

STATUTORY PUBLIC MEETING

April 29, 2024

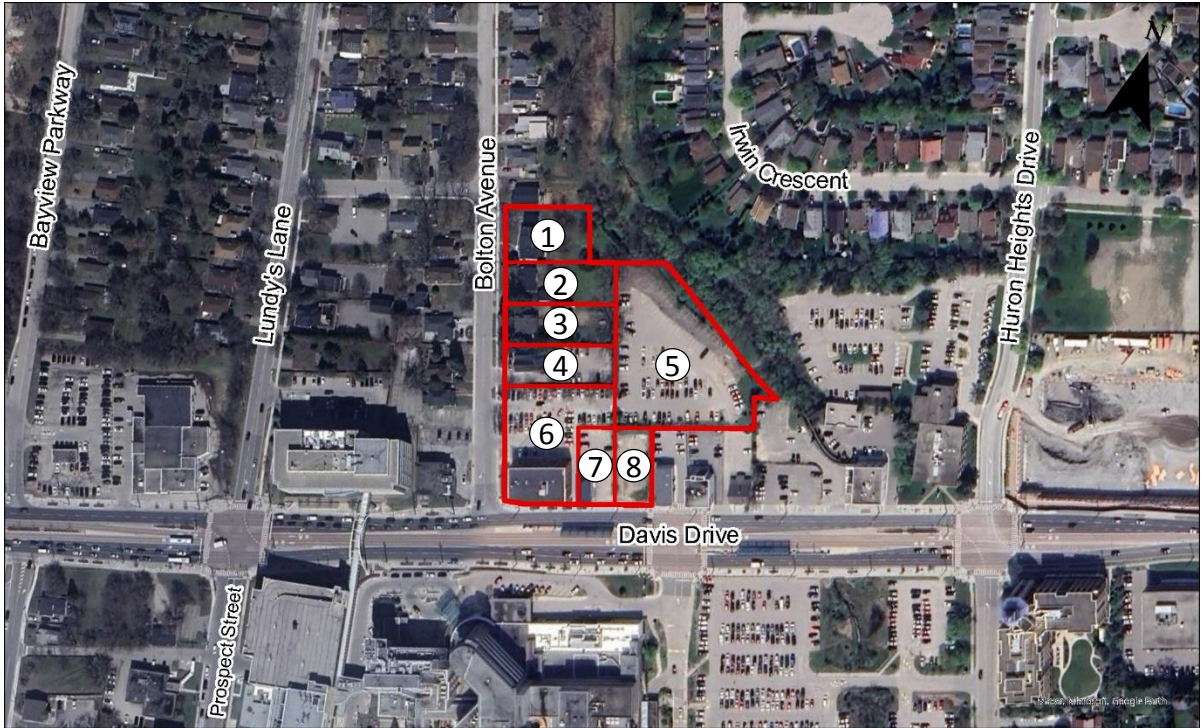
Official Plan Amendment & Zoning By-law Amendment:

File No.: PLN-OPZS-2022-012

Fernbrook Core (Davis Drive) Construction Ltd.

