

# 43 LUNDY'S LANE

43 Lundy's Lane, 592 Watson Avenue  
40, 36 & 32 Bolton Avenue  
Newmarket, ON

## Proposed Zoning By-law Amendment

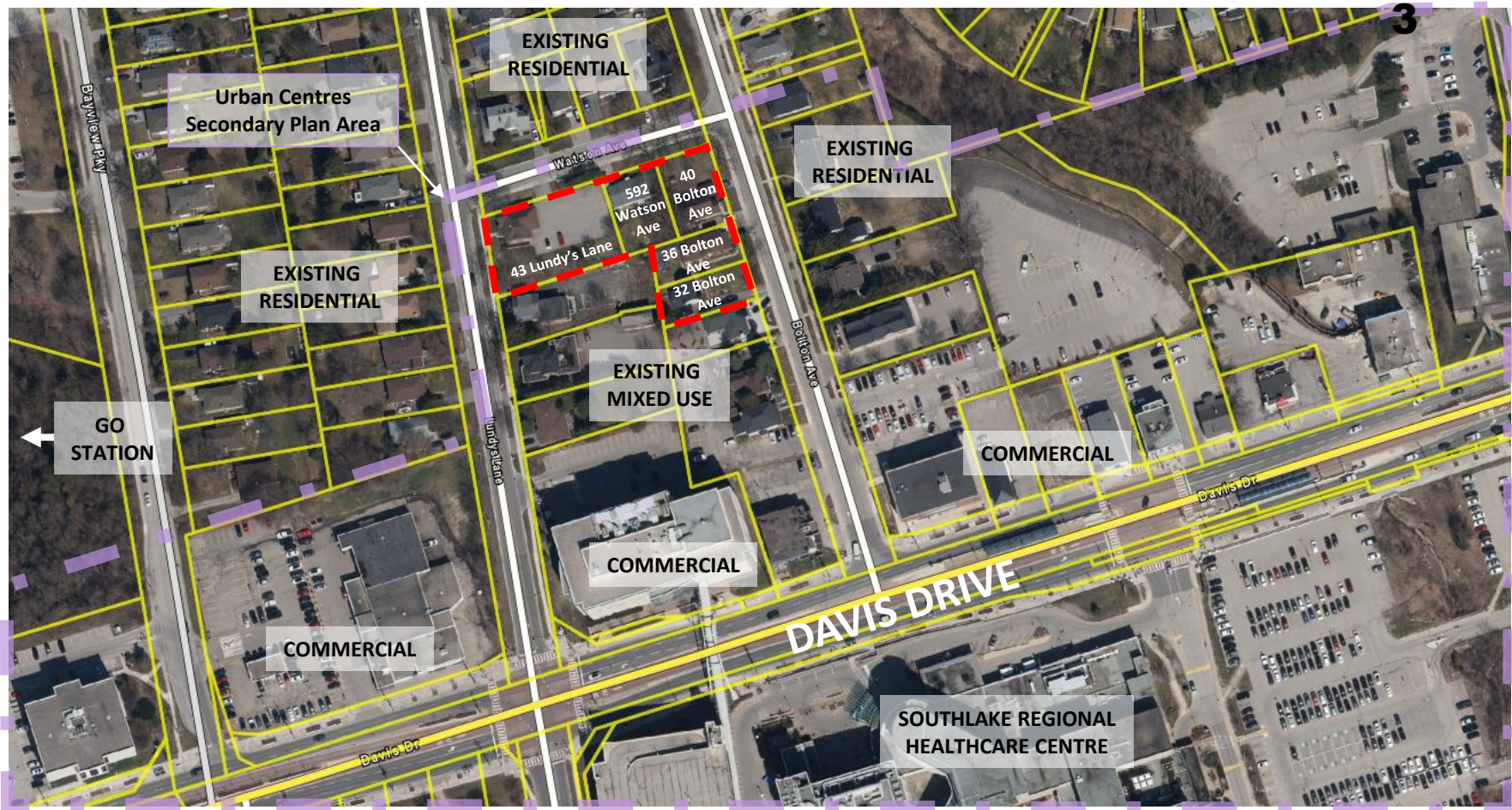
For: Lundy's Lane Newmarket Assembly Inc.  
Agent: Armstrong Planning & Project Management  
c/o Carleigh Oude-Reimerink, RPP



## AREA CONTEXT

43 Lundy's Lane, 592 Watson Avenue, 40, 36 & 32 Bolton Avenue

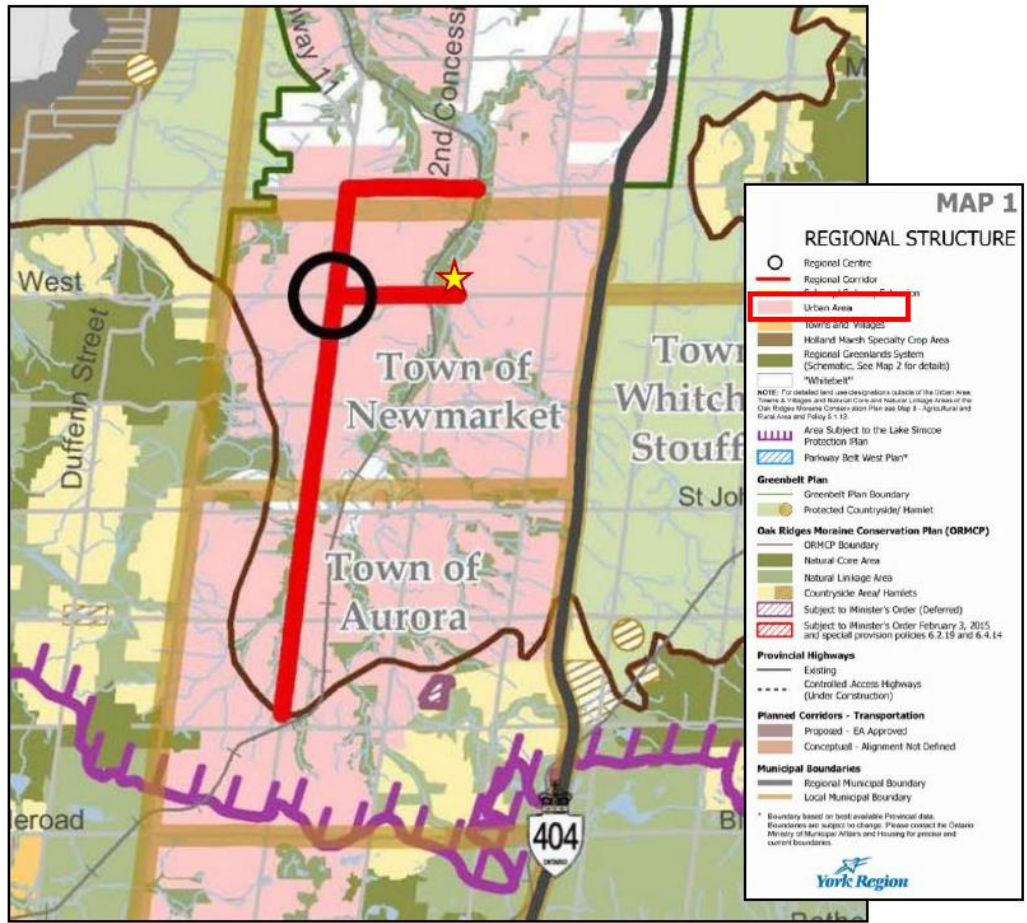
Source: Google Earth, Armstrong Planning & Project Management



