

PROCEEDING COMMENCED UNDER subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant:	Lundy's Lane Newmarket Assembly Inc.
Subject:	Application to amend Zoning By-law No. 0225-2007 - neglect of the Town of New Market to make a decision
Existing Zoning:	Residential Detached Dwelling 15M Zone (R1-D)
Proposed Zoning:	Mixed Use Zone (MU-XX)
Purpose:	79 apartment units, configured in a 4-storey apartment building
Property Address/Description:	43 Lundy's Lane, 592 Watson Avenue, 40, 36 and 32 Bolton Avenue
Municipality:	Town of Newmarket
Municipality File No.:	D14-NP21-01 (ZBA)
OLT Case No.:	OLT-21-001280
OLT File No.:	OLT-21-001280
OLT Case Name:	Lundy's Lane Newmarket Assembly Inc. v. Newmarket (Town)

MINUTES OF SETTLEMENT

WHEREAS Lundy's Lane Newmarket Assembly Inc. (the "Owner") is the registered owner of the lands municipally described as 43 Lundy's Lane, 592 Watson Avenue, 40, 36 & 32 Bolton Avenue (the "Lands") in the Town of Newmarket (the "Town");

AND WHEREAS in November of 2020, the Owner submitted an application for a zoning bylaw amendment as well as application for site approval for the Lands to permit the construction of a five (5) story building with up to 83 residential rental units, with a maximum Floor Space Index ("FSI") of 2.0;

AND WHEREAS the Owner appealed to the Ontario Land Tribunal (the "OLT") from the failure of the Council of the Town to provide a decision of the planning application filed;

AND WHEREAS after the filing of the appeals, the Owner has continued to work with the Town to respond to comments raised by the Town and the surrounding community and is prepared to revise the original proposal in accordance with the documents attached to these Minutes of Settlement in accordance with the terms outlined herein;

AND WHEREAS the Lands are designated Urban Centres & Corridors as per Schedule A of the Town of Newmarket Official Plan and more specifically Mixed-Use, Low Density in the Newmarket Urban Centres Secondary Plan;

AND WHEREAS the lands are currently zoned for single family dwellings which is not in conformity with the Newmarket Official Plan and Secondary Plan and as such any redevelopment in accordance with the Official Plan will require a rezoning application to be submitted;

AND WHEREAS the purpose of the rezoning application is to bring the Lands into conformity with the Secondary Plan and into the Urban Centres Zoning By-law 2019-06 with proposed rezoning to bring the Lands into conformity with the Secondary Plan;

AND WHEREAS the Lands have been identified in the Provincial Policy Statement 2020 (the "2020 PPS"), the Growth Plan for the Greater Golden Horseshoe (the Growth Plan"), the Region of York Official Plan (the "York OP") and the Town of Newmarket Official Plan (the "Town OP") for increased densities and as an appropriate location for intensification to proceed;

AND WHEREAS the proposed development makes efficient use of an underutilized site that is fully serviced, well served by transit, and provides for greater housing variety in the Town to meet the objectives of the PPS, the Growth Plan, the York OP and the Town OP and is representative of good planning;

AND WHEREAS the Parties hereto are desirous of resolving the appeals outstanding before the OLT in a manner that would allow for development on the Lands to proceed in accordance with the attached documents;

NOW THEREFORE IN CONSIDERATION of the above recitals which the Parties hereto confirm are true and accurate, the Parties have entered into these Minutes of Settlement in order to resolve all outstanding issues that may arise from the consideration by the OLT of the appeals filed by the Owner:

1. That they will jointly submit to the OLT at the upcoming Case Management Conference scheduled for May 5th, 2022, that the appeals filed by the Owner should be resolved on the basis of the attached zoning bylaw amendment (Appendix "A").
2. Development on the Lands shall proceed substantially in accordance with the architectural renderings in Appendix "B".
3. The Owner confirms that the revised proposal and the instruments at Appendices "A" and "B" shall ensure that the following modifications have been incorporated into any future development that is to be approved under the Minutes of Settlement:
 - A. There will no longer be any residential units on the fifth floor. The area on the fifth floor will remain to accommodate mechanical, equipment as well and an indoor amenity area for the residents of the development.
 - B. To address concerns of overlook that were identified by the community, the fourth floor has been scaled back resulting in the removal of four previously identified residential units. There shall no longer any residential units on the fourth floor along Bolton Ave.
 - C. The total number of units has been reduced from the original 83 units to what is now proposed at 76 units.
 - D. The development shall include enhanced building façade as well as increased landscaping.
 - E. The development shall include a Sliver Park with a minimum frontage Lundy's Lane of 7.5 metres, and a minimum size of 75 square metres, located south of the Lundy's Lane driveway entrance/access. The Sliver Park is to be a surface or strata conveyance as the underground parking is located beneath it. The Sliver Park conveyance to the Town will occur prior to the Site Plan Agreement security being released.
4. The Owner shall through its consultants provided the opinion evidence as may be required of the OLT in order for the OLT to grant the requested approvals.
5. At the conclusion of the hearing, the Owner will request that the OLT remain seized of the matter and withhold its final order pending notice from the Owner and Town that the details of a Site Plan Agreement acceptable to both parties have been agreed upon. If an acceptable

site plan agreement is not finalized by July 5th, 2022 the Owner shall be at liberty to ask the Tribunal to issue final approval and to address any issues that may remain.

6. Provided that development of the Lands proceeds as contemplated by these Minutes of Settlement, the Town shall ensure that sufficient servicing allocation shall be made available to the Lands for the proposed development to proceed, and shall take all steps necessary to ensure that said allocation is made available by the Region of York as quickly as possible so that development may proceed, including undertaking to bring an allocation recommendation report to Town Council at the earliest available date after the signing of the Site Plan Agreement for the Lands as referred to at paragraph 5 above.
7. The Owner and the Town acknowledge, confirm and agree that the revisions which have been identified in Paragraph 3 above are premised on approval being granted by the OLT in accordance with Appendices "A" and "B" on or shortly after May 5th. It is recognized that should the proposed development be opposed by any other person or entity and the OLT is required to hold a hearing into the appeals that may delay approval and require the Owner to advance their appeals, the Owner shall be permitted to advise the OLT that it will be proceeding with a development plan that does not incorporate the modifications proposed in Paragraph 3 and that these Minutes of Settlement shall be of no force and effect as against either Party.
8. Both the Owner and the Town shall be responsible for their own costs with regards to the OLT appeals and the resolution of same.
9. These Minutes may be executed in counterparts, each of which shall be deemed an original, and all of which shall constitute one and the same document.
10. These Minutes shall enure to the benefit of and be binding upon the Owner and the Town and their respective successors, assigns and successors in title.
11. These Minutes constitute the entire agreement between the Owner and the Town as to the matters dealt with in them, and supersede any and all prior communication, expectation, representation, negotiations or understanding, whether written or oral, express or implied, between the Owner and the Town with respect to the subject matter of these Minutes.

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IN WITNESS WHEREOF the Parties have executed these Minutes as

of the dates indicated below:

Lundy's Lane Newmarket Assembly Inc.

per:  _____ *c/s*

Name: ROBERT MARZILLI

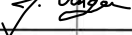
Title: PRESIDENT

Date: APRIL 22nd, 2022

"I have authority to bind the Corporation"

**Closed Session Report CL-2022-03 dated
March 21, 2022
Committee of the Whole Agenda Item No.
11.1, March 21, 2022
Council Agenda Item No. 14.5.1, March 28,
2022**

Corporation of the Town of Newmarket

per:  _____ *c/s*

Name: Jason Unger

Title: Director of Planning & Building Services

Date: April 27, 2022

APPENDIX “A”

Corporation of the Town of Newmarket

i) **By-law 2022-XX**

A By-law to amend By-law Number 2019-06 being a zoning by-law for the Urban Centres Secondary Plan area, and By-law Number 2010-40 being the Town’s Comprehensive Zoning By-law for lands outside of the Urban Centres Secondary Plan (43 Lundy’s Lane, 592 Watson Avenue, 40, 36 and 32 Bolton Avenue)

Whereas the Council of the Town of Newmarket has the authority pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, to pass this By-law; and

Whereas it is deemed advisable to amend By-law Number 2019-06 and By-law Number 2010-40;

Therefore be it enacted by the Council of the Corporation of the Town of Newmarket as follows:

1. That the lands subject to this amendment are illustrated on Schedule 1 attached hereto.
2. And that By-law 2010-40 is hereby amended by:

Deleting from Schedule ‘A’ the lands subject to By-law 2010-40, R1-D Zone being 43 Lundy’s Lane, 592 Watson Avenue, 40, 36 and 32 Bolton Avenue. The lands are no longer subject to Zoning By-law 2010-40.

43 Lundy’s Lane	Lt 15 PI 125 East Gwillimbury; Lt 16 PI 125 East Gwillimbury; Newmarket
592 Watson Avenue	Pt Lt 17 PI 125 East Gwillimbury; Pt Lt 18 PI 125 East Gwillimbury As In R239965; Newmarket
40 Bolton Avenue	Pt Lt 17 PI 125 East Gwillimbury; Pt Lt 18 PI 125 East Gwillimbury As In R505757; Newmarket
36 Bolton Avenue	Pt Lt 6 PI 91 East Gwillimbury As In R476907; Newmarket

32 Bolton Avenue	Pt Lt 5 PI 91 East Gwillimbury; Pt Lt 6 PI 91 East Gwillimbury As In R534719; Newmarket
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3. Adding to Schedule 'A' Maps 6, 12, and 18, the lands being

43 Lundy's Lane	Lt 15 PI 125 East Gwillimbury; Lt 16 PI 125 East Gwillimbury; Newmarket
592 Watson Avenue	Pt Lt 17 PI 125 East Gwillimbury; Pt Lt 18 PI 125 East Gwillimbury As In R239965; Newmarket
40 Bolton Avenue	Pt Lt 17 PI 125 East Gwillimbury; Pt Lt 18 PI 125 East Gwillimbury As In R505757; Newmarket
36 Bolton Avenue	Pt Lt 6 PI 91 East Gwillimbury As In R476907; Newmarket
32 Bolton Avenue	Pt Lt 5 PI 91 East Gwillimbury; Pt Lt 6 PI 91 East Gwillimbury As In R534719; Newmarket

4. And that By-law 2019-06 is hereby amended by:

i) Adding the Holding Mixed-Use 1 Site Specific Exception 11 ((H)MU-1-(11)) Zone, with an FSI range of 1.5 to 2.0, height range from 8m to 17m and a holding provision as shown on Schedule 1 of By-law 2022-XX to Maps 6, 12, and 18.

ii) Amending Section 6.2.5 to add MU-1-(11) as a site-specific exception as follows:

(H)MU-1-(11) 43 Lundy's Lane, 592 Watson Avenue, 40, 36 and 32 Bolton Avenue, TOWN OF NEWMARKET

a) Bolton Avenue is the front lot line.

b) Notwithstanding Sections 5.6, 5.6.1, 5.6.2, and 6.2.4.10.i), only one (1) *loading space* shall be required, and may be located exterior of the building and may be accessed by a *driveway* that is a minimum 4.0 metres wide.

c) Notwithstanding the requirements of Section 6.2.4.6, Angular Planes shall not apply to the south (35 Lundy's Lane) and east (Bolton) boundaries of this *lot*.

iii. Adding Section 8.2.3 Requirement to Remove the (H) Holding Provision from 43 Lundy's Lane, 592 Watson Avenue, 40, 36 and 32 Bolton Avenue (as shown on Schedule 1)

No person within these lands shall erect, alter or use any land, buildings or structures for any purpose except for those uses which existed on the date of passing of By-law 2022-XX.

Furthermore, no changes, extension or enlargement of the uses which existed on the date of passing of By-law 2022-XX shall occur unless an amendment to this By-law or removal of the '(H)' prefix, as per the Conditions of Removal listed below, is approved by Town Council and the By-law comes into full force and effect.

However, the Holding provision will not prevent any remediation or testing, or any testing related to related to Source Water Protection and/or in-ground and above ground services, if deemed appropriate and desirable by the Town. Any grading, filling or works necessary to fulfill the requirements of testing for and/or site remediation required to obtain approval for Record of Site Condition and/or to provide approved servicing, shall be permitted.

Section 8.2.3.i Conditions for Removal of the Holding Provision

1. A Site Plan Agreement to permit the development as proposed has been entered into between the Owner and the Town and the performance security contemplated therein has been posted.
2. That sufficient servicing capacity has been allocated by the Town as confirmed by the Director of Planning and Building Services.

