

**Marianneville: Estates of Glenway Subdivision, Newmarket
Planning Justification Report**

**~ TECHNICAL ADDENDUM ~
November 2013**

INTRODUCTION

Marianneville Developments Limited has submitted a Revised Proposal for its lands which are subject to applications for Official Plan Amendment, Zoning Bylaw Amendment and Draft Plan of Subdivision approval.

These changes are set out in the Zelinka Priamo Ltd. letter of November 19, 2013 attached as Appendix 1 and the Revised Draft Plan of Subdivision proposal is attached as Appendix 2.

In addition, as shown on the Revised draft Official Plan Amendment attached as Appendix 3. The applicant is prepared to have the apartment and “live-work” blocks (New Blocks 160 and 161) designated “Emerging Residential” with a special policy to permit low rise apartments and live-work units.

Many of the outstanding issues and comments relating to the applications are directly addressed by these changes.

This Technical Addendum responds to the Town’s Summary of Outstanding Issues and Comments in the context of the Revised Proposal.

URBAN CENTRE

ISSUE: Additional information required on the interrelationship with the proposed planning options for the Yonge Street Corridor Urban Growth Centre

RESPONSE:

Despite requests by Marianneville to include the portion of their lands next to the GO Bus Terminal in the Urban Centres Secondary Plan area, and despite its including other lands which were not part of the original Secondary Plan area, the Town has refused to include these lands within the Secondary Plan.

This portion of the Marianneville lands has strong land use planning grounds for inclusion in the Urban Centre.

Nevertheless, the proposed apartment and live-work uses, and the proposed intensity of development, are justifiable at this location even if lands are not included in the Urban Centre designation.

The proposed site is immediately adjacent to the GO Bus Terminal, a major bus depot in the urban core (Urban Centre) of Newmarket and a major transit station as defined in the Growth Plan for the Greater Golden Horseshoe (“the Growth Plan”). The proposed site is, by definition, part of the “major transit station area” which under Section 2.2.5 of the Growth Plan, will be designated in Official Plans and planned to achieve increased residential and employment densities and, where appropriate, a mix of residential, office institutional and commercial development. The Growth Plan requires municipalities to optimize the use of the existing land supply, and to encourage, facilitate and promote intensification throughout the built-up area.

The April 2012 Planning Justification Report addresses the conformity of the Marianneville proposal to the York Region Official Plan (“YROP”), and particularly to the growth management policies of Section 5.3. The Marianneville lands will assist in achieving Newmarket’s intensification targets, which are MINIMUM targets. In general, because they are vacant, they have fewer impediments to redevelopment in the short and medium term than most of the lands within the current proposed Urban Centre boundaries. The concentration of density along Davis Drive and, particularly, close to the GO Bus Terminal, will also help to meet the transit accessibility requirements of Section 5.3.4.

Moreover, the Provincial Policy Statement (“PPS”) continues to apply to these applications; and Council’s decision must be consistent with the PPS. The PPS requires municipalities to identify and to promote opportunities for intensification and redevelopment. This is not limited by the PPS or the YROP to Urban Centres.

Development of the Marianneville lands will not detract from the redevelopment potential of the designated Urban Centres. The Marianneville high density residential proposal represents a transitional intensity and built form at the periphery of the Urban Centre; with a maximum FAR of 1.2 and a height of four to six storeys, far lower than expected through most of the designated Urban Centre.

In addition, the revised Marianne proposal provides an opportunity to create public parkland and linked open space areas within the service area of this part of the Urban Centre.

DESIGN ISSUES

ISSUE: Revisions required to address design issues regarding private/public road connects, park and trail facilities, conformity with OP.

RESPONSE:

The proposed plan has been substantially modified as shown in Appendix 1 and Appendix 2. The original Blocks 169 and 170 for condo bungalow singles have been substantially reduced in extent to accommodate the dedication of new blocks for public parkland stormwater ponds and open space. The new condo Blocks 158 and 159 will have private roads which will be accessed from Street 'B' only (except for emergency vehicle access). Therefore, these condo blocks will not access existing public roads or be capable of having through traffic movements.

While the building lots (shown conceptually) within these condo blocks have been reduced somewhat in depth to facilitate achievement of the Town's parkland objectives in this area, nonetheless, lot frontages will match existing lots, rear yard requirements are proposed to match adjacent requirements and in general they will be in keeping with the size and form of housing in the existing neighbourhood as a whole.

A new condo singles Block 157 in the former Block 173 which was not wanted by the Town for parkland will generally match adjacent existing lots. The new associated condo road, being a crescent, will not attract through traffic.

The revisions have also addressed parks and trail issues (see Parks and Recreation Assessment Technical Addendum).

The Marianneville proposal is consistent with the key design principles of the Newmarket Official Plan. Proposed building forms respond to the neighbourhood, site and surrounding conditions. The proposed facilities connectivity for pedestrians, cyclists, transit users and vehicles, and includes areas of pedestrian amenity.

The development will be comparable with the existing built form. Even in the proposed apartment block, relatively low building heights and substantial setbacks will ensure that suitable visual angular planes are achieved. Landscape buffering will also be used.

The zoning bylaw will contain appropriate height, setbacks and F.A.R. regulations to promote compatibility.

The design of buildings along Davis Drive is also intended to enhance the westerly entrance into Newmarket. To that end, townhouse units abutting Davis Drive will have a front façade facing Davis Drive, while vehicular access will be at the rear, with garages facing away from Davis Drive. Examples of the proposed approach to these townhouse units are found in Appendix 4, while examples of proposed "live-work" units are found in Appendix 5.

A preliminary design has also been prepared for the Commercial Block 162 (Appendix 6). This site will also be the subject of major landscape the intent consistent with its location both on an entry into Town and at an entry into the neighbourhood.

COMMUNITY FACILITIES

ISSUE: Additional analysis of community facilities required.

RESPONSE:

The need for additional school facilities in this area has been identified by the York Region District School Board (YRDSB), whereas the York Catholic District School Board has not identified a need. The Revised Proposal provides for an elementary school site, notwithstanding that there are no lands within the subdivision which meet the YRDSB.