615, 625, 631 Davis Drive & 0, 23, 29, 33, 39 Bolton Avenue

Subject Site – 615, 625, 631 Davis Drive 0, 23, 29, 33, 39 Bolton Avenue



Area Context

Briarwood Development two 15-Storey Condo Towers

Newmarket GO Station

6-Storey Seniors Living Apartment

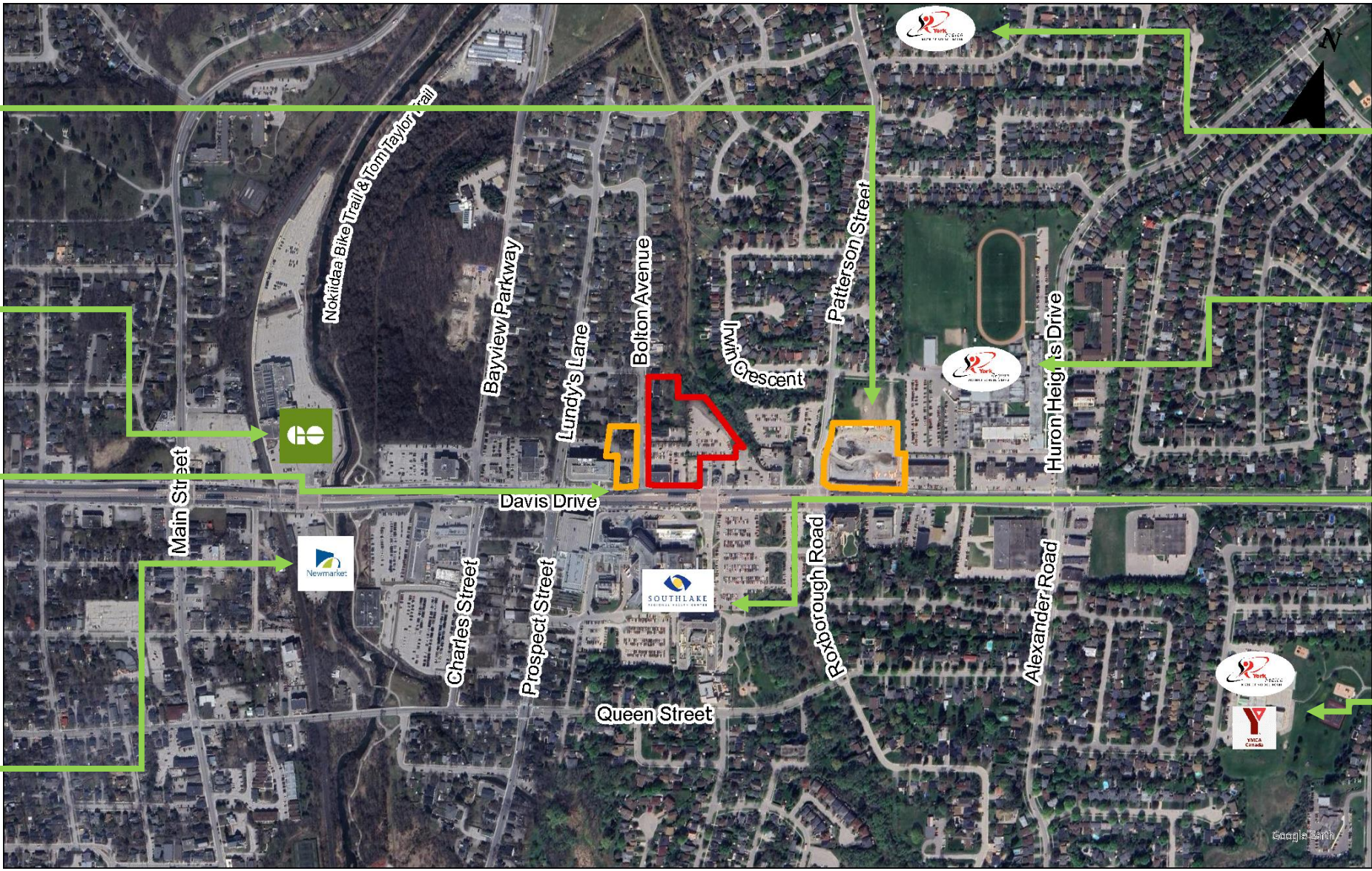
Newmarket Recreation Youth Centre

Meadowbrook Public School

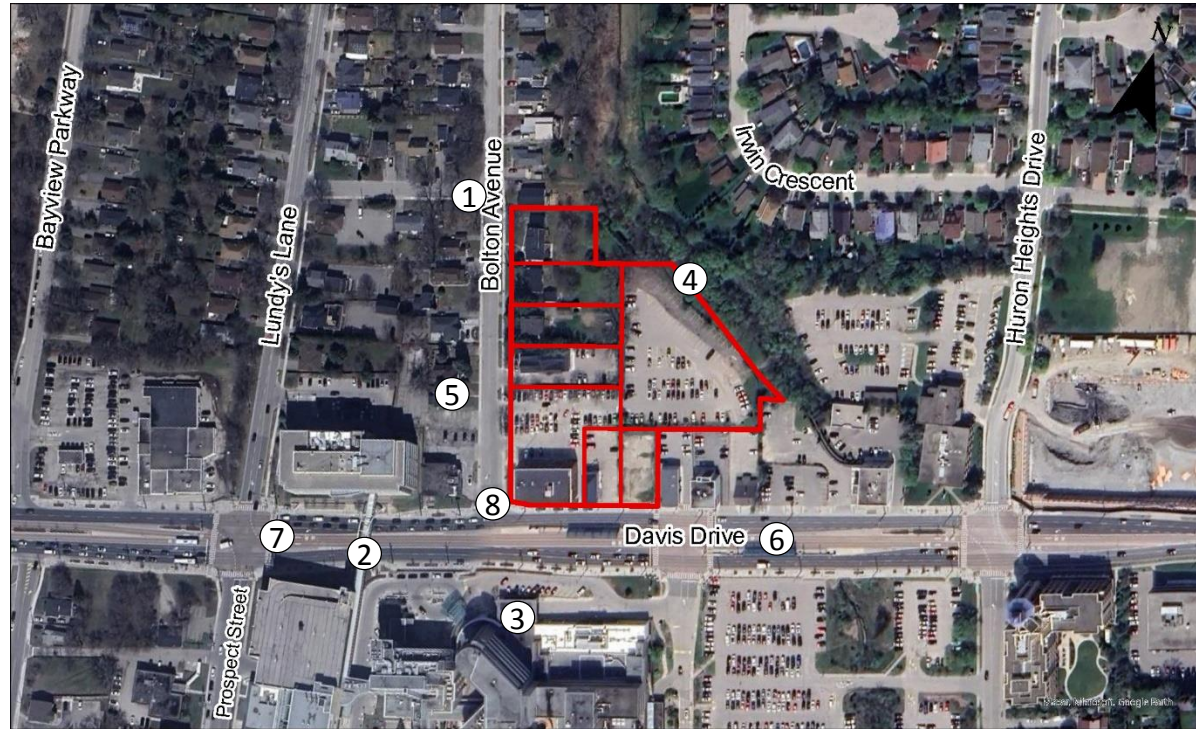
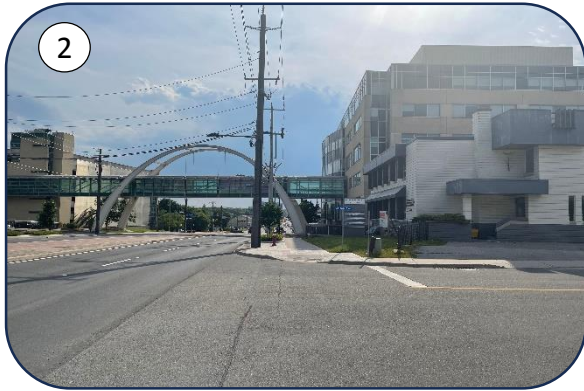
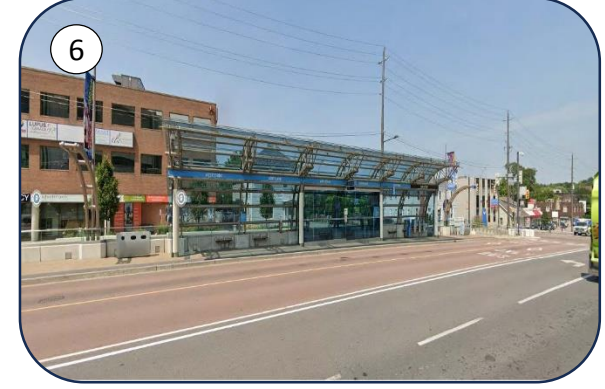
Huron Heights Secondary School

