

TOWN OF NEWMARKET

**ESTABLISHED
NEIGHBOURHOODS
STUDY**

COMMITTEE OF THE WHOLE MEETING

SEPTEMBER 23, 2019

PRESENTATION OUTLINE

1. Background
2. Purpose & Process
3. Consultation & Engagement
4. Background Report
5. Neighbourhood Classifications
6. Next Steps

1. BACKGROUND

Growth and Intensification in Newmarket

- Newmarket is poised for growth.
- Most is anticipated to occur along the Davis Drive and Yonge Street corridors, as well as surrounding existing and planned GO Stations.
- Neighbourhoods, which are anticipated to remain stable, are also experiencing growth. This has primarily occurred through the creation of new lots and dwellings.
- This can be done respectfully. However, it can also be done in a manner which is not compatible with the character of the neighbourhood.
- This is of primary concern within the Town's most established neighbourhoods, where larger lots and smaller and older dwellings lend themselves to redevelopment.

1. BACKGROUND

Zoning By-law 2013-30

- In response to these concerns, the Town undertook a study of Newmarket's most established neighbourhoods in 2013.
- This culminated in a Zoning By-Law Amendment, which modified regulations governing lot coverage, building height, and setbacks.
- This was done in the interest of ensuring that future development, within Newmarket's most established neighbourhoods, is compatible with the character of those neighbourhoods.

2. PURPOSE & PROCESS

Overview

- Now, the Town is undertaking a comprehensive review of all established neighbourhoods.
- The objective is to:
 - Identify and characterize neighbourhoods throughout Newmarket; and
 - Develop and implement policies to guide future development, while addressing neighbourhood character and compatibility.

2. PURPOSE & PROCESS



Opportunities for Public Feedback

- Three Public Consultation Meetings;
- Three Town Council / Committee of the Whole Meetings;
- Online Survey / Mapping Exercise; and
- Farmers Market Information Kiosk.

Reports and Deliverables

- Background Report;
- Neighbourhood Classification System;
- Policy Options Report;
- Policy Recommendations Report; and
- Official Plan Amendment and Implementing Zoning By-Law Amendment.

3. Consultation & Engagement

Overview

- Objective is to identify residents' priorities, values and concerns with respect to their neighbourhoods.
- Residents know their neighbourhoods intimately, and this knowledge is a resource of immeasurable value that will help to achieve study goals and objectives.
- Phase One engagement activities included:
 - Public Information Centre #1;
 - Farmers Market;
 - Project Website;
 - Online Engagement; and
 - Social Media.

3. Consultation & Engagement

Public Information Centre #1

- Held on May 16, 2019 at the Ray Twinney Complex.
- Attended by approx. 25 residents. Primarily comprised of property owners over the age of 50, who have resided within their neighbourhood for over 20 years, and are retired or nearing retirement.
- Purpose was to introduce the study, review initial findings, and understand how residents define, interact-with and characterize their neighbourhood in a formal setting.
- Included an open house, presentation, and rotating workshop which featured a mental mapping exercise, questionnaires, ranking exercises, and comment sheets.



