

# 180 MAIN STREET

## STREETCAR DEVELOPMENTS

SPRC Presentation  
Feb 28, 2022



PRE-APP CONSULT	Met with Town staff on Dec. 2, 2021, to discuss requirements for Zoning & Site Plan Approval
INTERIOR DEMO	Interior Demo Permit issued on Dec. 8, 2021
ZONING (MV)	All 3 Minor Variance requests approved at the Jan. 26, 2022, Committee of Adjustment. This decision was final and binding as of Feb. 16, 2022, with no appeals issued.
SITE PLAN APPROVAL	Application made on January 27, 2022.
HERITAGE	Heritage Permit issued on Jan. 28, 2022.
BUILDING PERMIT	Application to be made in Spring 2022 for Full Building Permit.

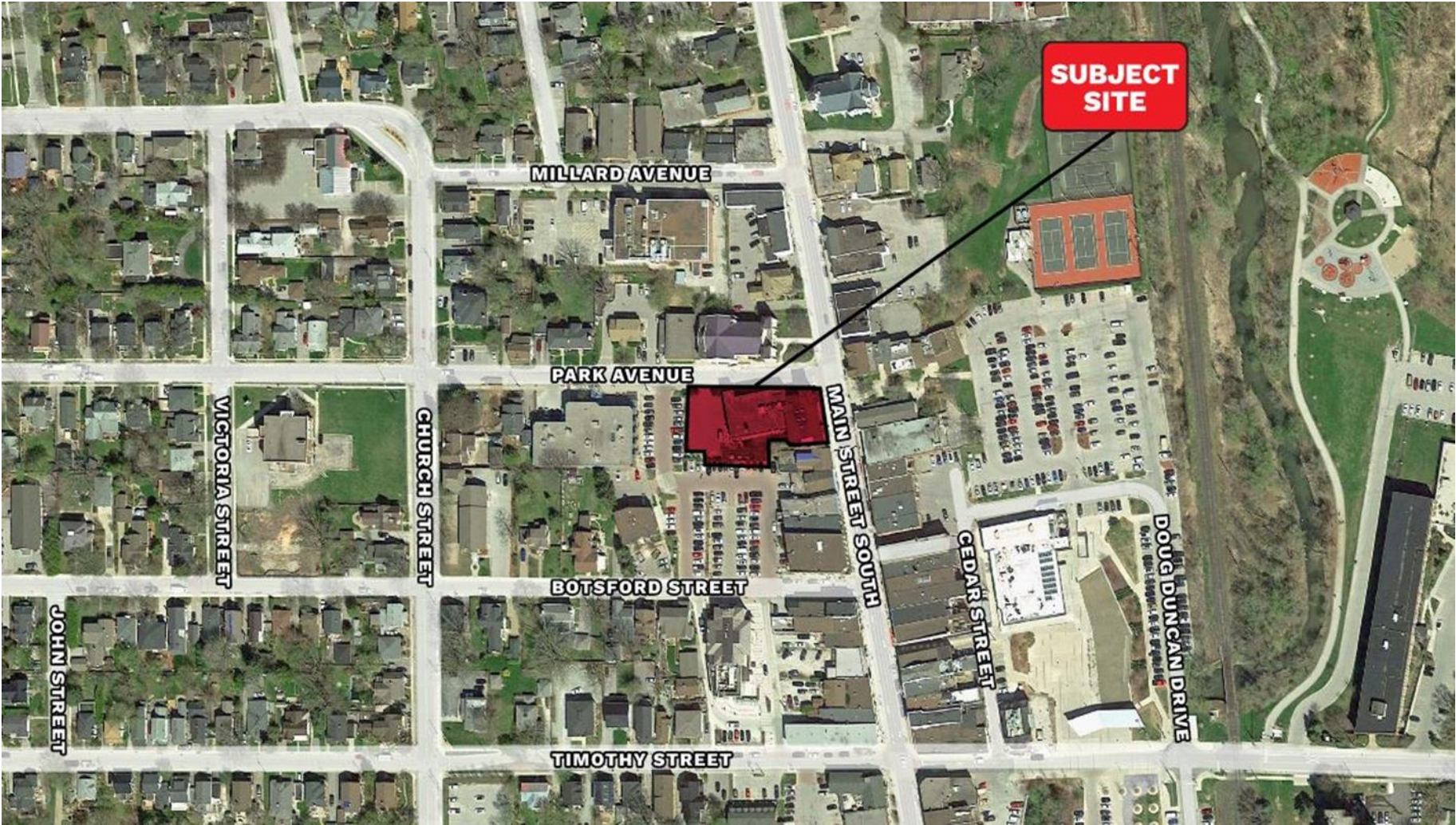
Our application was made on January 27, 2022, and included the following files:

1. Architectural Drawings (Site Plan, Floor Plans, Elevations, and Section) prepared by Kirkor Architects.
2. Plan of Survey prepared by KRCMAR Surveyors Ltd.
3. Civil & Landscape Drawings (Site Services, Grading & Landscape, Erosion & Sediment Control, Notes & Details, and Tree Management Plan) prepared by Crozier Consulting Engineers.
4. Landscape Cost Estimate prepared by Crozier Consulting Engineers.
5. Functional Servicing & Stormwater Management Report prepared by Crozier Consulting Engineers.
6. Lighting & Photometric Plan prepared by EXP.
7. Heritage Impact Brief prepared by Giaimo Architects
8. Parking Justification Letter prepared by Crozier Consulting Engineers
9. Geotechnical Investigation prepared by Terraprobe
10. Sign Inventory & Pavement Parking Plan by Streetcar Developments.
11. Construction Management Plan by Streetcar Developments.
12. Development Standards Checklist by Streetcar Developments.
13. SPA Accessibility Checklist by Streetcar Developments.
14. Phase One Environmental Site Assessment by Peritus Environmental Consultants.

We are now awaiting comments from the Town of Newmarket.