Southlake Regional Health Centre

Mazo de la Roche Public School and YMCA



Surrounding Context

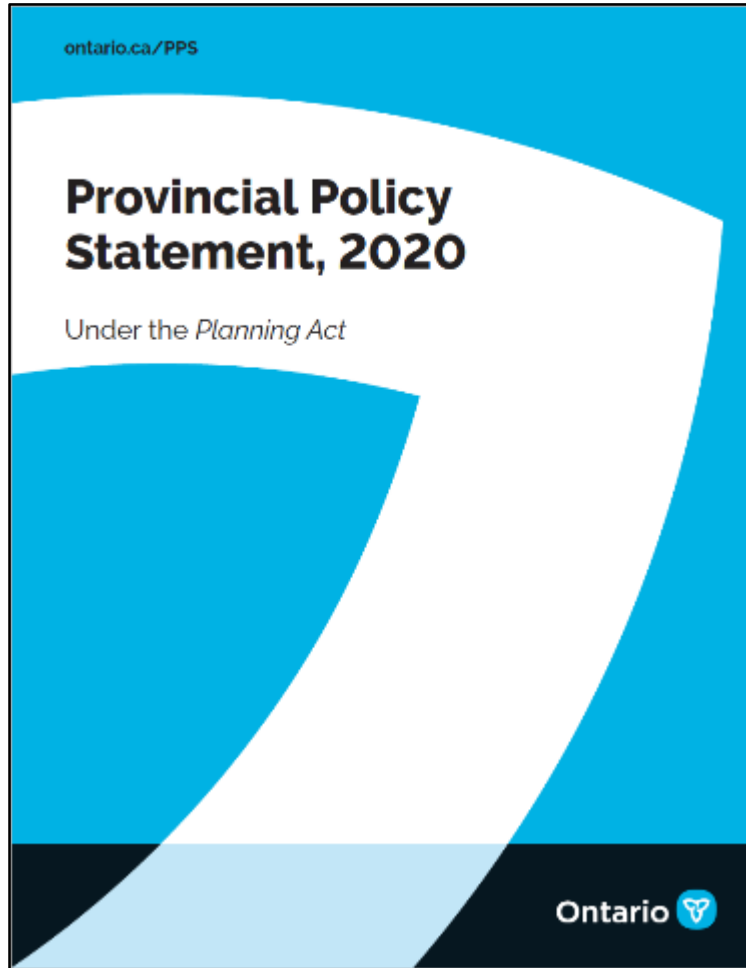


Project Timeline



Policy Context

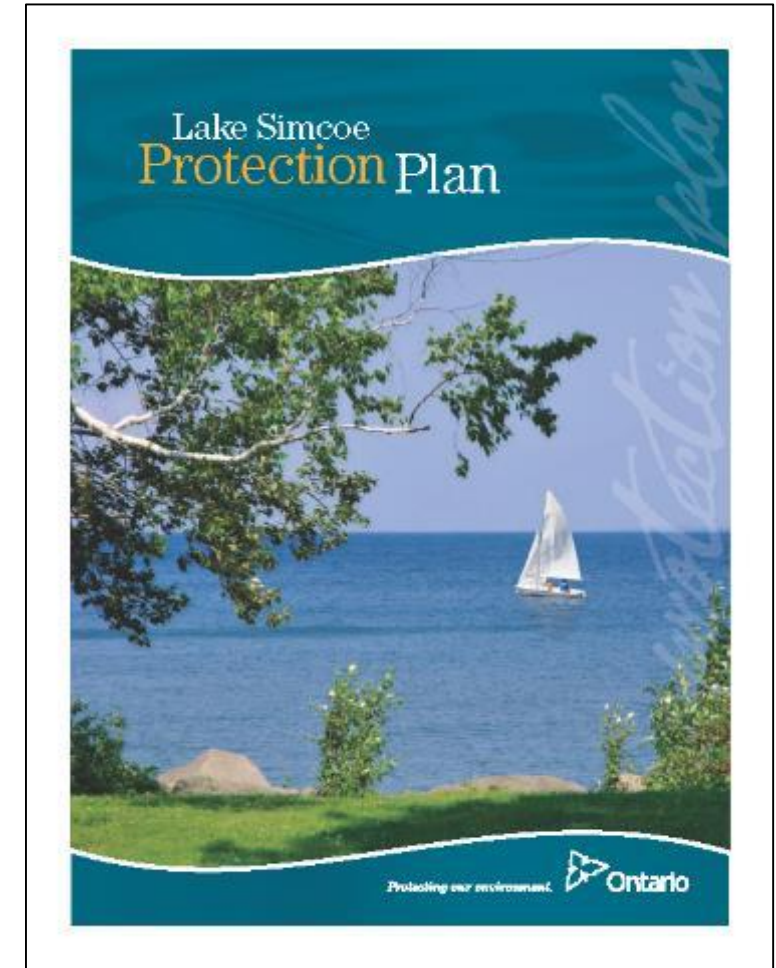
Provincial Policies:



Provincial Policy Statement (2020)

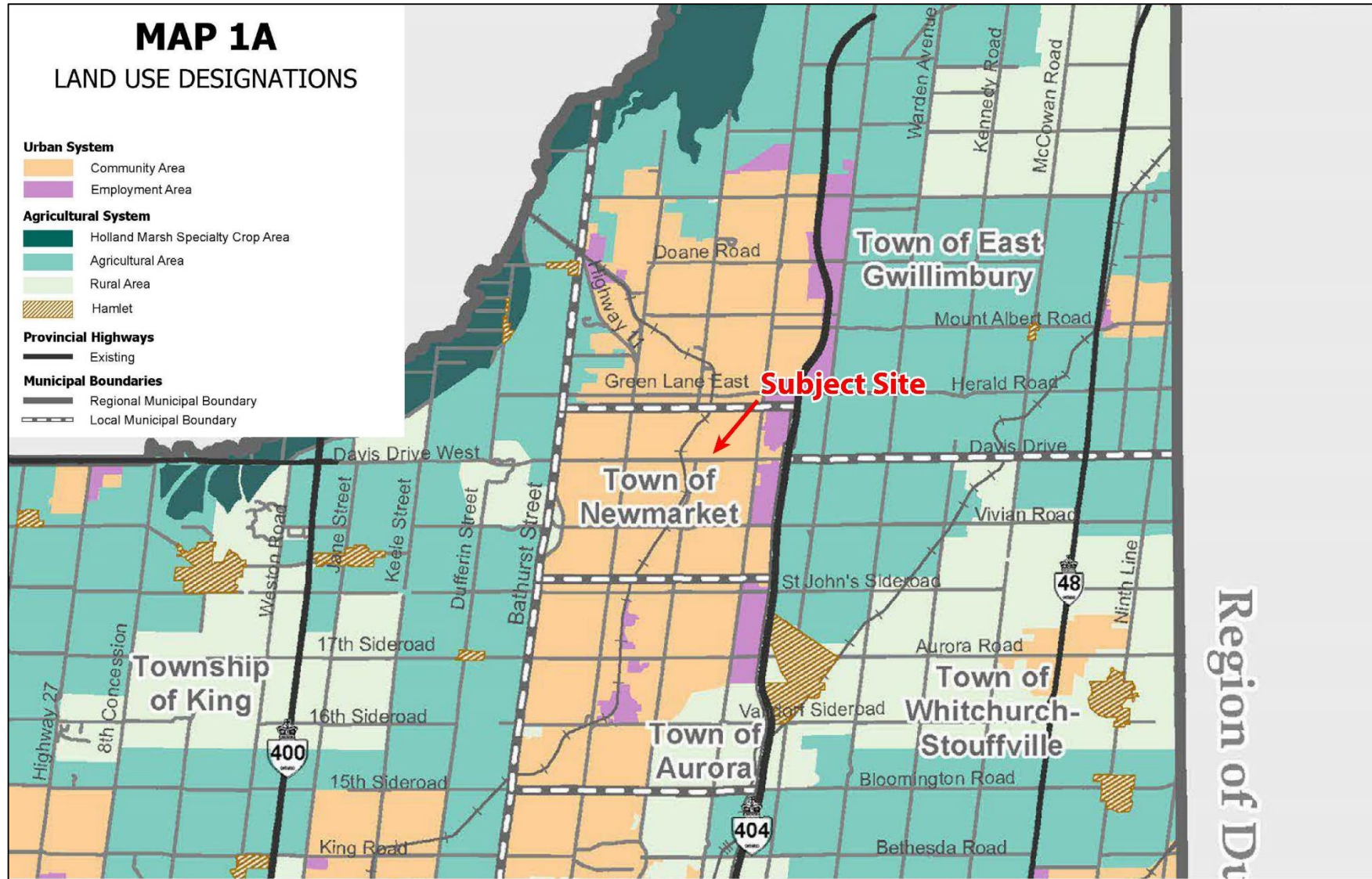


A Place to Grow, Growth Plan for the Greater Golden Horseshoe (Office Consolidation 2020)



