

May 30, 2023

Mallory Nievas
Weston Consulting
201 Millway Avenue
Unit 19
Vaughan, Ontario
L4K 5K8

**RE: Proposed Townhouse Development, 1015, 1025 & 1029 Davis Drive & 22 Hamilton Drive, Town of Newmarket
Site Plan Application**

Dear Ms. Nievas:

BA Group is retained by Lulu Holdings, Inc. to provide transportation consulting services related to the proposed townhouse development on a site municipally known as 1015, 1025 & 1029 Davis Drive & 22 Hamilton Drive, in the Town of Newmarket.

The following materials have been previously submitted by BA Group which review transportation aspects of the application:

- Traffic Impact Analysis, Transportation Demand Management Strategy and Parking Study, dated October 5, 2018
- Updated Traffic Impact Analysis, Transportation Demand Management Strategy and Parking Study, dated August 21, 2020
- Traffic Control Plan, revised and submitted August 21, 2020
- Vehicle Manoeuvring Diagram, Drawing VMD-01, revised and submitted August 21, 2020
- Memo to accompany Official Plan Amendment & Zoning By-Law Amendment Resubmission & First Site Plan Submission, January 13, 2022
- Memo to accompany Official Plan Amendment & Zoning By-Law Amendment Resubmission, dated November 9, 2022, with updated Vehicle Manoeuvring Diagrams and Traffic Control Plans

This memo provides a summary of the changes to this current Site Plan Application, a review of the parking requirements and provisions, and a response to the remaining transportation related comments. The current submission features the same number and types of dwelling, therefore, the findings presented within the previously submitted Updated Traffic Impact Analysis and Transportation Demand Management Strategy remain appropriate and valid.

The updated architectural base plans are reflected in the attached plans:

Appendix A: Traffic Control Plan, Drawing TCP-1

Appendix B: Vehicle Manoeuvring Diagram, VMD-1

1.0 COMPARISON OF CURRENT APPLICATION FROM PREVIOUS APPLICATION

A summary comparing transportation-related elements of the current development to the previous application from November 2022 can be found in **Table 1** below. The site statistics remain unchanged compared to the November 2022 development proposal.

TABLE 1 COMPARISON OF CURRENT APPLICATION FROM PREVIOUS APPLICATION

Project Element	Previous Application (November 2022)	Current Application
Unit Mix Existing Building	24 Townhouse Units on Private Road 4 Semi-detached Units	No changes
Site access	Via unsignalized driveway onto Hamilton Drive	No changes
Total Residential Units	28 units	No changes
Vehicular Parking (Resident)	44 official total resident parking spaces (54 resident parking spaces when including tandem interior garage spaces) <ul style="list-style-type: none"> • 1 driveway parking space for 12 of the 24 townhouse units (12 spaces) • 2 driveway parking spaces for 12 of the 24 townhouse units on a public road (24 spaces) • 2 driveway parking spaces for each semi-detached unit (8 spaces) • 1 tandem garage parking space per unit for 10 of the 24 townhouse units (10 spaces, not counted towards parking supply) 	No changes
Vehicular Parking (Visitor)	5 standard visitor spaces, 1 accessible visitor space	No changes
Total Vehicular Parking (Resident + Visitor)	50 total parking spaces (60 total parking spaces when including interior garage spaces)	No changes

Loading Spaces	No dedicated space – garbage collection to take place adjacent to garbage enclosure ¹	No changes
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1. See **Appendix B** for garbage collection vehicle manoeuvring diagram

2.0 PARKING REQUIREMENTS AND PROVISION

There have been no changes to the parking or loading provisions since the previously submitted site plan. The site plan continues to provide for two side by side parking spaces in the driveways of 12 of the 24 townhouse units and in the driveways of the four semi-detached units as well. The other units all have single parking spaces in their driveways, for a site-wide total of 44 resident parking spaces. Similarly, the visitor parking allocation and configuration has not changed since the last submission, with five visitor parking spaces provided at the north end of the site, and one accessible visitor parking space located in the center of the site, adjacent to the waste pick-up area. The current site plan also provides a single car parking interior garage space for ten of the dwelling units (Block E townhouse units 15 – 18 and Block D townhouse units 19 – 24), however these interior spaces are not counted as parking spaces.

