



## Town of Newmarket **Council Extract**

Extract from the Minutes of the Council Meeting held on March 5, 2018.

### **(4) Old Main Street Tertiary Plan Background Report**

1. That Planning & Building Services Report 2018-14 entitled Old Main Street Tertiary Plan Background Report dated February 26, 2018 be received; and,
2. That the next report consider the effect and impact of the potential conversion of Main Street North to a Regional Road, noting that Council has not taken a position on this issue at this time.



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## **Old Main Street Tertiary Plan – Background Report Staff Report**

Report Number: 2018-14

Department(s): Planning & Building Services

Author(s): Meghan White

Meeting Date: February 26, 2018

### **Recommendations**

1. That Planning & Building Services Report 2018-14 entitled Old Main Street Tertiary Plan Background Report dated February 26, 2018 be received.

### **Purpose**

To inform Council of the status of the Old Main Street Tertiary Plan and provide an overview of the completed background studies.

### **Background**

In May 2017, Council passed an Interim Control By-law to freeze development applications along Old Main Street, thus allowing staff to hire a consultant and complete a Tertiary Plan. A Tertiary Plan is a policy document which sets out guidelines for development within a certain, small and specific area within the municipality. Tertiary Plans consider all of the planning elements that official plan and secondary plans speak to, such as density, unit type and housing mix, and land use. Engineering elements such as servicing capacity, road networks, stormwater management are also considered. Natural heritage and natural hazard features, such as wooded areas, potential steep slopes, and the flood plain area are studied as well.

In August, staff started to work with SvN Planners & Architects and Dillon Consulting on the Tertiary Plan. Over the last several months, staff and the consultants have been collecting data and information on the area, including a walking tour to gather input from the residents. This has now all been compiled into the two Background Studies appended to this report.

## Discussion

The Planning and Land Use background report covered the following topics:

- Spatial & Character Analysis
- Development Analysis
- Planning Policy and Regulatory Analysis
- Public and Stakeholder consultation Findings – Phase 1

The Infrastructure and Natural Heritage Background Study looked at the following issues:

- Transportation
- Water Services
- Waste Water Services
- Stormwater Management Conditions
- Natural Heritage Features

### Findings – Opportunities and Constraints

Key findings and emerging directions from the Planning & Land Use Background Study are listed below. These are possible directions and findings that could guide the vision of the Tertiary Plan and future policies; they will be considered in detail through the process and not all may prove to be feasible or possible.

1. Respect the Natural Heritage System and Existing Topography:
  - Consider protecting existing woodlots and significant natural heritage features, in order to maintain a continuous natural heritage system;
  - Consider providing adequate buffers and open space linkages, in order to protect local wildlife habitat;
  - Incorporate elements of the natural environment into future development; and
  - Respect existing topographical conditions.
2. Enhance Landscaping and Open Space Features:
  - Consider enhancing the existing informal open space and recreational area;
  - Improve existing landscape buffers, in order to mitigate acoustic and visual impacts associated with Main Street North, if feasible;
  - Consider the introduction of a new retention area or stormwater management pond at the foot of Old Main street, in order to increase flood storage capacity, mitigate flooding and stormwater runoff, and improve stormwater treatment; and
  - Encourage the use of permeable surface materials.

3. Establish Pedestrian Connections and Gateway Features:
  - Consider providing pedestrian connections to the surrounding park, open space, natural heritage, trail and public transit networks; and
  - Establish gateway treatments at either end of Old Main Street, through the provision of accent planting, enhanced landscaping, traffic calming measures.
4. Enhance the Design of Old Main Street:
  - Enhance the design of Old Main Street, while acknowledging its quiet, meandering and rural character, if possible;
  - Contemplate re-paving and re-grading Old Main Street;
  - Formalize shoulder areas, and enhance and beautify the existing swale system; and
  - Encourage planting street trees, and introduce sidewalks and landscape buffers.
5. Respect Prevailing Site Design Characteristics:
  - Maintain the predominant east-west alignment of existing lots, with primary building faces and entrances oriented towards Old Main Street;
  - Acknowledge the varied and porous character of Old Main Street, as well as prevailing front and side yard setbacks;
  - Promote unobstructed views between dwellings and adjacent streets and open spaces;
  - Maintain sky views, sunlight penetration, and privacy between adjacent dwellings; and
  - Minimize driveway and curb-cut widths.
6. Respect Prevailing Building Design and Architectural Characteristics:
  - Encourage a diverse and eclectic mix of traditional and contemporary architectural styles;
  - Acknowledge the “cottage-like” character of existing dwellings;
  - Minimize ground floor heights relative to established grade; and
  - Maintain the prevailing rhythm and organization of building features, and the character of 1 to 2 storey dwellings.