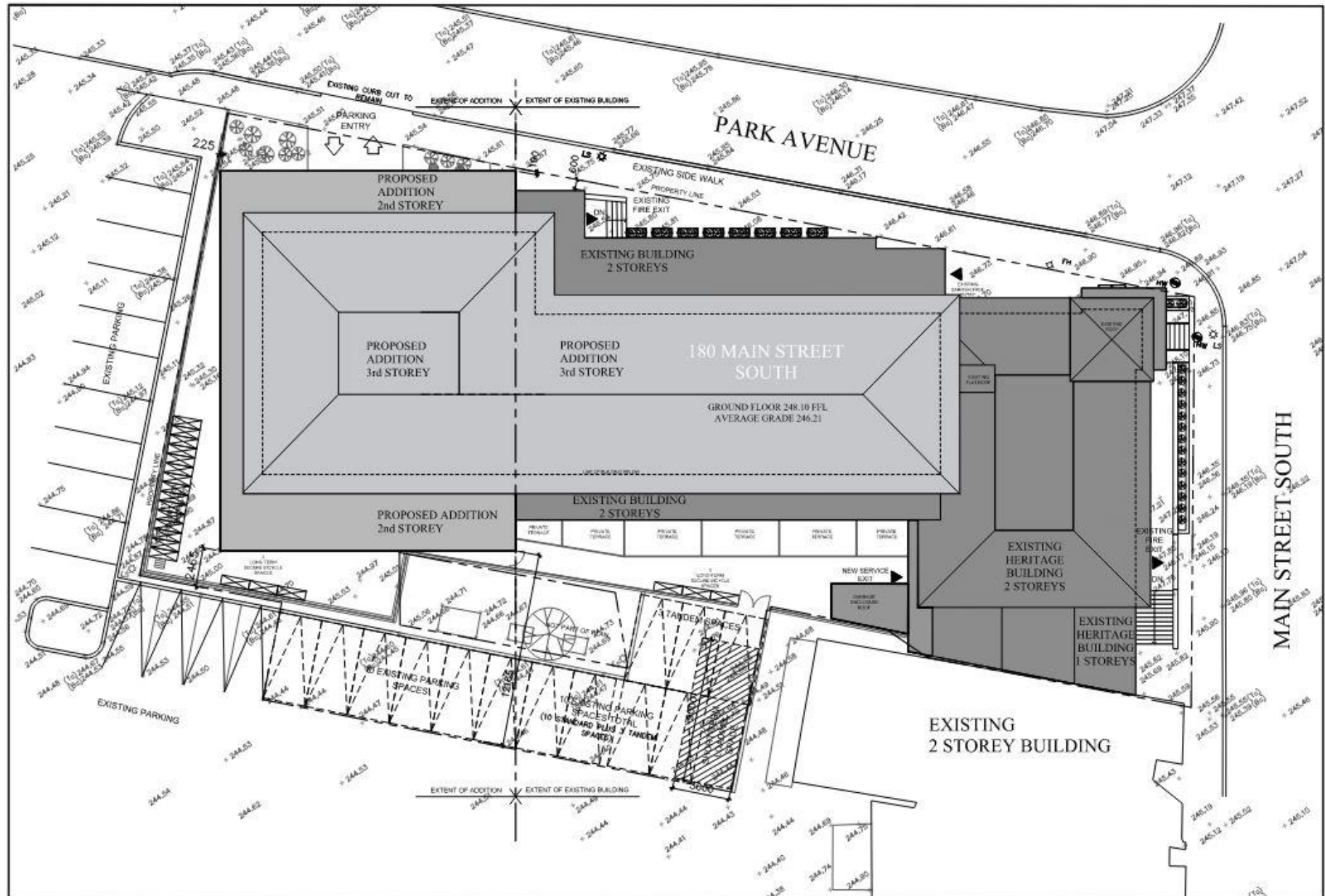
USES	Boutique Hotel with Restaurant and Event Space <i>This will feature a ground floor café, rooftop dining, and private suite terraces.</i>
SUITES	55 Boutique Hotel Suites
PARKING	25 Parking Spaces <i>This does not include the 3 tandem parking spaces provided on-site or the 12 Town parking spaces provided off-site.</i>
BIKE PARKING	21 Parking Spaces <i>This includes 15 Short-Term spaces and 6 Long-Term spaces.</i>



