

**PLANNING & 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

CORPORATE SERVICES		
INCOMING MAIL	REFD TO	COPY TO
MAR 20 2014		
PUBLIC MEETING CONCERNING A PROPOSED ZONING BY-LAW AMENDMENT AND PROPOSED DRAFT PLAN OF SUBDIVISION		
Newmarket will hold a Public Meeting on:		

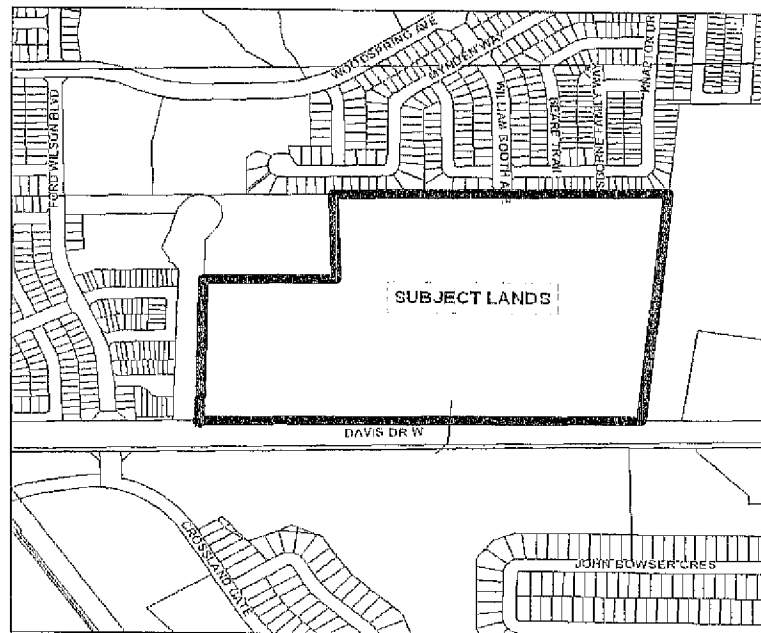
**PUBLIC MEETING CONCERNING A
PROPOSED ZONING BY-LAW AMENDMENT AND
PROPOSED DRAFT PLAN OF SUBDIVISION**

TAKE NOTICE that the Council of the Corporation of the Town of Newmarket

will hold a Public Meeting on:
MONDAY APRIL 7, 2014 AT 7:00 P.M.

in the **Council Chambers at the Municipal Offices, 395 Mulock Drive**, to consider a proposed Zoning By-Law Amendment under Section 34 of the Planning Act, RSO 1990, c. P. 13 as amended and a proposed Plan of Subdivision under Section 51 (20) (a) of the Planning Act, RSO 1990, c. P. 13 as amended.

An application has been submitted for a Zoning By-Law Amendment and Draft Plan of Subdivision for lands located on the north side of Davis Drive, east of Ford Wilson Blvd and west of Upper Canada Mall. The net effect of this application is to permit a draft plan of subdivision containing 662 residential units consisting of single detached, semi detached, on street townhomes and back-to-back townhomes on the subject lands. A location for a potential elementary school site has been identified in the northeast corner of the proposed plan. Specifically, the applicant proposes a zoning change from Transitional (T) to Residential Detached Dwelling (R1), Residential semi detached Dwelling (R2) Residential Townhouse Dwelling (R4), Residential 'Back to Back' townhouse Dwelling zone and Open Space (OS) for storm water management.



ANY PERSON may attend the public meeting to make written or verbal representation either in support of or in opposition to the proposed Zoning By-Law Amendment or Draft Plan of Subdivision. If you wish to use the Town's audio/visual system, please contact the Clerk's Office not later than noon on the day of the meeting to make the appropriate arrangements. Should you be unable to attend the public meeting, your written submission will be received up to the time of the meeting.

IF YOU WISH TO BE NOTIFIED of the adoption of the proposed Zoning By-Law Amendment or Draft Plan of Subdivision, you must make a written request to the Town of Newmarket, 395 Mulock Drive, P.O. Box 328, STN MAIN NEWMARKET, ON L3Y 4X7

IF A PERSON OR PUBLIC BODY does not make oral submissions at a public meeting or make written submissions to the Town of Newmarket before the by-law is passed or the Draft Plan approved, the person or public body is not entitled to appeal the decision of the Town of Newmarket to the Ontario Municipal Board.

