

COMMITTEE OF THE WHOLE

1015 -1029 DAVIS DRIVE, 22 HAMILTON DRIVE

TOWN OF NEWMARKET

MARCH 6, 2023

ZONING BY-LAW AMENDMENT APPLICATION (D14-18-22)
SITE PLAN APPLICATION (SPA-2022-003)

FILE# 8501

WESTON
CONSULTING

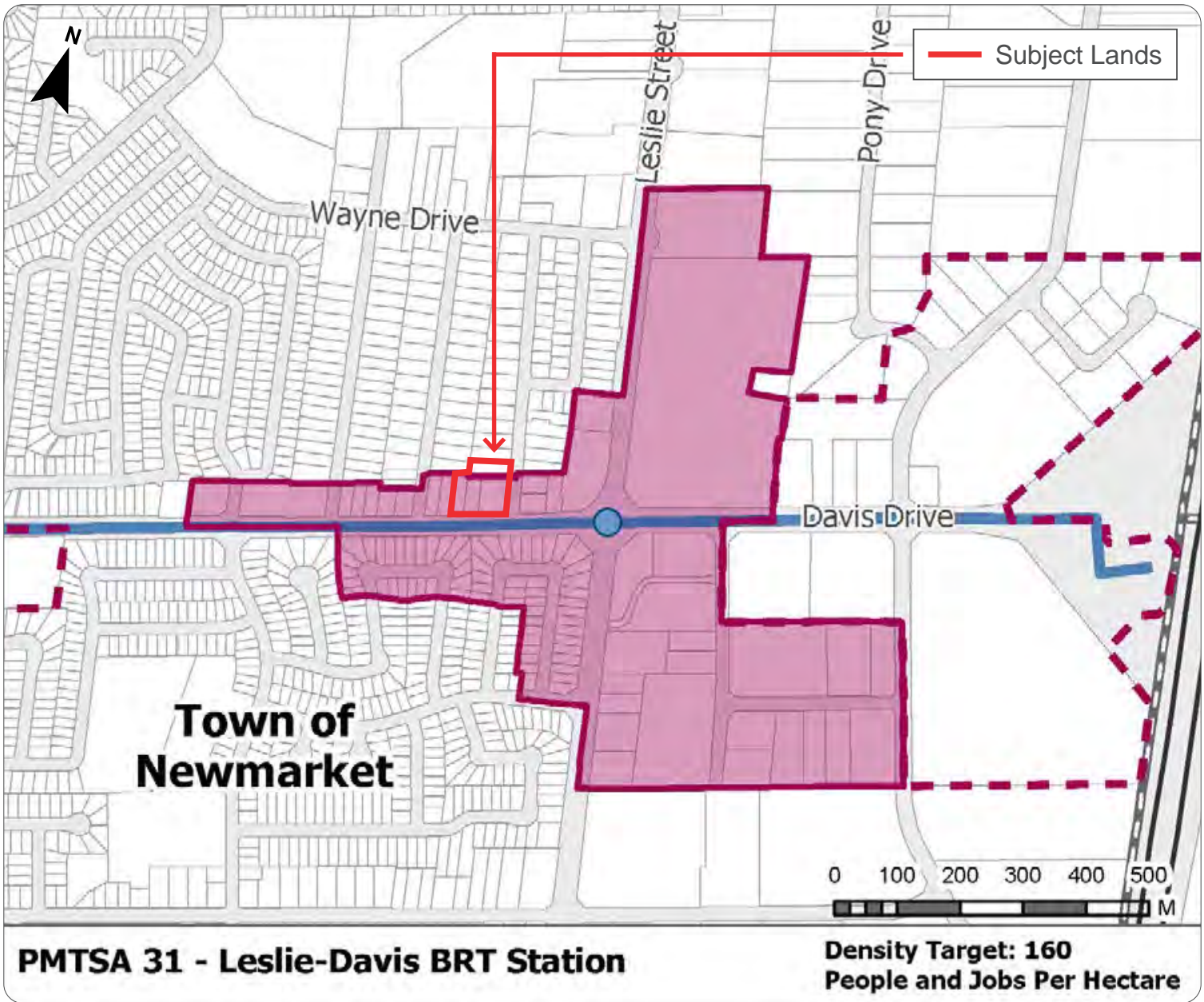


SITE CONTEXT



- Area: 6,350 m²
- Frontage: 90.25 metres (Davis Dr.)
- Existing Use: Single, detached dwellings
- Subject lands are located within Protected Major Transit Station Area per Appendix 2 of the York Region Official Plan
- (PMTSA 31: Leslie-Davis BRT Station)

