



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

Notice of Complete Application Proposed Official Plan Amendment and Zoning By-law Amendment

PROPERTY DESCRIPTION:	400 Park Avenue, 405 and 407 Botsford Street
APPLICANT:	Rose Park Avenue
FILE NUMBER:	D9-NP1616 (Official Plan Amendment) D14-NP1616 (Zoning By-law Amendment)

Applications for Official Plan Amendment and Zoning By-law Amendment have been submitted for the above noted lands. The application is proposing to amend the existing stable residential designation on the lands and rezone the subject lands from the Institutional (I-B), Residential Semi Detached Dwelling zone (R2-K) to the Residential Townhouse Dwelling 3 zone (R4-R), Residential Apartment Dwelling zone (R5-T) to permit a proposed development consisting of 11 apartment units within the existing King George School and 14 Townhomes of which 8 are proposed to front Church Street and 6 to front Botsford Street.

This application is deemed complete under the *Planning Act R.S.O., 1990*. At this time there are no other applications pertaining to the subject land. A map detailing the location of the subject lands is on the reverse of this page.

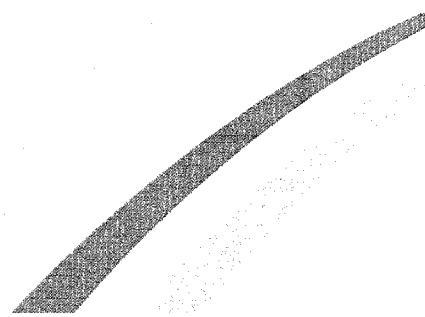
A *statutory public meeting* as required by the *Planning Act R.S.O., 1990* will be held at a future undetermined date. Notice of the future *statutory public meeting* will be mailed from the Town of Newmarket no less than 20 days prior to the meeting date.

Additional Information

The public may view planning documents and background material at the Planning Department between 8:30 a.m. and 4:30 p.m., Monday through Friday. Questions, written submissions or requests for notification may be directed to:

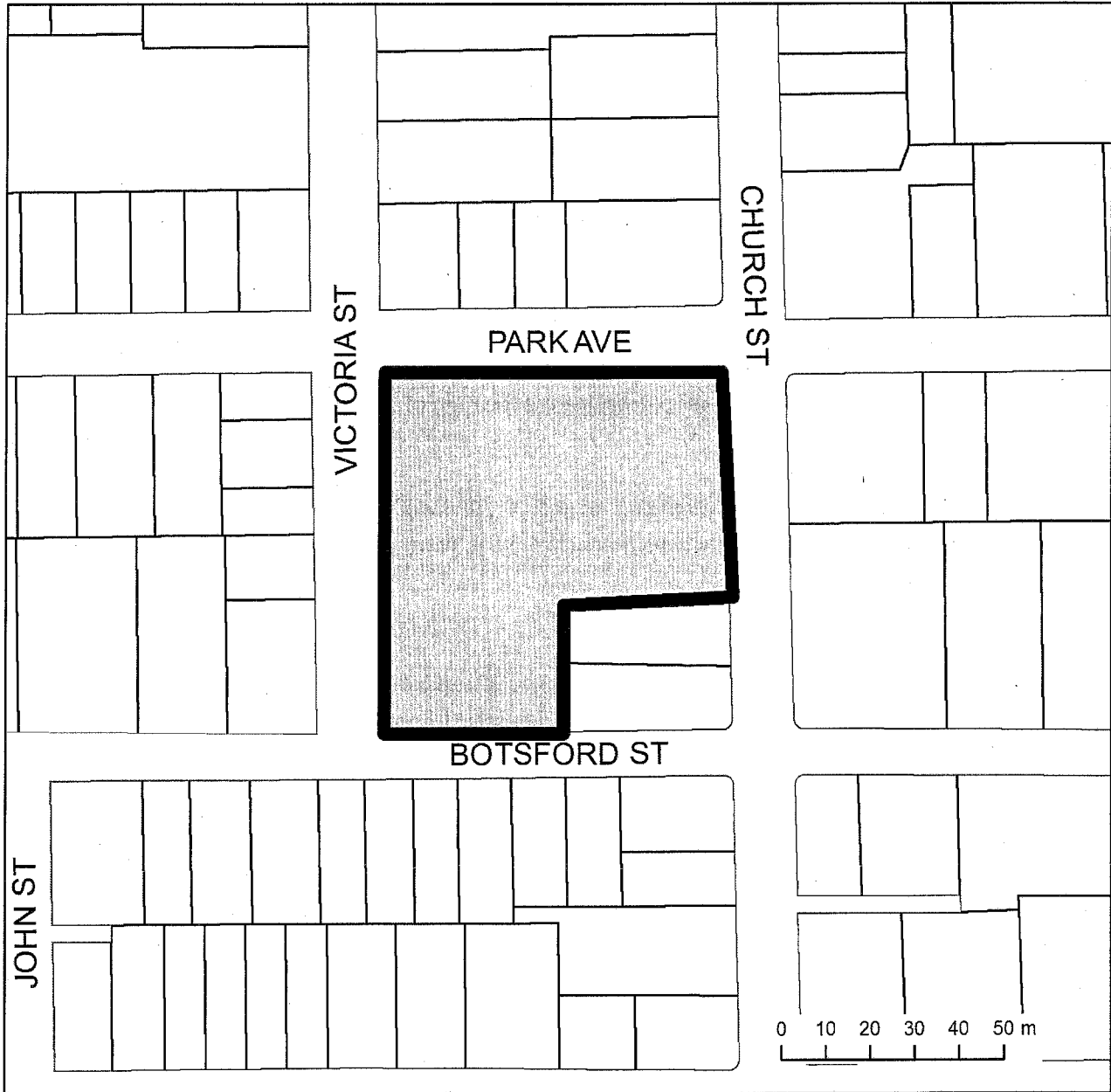
Dave Ruggle, BAA, MCIP, RPP, Senior Planner – Community Planning
Planning and Building Services
Town of Newmarket
395 Mulock Drive
PO Box 328 Stn Main
Newmarket, ON L3Y 4X7
druggle@newmarket.ca