## SITE CONTEXT

43 Lundy's Lane, 592 Watson Avenue, 40, 36 & 32 Bolton Avenue

Source: VuMaps First Base Solutions, Armstrong Planning & Project Management

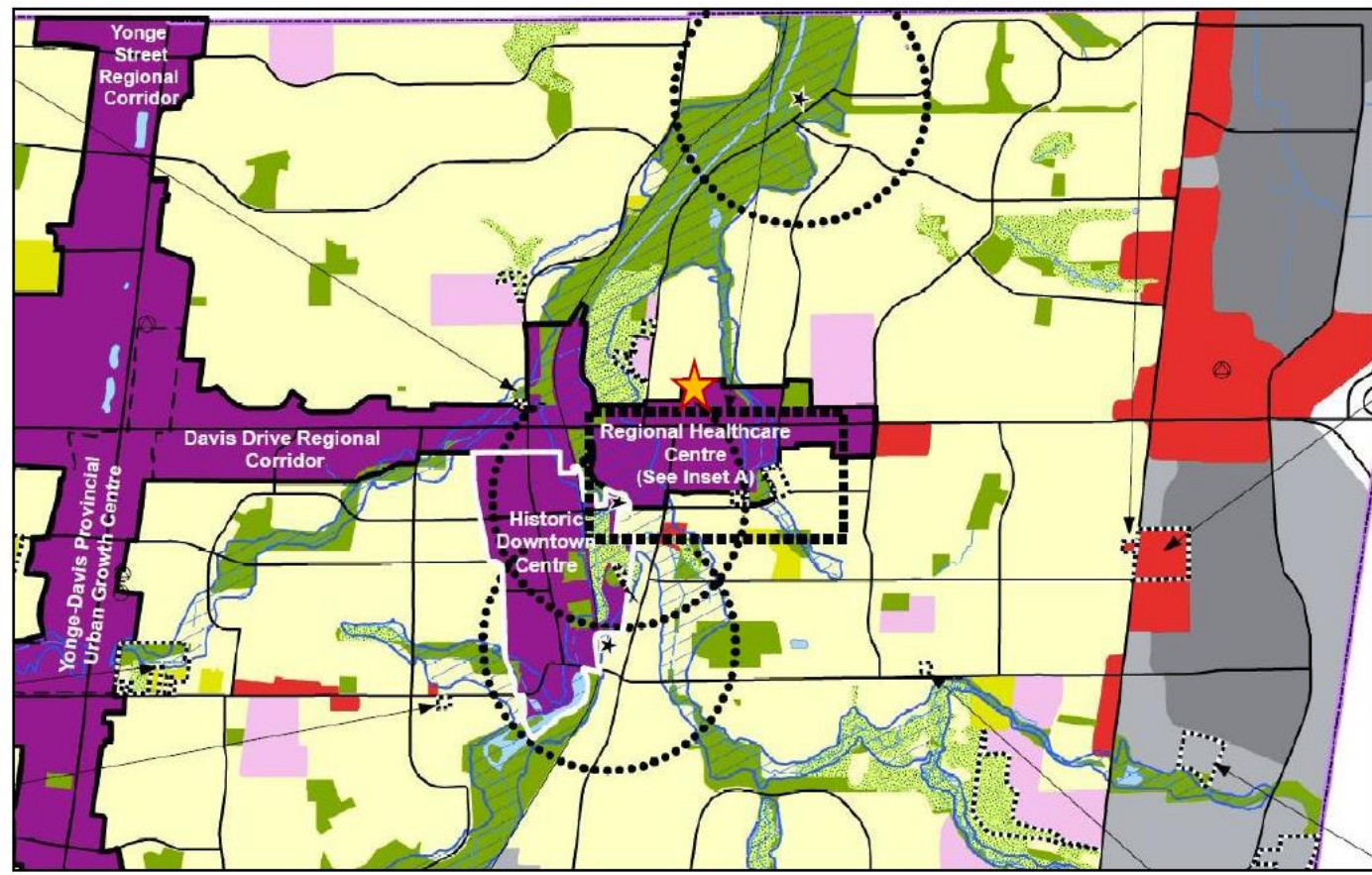


**LAND USE DESIGNATION**

43 Lundy's Lane, 592 Watson Avenue, 40, 36 & 32 Bolton Avenue

Source: York Region Official Plan, Armstrong Planning & Project Management

# Schedule A Land Use Town of Newmarket



- Stable Residential
- Emerging Residential
- Major Institutional
- Business Park - General Employment
- Business Park - Mixed Employment
- Commercial
- Urban Centres & Corridors**
- Historic Downtown Centre
- Newmarket Urban Centres Secondary Plan Area
- Parks & Open Space
- Natural Heritage System
- Oak Ridges Moraine Area  
The lands labelled Oak Ridges Moraine are subject to policies of Official Plan Amendment 20
- Flood Plain  
Floodplain limits are shown for screening purposes only and may not reflect the most up-to-date data. The LORCA should be contacted to confirm the actual floodplain limits to obtain the most up-to-date data. A topographic survey may be required in order to determine the limit of predicted flooding at a specific site.
- Waterbodies
- Watercourse
- Watercourse - Intermittent
- Waste Disposal Assessment Area
- 500m Waste Disposal Area of Influence
- Inset A: Complementary Use & Transitional Areas
- Site Specific Amendments/OMB Referrals
- Yonge-Davis Provincial Urban Growth Centre Boundary
- Regional Water Wells
- Municipal Boundary
- Railway
- Roads

## LAND USE DESIGNATION

43 Lundy's Lane, 592 Watson Avenue, 40, 36 & 32 Bolton Avenue

Source: Town of Newmarket OP (2016), Armstrong Planning & Project Management



- Major Institutional
- Mixed Use
- Parks and Open Space
- Natural Heritage System
- S1 Potential School Site
- Floodplain and Hazard Lands

*The underlying land use in areas within the Floodplain and Hazard Lands overlay designation is subject to Policy 6.4.6.1.*

*Floodplain limits are shown for screening purposes only and may not reflect the most up-to-date data. The LSPCA should be contacted to confirm the actual floodplain limits to obtain the most up-to-date data. A topographic survey may be required in order to determine the limit of predicted flooding at a specific site.*