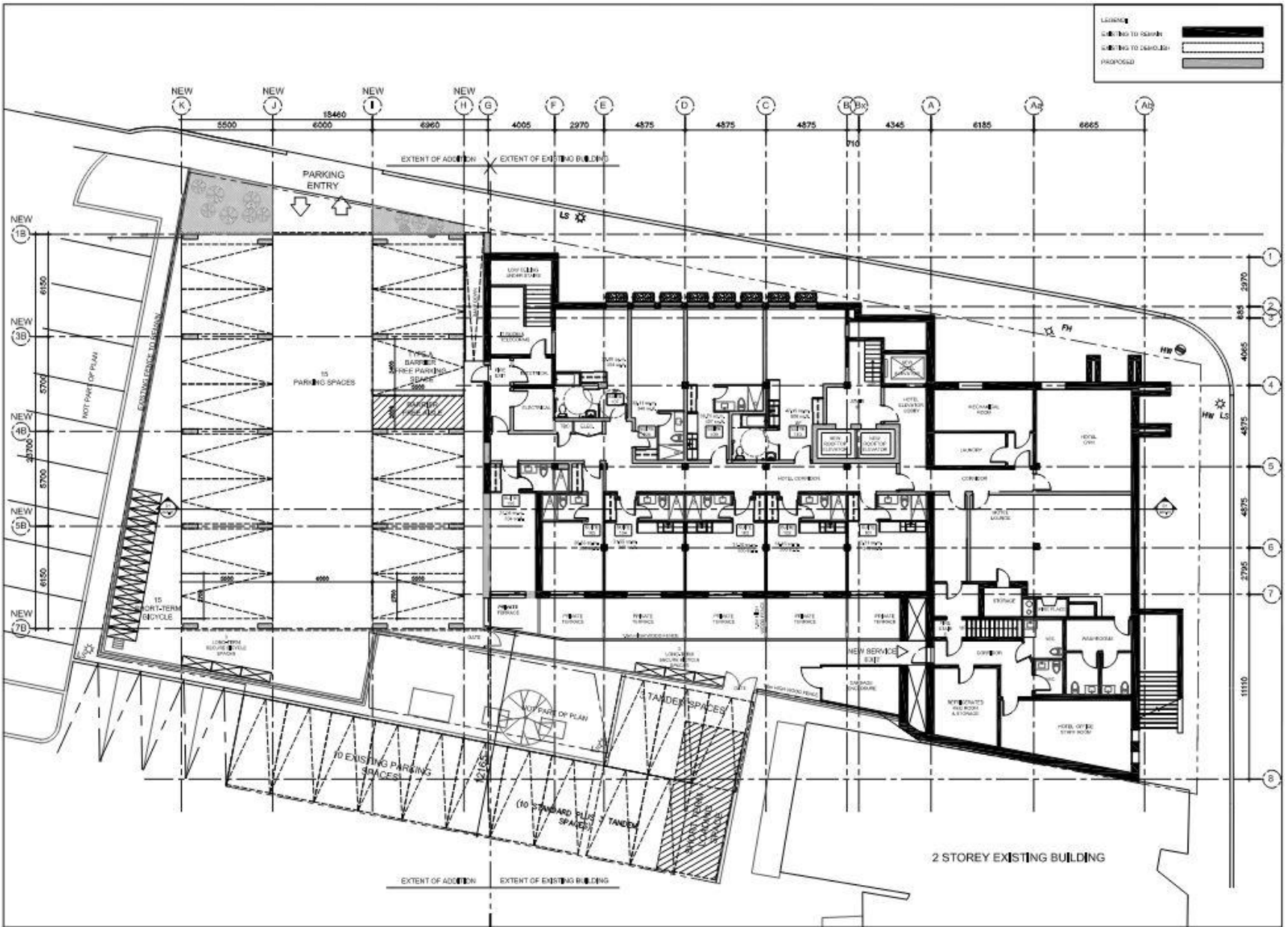




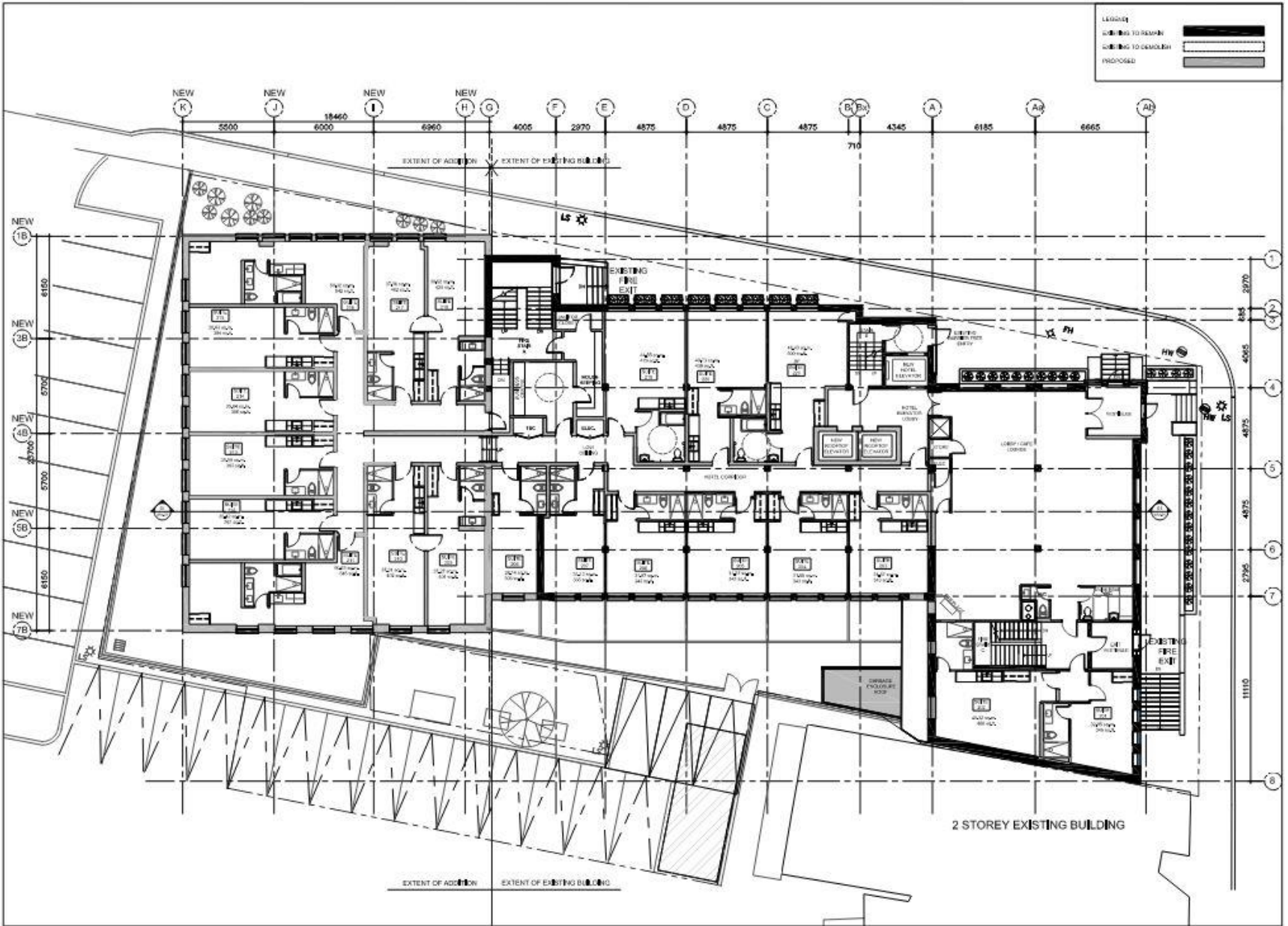
# 180 MAIN STREET | PROPOSED SITE PLAN



## 180 MAIN STREET | PROPOSED BASEMENT