IF A PERSON OR PUBLIC BODY does not make oral submissions at a public meeting, or make written submissions to the Town of Newmarket before the by-law is passed or the draft plan approved, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there is reasonable grounds to do so.

ADDITIONAL INFORMATION relating to the proposed Zoning By-Law Amendment and Draft Plan of Subdivision is available for inspection between 8:30 a.m. and 4:30 p.m. on weekdays at the Municipal Offices, 395 Mulock Drive, Newmarket.

Dated March 18, 2014

Direct any inquiries to the
Planning Department 905-953-5321
Please refer to File No. D12 & D14 13 22

To: Unger, Jason
Subject: 24 Council Extract - March 3, 2014

Town Council Electronic Extract - Date: March 3, 2014

17. THAT Development and Infrastructure Services Report - Planning and Building Services 2014-06 dated February 13, 2014 regarding Application for Zoning By-law Amendment and Draft Plan of Subdivision be received and the following recommendations be adopted:

a) THAT the Application for Zoning By-law Amendment and Draft Plan of Subdivision, as submitted by Sundial Homes (Davis) Limited for lands being composed of Part of Lot 96, Concession 1, WYS be referred to a public meeting;

b) AND THAT following the public meeting, issues identified in this Report, together with comments of the public, Committee and those received through the agency and departmental circulation of the application be addressed by staff in a comprehensive report to the Committee of the Whole, if required;

c) AND THAT Chris Matson, McConnell Ltd., 2430A Bloor Street West, Toronto, ON M6S 1P9 be notified of this action.

Kelsey Prentice

Clerk (Student)
Legislative Services
905-953-5300, press 2, ext. 2210
kprentice@newmarket.ca
www.newmarket.ca
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Newmarket: A Community Well Beyond the Ordinary



For information on the October 27, 2014
municipal election, visit
www.newmarket.ca/Vote2014

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February 13, 2014

**DEVELOPMENT AND INFRASTRUCTURE SERVICES/PLANNING & BUILDING SERVICES
REPORT 2014-06**

TO: Committee of the Whole

SUBJECT: Application for Zoning Bylaw Amendment and
Draft Plan of Subdivision 19TN 2013-003
North side of Davis Drive between Yonge Street and Bathurst Street (Toth Farm)
Part of Lot 96, Concession 1, WYS
Planning File: D12 13 22 & D14 13 22
Sundial Homes (Davis) Limited

ORIGIN: Planning and Building Services

RECOMMENDATIONS

THAT Development and Infrastructure Services/Planning and Building Services Report 2014-06 dated February 13, 2014 regarding Application for zoning bylaw Amendment and Draft Plan of Subdivision be received and the following recommendation(s) be adopted:

1. THAT the Application for zoning bylaw amendment and draft plan of subdivision, as submitted by Sundial Homes (Davis) Limited for lands being composed of Part of Lot 96, Concession 1, WYS be referred to a public meeting.
2. AND THAT following the public meeting, issues identified in this Report, together with comments of the public, Committee, and those received through the agency and departmental circulation of the application, be addressed by staff in a comprehensive report to the Committee of the Whole, if required.
3. AND THAT Chris Matson, Matson, McConnell Ltd., 2430A Bloor Street West, Toronto, Ontario M6S 1P9 be notified of this action.

COMMENTS

Location

Lands located on the east side of Bathurst Street, south of Davis Drive. (See Location Map attached)

Proposal

An application for draft plan approval and zoning bylaw amendment has been submitted by Sundial Homes (Davis) Limited to rezone the 20.99 hectare subject lands from the Transitional (TR) zone to the Open Space (OS-1), Residential Detached Dwelling (R1), Residential Semi-Detached Dwelling (R2), Residential Townhouse Dwelling (R4) and a Residential 'Back to Back' townhouse Dwelling zone to permit a draft plan of subdivision containing 662 residential units consisting of single detached, semi-detached, on street townhouses, back to back townhouses on the subject lands. A location for a potential elementary school site has also been provided in the northeast corner of the proposed plan.

