Declarations of Interests

Presentation

1. Continuation of Council Workshop including revised PowerPoint presentation by Mr. Jason Thorne of planningAlliance and Ms. Marion Plaunt, Senior Planner - Policy regarding the Newmarket Urban Centres Secondary Plan and Active Transportation Network.

Adjournment
COUNCIL WORKSHOP

Official Plan Amendment # 10
Draft Newmarket Urban Centres Secondary Plan and
Associated Amendments to the Official Plan
And
Official Plan Amendment # 11
Active Transportation Network

February 18, 2014
DEVELOPING THE SECONDARY PLAN

VISION FOR URBAN CENTRES RECEIVED BY COUNCIL
SECONDARY PLAN INITIATED: TEST, VERIFY AND ENABLE THE VISION
TRANSPORTATION STUDY INITIATED
PUBLIC ENGAGEMENT REGARDING VISION AND HIGH/LOW SCENARIOS
DEVELOP DRAFT SECONDARY PLAN CONCEPT
DRAFT DIRECTIONS REPORT
DRAFT SECONDARY PLAN

MARCH 2010
MAY 2010
SEPT. 2011
MAY-JUNE 2012
SEPT.-OCT. 2012
MAY 2013
FALL 2013

CONSULTATION # 1
CONSULTATION # 2
CONSULTATION # 3
CONSULTATION # 4

COUNCIL ADOPTION AND SUBMIT TO REGION FOR APPROVAL

WE ARE HERE

• Council Workshop
• COW for Directions for Public Notice
• Public Meeting
• COW

SPRING 2014
1. Active Transportation Network

2. The Draft Secondary Plan
   - Major Issues - Changes and Recommendations
   - Other Issues - Changes and Recommendations
   - Map Changes
   - Editorial Changes

3. Next Steps
OPA #11

- **RECOMMENDED ACTIVE TRANSPORTATION NETWORK**
Summary of Comments Received – Secondary Plan

- General support for density policies by development industry
- Objections received from Shrink Slessor Square and private citizens at the Statutory Public Meeting
- Clarify the application of the Density and Height Policies
- Density should respect current zoning approvals
- Request for Transition Policies to allow interim development below density and heights required by Secondary Plan until market is ready for redevelopment
- Objection to changing private roads to public roads
- General concern and objections to Street network, e.g., Upper Canada Mall, Toth Farm, Southlake Regional Health Care Centre and Provincial Court House
- Affordable housing 35 % within the Regional Centre and intensification areas and 25 % outside the Regional Centre
Summary of Comments Received

• Boundary amendments to permit higher density or uses e.g., Metro plaza request to be part of Yonge Davis Character Area

• Higher height and density e.g., Heights greater than 15 storeys and increased density at the Yonge Davis Character Area within the “gold” density designation

• Private roads should be able to be less than 16m

• Drive-throughs should not be prohibited on Yonge Street and Davis Drive within Priority Commercial Areas
LIST OF MAJOR ISSUES

• Heights, Density and Bonusing Policies and Associated Map Changes
  ➢ Application of the Height and Density Policies
  ➢ Transition to Surrounding Neighbourhoods (Angular Plane Policy)
  ➢ Height Density and Bonusing

• Interim Development Policies

• Underground Hydro Policies

• Public Roads vs. Private Roads

• Affordable Housing Policy
Heights, Density and Bonusing Policies and Associated Map Changes

Provincial Urban Growth Centre

- Clarified that the min. 2.5 FSI applies to the three Development Areas.
- Mapping: Enlarged the High Density designation on the N/E corner of Yonge and Davis.
Heights, Density and Bonusing Policies and Associated Map Changes

General Building Height and Density
- Height and Density to be calculated at the Density Designation level

**Height**
- Generally development must not be higher or lower than the permitted height and density
  - May be lower to:
    - allow for architectural articulation
    - ensure compatibility with heritage structures
    - transition to lower heights and address angular plane policies (Policy 6.4.7)
Heights, Density and Bonusing Policies and Associated Map Changes