PLAN

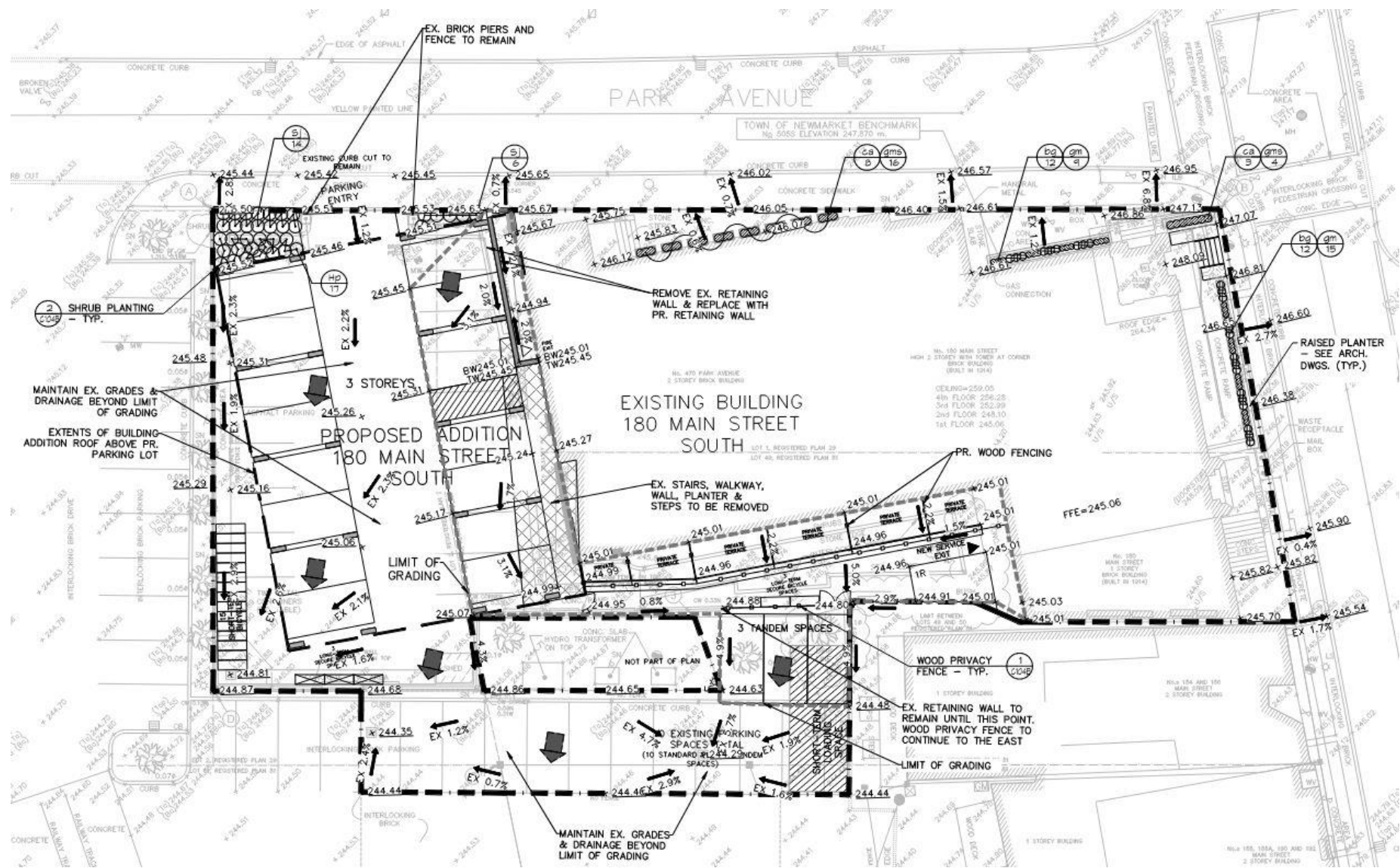




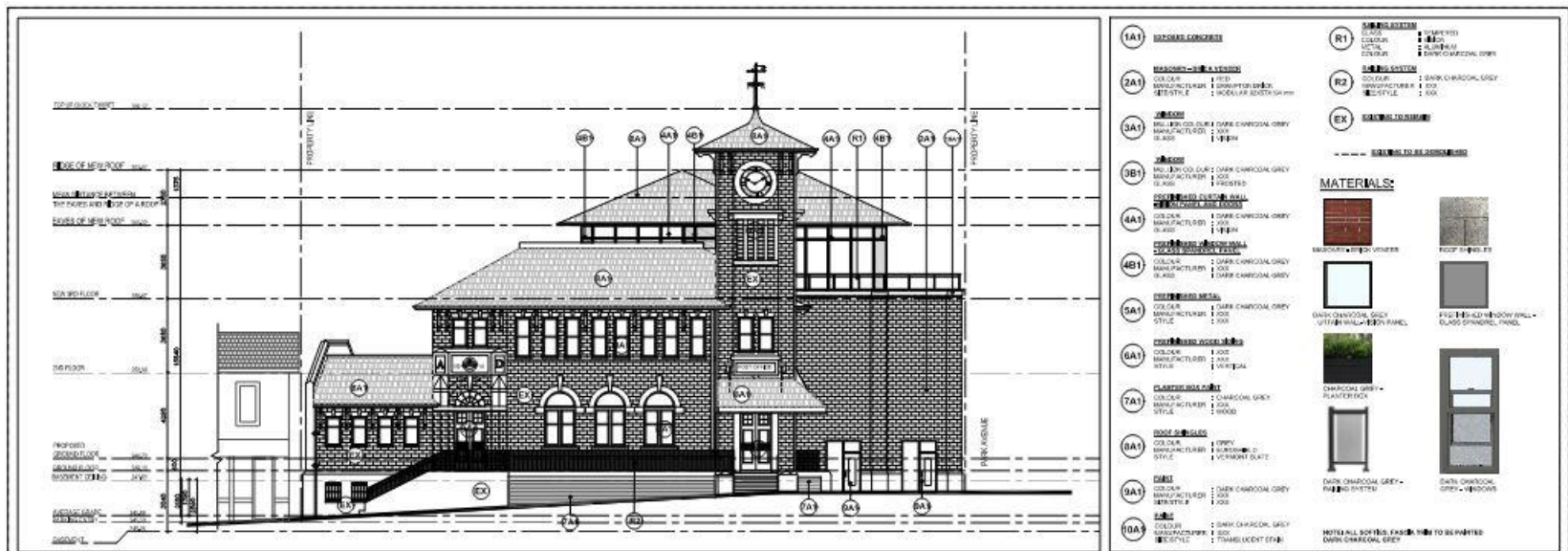




## 180 MAIN STREET | PROPOSED LANDSCAPE PLAN