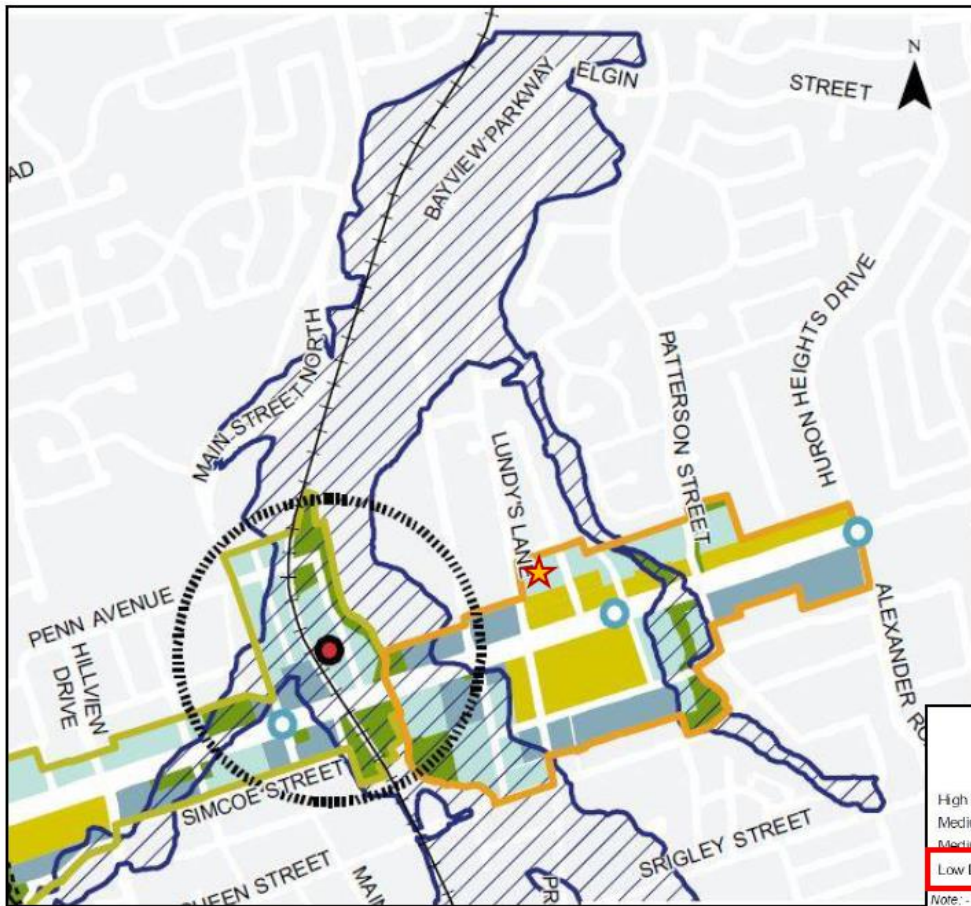
- Provincial Urban Growth Centre
- Priority Commercial Area
- Regional Shopping Centre Study Area (Policy 5.3.4)
- Mobility Hub Station Area Plan Study Area (Conceptual) (Policy 9.3.3)
- Planned VIVA Rapidway Station
- Go Transit Station
- Mobility Hub
- Future GO Transit Station
- Future Gateway
- Railway


















Note: The proposed streets network is shown conceptually on this Schedule and will be determined in accordance with Policy 8.3.2

## LAND USE DESIGNATION

43 Lundy's Lane, 592 Watson Avenue, 40, 36 & 32 Bolton Avenue

Source: Newmarket Urban Centres Secondary Plan (2016), Armstrong Planning & Project Management



-  Floodplain and Hazard Lands  
The underlying height and density in areas within the Floodplain and Hazard Lands overlay designation is subject to Policy 8.4.6.1. Floodplain limits are shown for reference purposes only and may not reflect the most up-to-date data. The LSPCA should be consulted to confirm the actual floodplain limits to obtain the most up-to-date data. A topographic survey may be required in order to determine the limit of predicted flooding at a specific site.
-  Provincial Urban Growth Centre
-  Regional Shopping Centre Study Area (Policy 5.3.4)
-  Parks and Open Space
-  Natural Heritage System
-  Yonge North
-  Yonge and Davis
-  Yonge Civic
-  Yonge South
-  Davis Drive
-  Regional Healthcare Centre
-  Planned VIVA Rapidway Station
-  Go Transit Station
-  Mobility Hub
-  Mobility Hub Station Area Plan Study Area (Conceptual) (Policy 9.3.3)
-  Future GO Transit Station
-  Railway

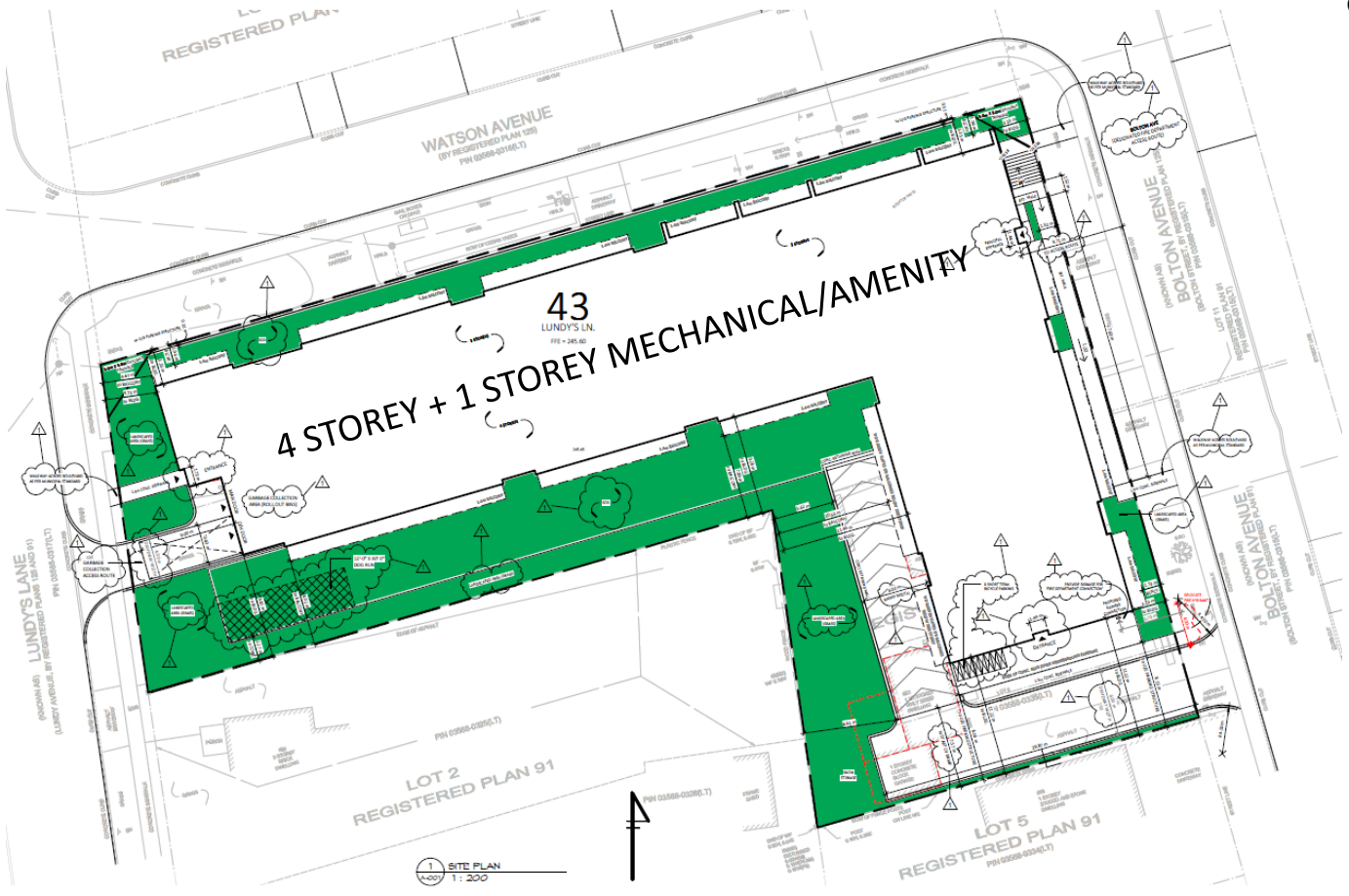
	permitted min. height	permitted max. height	permitted min. FSI	permitted max. FSI	discretionary max. height with bonusing	discretionary max. FSI with bonusing
High Density	6 storeys (20m)	17 storeys (53m)	2.5	3.5	20 storeys (62m)	4.0
Medium-High Density	4 storeys (14m)	12 storeys (38m)	2.0	2.5	15 storeys (47m)	3.0
Medium Density	3 storeys (11m)	8 storeys (26m)	1.5	2.0	10 storeys (32m)	2.5
Low Density	2 storeys (8m)	6 storeys (20m)	1.5	2.0		