PMTSA 31: LESLIE-DAVIS BRT STATION



DEVELOPMENT APPLICATIONS

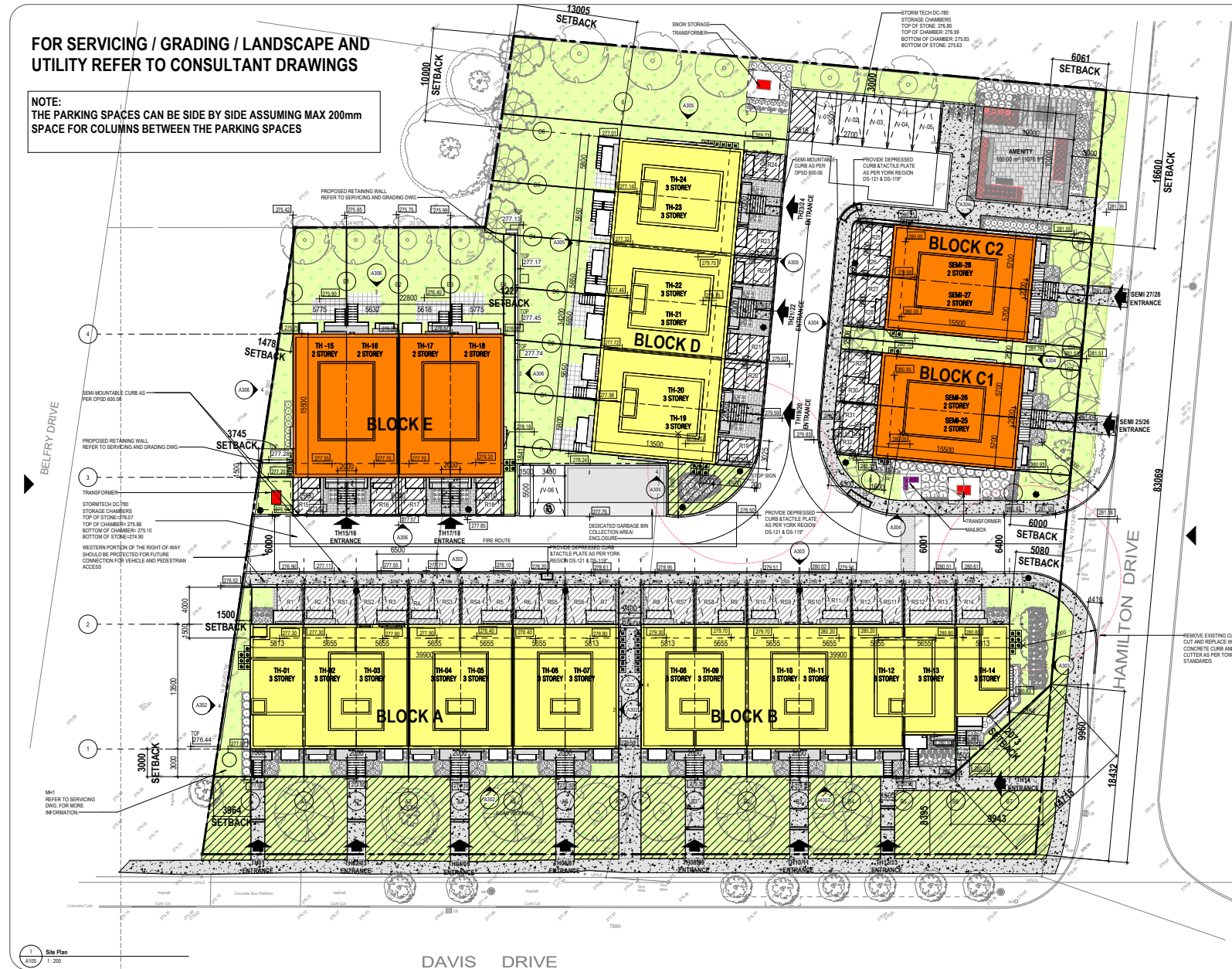
ZONING BY-LAW AMENDMENT: D14-18-22

- Amendment required to rezone to “Residential Townhouse and Semi-detached Condominium Plan Dwelling Zone (R4-CP-XXXX)” with site specific exceptions to facilitate the proposed development.
- Based on the new Official Plan policies, an OPA is not required for townhouses where it is demonstrated that they are compatible with the existing neighbourhood.
 - Section 3.1.2 of the Official Plan provides policy direction for *Residential Area* designated lands.
 - Semi-detached dwellings are permitted.
 - Townhouses are also permitted but only where it is demonstrated that they are compatible with the existing neighbourhood.
 - Section 16.1.1 a) and 16.1.1 b) of the Official Plan further sets out the criteria for considering Zoning By-law Amendments.