Appendix "B"

SITE PLAN and BUILDING STATISTICS		
	REQUIRED	PROPOSED
1 ZONING		
2 LOT AREA	.m ² (MIN.)	3,794.54m ²
3 LOT FRONTAGE	.m (MIN.)	179.62m
4 LOT COVERAGE	.%	2,882.54 m ² (75.96%)
5 GROSS FLOOR AREA		6,754.46 m ²
		BASEMENT 2,882.54 m ²
		1ST FLOOR 1,876.22 m ²
		2ND FLOOR 1,884.47 m ²
		3RD FLOOR 1,884.47 m ²
		4TH FLOOR 890.54 m ²
		5TH FLOOR 218.76 m ²
6 FLOOR SPACE INDEX	1.5 (MIN.) 2.0 (MAX.)	1.78
7 HARD SURFACE		3,357.29 m ² (88.48%)
8 SOFT SURFACE (LANDSCAPED AREA)		437.25 m ² (11.52%)
9 NORTH YARD SETBACK	.m (MIN.)	3.35 m
10 EAST YARD SETBACK	.m (MIN.)	3.13 m
11 SOUTH YARD SETBACK	.m (MIN.)	9.43 m
12 WEST YARD SETBACK	.m (MIN.)	4.73 m
13 BUILDING HEIGHT	8m (MIN.) 20m (MAX.)	16.43 m
14 NUMBER OF PARKING SPACES	18 = 0.8/UNIT 28 = 1.0/UNIT 43 X 0.8/UNIT 33 X 1.0/UNIT = 34.4 SPACES = 33 SPACES = 67.4 SPACES	69 SPACES
15 NUMBER OF VISITOR PARKING	0.15/UNIT = 11.4 SPACES	12 SPACES
16 NUMBER OF B-F PARKING SPACES	76-100 SPACES = 2 TYPE 'A' + 2 TYPE 'B'	2 TYPE 'A' + 2 TYPE 'B'
17 PARKING SPACE SIZE	2.7m X 5.5m	2.7m X 5.5m
18 B-F PARKING SPACE SIZE	2.6m X 5.5m (TYPE A) 3.4m X 5.5m (TYPE B)	2.6m X 5.5m (TYPE A) 3.4m X 5.5m (TYPE B)
19 BICYCLE LONG TERM PARKING	0.5 SPACES/UNIT 76 UNITS X 0.50 = 38 SPACES	44 SPACES
20 BICYCLE SHORT TERM PARKING	0.1 SPACES/UNIT 76 UNITS X 0.10 = 7.6 SPACES	8 SPACES
21 BICYCLE PARKING SPACE SIZE	1.8m X 0.6m	1.8m X 0.6m
22 LOADING SPACE	3 SPACES	1 SPACES
23 LOADING SPACE SIZE	3.6m X 9.0m	3.6m X 9.0m
24 INDOOR AMENITY SPACE	2m ² /UNIT 2.0 X 76 UNITS = 152m ²	188.65m ²
25 OUTDOOR AMENITY SPACE	2m ² /UNIT 2.0 X 76 UNITS = 152m ²	152 m ²
UNIT STATISTICS	1 - BEDROOM	43 UNITS
	2 - BEDROOM	33 UNITS
	TOTAL	76 UNITS

- GENERAL NOTES**
- ALL FOOTING FORMWORK ELEVATIONS AND SETBACKS ARE TO BE CONFIRMED BY A REGISTERED PROFESSIONAL ENGINEER, OR A REGISTERED ONTARIO LAND SURVEYOR, PRIOR TO PLACING OF ANY CONCRETE.
 - ALL RAINWATER LEADERS TO BE DIRECTED TO SIDEYARD SWALES AND TO ROAD.
 - A 0.30m WIDE UNDISTURBED STRIP IS TO BE PROVIDED ALONG ALL BOUNDARIES WITH ADJACENT OWNERS.
 - ALL PERIMETER GRADES TO REMAIN AS EXISTING.

NOTE:
ALL EXISTING TREES, STRUCTURE AND COMPONENTS NOT INDICATED TO BE DEMOLISHED TO BE PROTECTED DURING CONSTRUCTION

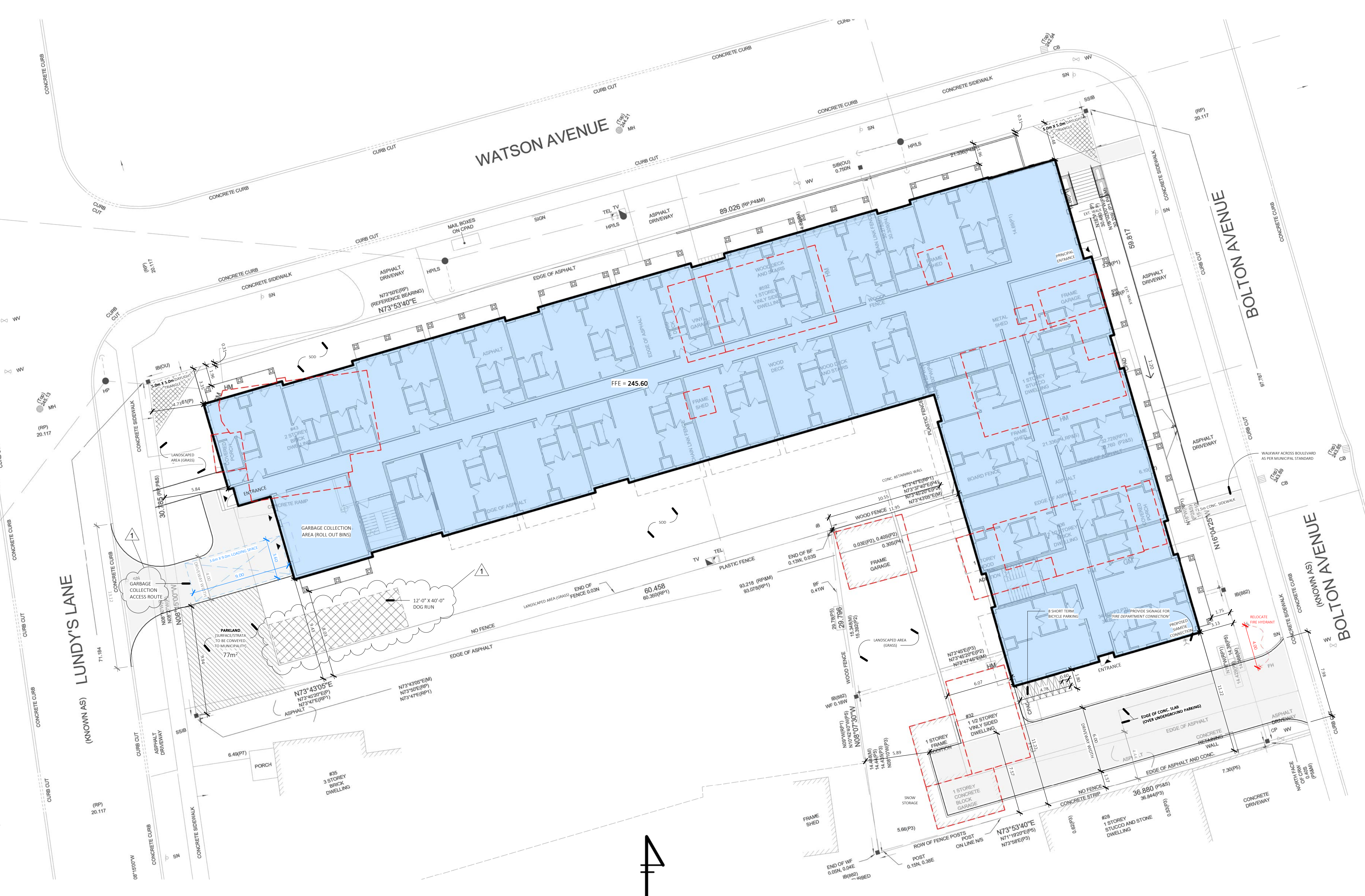
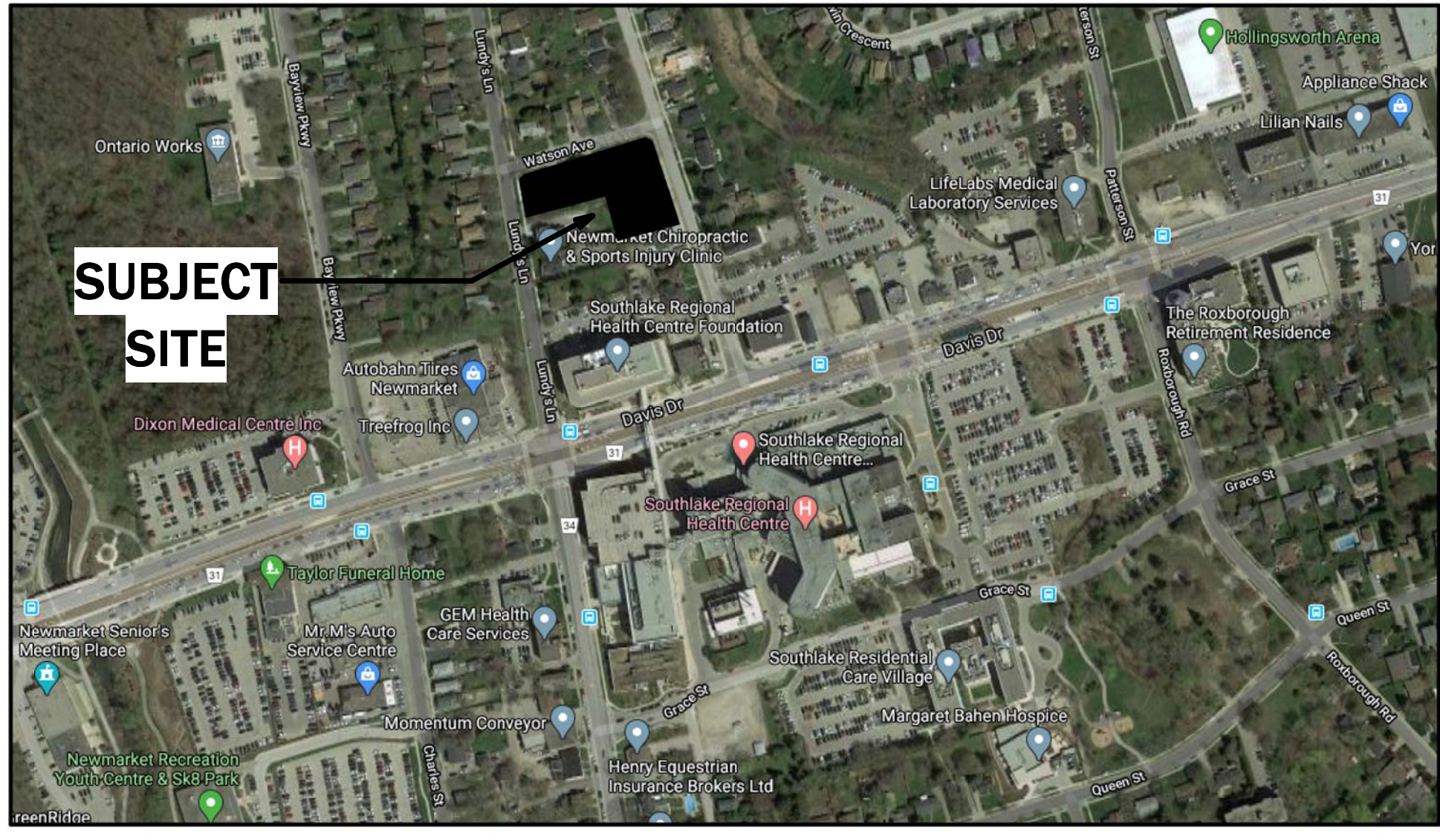
BUILDER MUST VERIFY THE EXISTING STORM AND SANITARY INVERT ELEVATIONS. BUILDER TO CONFIRM TO CONSULTING ENGINEER THAT MINIMUM 2% SLOPE CAN BE ACHIEVED PRIOR TO PLACING CONCRETE FOOTINGS.

ZONING INFORMATION AS PER:
THE CORPORATION OF THE TOWN OF NEWMARKET
ZONING BY-LAW 2019-06
JUNE 10, 2019

SITE INFORMATION TAKEN FROM:

PLAN OF SURVEY
SHOWING TOPOGRAPHICAL INFORMATION OF
LOTS 15, 16, 17 AND 18
REGISTERED PLAN 125
AND
LOT 6 AND PART OF LOT 5
REGISTERED PLAN 91
TOWN OF NEWMARKET
REGIONAL MUNICIPALITY OF YORK

KRCMAR SURVEYORS LTD. 2020
1137 CENTRE STREET
THORNHILL ON L4J 3M6
905-738-0053



FIRM NAME STAMP AND HAMMER INC. 17-1100 GORHAM STREET NEWMARKET, ON		CERTIFICATE OF PRACTICE NUMBER: 4951		NAME OF PROJECT the LUNDY LANE FLATS		LOCATION: 43 LUNDY'S LANE NEWMARKET ON L3Y 3R7 TOWN OF NEWMARKET						
ITEM	2012 BUILDING CODE, O. REG 332/12 DATA MATRIX PARTS 3 OR 9	BUILDING CODE REFERENCE REFERENCES ARE TO DIVISION B UNLESS NOTED [A] FOR DIVISION A OR [C] FOR DIVISION C.										
1	PROJECT DESCRIPTION	NEW PART 11	PART 3	PART 9								
2	MAJOR OCCUPANCY(S) GROUP 'C'	3.1.2.1.(1)		9.10.2								
3	BUILDING AREA (m ²)	EXISTING: 0.00 NEW: 2,882.54 TOTAL: 2,882.54	1.4.1.2. [A]	1.4.1.2. [A]								
4	GROSS AREA (m ²)	EXISTING: 0.00 NEW: 0.00 TOTAL: 7,211.75 (NOT INCLUDING BASEMENT)	1.4.1.2. [A]	1.4.1.2. [A]								
5	BASEMENT/GARAGE:	1ST FLR: 1,876.22 2ND FLR: 1,884.47 3RD FLR: 1,884.47 4TH FLR: 890.54 5TH FLR: 218.76										
6	NUMBER OF STOREYS ABOVE GRADE:	5	BELOW GRADE: 1	1.4.1.2 [A] & 9.10.4								
7	NUMBER OF STREETS/FIRE FIGHTER ACCESS	3 (THREE)		3.2.2.10. & 3.2.5. 9.10.20.								
8	BUILDING CLASSIFICATION	3.2.2.43. GROUP C, up to 6 STOREYS, SPRINKLERED, NONCOMBUSTIBLE		3.2.2.20.-83 9.10.2								
9	SPRINKLER SYSTEM PROPOSED	ENTIRE BUILDING		3.2.2.20.-83 9.10.8.2.								
10	STANDPIPE REQUIRED	YES		3.2.9. N/A								
11	FIRE ALARM REQUIRED	YES		3.2.4. 9.10.18.								
12	WATER SERVICE/SUPPLY IS ADEQUATE	YES		3.2.5.7 N/A								
13	HIGH BUILDING	YES		3.2.6. N/A								
14	CONSTRUCTION REQUIREMENTS	COMBUSTIBLE PERMITTED		3.2.2.20.-83 9.10.6.								
15	ACTUAL CONSTRUCTION	COMBUSTIBLE		3.2.2.20.-83 9.10.6.								
16	MEZZANINE(S) AREA (m ²)	3.2.1.1.(3)-(8)		9.10.4.1.								
17	OCCUPANT LOAD BASED ON	3.1.1.7.		9.1.1.3.								
18	BARRIER-FREE DESIGN	YES		3.8. 9.5.2.								
19	HAZARDOUS SUBSTANCES	YES		3.3.1.2. & 3.3.1.19. 9.10.1.3.(4)								
20	REQUIRED FIRE RESISTANCE RATING (FRR)	HORIZONTAL ASSEMBLIES (FRR HOURS(S))		LISTED DESIGN NO. OR DESCRIPTION (SB-2)								
		FLOORS (1) HOURS										
		ROOF (N/A) HOURS										
		FRR OF SUPPORTING MEMBERS		LISTED DESIGN NO. OR DESCRIPTION (SB-2)								
		FLOORS (1) HOURS										
		ROOF (N/A) HOURS										
19	SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS	3.2.3. 9.10.14.		3.2.3. 9.10.14.								
	WALL	AREA OF EBF (m ²)	L.D. (m)	L/N OR H/L	PERMITTED MAX % OF OPENINGS	PROPOSED % OF OPENINGS	FRR (HOURS)	LISTED DESIGN OR DESCRIPTION	COMB. CONST.	COMB. CONSTR. NONC. CLADDING	NON-COMB. CONSTR.	
	NORTH											
	SOUTH											
	EAST											
	WEST											
	(ADDITIONAL WALL AREAS CONTINUED BELOW)											
20	OTHER - DESCRIBE											

SITE PLAN
SCALE = 1 : 200

STAMP & HAMMER

17-1100 GORHAM STREET
NEWMARKET ON L3Y 8Y8
905-235-3933
info@stampandhammer.com

INTELL DEVELOPMENT | NEW CONSTRUCTION | MULTI-RESIDENTIAL | 4 STOREY | APARTMENT BLDG.