Introductory Presentation

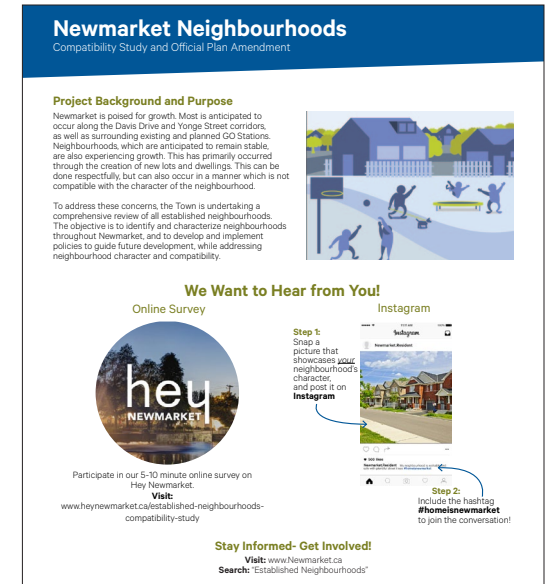


Rotating Group-Based Exercises

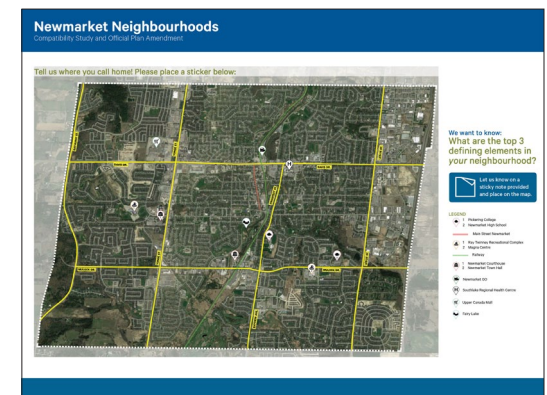
3. Consultation & Engagement

Farmers Market

- Held on July 16, 2019 at Riverwalk Commons.
- Attended by approx. 60 residents. Included a broad spectrum of ages, tenures, and family statuses.
- Purpose was to introduce the study, and understand how residents define, interact-with and characterize their neighbourhood in an informal setting.
- Included an information kiosk with a mapping exercise, questionnaire, and information handout.



Information Handout



Mapping Exercise

3. Consultation & Engagement

Online Engagement

- Launched on June 7, 2019, and hosted on “HeyNewmarket” website.
- Received approx. 25 responses.
- Purpose was to introduce the study, and understand how residents define, interact-with and characterize their neighbourhood in an informal setting.
- Included a questionnaire, mapping exercise, open-ended comments, and Q and A.
- Included links to project website, reports and presentation materials, social media, and opportunity to subscribe for updates.



Social Media

- Included Facebook and Twitter updates and notifications.



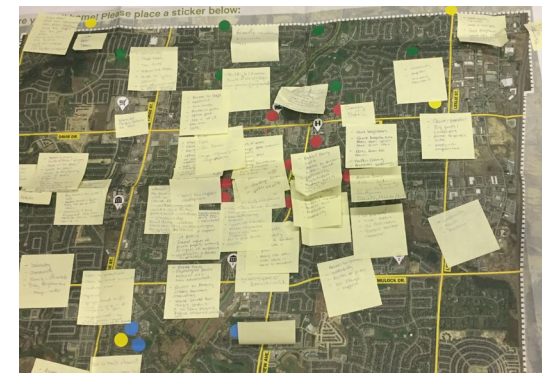
3. Consultation & Engagement

Key Findings

- Collected, analyzed and synthesized. They include:
 - Perception of “neighbourhood” does not exceed a 5-ha area.
 - Residents value the trees and landscapes in their neighbourhoods as much, if not more than, built form.
 - Disruptions to the quality of life are equally, if not more distressful, than their results.
 - Residents in older areas had more positive perceptions about their neighbourhood.
 - Residents highly value parks, open spaces and landscapes in their neighbourhoods.
 - The majority of residents feel a strong sense of community.



