
From: Finnerty, Chrisanne
Sent: November-14-16 3:23 PM
To: Moor, Linda
Subject: FW: Public Meeting Town Council November 21, 2016
Attachments: Mayor & Member of Council Town's UC Zoning Project Parking Study.pdf

From: Chris Stoyanovich
Sent: November 14, 2016 3:21 PM
To: Finnerty, Chrisanne
Cc: Nethery, Rick; Cammaert, Adrian
Subject: Public Meeting Town Council November 21, 2016

Attn: Clerk, Town of Newmarket

Please ensure that this letter is added to the documents before Town Council at its public meeting being held to receive comments with respect to revised Town parking requirements for lands within the Urban Centre boundary along Davis Drive and Yonge Street.

Thank you Chris

Chris Stoyanovich, MCIP, RPP
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November 14, 2016

Council of the Town of Newmarket
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Mayor & Members of Council

**Re: 603 Davis Drive & 18 & 22 Bolton Ave, Newmarket
Urban Centre Secondary Plan – Town Urban Centre Zoning Project**

Macaulay Shiomi Howson Ltd (MSH) are the planning consultants for York North Medical Dental Building Limited, the owners of the above noted subject lands. See Attachment 1 for site location.

Our client's lands are located immediately opposite the Southlake Regional Health Centre at the Viva next Southlake stop.

In the UC Secondary Plan, we have confirmed with Town staff that the subject lands 603 Davis Drive are designated "Major Institutional" with a Priority Commercial overlay and 18 and 22 Bolton Ave are both designated "Mixed Use" and are designated for "Medium-High Density" development.

In the Town's Zoning By-law 2010-40, 603 Davis Drive and 18 Bolton Ave are zoned UC-H2 and 22 Bolton Ave is zoned R1-D.

In past meetings and through email messages with Adrian Cammaert and Ted Horton of the Town's Planning and Building Services Department, we have on behalf of the landowners expressed interest in seeing these subject lands rezoned in the future to fully implement the uses, heights and densities permissions prescribed in the Town's Urban Centre Secondary Plan.

To this end, we submitted conceptual architectural drawings to Town staff for discussion purposes which illustrate how our client's properties might be redeveloped in the future for higher density multi storey office and mixed uses building(s) along with the parking spaces that will be required to support these long term future uses in terms of either future office employees, residents or visitors.

We understand that the focus of the Public Meeting being held by Town Council on November 21, 2016 is to provide information to the public and to receive comments from the public, including land owners, with respect to the findings and

recommendations in the Town's Parking Standards Background Study Draft Final Report (the Parking Standards Report) dated October 14, 2016.

Subject to the approval process to be followed by the Town of Newmarket, it is our understanding new reduced parking standards will be adopted as part of the Town's comprehensive Zoning By-law 2010-40 to be applied to lands within the Town's Urban Centre.

After reviewing the Parking Standards Report, our comments and concerns on behalf of the land owners are as follows:

- Any proposed reduction in both residential and non-residential parking rates in the Town Urban Centre should take into account the Town's geographic position which draws people from a much larger geographic area who will continue to depend on travel by car to Newmarket from other urban and rural areas that are not served by public transit.
- Future Urban Centre developments will still need to provide parking for residents, workers or visitors who cannot easily walk or conveniently travel by public transit to shop, to work or even visit family and friends who do not live in close proximity to Viva next service.
- There should be flexibility built into the maximum Urban Centre parking rates to take into account the specific conditions related to the location of sites, the uses being proposed, the size of the development sites and the availability of parking spaces in the immediate area.

On behalf of our clients, we ask that Town Council take our concerns into consideration before adopting revised parking rate standards that limit or restrict the viability of future development projects in the UC area.

We will continue to take an active interest in all matters related to our client's lands throughout the balance of the Town's UC rezoning project.

Sincerely,

Macaulay, Shiomi, Howson Ltd.



Chris Stoyanovich, MCIP, RPP
Senior Associate

cc. Thomas Marko & Thomas F.A. Stephens/York North Medical Dental Building Limited
Richard Nethery, Town Director of Planning



Attachment 1

Site Location

603 Davis Drive/18 & 22 Bolton Ave.

 Subject Lands

November 10, 2016

Prepared by:

MSH 

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