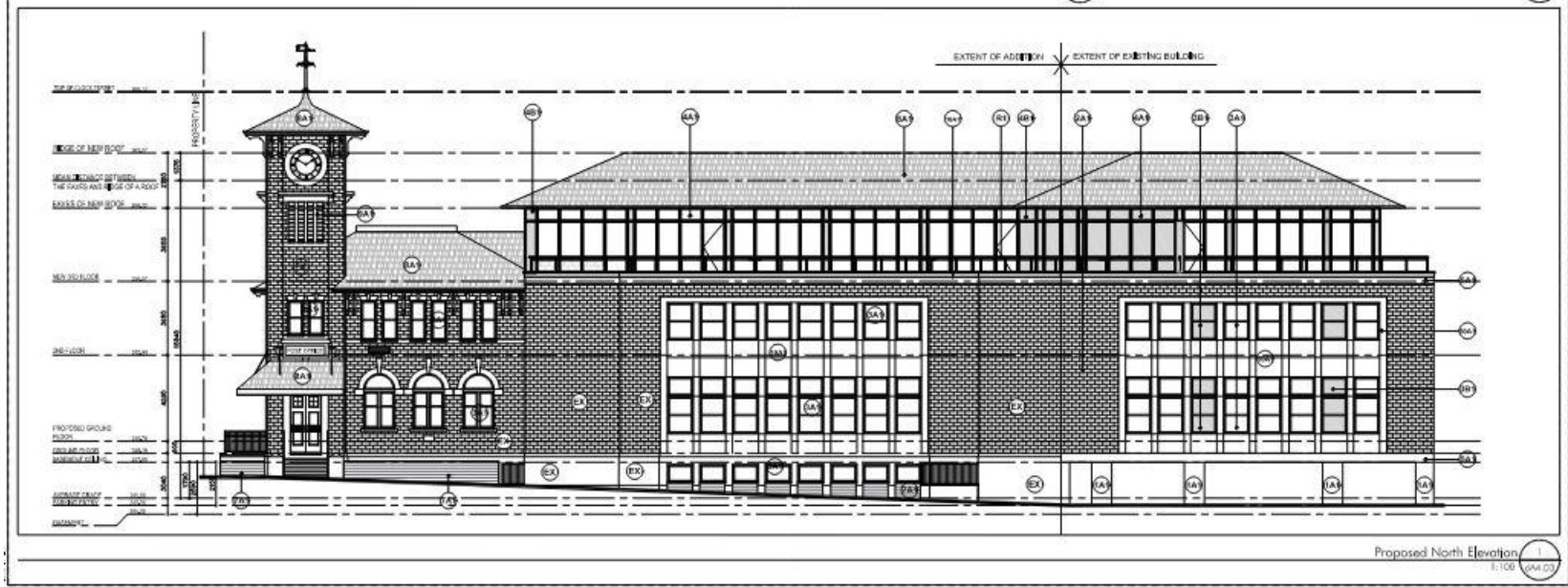


# 180 MAIN STREET | PROPOSED EAST & NORTH ELEVATIONS



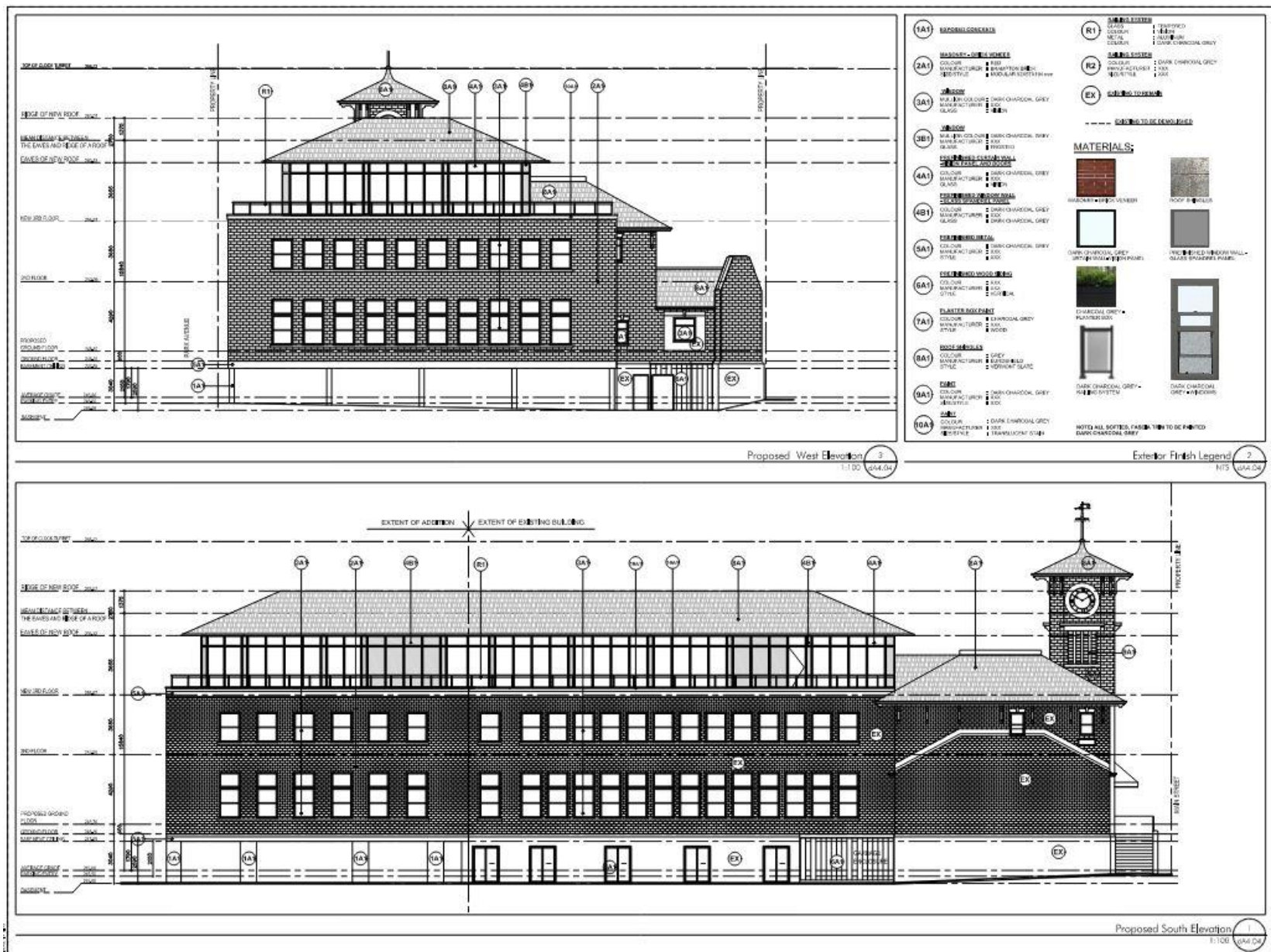
Proposed East Elevation  
1:100 (A4.03)