Mental Mapping Exercise

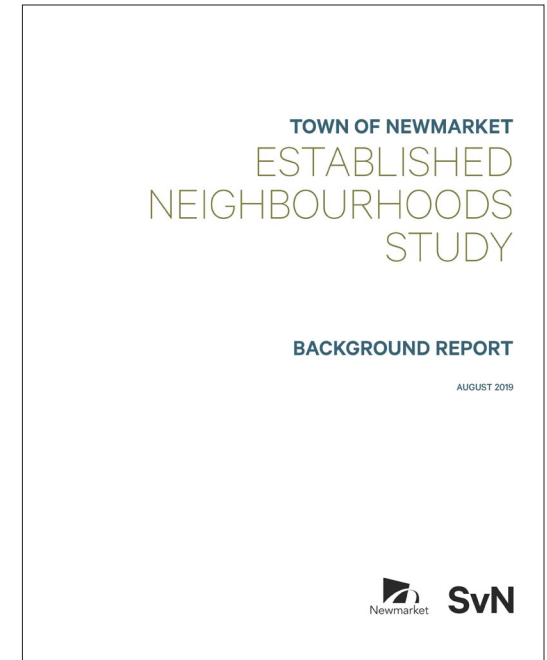


Neighbourhood Location / Character Exercise

4. Background Report

Overview

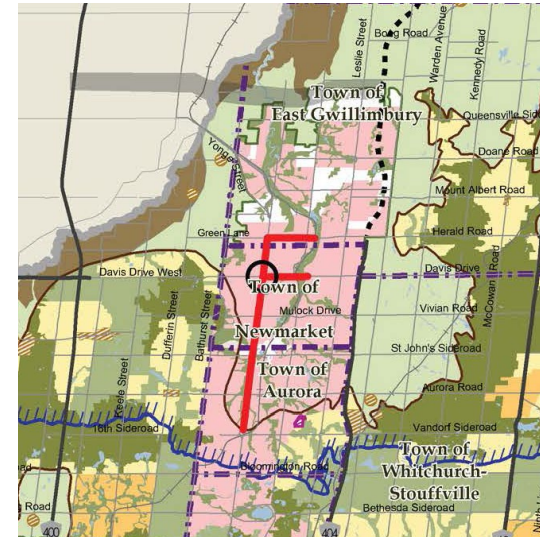
- Purpose of the Background Report is to outline key research findings from Phase One of the study.
- Includes a review of:
 - Policies and regulations;
 - Existing conditions;
 - Recent and ongoing developments;
 - Precedents and best practices; and
 - Input received through public engagement.



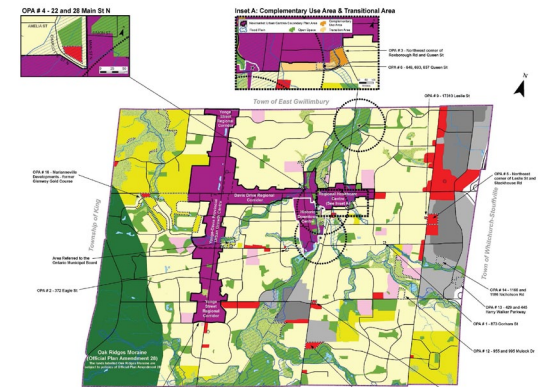
4. Background Report

Policy and Regulatory Review

- Throughout Newmarket, growth and development is informed by provincial, regional and municipal policies, regulations and standards.
- The report examines the policy and regulatory framework, as it relates to Newmarket's established neighbourhoods. The review addressed:
 - Provincial Policy Statement;
 - Provincial Growth Plan;
 - Region of York Official Plan;
 - Town of Newmarket Official Plan;
 - Town of Newmarket Urban Centres Secondary Plan and Old Main Street Tertiary Plan;
 - Municipal Zoning By-laws and other By-laws.