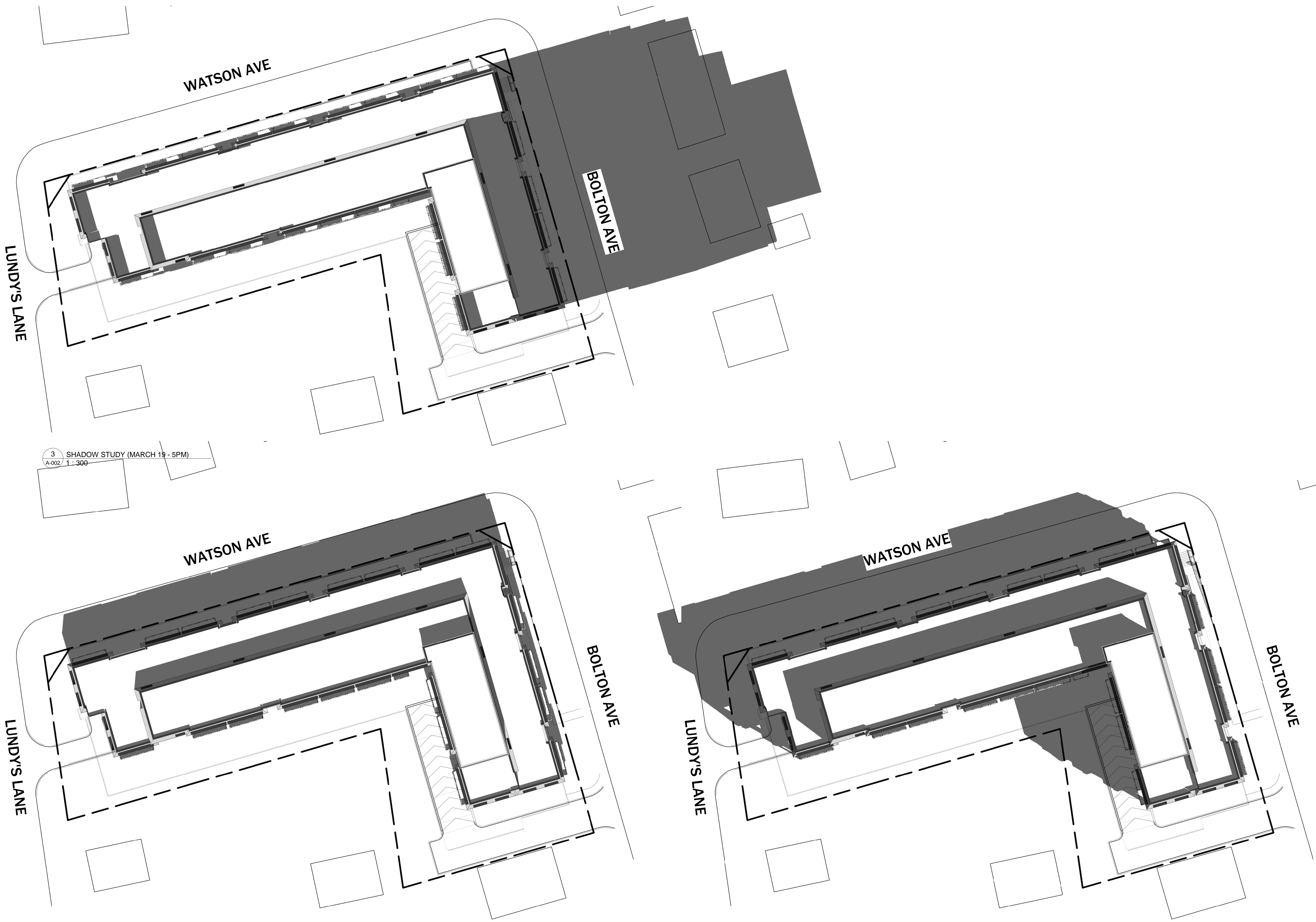
LUNDY LANE FLATS
43 LUNDY'S LANE
NEWMARKET ON L3Y 3R7
TOWN OF NEWMARKET

SCALE: As indicated

DATE: NOVEMBER 2020

TITLE: SITE PLAN

A-001



3 SHADOW STUDY (MARCH 19 - 5PM)
A-002 1 : 300

2 SHADOW STUDY (MARCH 19 - 12PM)
A-002 1 : 300

1 SHADOW STUDY (MARCH 19 - 9AM)
A-002 1 : 300

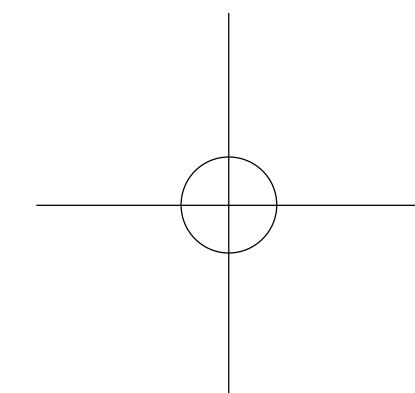
NOTE: CONSTRUCTION LINES AND TYPICAL DIMENSIONS AND OTHER ALL INFORMATION FOR THE USE OF THE ENGINEER. PROCEED WITH CARE.

INFILL DEVELOPMENT | NEW CONSTRUCTION | MULTI-RESIDENTIAL | 4 STOREY | APARTMENT BLDG.
LUNDY LANE FLATS
 43 LUNDY'S LANE
 NEWMARKET ON L3Y 3R7
 TOWN OF NEWMARKET

SCALE: 1 : 300
 DATE: NOVEMBER 2020
 TITLE: SHADOW STUDY
 MARCH 19

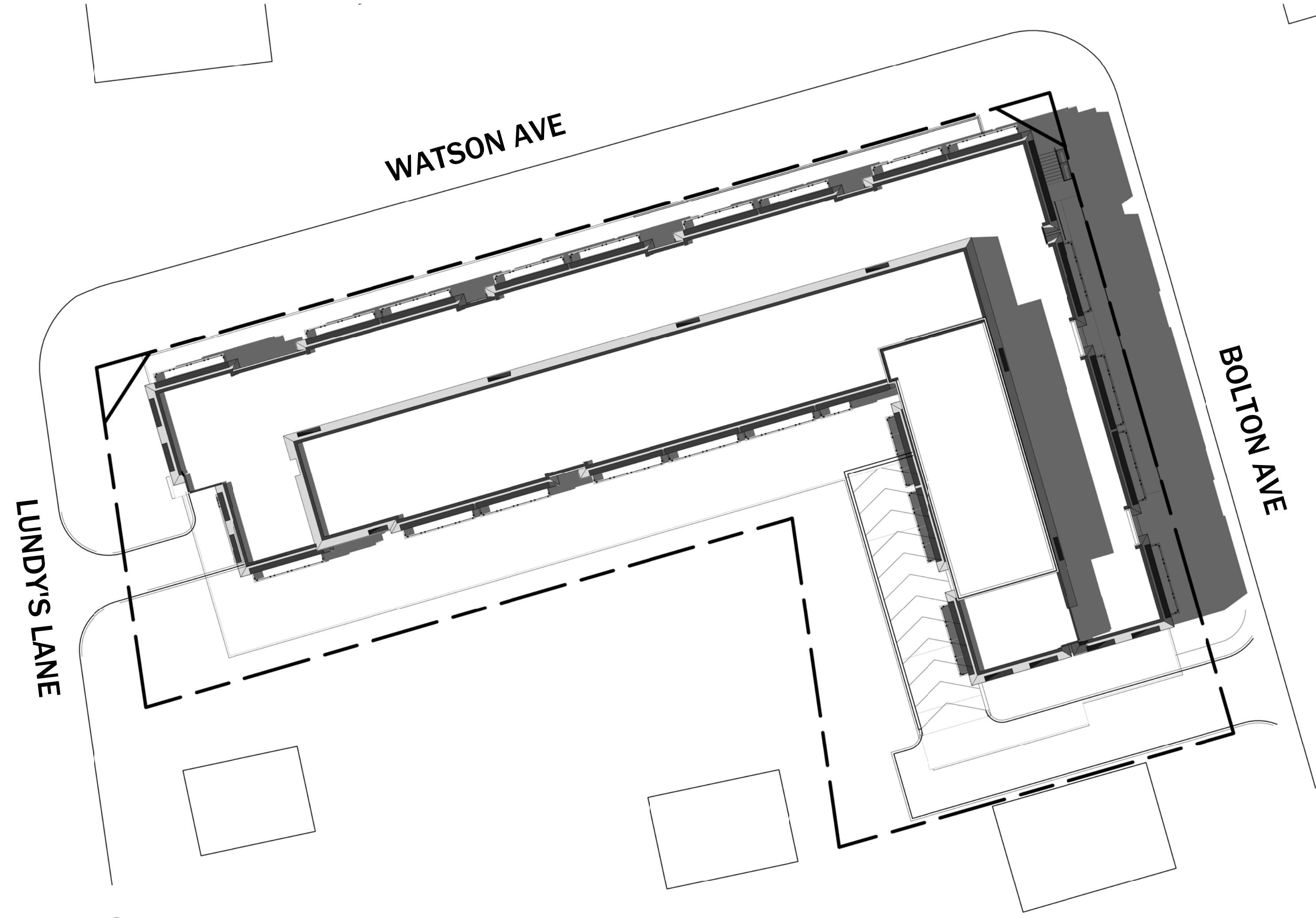
A-002

NO.	DESCRIPTION	DATE	BY
1	ISSUE FOR PERMIT SUBMISSION 1	2020-02-21	M.S.
2	ISSUE FOR PERMIT SUBMISSION 2	2020-02-21	M.S.
3	ISSUE FOR PERMIT SUBMISSION 3	2020-02-21	M.S.
4	ISSUE FOR PERMIT SUBMISSION 4	2020-02-21	M.S.

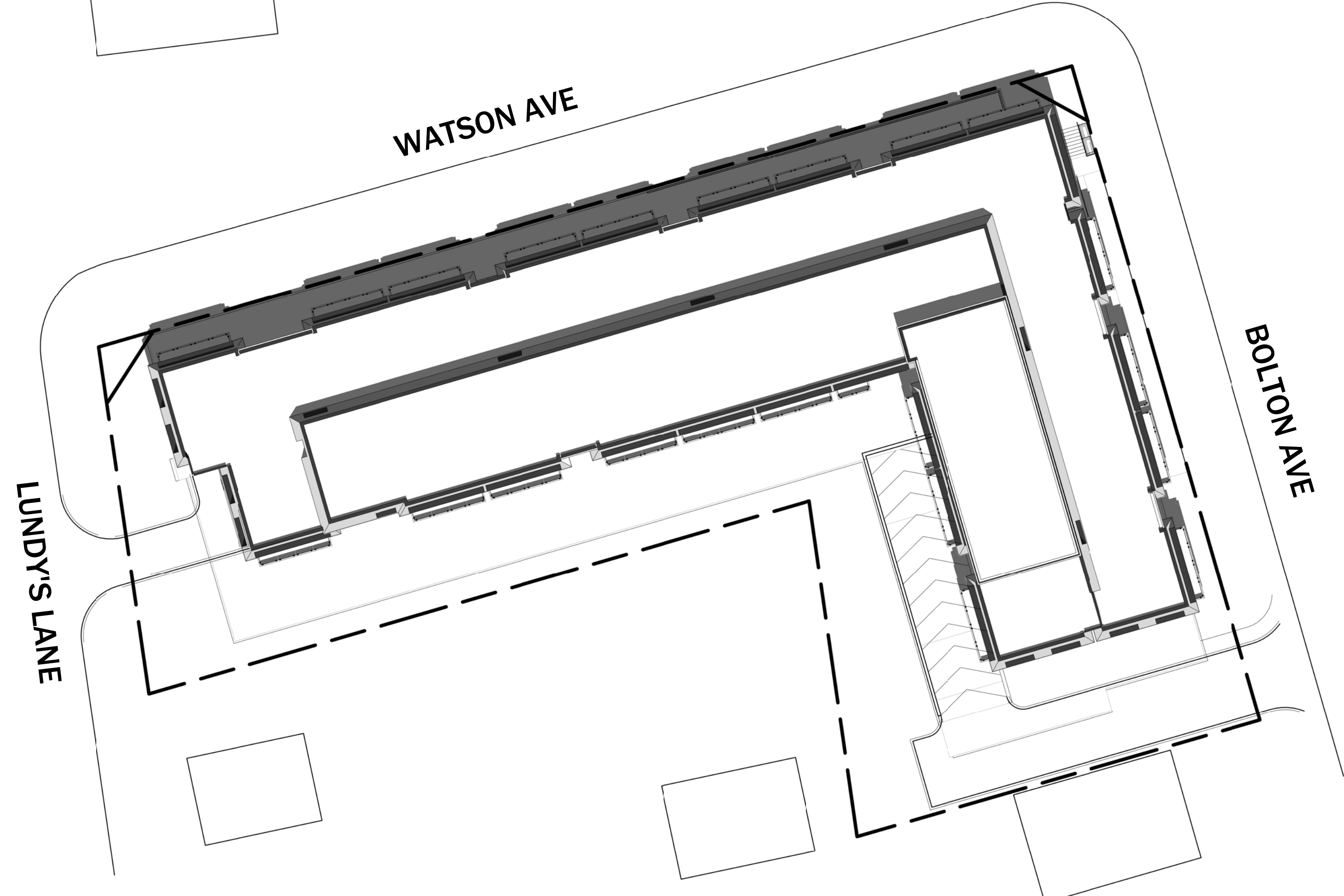


STAMP & HAMMER
 17-1100 GORHAM STREET
 NEWMARKET ON L3Y 8Y8
 905-235-3933
 info@stampandhammer.com

