

NOTES TO COMMITTEE

Property: 180 Main Street South
Main Street South and Park Avenue

Owner: 180 Main Street Corp. (Streetcar)

Application: Site Plan Approval to permit the conversion the existing heritage clocktower building for a boutique hotel and associated restaurant and event space.

File Number: SPA-2022-002

RECOMMENDATIONS

1. That the presentation regarding application for Site Plan Approval for File Number SPA-2022-002 be received;
2. That the Committee grant an “approval in principle” to the application;
3. That staff be directed to continue the technical review of the application to ensure conformity with the Zoning By-law, approved Minor Variance, Official Plan, and all other applicable policies;
4. That staff be directed to ensure full consideration is given to all comments provided by Committee; and,
5. That Zack Bradley, Streetcar, 1230 Dundas Street East M4M 1S3 be notified of this action.

Staff Comments

- Minor Variance application MV-2022-001 was approved by the Committee of Adjustment on January 26, 2022 in support of the design
- A memorandum on hotel overnight parking has been provided (attached to these notes) in response to a condition of the Minor Variance decision
- A Heritage Permit has been issued (attached to these notes)
- Staff are currently reviewing the applicant’s first submission

Next Steps

The applicant will be required to address circulation comments to the Town by way of a resubmission for further review. The Town will require the applicant to enter into a site plan agreement.



Planning and Building Services

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February 17, 2022

MEMORANDUM

RE: Overnight Parking Assessment
Site Plan Application
180 Main Street South (Streetcar)
180 Main Street Corp.
Our File No.: SPA-2022-002

The above noted project was subject to a Minor Variance application MV-2022-001 before the Committee of Adjustment on January 26, 2022 for 180 Main Street South (the "Subject Lands") to permit a boutique hotel with accessory restaurant and event space. The Committee of Adjustment approved the Minor Variance application, subject to a number of conditions. Condition 4 stated:

That staff prepare an assessment of the existing and possible future overnight parking spaces in municipal lots within 150 metres of the subject property for consideration by the Site Plan Review Committee.

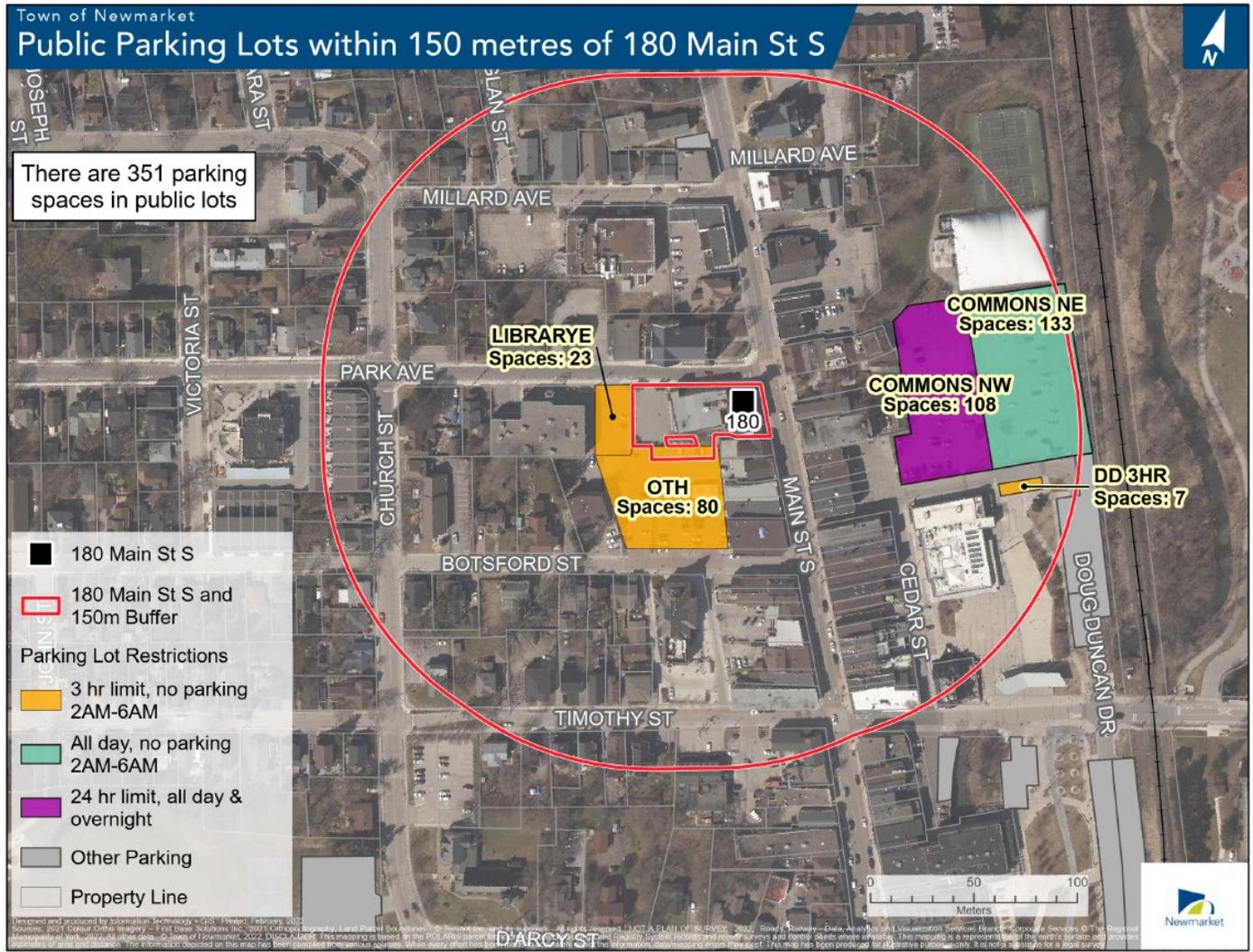
This condition was added in recognition of the fact that the application will rely on a combination of both on-site and off-site parking to meet parking demands, which is permitted for non-residential uses as per Section 5.4.1 of the Zoning By-law. The Committee requested that staff assess the current situation to ensure parking is available for overnight guests, and if not, provide recommendations to address any potential shortfall.

