



**TOWN OF NEWMARKET**

**ESTABLISHED  
NEIGHBOURHOODS  
COMPATIBILITY  
STUDY**

**SPECIAL COMMITTEE OF THE WHOLE**

DECEMBER 2, 2019

**SvN**



# PRESENTATION OUTLINE

1. Background
2. Purpose & Process
3. Consultation & Engagement
4. Neighbourhood Character Analysis
5. Preferred Neighbourhood Classifications
6. Key Issues, Opportunities & Challenges
7. Emerging Policy Directions
8. Next Steps

# 1 BACKGROUND

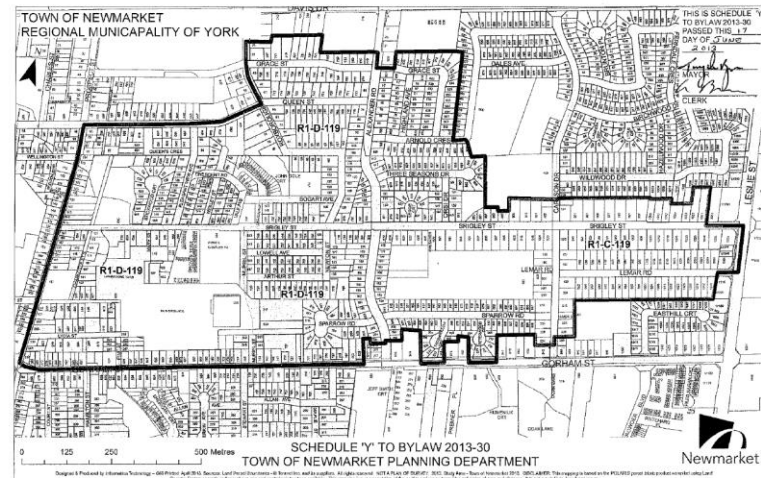
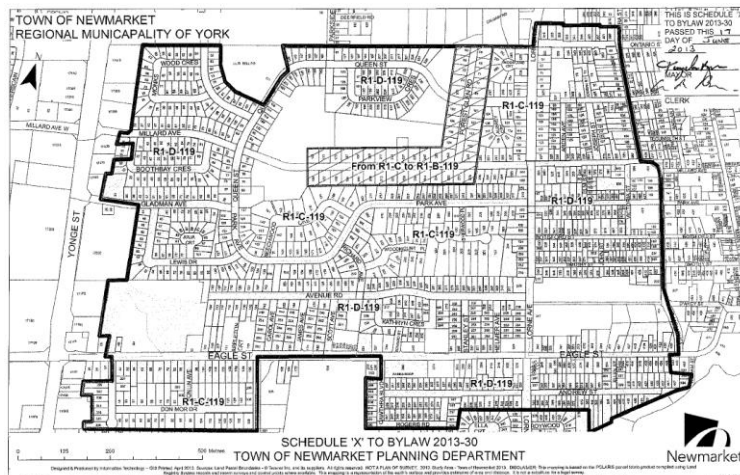
## Growth and Intensification in Newmarket

- 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.



# 1 BACKGROUND

## Planning Tools 101



- Official Plan – Sets broad policy intentions for the Town’s over the long term



- Zoning By-law – Regulates land in its use and built form ‘as of right’



- Minor Variance – Provides permissions that meet the general intent of the zoning by-law and official plan



- Consent – Allows the division of land



- Site Plan Approval – Reviews technical elements of development

# 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.

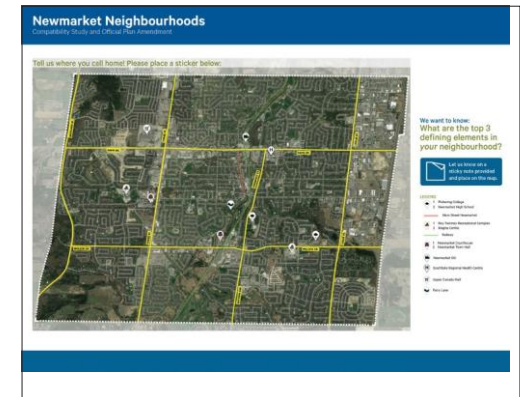


# 3. CONSULTATION & ENGAGEMENT

## Public Information Centre #1 - May 2019



## Farmer's Market - July 2019



## Online Engagement Tools - Summer 2019



## Public Information Centre #2 - October 2019



# 3. CONSULTATION & ENGAGEMENT

## Key Findings - Phase Two

Feedback was collected, analyzed and synthesized. Key findings include:

- Residents recognize the benefits of introducing new policies to guide future development to ensure compatibility with existing neighbourhoods.
- Residents acknowledge that appropriate incremental change can have a positive impact on the vibrancy and character of the neighbourhood.
- Residents voiced concern regarding height, massing, scale and density of specific infill developments.
- Additional concerns were raised regarding management of new development, such as negative impacts during the construction process.
- There was general approval of and agreement with the draft Neighbourhood Classifications.



Neighbourhood Location Mapping



Comments on draft Classifications

# 4. NEIGHBOURHOOD CHARACTER ANALYSIS

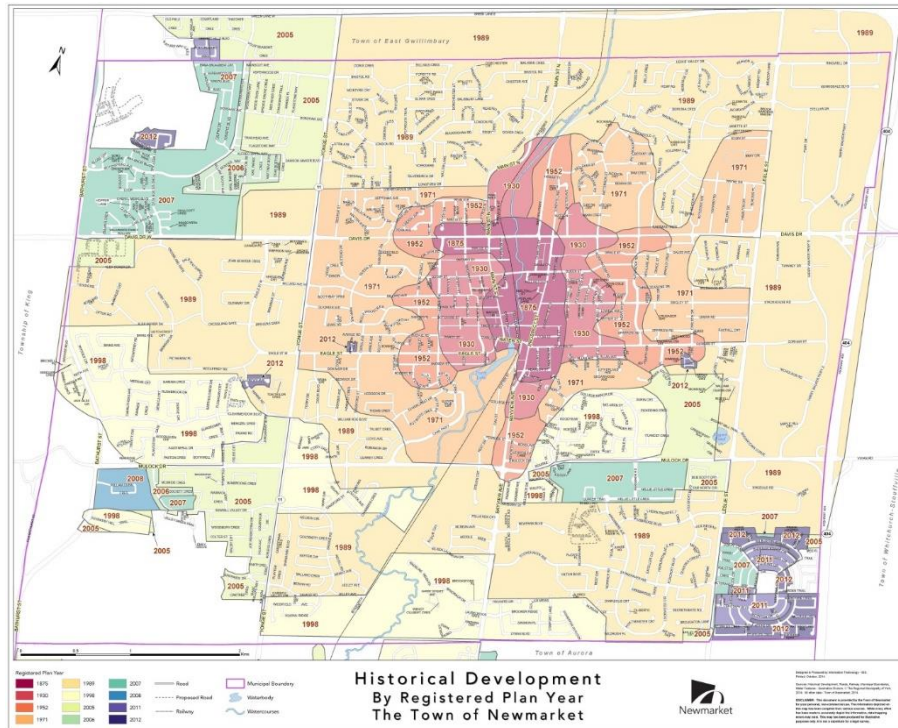
## Identifying Neighbourhood Classifications and Delineating Boundaries

- The information collected through the Background Report informed a set of evaluation criteria, which were used to determine the draft Neighbourhood Classifications. These include:
  1. Age of Development;
  2. Existing Major Streets and Property Boundaries;
  3. Existing Urban Centres Boundary;
  4. Well and Septic Data;
  5. Applicable Land Use Designations;
  6. Applicable Zoning By-law Regulations;
  7. Interpretation of the Built Form; and
  8. Interpretation of the Public Realm.