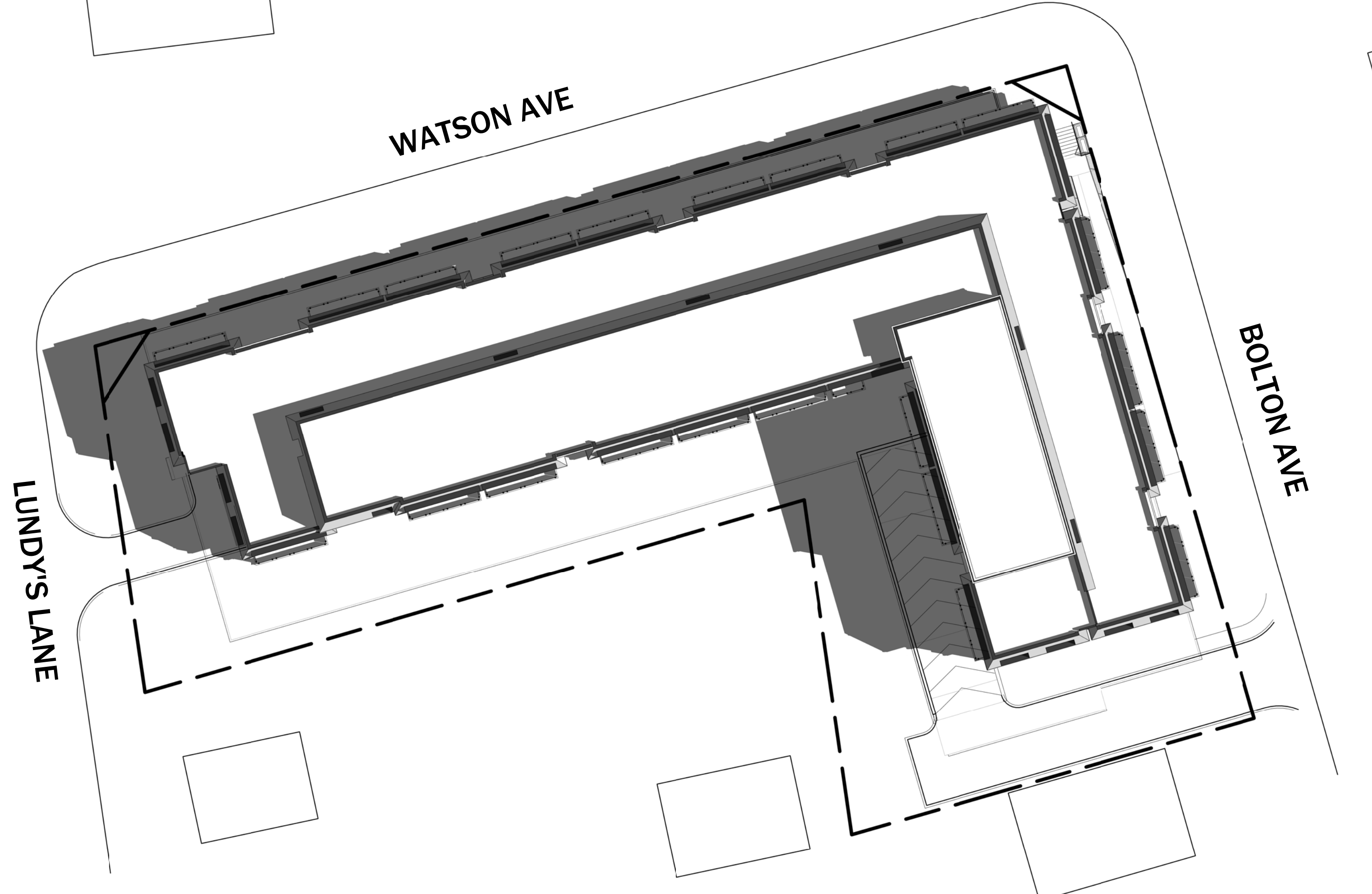




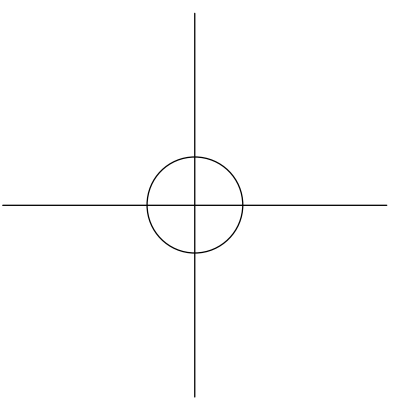
3 SHADOW STUDY (JUNE 20 - 3PM)
A-003 / 1 : 300



2 SHADOW STUDY (JUNE 20 - 12PM)
A-003 / 1 : 300



1 SHADOW STUDY (JUNE 20 - 9AM)
A-003 / 1 : 300

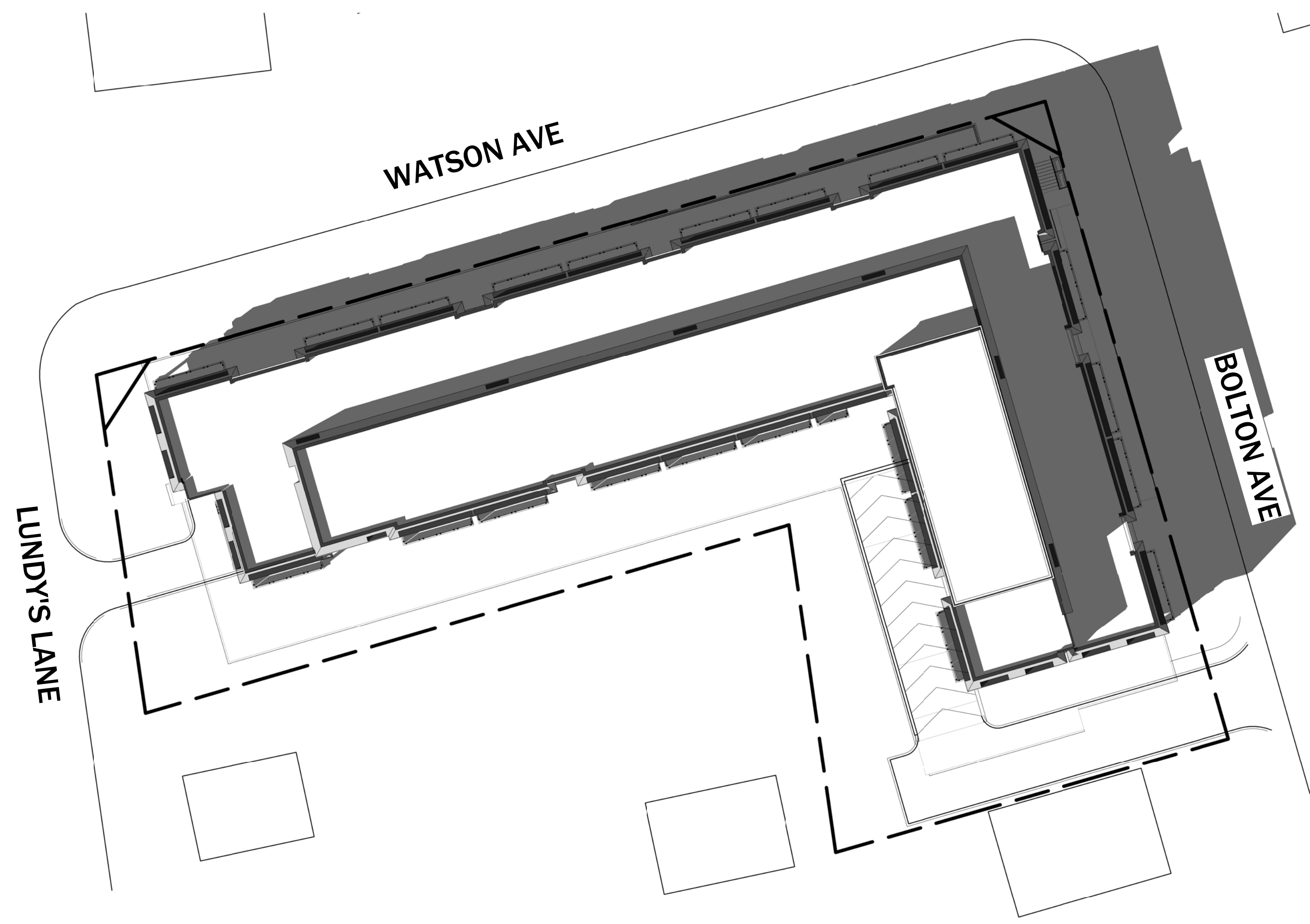


NO.	DESCRIPTION	DATE	BY
1	DATE ESTAMP	2022-04-18 4:56:05 PM	
2	REVISION SCHEDULE		
3	SEE PLAN APPLICATION SUBMISSION 2	2021-02-21	M.S.
4	SEE PLAN APPLICATION SUBMISSION 3	2022-02-21	M.S.
5	SEE PLAN SUBMISSION FOR CUL		

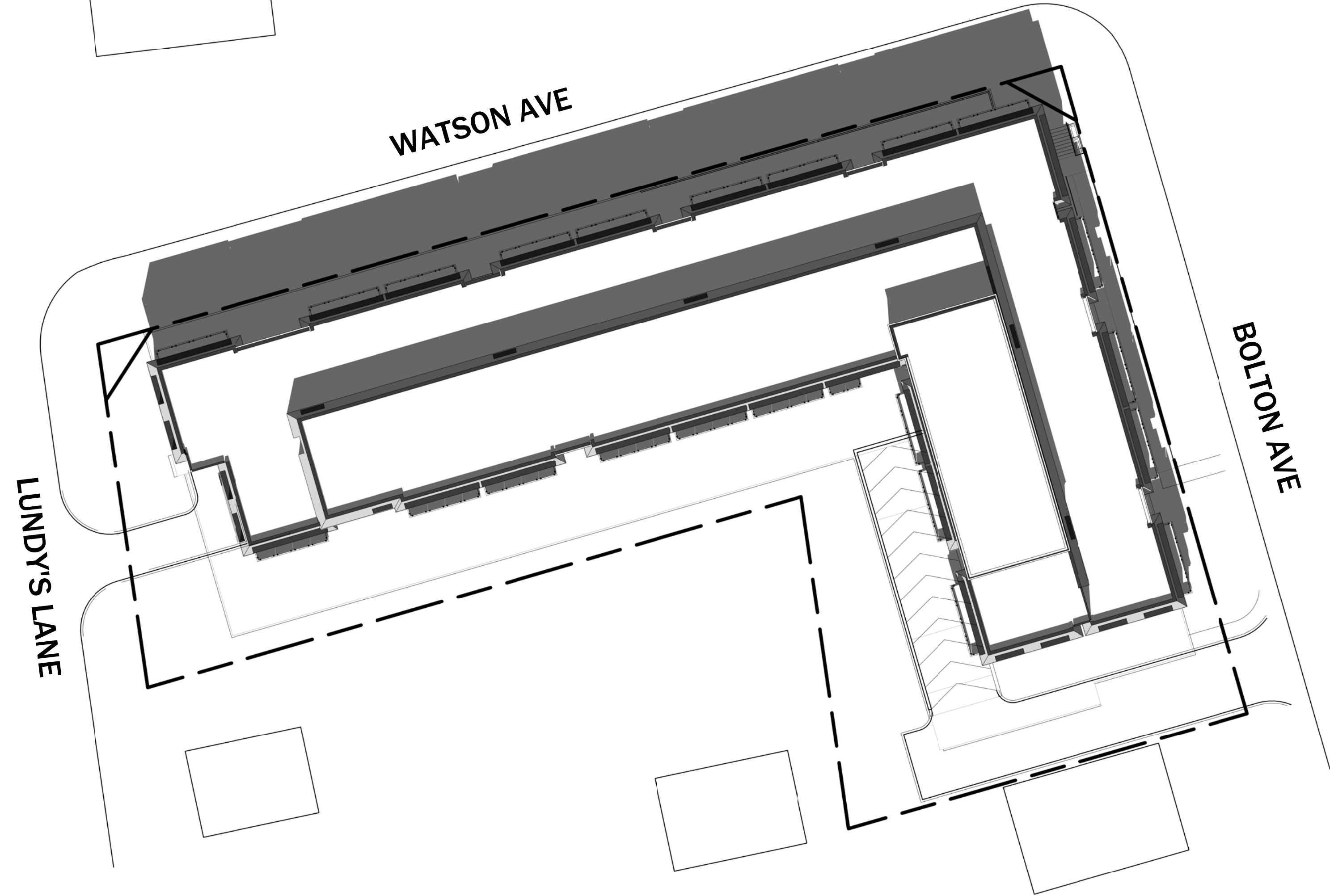
INFILL DEVELOPMENT | NEW CONSTRUCTION | MULTI-RESIDENTIAL | 4 STOREY | APARTMENT BLDG.
LUNDY LANE FLATS
43 LUNDY'S LANE
NEWMARKET ON L3Y 3R7
TOWN OF NEWMARKET

