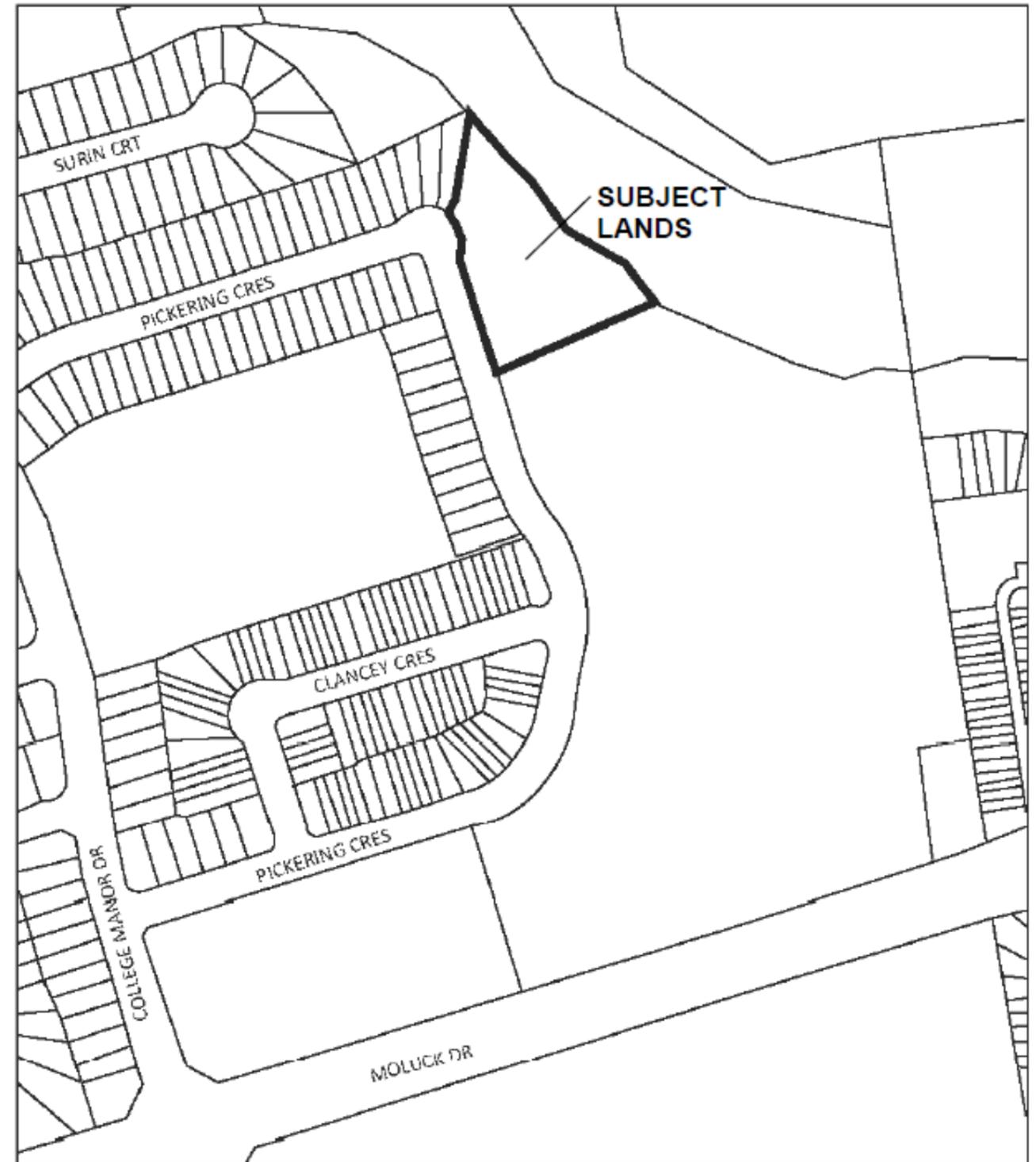
The Subject Lands are designated 'Major Institutional' and are adjacent to a 'Residential Area' to the north and west, 'Institutional' to the south and a 'Natural Heritage System' to the east which includes a 'Watercourse' and associated 'Flood Plain'.