Dated at the Town of Newmarket this 30th day of September, 2016.



LOCATION MAP

400 Park Avenue, 405 and 407 Botsford Street Town of Newmarket



Subject Lands

TOWN OF NEWMARKET PLANNING DEPARTMENT



Designed & Produced by Information Technology – GIS Printed: September, 2016. Land Parcel Boundaries - © Tarenet 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.



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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.
Conseil scolaire de district catholique Centre-Sud
Canada Post
York Regional Police

DATE: September 30, 2016

SUBJECT: **Application for Official Plan and Zoning Bylaw Amendment**
400 Park Avenue, 405/407 Bostford Street
Rose Park Avenue

Files: **D9-NP1616 (Official Plan Amendment), D14-NP1616 (Zoning By-law Amendment)**

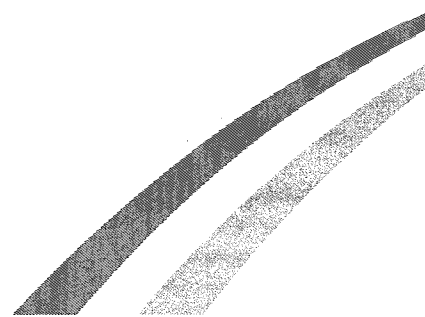
Please find attached a copy of the above captioned Official Plan and Zoning By-law Amendment application. Also included is the proposed site plan, landscape plan elevations and survey. The application is proposing to amend the existing stable residential designation on the lands and rezone the subject lands from the Institutional (I-B), Residential Semi Detached Dwelling zone (R2-K) to the Residential Townhouse Dwelling 3 zone (R4-R), Residential Apartment Dwelling Zone (R5-T) to permit a proposed development consisting of 11 apartment units within the existing King George School and 14 Townhomes of which 8 are proposed to front Church Street and 6 to front Bostford Street.

Please direct any comments you may have on this proposal to the Planning Department by October 28, 2016.

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

Copy: Mayor Tony Van Bynen
R.N. Shelton, Chief Administrative Officer
Lucila Sandoval - Groundswell Planning

Attachments: Application, Site Plan, Landscape Plan, Elevations, 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)

- | | |
|---|--|
| <input checked="" type="checkbox"/> OFFICIAL PLAN AMENDMENT | <input type="checkbox"/> DRAFT PLAN OF SUBDIVISION |
| <input checked="" type="checkbox"/> ZONING BYLAW AMENDMENT | <input type="checkbox"/> DRAFT PLAN OF CONDOMINIUM |
| <input type="checkbox"/> SITE PLAN APPROVAL | <input type="checkbox"/> PART LOT CONTROL |
| <input type="checkbox"/> AMENDMENT TO SITE PLAN APPROVAL | <input type="checkbox"/> OTHER: _____ |

REGISTERED OWNER: 400 Park Avenue Inc.

ADDRESS: 156 Duncan Mill Rd, Unit 12 CITY: Toronto

POSTAL CODE: M3B 3N2 PHONE: 647-633-9058 FAX:

E-MAIL ADDRESS: andrew@rosecorp.com; dan@rosecorp.com

PLEASE LIST ADDITIONAL PROPERTY OWNERS ON AN ATTACHED SHEET

BENEFICIAL OWNER: (If applicable) Rose Park Avenue Ltd.