Note: - Bonusing is subject to Policy 6.4.5.1v.  
- The proposed streets network is shown conceptually on this Schedule and will be determined in accordance with Policy 8.3.2.

## BUILDING HEIGHT AND DENSITY

43 Lundy's Lane, 592 Watson Avenue, 40, 36 & 32 Bolton Avenue

Source: Newmarket Urban Centres Secondary Plan (2016), Armstrong Planning & Project Management



### PROPOSED DEVELOPMENT

43 Lundy's Lane, 592 Watson Avenue, 40, 36 & 32 Bolton Avenue

Source: Stamp & Hammer Architects, Armstrong Planning & Project Management





**PROPOSED ELEVATION/PRELIMINARY RENDERING**

43 Lundy's Lane, 592 Watson Avenue, 40, 36 & 32 Bolton Avenue

Source: Stamp & Hammer Architects, Armstrong Planning & Project Management



Residential Detached Dwellings	
R1-A	Residential Detached Dwelling 60m Zone
R1-B	Residential Detached Dwelling 30m Zone
R1-C	Residential Detached Dwelling 18m Zone
R1-CX	Residential Detached Dwelling 18m Exception Zone
R1-D	Residential Detached Dwelling 15m Zone
R1-E	Residential Detached Dwelling 12m Zone
R1-E1	Residential Detached Dwelling 13.7m Zone
R1-E2	Residential Detached Dwelling 12.5m Zone
R1-EX	Residential Detached Dwelling 13.7m Exception Zone
R1-F	Residential Detached Dwelling 9.7m Zone
R1-F1	Residential Detached Dwelling 10.7m Zone
R1-F2	Residential Detached Dwelling 9.1m Zone
R1-FX	Residential Detached Dwelling 9.7m Exception Zone

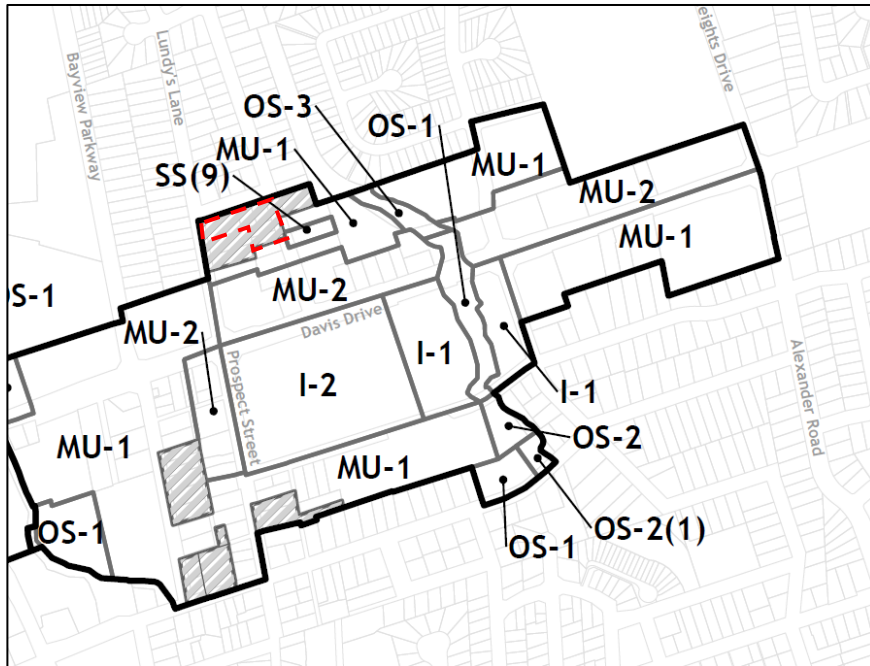
**CURRENT ZONING**

43 Lundy's Lane, 592 Watson Avenue, 40, 36 & 32 Bolton Avenue

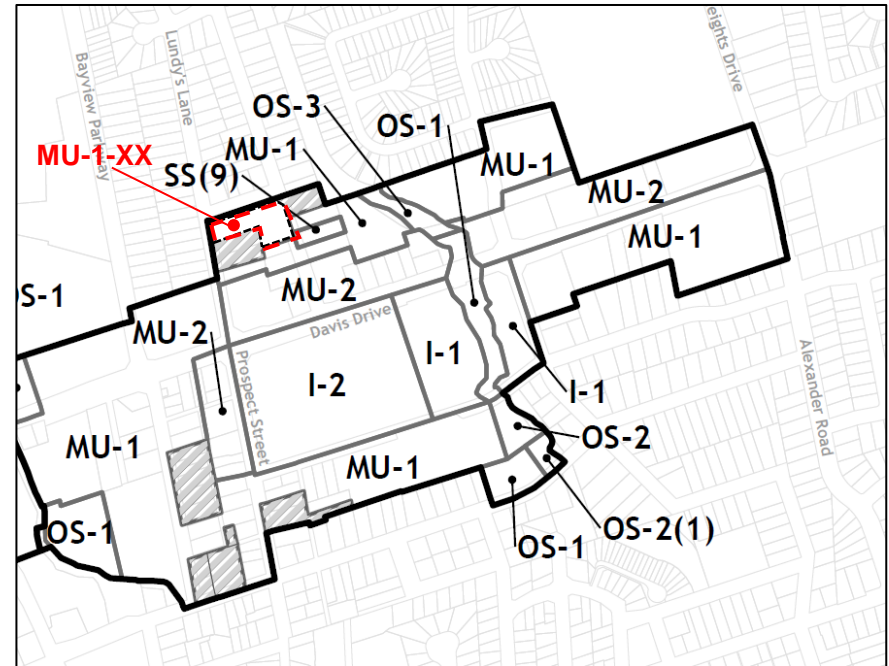
Source: Newmarket Comprehensive Zoning By-law (2010-40), Armstrong Planning & Project Management



### CURRENT ZONING



### PROPOSED ZONING



### CURRENT ZONING VS. PROPOSED ZONING

43 Lundy's Lane, 592 Watson Avenue, 40, 36 & 32 Bolton Avenue

Source: Urban Centres Zoning By-law (2019-06), Armstrong Planning & Project Management

**GeoPro**  
CONSULTING LIMITED

November 10, 2020

GeoPro Project 20-1134043

Attention: Lundy Lane Newmarket Assembly Inc.  
Client: Materra Developments Inc.