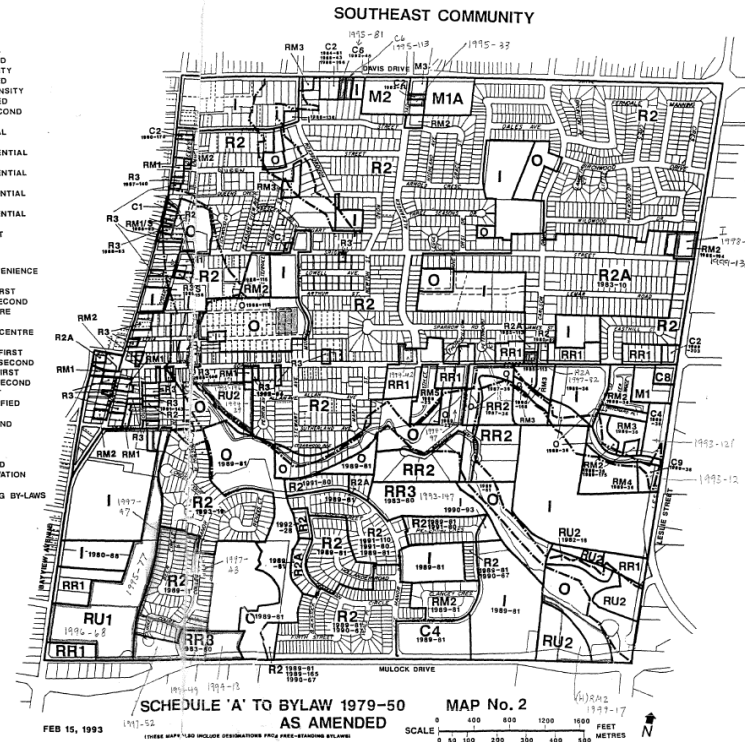


# 4. NEIGHBOURHOOD CHARACTER ANALYSIS

## Identifying Neighbourhood Classifications and Delineating Boundaries



- RR1 RURAL RESIDENTIAL
- RR2 ESTATE RESIDENTIAL
- RR3 SUBURBAN RESIDENTIAL
- R1 SINGLE FAMILY DETACHED DWELLING FIRST DENSITY
- R2 SINGLE FAMILY DETACHED DWELLING SECOND DENSITY
- R2A SINGLE FAMILY DETACHED DWELLING SPECIAL SECOND DENSITY
- R3 TWO FAMILY RESIDENTIAL THIRD DENSITY
- RM1 MULTIPLE FAMILY RESIDENTIAL FIRST DENSITY
- RM2 MULTIPLE FAMILY RESIDENTIAL SECOND DENSITY
- RM3 MULTIPLE FAMILY RESIDENTIAL THIRD DENSITY
- RM4 MULTIPLE FAMILY RESIDENTIAL FOURTH DENSITY
- PD PLANNED DEVELOPMENT RESIDENTIAL
- FLOOD PLAIN
- C1 NEIGHBOURHOOD CONVENIENCE COMMERCIAL
- C2 OFFICE COMMERCIAL FIRST
- C3 OFFICE COMMERCIAL SECOND
- C4 LOCAL SHOPPING CENTRE COMMERCIAL
- C5 COMMUNITY SHOPPING CENTRE COMMERCIAL
- CG GENERAL COMMERCIAL FIRST
- CG2 GENERAL COMMERCIAL SECOND
- CS SERVICE COMMERCIAL FIRST
- CS2 SERVICE COMMERCIAL SECOND
- LI LIGHT INDUSTRIAL FIRST
- LI2 LIGHT INDUSTRIAL MODIFIED FIRST
- LI3 LIGHT INDUSTRIAL SECOND
- M3 INDUSTRIAL THIRD
- I INSTITUTIONAL
- RU1 RURAL GENERAL FIRST
- RU2 RURAL GENERAL SECOND
- O OPEN SPACE & CONSERVATION TRANSITIONAL
- AB DENOTES FREE-STANDING BY-LAWS



# 4. NEIGHBOURHOOD CHARACTER ANALYSIS

## Outliers

- Urban Centres - growth-driven, mixed-use area centered on the major corridors of Yonge Street and Davis Drive - subject to area-specific policy through the Urban Centres Secondary Plan and Urban Centres Zoning By-law
- Estate Neighbourhoods - residential areas at the Town's peripheries - not anticipated to accommodate future infill and intensification due to the absence/limited capacity of existing servicing infrastructure
- Other Building and Dwelling Typologies: duplexes, triplexes, fourplexes, townhouses, and walk-up/low-rise apartment buildings inter-dispersed within neighbourhoods - add variety while blending with the character of surrounding properties



