



PLANNING AND BUILDING SERVICES

Town of Newmarket

395 Mulock Drive
P.O. Box 328, STN Main
Newmarket, ON L3Y 4X7

www.newmarket.ca
planning@newmarket.ca
T: 905.953.5321
F: 905.953.5140

TO: Region of York, Intake Team
Heritage Newmarket
Lake Simcoe Region Conservation Authority
Rogers Cable TV
York Region District School Board
York Catholic District School Board
Bell Canada
Bell Canada/Right-of-Way-Call Centre
Newmarket Hydro
Enbridge Consumers Gas
Hydro One Networks Inc.
Health and Social Services
Conseil scolaire de district catholique Centre-Sud
Canada Post
York Regional Police

DATE: June 14, 2016

SUBJECT: Application for Official Plan and Zoning By-law Amendment
751 and 757 Gorham Street
Town of Newmarket
Region of York
File No.: D9NP1609 (OPA) and D14NP1609 (ZBA)

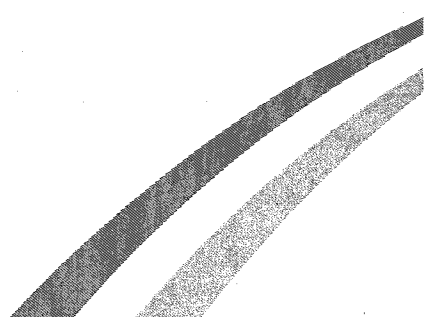
Please find attached a copy of the above captioned Official Plan and Zoning By-law Amendment application. Also included is the proposed conceptual site plan, elevations, landscape plan and survey. The applicant is proposing to amend the existing Stable Residential designation and Residential Detached Dwelling zone on the subject lands to permit a proposed development of a 4 storey apartment containing 82 apartment units.

Please direct any comments you may have on this proposal to the Planning Department by July 14, 2016.

Dave Ruggle, BAA, MCIP, RPP
Senior Planner – Community Planning

Copy: Mayor Tony Van Bynen
R.N. Shelton, Chief Administrative Officer
Dave Kerwin, Councillor Ward 2
Howard Friedman, HBR Planning Centre

Attachments: Application, Site Plan, Elevation, Landscape Plan, Survey



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PLANNING APPLICATION FORM

USE FOR ALL APPLICATIONS

FOR OFFICE USE

RECEIVED BY: _____

DATE RECEIVED: _____

APPLICATION FEE: _____

FILE NUMBER: _____

APPLICATION IS SUBMITTED FOR: (Mark all appropriate boxes)

☒ OFFICIAL PLAN AMENDMENT

D9NP1609

☐ DRAFT PLAN OF SUBDIVISION☒ ZONING BYLAW AMENDMENT

D14NP1609

☐ DRAFT PLAN OF CONDOMINIUM☐ SITE PLAN APPROVAL☐ PART LOT CONTROL☐ AMENDMENT TO SITE PLAN APPROVAL☐ OTHER: _____

REGISTERED OWNER: 2439107 Ontario Inc. Attn. David Beswick

ADDRESS: 1270 Vandorf Sideroad CITY: Aurora

POSTAL CODE: L4G 0N8 PHONE: 905-841-5873 FAX: _____

E-MAIL ADDRESS: dbeswick@beswickgroup.com

PLEASE LIST ADDITIONAL PROPERTY OWNERS ON AN ATTACHED SHEET

BENEFICIAL OWNER: (If applicable) N/A

ADDRESS: _____ CITY: _____

POSTAL CODE: _____ PHONE: _____ FAX: _____

E-MAIL ADDRESS: _____

AGENT: (If other than either of the above) HBR Planning Centre Attn. H. Friedman

ADDRESS: 66 Prospect Street, Unit A CITY: Newmarket

POSTAL CODE: L3Y 3S9 PHONE: 905-853-1841 FAX: 905-830-1451

E-MAIL ADDRESS: howard.friedman@bellnet.ca

SEND INVOICES TO: (Mark appropriate boxes)

☒ OWNER☐ BENEFICIAL OWNER☐ AGENT

SEND CORRESPONDENCE TO: (Mark appropriate boxes)

☒ OWNER☐ BENEFICIAL OWNER☒ AGENT

LOCATION AND DESCRIPTION OF PROPERTY

MUNICIPAL ADDRESS: 757 Gorham Street and 751 Gorham St.