SITE PLAN APPLICATION: SPA-2022-003

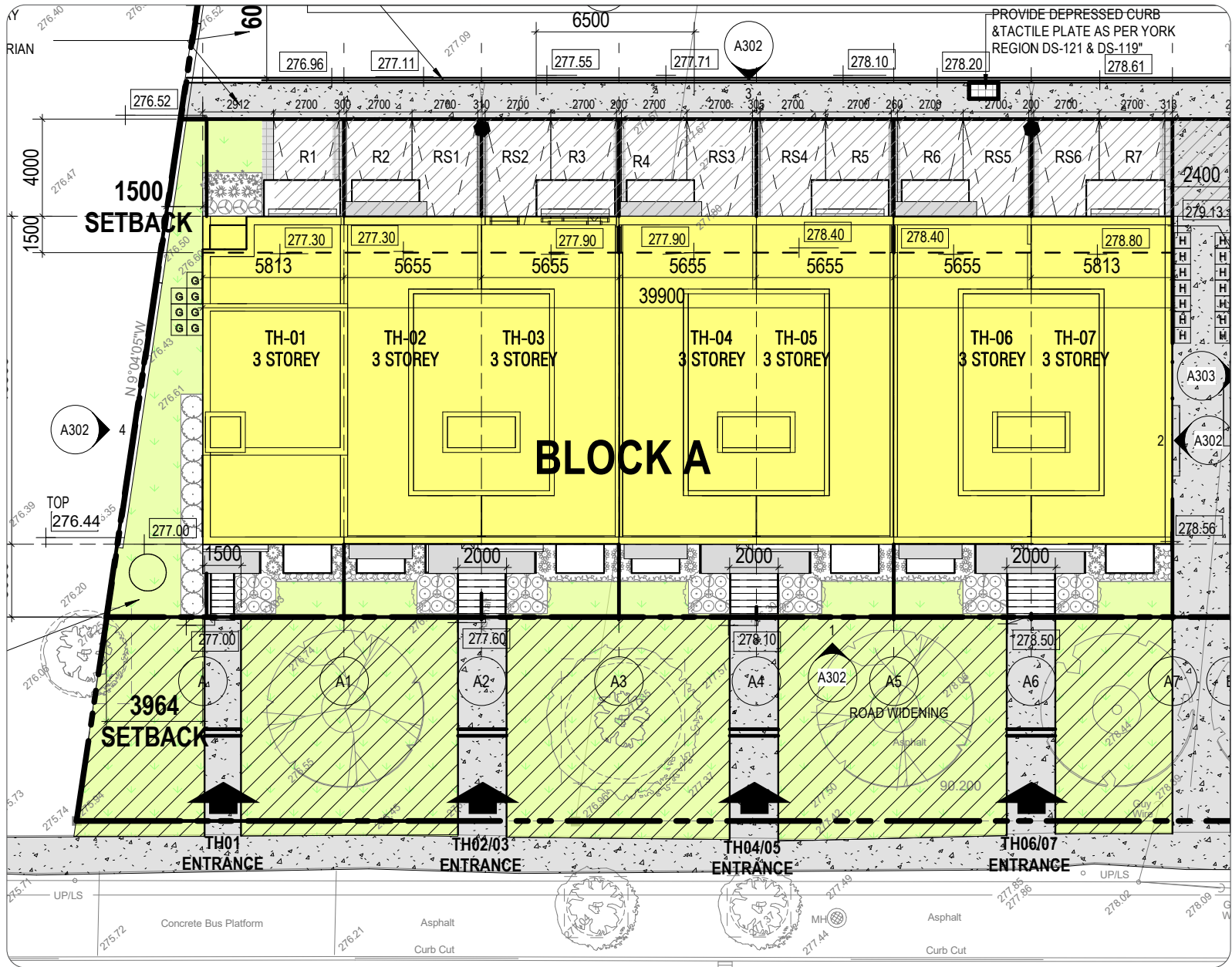
- A current active SPA application is in process. The second SPA Submission shall be provided in the near future.