SCALE: 1 : 300
DATE: NOVEMBER 2020
TITLE: SHADOW STUDY
JUNE 20
A-003

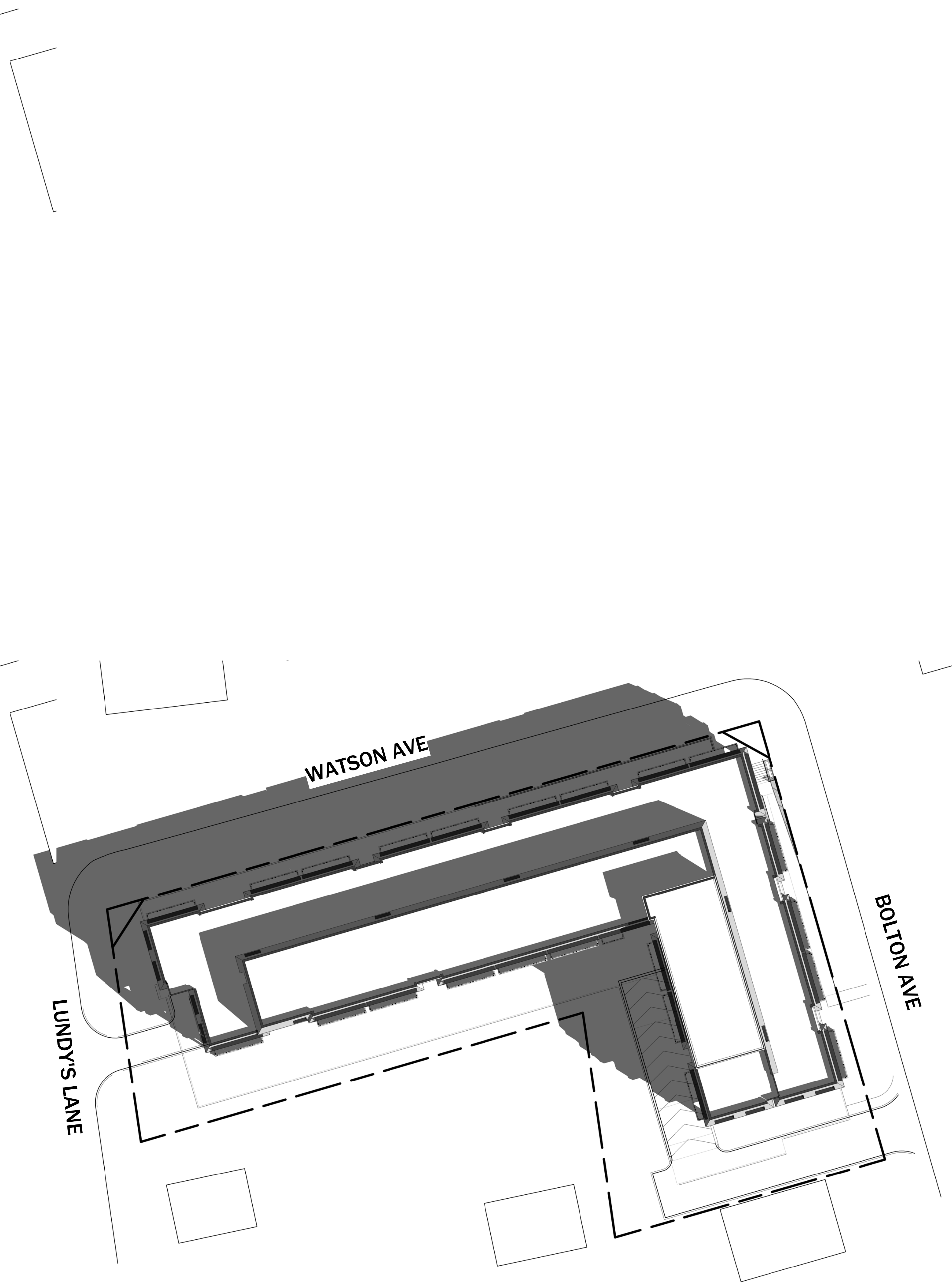
NOTE: CONTRACTOR WILL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL DIMENSIONS AND CHECK ALL COMPONENTS OF THE JOB SITE BEFORE PROCEEDING WITH ANY WORK.



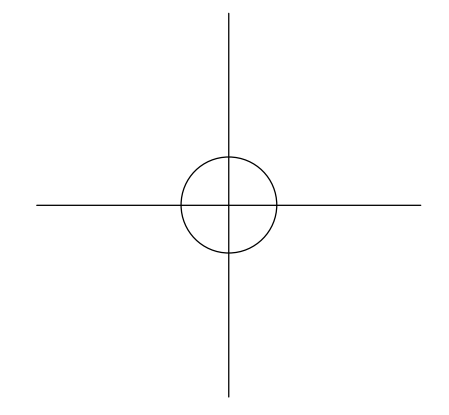
3 SHADOW STUDY (SEPTEMBER 22 - 3PM)
A-004 1 : 300



2 SHADOW STUDY (SEPTEMBER 22 - 12PM)
A-004 1 : 300



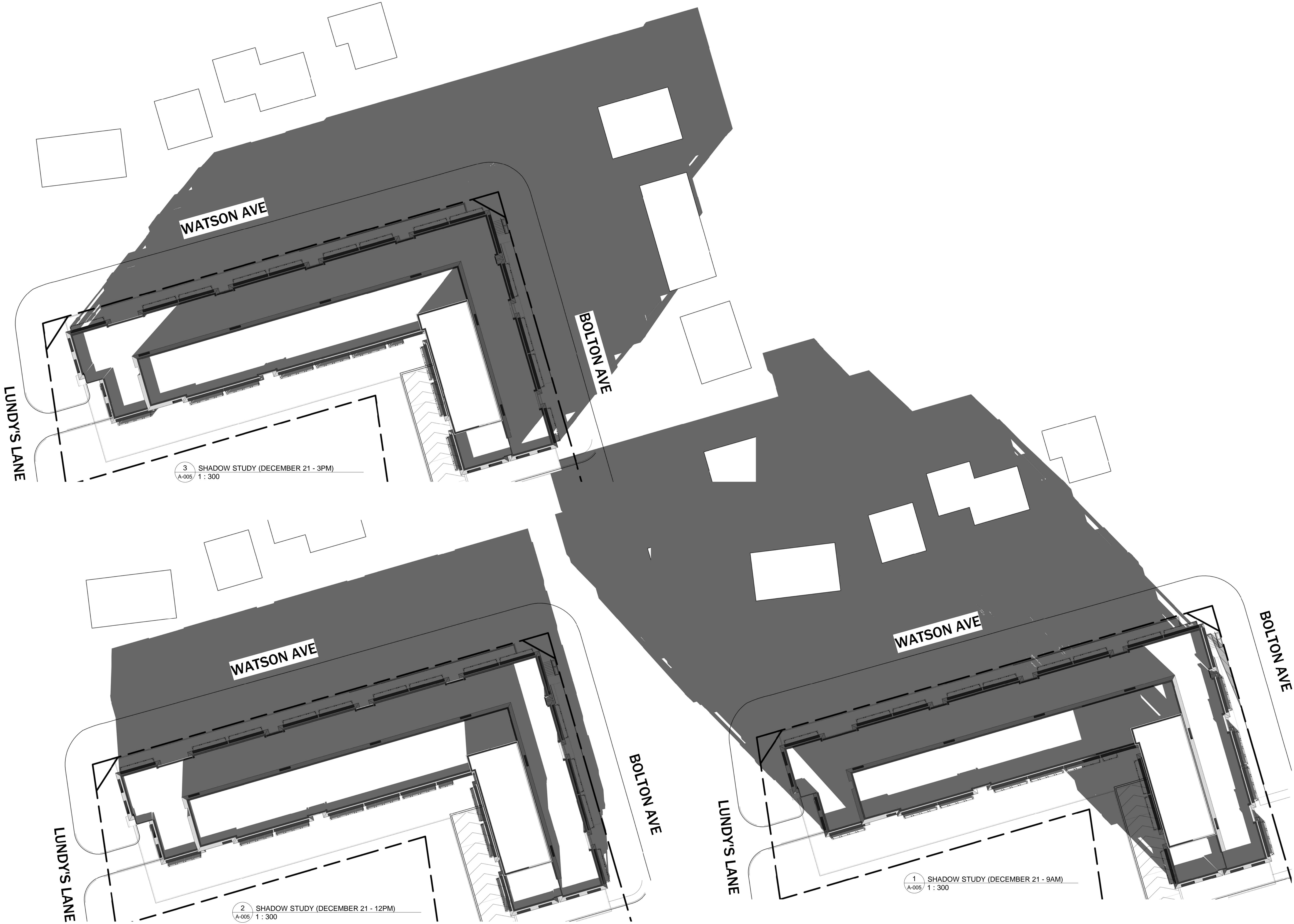
1 SHADOW STUDY (SEPTEMBER 22 - 9AM)
A-004 1 : 300



NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY SUBMISSION 1	2022-02-21	M.S.
2	PRELIMINARY SUBMISSION 2	2022-02-21	M.S.
3	PRELIMINARY SUBMISSION 3	2022-02-21	M.S.

INFLILL DEVELOPMENT | NEW CONSTRUCTION | MULTI-RESIDENTIAL | 4 STOREY | APARTMENT BLDG.
LUNDY LANE FLATS
43 LUNDY'S LANE
NEWMARKET ON L3Y 3R7
TOWN OF NEWMARKET

NOTE: CONTRACTOR WILL CHECK AND VERIFY ALL DIMENSIONS AND CHECK ALL CONDITIONS FOR THE JOB SITE BEFORE PROCEEDING WITH ANY WORK.



3 SHADOW STUDY (DECEMBER 21 - 3PM)
A-005/ 1 : 300

2 SHADOW STUDY (DECEMBER 21 - 12PM)
A-005/ 1 : 300

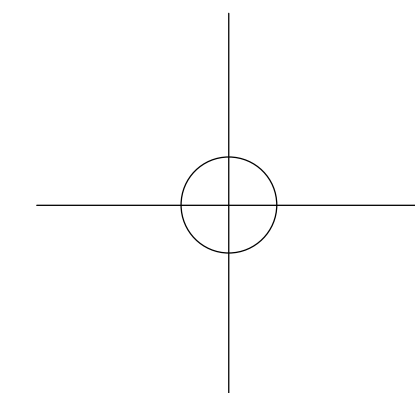
1 SHADOW STUDY (DECEMBER 21 - 9AM)
A-005/ 1 : 300

NOTE: CONSTRUCTION VEHICLES AND TRAFFIC WILL BE MINIMIZED AND ALL CONSTRUCTION OF THE JOB SITE BEGINS PROCEEDING WITH NEW YORK

INFILL DEVELOPMENT | NEW CONSTRUCTION | MULTI-RESIDENTIAL | 4 STOREY | APARTMENT BLDG.
LUNDY LANE FLATS
 43 LUNDY'S LANE
 NEWMARKET ON L3Y 3R7
 TOWN OF NEWMARKET

SCALE: 1 : 300
 DATE: NOVEMBER 2020
 TITLE: SHADOW STUDY
 DEC 21
A-005

NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY SUBMISSION 1	2020-02-21	M.S.
2	PRELIMINARY SUBMISSION 2	2020-02-21	M.S.
3	PRELIMINARY SUBMISSION 3	2020-02-21	M.S.
4	PRELIMINARY SUBMISSION 4	2020-02-21	M.S.



STAMP & HAMMER
 17-1100 GORHAM STREET
 NEWMARKET ON L3Y 8Y8
 905-235-3933
 info@stampandhammer.com

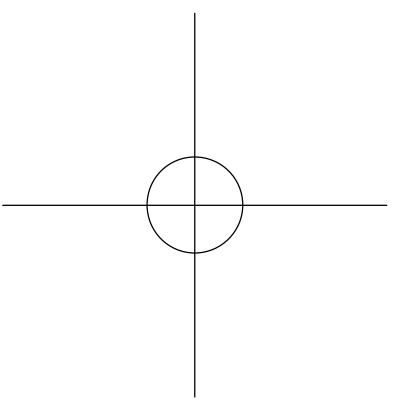




1 LUNDY'S LANE
A-006 1 : 200



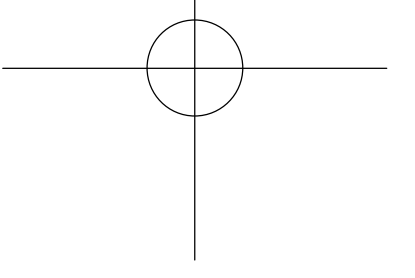
2 WATSON AVENUE
A-006 1 : 200



NO.	DESCRIPTION	DATE	BY
1	ISSUE FOR PERMIT SUBMISSION 1	2020-02-21	M.S.
2	ISSUE FOR PERMIT SUBMISSION 2	2020-02-21	M.S.
3	ISSUE FOR PERMIT SUBMISSION 3	2020-02-21	M.S.
4	ISSUE FOR PERMIT SUBMISSION 4	2020-02-21	M.S.

INFILL DEVELOPMENT | NEW CONSTRUCTION | MULTI-RESIDENTIAL | 4 STOREY | APARTMENT BLDG.
LUNDY LANE FLATS
43 LUNDY'S LANE
NEWMARKET ON L3Y 3R7
TOWN OF NEWMARKET

NOTE: CONSULT WITH ENGINEER AND VERIFY ALL DIMENSIONS AND CHECK ALL CONDITIONS FOR THE JOB SITE BEFORE PROCEEDING WITH ANY WORK.