Table 2 below shows the parking requirement calculations as per Town of Newmarket Zoning By-Law 2010-40. The Town requires a total of 44 resident parking spaces and 6 visitor parking spaces. The site meets the parking requirements.

TABLE 2 TOWN OF NEWMARKET ZONING BY-LAW 2010-40 PARKING REQUIREMENTS

Number of Units	Parking Type	Parking Rate	Minimum Required Spaces
24 Townhouse Units on Private Road	Resident	1.5 spaces per unit	36 spaces
	Visitor	0.25 spaces per unit	6 spaces
4 Semi-Detached Units ²	Resident	2 spaces per unit	8 spaces
	Visitor	0	0 spaces
Total		Resident	44 spaces
		Visitor	6 spaces

Notes:

- Where the minimum number of required parking spaces is calculated on the basis of a rate or ratio, the number of required spaces shall be rounded to the next higher whole number.
- As per ZBL 2010-40: Where in combination with an *accessory dwelling unit* the required *parking spaces* shall be provided exterior of any garage or structure.

3.0 RESPONSE TO COMMENTS

The Town of Newmarket, Planning and Building Services Comments dated December 23, 2022, noted that the site's accessible visitor parking space should be connected to an internal sidewalk. However, the site plan proposes an accessible visitor parking space in a centralized location, in an effort to provide an accessible parking space close to the maximum possible number of homes, and in this case, the centralized location is

not adjacent to an internal sidewalk. Through an email exchange with Town Planning staff, it was confirmed that in the context of the proposed site, the location of the accessible parking space is acceptable and should not be relocated in order to be next to an internal sidewalk. The email correspondence with Town Planning staff is attached in **Appendix C**.

We trust that this information meets your needs at this time. Should you have any questions, please do not hesitate to contact me.

Sincerely,

BA Consulting Group Ltd.

A handwritten signature in black ink, appearing to read 'Abigail Cook', is written over a light gray grid background.

Abigail Cook, P.Eng.

Cc:

Stephen Bahadoor, BA Group

APPENDIX A: TRAFFIC CONTROL PLAN

BA Consulting Group Ltd.

300 – 45 St. Clair Ave. W
Toronto ON M4V 1K9

TEL 416 961 7110

EMAIL bagroup@bagroup.com

P:\78\19\02\Report\05 - SPA resubmission May 2023\ba-1015 Davis Dr-OPA ZBAMay30-23-FINAL.docx

**MOVEMENT
IN URBAN
ENVIRONMENTS**

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SIGN MOUNT LEGEND

ALL SIGNS ARE SHOWN IN APPROXIMATE LOCATIONS AND TO BE DETERMINED ON SITE. SIGNS MUST BE VISIBLE TO DRIVER AND NOT OBSTRUCTED BY LANDSCAPE.

- PROPOSED POST
- PROPOSED WALL MOUNTED SIGN

PAVEMENT MARKING:

(NOTE-ALL MARKINGS MUST CONFORM TO THE ONTARIO TRAFFIC MANUAL (OTM) BOOK 11

- 10cm YELLOW SOLID
- ALL STOP BARS TO BE 60cm WHITE SOLID
- INTERNATIONAL SYMBOL OF ACCESS (1.5m x 1.5m)
 - BORDER AND SYMBOL TRAFFIC WHITE
 - BORDER TO BE 10cm WIDE
 - BLUE BACKGROUND