Apart from school facilities and neighbourhood park facilities, most community facilities are higher order facilities which serve the region, Town or large part of the Town. Such facilities must respond to the overall population growth of the Town, whether the growth is through the Marianneville proposal, through Greenfield development or through the Town's major Urban Centre initiatives.

LANDS TO THE WEST

ISSUE: Additional information regarding the interrelationship between these lands and the remaining lands to the West.

RESPONSE:

The Revised Settlement Offer addresses the future use of the remaining lands to the West, offering them to the Town for parks and open space purposes.

ZONING STANDARDS

ISSUE: Additional information requested regarding proposed zoning standards for proposed uses:

RESPONSE:

While it is desirable for the zoning bylaw amendment to be drafted in conjunction with the Town, the following key standards are proposed. The zoning map is in Appendix 7.

- a) Single Detached Lots 1 – 154: A standard R1-D Zone is proposed. This zone is the same as applies to most of the existing residential area (the exception is the existing R5-T apartment site).
- b) Condo Single Blocks 157, 158, 159
 - Condo lot frontages 15 m
 - Condo lot areas 511 m² (Blocks 157 and 159); 425 m² (Block 158)
 - Condo lot rear yards 7.5 mThese provisions help maintain the character of the existing surrounding stable residential area.

- c) Condo Townhouse Blocks 155, 156
Units adjacent to public roads (Davis Dr., Alex Doner Dr., Crossland Gate) shall have main entrance facing the public road; garage entrance on side of building facing away from public road.

These provisions ensure a design which enhances the westerly entry into the Town.

- d) "Live-Work" Block 161
Permitted non-residential uses:
- Art Gallery
 - Artisan studio
 - Financial establishment
 - Personal service shop
 - Retail store
 - Dry cleaning depot
 - Florist
 - Medical office (maximum of 1 practitioner)
 - Office
 - Commercial School

Non-residential uses restricted to ground floor.

Zoning for "live-work" units will help provide for a more complete community.

- e) Apartment Block 160
Minimum Lot Frontage 14 m
Maximum Height 6 storeys
Minimum yard adjacent to existing single detached dwellings 30 m

- f) Commercial Block 162
Additional permitted use: motor vehicle service station in accordance with AC zone regulations.

- g) Special Dual Zoning
New Blocks 160 and 161 and New Lots 112-114 will be dual-zoned to also permit an elementary school use of the lands.

APPENDIX 1

Zelinka Priamo Ltd. Letter of November 19, 2013



ZELINKA PRIAMO LTD
A Professional Planning Practice

November 19, 2013

Town of Newmarket
Planning & Development Department
395 Mulock Drive
P.O. Box 328, Stn Main
Newmarket, ON L3Y 4X7

Attention: Rick Nethery, Director of Planning

**Re: Revised Plan of Subdivision
Marianneville Developments Limited: D12NP1210**

On behalf of Marianneville Developments Limited, we are pleased to submit a revised draft plan of subdivision proposal for these lands. The revised plan incorporates a number of changes which have been identified through the Town's circulation process and have been the subject of extensive discussion with Town staff and the Town's planning and engineering consultants. Kindly consider this as a formal revision to the above-noted application.

This letter describes the changes from our original 2012 application submission and the August 23, 2013 Without Prejudice offer. Since the changes have required the renumbering of many lots and blocks, references are made to both original numbering and the new numbering, where appropriate: e.g. Block 171 (New Block 160).

STORMWATER PONDS

The original plan modified and upgraded the five existing stormwater management ponds within the plan boundary, but retained them as private lands integrated as private open space amenity areas into proposed condominium residential blocks.

The Marianneville Without Prejudice offer of August 23, 2013 (the "August W/O/P Proposal") agreed to the Town request to have all stormwater ponds dedicated to the Town. All of the ponds met MOE design standards, but not necessarily the higher Town standards.

The current proposal includes a reconfiguration of two of the ponds to achieve better land efficiency, and a redesign of all five ponds to meet Town standards. All of these ponds will be dedicated to the Municipality along with related maintenance access facilities, and adjacent areas of open space for which Town staff have indicated an unwillingness to grant parkland dedication credit.

New Blocks 164, 165, 166 and 167 containing the stormwater management ponds designed to Town standards, related facilities and additional open space will be dedicated to the Town.

PARKLAND

The original submitted plan identified Block 173 east of Kirby Crescent for parkland dedication and trail development. Based on the Town's desire to have parkland located more easterly in the subdivision, close to the stormwater management ponds in Blocks 169 and 170, the August W/O/P Proposal included combined parkland and stormwater management areas lying west of Eagle Street W. with a continuous connection through to Street 'B' and to Crossland Gate at Alex Doner Drive.

As a result of continued discussion, the revised proposal removes several more dwellings and part of Street 'B' to widen and enlarge the contiguous parkland areas. The revised plan provides the Town with the parkland it has requested, and removes some of the parkland which Town staff have indicated they either did not support or would not consider eligible for parkland credit. The revised plan provides an enhanced parkland system which fully satisfies the 5% parkland dedication requirement. Moreover, the stormwater ponds and smaller uncredited open space areas adjacent to them will be used as public amenity areas, rather than private open space, and will be integrated with the parkland to provide a fully interconnected public park, open space and trail system which will connect existing residential areas and new residential areas.

A new Parkland Block 163 is shown on the revised plan extending from Street 'B' on the northwest to Stormwater Pond Block 165 to the east and to Stormwater Block 164 in the south and southeast. As a result, a system of parkland, stormwater ponds and related open space areas is created, ringing Glenway Circle and providing a continuous connection from Eagle Street (at Millard Ave) westerly to Street 'B', then southerly to Crossland Gate (opposite Alex Doner Drive), then returning easterly to Eagle Street (opposite Street 'D', south of Glenway Circle).