Lake Simcoe Protection Plan (2009)

Policy Context – Region of York



- Designated: Community Area

Policy Context – Newmarket Official Plan

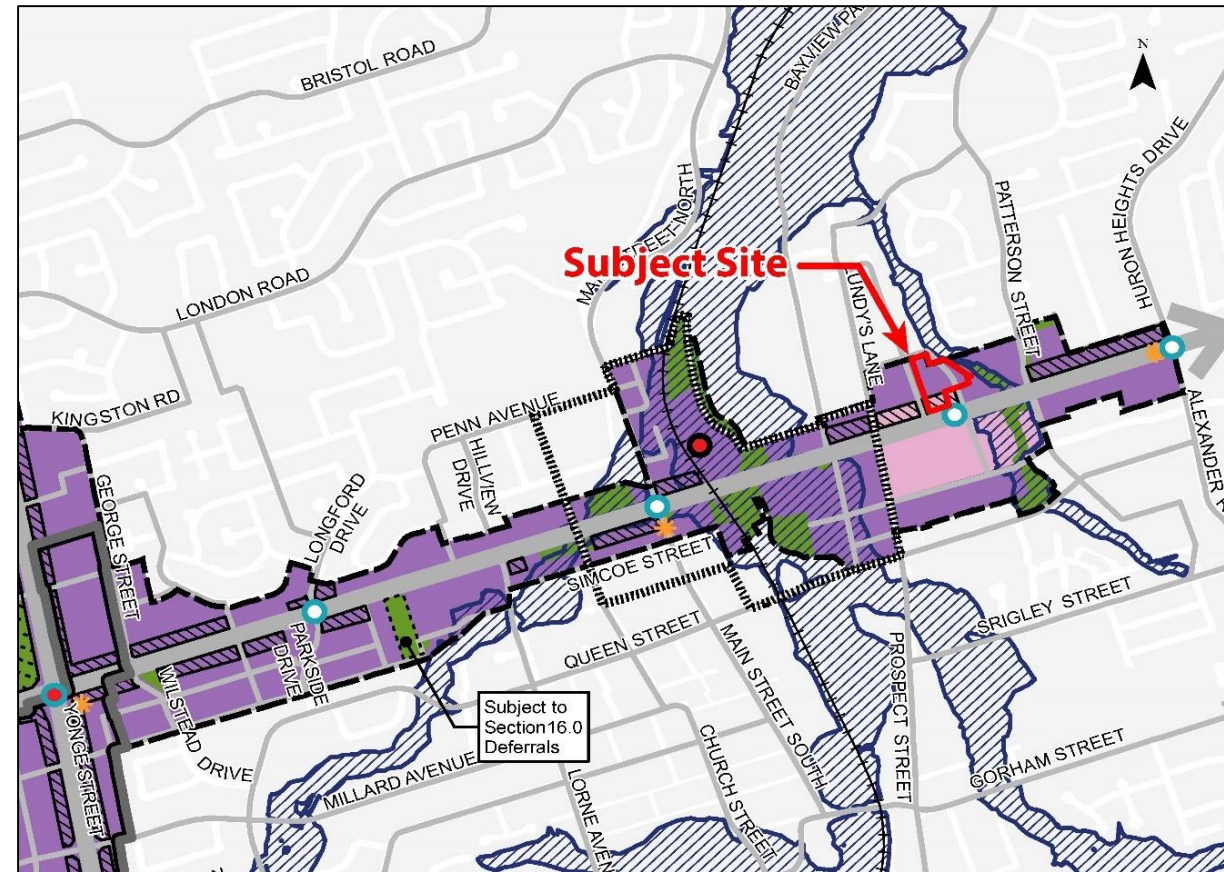
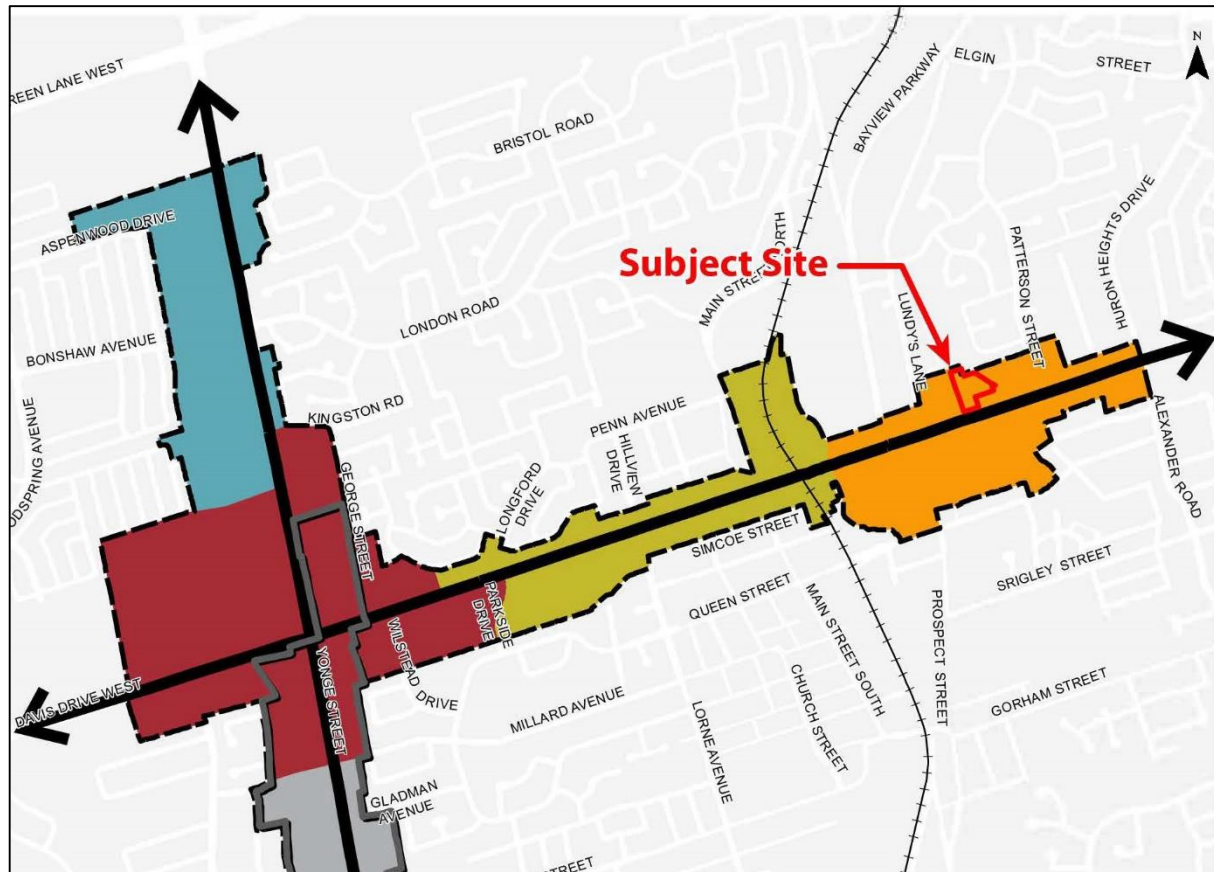
Urban Centres Secondary Plan (UCSP) (OPA No. 10)