Urban Centres - Davis and Yonge

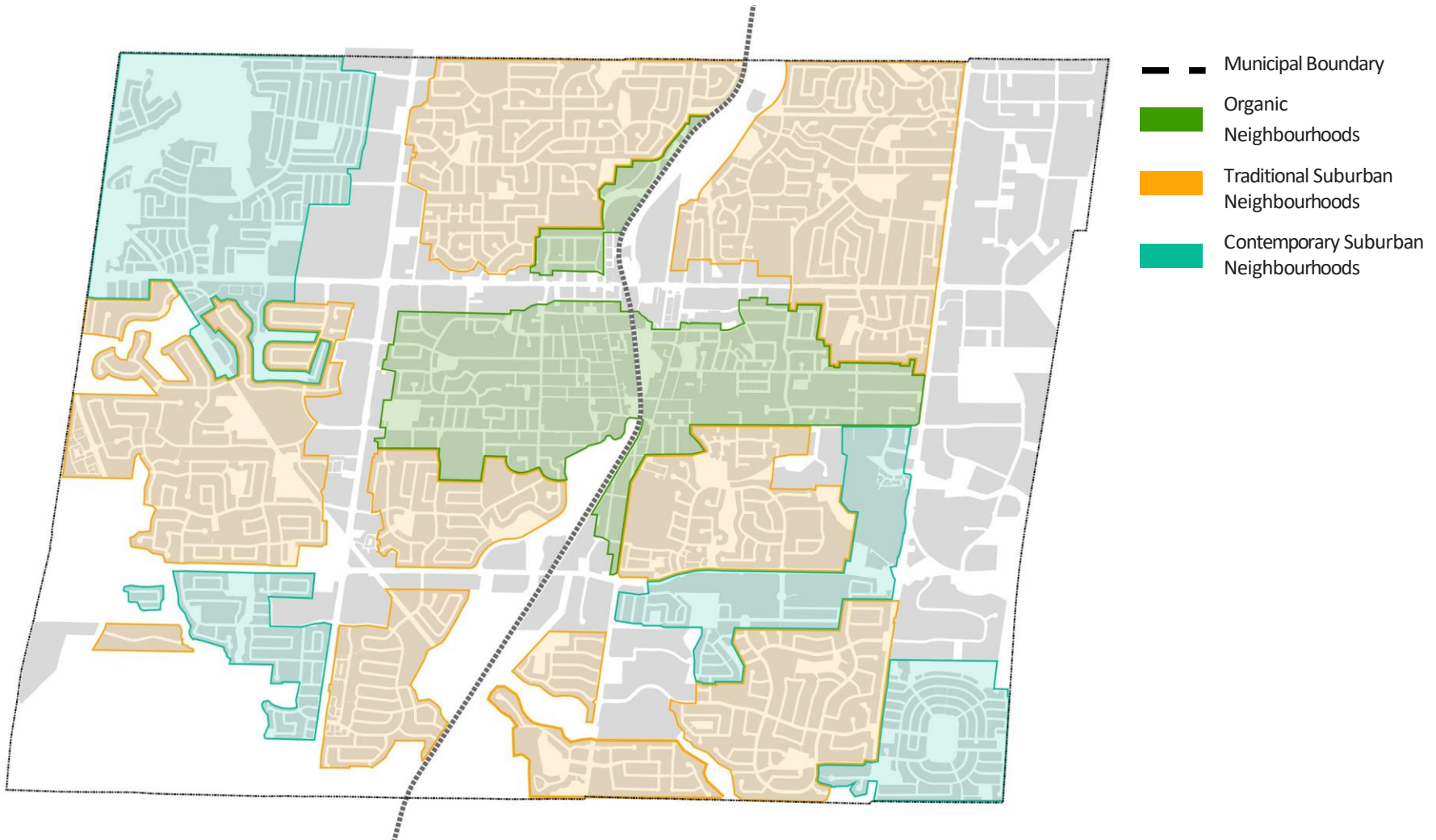


Estate Neighbourhoods - Kingdale Road



Mid-rise and apartment typologies

# 5. PREFERRED NEIGHBOURHOOD CLASSIFICATIONS

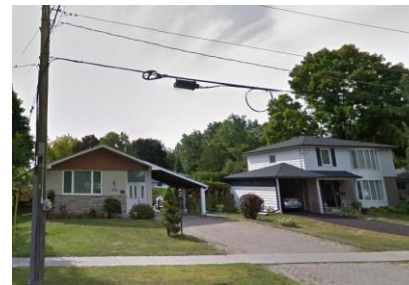




# 5. PREFERRED NEIGHBOURHOOD CLASSIFICATIONS

## Organic Growth Neighbourhood

- Situated within and surrounding the historic core of the Town of Newmarket.
- Developed prior to the 1940's and the advent of subdivision-based planning.
- Characterized by smaller blocks with an interconnected grid of narrow streets, continuous sidewalks, varied landscaping, mature tree canopies, varied lot patterns, front and side-yard driveways with a variety of parking configurations, varied setbacks, and 1-2 storey building heights.