RE: Supplemental Hydrogeological Impact Letter - SWAMP  
Proposed Development at 43 Lundy's Lane, 592 Watson Avenue, 32, 36 and 40 Bolton Avenue, Newmarket, Ontario

GeoPro Consulting Limited ("GeoPro") was retained by Materra Developments Inc. ("Materra") to conduct a Source Water Risk Assessment and mitigation Plan ("SWAMP") for the property at 43 Lundy's Lane, 592 Watson Avenue, 32, 36 and 40 Bolton Avenue, Newmarket, Ontario (the "Site").

1.1 Purpose

The purpose of this SWAMP is to identify and assess the risks associated with the current and proposed development in relation to the municipal wellfields used to address the identified site through prevention, mitigation, and management.

1.2 Governance Investigation and Reports

1.2.1 Hydrogeological Assessment by GeoPro

A hydrogeological report entitled "Preliminary Hydrogeological Assessment (Including Water Balance)" of 43 Lundy's Lane, 592 Watson Avenue, 32, 36, and 40 Bolton Avenue, Newmarket, Ontario is being submitted prepared by GeoPro. The SWAMP is prepared with the intention to supplement the Preliminary Hydrogeological Assessment (Including Water Balance).

1.3 Identification of Vulnerable Areas


Based on a review of the Region of York (the "Region") Official Plan, this site is not located within the Oak Ridges-McCowan Conservation Plan or Significant Concentration Hydrologic Area. Based on a review of Source Protection Information files located by Ministry of Environment, Conservation and Parks ("MCP"), this site is located within a 10-year Well Head Protection Area ("WHPA"), significant groundwater recharge area ("SGRA") and high vulnerability area ("HVA") of the South Branch of the Lake Simcoe Source Protection Region. Based on the Region of York's vulnerability source map, the site falls within an area that has a vulnerability score of 1 (Low).

11517 Highway Seven, Richmond Hill, Ontario L4B 1N6  
Tel: 905.709.0100 Fax: 905.709.0099  
www.geoproconsulting.com

**GeoPro Consulting Limited**  
Specialists in Site Specific Environmental Remediation Solutions

**Geotechnical Investigation**  
Proposed 4 - Storey Building  
43 Lundy's Lane, 592 Watson Avenue, 32, 36, and 40 Bolton Avenue,  
Newmarket, Ontario

Prepared For:  
**Materra Developments Inc.**



GeoPro Project No. 20-1134043  
Report Date: July 1, 2020


Professional Engineer, Practising  
GeoPro Consulting Limited, Tel: 905.709.0100  
11517 Highway Seven, Richmond Hill, Ontario L4B 1N6

**GeoPro**  
CONSULTING LIMITED

**GeoPro Consulting Limited**  
Specialists in Site Specific Environmental Remediation Solutions

**Preliminary Hydrogeological Assessment**  
(Including Water Balance Assessment)  
43 Lundy's Lane, 592 Watson Avenue, 32, 36 and 40 Bolton Avenue  
Newmarket, Ontario

Prepared For:  
**Materra Development Inc.**



GeoPro Project No. 20-1134043  
Report Date: April 14, 2020


Professional Engineer, Practising  
GeoPro Consulting Limited, Tel: 905.709.0100  
11517 Highway Seven, Richmond Hill, Ontario L4B 1N6

**GeoPro**  
CONSULTING LIMITED

**GeoPro Consulting Limited**  
Specialists in Site Specific Environmental Remediation Solutions

**Phase One Environmental Site Assessment**  
43 Lundy's Lane, 592 Watson Avenue, 32 Bolton Avenue, 36 Bolton Avenue and 40 Bolton Avenue, Newmarket, ON

Prepared For:  
**Materra Developments Inc.**



GeoPro Project No. 20-1134043  
Report Date: September 4, 2020

Professional Engineer, Practising  
GeoPro Consulting Limited, Tel: 905.709.0100  
11517 Highway Seven, Richmond Hill, Ontario L4B 1N6

**GeoPro**  
CONSULTING LIMITED

**GeoPro Consulting Limited**  
Specialists in Site Specific Environmental Remediation Solutions

**Phase Two Environmental Site Assessment**  
43 Lundy's Lane, 592 Watson Avenue, 32, 36, 40 Bolton Avenue  
Newmarket, Ontario

Prepared For:  
**Materra Developments Inc.**



GeoPro Project No. 20-1134043  
Report Date: September 8, 2020

Professional Engineer, Practising  
GeoPro Consulting Limited, Tel: 905.709.0100  
11517 Highway Seven, Richmond Hill, Ontario L4B 1N6

**GeoPro**  
CONSULTING LIMITED

**TRANSFORMATION MOBILITY PLAN**  
43 LUNDY'S LANE  
RESIDENTIAL DEVELOPMENT  
TOWN OF NEWMARKET  
REGIONAL MUNICIPALITY OF YORK

PREPARED FOR:  
LUNDY'S LANE NEWMARKET ASSEMBLY INC.

PREPARED BY:  
C.F. CROZIER & ASSOCIATES INC.  
87 JOHN STREET WEST  
BARRACLOUGH, ONT  
L2E 2B4

OCTOBER 2020  
CFCA FILE NO. 1874-8402

The mobility plan is a key component of the transportation system of the site. It is designed to ensure that the site is accessible to all users, including those with disabilities, and to provide a safe and efficient mode of travel. The plan is based on a review of the site's location and the surrounding transportation network. It includes a description of the site's location, a description of the site's proposed development, and a description of the site's proposed transportation system. The plan is intended to be used as a guide for the site's development and to ensure that the site is accessible to all users.

**CROZIER**  
CONSULTING SERVICES

**SERVICING & STORMWATER MANAGEMENT**  
IMPLEMENTATION REPORT

LUNDY'S LANE PLATS  
PROPOSED RESIDENTIAL DEVELOPMENT  
TOWN OF NEWMARKET REGION OF YORK

PREPARED FOR:  
LUNDY'S LANE NEWMARKET ASSEMBLY INC.

PREPARED BY:  
C.F. CROZIER & ASSOCIATES INC.  
87 JOHN STREET WEST  
BARRACLOUGH, ONTARIO  
L2E 2B4


OCTOBER 2020  
CFCA FILE NO. 1874-8402

The report is a key component of the site's development. It is designed to ensure that the site is accessible to all users, including those with disabilities, and to provide a safe and efficient mode of travel. The report is based on a review of the site's location and the surrounding transportation network. It includes a description of the site's location, a description of the site's proposed development, and a description of the site's proposed transportation system. The report is intended to be used as a guide for the site's development and to ensure that the site is accessible to all users.