The Infrastructure and Natural Heritage Background Report found that the constraints identified to the redevelopment of the Old Main Street community include:

- The current road condition and narrow right of way will limit the amount of development that can occur. The current roadway is not built to today's standard and with increased traffic, efficiency and safety will be reduced as more development occurs;
- Groundwater conditions in the study area, specifically the high water table reported by residents, may be the cause of basement flooding;

- The existing stormwater management system which is haphazard (it consists of a surface drainage system and storm sewers), is suspected to have capacity issues, and is not part of a regular maintenance schedule;
- The Woodlot in the southwestern portion of the study area, which is identified as a natural heritage feature in Schedule B of the Town of Newmarket Official Plan 2006 – 2026, is to be protected;
- There is potential habitat for Species of Conservation Concern (Eastern Wood-Pewee) and Species at Risk (Butternut, Barn Swallow, Chimney Swift, Little Brown Myotis and Northern Myotis) within the study area; and
- The regulatory floodplain of the East Holland River, which occupies 28% of the study area, development within which (plus a 30 m setback) is subject to regulation.

The Infrastructure and Natural Heritage Background Study found that redevelopment of the study area will provide the opportunity to:

- Bring the roadway up to current design standards;
- Encourage water conservation practices through incentives to retrofit existing development and requirements to fit new development with high efficiency plumbing fixtures and rain water barrels for non-potable uses, and the implementation of education and outreach programs;
- Upgrade hydrant installations along Old Main Street to existing engineering design standards with respect to spacing and location;
- Connect all properties to the municipal sanitary sewer (septic systems are currently being used on one quarter of the properties in the study area);
- Upgrade the municipal sanitary sewer to existing design standards for minimum sewer line grades and manhole spacing;
- Upgrade the existing stormwater management works to achieve current environmental standards and criteria for water quality and water quantity control;
- Resolve the existing stormwater management and flooding issues currently being experienced by residents in the community; and
- Identify, design and implement Woodlot restoration and enhancement.

The background studies have found there are some opportunities for, and some constraints limiting, future development along Old Main Street. These findings are represented graphically in the Planning & Land Use Background Study in Figures 73, 75, 77 and 79. Staff and the consultants will take these constraints and opportunities identified in the background studies to formulate policies around how redevelopment might happen on Old Main Street.

### **Next Steps**

The consultants and staff will work on creating a draft vision and draft guiding principles for the future policies of the Tertiary Plan. The draft vision and guiding principles will be

brought back to Council and the community for input prior to the policies being written. Staff anticipate the draft vision and guiding principles will be available in mid to late March.

## **Conclusion**

The background studies have provided the technical knowledge to proceed with the next phases of the Tertiary Plan process, of drafting and finalizing the Plan.

## **Business Plan and Strategic Plan Linkages**

The background studies informing the Tertiary Plan will assist the Town in achieving the strategic directions of being:

- **Well-planned & Connected** through Implement key elements of the Region's and Town's Official Plans.
- **Well-equipped and managed** through efficient management of capital assets and municipal services to meet existing and future operational demands

And of **Living well** through maintaining a small town feel with city amenities and environmental protection and natural heritage preservation.

## **Consultation**

During the background study process, staff and the consultants invited local residents to participate in a guided walking tour of the Old Main Street neighbourhood. Throughout the course of the walking tour, participants were given the opportunity to discuss key issues facing the Old Main Street neighbourhood, and to provide preliminary verbal and written feedback to staff and the consultant team. The information gleaned from the walking tour has been summarized in the Planning & Land Use Background Study.

The completed reports are available to the public through the website:  
[www.newmarket.ca/oldmain](http://www.newmarket.ca/oldmain).

## **Human Resource Considerations**

None.

## **Budget Impact**

None.

## **Attachments**

Planning and Land Use Background Report, prepared by SvN, dated February 9, 2018

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Infrastructure and Natural Heritage Background Study, prepared by Dillon Consulting,  
dated February 2018

## Approval



Meghan White, MCIP RPP, Planner,  
Planning & Building Services



Rick Nethery, MCIP RPP, Director,  
Planning & Building Services



Peter Noehammer, P. Eng, Commissioner  
Development & Infrastructure Services

## Contact

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## **Appendices**

Planning and Land Use Background Report, prepared by SvN, dated February 9, 2018

Infrastructure and Natural Heritage Background Study, prepared by Dillon Consulting, dated February 2018