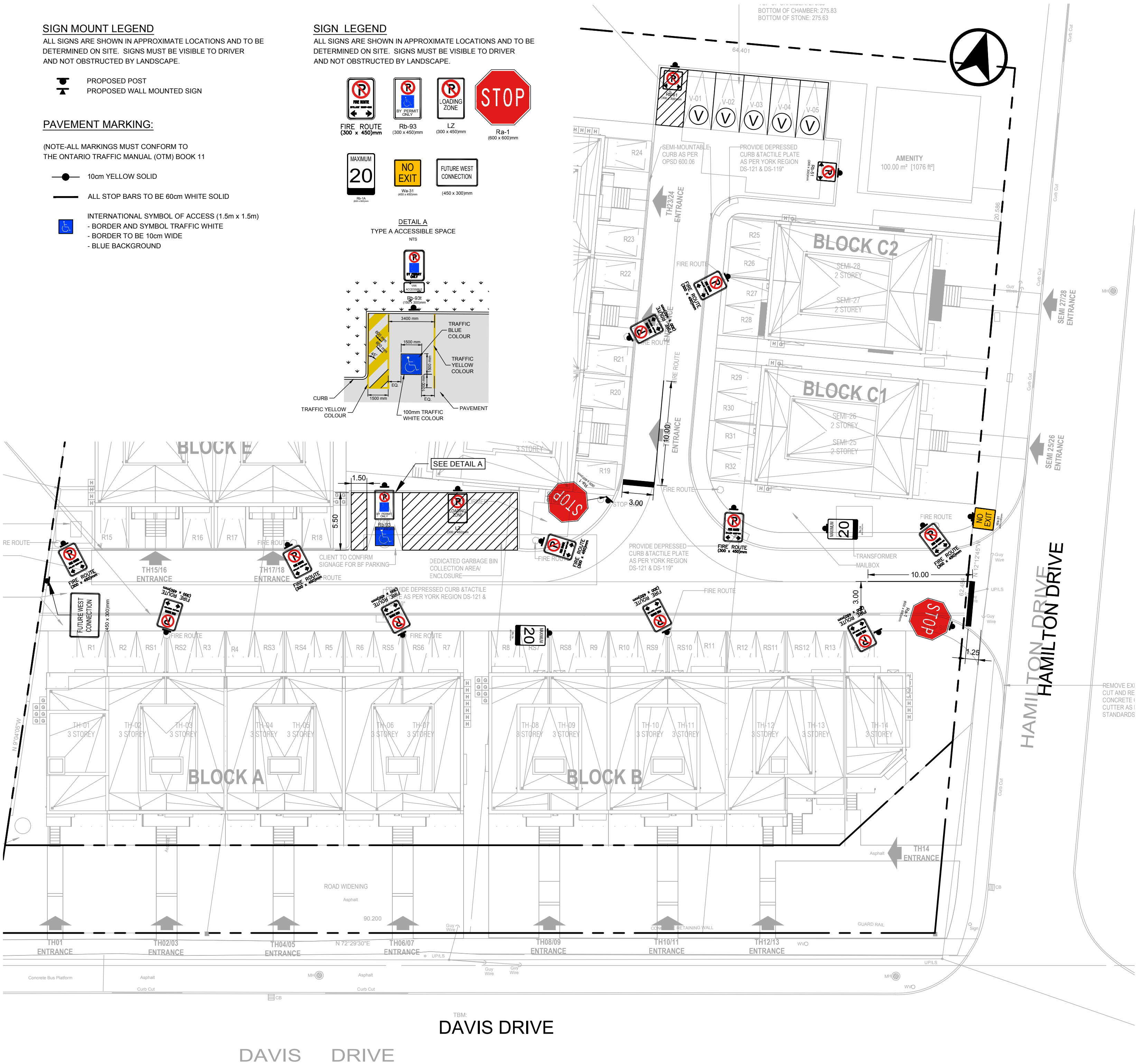
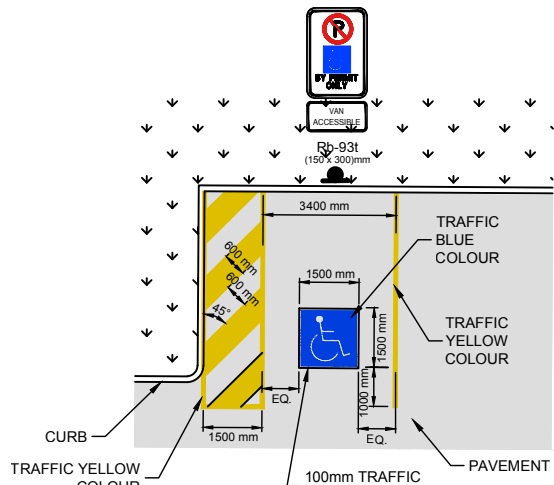
SIGN LEGEND

ALL SIGNS ARE SHOWN IN APPROXIMATE LOCATIONS AND TO BE DETERMINED ON SITE. SIGNS MUST BE VISIBLE TO DRIVER AND NOT OBSTRUCTED BY LANDSCAPE.