Preliminary Review

Official Plan Considerations

2006 Official Plan

The subject property is designated Emerging Residential in the 2006 Official Plan. Single and Semi-detached dwellings and townhomes are permitted uses in the emerging residential designation subject to the proper justification reports to the Town's satisfaction. The Official Plan indicates that the Emerging Residential designation may develop at low densities similar to the Stable Residential Areas while providing for a range of innovative and affordable housing types, zoning standards and subdivision designs. There are 212 on street townhouse dwelling units and 324 back to back townhouse dwelling units proposed within the draft plan of subdivision which represents 80% of the total unit yield providing a significantly higher townhouse ratio than elsewhere in the Quadrant. The proposed density of this draft plan of subdivision is 31.5 units per net hectare which is above the typical 22-25 units per hectare for the existing developments in the area. While the proposed density is higher, the development has direct access to the regional road system and is in close proximity to the Town's urban centre where significantly denser development is anticipated.

The Official Plan also identifies the frontage the subject lands have on Davis Drive as well as along the mutual boundary with the Upper Canada Mall as a special Study area requiring the analysis of the interface of these boundary conditions. A potential location for combination of road access and pedestrian access to Upper Canada Mall has been provided for at the terminus of Street "C". This is consistent with the current direction of the Urban Centres Secondary Plan and is important for connecting communities. The interface along the Davis Drive frontage is proposed to be developed in a similar fashion as the Mattamy Subdivision further to the west.

The proposed rezoning and draft plan of subdivision application conforms with the purpose and intent of the Official Plan.

Zoning Bylaw Consideration

The Subject Property is currently zoned Transitional by Bylaw Number 2010-40, as amended. The Applicant wishes to rezone the Subject Property to the Open Space (OS-1), Residential Detached Dwelling (R1), Residential Semi-Detached Dwelling (R2), Residential Townhouse Dwelling (R4) and a Residential 'Back to Back' townhouse Dwelling zone with special provisions as they relate to lot, siting and building specifications similar to other zoning bylaws approved for the northwest quadrant.

Servicing Allocation

Servicing allocation has not been granted for this proposal.

Provincial Policy Statement

The Provincial Policy Statement supports improved land use planning and management, which contributes to a more effective and efficient land use planning system. The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Decisions affecting planning matters "shall be consistent" with this policy statement. The Provincial Policy Statement is intended to be read in its entirety and the relevant policies are to be applied to each situation.

The proposed draft plan of subdivision is consistent with the PPS by providing a mix of housing types within the settlement area of the Town of Newmarket that has been identified in the Official Plan for residential development.

This proposal appears to be consistent with the relevant provisions the Provincial Policy Statement (2005).

Parkland

In 2003, Committee of Adjustment application for Consent to Sever the Toth farm was approved to facilitate the Mattamy subdivision on the west half of the former Toth farm. At this time, 2.4 hectares of park land were dedicated to the Town to address the Planning Act parkland dedication requirements for the entirety of the Toth farm anticipating the redevelopment of the entire parcel. To that end, appropriate parkland dedication has been provided for this proposed subdivision.

Departmental and Agency Comments

The Town has received comments from various department and agencies that will be addressed throughout the planning process. Comments to date do not identify any major issues with the proposed draft plan.

BUSINESS PLAN AND STRATEGIC PLAN LINKAGES

The development of this parcel of land is in accordance with the Newmarket Official Plan and has linkages to the Community Strategic Plan as follows: This application for Zoning By-Law Amendment and Draft Plan of Subdivision supports the Community Strategic Plan by being *Well*-balanced through the encouragement of an appropriate mix of lands uses and amenities, such as parks, to develop a sense of community within this subdivision; being *Well*-equipped by encouraging a variation of housing types and densities; being *Well*-planning & connected by controlling growth through a comprehensive Official Plan

CONSULTATION

The application has been circulated for comment to internal departments and external agencies. This report recommends the applications be referred to a statutory public meeting.

BUDGET IMPACT

Operating Budget (Current and Future)

The appropriate planning application fees have been received for zoning bylaw amendment and draft plan of subdivision. The Town will also receive revenue from development charges and assessment revenue with the development of this subdivision.

Capital Budget

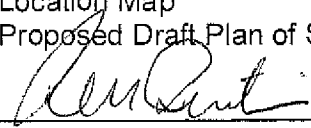
There is no direct capital budget impact as a result of this report.