This memorandum will provide an overview of staff's assessment of existing and possible future overnight parking space options.

Newmarket's Historic Main Street area is well served by municipal parking lots. These parking lots are located in the Old Town Hall lot abutting the Subject Lands to the south (80 spaces), the Library parking lot abutting the Subject Lands to the west (23 spaces), Riverwalk Commons NW parking lot to the east (108 spaces), and Riverwalk Commons NE parking lot to the east (133 spaces). This level of public parking is unique among successful historic commercial 'Main Street' settings and tight urban contexts which is characteristic of the Historic Main Street area.

As noted previously, the Town's Zoning By-law Section 5.4.1 permits existing spaces in any lot located within 150m of the site to be used for parking to support this use. Within 150m of the site, 351 parking spaces currently exist in public lots (see Figure 1 below). In accordance with the zoning regulation, the hotel has requested the use of 12 off-site spaces in a public lot.

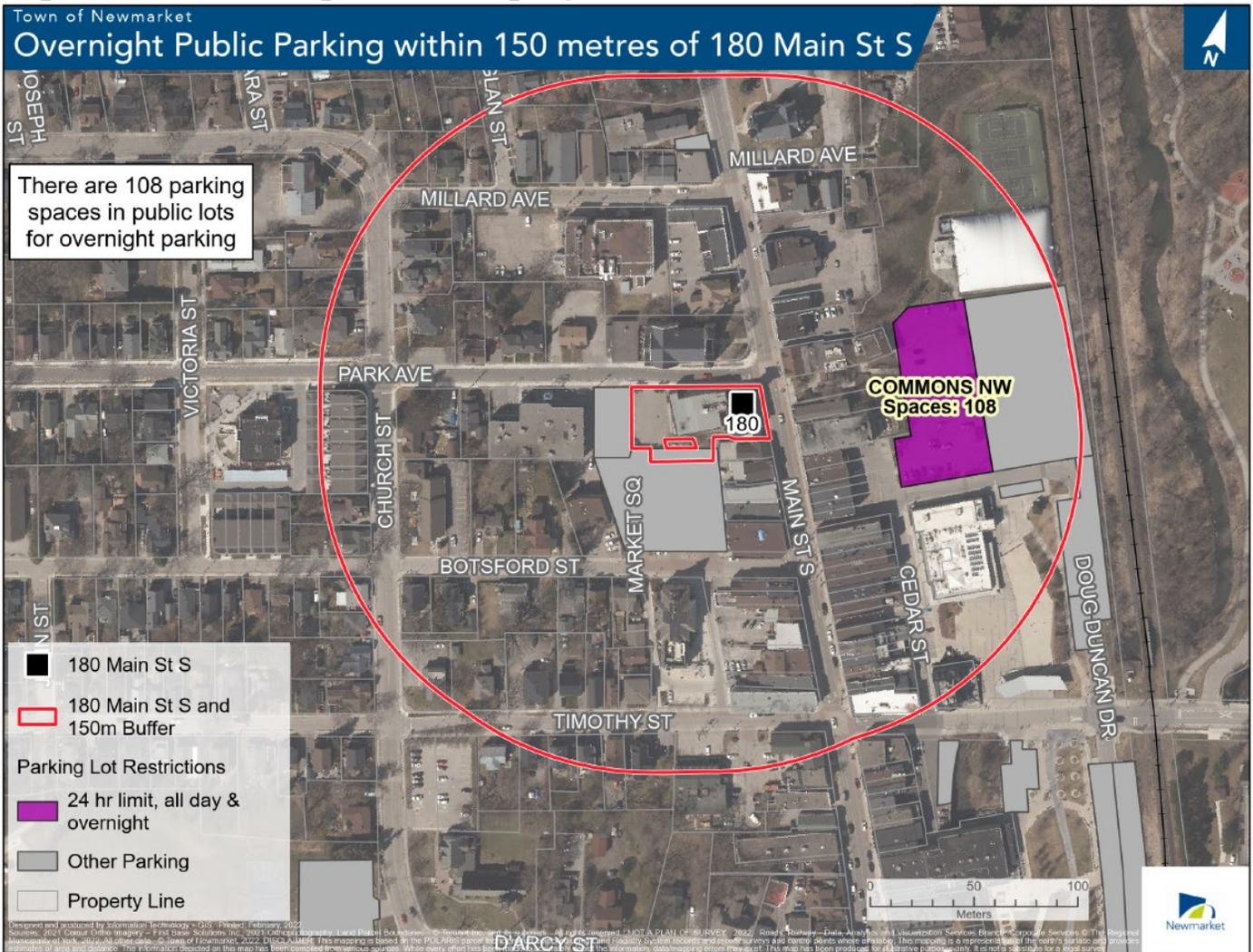
Figure 1 – Parking Spaces – Public Lots



Of the 351 parking spaces in public lots, 108 spaces are 24 hr overnight parking; these are located in close proximity to the site in the Riverwalk Commons NW lot (see Figure 2 on the next page). This is a significant amount of parking that can accommodate the occasional surge of parking should an event occur at the hotel. It is of note that a pedestrian connection exists between the site and the Riverwalk Commons NW lot via a public staircase across Main Street from the site, making it convenient for visitors and hotel staff to access this parking area.

With respect to overnight parking permissions, Council approved an overnight permit parking program in Riverwalk Commons NW which utilizes 5 Town owned spaces for residents to use when needed. Since the program started in November 2021, a total of 65 overnight permits valid for 1 night of overnight parking have been issued. This represents an average of less than 1 permit or utilized parking space per night (0.6 permits per night), leaving the remaining 4 spaces as well as the remaining 103 spaces within Riverwalk Commons NW lot available for overnight parking opportunities.

