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Potential Redevelopment – 693 & 713 Davis Drive and 35 Patterson Street (Hollingsworth Arena Site) Staff Report

Report Number: 2019-1

Department(s): Planning & Building Services

Author(s): Adrian Cammaert

Meeting Date: January 14, 2019

Recommendations

1. That Report 2019-1 dated January 14, 2019 entitled “Potential Redevelopment - 693 & 713 Davis Drive and 35 Patterson Street (Hollingsworth Arena Site)” be received;
2. That staff be directed to arrange a non-statutory, developer-led Public Information Centre to share the details of the two redevelopment concepts prepared by Briarwood Homes, dated December 7, 2018, with the community; and,
3. That staff be directed to report back to a subsequent Committee of the Whole meeting detailing the redevelopment options and feedback received at the developer-led Public Information Centre.

Purpose

The purpose of this Report is to provide Council with information regarding two redevelopment concepts received for the three subject properties (693 and 713 Davis Drive, and 35 Patterson Street) and gain Council direction for staff to arrange a developer-led, non-statutory Public Information Centre (PIC).

Background

Staff Report 2018-38 was presented to Committee of the Whole in June 2018. This Report introduced a redevelopment concept that was prepared by Briarwood Homes for

the properties known as 693 Davis Drive, 713 Davis Drive, as well as the Town-owned 35 Patterson Street (Hollingsworth Arena property).

At Council's direction, the developer has submitted two revised concept plans dated December 7, 2018 for presentation to the public at a developer-led Public Information Centre (PIC) to be held in early February 2019.

Discussion

Urban Centres Secondary Plan Sets the Vision for the Properties

The Urban Centres Secondary Plan sets out the vision for the three subject properties. This vision consists of redeveloping these properties in a more intensive, efficient urban form than what currently exists. In terms of land use, the Secondary Plan envisions a mix of uses (residential, commercial, employment, community uses, etc.) on the subject properties, an at-grade commercial frontage along Davis Drive, and a green space located along the Irwin Crescent frontage.

In terms of building height and density, the Secondary Plan envisions greater heights and densities concentrated along the Davis Drive frontage, then decreasing towards the northern parts of the site. More specifically, the Secondary Plan requires building heights that range from 2-12 storeys, and floor space indexes (FSI) that range from 1.5 to 2.5 across the three properties.

The Secondary Plan also provides for discretionary maximum height and density bonusing, applicable only to the two properties that front on Davis Drive (693 Davis Drive, 713 Davis Drive) and the southerly 21m of the Hollingsworth Arena property (35 Patterson Street). In these areas, maximum building heights can be increased to 15 storeys and maximum density can be increased to 3.0 Floor Space Index (FSI) in exchange for specified community benefit(s) that are determined as per the Town's Height and Density Bonusing Implementation Guidelines.

Scenario 1

This concept is applicable to the two properties that front on Davis Drive (693 Davis Drive, 713 Davis Drive) and the southerly 21m of the Hollingsworth Arena property (35 Patterson Street).

Scenario 2

This concept is a revised version of the concept presented to Council in June, 2018 (the "Initial Concept"). It is applicable to the entirety of all three properties (693 Davis Drive, 713 Davis Drive and 35 Patterson Street).

The Re-Development Scenarios & the Urban Centres Secondary Plan

Generally speaking, the 'Scenario 1' and Scenario 2' concepts both satisfy the Urban Centres Secondary Plan's vision.

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Scenario 2 does so in a more comprehensive, immediate manner whereas Scenario 1 does so by first developing the southern portion of the properties in a way that is generally consistent with the Urban Centres Secondary Plan, but does not preclude future development to occur on the remainder of the site as per the Secondary Plan. As such, both scenarios provide a reasonable foundation on which to base a formal planning application.

Future Concept Revisions

It is noted that, should a formal planning application be submitted, the concepts would be subject to a full policy and zoning review. As is the typical process, this detailed planning review will likely result in further modifications to the concept.

Conclusion

As noted, both concepts generally satisfy the Urban Centres Secondary Plan's vision for the three properties. As such, it is appropriate to proceed to a non-statutory, developer-led PIC where the concepts would be introduced to the public; this Report is recommending that staff arrange this PIC. The timing of this PIC would be in early February, 2019.

Business Plan and Strategic Plan Linkages

Well-Equipped and Managed:

- Creating a clear vision of the future and supporting plans and strategies to guide the way.

Well-Planned and Connected:

- Planning and managing growth through long-term plans and strategies, supported by short-term action plans.

Consultation

This report is recommending that a developer-led PIC be held to introduce the redevelopment concepts to the public. Should any formal redevelopment application be subsequently submitted, the statutory public consultation process as per the Planning Act would be followed (if applicable).

Human Resource Considerations

None.

Budget Impact

A large-scale redevelopment within the Urban Centres, such as the one contemplated, would increase the tax base and efficiently uses infrastructure, land and resources.

Attachments

None.

Approval

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