- FIRE ROUTE (300 x 450)mm
- Rb-93 (300 x 450)mm
- LZ (300 x 450)mm
- Ra-1 (600 x 600)mm

- MAXIMUM 20
- NO EXIT
- FUTURE WEST CONNECTION

DETAIL A
TYPE A ACCESSIBLE SPACE



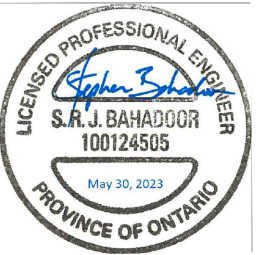
10	05-30-23	ATC	UPDATED BASE PLAN FOR RESUBMISSION
09	03-28-23	ATC	REVISED WITH UPDATED BASE PLAN & RESUBMITTED FOR COORDINATION
08	11-09-22	ATC	REVISED WITH UPDATED BASE PLAN & SUBMITTED FOR OPA / ZBA
07	10-27-22	ATC	REVISED WITH UPDATED BASE PLAN (RECONFIGURED PARKING LAYOUT)
06	01-13-22	ATC	REVISED WITH UPDATED BASE PLAN & ISSUED FOR SUBMISSION
05	07-15-21	ATC	REVISED WITH UPDATED BASE PLAN & ISSUED FOR SUBMISSION
04	08-21-20	ATC	REVISED WITH UPDATED BASE PLAN & ISSUED FOR SUBMISSION
03	07-20-20	MC	REVISED WITH UPDATED BASE AND ISSUED FOR SUBMISSION
02	10-03-18	ATC	REVISED WITH UPDATED BASE
01	09-21-18	ATC	ISSUED TO CLIENT FOR SUBMISSION
00	04-26-18	ATC	ISSUED TO CLIENT FOR REVIEW

BA Consulting Group Ltd.
300 - 45 St. Clair Ave. W.
Toronto ON M4V 1K9
TEL: 416 961 7110
EMAIL: bagroup@bagroup.com

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1015 DAVIS DRIVE
TOWN OF NEWMARKET

TRAFFIC CONTROL PLAN



Date: April 26, 2018

Project No.: 7819-02

Scale: 1:250

TCP-1

APPENDIX B: VEHICLE MANOEUVRING DIAGRAM

BA Consulting Group Ltd.