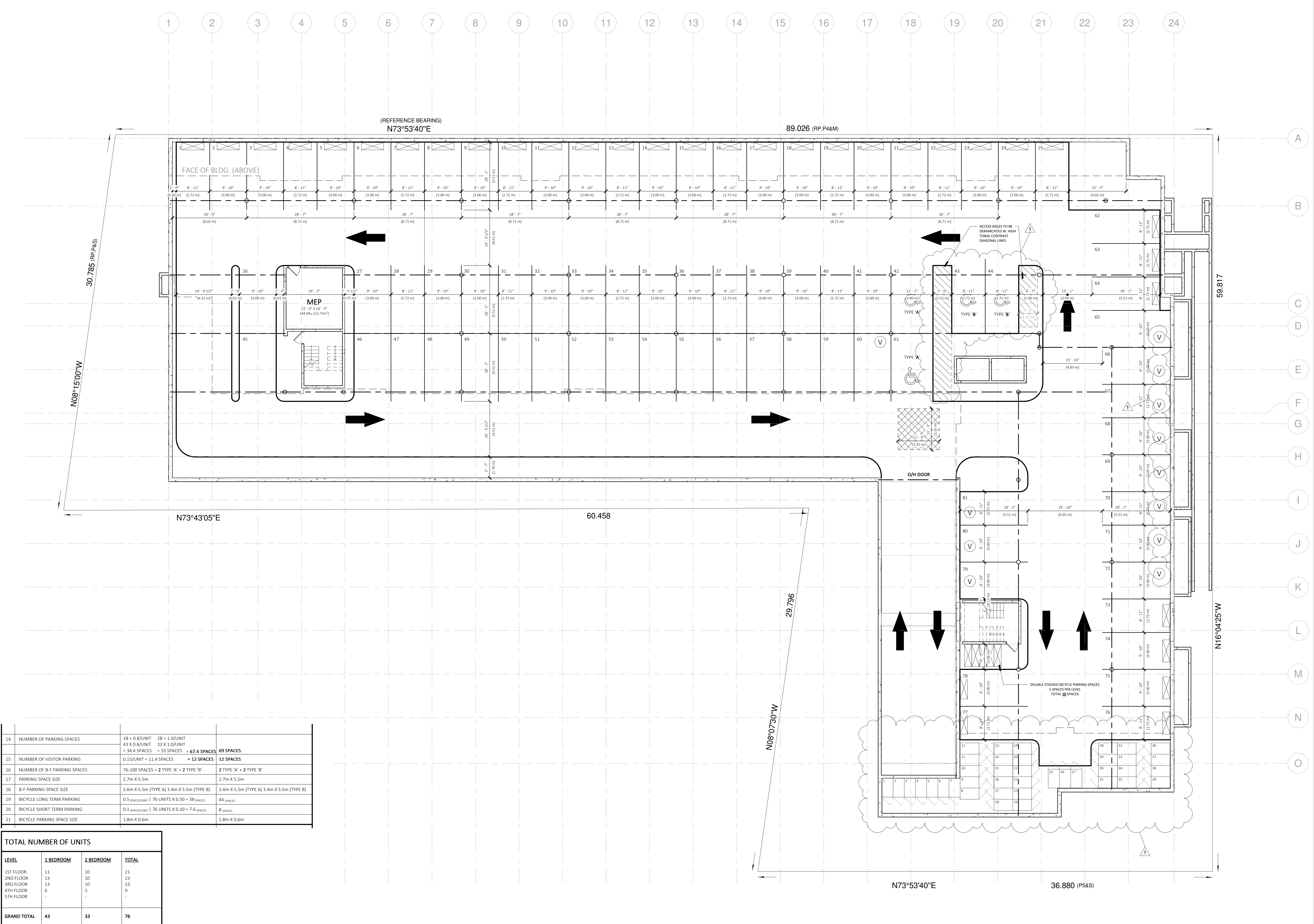


NO.	DESCRIPTION	DATE	BY
1	SITE PLAN SUBMISSION 1	2022-02-28	M.S.
2	SITE PLAN SUBMISSION 2	2022-02-28	M.S.
3	SITE PLAN SUBMISSION FOR OLE	2022-02-21	M.S.

INfill DEVELOPMENT | NEW CONSTRUCTION | MULTI-RESIDENTIAL | 4 STOREY | APARTMENT BLDG.
LUNDY LANE FLATS
43 LUNDY'S LANE
NEWMARKET ON L3Y 8Y7
TOWN OF NEWMARKET

SCALE: As indicated
DATE: NOVEMBER 2020
TITLE: BASEMENT PLAN

A-101



	18 = 0.8/UNIT	28 = 1.0/UNIT	
14 NUMBER OF PARKING SPACES	43 X 0.8/UNIT = 34.4 SPACES	33 X 1.0/UNIT = 33 SPACES	69 SPACES
15 NUMBER OF VISITOR PARKING	0.15/UNIT = 11.4 SPACES		12 SPACES
16 NUMBER OF B-F PARKING SPACES	76-100 SPACES = 2 TYPE 'A' + 2 TYPE 'B'		2 TYPE 'A' + 2 TYPE 'B'
17 PARKING SPACE SIZE	2.7m X 5.5m		2.7m X 5.5m
18 B-F PARKING SPACE SIZE	2.6m X 5.5m (TYPE A) 3.4m X 5.5m (TYPE B)		2.6m X 5.5m (TYPE A) 3.4m X 5.5m (TYPE B)
19 BICYCLE LONG TERM PARKING	0.5 SPACES/UNIT 76 UNITS X 0.50 = 38 SPACES		44 SPACES
20 BICYCLE SHORT TERM PARKING	0.1 SPACES/UNIT 76 UNITS X 0.10 = 7.6 SPACES		8 SPACES
21 BICYCLE PARKING SPACE SIZE	1.8m X 0.6m		1.8m X 0.6m

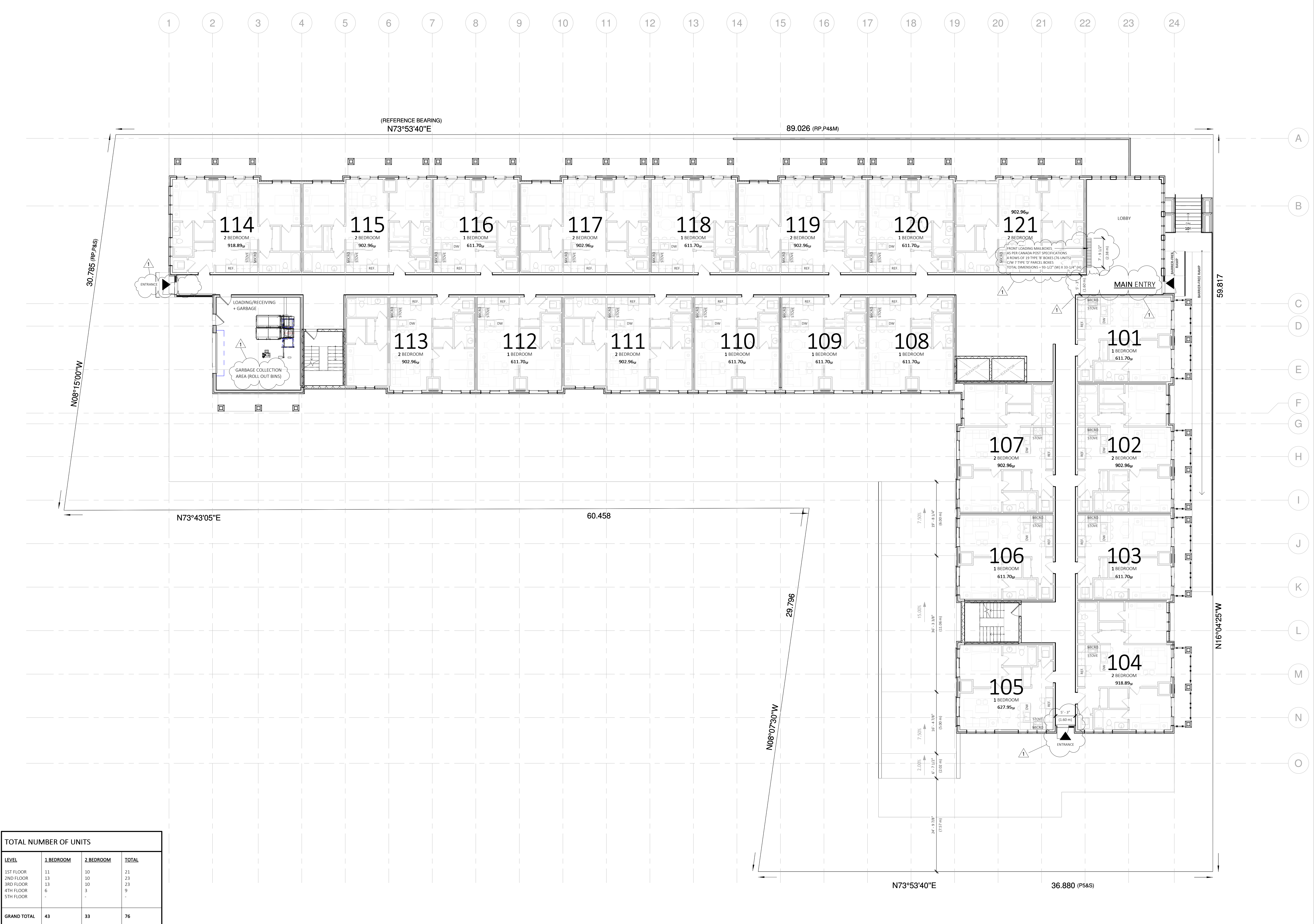
TOTAL NUMBER OF UNITS			
LEVEL	1 BEDROOM	2 BEDROOM	TOTAL
1ST FLOOR	11	10	21
2ND FLOOR	13	10	23
3RD FLOOR	13	10	23
4TH FLOOR	6	3	9
5TH FLOOR	-	-	-
GRAND TOTAL	43	33	76

NOTE: CONTRACTOR WILL CHECK AND VERIFY ALL DIMENSIONS AND CHECK ALL CONNECTIONS FOR THE USE BEFORE PROCEEDING WITH ANY WORK.

NO.	DESCRIPTION	DATE	BY
1	ISSUE PLAN SUBMISSION FOR PERMITS	2022-02-28	M.S.
2	ISSUE PLAN SUBMISSION FOR PERMITS	2022-02-28	M.S.
3	ISSUE PLAN SUBMISSION FOR PERMITS	2022-02-28	M.S.

INFLILL DEVELOPMENT | NEW CONSTRUCTION | MULTI-RESIDENTIAL | 4 STOREY | APARTMENT BLDG.
LUNDY LANE FLATS
43 LUNDY'S LANE
NEWMARKET ON L3Y 8Y7
TOWN OF NEWMARKET

SCALE: 3/32" = 1'-0"
DATE: NOVEMBER 2020
TITLE: 1ST FLR PLN



TOTAL NUMBER OF UNITS			
LEVEL	1 BEDROOM	2 BEDROOM	TOTAL
1ST FLOOR	11	10	21
2ND FLOOR	13	10	23
3RD FLOOR	13	10	23
4TH FLOOR	6	3	9
5TH FLOOR	-	-	-
GRAND TOTAL	43	33	76

NOTE: CONTRACTOR WILL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL DIMENSIONS AND CHECK ALL CONNECTIONS FOR THE JOB SITE BEFORE PROCEEDING WITH ANY WORK.

NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY SUBMISSION 1	2021-02-28	M.S.
2	PRELIMINARY SUBMISSION 2	2021-02-28	M.S.
3	PRELIMINARY SUBMISSION 3	2021-02-28	M.S.

INFLU DEVELOPMENT | NEW CONSTRUCTION | MULTI-RESIDENTIAL | 4 STOREY | APARTMENT BLDG.
LUNDY LANE FLATS
43 LUNDY'S LANE
NEWMARKET ON L3Y 8Y7
TOWN OF NEWMARKET

SCALE: 3/32" = 1'-0"
DATE: NOVEMBER 2020
TITLE: 2ND FLR PLN

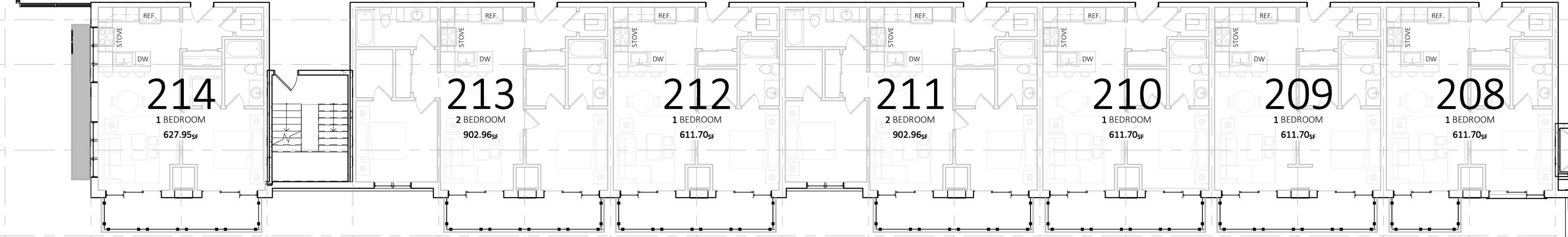
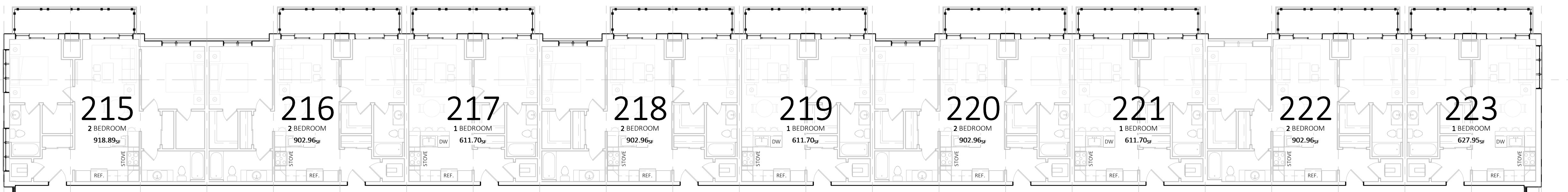
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24

(REFERENCE BEARING)
N73°53'40"E

89.026 (RP,P4&M)

30.785 (RP,P&S)