Density Calculation

- Min. and Max. densities apply to the density designation
- Density is calculated on site by site basis and cannot exceed density of the applicable designation

(Policy 6.4.7)
Density Calculation
Density may be higher on a portion of the density designation provided the density is not exceed within that density designation and it is demonstrated to the Town’s satisfaction that:

- Density be constrained on other portions of the same density designation (due to heritage, angular plane constraints, etc.)
- The max density of the subject designation will not be exceeded
- Urban design and built form policies are met
- Location and characteristics of the site are appropriate for the transfer of the density
Transitional and Angular Plane Policy

• Angular Plan policy added to ensure development is compatible with and transitions to adjacent uses, particularly residential uses

• Angular plane to be measured from adjacent property, including where there is an intervening street

• Maximum height adjacent to residential property is generally 2 storeys (Policy 7.3.3.)
Transitional and Angular Plane Policy
Transitional and Angular Plane Policy - Streetscape 22 Degree Angular Plane
Queen Street - Street View Rendering
Transitional and Angular Plane Policy

TOWN OF NEWMARKET - ANGULAR PLANE - YONGE ST TO TERRY DR

10 STOREYS

45°

3-10 STOREYS

EXISTING RESIDENTIAL AREA

YONGE ST

TERRY DR

6-20 STOREYS

4.15 STOREYS

3-10 STOREYS

2-6 STOREYS

ROAD

EXISTING RESIDENTIAL AREA

5 Metres

1:1,000

Newmarket

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Transitional and Angular Plane Policy

TOWN OF NEWMARKET - ANGULAR PLANE - DAVIS DR

6 STOREYS

45°

EXISTING RESIDENTIAL AREA

2-6 STOREYS

DAVIS DR

6-20 STOREYS

4-15 STOREYS

3-10 STOREYS

2-6 STOREYS

ROAD

EXISTING RESIDENTIAL AREA
Transitional and Angular Plane Policy

TOWN OF NEWMARKET - ANGULAR PLANE - YONGE ST TO HERBCAIN AVE

15 STOREYS
6 STOREYS

EXISTING RESIDENTIAL AREA
2-6 STOREYS
4-15 STOREYS

HERBCAIN AVE PROPOSED RD YONGE ST

6-20 STOREYS
4.15 STOREYS
3.10 STOREYS

2-6 STOREYS ROAD EXISTING RESIDENTIAL AREA

0 5 10 20 30 40 50 Metres
1:1,500

Designed & Produced by Information Technology - GIS Printed: February 2014
Transitional and Angular Plane Policy - Streetscape 22 Degree Angular Plane
Transitional and Angular Plane Policy
Transitional and Angular Plane Policy - Streetscape 22 Degree Angular Plane

TOWN OF NEWMARKET - ANGULAR PLANE - WATSON AVE TO DAVIS DR

Eye Level 1.7 m
Min. Setback 7.5 m

45°
22°

15 STOREYS
6 STOREYS

EXISTING RESIDENTIAL AREA
WATSON AVE

2-6 STOREYS
4-15 STOREYS

DAVIS DR

6.20 STOREYS
4.15 STOREYS
3.10 STOREYS

2.6 STOREYS
ROAD
EXISTING RESIDENTIAL AREA

0 5 10 20 30 40 50 Metres
1:1,000

Designed & Produced by Information Technology – GIS Printed: February 2014.
Transitional and Angular Plane Policy

TOWN OF NEWMARKET - ANGULAR PLANE - SLESSOR SQUARE

21 STOREYS

45°

8 STOREYS

YONGE ST

4-15 STOREYS

3-10 STOREYS

6-20 STOREYS

4.15 STOREYS

3-10 STOREYS

2.6 STOREYS

ROAD

EXISTING RESIDENTIAL AREA

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Transitional and Angular Plane Policy

TOWN OF NEWMARKET - ANGULAR PLANE - KERBEL (YONGE ST & MILLARD AVE)