Exterior Finish Legend  
NTS (A4.03)



Proposed North Elevation  
1:100 (A4.03)







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## STREETCAR DEVELOPMENTS

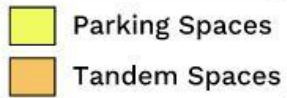
SPRC Presentation  
Feb 28, 2022



STREETCAR  
RETHINK URBAN LIVING

- PARKING DIAGRAM
- SIGN INVENTORY PLAN
- CONSTRUCTION MANAGEMENT PLAN
- FLOOR PLANS & ELEVATIONS

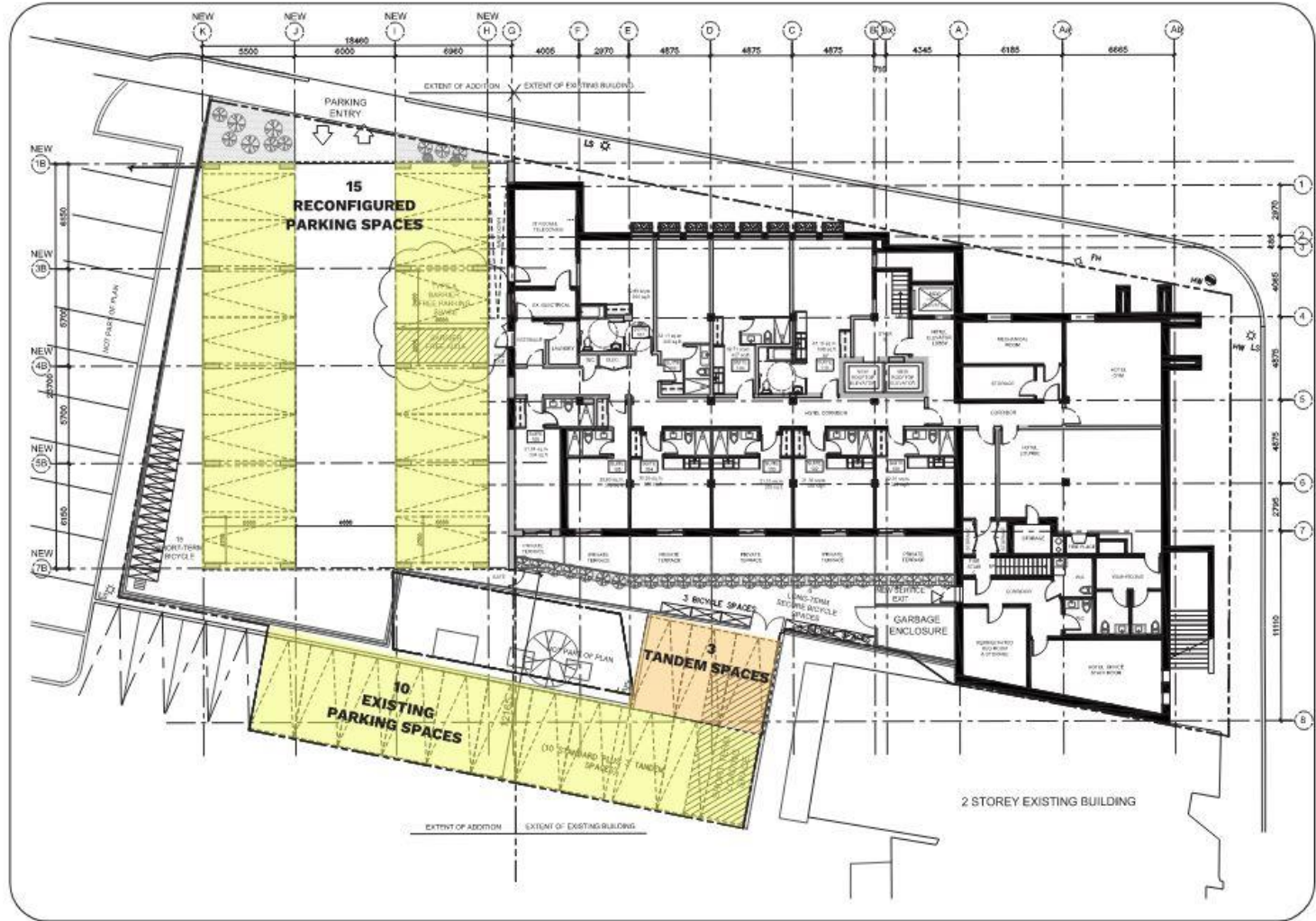
## 180 MAIN STREET | PROPOSED PARKING LAYOUT