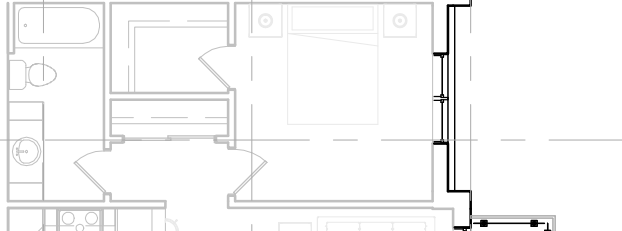
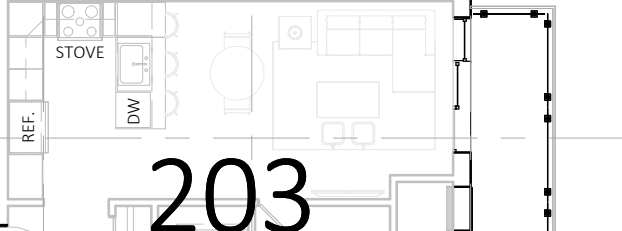
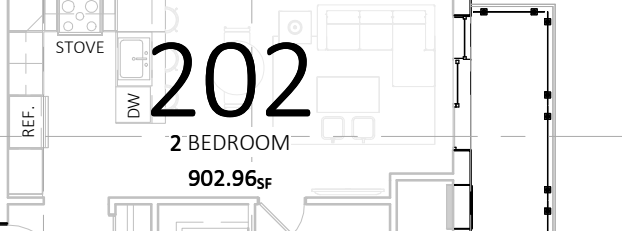
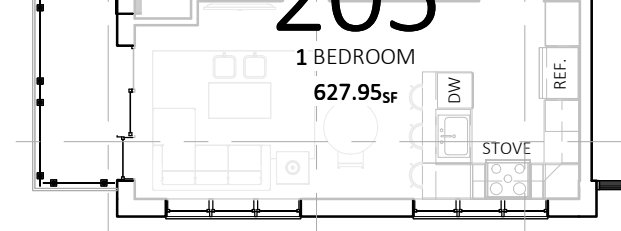
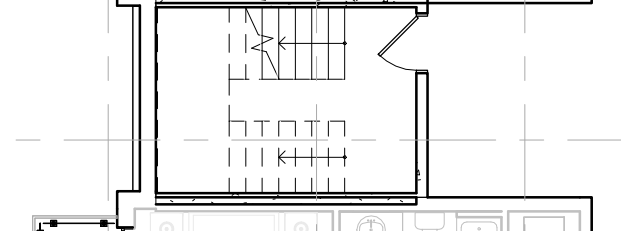
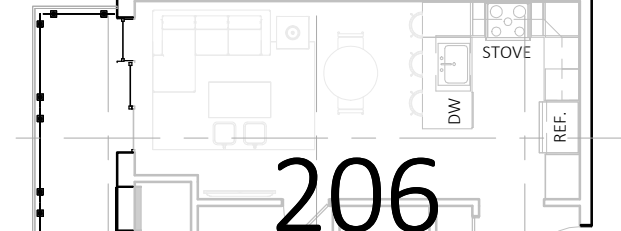
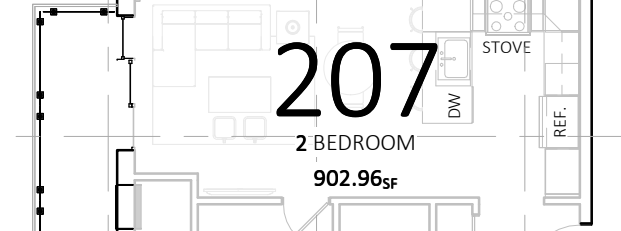
N08°15'00"W



N73°43'05"E

60.458

29.796
N08°07'30"W



59.817

N16°04'25"W

N73°53'40"E

36.880 (P5&S)

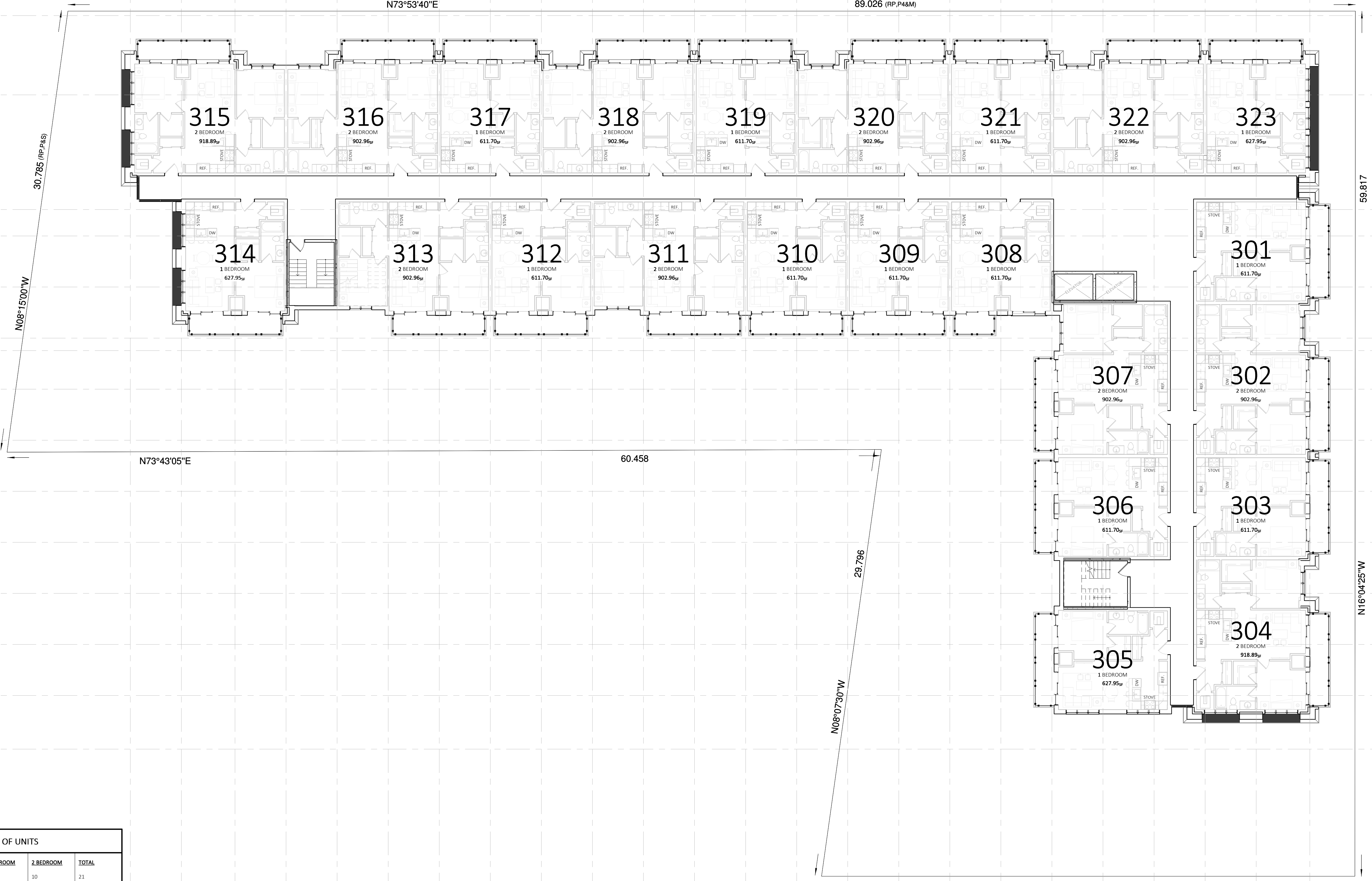
TOTAL NUMBER OF UNITS			
LEVEL	1 BEDROOM	2 BEDROOM	TOTAL
1ST FLOOR	11	10	21
2ND FLOOR	13	10	23
3RD FLOOR	13	10	23
4TH FLOOR	6	3	9
5TH FLOOR	-	-	-
GRAND TOTAL	43	33	76

NOTE: CONTRACTOR WILL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL DIMENSIONS AND CHECK ALL CONNECTIONS FOR THE JOB SITE BEFORE PROCEEDING WITH ANY WORK.

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24

(REFERENCE BEARING)
N73°53'40"E

89.026 (RP,P4&M)



TOTAL NUMBER OF UNITS			
LEVEL	1 BEDROOM	2 BEDROOM	TOTAL
1ST FLOOR	11	10	21
2ND FLOOR	13	10	23
3RD FLOOR	13	10	23
4TH FLOOR	6	3	9
5TH FLOOR	-	-	-
GRAND TOTAL	43	33	76

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STAMP & HAMMER
 STAMP & HAMMER
 17-1100 GORHAM STREET
 NEWMARKET ON L3Y 8Y8
 905-235-3933
 info@stampandhammer.com

NO.	DESCRIPTION	DATE	BY
1	ISSUE PLAN APPLICATION SUBMISSION 1	2022-02-28	M.S.
2	ISSUE PLAN APPLICATION SUBMISSION 2	2022-02-28	M.S.
3	ISSUE PLAN APPLICATION FOR SALE	2022-02-21	M.S.

INFILL DEVELOPMENT | NEW CONSTRUCTION | MULTI-RESIDENTIAL | 4 STOREY | APARTMENT BLDG.
LUNDY LANE FLATS
 43 LUNDY'S LANE
 NEWMARKET ON L3Y 8Y7
 TOWN OF NEWMARKET

SCALE: 3/32" = 1'-0"
 DATE: NOVEMBER 2020
 TITLE: 3RD FLR PLN
A-104

NOTE: CONTRACTOR WILL CHECK AND VERIFY ALL DIMENSIONS AND VERTICALS AND REPORT ALL DISCREPANCIES AND VERTICALS TO THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK.

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24

(REFERENCE BEARING)
N73°53'40"E

89.026 (RP,P4&M)

30.785 (RP,P&S)

N08°15'00"W

N73°43'05"E

60.458

N08°07'30"W
29.796

N73°53'40"E

36.880 (P&S&S)

59.817

N16°04'25"W

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TOTAL NUMBER OF UNITS			
LEVEL	1 BEDROOM	2 BEDROOM	TOTAL
1ST FLOOR	11	10	21
2ND FLOOR	13	10	23
3RD FLOOR	13	10	23
4TH FLOOR	6	3	9
5TH FLOOR	-	-	-
GRAND TOTAL	43	33	76

409
2 BEDROOM
902.96sq

408
1 BEDROOM
611.70sq

407
2 BEDROOM
902.96sq

406
1 BEDROOM
611.70sq

405
1 BEDROOM
611.70sq

404
1 BEDROOM
611.70sq

403
2 BEDROOM
902.96sq

402
1 BEDROOM
611.70sq

401
1 BEDROOM
627.95sq

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NOTE: CONTRACTOR WILL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL DIMENSIONS AND CHECK ALL CONNECTIONS FOR THE JOB SITE BEFORE PROCEEDING WITH ANY WORK.

INFLILL DEVELOPMENT | NEW CONSTRUCTION | MULTI-RESIDENTIAL | 4 STOREY | APARTMENT BLDG.
LUNDY LANE FLATS
43 LUNDY'S LANE
NEWMARKET ON L3Y 3R7
TOWN OF NEWMARKET

NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY SUBMISSION 1	2022-02-28	M.S.
2	PRELIMINARY SUBMISSION 2	2022-02-28	M.S.
3	PRELIMINARY SUBMISSION 3	2022-02-28	M.S.

