



Planning and Building Services

TOWN OF NEWMARKET
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January 16, 2014

**DEVELOPMENT AND INFRASTRUCTURE SERVICES/PLANNING & BUILDING SERVICES
INFORMATION REPORT 2014-04**

TO: Mayor and Members of Council

SUBJECT: **Application for Zoning By-Law Amendment,
178, 180, 184, 188, 190 and 194 Main Street
Main Street Clock Inc.
Files: D14 NP 13-19**

ORIGIN: Planning and Building Services

On December 2, 2013 Council adopted the recommendations of Planning and Building Services Report 2013-55 which referred the above noted application to the Statutory Public Meeting required under the Planning Act. The application as submitted proposed a mid-rise 6 storey mixed use building on the subject property consisting of 150 Residential units above 10 units of ground floor commercial and two levels of underground parking.

Recently, the developer has submitted revised plans indicating that the revisions have been "*developed in concert with heritage planning principles to conform with the Town's heritage aspirations specific to maintaining three storey building height along the Main Street property frontages*". We note that at the south end of the property the proposed three storeys appear taller due to the inclusion of a loft at the south end as the street grade drops. This revised proposal also increases the proposed height along Park Avenue to 9 storeys.

Staff recently circulated the revised plans to Council in advance of the Public Meeting which has raised a concern that the proposal intended to be presented at the Public Meeting is not the same as was referred by Council.

While there has been a significant change in the design of the proposal, staff are of the opinion that it remains appropriate to hold the statutory public meeting to garner comments from the public. As Council are aware, no decisions are made at the public meeting and staff prepare a report following the Public Meeting to address issues and make final recommendations.

The notice of statutory public meeting was mailed to property owners within 120 metres from the subject lands on January 14, 2014. Signs advertising of the public meeting have also been erected on site advertising the public meeting in accordance with the Planning Act.

New plans that remove the "for discussion purposes only" tag from the drawings have been submitted and appended to this report. These plans have also been added to the Town's webpage along with an updated shadow study and Heritage Impact Assessment.