# Proposed Official Plan Amendment

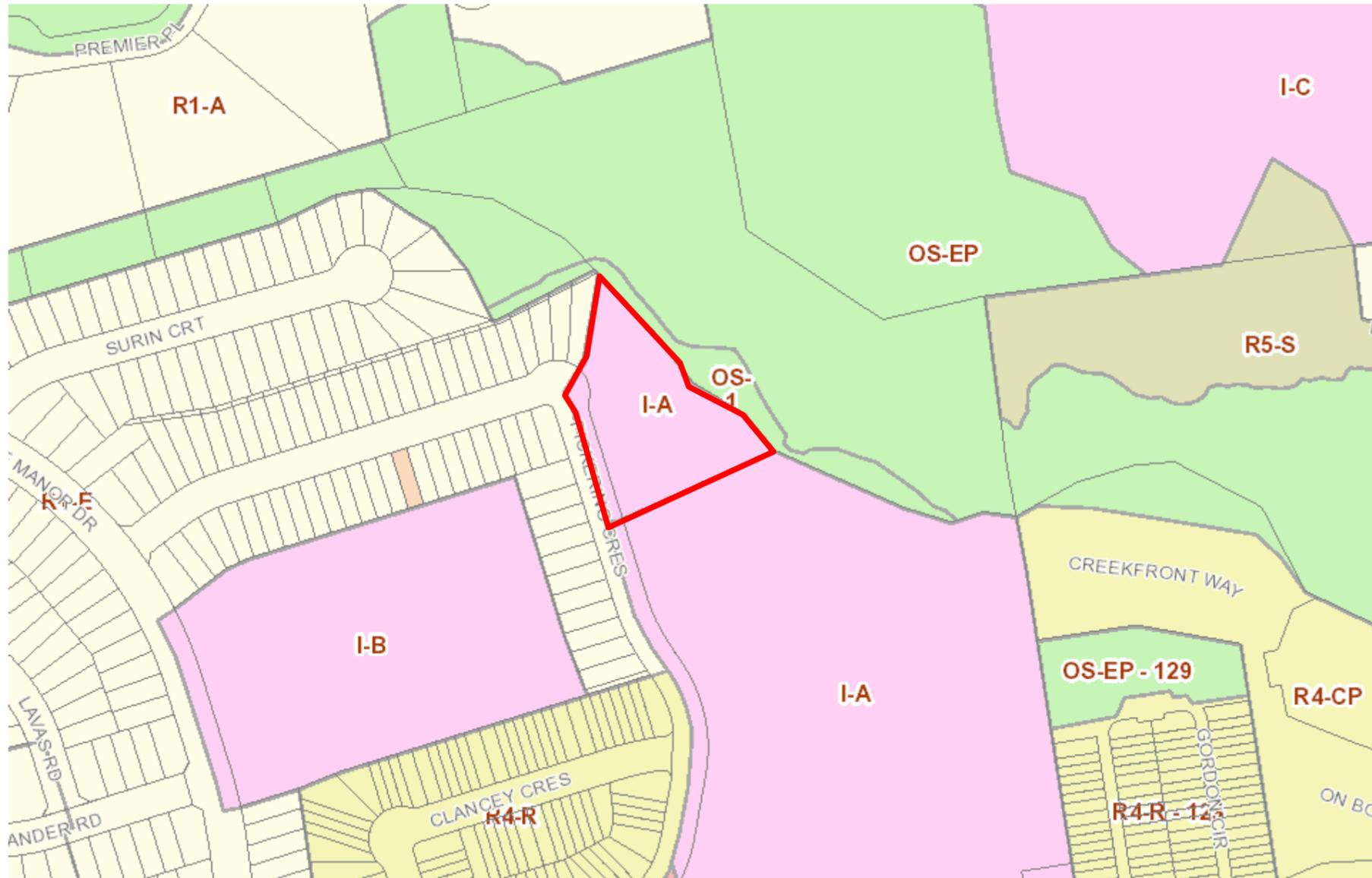
Redesignate entirety of Subject Lands from: 'Institutional' to '**Residential**'.

And introducing the following site-specific amendments:

- A minimum of 10 metres buffer will be provided between the wetland and the proposed townhouse development.
- A minimum of 3 metres woodlot buffer will be provided from the woodlot edge and will remain unaltered and undisturbed.