The parkland dedication has an area of 1.84 hectares (4.55 acres), or 5.07% of the plan of subdivision. However, the community amenity and passive recreational benefits will be further enhanced by the inclusion of the stormwater ponds and their associated open space areas as public spaces. The overall system of dedicated parkland, stormwater ponds and associated open space areas amounts to 8.3 hectares or (20.51 acres), equivalent to 22.87% of the plan.

REALLOCATION AND REDESIGN OF DWELLINGS

Because of the changes to the parkland configuration and because of the redesign of the stormwater ponds to Town standards, residential units have been reallocated within the revised plan.

The former Park Block 173 east of Kirby Crescent has been reallocated to 24 condo singles in a renumbered Block 157, as was shown in the August W/O/P Proposal.

The original Blocks 169 and 170 condo bungalow singles were reduced in the August W/O/P Proposal from the original 54 units to 30 units. In the revised proposal, the number of units is raised nominally to 31 units on new Blocks 158 and 159, reconfigured to provide a wider, more usable Parkland Block.

In the August W/O/P Proposal, five lots (Lots 100-104 inclusive) were removed to provide continuity of the parkland system. To provide the additional parkland requested by the Town, the revised

proposal removes six more lots adjacent to the removed Street 'B' cul-de-sac; so that the total number of single detached lots (non-condo) has been reduced from 165 to 154.

For greater clarity, I have attached an enlarged drawing of this redesigned area of proposed public parkland, stormwater ponds and open space showing Blocks 163, 164 and 165 which are to be dedicated to the Town. The drawing also illustrates a conceptual layout of lots for the proposed single detached bungalows within condo Blocks 158 (15 lots) and 159 (16 lots), as well as the general configuration of the associated condo roads. A redesigned turnaround in Block 159 has enabled us to remove the turnaround from lands desired by the Town for park purposes. The details of this turnaround (among other matters) will be determined through the condominium approval process and/or site plan approval (as the case may be).

With the reconfigured units, the new plan maintains the approach of the original plan for new development which is consistent with the size and form of housing in the existing neighbourhood, or which is separated from existing residences by distance and/or substantial landscape buffers.

In response to the YRDSB request for a school site, the original Blocks 168 and 171 (New Blocks 160 and 161), as well as Lots 123-125 (New Lots 112-114) are being proposed for dual zoning to permit both an elementary school site and the proposed residential units. However, if a superior school site is found elsewhere by the YRDSB, the lands will be developed for residential units: Block 160 has high density residential apartments (292 units), but these have been reduced from 15 storeys maximum height to four-to-six storeys maximum (These units are intended to be wood construction. Currently the Building Code limits the height of wood construction residential buildings to four stories but there is a proposal to amend the Building Code to permit six stories.); Block 161 has 12 mixed use "live-work" units; and there would be single detached dwellings on New Lots 112 to 114.

The total number of proposed dwelling units remains at 730 units in the revised proposal, the same number as in the original plan. However, the unit mix has changed slightly.

I trust this revised proposal appropriately addresses the Town's issues and its specific requests.

Yours very truly,

ZELINKA PRIAMO LTD.



Richard Zelinka, MES, MCIP, RPP
Principal Planner

RESIDENTIAL

MARSDEN COI

GRAMMAR STREET

RESIDENTIAL

MILLARD AVENUE

BLOCK 166
STORMWATER POND
AND OPEN SPACE
1.13 ha (2.79 ac)

EAGLE STREET WEST

STREET D

BLOCK 159
CONDO RESIDENTIAL
1.29 ha (3.19 ac)

GLENWAY CIRCLE

RESIDENTIAL

GLENWAY CIRCLE

BLOCK 163
PARKLAND
1.84 ha (4.55 ac)

BLOCK 164
STORMWATER POND
AND OPEN SPACE
3.67 ha (9.07 ac)