300 – 45 St. Clair Ave. W
Toronto ON M4V 1K9

TEL 416 961 7110

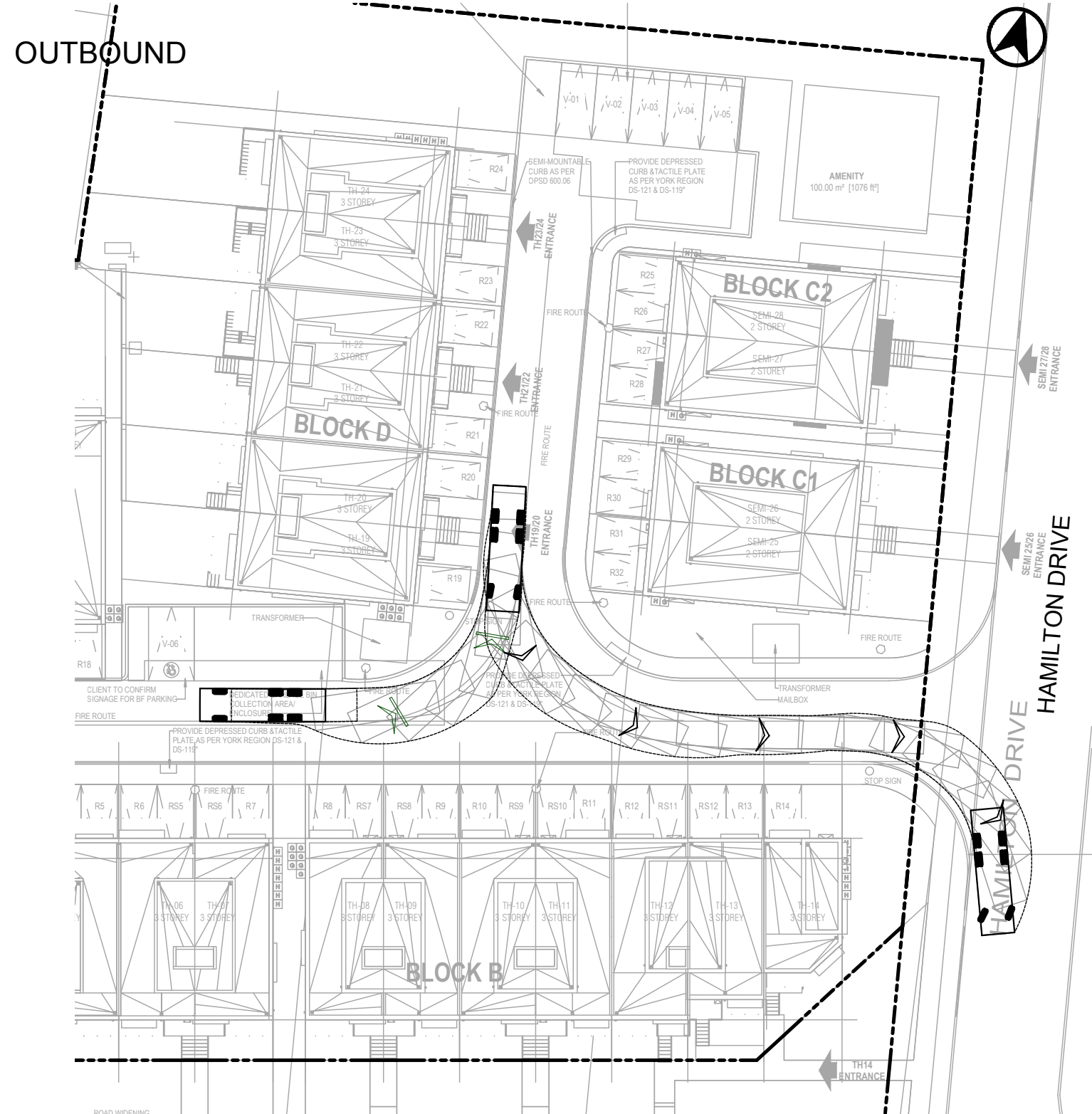
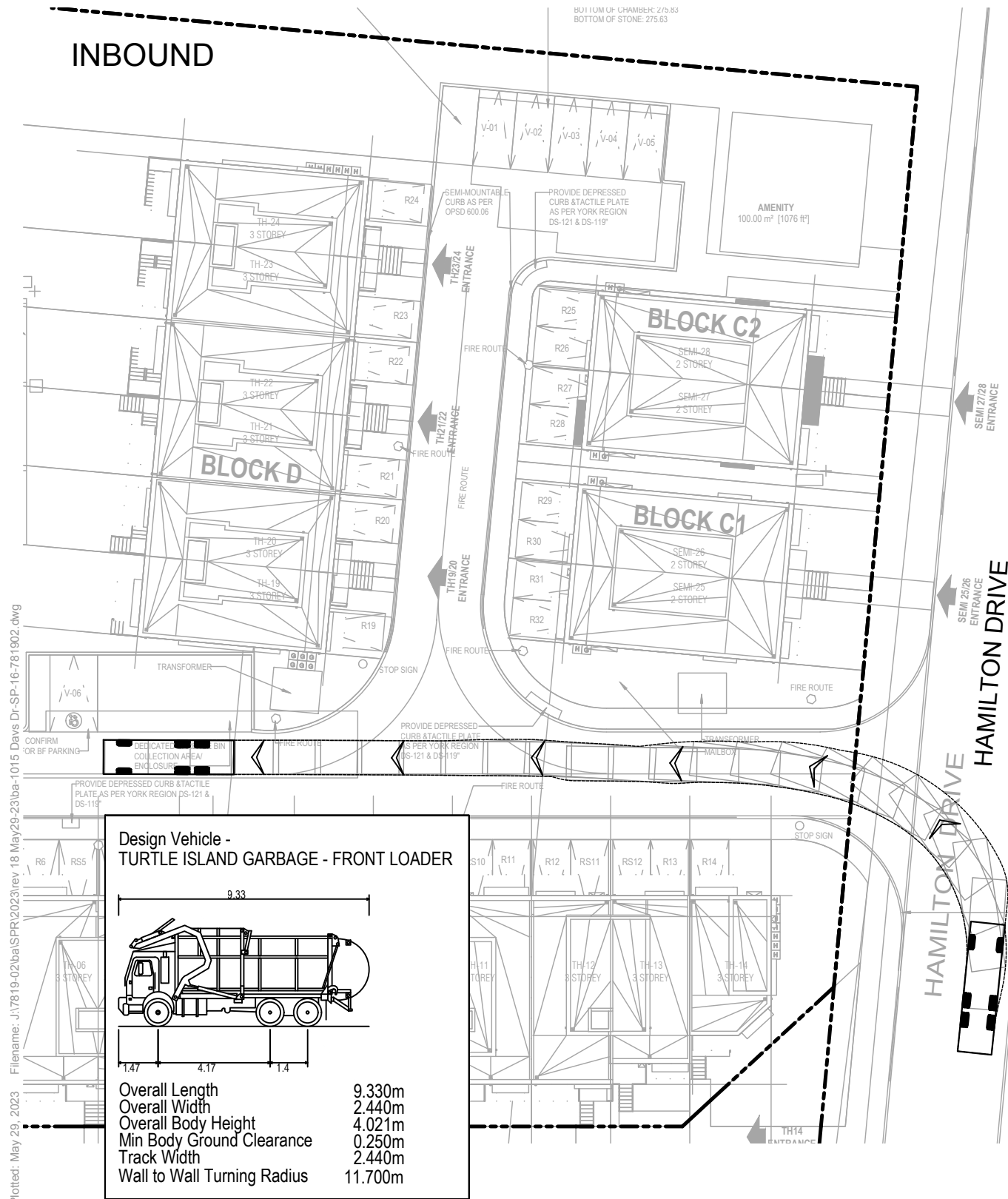
EMAIL bagroup@bagroup.com