SCALE: 3/32" = 1'-0"
DATE: NOVEMBER 2020
TITLE: 4TH FLR PLN

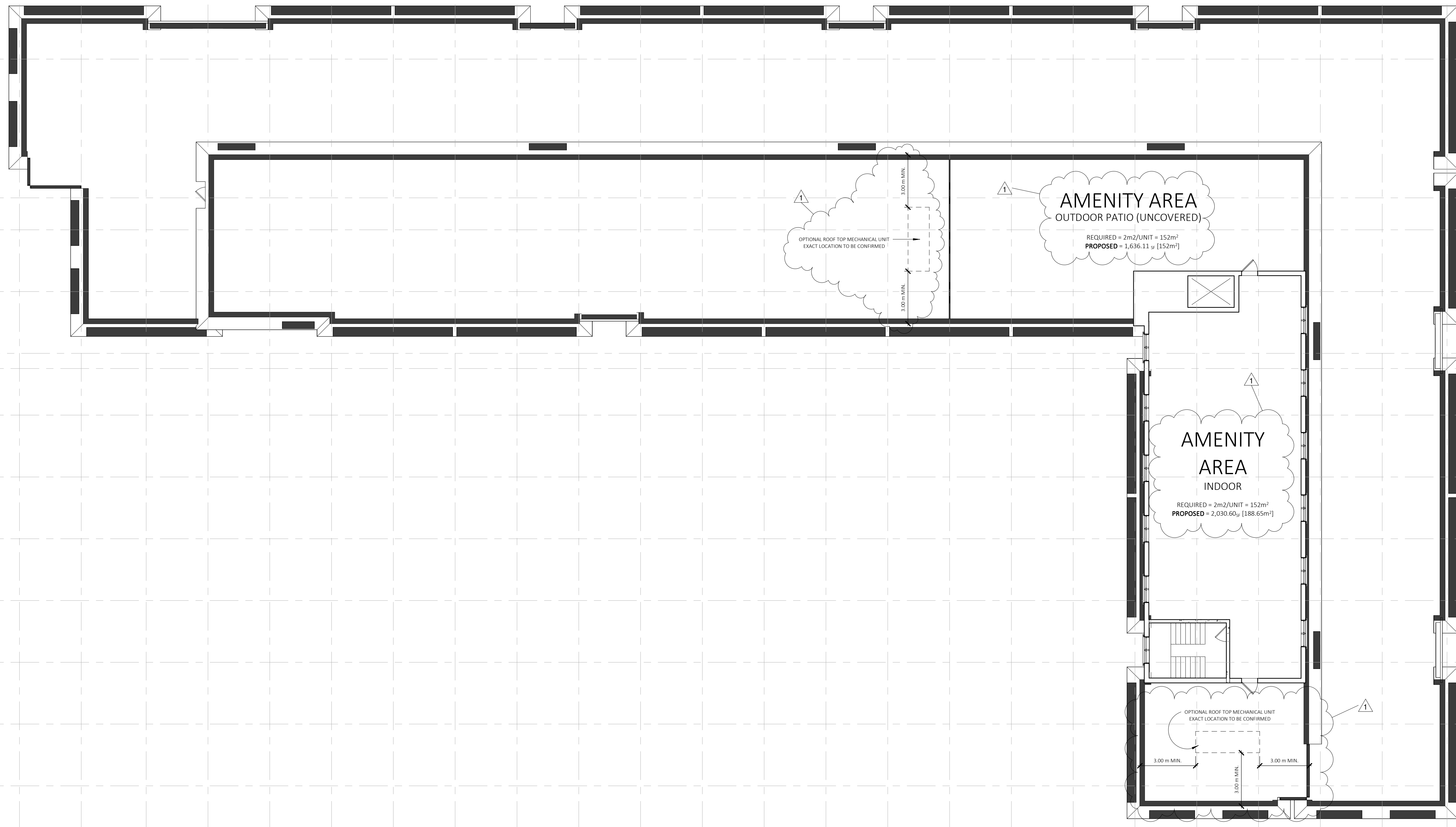
A-105

STAMP&HAMMER

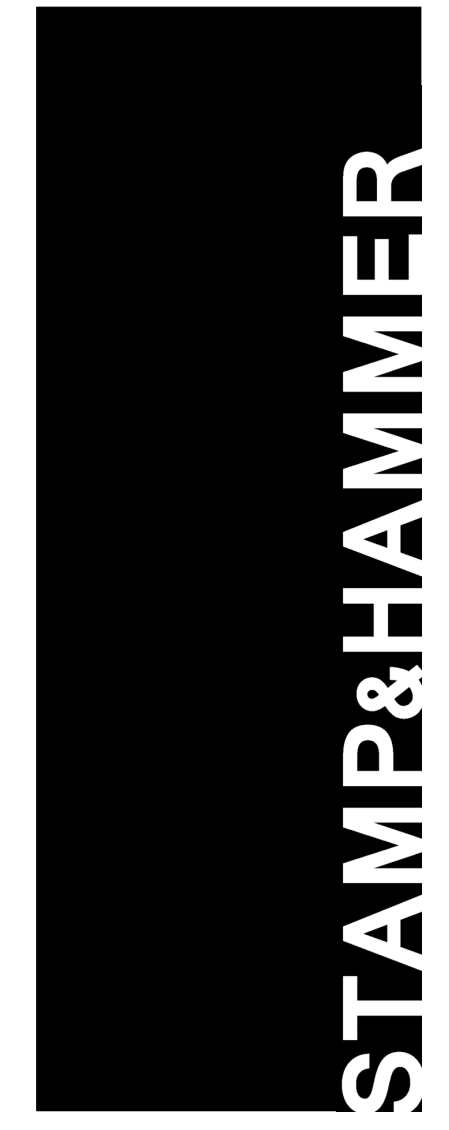
STAMP & HAMMER
17-1100 GORHAM STREET
NEWMARKET ON L3Y 8Y8
905-235-3933
info@stampandhammer.com

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24

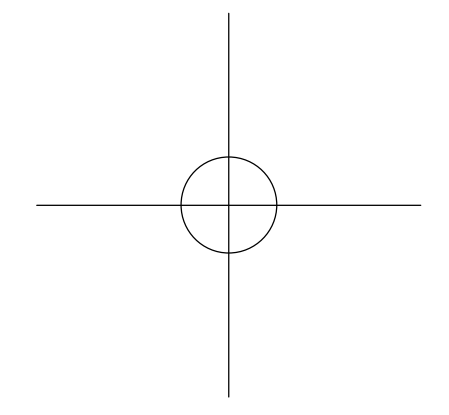
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TOTAL NUMBER OF UNITS			
LEVEL	1 BEDROOM	2 BEDROOM	TOTAL
1ST FLOOR	11	10	21
2ND FLOOR	13	10	23
3RD FLOOR	13	10	23
4TH FLOOR	6	3	9
5TH FLOOR	-	-	-
GRAND TOTAL	43	33	76



STAMP & HAMMER
 17-1100 GORHAM STREET
 NEWMARKET ON L3Y 8Y8
 905-235-3933
 info@stampandhammer.com



NO.	DESCRIPTION	DATE	BY
1	ISSUE FOR PERMIT SUBMISSION 1	2020-02-28	M.S.
2	ISSUE FOR APPLICATION SUBMISSION 2	2020-02-28	M.S.
3	ISSUE FOR PLAN SUBMISSION FOR O.C.	2020-02-21	M.S.

INFILL DEVELOPMENT | NEW CONSTRUCTION | MULTI-RESIDENTIAL | 4 STOREY | APARTMENT BLDG.
LUNDY LANE FLATS
 43 LUNDY'S LANE
 NEWMARKET ON L3Y 8R7
 TOWN OF NEWMARKET

SCALE: 3/32" = 1'-0"
 DATE: NOVEMBER 2020
 TITLE: 5TH FLR PLN
A-106

NOTE: CONTRACTOR WILL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL DIMENSIONS AND CHECK ALL CONSTRUCTION FOR THE JOB SITE BEFORE PROCEEDING WITH ANY WORK.

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24

(REFERENCE BEARING)
N73°53'40"E

89.026 (RP,P4&M)

30.785 (RP,P&S)

N08°15'00"W

N73°43'05"E

60.458

N08°07'30"W

29.796

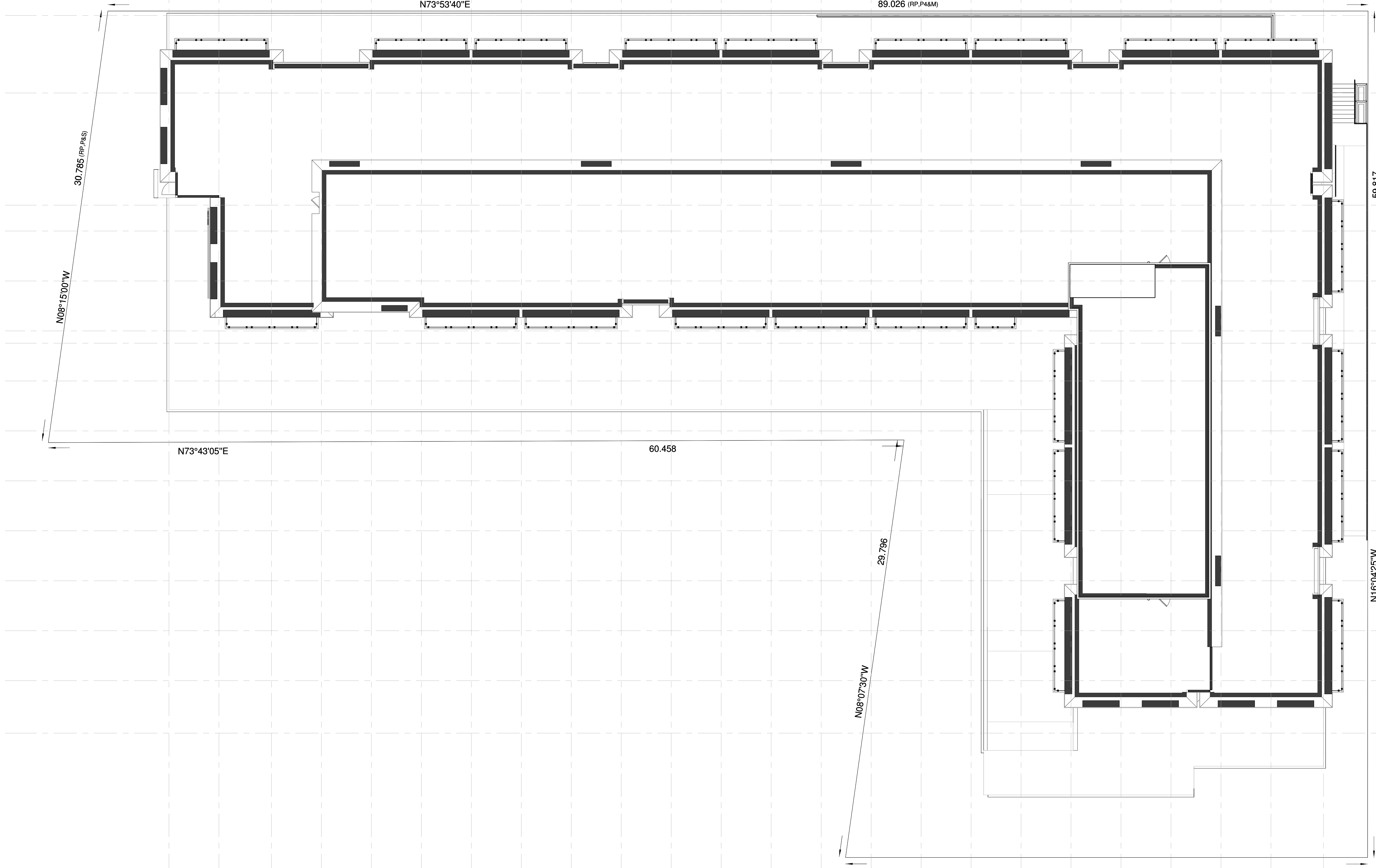
N73°53'40"E

36.880 (P&S)

59.817

N16°04'25"W

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DATE: 2020-11-18 4:54:12 PM

PROJECT: STAMP

NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY SUBMISSION	2020-09-08	M.S.
2	FINAL SUBMISSION	2020-11-18	M.S.

INFILL DEVELOPMENT | NEW CONSTRUCTION | MULTI-RESIDENTIAL | 4 STOREY | APARTMENT BLDG.

LUNDY LANE FLATS

43 LUNDY'S LANE
NEWMARKET ON L3Y 3R7
TOWN OF NEWMARKET

SCALE:

3/32" = 1'-0"

DATE:

NOVEMBER 2020

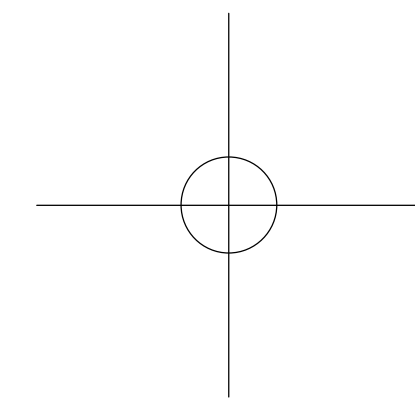
TITLE:

ROOF PLN

A-107

NOTE: CONTRACTOR WILL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL DIMENSIONS AND CHECK ALL DIMENSIONS FOR THE JOB SITE BEFORE PROCEEDING WITH ANY WORK.

STAMP & HAMMER
17-1100 GORHAM STREET
NEWMARKET ON L3Y 8Y8
905-235-3933
info@stampandhammer.com





2 EAST EL. (BOLTON)
A-201 3/32" = 1'-0"



1 NORTH EL. (WATSON)
A-201 3/32" = 1'-0"

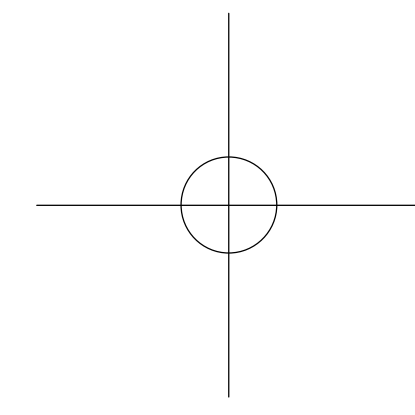
NO.	DESCRIPTION	DATE	BY
1	ISSUE FOR PERMIT SUBMISSION 1	2020-02-28	M.S.
2	ISSUE FOR PERMIT SUBMISSION 2	2020-02-28	M.S.
3	ISSUE FOR PERMIT SUBMISSION 3	2020-02-21	M.S.

INFLILL DEVELOPMENT | NEW CONSTRUCTION | MULTI-RESIDENTIAL | 4 STOREY | APARTMENT BLDG.
LUNDY LANE FLATS
 43 LUNDY'S LANE
 NEWMARKET ON L3Y 3R7
 TOWN OF NEWMARKET

SCALE: 3/32" = 1'-0"
 DATE: NOVEMBER 2020
 TITLE: ELEVATIONS

A-201

STAMP & HAMMER
 17-1100 GORHAM STREET
 NEWMARKET ON L3Y 8Y8
 905-235-3933
 info@stampandhammer.com



2022-04-18 4:55:21 PM

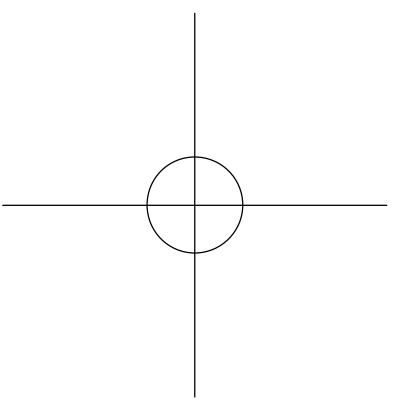
NOTE: CONTRACTOR WILL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL CONDITIONS AND CONDITIONS FOR THE JOB SITE BEFORE PROCEEDING WITH ANY WORK.



2 WEST EL. (LUNDY'S)
A-202 3/32" = 1'-0"



1 SOUTH EL.
A-202 3/32" = 1'-0"



NO.	DESCRIPTION	DATE	BY
1	SITE PLAN SUBMISSION 1	2020-02-28	M.S.
2	SITE PLAN APPLICATION SUBMISSION 2	2020-02-28	M.S.
3	SITE PLAN SUBMISSION FOR CUL	2020-02-21	M.S.

NOTE: CONTRACTOR WILL CHECK AND VERIFY ALL DIMENSIONS AND VERTICAL ALIGNMENT FOR THE JOB SITE BEFORE PROCEEDING WITH ANY WORK. T:\01\DATE\STAMP 2022-04-18 4:56:00 PM