Attachments: Location Map
Site Plan
Elevations
Perspective Plan



Senior Planner – Community Planning



Commissioner of Development and
Infrastructure Services



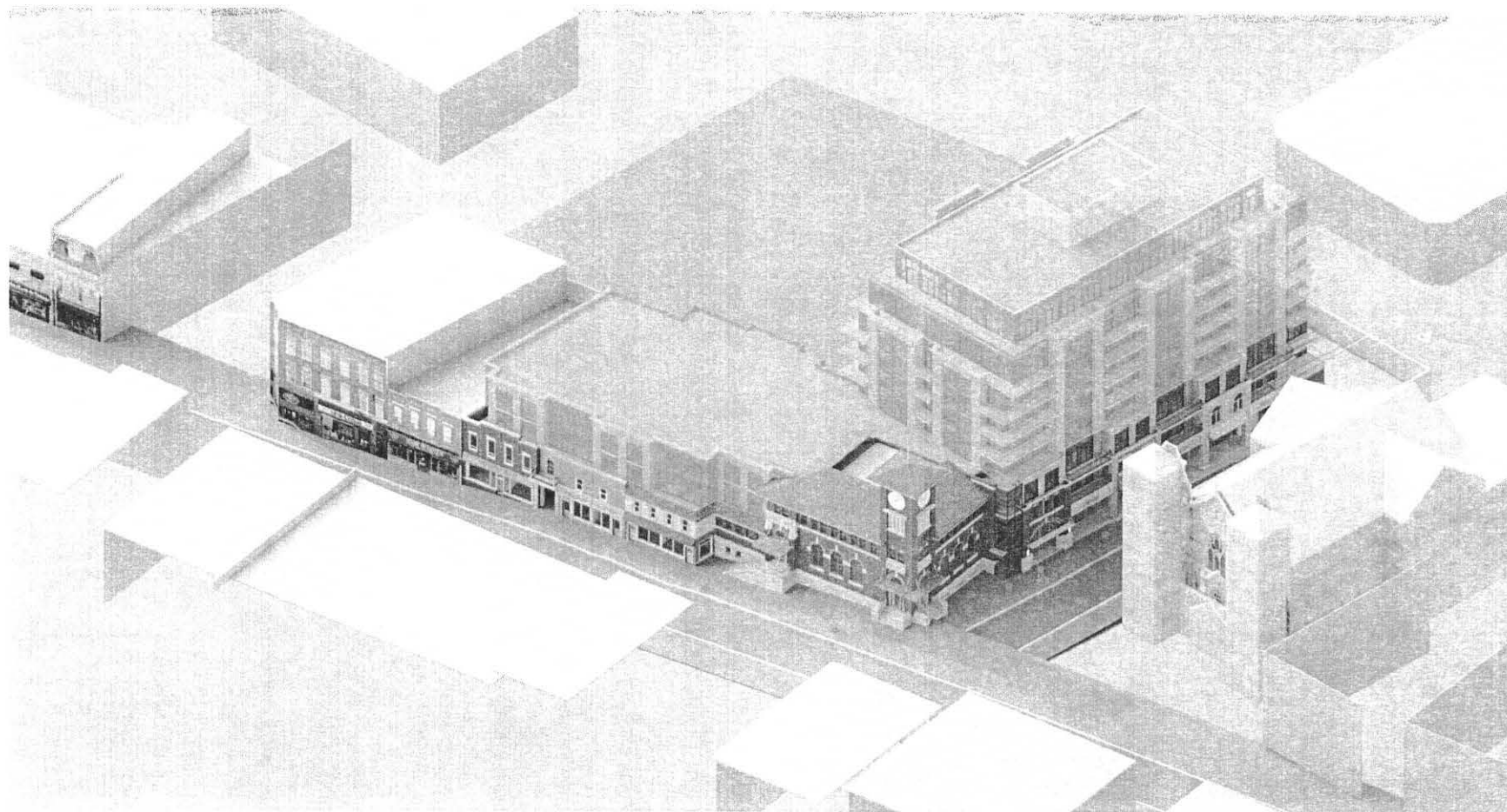
for Director of Planning and Building Services

LOCATION MAP 178, 180, 184, 188, 190 and 194 MAIN STREET (CLOCK TOWER)



TOWN OF NEWMARKET PLANNING DEPARTMENT

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Version 1.0

Isometric

CLOCK TOWER REDEVELOPMENT NEWMARKET, ONTARIO

Client: MAIN STREET CLOCK INC.