**CROZIER**  
CONSULTING SERVICES

**armstrong**  
planning | project management

**PLANNING JUSTIFICATION REPORT**  
43 Lundy's Lane, 592 Watson Avenue, 40, 36 & 32 Bolton Avenue  
43 LUNDY'S LANE  
LUNDY'S LANE NEWMARKET ASSEMBLY INC.



Prepared For:  
Town of Newmarket and York Region  
November 2020

**Tree Inventory and Arborist Report**

prepared for: Landscape Planning Limited  
regarding site:  
43 Lundy's Lane  
Newmarket, ON  
L3Y 3R7

prepared by:

**THE URBAN ARBORIST**  
FROM THE TREE

The Urban Arborist Inc.  
RD. BOX 74225 HAMBLETOWN CENTRE, FLORENCE ON, M9A 5E2  
Tel: 416.833.6667  
www.TheUrbanArborist.ca  
Certified and Insured  
"From the roots up."

ISA Certified Arborist Robert Rafal Lis Cert # ON-13744  
October 5, 2020

**SUPPORTING STUDIES & DOCUMENTATION**

43 Lundy's Lane, 592 Watson Avenue, 40, 36 & 32 Bolton Avenue

Source: Armstrong Planning & Project Management

1. Continue to work with Town, Region and other commenting agencies to address comments;
2. Receive feedback and comments from public meeting;
3. Make revisions to plans and submission as required from above comments;
4. Submit for Site Plan Submission and Rezoning Submission 2 (targeting July 2021);
5. Review feedback and comments from Submission 2 and make any final changes; repeat submission & commenting process (if necessary).
6. Attend Committee of the Whole.  
Town Staff would write a recommendation at this point on the application (targeting October 2021).

## NEXT STEPS

43 Lundy's Lane, 592 Watson Avenue, 40, 36 & 32 Bolton Avenue

Source: Armstrong Planning & Project Management

# THANK YOU!

43 Lundy's Lane, 592 Watson Avenue  
40, 36 & 32 Bolton Avenue  
Newmarket, ON

Proposed Zoning By-law Amendment

For: Lundy's Lane Newmarket Assembly Inc.

Agent: Armstrong Planning & Project Management  
c/o Carleigh Oude-Reimerink  
carleigh@armstrongplan.ca  
416-444-3300 x3003



# EXTRA SLIDES IF REQUIRED

*NOT TO BE DISTRIBUTED  
UNLESS USED*

43 Lundy's Lane, 592 Watson Avenue  
40, 36 & 32 Bolton Avenue  
Newmarket, ON

Proposed Zoning By-law Amendment



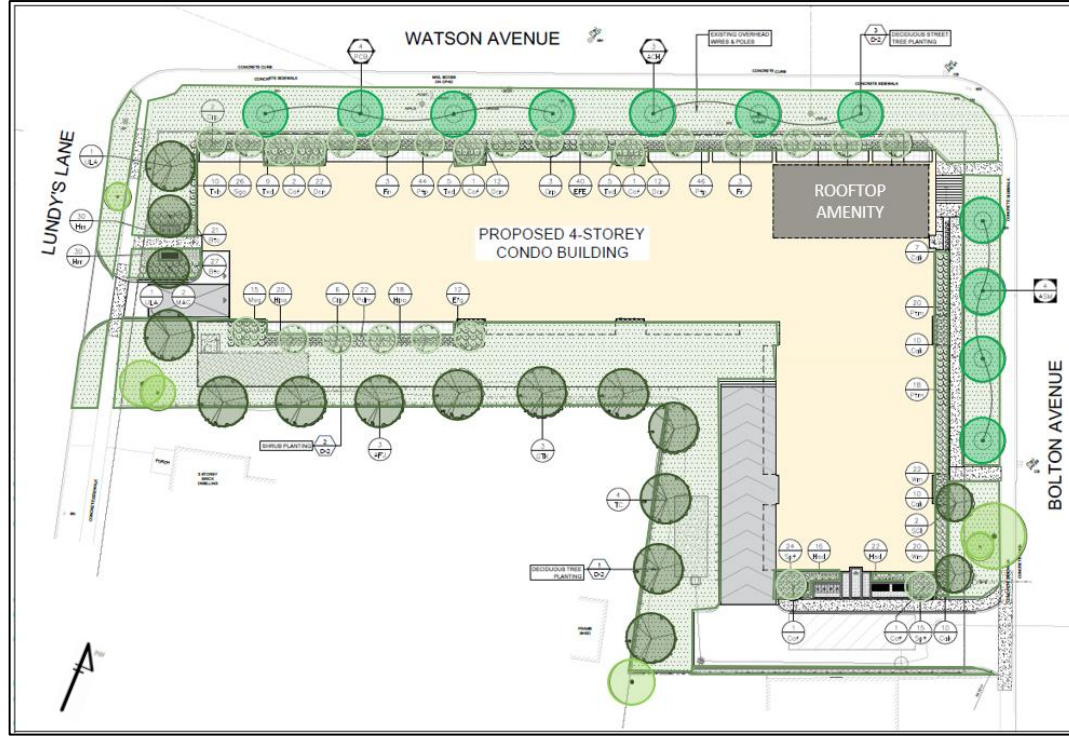


## 6 STOREY MASSING MODEL OVERLAY

43 Lundy's Lane, 592 Watson Avenue, 40, 36 & 32 Bolton Avenue

Source: Stamp & Hammer, Armstrong Planning & Project Management

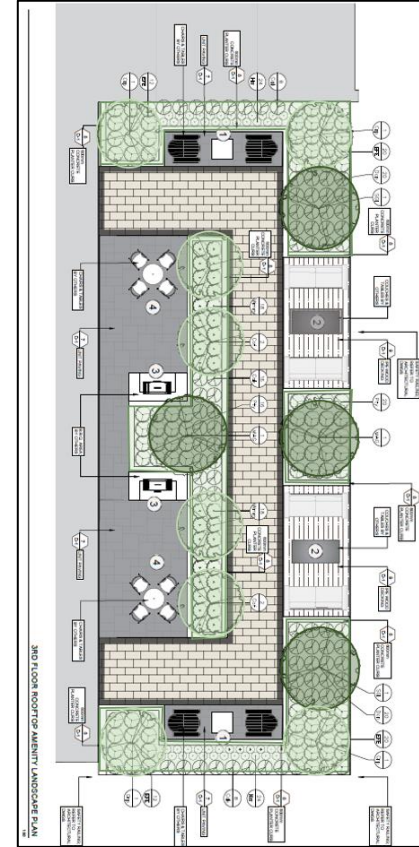
# GROUND FLOOR



- Existing Trees to Remain: 6
- Proposed City Trees: 11
- Proposed Trees: 16 + 4 = 20
- Total Trees: 37 (31 + 6 Retained)**