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VEHICLE MANOEUVRING DIAGRAM

Garbage Truck - Inbound / Outbound



Project: 1500 Davis Drive
Project No. 7819-02
Date: April 26, 2018
Revised: May 29, 2023

Scale 0 2 4 6 8 10 20m
1:400

Drawing No.

VMD-1

APPENDIX C: EMAIL CORRESPONDENCE



From: [Kaitlin Friesen](#)
To: [Kaveh Wahdat](#)
Cc: [Ryan Guetter](#); [Mallory Nievas](#); [Abigail T. Cook](#); [Thomas F. C. Woodhall](#); [Stephen J. Bahadoor](#)
Subject: RE: Draft By-law Questions - 1015, 1025, 1029 Davis Drive, 22 Hamilton Drive
Date: March 16, 2023 9:46:50 AM
Attachments: [image010.png](#)
[image011.png](#)
[image012.png](#)
[image013.png](#)
[image015.png](#)
[image017.png](#)
[image200733.png](#)

Hi Kaveh,

Ideally the accessible space would be connected to a sidewalk in front of the parking area. However, as that condition would not be feasible in this location, the accessible parking space should remain centrally located as shown below.

Please ensure the location of the accessible sign post is shown on the site plan and the sign detail is included on the details page. The access aisle must be demarcated with high tonal contrast diagonal lines.

I have forwarded your questions regarding the sidewalk to Engineering staff. I will forward their response when received.