# Newmarket Zoning By-law 2010-40

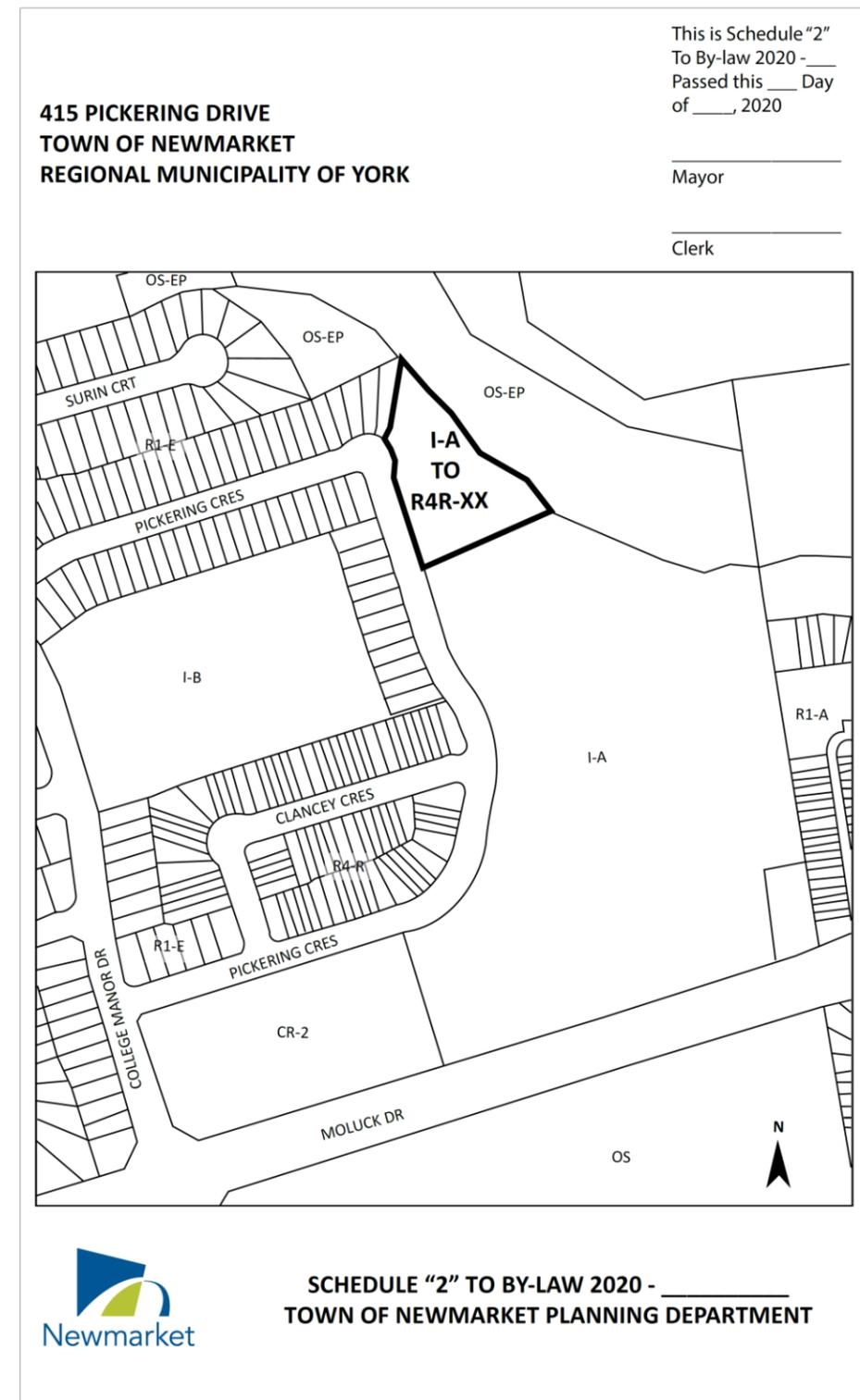


 Subject Lands

Currently zoned as “Major Institutional (I-A) Zone” within  
Newmarket Zoning By-law 2010-40.

# Proposed Zoning By-law Amendment

- “Major Institutional (I-A) Zone” does not permit residential uses.
- Therefore seeking to rezone as:
  - ‘Residential Townhouse Dwelling 3 (R4R) Zone’ with site-specific exceptions.



# Supporting Studies

- **Planning Justification Report** prepared by KLM Planning Partners
- **Landscape Plan** prepared by HKLA
- **Functional Servicing and Stormwater Management Report** prepared by Masongsong & Associates
- **Photometric and Streetlighting Plan** prepared by RTG Systems
- **Archaeological Study** prepared by This Land Archaeological
- **Arborist Report** prepared by Palmer Environmental
- **Environmental Impact Study** prepared by Palmer Environmental
- **Geotechnical Investigation** prepared by GeoTerre
- **Hydrogeological Investigation** prepared by Palmer Environmental
- **Noise Study** prepared by HGC
- **Traffic Impact Study** prepared by Paradigm
- **Environmental Site Assessment** prepared by Palmer Environmental



# Questions?