Alexander Rd.

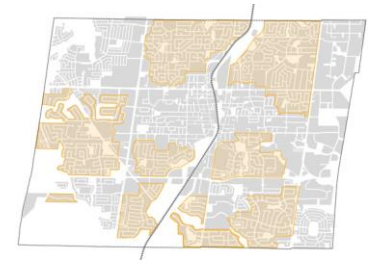


Timothy St.

# 5. PREFERRED NEIGHBOURHOOD CLASSIFICATIONS

## Traditional Suburban Neighbourhood

- Situated between the historic core of the Town of Newmarket, and the Contemporary Suburban Neighbourhoods, which traverse the periphery of the Town.
- Developed between the 1940's and 1990's.
- Characterized by longer and often disconnected blocks of wider curvilinear streets, discontinuous sidewalks, varied landscaping, evolving and maturing tree canopies, varied lot patterns, front and side-yard driveways with attached garages, varied setbacks, and 1-2 storey building heights



Magnolia Ave.



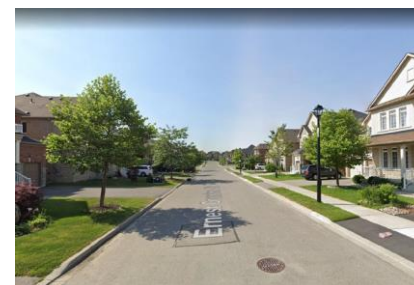
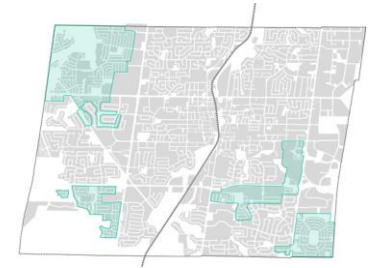
Waratah Ave.



# 5. PREFERRED NEIGHBOURHOOD CLASSIFICATIONS

## Contemporary Suburban Neighbourhood

- Situated at the periphery of the Town, beyond the Traditional Suburban Neighbourhoods, and adjacent to the Estate Neighbourhoods
- Developed following the 1990's.
- Characterized by moderately sized blocks with an interconnected modified grid of moderately sized streets, continuous sidewalks and landscaping, recently planted and emerging tree canopies, consistent lot patterns, front yard driveways with attached garages, consistent setbacks, and 2-storey building heights.



Ernest Cousins Cir.



Stuffles Cres.

# 6. KEY ISSUES, OPPORTUNITIES & CHALLENGES

## Key Issues and Challenges

- Outdated land use designations
- Restrictions on higher-density housing forms
- No defined distinction between neighbourhood character
- Inconsistency between zoning permissions and existing built form

# 6. KEY ISSUES, OPPORTUNITIES & CHALLENGES

## Key Issues and Challenges

- Defining stability
- Multiple in-force Zoning By-laws

# 6. KEY ISSUES, OPPORTUNITIES & CHALLENGES

## Key Issues and Challenges

- Changing demographic trends
- Housing affordability
- Declining neighbourhood populations
- Over-housing / Under-housing
- Mismatch between units supplied and demanded
- Diminishing capacity in areas targeted for intensification
- Increased demand and finite supply of housing in neighbourhoods
- Need for a comprehensive policy solution

# 6. KEY ISSUES, OPPORTUNITIES & CHALLENGES

## Key Opportunities

- Contextually-Sensitive Infill Development
- Added Value of New Development
- Defining Neighbourhood Character
- Regulating Form and Character Over Dwelling Type
- Disconnect Official Plan and Zoning Regulations
- Simplify and Consolidate Zoning Regulations
- New Area-Specific Standards
- New Context-Responsive Standards
- Increasing Housing Diversity, Choice and Supply
- Supporting a Greater Range of Lifestyles and Life-Cycle Stages
- Protecting Housing Affordability
- Optimizing the Use of Existing Services and Infrastructure
- Supporting Neighbourhood Businesses
- Enhancing the Vitality and Resiliency of Neighbourhoods