CONTACT


For more information on this report, contact: Dave Ruggle, Senior Planner – Community Planning, at 905-953-5321, ext 2454; druggle@newmarket.ca

Attachments


- 1 - Location Map
- 2 - Proposed Draft Plan of Subdivision



Commissioner, Development and
Infrastructure Services

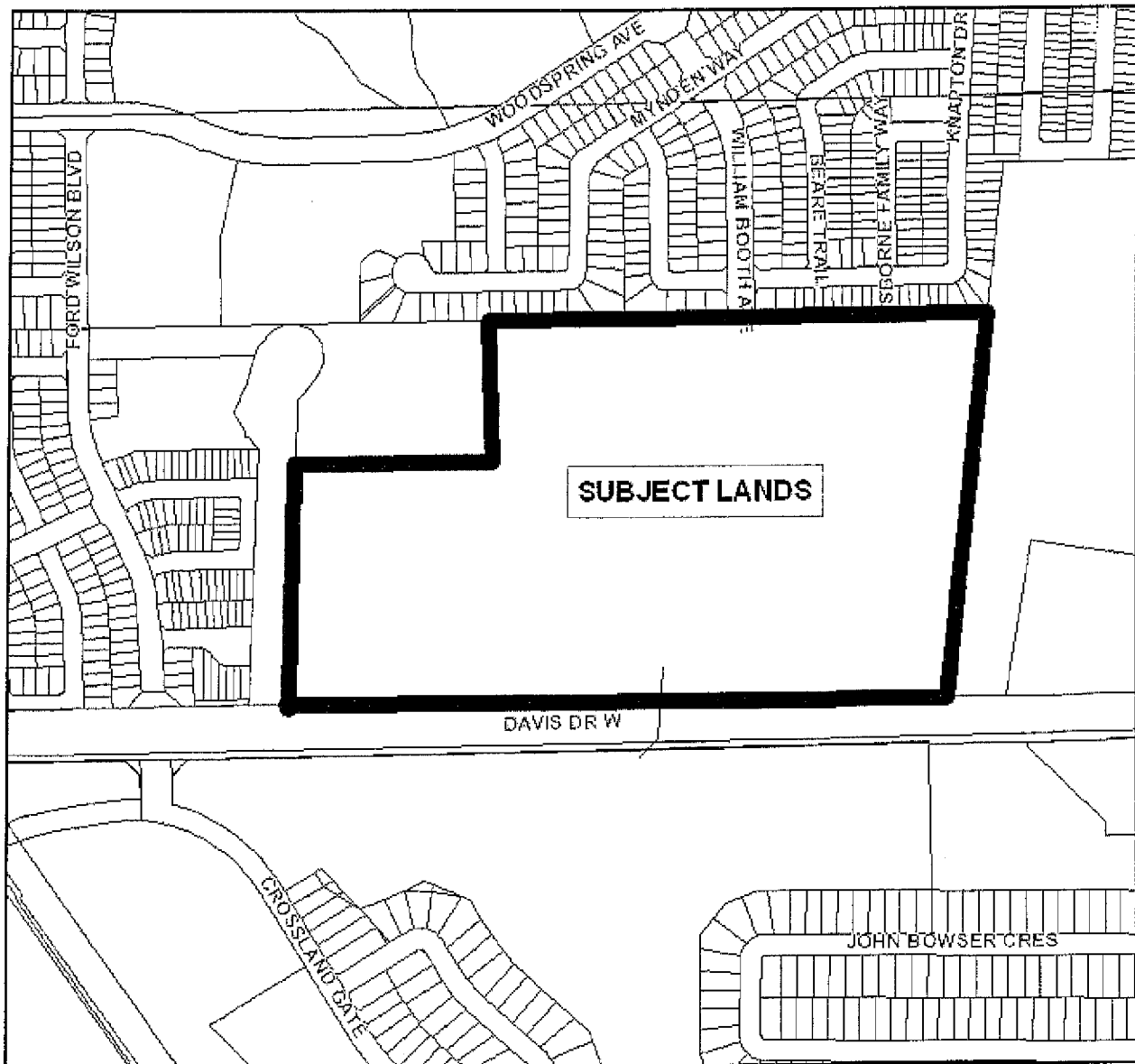


Director of Planning & Building Services



Senior Planner - Community Planning

LOCATION MAP
North side of Davis Drive
West of Yonge Street & East of Ford Wilson Blvd.
Sundial Homes (Davis) Limited (Toth Farm)



TOWN OF NEWMARKET PLANNING DEPARTMENT



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 DISCLAIMER: This mapping is based on the POLARIS parcel data product compiled using Land Registry, by plan research and recent surveys and control points where available. This mapping is a representation of the earth's surface and provides a visual estimate of area and distance. It is not a substitute for a legal survey.