11 STOREYS

45°

4-15 STOREYS

YONGE ST

6.20 STOREYS
4.15 STOREYS
3.10 STOREYS

2.5 STOREYS
ROAD
EXISTING RESIDENTIAL AREA

3-10 STOREYS

Designed & Produced by Information Technology – GIS Printed: February 2014
Heights, Density and Bonusing Policies

• Draft Plan Designations
What we heard:

• Landowners and Development Community supported density and height

• Community Comment
  ➢ Permissions too high
  ➢ Bonusing too high
Bonusing is intended to be the exception and not the rule

Applied where clear public benefit is achieved

Is at the discretion of Council
Interim Development Policies

- Responds to objections by existing landowners and Upper Canada Mall to allow continued expansion of existing uses prior to redevelopment

- At Upper Canada Mall
  - Draft Plan proposed a maximum of 1,000 m$^2$
  - greater than 1,000 m$^2$ if the addition was the first phase of a multi storey building

- 5% and 10% increases were evaluated
Interim Development Policies

INTERIM DEVELOPMENT POLICY IMPLEMENTATION

CURRENT BUILDING FOOTPRINT

BUILDING FOOTPRINT INCREASED BY 5%

BUILDING FOOTPRINT INCREASED BY 10%

A: AS ADDITION, B: AS STAND-ALONE BUILDING

A: AS ADDITION, B: AS STAND-ALONE BUILDING
INTERIM DEVELOPMENT POLICY IMPLEMENTATION

CURRENT BUILDING FOOTPRINT

BUILDING FOOTPRINT INCREASED BY 5%

BUILDING FOOTPRINT INCREASED BY 10%

A - AS ADDITION, B - AS STAND ALONE BUILDING
Recommended Interim Development Policies

• maximum 5% increase (from approval of the Plan) of Gross Ground Floor Area as an interim use prior to redevelopment

• a maximum building height of two storeys - unless the development is designed as the podium of the next development phase

• the development does not preclude the long-term re-development

• is compact, pedestrian-oriented and transit-supportive urban form

• does not compromise the street network and pedestrian mews connections envisioned in Schedule 5

• does not include residential uses or underground structures

• Town to review the policy within 5 years. (Policy 6.4.9)
Underground Hydro Policy

Yonge Street and Davis Drive

- up to 5 m of boulevard will be required to be dedicated to the Town for future underground hydro and related utilities

- Final width to be determined at time of application

- dedication will occur at the time of development or redevelopment by way of plan of subdivision (Policy 14.2.4)
Underground Hydro Policy

Yonge Street and Davis Drive

• Development may have zero setback from dedication subject to applicable standards

• Reduced parkland dedication in accordance with Parkland Dedication By-law

• area dedicated is permitted to be counted as part of the “land area” for the purpose of calculating density (FSI)

• Encroachment agreements may be entered into with the Town (Policy 13.3.4)
Public Roads vs. Private Roads

- Flexibility is provided to permit streets identified on Schedule 5 as a public street to be retained or developed as a private street, provided:
  - Acceptable to the Town and an agreement is entered into with the Town that ensures:
    - Public access is guaranteed
    - The street is not required for ancillary underground services (sewer water, etc.)
    - Design, maintenance and standards are to the satisfaction of the Town and in conformity with the Secondary Plan
  - Parking structures may be permitted below private roads (Policy 8.3.2.v and 8.3.4).
Affordable Housing Policy

- Revised the Affordable Housing Policy:
  - 35% within the Provincial Urban Growth Centre and Higher Density Intensification Area
  - 25% elsewhere in the Plan (Policy 6.4.3)
LIST OF OTHER ISSUES/CHANGES

• Names for the Character Areas

• Combine the Prospect to Bayview Study Area with the NS/EW Network Study Area

• New Servicing and Utility Urban Design Policies to encourage screening /landscaping and integration of utilities into streetscape features, buildings and landscaping
Names for the Character Areas

- 6 Character Areas:
  - Yonge North (Poplar Bank)
  - Yonge and Davis (Bell’s Corner)
  - Yonge Civic (York County Centre)
  - Yonge South (Armitage Village)
  - Davis Drive (Huron Way)
  - Regional Healthcare Centre