Figure 2 – Overnight Parking Spaces – Public Lots

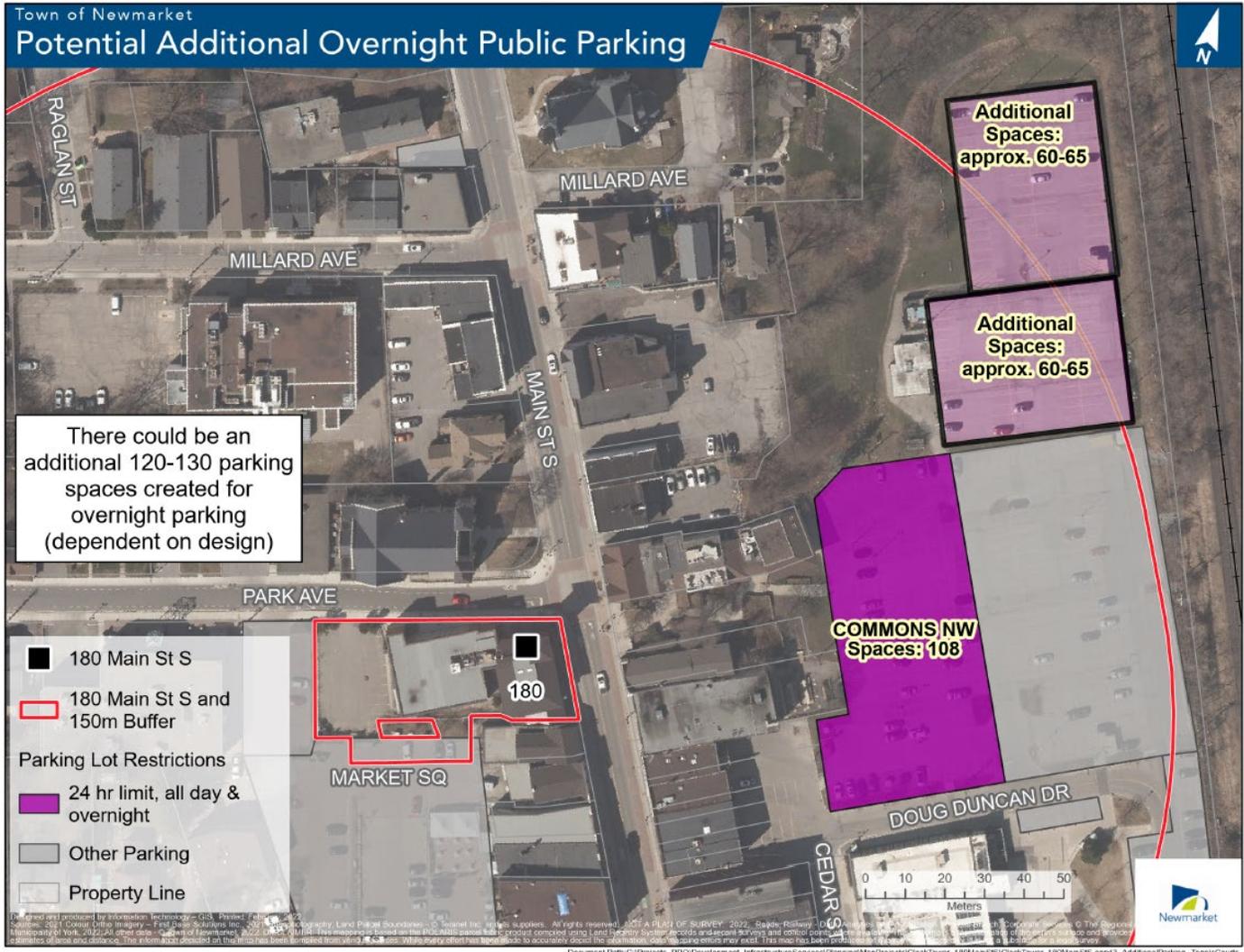


In addition to the above, further considerations that mitigate parking concerns include:

- The hotel will be operating a valet parking service, helping to control and manage the storage of vehicles. This is a unique attribute of a hotel use as opposed to other commercial uses.
- Most of the parking for the hotel will be provided on-site under the rear addition in a redesigned surface parking area (23 spaces currently exist but this will be increased to 25).
- Additional on-site parking is provided via 12 spaces along the northern limits of Old Town Hall parking lot; these spaces are on land that is already owned by the applicant.
- Based on the relatively low usage of the overnight permit parking program in Riverwalk Commons NW, there are ample parking spaces within this specific parking lot that can accommodate the hotel.

- It is anticipated the existing tennis courts located north of the Riverwalk Commons lots will be converted to public parking. This would add approximately 130 new spaces to the overall parking count of the Historic Main Street area (see Figure 3 on the next page)

FIGURE 3 – Additional Parking – Tennis Courts



Given these findings, it is concluded that there is sufficient overnight parking space opportunities in the Historic Main Street area, within 150m of the Subject Lands.

If you have any questions regarding these comments, please feel free to contact the undersigned.

Sincerely,

Eldon C. Theodore, BES, MUDS, MLAI, MCIP, RPP
Partner | Planner | Urban Designer

MHBC on behalf of the Town of Newmarket



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Heritage Permit

The Town of Newmarket, Planning & Building Services, hereby issues this permit:

Applicant: 180 Main Street Corp.

Subject Property: 180 Main Street South, Newmarket, Ontario

Subject to the following:

Issuance of this Heritage Permit is for the proposed development of a boutique hotel, restaurant and event space in accordance with the architectural drawings dated December 22, 2021 and submitted with this application.

Dated this 28th day of January 2022.

A handwritten signature in black ink, appearing to read "J. Unger", written over a horizontal line.

Jason Unger, MCIP, RPP
Director, Planning & Building Services