LOT: Pt. Lot 33 CONCESSION: II

LOT: ~~see attached~~ REGISTERED PLAN: ~~see attached addendum~~

AND/OR PART: REFERENCE PLAN (If relevant):

LOT AREA (ha) ~~to~~ 0.65 LOT FRONTAGE (m) ~~±22.03m~~ ^{±14.6 m} Muriel St. LOT DEPTH (m): ~~±78m~~ ^{±78m} from Gorham St. (irregular shape)

EXISTING STRUCTURES: (Give height & floor area)

2 sty stucco dwelling, 1 sty, frame dwelling, frame garage, vinyl shed, and frame shed -- all structures to be demolished

PROPOSED STRUCTURES: (Give height & floor area)

4 storey rental apartment building

DOES THE APPLICANT HAVE AN INTEREST IN ANY ADJACENT LANDS? IF YES, PLEASE DESCRIBE:

NO

LAND USES

PRESENT USE: Residential

PROPOSED USE: Residential

PRESENT OFFICIAL PLAN DESIGNATION: Stable Residential

PROPOSED OFFICIAL PLAN DESIGNATION: (If applicable)

Stable Residential with special provision to allow for apartment building and associated uses. See Addendum attached

PRESENT ZONING BYLAW CLASSIFICATION:

R1-D-119

PROPOSED ZONING BYLAW CLASSIFICATION: (If applicable)

See attached Addendum

- ☒ Pre-consultation with municipal staff on application - Date: January 6, 2016
- ☒ Indicate whether this application conforms to the Provincial Policy Statements (2005)
- ☒ Indicate whether this application conforms (or does not conflict) with all other Provincial Plans

(Further details may be required in a Planning Justification Report)

PROPOSED TENURE TYPE: (If applicable)

☐ FREEHOLD ☐ CONDOMINIUM ☒ RENTAL

SERVICING

SANITARY SERVICING: ☒ MUNICIPAL ☐ PRIVATE SEPTIC SYSTEM

☐ OTHER: _____

WATER SUPPLY: ☒ MUNICIPAL ☐ PRIVATE WELL

☐ OTHER: _____

DATE OF ACQUISITION OF LAND

BY OWNER: February 2015 and December 2015 (Lydia St. portion)

AND IN THE CASE OF A BENEFICIAL OWNER, ANTICIPATED DATE OF CLOSING:

The personal information on this form is collected under the *Planning Act*, R.S.O. 1990, c.P.13, as amended. The information is used for the purpose of processing your application. If you have any questions about this collection of personal information, please contact the Planning Division, Town of Newmarket, at (905) 953-5321.

DECLARATION

I David Beswick

of the Town of Aurora

in the Region of York

SOLEMNLY DECLARE THAT:

ALL THE WITHIN STATEMENTS AND THE STATEMENTS CONTAINED IN ALL OF THE EXHIBITS TRANSMITTED HERewith, ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH AND BY VIRTUE OF THE CANADA EVIDENCE ACT.

FOR PURPOSES OF THE *MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT*, I AUTHORIZE AND CONSENT TO THE USE BY OR DISCLOSURE TO ANY PERSON OR PUBLIC BODY OF ANY PERSONAL INFORMATION IN THIS APPLICATION THAT IS COLLECTED UNDER THE AUTHORITY OF THE *PLANNING ACT* FOR THE PURPOSE OF PROCESSING YOUR APPLICATION.

Declared before me at the Town of Newmarket

in the Region of York

this day of MAY A.D. 2016

Marilyn Yvonne Lowe, a Commissioner, etc.,
Province of Ontario
for CEC Mechanical Ltd.
Expires May 12, 2017

A Commissioner, etc.

Signature of Owner, Beneficial Owner or Agent

David Beswick, A.S.O.
2439107 Ontario Inc.

I have the authority to
bind the
corporation.

CERTIFICATE

(TO BE SIGNED BY OWNER, EVEN IF AGENT HAS BEEN APPOINTED)

As of the date of this application, I am the registered owner of the lands described in the application, and I have examined the contents of this application and hereby certify that the information submitted with the application is correct insofar as I have knowledge of these facts, and I authorize the submission of this application on my behalf by:

 (Please Print) AND/OR HBR Planning Centre
 BENEFICIAL OWNER (If applicable) WHOM I HAVE APPOINTED AS MY AGENT
 (Please Print)

With the submission of my application, I hereby undertake to not permit the cutting down of any trees or the disturbance of any vegetative cover in any way as it exists on the land which is the subject of this application without the prior written approval of the Town.

I hereby also undertake to not permit the demolition and/or destruction of any building and/or structure in any way as it exists on the land which is the subject of this application without the prior written approval of the Town.

I hereby also undertake to have any sign, which is required to be erected to provide notification of a public meeting, removed within seven days after the public meeting is held.

I hereby acknowledge that the Town or its representatives, and applicable public agencies have permission to access the property for the purposes of reviewing this application.

I hereby agree and acknowledge that the information contained in this application and any supporting information, including reports, studies, and drawings, provided with this application by me, my agents, consultants and solicitors, constitutes public information and will become part of the public record. As such, and in accordance with the provisions of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c.M.56, I hereby consent to the Town of Newmarket making this application and its supporting information available to the general public, including copying, posting on the Town's website and/or releasing a copy of the application and any of its supporting information to any third party upon their request, and as part of a standard distribution of copies of such documentation, I consent to the Town releasing copies of any of the documentation to additional person, including but not limited to members of Council and ratepayers' associations.

DATE: May 2016

SIGNED: _____

Marilyn Yvonne Lowe, a Commissioner, etc.,
 Province of Ontario
 for CEC Mechanical Ltd.
 Expires May 12, 2017

 David Beswick
 A.S.O. 2439107 Ontario Inc.