Date: 13/12/03

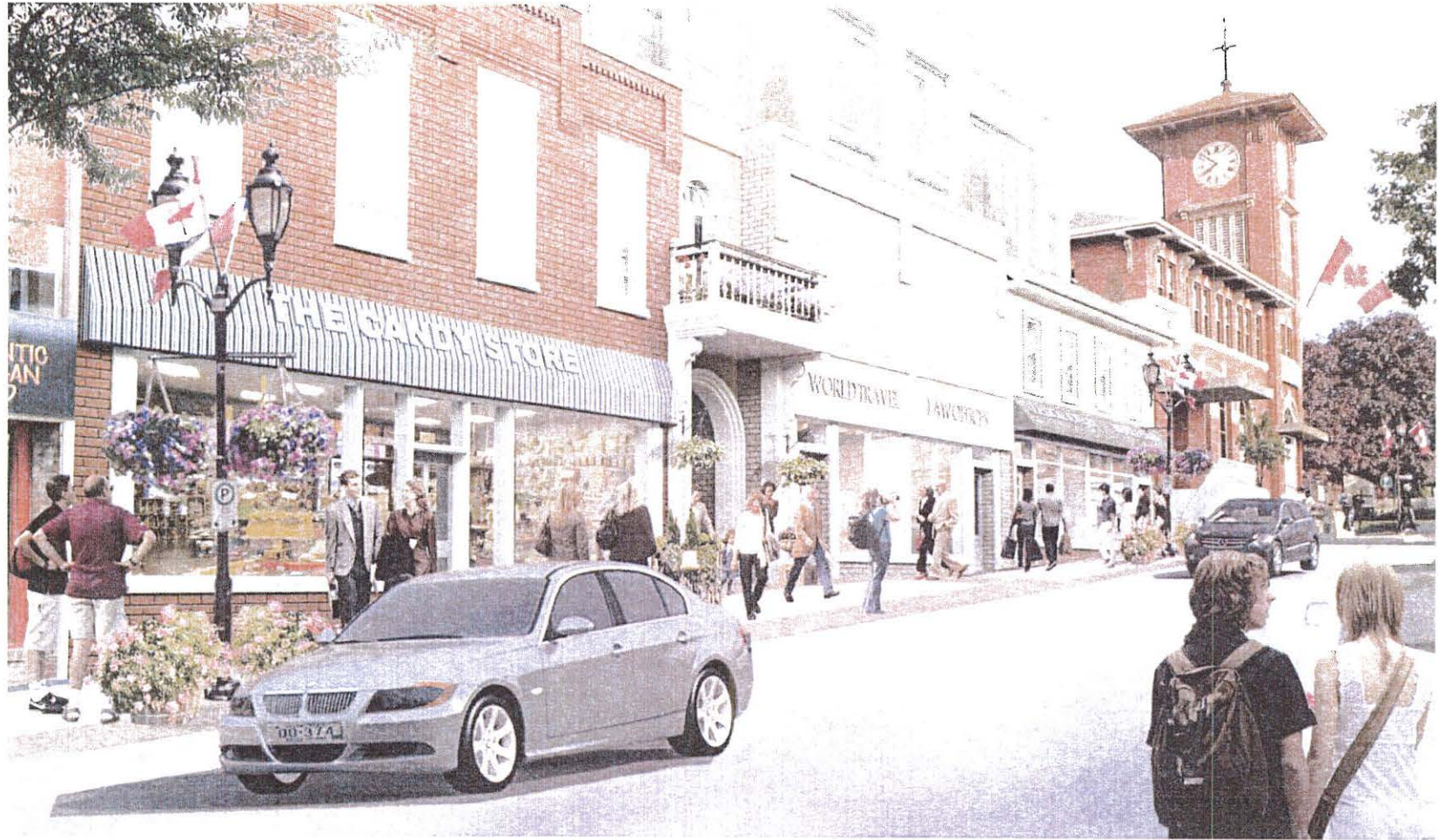
Project number: 2390 Scale:



We Merchandise Space Inc.

www.forrestgroup.ca

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Version 1.4

Main Street Looking North 2

CLOCK TOWER REDEVELOPMENT NEWMARKET, ONTARIO

Client: MAIN STREET CLOCK INC.

Date: 13/12/03

Project number: 2390 Scale:



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Version 1.4

Main Street Looking South

CLOCK TOWER REDEVELOPMENT NEWMARKET, ONTARIO

Client: MAIN STREET CLOCK INC.

Date: 13/12/03

Project number: 2390 Scale:



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Version 1.2

Main Street Looking South 2

CLOCK TOWER REDEVELOPMENT NEWMARKET, ONTARIO

Client: MAIN STREET CLOCK INC.

Date: 13/12/03

Project number: 2390 Scale:



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Version 1.3

Park Avenue

CLOCK TOWER REDEVELOPMENT NEWMARKET, ONTARIO

Client: MAIN STREET CLOCK INC.

Date: 13/12/03

Project number: 2390 Scale: N.T.S



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Version 1.5

View from Market Square

CLOCK TOWER REDEVELOPMENT NEWMARKET, ONTARIO

Client: MAIN STREET CLOCK INC.

Date: 14/01/16

Project number: 2390 Scale:



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Version 1.0

Riverwalk Commons View

CLOCK TOWER REDEVELOPMENT NEWMARKET, ONTARIO

Client MAIN STREET CLOCK INC.

Date: 14/01/15

Project number: 2390 Scale:



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