# 7. EMERGING POLICY DIRECTIONS

## Planning Tools 101



- Official Plan – Sets broad policy intentions for the Town’s long-term change
  - Applications (e.g. zoning by-law amendments, minor variance, site plan approval) are reviewed against this

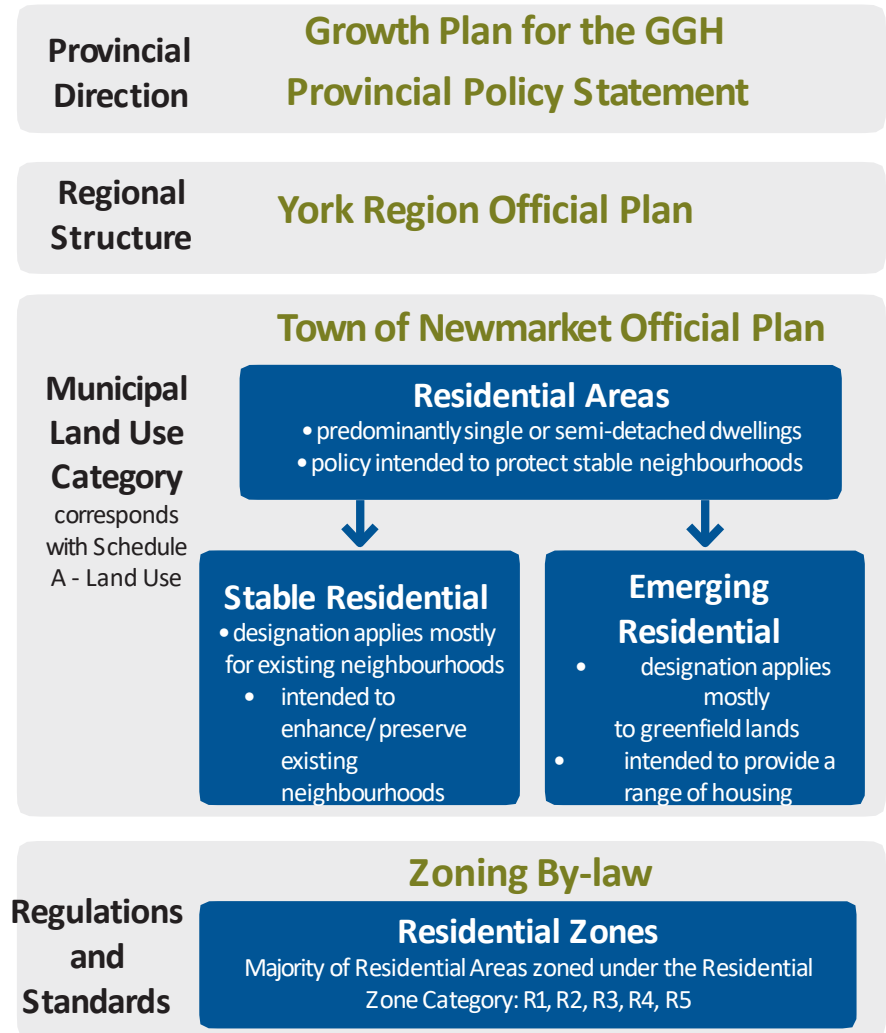


- Zoning By-law – Regulates land in its use and built form
  - Building permits must comply with this

# 7. EMERGING POLICY DIRECTIONS

## Existing Policy Structure

- The Official Plan contains two designations for Residential Areas: Stable Residential and Emerging Residential.
- All Emerging Residential lands have since been developed, and the Town is now largely physically built-out.
- The Official Plan does not define neighbourhood character and compatibility, nor does it contain relevant policies.
- The Official Plan does not sufficiently address modern housing needs, and the range of tenures, ownership models and housing types which are necessary to accommodate them.
- The Zoning By-law does not address neighbourhood character and compatibility.



# 7. EMERGING POLICY DIRECTIONS

## Proposed Official Plan Structure

Update the Official Plan to:

- combine Stable Residential and Emerging Residential into one Residential Areas land use designation;
- acknowledge that a limited amount of infill and intensification will occur in Residential Areas
- define neighbourhood character and speak to the need for compatibility; and
- address the need to accommodate for a range of tenures, ownership models and housing types to address modern housing needs.