Region of York Official Plan

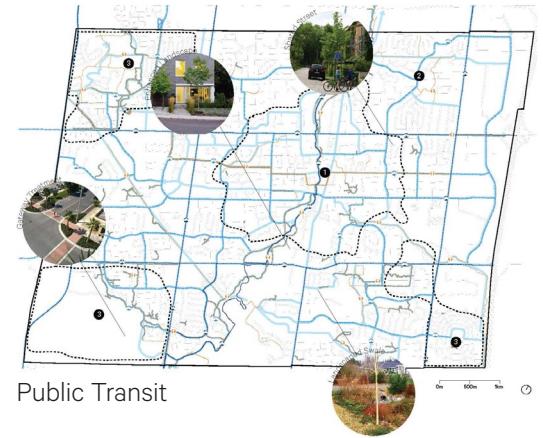


Town of Newmarket Official Plan

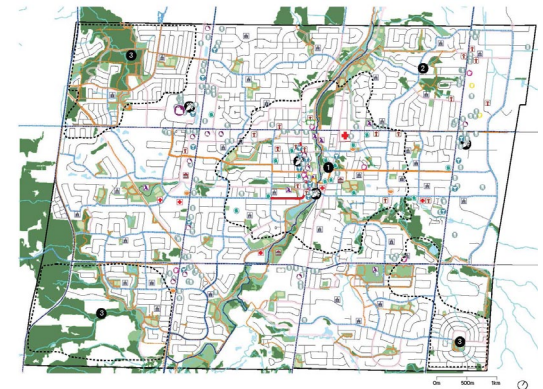
4. Background Report

Existing Conditions Review

- Neighbourhood character is influenced by a range of cultural drivers and spatial elements, which combine to create a distinct 'sense of place'.
- The report examines these elements, as they relate to established neighbourhoods, in order to understand the existing state of the built environment. The review addressed:
 - Historical evolution and heritage;
 - Built form, including building design, site design, streetscape design, mix of uses, outliers and infill development;
 - Public amenities;
 - Public transit;
 - Active transportation; and
 - Growth and development.



Public Transit

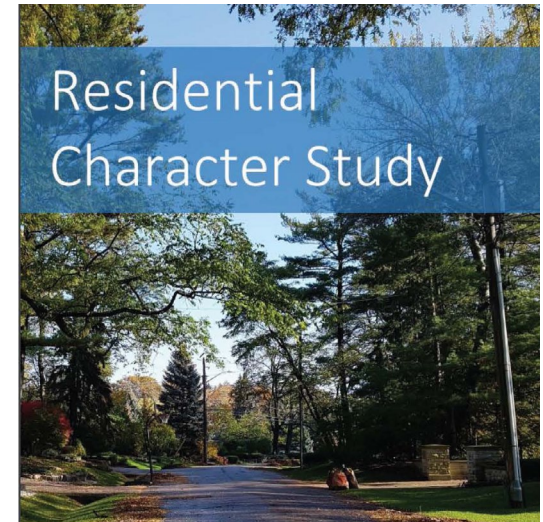


Public Amenities

4. Background Report

Precedent Analysis

- Cities are experiencing rejuvenation and moderate intensification through various forms of infill development. This contributes to the evolving character of neighbourhoods.
- Each city possesses unique physical and policy contexts, which can be addressed in a variety of ways. The report examines precedent studies from the following five Canadian municipalities:
 - Saskatoon: Neighbourhood Level Infill Development Strategy;
 - Kitchener: Residential Intensification in Established Neighbourhoods Study;
 - Brampton: Mature Neighbourhoods Policy Review;
 - Oakville: Residential Character Study; and
 - Ottawa: Urban Design Guidelines for Low-Rise Infill Housing.