RESIDENTIAL
CROSSLAND GATE

101

100

99

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

92

93

94

95

96

97

98

99

100

101

102

103

104

105

106

107

108

109

110

111

112

113

114

115

116

117

118

119

120

121

122

123

124

125

126

127

128

129

130

131

132

133

134

135

136

154

153

152

151

150

149

148

147

146

145

144

143

142

141

140

139

138

137

136

135

134

133

132

131

130

129

128

127

126

125

124

123

122

121

120

119

118

117

116

115

114

113

112

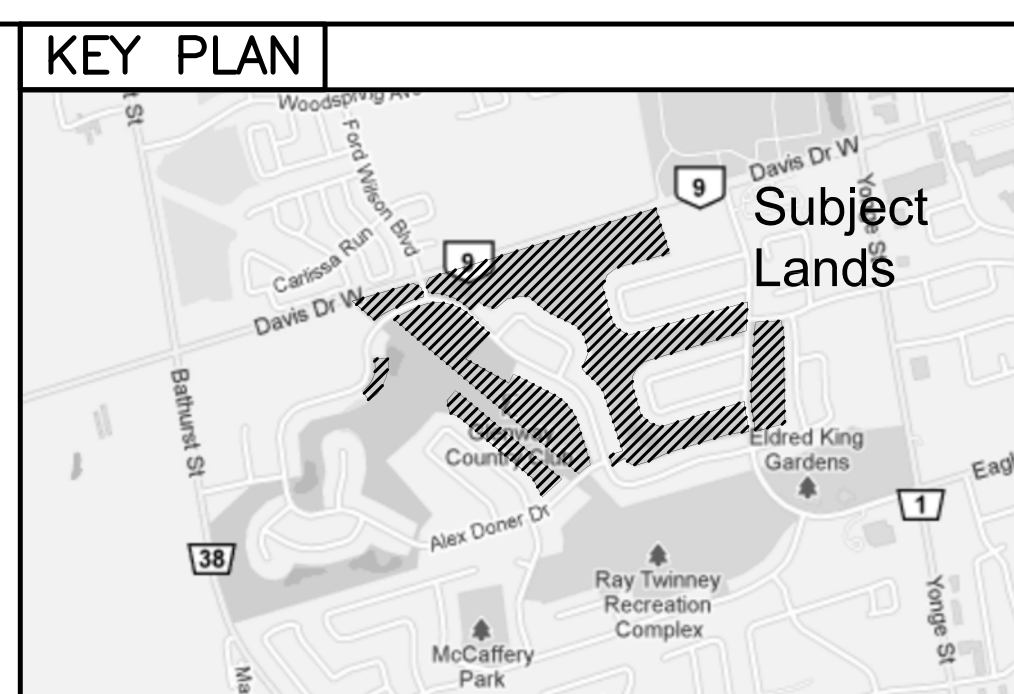
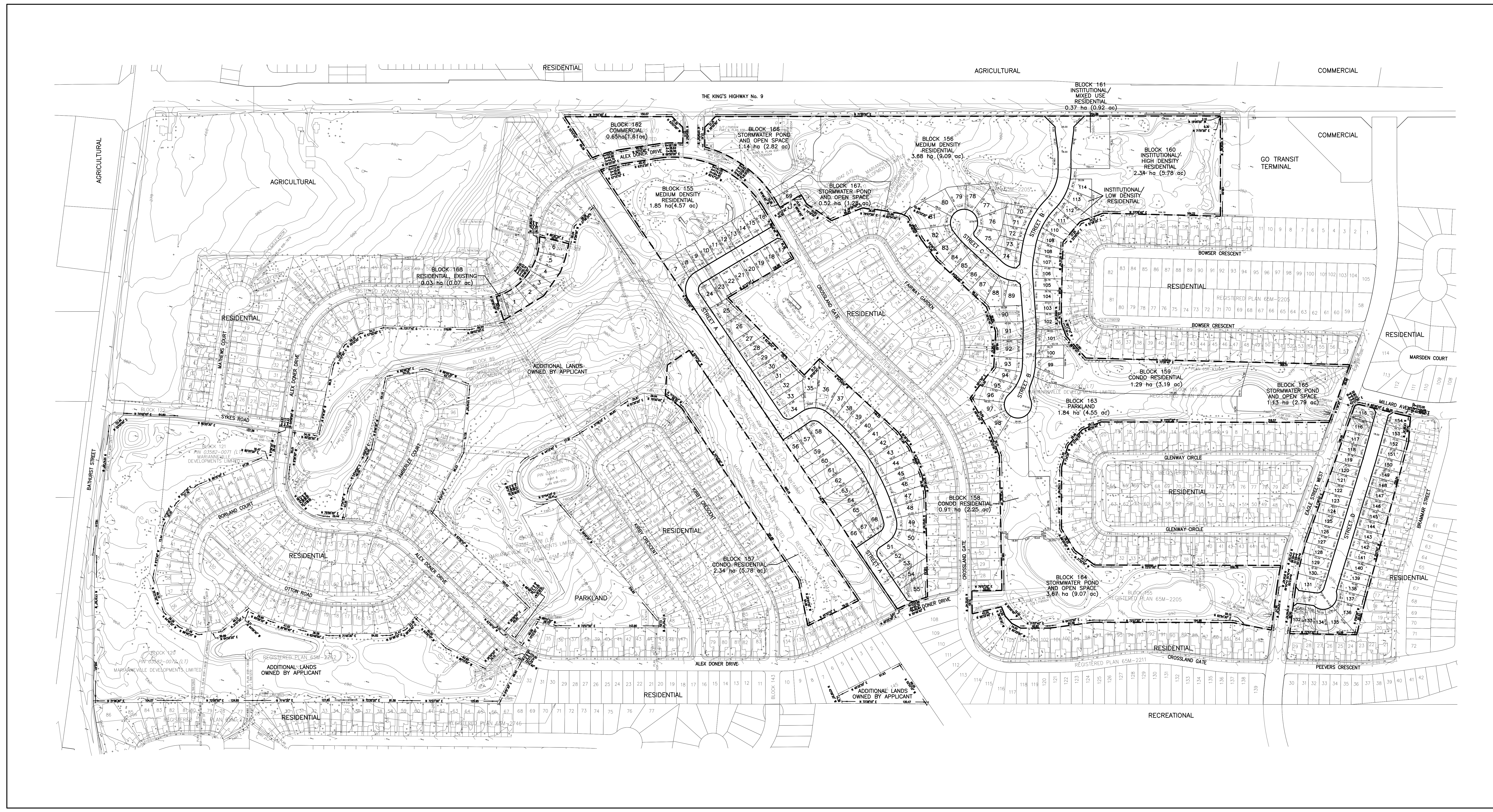
111

110

BLOCK 158
CONDO RESIDENTIAL
0.91 ha (2.25 ac)

CROSSLAND GATE

DRIVE



DRAFT PLAN OF SUBDIVISION
 OF PART OF
LOTS 60, 61, 64, 65, 66, 67
BLOCK 92, RP 65M-2212
 AND ALL OF
BLOCK 91, RP 65M-2212
BLOCK 155, RP 65M-2205
BLOCKS 144, RP 65M-2261
BLOCK 89, RP 65M-2263
BLOCK 73, RP 65M-2284
 TOWN OF NEWMARKET
 REGIONAL MUNICIPALITY OF YORK

INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT

A) As shown	G) As shown
B) As shown	H) Municipal water supply available
C) As shown	I) Mix of Silty Sand & Silty Clay
D) As listed above	J) As shown
E) As shown	K) All municipal services to be available
F) As shown	L) As shown

PROPOSED LAND USES AND AREAS

RESIDENTIAL (LOTS 1-111, 115-154)	151 units	11,138 ha
INSTITUTIONAL/RESIDENTIAL (LOTS 112-115)	3 units	0,220 ha
RESIDENTIAL, MEDIUM DENSITY (BLOCKS 155-156)	217 units	6,532 ha
RESIDENTIAL, CONDOS (BLOCKS 157-159)	55 units	4,535 ha
INSTITUTIONAL/RESIDENTIAL, HIGH DENSITY (BLOCK 160)	292 units	2,337 ha
INSTITUTIONAL/MIXED USE (BLOCK 161)	12 units	0,373 ha
COMMERCIAL (BLOCK 162)	1 unit	0,648 ha
PARKLAND (BLOCKS 163)		1,838 ha
STORMWATER MANAGEMENT & OPEN SPACE (BLOCKS 164-167)		6,469 ha
RESIDENTIAL, EXISTING (BLOCK 168)		0,030 ha
PROPOSED ROADS		3,178 ha
TOTAL	730 units	38,298 ha

OWNER'S CERTIFICATE
 MARIANVILLE DEVELOPMENTS LIMITED
 HEREBY CONSENTS TO THE FILING OF THIS PLAN IN DRAFT FORM

MARIANVILLE DEVELOPMENTS LTD., OWNER _____ DATED _____

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY SHOWN ON THIS PLAN.