# THIRD FLOOR AMENITY

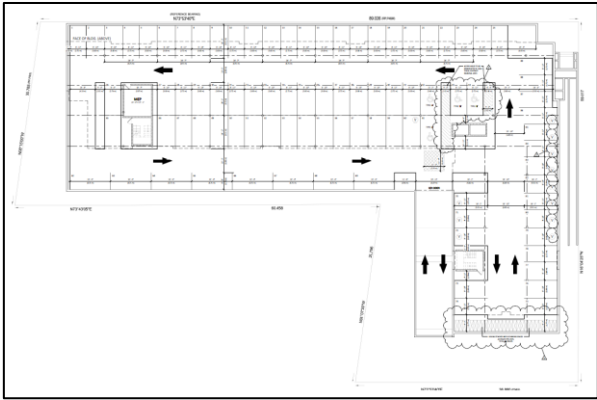
**18**



## LANDSCAPING

43 Lundy's Lane, 592 Watson Avenue, 40, 36 & 32 Bolton Avenue

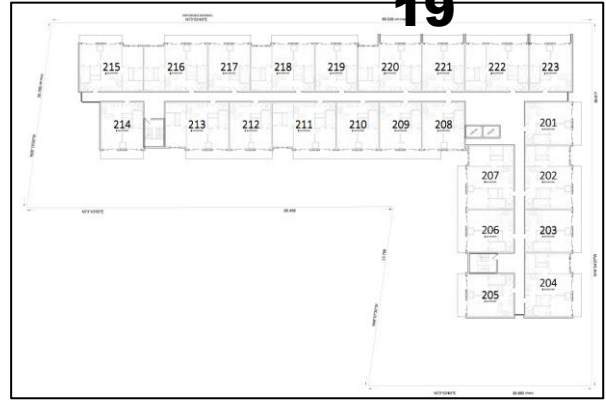
Source: Landscape Planning, Armstrong Planning & Project Management



UNDERGROUND



GROUND FLOOR



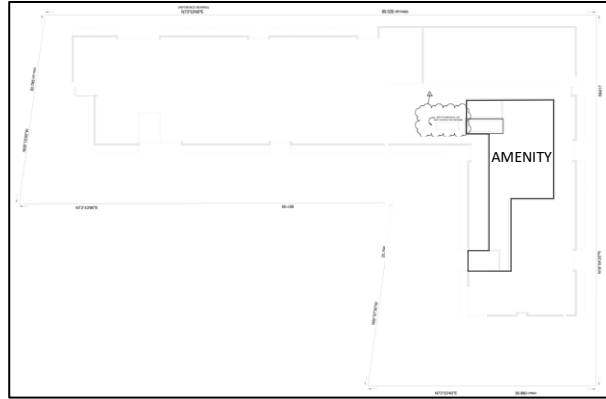
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



ROOF/MECHANICAL

PROPOSED FLOOR PLANS

43 Lundy's Lane, 592 Watson Avenue, 40, 36 & 32 Bolton Avenue

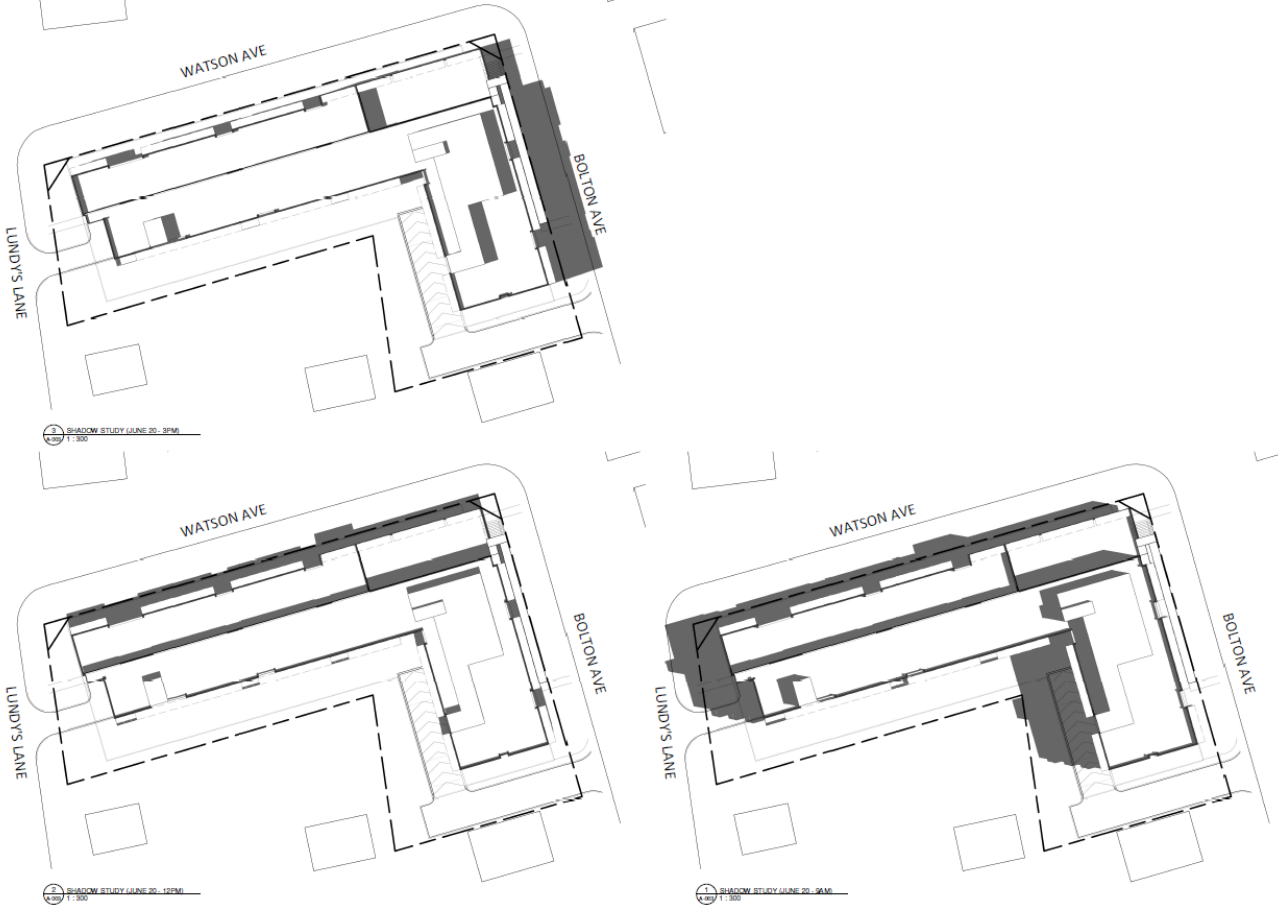
Source: Stamp & Hammer Architects, Armstrong Planning & Project Management