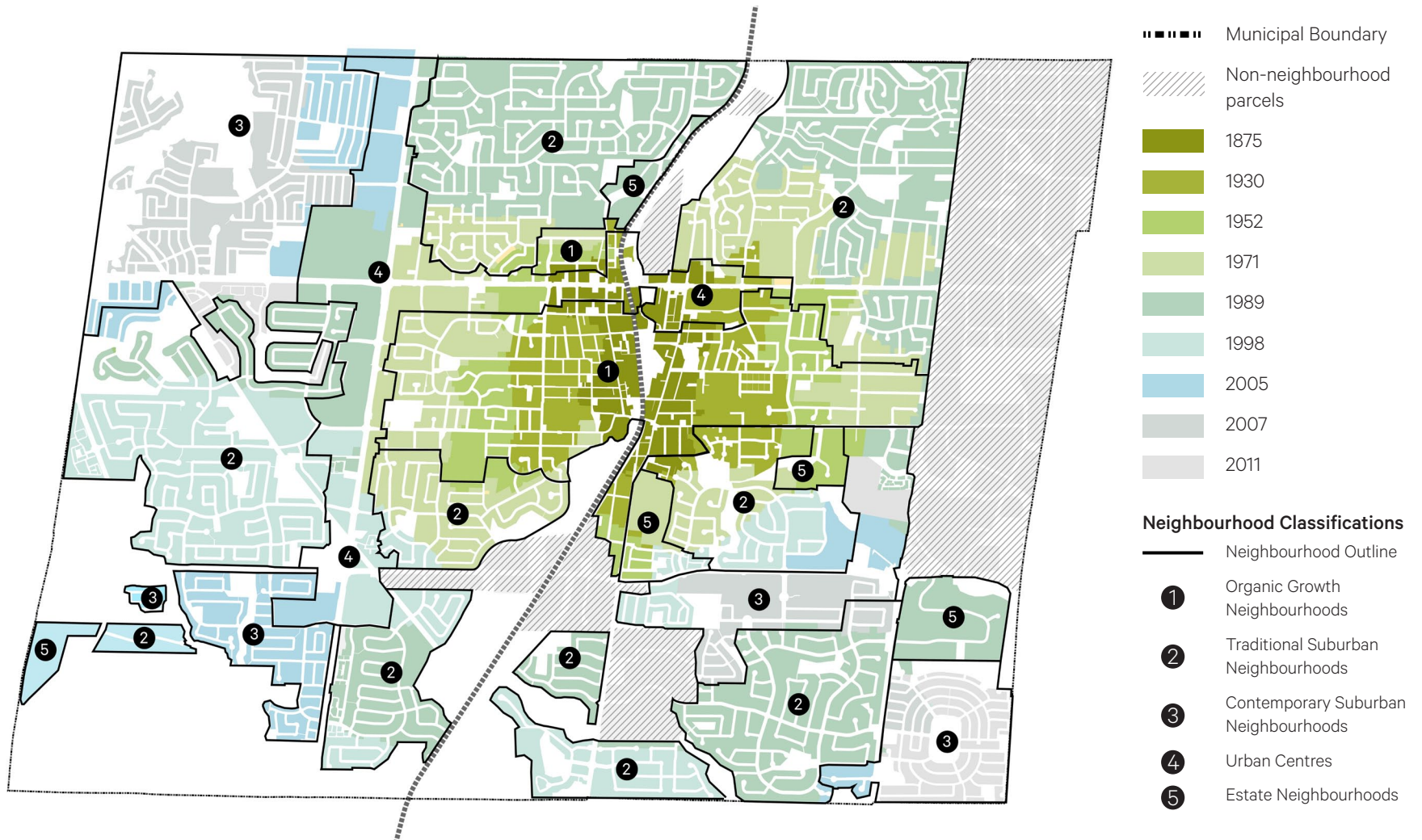


5. Neighbourhood Classifications

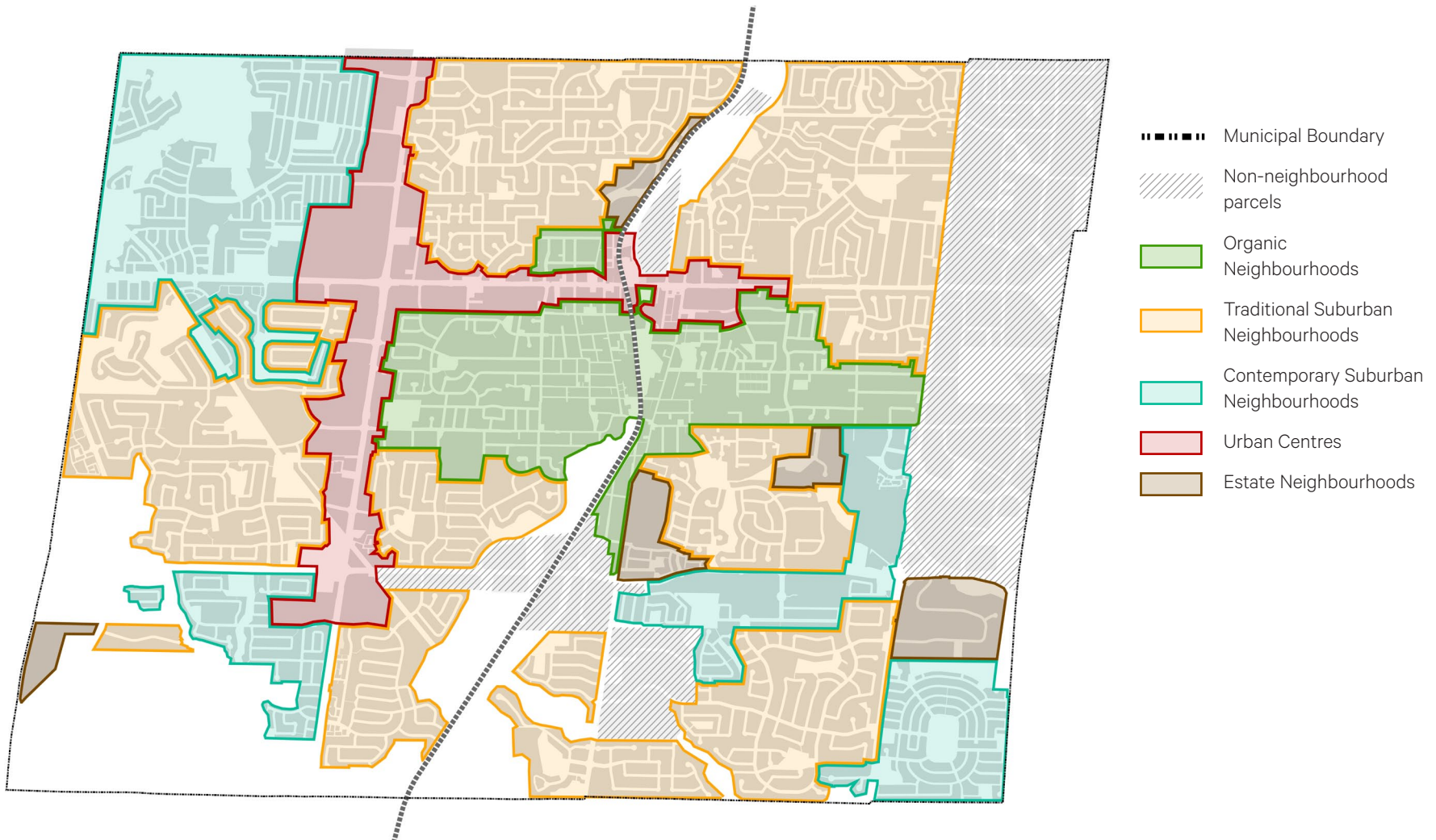
Overview

- The information collected through the Background Report has informed the process of identifying five Neighbourhood Classifications. These include:
 - Organic Neighbourhoods;
 - Traditional Suburban Neighbourhoods;
 - Contemporary Suburban Neighbourhoods;
 - Estate Neighbourhoods; and
 - Urban Centres.
- Estate Neighbourhoods are not anticipated to change.
- Urban Centres are subject to existing Secondary Plan.
- The study will focus on remaining three Neighbourhood Classifications.