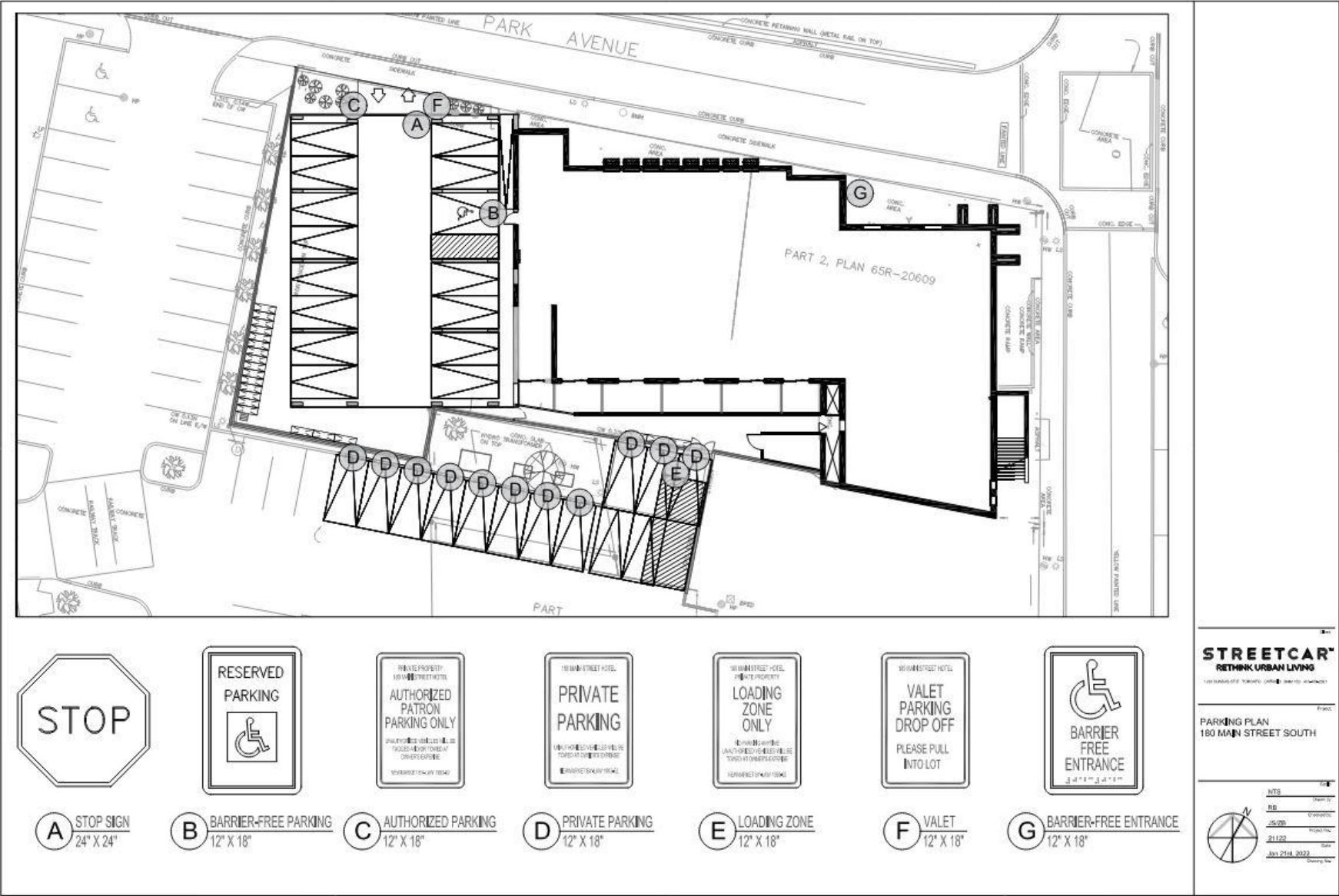
**Required -  
43 Additional Spaces  
(66 spaces in total)**