### SHADOW STUDY – MARCH 19

43 Lundy's Lane, 592 Watson Avenue, 40, 36 & 32 Bolton Avenue

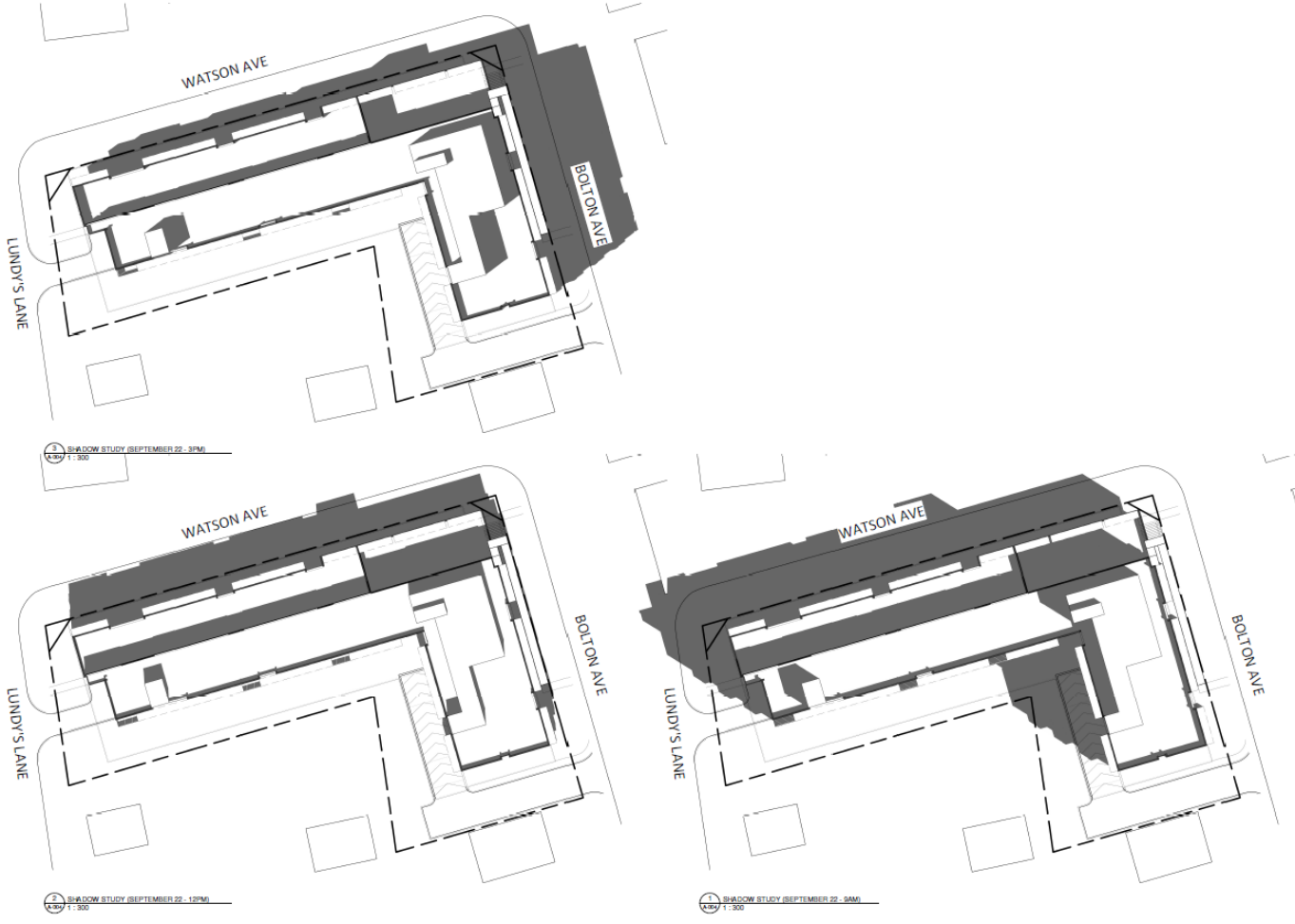
Source: Stamp & Hammer, Armstrong Planning & Project Management



### SHADOW STUDY – JUNE 20

43 Lundy's Lane, 592 Watson Avenue, 40, 36 & 32 Bolton Avenue

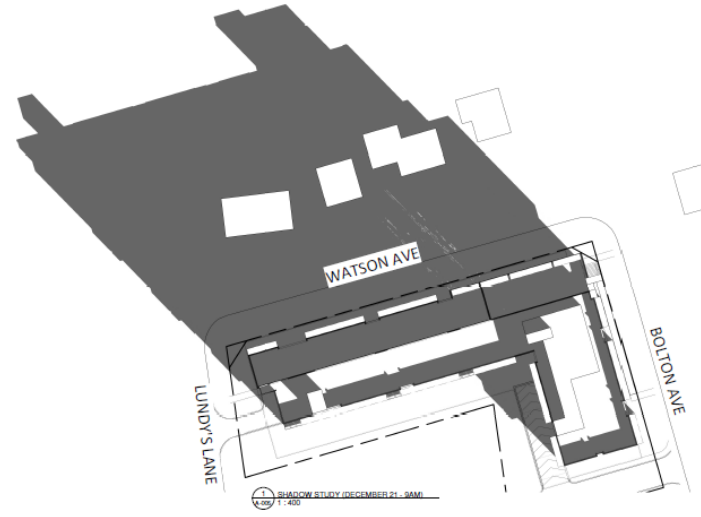
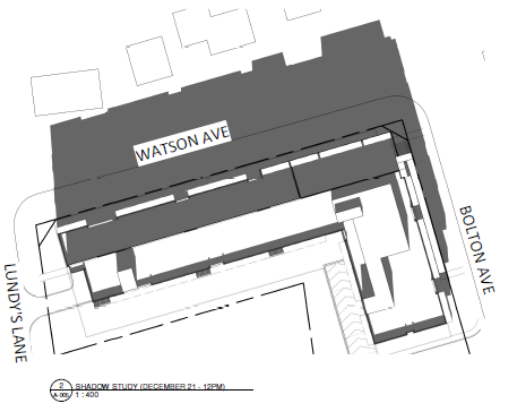
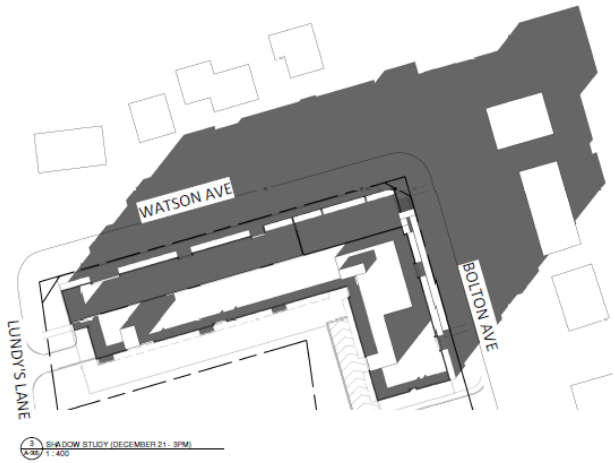
Source: Stamp & Hammer, Armstrong Planning & Project Management



## SHADOW STUDY – SEPTEMBER 22

43 Lundy's Lane, 592 Watson Avenue, 40, 36 & 32 Bolton Avenue

Source: Stamp & Hammer, Armstrong Planning & Project Management



### SHADOW STUDY – DECEMBER 21

43 Lundy's Lane, 592 Watson Avenue, 40, 36 & 32 Bolton Avenue

Source: Stamp & Hammer, Armstrong Planning & Project Management