



TOWN OF NEWMARKET
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MEMORANDUM

To: Mayor and Members of Council
 Chief Administrative Officer

From: Ruth Victor, Ruth Victor and Associates.

Date: April 21, 2014

Re: Application for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Approval, Marianneville Developments Limited (Glenway) - Settlement

In accordance with Council’s directions, a settlement has been reached with Marianneville Developments Limited.

All planning and technical issues have been addressed either through revised engineering studies, revisions to the draft plan, new zoning provisions or through conditions of draft plan of subdivision approval. The Region of York has indicated that there are pre-conditions that must be satisfied prior to the granting of draft plan approval. All agency comments and approval requirements have been incorporated within the conditions of draft plan approval and the holding provisions to the zoning by-law to ensure that development does not proceed until, amongst other matters, servicing allocation has been obtained from the Town. The details of the settlement are as follows:

PROPOSED DEVELOPMENT SUMMARY

	REVISED APPLICATION November 2013	Settlement Proposal April 2014	CHANGE
DWELLING UNITS			
RESIDENTIAL			
Single Detached: Lots	154	158	+4
Condo 2- storey	24	25	+1
Condo Bungalows	31	26	-5
Total Singles	209	209	-
Townhouse Condos	217	223	+6
“Live-Work” Units	12	12	-
Apartments	292	298	+6
TOTAL RESIDENTIAL	730	742	+12

NON-RESIDENTIAL	AREA		
Commercial	0.648 ha	0.648 ha	-
Parkland	1.838 ha	1.916 ha	+0.078 ha
Stormwater Management & Open Space	6.469 ha	6.493 ha	+0.024 ha

To address issues of compatibility and achieve conformity to the policies of the Official Plan, the following revisions are now included:

- The park area has been increased and park design has been revised to ensure that there is a continuous functional area of parkland and the opportunity for a connecting trail system through this area. This additional park area would be dedicated to the Town. The increase in park areas is from 1.838ha to 1.916ha.
- All single detached lots within the plan of subdivision now meet the zoning by-law requirements regarding lot area and frontage thereby satisfying Official Plan policies regarding compatibility and intensification adjacent to stable residential areas and achieving “like to like” for new development adjacent to stable residential areas.
- The high-density block now features a significant landscape buffer to the adjoining single detached homes (30m) as well as a 4 to 6 storey terracing of the building. This building design provides an appropriate transition to the surrounding uses, and is, therefore, compatible with those uses. The proposed height is also appropriate in the context of the draft revised Secondary Plan for the adjacent lands. This transition in height is included as both an Official Plan policy requirement as well as a zoning by-law requirement.
- Significant private amenity areas have been added to the zoning requirements for all medium density and high-density blocks. This will assist in ensuring that appropriate outdoor recreational facilities are provided on site for these units.
- Where the new development is at a higher elevation than existing development, increased rear yards, required fencing, and reduced deck heights have been incorporated into the zoning by-law to provide an appropriate interface between existing homes and new development.
- The requirement for a compatibility plan to assess the appropriate treatment between all new development and existing development.
- The introduction of live work units within walking distance of the neighbourhood that will provide additional commercial and other services.
- Approximately 25% of the development application area is protected as green space through increased parkland dedication (5.3%), introduction of private amenity space requirements for the higher density blocks (1.5%) and storm water management facilities and associated open space (18%).