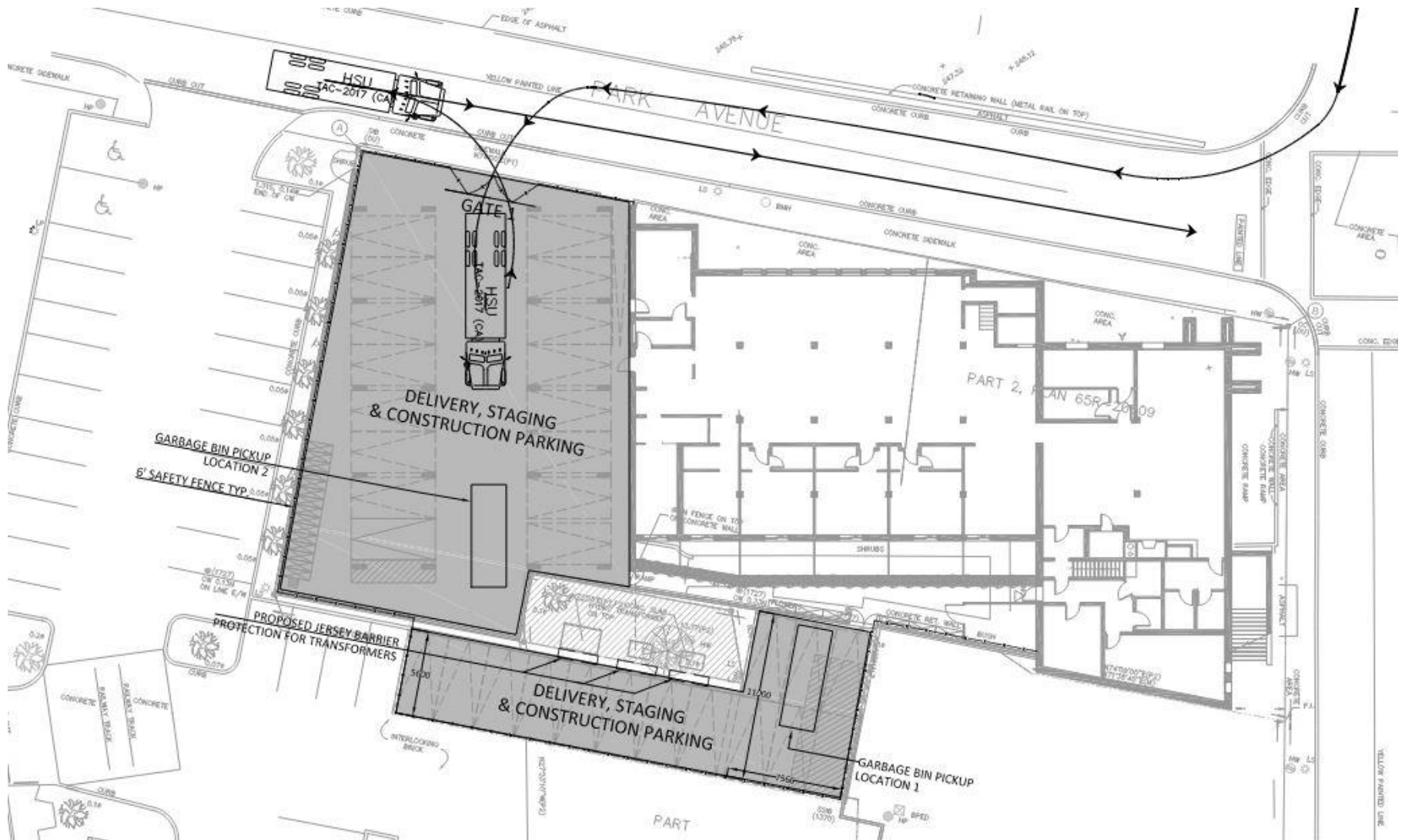
**Existing - 23 Spaces**

**Proposed -  
14 Additional Spaces  
(2 on-site + 12 off-site)**

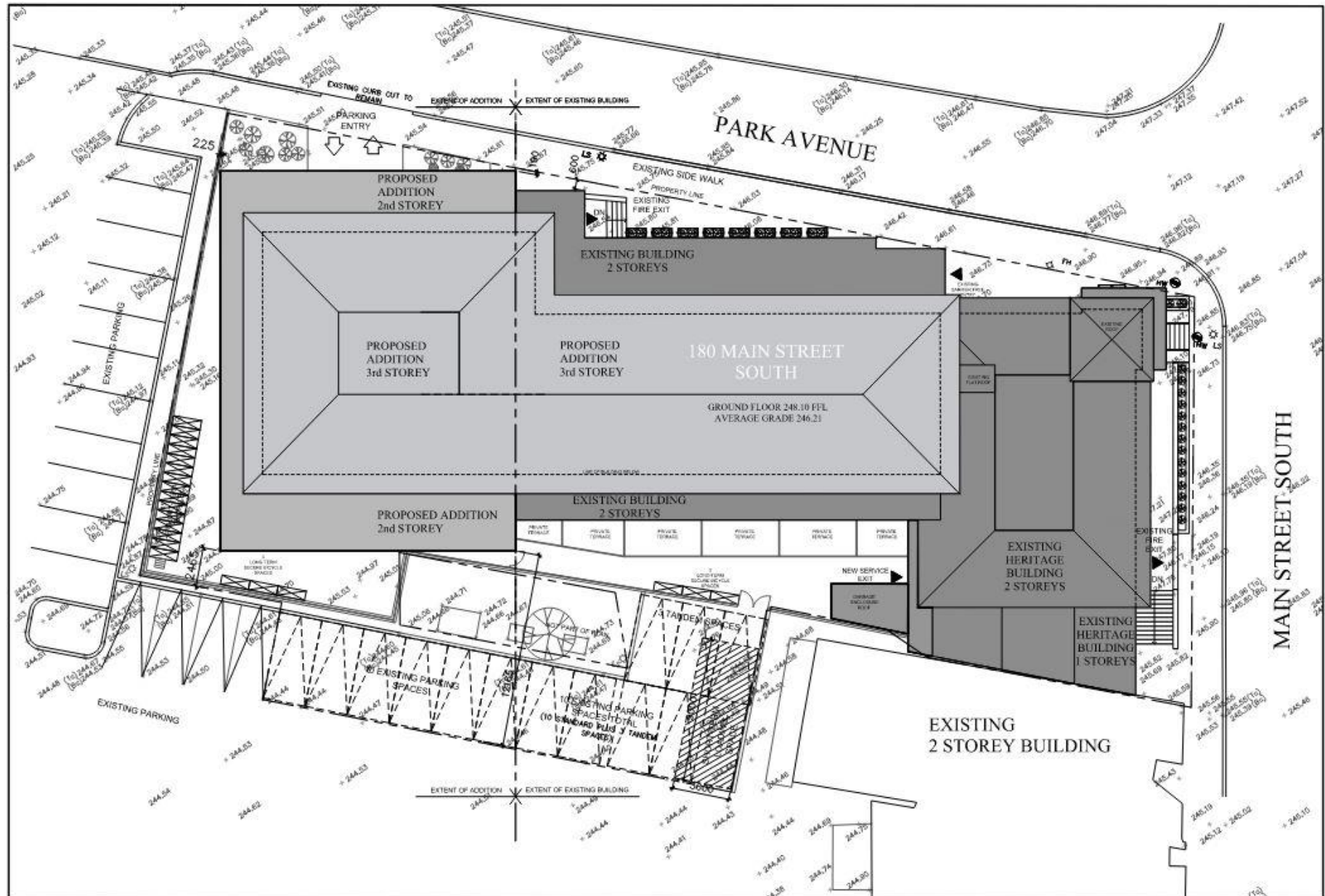








# 180 MAIN STREET | PROPOSED SITE PLAN





180 MAIN STREET | PROPOSED BASEMENT PLAN