Greg G. Robinson, ONTARIO LAND SURVEYOR _____ DATED _____
 for J.D. BARRIS LTD.

NO.	REVISION	DATE	INITIAL
3	Revised for submission to Town	Nov 15	CK
2	Parkland Dedication Revisions	Nov 7	CK
1	Revised for OMB Prehearing	Aug 6	CK



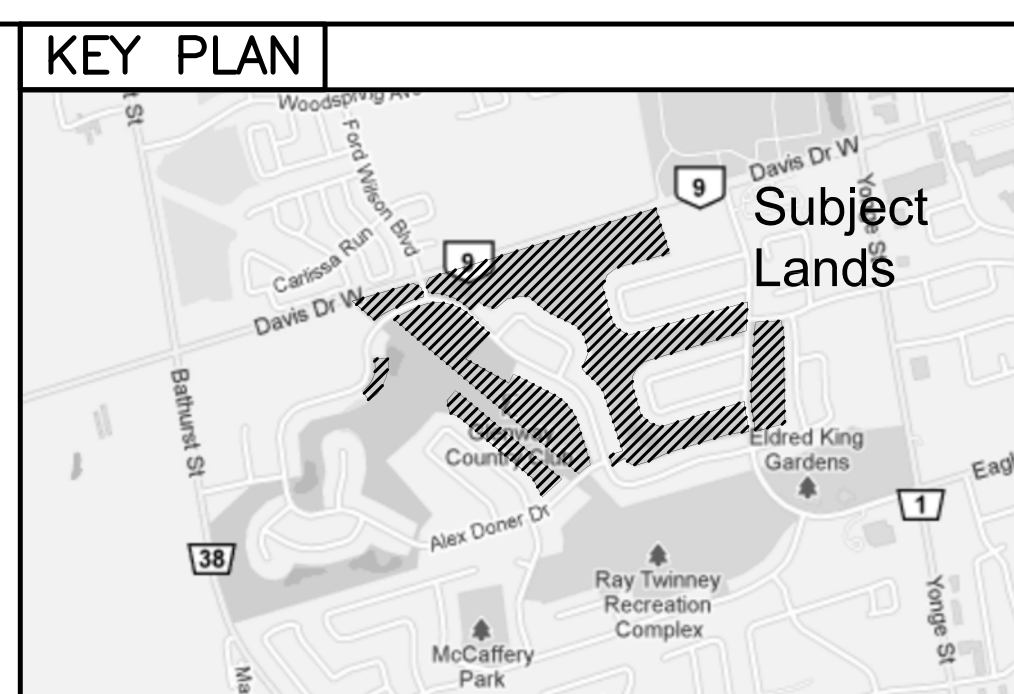
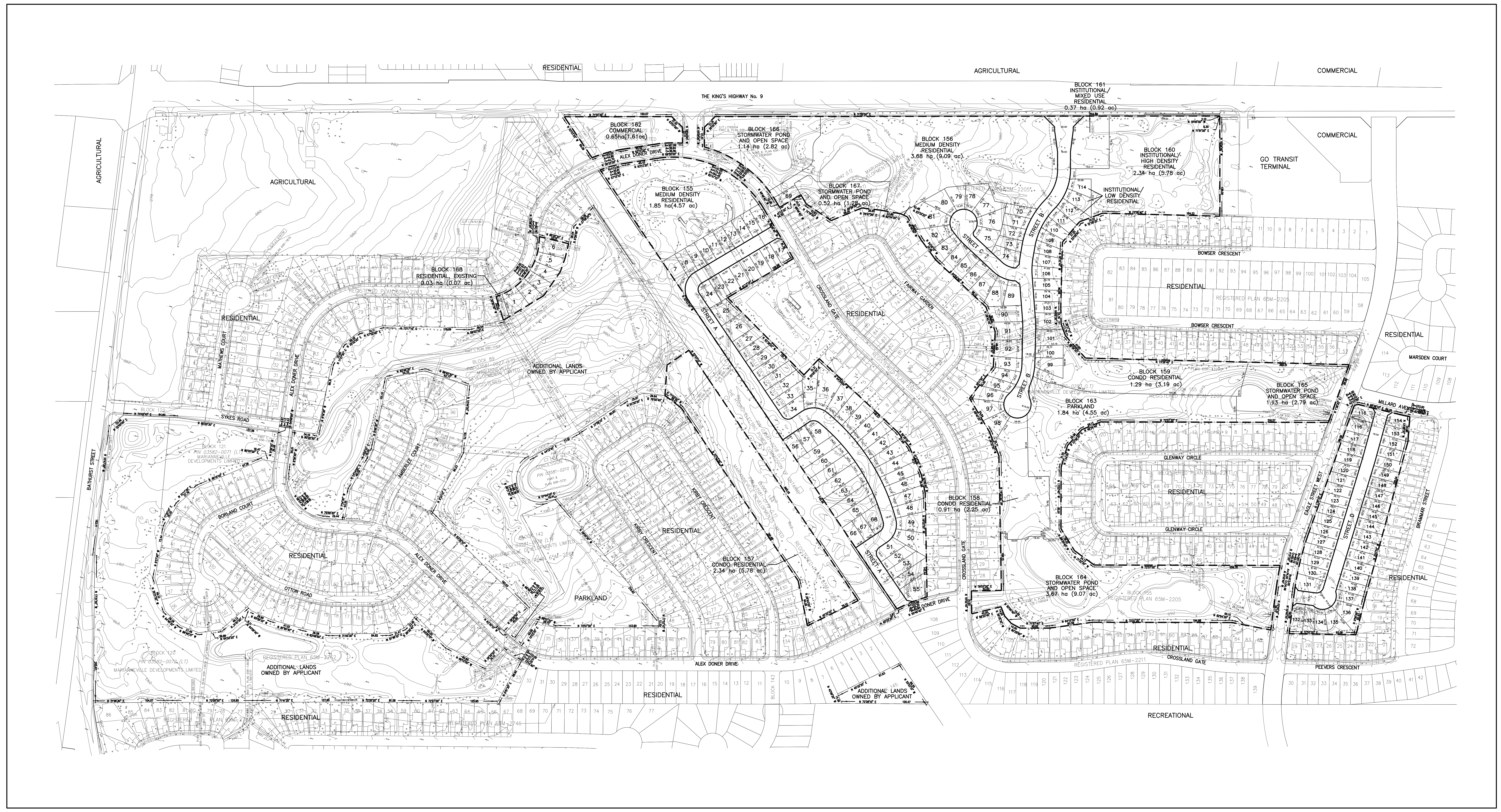
ZELINKA PRIMO LTD
A Professional Planning Practice