 *"Regional Healthcare Centre Area"*

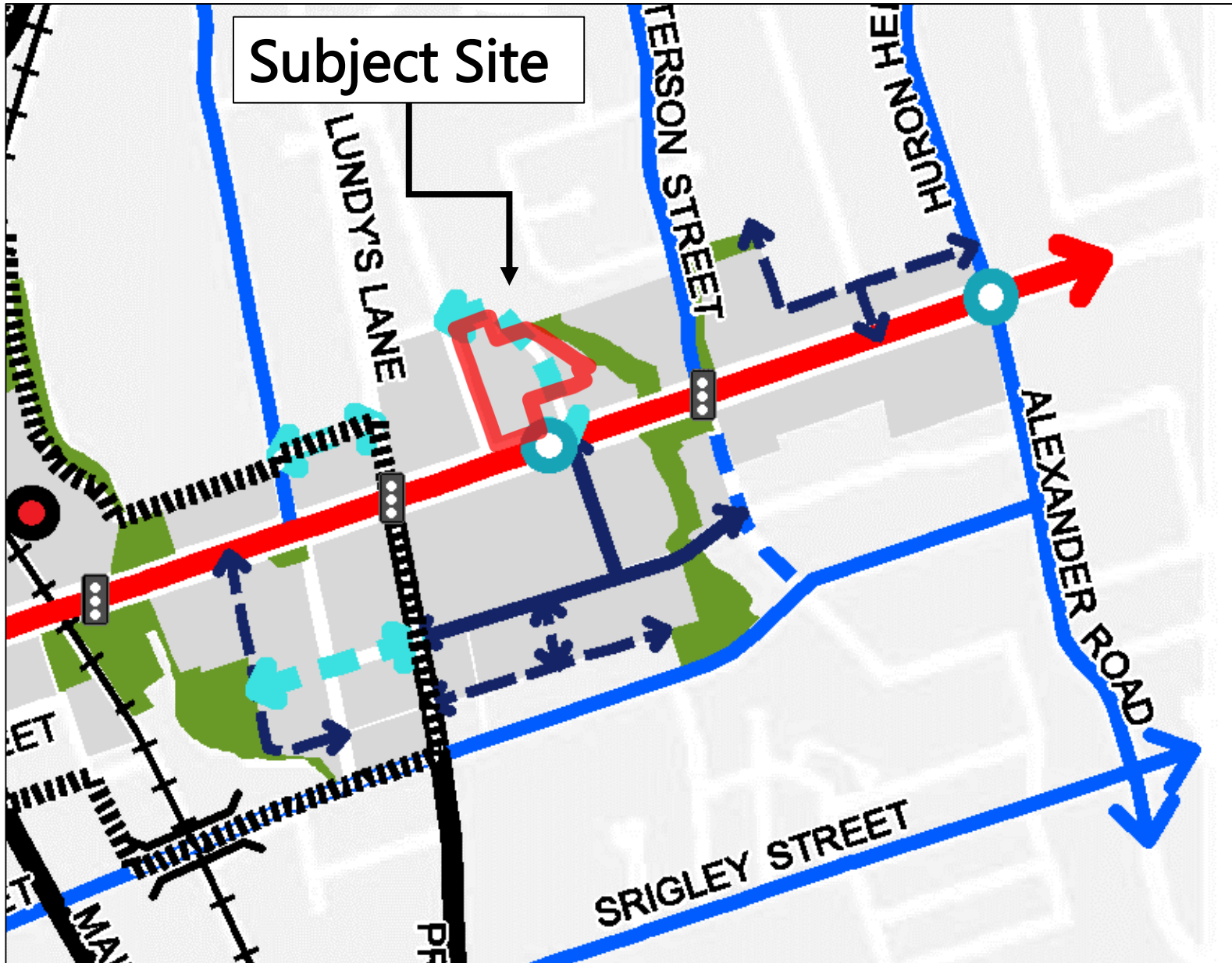
 *"Priority Commercial Area"*

 *"Major Institutional"*

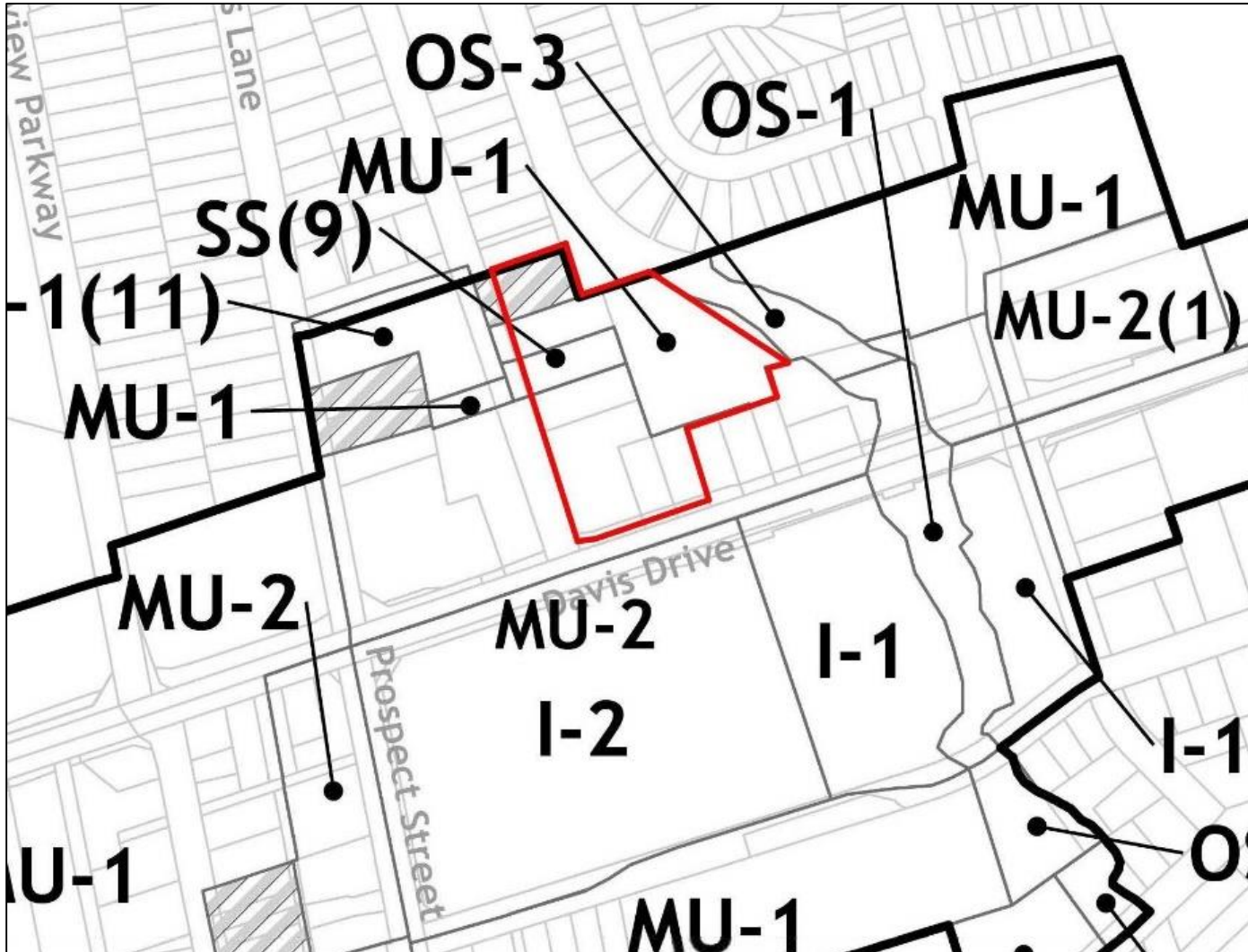
 *"Mixed Use Area"*



Policy Context – Future Local Road



Newmarket Urban Centres Zoning By-law 2019-06

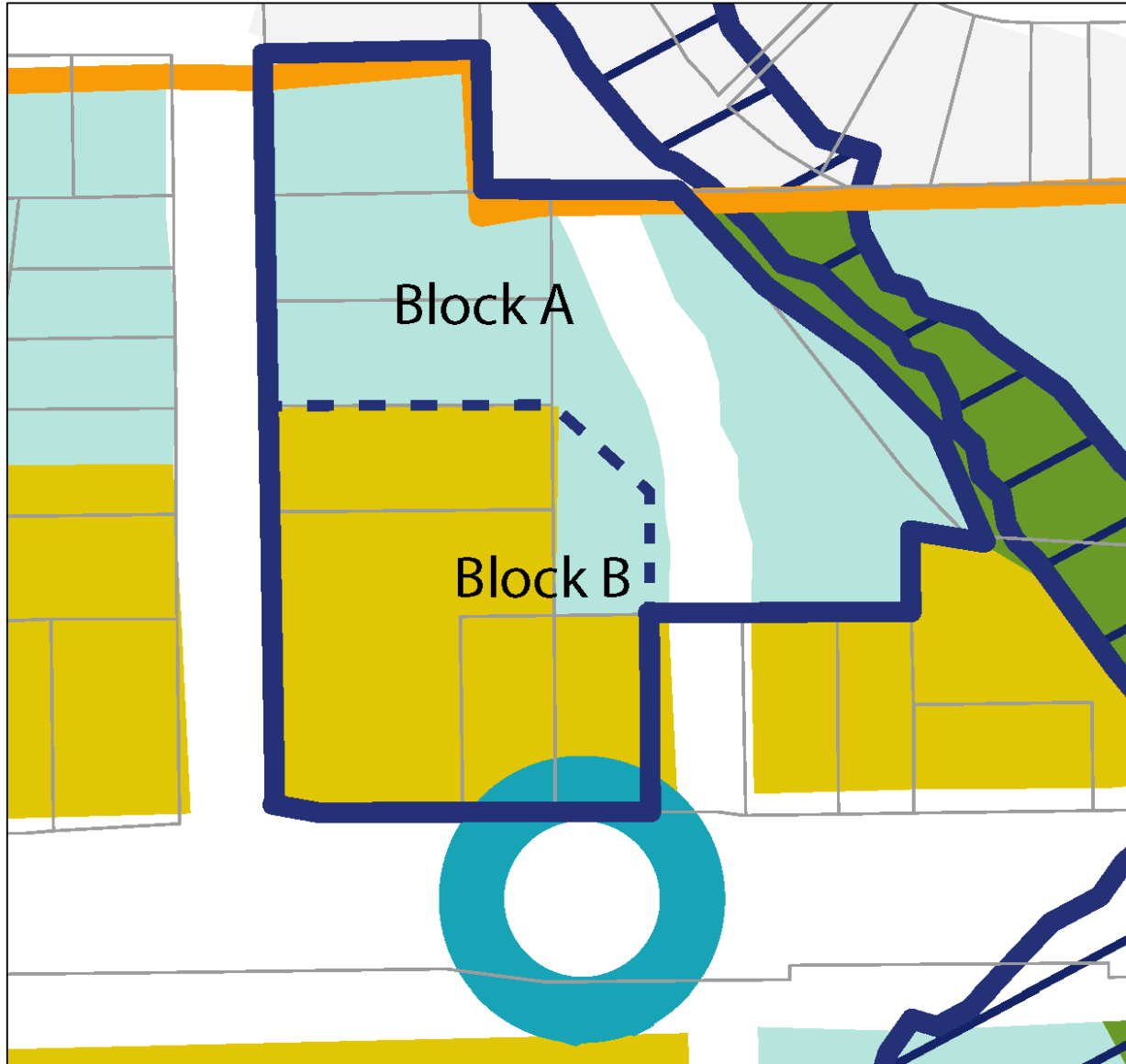


Properties	Zone
0 Bolton Avenue	MU-1 (Mixed Use 1) Zone (FSI 1.5-2.0)
23 Bolton Avenue	MU-2 (Mixed Use 2) Zone (FSI 2.0-2.5)
29 Bolton Avenue	SS(9) (Site Specific Exception 9) Zone, permits the existing dwelling
33 Bolton Avenue	MU-1 (Mixed Use 1) Zone (FSI 1.5-2.0)
39 Bolton Avenue	Subject to By-Law 2010-40; R1-D, (Residential Detached Dwelling), permits the existing dwelling
615 Davis Drive	MU-2 (Mixed Use 2) Zone (FSI 2.0-2.5; 3.0 with bonusing) Priority Commercial Area Overlay (commercial uses comprise 75% of ground floor frontages)
625 Davis Drive	
631 Davis Drive	
<i>An Open Space (OS-3) Zone runs along the easterly edge of the property.</i>	

Mixed Use (MU) Zones:

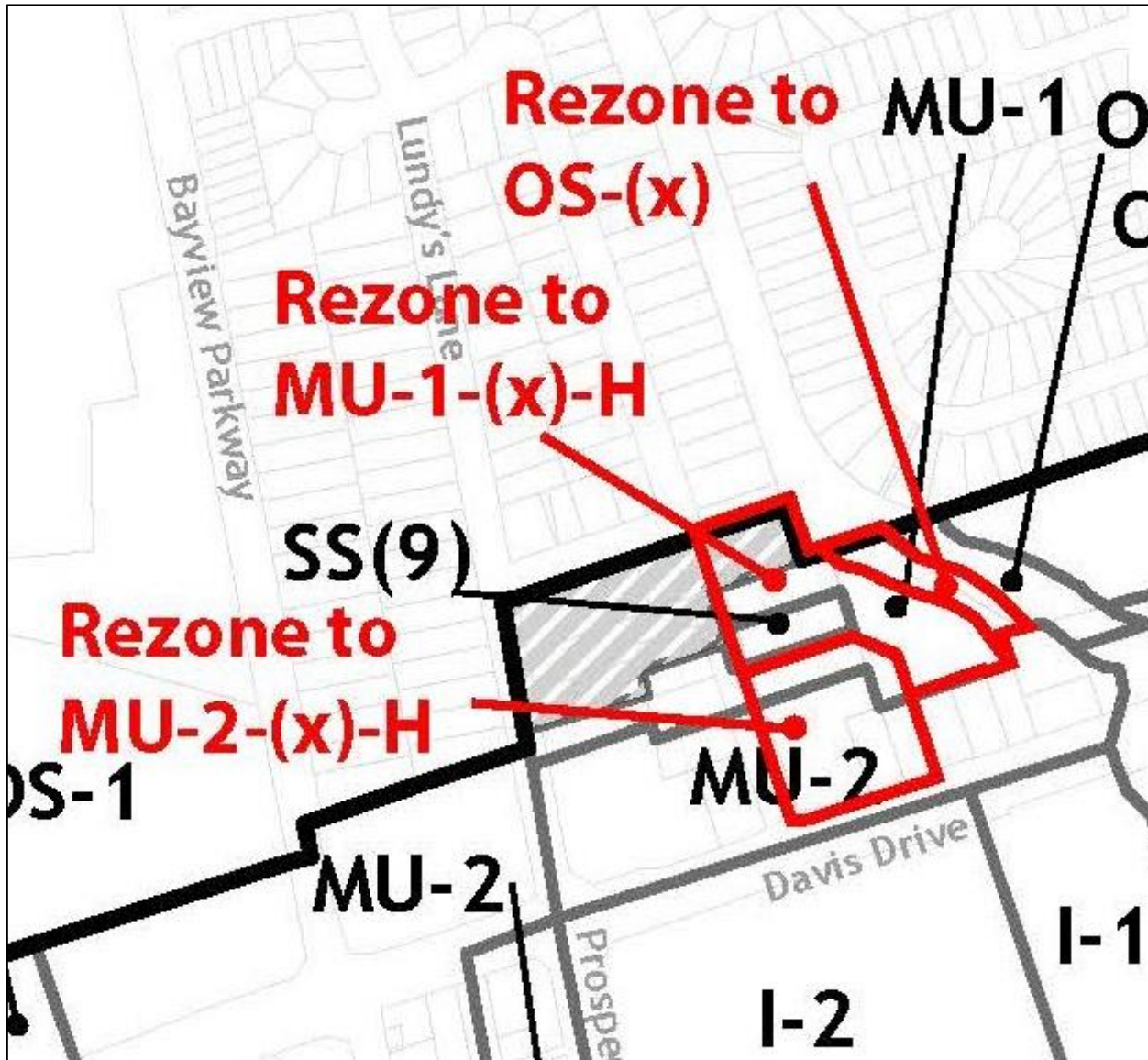
All MU Zones permit the same uses but are differentiated by permitted Floor Space Index (FSI) and height.

Proposed Official Plan Amendment (OPA)



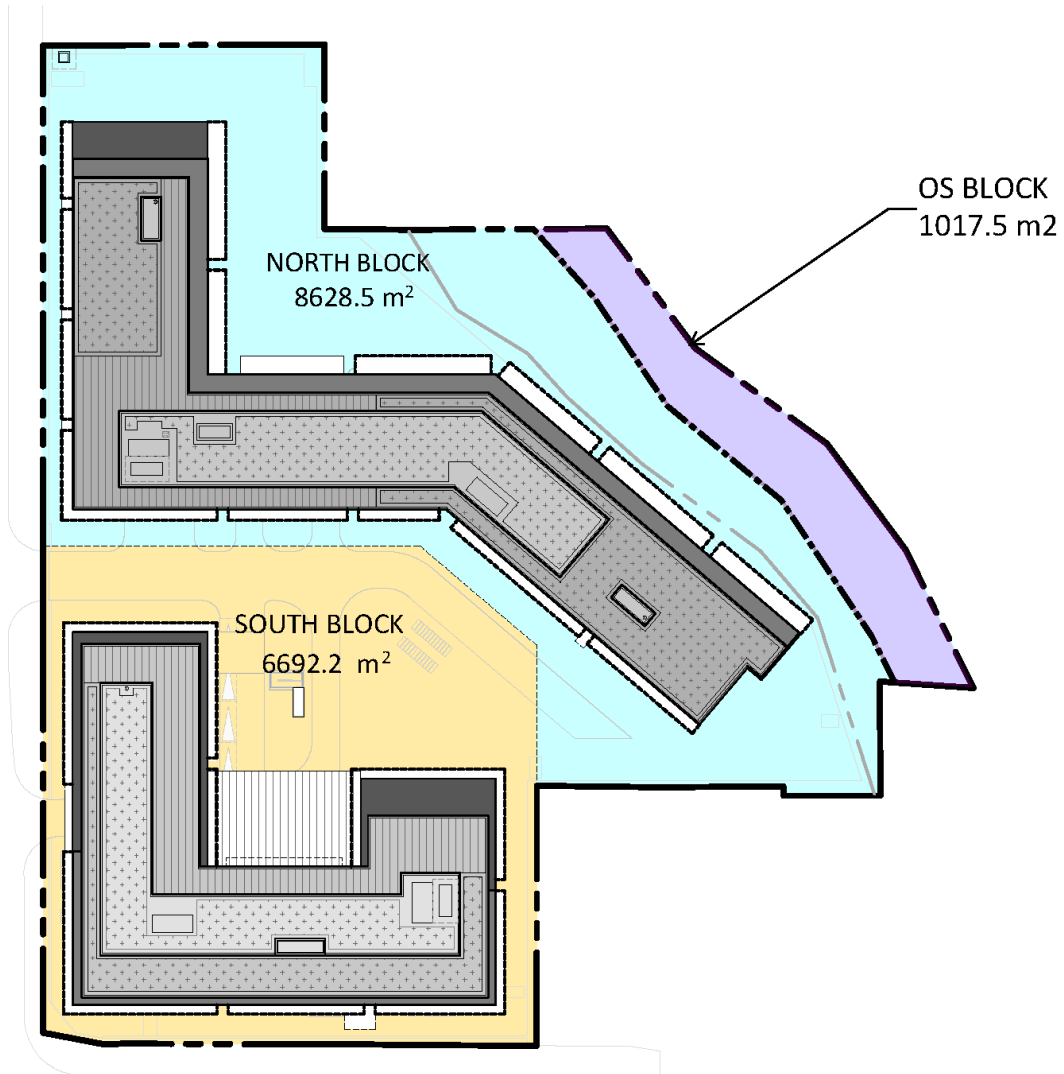
- Reconfigure designation of properties
- Remove future local road
- Increase in density and building height