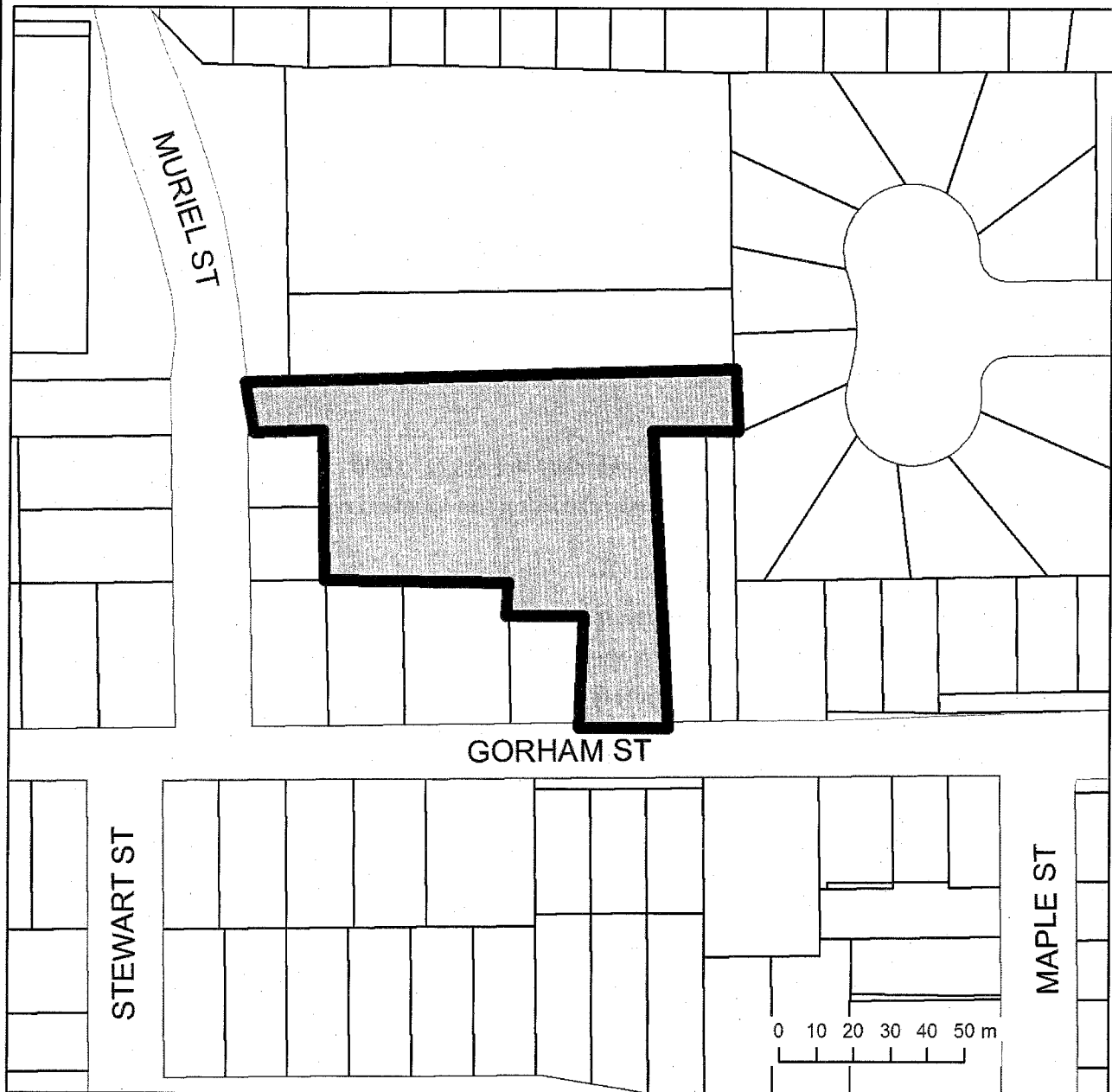
Signature of Owner

Print Name of Owner

(AFFIX CORPORATE SEAL IF APPLICABLE)

I have the authority to bind
 the Corporation.

LOCATION MAP
751 and 757 Gorham Street
North side of Gorham Street/East side of Muriel Street
Newmarket



Subject Lands

TOWN OF NEWMARKET PLANNING DEPARTMENT



Designed & Produced by Information Technology - GIS Printed: June, 2016. Land Parcel Boundaries - © Teraset Inc. and its suppliers. All rights reserved. NOT A PLAN OF SURVEY. 2015 Zoning - Town of Newmarket, 2015
 DISCLAIMER: This mapping is based on the POLARIS parcel fabric product compiled using Land Registry System records and recent surveys and control points where available. This mapping is a representation of the earth's surface and provides estimates of area and distance. This map has been produced for illustrative purposes only. It is not a substitute for a legal survey.

T:\DI Services\Planning\0aveFile related documentation\757 Gorham st\Location map 757 Gorham St.mxd