

Planning and Building Services  
Town of Newmarket  
395 Mulock Drive  
Newmarket, ON L3Y 4X7

June 16, 2023  
File 8501

**Attn:** Kaitlin McKay, Senior Planner  
Development – Planning & Building Services

**RE:** Second Submission of Site Plan Approval  
1015, 1025, 1029 Davis Drive and 22 Hamilton Drive  
Town of Newmarket  
File: SPA-2022-003 (SPA)  
Related File: D14-NP18-22 (ZBA Approved)

Weston Consulting is the planning consultant representing the owner of the properties municipally known as 1015, 1025 and 1029 Davis Drive and 22 Hamilton Drive in the Town of Newmarket (herein referred to as the 'subject properties'). We are pleased to submit the enclosed resubmission materials in support of the application for a Site Plan Approval (SPA) to facilitate the development of 24 townhouse and 4 semi-detached units on a private road.

The first SPA application was previously submitted back on February 3, 2022, which accompanied the 3<sup>rd</sup> OPA and ZBA submission (D-09-18-22 & D14-18-22). A 4<sup>th</sup> OPA/ZBA application was then provided on November 18, 2022 with By-law approval which was then signed and executed on March 20, 2023. The Zoning by-law amendment application (*now approved*) was required in order to permit residential townhouse dwellings on the subject lands. Based on the new Official Plan policies, an OPA was no longer required for townhouses where it is demonstrated per staff that the development is now compatible with the existing neighbourhood. With planning approvals complete, the Site Plan Approval application is now being resubmitted to facilitate the above mentioned development.

The proposed development is located along Davis Drive, a Regional Transit Corridor as identified in the York Region Official Plan, and predominantly within the Leslie-Davis Bus Rapid Transit (BRT) Station Area (PMTSA 31). Residential intensification of the subject property achieves the Growth Plan's objective of providing transit-supportive uses and densities within a MTSA and contributes to the creation of complete communities.

### Proposed Development

The proposed development consists of 24 townhomes (Blocks A, B, D and E) and 4 semi-detached units (Block C1, C2) on a private road with access from Hamilton Drive. The proposed townhouse units are two (2) to three (3) storeys in height with the semi-detached units being two (2) storeys in height plus a rooftop mechanical penthouse. A total of 44 official resident parking spaces are also proposed for this application. However, it is important to note that the total calculates to 54 resident parking spaces when including the tandem interior garage spaces. Six (6) visitor spaces are also provided, giving an overall total of 50 parking spaces. Information regarding the parking configuration is provided in further detail in the revised Parking Study prepared by BA Group.

## Submission Materials

The following is a listing of enclosed resubmission materials that have been revised/updated since the initial submission, as well as other requested supporting materials to address all comments received.

#	Documents	Prepared By:	Date YYYY/MM/DD
0.	Cover Letter	Weston Consulting	2023.06.16
1.	Comment Response Matrix		2023.06.16
2.	Urban Design Guideline – Evaluation Matrix		2023.06.16
3.	Architectural Set - Including colour and material sample	A & A Architects	2023.06.13
4.	Functional Servicing and Stormwater Management Report	Husson Engineering	2023.06.12
5.	Grading Plan		2023.06.12
6.	Servicing Plan		2023.06.12
7.	Erosion Sediment Control Plan		2023.06.12
8.	Engineering Detail Plans		2023.06.12
9.	Civil Cost Estimate (Internal Works)		2023.06.12
10.	Civil Cost Estimate (External Works)		2023.06.12
11.	Permacon Details 1 of 4 – SW5		2023.06.12
12.	Permacon Details 2 of 4 – SW6		2023.06.12
13.	Permacon Details 3 of 4 – SW7		2023.06.12
14.	Permacon Details 4 of 4 – SW8		2023.06.12
15.	Landscape Drawing Set - Tree Survey and Preservation Plan - Landscape Plan - Planting Plan - Soil Volume Plan - Landscape Details 1 - 5	MSLA	2023.06.12
16.	Landscape Cost Estimate		2023.06.12
17.	Transportation & Traffic Memo - Includes Traffic Signage Plan and Vehicle Manoeuvring Plans	BA Group	2023.05.30
18.	Environmental Noise Feasibility Report	Valcoustics	2023.06.07
19.	Construction Vibration Assessment Study		2023.06.07
20.	Composite Utility Plan	RTG Systems	2023.06.09
21.	Photometrics Plan		2023.06.13
22.	Street Lighting System Plan		2023.06.13
23.	Lighting Trespass Analysis Plan		2023.06.13
24.	Construction Management Plan	Prestige Residential Homes Inc.	2023.06.16
25.	Tree Removal Letter	Lulu Holdings Inc.	2023.06.16
26.	Approved By-law (2023-15)	-	2023.03.20

We trust that the above is in order and that all the resubmission materials required to advance your review of the Site Plan Application and finalization of Site Plan Approval. We request that the materials be circulated for review and comment at the earliest available opportunity. Please contact the undersigned at ext. 241 or Kaveh Wahdat at ext. 328 should you have any further questions or comments regarding this application.

Yours truly,  
**Weston Consulting**

Per:

Ryan Guetter, BES, MCIP, RPP  
Executive Vice President

c. Lulu Holdings Inc.  
Meghan White, Senior  
Adrian Cammaert, Manager of Planning Services