Proposed Zoning By-law Amendment (ZBA)



- Consolidate zoning categories:
 - Mixed Use 1 (MU-1) for north lot
 - Mixed Use 2 (MU-2) for south lot
 - Adding Open Space
- Site Specific Zoning Standards

Proposed Site Plan & Building Rendering



Proposed Development Statistics

TOTAL LOT AREA: 16,338.2 m²

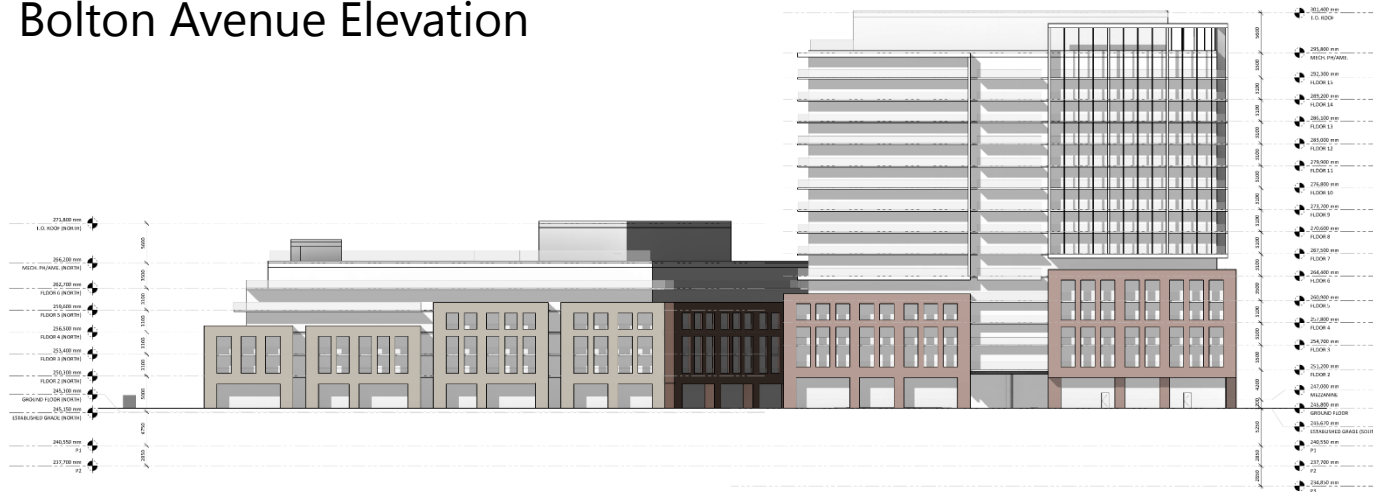
	NORTH BLOCK	SOUTH BLOCK	TOTAL
# of Storeys	3 - 6	4 - 15	N/A
# of Units	287	477	764
Vehicular Parking			
Residential	302	400	702
Visitor	45	71	116
Commercial	N/A	42	42
Bicycle Parking			
Residential	175	288	463
Visitor	N/A	N/A	N/A
Commercial	N/A	14	14
Commercial Area	N/A	1,458.5 m ²	1,458.5 m ²
Outdoor Amenity	1,370.9 m ² (2 m ² /Unit)	2,427.0 m ² (2 m ² /Unit)	3,797.9 m ²

Proposed Landscape Plan

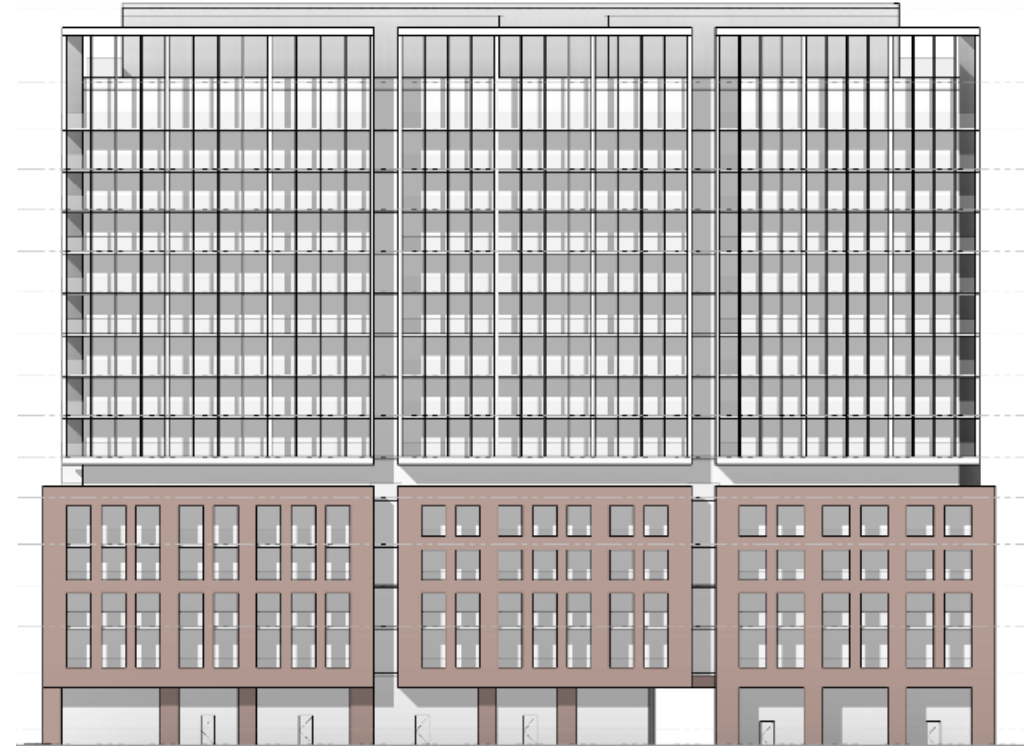


Conceptual Elevations

Bolton Avenue Elevation



Davis Drive Elevation



Conceptual Design Images



Key Items

- Compliance with Provincial and Regional Policies
- Reconfiguration of Designation boundaries
- Consolidation of Zoning & Create Site-Specific Development Standards
- Conveyance of Open Space and Provision of Public Trail
- Removal of Future Public Road or Provide Alternative Option
- Proposed Sustainability Measures:
 - Green Roof
 - Geo-Exchange

Next Steps

1. Receive comments and address technical matters
2. Resubmission of plans and studies to Town and Agencies satisfaction
3. Staff Recommendation Report to Council



Questions?