



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: Sepideh Majdi, P.Eng., Manager, Development Engineering

DATE: July 12, 2021

RE: Application for Minor Variance
Made by: Vinitsky, Kosta Konstantin & Yuzayeva, Nailya
File No.: D13-A20-21
582 Gorham Street, PT LT 17 S/S GORHAM ST PL 25 AS CONFIRMED BY
65BA237, AS IN R688302; TOWN OF NEWMARKET.
Town of Newmarket Ward 2
Engineering Services File No.: R. Gorham 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 4.2 Encroachments into Required Yards to permit a covered porch to further encroach into the front yard with a setback of 1.37 metres from the lot line whereas the By-law requires a setback of 1.5 metres from the lot line.
2. Relief from Section 5.3.1 Minimum Off-Street Parking Requirements to permit one parking space for an Accessory Dwelling Unit be provided within the garage whereas the By-law requires parking spaces be provided exterior to any garage.
3. Relief from Section 6.2.2 Zone Standards to permit a minimum front yard setback of 3.05 metres whereas the By-law requires a setback of 4.8 metres.
4. Relief from Section 6.2.2 Zone Standards to permit a minimum exterior side yard setback of 4.69 metres whereas the By-law requires a setback of 6.0 metres.
5. Relief from Section 6.2.2 Zone Standards to permit lot coverage of 37.25% whereas the By-law permits maximum lot coverage of 35%.
6. Relief from Section 6.2.2 Zone Standards to permit a maximum building height of 9.81 metres whereas the By-law permits a maximum building height of 8.5 metres.
7. Relief from Section 6.2.2 Zone Standards to permit a maximum finished first floor height of 2.7 metres whereas the By-law permits a maximum finished first floor height of 1.2 metres.

We have concerns with this application, one being allowing this request may result in additional cars parking on the road. 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 regarding point 2.

We have additional concerns the reduced setbacks and increased lot coverage will result in additional impervious area, affecting the current storm water management system. Due to the proposed driveway location, potential conflict with the hydro pole in the boulevard, its impact on sight lines and confirmation of potential future improvements on Gorham Street, this application will be circulated to Transportation Department for comments. Furthermore we require site specific grading, servicing and erosion sediment control plans to be prepared and sealed by the design Engineer (P.Eng), and shall be submitted to the Town for review.

Should you have any questions please contact the undersigned.

Sincerely,

ENGINEERING SERVICES



Sepideh Majdi, P.Eng.
Manager, Development Engineering

SM: BB, File No.: SM0041