5. Neighbourhood Classifications



5. Neighbourhood Classifications



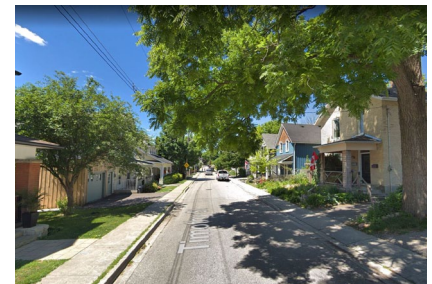
5. Neighbourhood Classifications

Organic Growth Neighbourhood

- Developed prior to the 1940's.
- Traditional street grid pattern. Short blocks, many intersections, and narrow roads.
- Landscaped boulevards and extensive tree canopy. Mature trees and significant private landscaping.
- Continuous sidewalks on one or both sides of the street.
- Overhead utilities.
- Rectangular lots with varied lot dimensions.
- Varied front and side yard setbacks (shallow, moderate and deep)
- Varied building heights (1-2 Storeys).
- Varied parking configurations (pads, detached garages, attached garages).
- Solid masonry or wood cladding.



Alexander Rd.

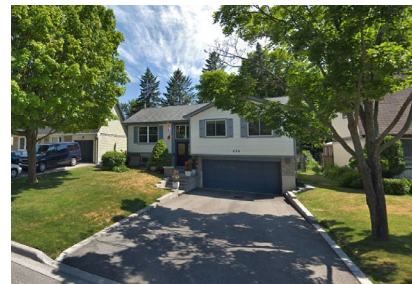


Timothy St.

5. Neighbourhood Classifications

Traditional Suburban Neighbourhood

- Developed between the 1940's and 1990's.
- Curvilinear street pattern. Long blocks, few intersections, and wide roads.
- Landscaped boulevards and moderate tree canopy. Established trees of varied maturity.
- Sidewalks on one side of the street (except cul-de-sacs / sometimes discontinuous)
- Buried utilities.
- Moderate to large rectangular and pie shaped lots.
- Moderate to deep front yard setbacks, and shallow to moderate side yard setbacks.
- Varied building heights (1-2 Storeys).
- Front driveways with attached garages.
- Masonry veneer, vinyl or stucco cladding.



Magnolia Ave.

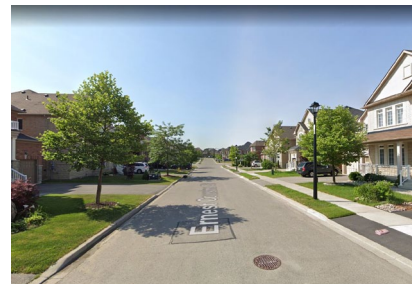


Waratah Ave.

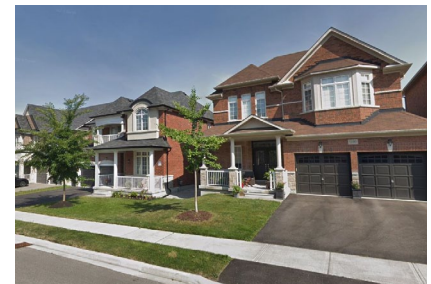
5. Neighbourhood Classifications

Contemporary Suburban Neighbourhood

- Developed following the 1990's.
- Modified grid street pattern. Short blocks, many intersections, and moderate road width.
- Landscaped boulevards and minimal tree canopy. Newly-established trees with minimal private landscaping.
- Continuous sidewalks on one side of the street.
- Buried utilities.
- Small to moderate rectangular and pie shaped lots.
- Shallow to moderate front yard setbacks, and shallow side yard setbacks.
- Consistent building heights (2 Storeys).
- Front driveways with attached garages.
- Masonry veneer or vinyl cladding.



Ernest Cousins Cir.



Stuffles Cres.

6. Next Steps

- The Neighbourhood Classification System will inform the process of devising Draft Policy Options.
- After feedback and refinement, the preferred Classification System and Policy Options will be presented in a Policy Options Report.
- The Policy Options Report will be developed with input from Town Staff as well as community members through Public Information Centre #2.

THANK YOU!