318 Wellington Road, London, Ontario N6C 4P4
 Tel: (519) 474-7137 Fax: (519) 474-2284 e-mail: zp@zplan.com

DRAWN BY CK	PROJECT NO. MVL/NMK/10-01
DATE MARCH 2012	SCALE 1:2,000

APPENDIX 2

Revised Draft Plan of Subdivision



DRAFT PLAN OF SUBDIVISION
 OF PART OF
LOTS 60, 61, 64, 65, 66, 67
BLOCK 92, RP 65M-2212
 AND ALL OF
BLOCK 91, RP 65M-2212
BLOCK 155, RP 65M-2205
BLOCKS 144, RP 65M-2261
BLOCK 89, RP 65M-2263
BLOCK 73, RP 65M-2284
 TOWN OF NEWMARKET
 REGIONAL MUNICIPALITY OF YORK

INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT

A) As shown	G) As shown
B) As shown	H) Municipal water supply available
C) As shown	I) Mix of Silty Sand & Silty Clay
D) As listed above	J) As shown
E) As shown	K) All municipal services to be available
F) As shown	L) As shown

PROPOSED LAND USES AND AREAS

RESIDENTIAL (LOTS 1-111, 115-154)	151 units	11,138 ha
INSTITUTIONAL/RESIDENTIAL (LOTS 112-115)	3 units	0,220 ha
RESIDENTIAL, MEDIUM DENSITY (BLOCKS 155-156)	217 units	6,532 ha
RESIDENTIAL, CONDOS (BLOCKS 157-159)	55 units	4,535 ha
INSTITUTIONAL/RESIDENTIAL, HIGH DENSITY (BLOCK 160)	292 units	2,337 ha
INSTITUTIONAL/MIXED USE (BLOCK 161)	12 units	0,373 ha
COMMERCIAL (BLOCK 162)	1 unit	0,648 ha
PARKLAND (BLOCKS 163)		1,838 ha
STORMWATER MANAGEMENT & OPEN SPACE (BLOCKS 164-167)		6,469 ha
RESIDENTIAL, EXISTING (BLOCK 168)		0,030 ha
PROPOSED ROADS		3,178 ha
TOTAL	730 units	38,298 ha

OWNER'S CERTIFICATE
 MARIANVILLE DEVELOPMENTS LIMITED
 HEREBY CONSENTS TO THE FILING OF THIS PLAN IN DRAFT FORM

MARIANVILLE DEVELOPMENTS LTD., OWNER _____ DATED _____

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY SHOWN ON THIS PLAN.

Greg G. Robinson, ONTARIO LAND SURVEYOR _____ DATED _____
 for J.D. BARRIS LTD.

NO.	REVISION	DATE	INITIAL
3	Revised for submission to Town	Nov 15	CK
2	Parkland Dedication Revisions	Nov 7	CK
1	Revised for OMB Prehearing	Aug 6	CK