### Town of Newmarket Official Plan

**Municipal Land Use Category**  
corresponds with updated Schedule A - Land Use Designations

#### Residential Areas

- still predominantly single-detached or semi-detached dwellings with permissions for other forms of low-rise housing
- Recognizes that compatible development in existing Residential Areas can add physical and intrinsic value to communities



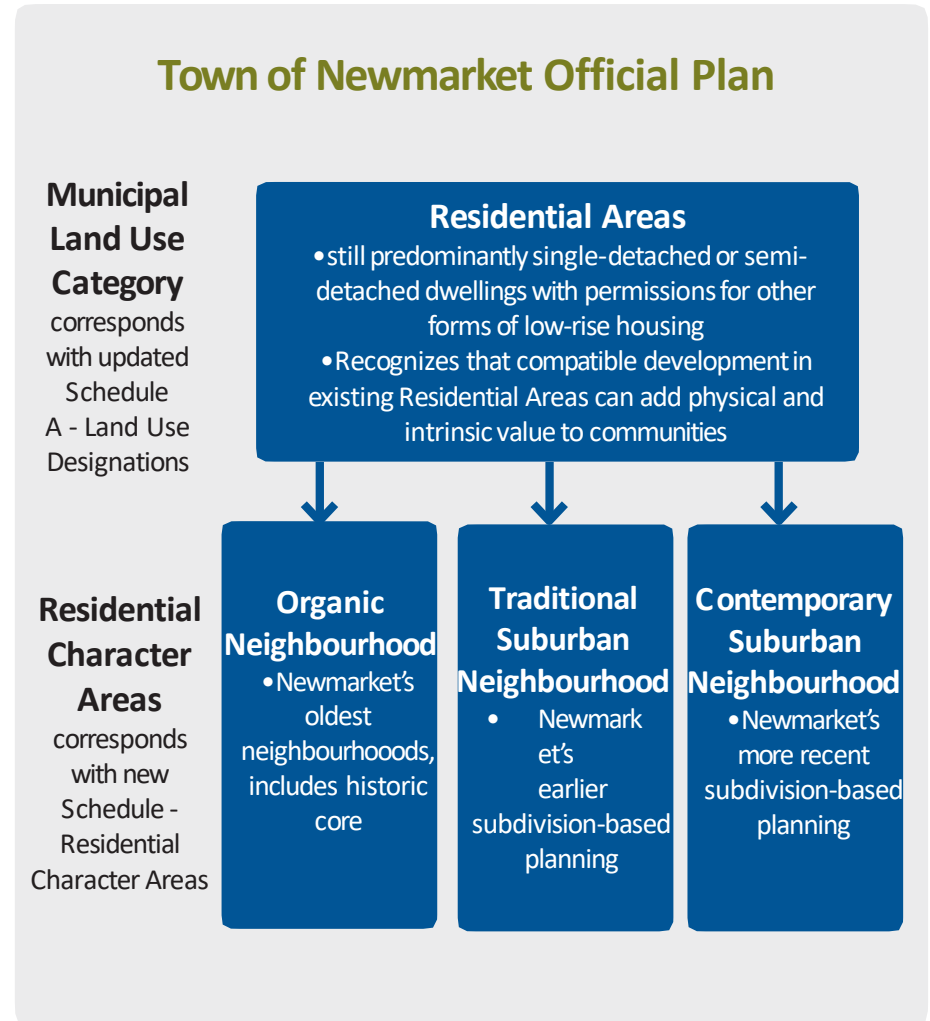


# 7. EMERGING POLICY DIRECTIONS

## Proposed Official Plan Structure

Introduce a new layer of Official Plan policy which provides direction for new development within individual Residential Character Areas and:

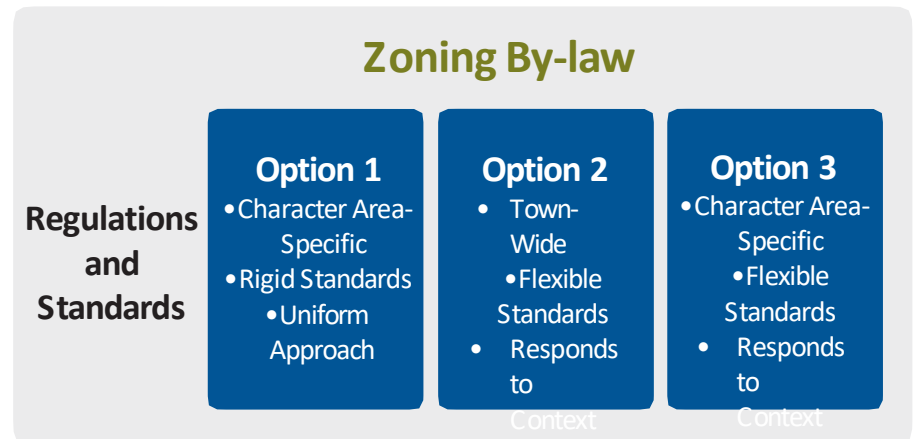
- defines the boundaries of each Residential Character Area
- provides a neighbourhood character statement, list of predominant built form conditions and predominant public realm conditions for each Residential Character Area; and
- recognizes that new development shall respect these physical conditions while responding to unique site conditions and demonstrating neighbourhood compatibility.



# 7. EMERGING POLICY DIRECTIONS

## Proposed Zoning By-Law Structure

- Option 1- Three area-specific ZBAs, one for each Residential Character Area, with rigid zone standards specific to the distinct existing conditions
- Option 2 - A town-wide ZBA for all residential zones, with flexible standards requiring properties to respond to adjacent and surrounding properties, within minimum and maximum standards and a specified tolerance for variation
- Option 3 - A hybrid solution combining Options 1 and 2, with area-specific ZBAs and flexible standards required to match neighbourhood context



# 7. EMERGING POLICY DIRECTIONS

## Example of Draft Options - Front Yard Setback Scenario

### Option 1

- A property would be subject to an area-specific **min. front yard setback of 3m**, and a **max. front yard setback of 6m**, with standards based on existing conditions of the neighbourhood
- Applies regardless of immediate context and surrounding and adjacent properties

### Option 2

- A property would be subject to a town-wide min. front yard setback of 3m, and a max. front yard setback of 9m
- In **consideration of adjacent and/or surrounding properties**, the new development averages the two adjacent setbacks of 4m and 6m and applies a variation of 1m, **permitting a front yard setback between 4-6m**

### Option 3

- A property would be subject to an area-specific min. front yard setback of 3m, and a max. front yard setback of 6m
- In **consideration of adjacent and/or surrounding properties**, the new development averages the two adjacent setbacks of 4m and 5m, then applies a variance of 1m, **permitting a front yard setback between 3.5-5.5m**

# 7. EMERGING POLICY DIRECTIONS

## Other Zoning Considerations

- New Zoning By-law regulations could seek to create similarity in other built form standards, including:
  - Front, Side and Rear Yard Setbacks
  - Lot Coverage
  - Soft Landscaping
  - Driveway and Curb-Cut Size / Location
  - Finished First Floor Height
  - Building Height (Pitched and Flat Roof)
  - Building Depth
  - Density (Floor Space Index)
  - Etc.

# 7. EMERGING POLICY DIRECTIONS

## Questions for Council

- How much built form variation is desirable?
- Should areas comprised of predominantly of bungalows with large footprints not be permitted to transition towards 1.5 to 2 storey homes with equal footprints?
- Should areas comprised of 2 to 2.5 storey homes, with smaller footprints, be permitted to transition towards buildings with larger footprints and equal height?
- How much density and building type variation is desirable?
- To what degree should the Town be concerned with variations in style rather than size?
- What place is there in Newmarket, if any, for buildings that are similar in size to single detached houses but have more than one unit (duplexes, triplexes, fourplexes)?
- Should areas with a greater mix of land uses and closer to more major roads and transit be allowed denser forms of housing?

# 8. NEXT STEPS

- Based on your feedback, we will revise the draft Neighbourhood Classification System and Policy Directions.
- These will be incorporated into a set of preferred policy recommendations. These will be presented in a Policy Recommendations Report, which provides a summary of all work undertaken and a detailed rationale for the preferred strategy.
- We will then present these materials at a Statutory Public Meeting in early 2020, targeted for February 24th.
- A recommendation report will be presented to Committee of the Whole with adopting by-laws, targeted for April.
- Following the adoption of these by-laws, the Interim Control By-law can be lifted.



THANK YOU!