PROPOSED DEVELOPMENT - SITE PLAN



- 24 townhouse dwellings, and 4 semi-detached units
- Density (excluding road widening): 0.90
- Density (including road widening): 0.80
- Lot coverage (excluding road widening): 35%
- Lot coverage (including road widening): 31%
- Outdoor amenity area: 100 m²
- Maximum height: 13.87 metres
- 3-storey units are 3-bedroom townhouses
- 2-storey units are 2-bedroom townhouses
- Accessed via private laneways
- Parking Stats
 - Residential spaces required by the Zoning By-law: 44 spaces
 - Visitor spaces required by the Zoning By-law: 6 spaces
 - Total parking spaces required by the Zoning By-law: 50 spaces (not located within garages)
 - Total number of parking spaces including 10 garage spaces: 60 spaces

SITE PLAN – BLOCK A PARKING ARRANGEMENT

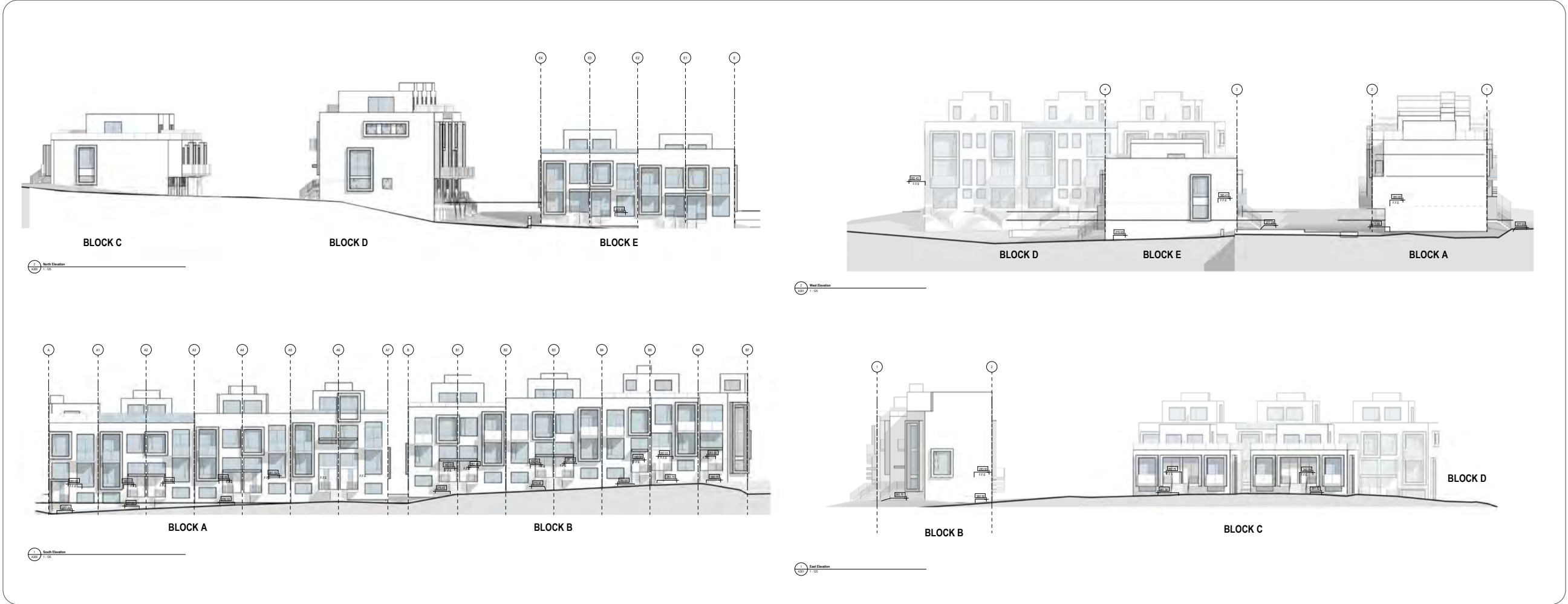


EXAMPLE OF PARKING ARRANGEMENT



- Discussions with city staff were held regarding the Site Plan Review Committee comments on the parking configuration and the shared parking. In response, changes were made.
- This photo of the development at 10060 Keele Street (Le Sedici Villetta) in the City of Vaughan, provides an example of how the proposed parking arrangement will function and appear.

PROPOSED DEVELOPMENT - ELEVATIONS



PROPOSED DEVELOPMENT - LANDSCAPE PLAN



THANK YOU

Comments & Questions?

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