ZELINKA PRIMO LTD
A Professional Planning Practice

318 Wellington Road, London, Ontario N6C 4P4
 Tel: (519) 474-7137 Fax: (519) 474-2284 e-mail: zp@zplan.com

DRAWN BY CK	PROJECT NO. MVL/NMK/10-01
DATE MARCH 2012	SCALE 1:2,000

APPENDIX 3

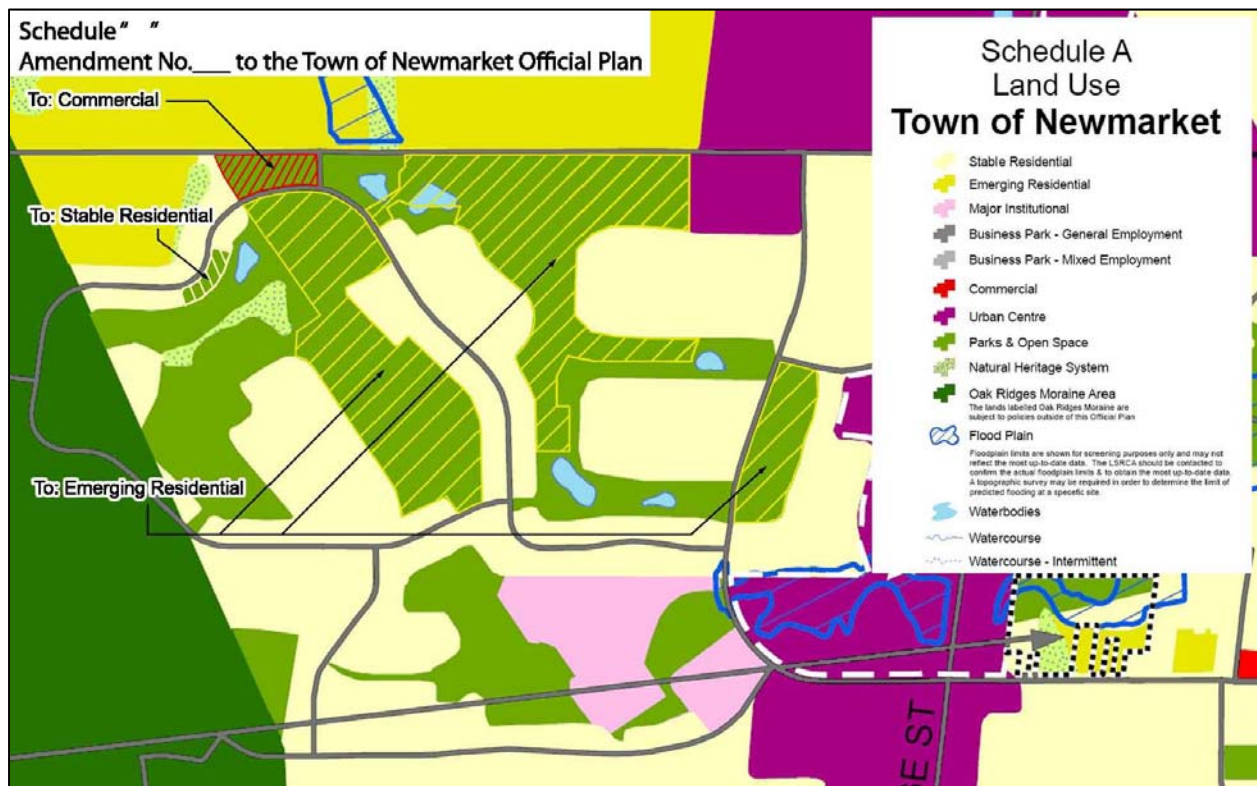
Revised Draft Official Plan Amendment

SCHEDULE 1

DRAFT OFFICIAL PLAN AMENDMENT

THE AMENDMENT

Schedule A – Land Use of the Town of Newmarket Official Plan is amended by changing the designation of certain lands of the former Glenway Country Club from “Parks and Open Space” to “Emerging Residential”, “Stable Residential” and “Commercial”, all as shown on Schedule “ ” attached hereto.



Section 3.3.2 Emerging Residential Areas Permitted Uses is amended by adding a new subsection to read as follows:

“3.3.2. ___ Within the Emerging Residential Area located on Davis Drive, immediately west of the GO Bus Terminal, permitted uses shall also include low rise apartment buildings and mixed use “live-work” units.”