(See Section 6.0 for more information)
MAP CHANGES

• Add Town property at Hollingsworth Arena to the Secondary Plan Area

• Add existing residential development between Davis Drive and Walter Avenue

• Include floodplain land between railway and Superior Street in the Open Space designation

• Add Secondary Plan to Wellhead Protection Area Schedule (Schedule G)
Hollingsworth Arena
Davis Drive and Walter Ave
Superior Street

Location Map

Legend
- Subject Lands
- Railway
- Land Parcel
- Municipal Boundary

Newmarket

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Printed 07/02/2014

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EDITORIAL CHANGES

• Update People and Job (Section 4.0, Policy 6.3.1 –Table 1 etc.)

• Modify OPA # 10 and parent OP to include only projected Population to build-out

• Added and/or refined sustainability Policies to align with Regional Plan and in response to NEAC (e.g., Townhomes and stacked Town houses no longer exempt from sustainability policies related to heat island, energy, water conservation measures, three stream recycling) (Policy 7.3.7)

• Refined Communication Technology in response to industry comments e.g., developers to provide a communication Plan (Policy 7.3.8)
EDITORIAL CHANGES

• Clarified Urban Design Policies (Policy 7.3)

• Include reference that the Town will undertake a Community Energy Plan (Policy 13.3.4 (i))
# Updated People and Jobs

<table>
<thead>
<tr>
<th>Plan Amendment</th>
<th>Predominant Land Use</th>
<th>People</th>
<th>Jobs</th>
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</thead>
<tbody>
<tr>
<td>Yonge North (Poplar Bank)</td>
<td>Mixed Use</td>
<td>6,000 residents</td>
<td>2,400 jobs</td>
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<tr>
<td>Yonge and Davis (Bell’s Corner)</td>
<td>Mixed Use</td>
<td>11,800 residents</td>
<td>12,000 jobs</td>
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<tr>
<td>Yonge Civic (York County Centre)</td>
<td>Mixed Use &amp; Major Office</td>
<td>1,500 residents</td>
<td>6,200 jobs</td>
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<tr>
<td>Yonge South (Armitage Village)</td>
<td>Mixed Use</td>
<td>6,200 residents</td>
<td>2,700 jobs</td>
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<tr>
<td>Davis Drive (Huron Way)</td>
<td>Mixed Use</td>
<td>4,000 residents</td>
<td>1,700 jobs</td>
</tr>
<tr>
<td>Regional Healthcare Centre</td>
<td>Mixed Use &amp; Major Institutional</td>
<td>1,500 residents</td>
<td>7,000 jobs</td>
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<tr>
<td><strong>Total</strong></td>
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<td><strong>31,000</strong></td>
<td><strong>32,000</strong></td>
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</table>
EDITORIAL CHANGES

• Encourage social housing in conjunction with the Region (Policy 6.4.3.v.)

• Moved the Rental Conversion policies to the parent Official Plan (Item 3 of OPA # 10)

• Included policy that permits urban squares and plazas in Priority Commercial Areas (Policy 6.4.1.iii)
NEXT STEPS

1. Consultation on Draft Secondary Plan
   - Open Houses (2) October 10, 2013
   - Statutory Public Meeting October 28, 2013
   - Refine Draft Secondary Plan and Active Transportation Network (Fall/Winter 2013)

2. Council Workshop (February 10, 2014)

3. Committee of the Whole (February 24, 2014)

4. Additional Public Meeting

5. Committee of the Whole and Council Adoption (Spring 2014)

6. Submit to York Region for Approval
QUESTIONS?
BONUSING

- Potential for additional height and density through bonusing
- Town may allow increases in building heights and/or development block densities in exchange for public benefits **beyond what is required by this Plan** such as:
  - cultural facilities,
  - special park or recreational facilities,
  - public amenities
  - public art,
  - structured parking where transferred to a public authority
  - streetscape, pedestrian mews and open space enhancements
  - community facilities
  - inclusion of energy or water conservation measures
  - affordable housing units
  - provision of rental accommodation
  - provision for social housing

(See policy 14.2.9 for more information)