Thanks,



Kaitlin Friesen MCIP, RPP
Planner - Development | Planning & Building Services
905-953-5300 x2453 | kfriesen@newmarket.ca
newmarket.ca | heynewmarket.ca
Follow us on [Twitter](#), [Facebook](#) and [Instagram](#)
Newmarket: A Community *We'll* Beyond the Ordinary

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From: Kaveh Wahdat <kwahdat@westonconsulting.com>

Sent: March 15, 2023 1:33 PM

To: Kaitlin Friesen <kfriesen@newmarket.ca>

Cc: Ryan Guetter <rguetter@westonconsulting.com>; Mallory Nievas <mnievas@westonconsulting.com>; Abigail T. Cook <cook@bagroup.com>; Thomas F. C. Woodhall <woodhall@bagroup.com>; Stephen J. Bahadoor <Bahadoor@bagroup.com>

Subject: RE: Draft By-law Questions - 1015, 1025, 1029 Davis Drive, 22 Hamilton Drive

Importance: High

Hi Kaitlin,

Trust you are doing well.

In addition to the sidewalk concerns I have mentioned last week which you will be confirming and coordinating internally,

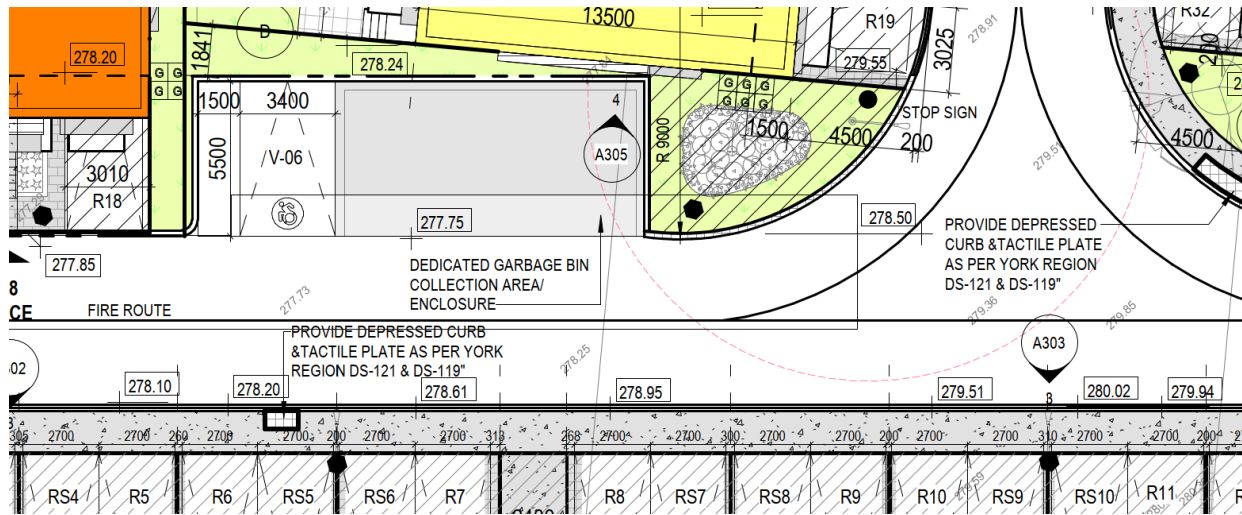
I would also like to raise an additional item here per the comment from staff below:

- *“Include accessible parking space length and dimensions for 1.5-metre access aisle on the site plan drawing. The accessible parking space should be connected to an internal sidewalk. Include location of accessible parking sign on Site Plan drawing.”*

How would City Staff like us to address this comment? The Visitor Parking is located centrally to the site and has the required 1.5 m aisle. *See the small snippet image I have included for a better understanding/context.* The sidewalk itself is not located immediately adjacent, but rather located across the street per the image below. **Is staff satisfied with the existing condition that has been illustrated on the Site Plan?**

We have spoken with the Transportation Consultant team (*whom I have cc'd*) and have the following options;

1. We discussed with the Transportation consultant to provide a “Watch for Pedestrians” sign – OR;
2. Move the accessible space to the Visitor Parking Area to the north so that it can be adjacent to a walkway.



If you can please advise on this at your earliest, it would be much appreciated. Thank you.

Kind regards,

KAVEH WAHDAT, BURPI
PLANNER

CELLPHONE 647.470.1233
VAUGHAN 905.738.8080 x328
TORONTO 416.640.9917 x328
WESTONCONSULTING.COM