APPENDIX 4

Townhouse Examples





APPENDIX 5

Live-Work Example



book book shop

CAFFÉ

yoga

TAILOR

OPTICIAN

ACUPUNCTURIST

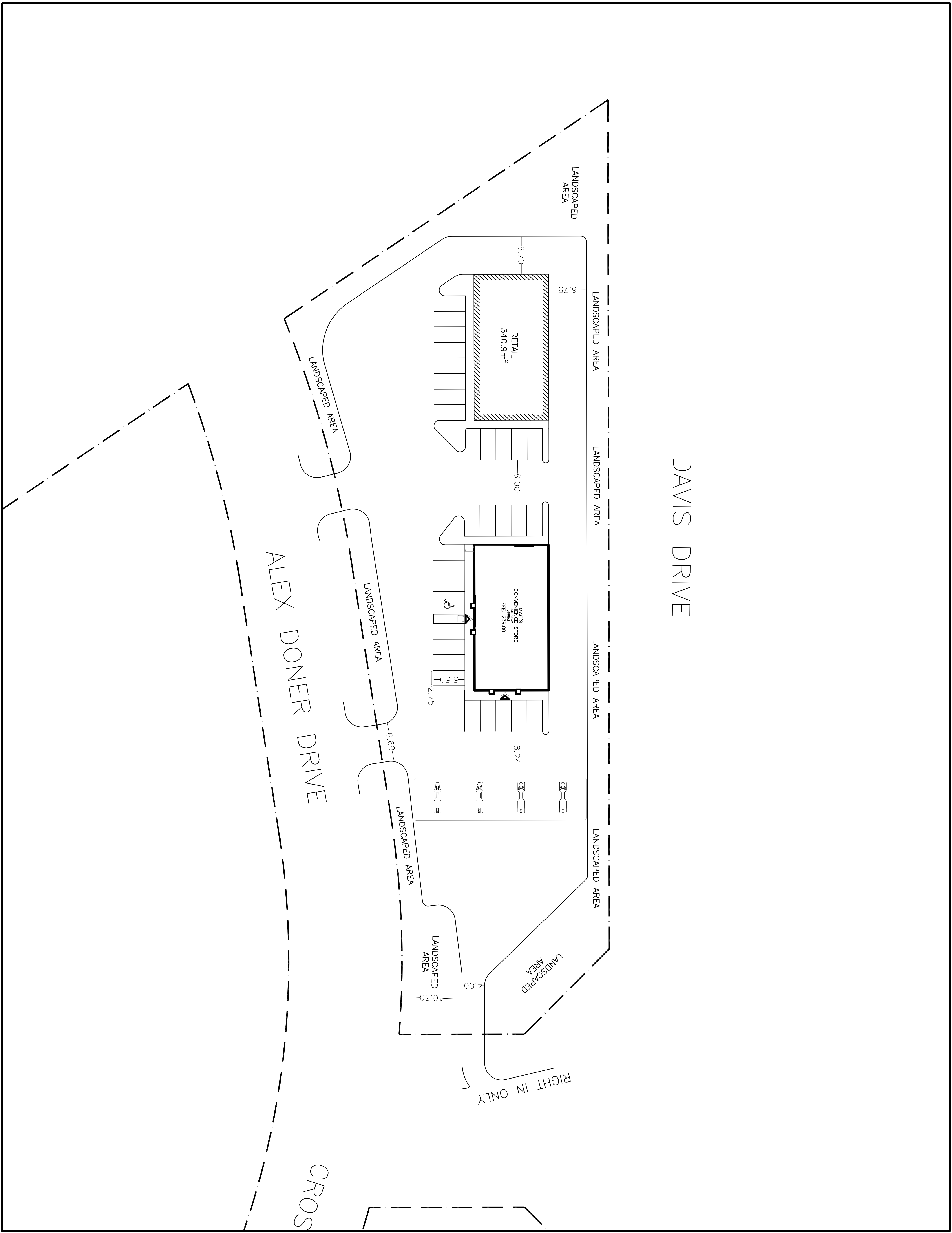


book

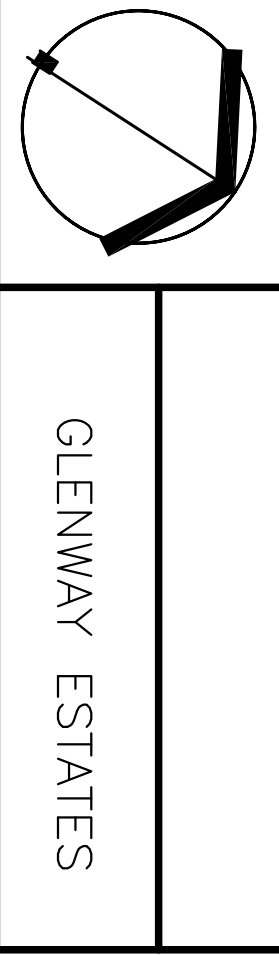
APPENDIX 6

Commercial Concept

**MARIANNEVILLE
NEWMARKET
BLOCK 162
COMMERCIAL
CONCEPT**



NO.	REVISION	DATE	INITIAL



318 Wellington Road, London, Ontario N6C 4P4
Tel: (519) 474-7137 Fax: (519) 474-2284 e-mail: zp@zpplan.com

DATE NOVEMBER 2013
DRAWN BY MBC
PROJECT NO. MVL/NMK/10-01
SCALE ARCH D 1:300
11X17 1:600

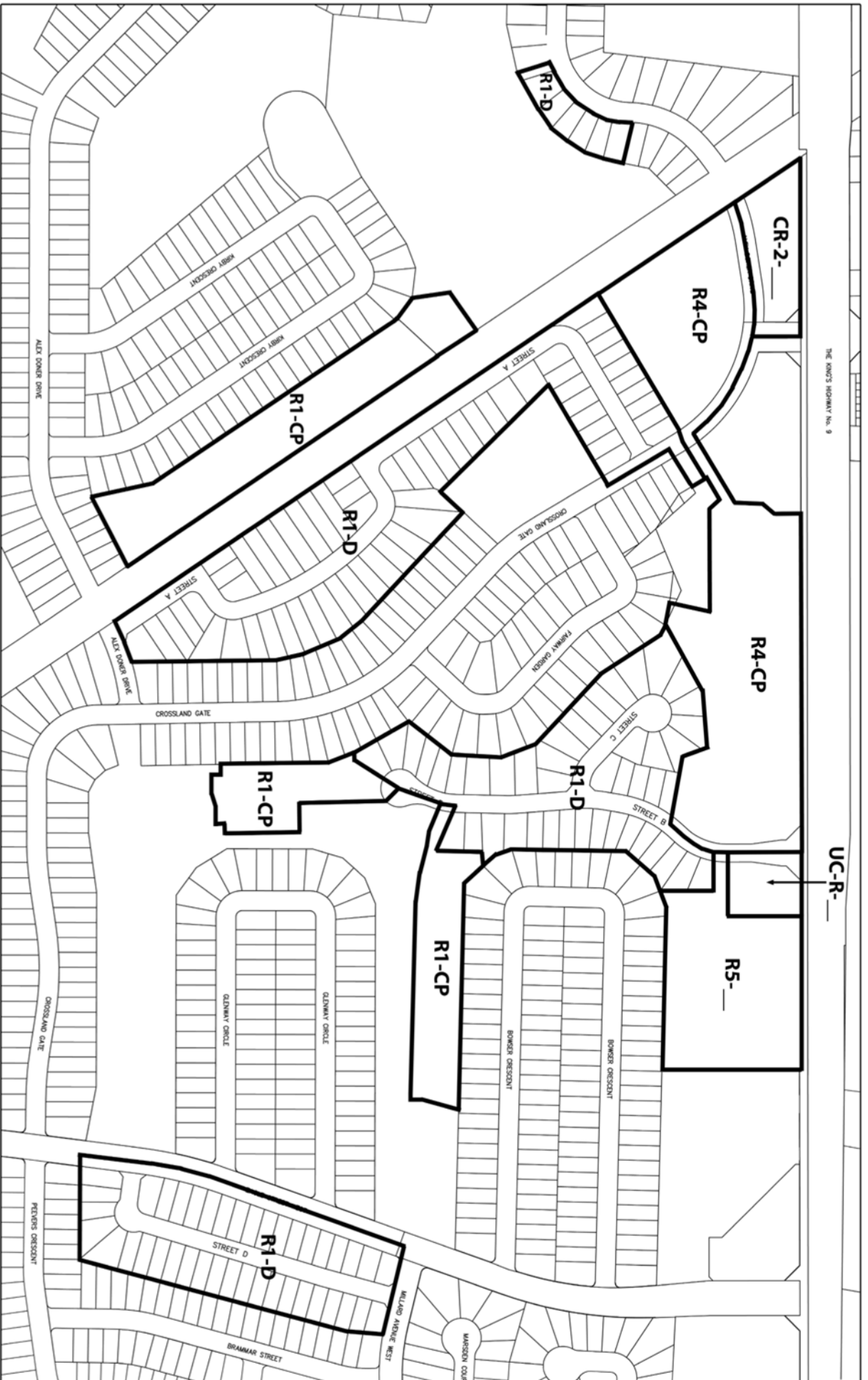
APPENDIX 7

Revised Zoning Map

DRAFT ZONING BY-LAW AMENDMENT

Town of Newmarket
Regional Municipality of York

This is Schedule "X"
to By-law _____
Passed this _____ Day
of _____, 2013



SCHEDULE "X" TO BY-LAW _____

TOWN OF NEWMARKET PLANNING DEPARTMENT