ADDRESS: 156 Duncan Mill Road, Unit 12 CITY: Toronto

POSTAL CODE: M3B 3N2 PHONE: 647-633-9058 FAX:

E-MAIL ADDRESS: andrew@rosecorp.com; dan@rosecorp.com

AGENT: (If other than either of the above) Groundswell Planning - Brad Rogers, Lucila Sandoval

ADDRESS: 30 West Beaver Creek CITY: Toronto

POSTAL CODE: L4B 3K1 PHONE: 905-597-8204 FAX:

E-MAIL ADDRESS: brad@groundswellplan.com

SEND INVOICES TO: (Mark appropriate boxes)

- | | | |
|---|---|--------------------------------|
| <input checked="" type="checkbox"/> OWNER | <input type="checkbox"/> BENEFICIAL OWNER | <input type="checkbox"/> AGENT |
|---|---|--------------------------------|

SEND CORRESPONDENCE TO: (Mark appropriate boxes)

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> OWNER | <input type="checkbox"/> BENEFICIAL OWNER | <input checked="" type="checkbox"/> AGENT |
|---|---|---|

LOCATION AND DESCRIPTION OF PROPERTY

MUNICIPAL ADDRESS: 400 Park Avenue, 405 and 407 Botsford Street, Newmarket, Ontario

LOT: 18,19,20,21,22

CONCESSION:

LOT:

REGISTERED PLAN: 31, Town of Newmarket

AND/OR PART: Part lot 3,4,5

REFERENCE PLAN (If relevant):

LOT AREA (ha): 0.49 ha

LOT FRONTAGE (m): ~100m

LOT DEPTH (m): ~100m

EXISTING STRUCTURES: (Give height & floor area)

School - 2-storey brick blds approx 11,000 SF

Semi-detached home - 2-storey brick homes, 405 and 407 Botsford, approx 2000SF

PROPOSED STRUCTURES: (Give height & floor area)

School - Restored 2-storey brick bldg, approx 10.3m height, approx. 10,000 SF, may change during design

1 block of 6 townhomes - 2-storey, 6.4m height, AND 1 block of 8 townhomes - 2-storey, 8.4m height, combined approx. 43,000 SF (area subject to change during design process)

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

N/A

LAND USES

PRESENT USE: Vacant school, Residential

PROPOSED USE: Residential

PRESENT OFFICIAL PLAN DESIGNATION: Stable residential

PROPOSED OFFICIAL PLAN DESIGNATION: (If applicable) Stable residential with exceptions

PRESENT ZONING BYLAW CLASSIFICATION: I-B and R2-K

PROPOSED ZONING BYLAW CLASSIFICATION: (If applicable) R4-R-XX and R5-T-XX

- Pre-consultation with municipal staff on application - Date: 2016/06/01
- 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**
(Townhomes to be freehold)
- CONDOMINIUM**
(School units to be condominium)
- RENTAL**

SERVICING

SANITARY SERVICING: **MUNICIPAL** **PRIVATE SEPTIC SYSTEM**

OTHER: _____

WATER SUPPLY: **MUNICIPAL** **PRIVATE WELL**

OTHER: _____

DATE OF ACQUISITION OF LAND

BY OWNER: 2016/08/12

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 Dan Berholz

of the 400 Park Avenue Inc. of _____

in the City of Toronto

SOLEMNLY DECLARE THAT:

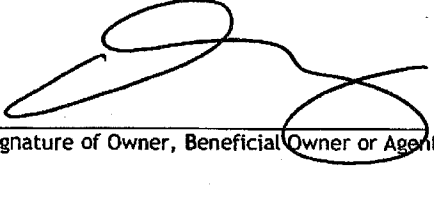
ALL THE WITHIN STATEMENTS AND THE STATEMENTS CONTAINED IN ALL OF THE EXHIBITS TRANSMITTED HERewith, ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH AND BY VIRTUE OF THE CANADA EVIDENCE ACT.

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 City of Toronto

in the _____ of _____

this 31 day of August A.D. 2016

Corinne Loma Jablonski, a Commissioner, etc.,
City of Toronto, for The Real Estate Council of Ontario, etc.
and its subsidiaries, associates and affiliates.
Expires November 30, 2016.

Signature of Owner, Beneficial Owner or Agent

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:

Rose Park Avenue Inc.	AND/OR	Groundswell Urban Planning
(Please Print)		(Please Print)
BENEFICIAL OWNER (If applicable)		WHOM I HAVE APPOINTED AS MY AGENT


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: 2016/08/31 SIGNED: 
Signature of Owner
Dan Berholz
Print Name of Owner

(AFFIX CORPORATE SEAL IF APPLICABLE)