

TOWN OF NEWMARKET

**ESTABLISHED
NEIGHBOURHOODS
COMPATIBILITY STUDY**

Public Meeting

AUGUST 31, 2020

SvN



PRESENTATION OUTLINE

- 1. Background**
- 2. Purpose & Process**
- 3. Consultation & Engagement**
- 4. Character Area Classifications**
- 5. Conditions Testing**
- 6. Policy Recommendations**
- 7. 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.

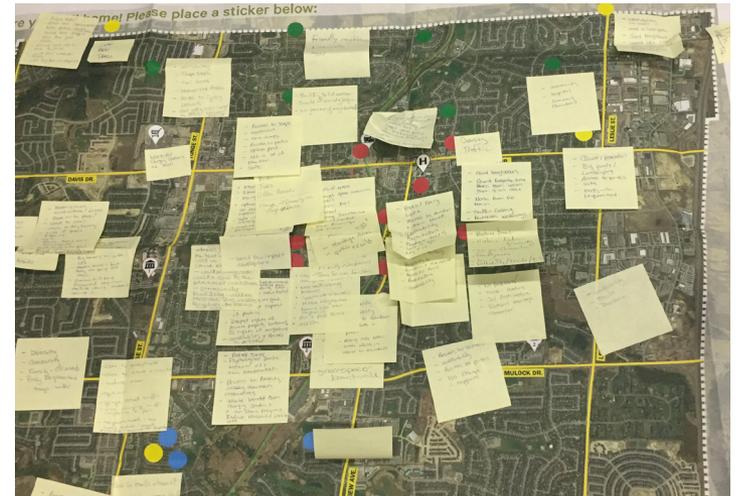
3. CONSULTATION & ENGAGEMENT

Key Findings

- 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.

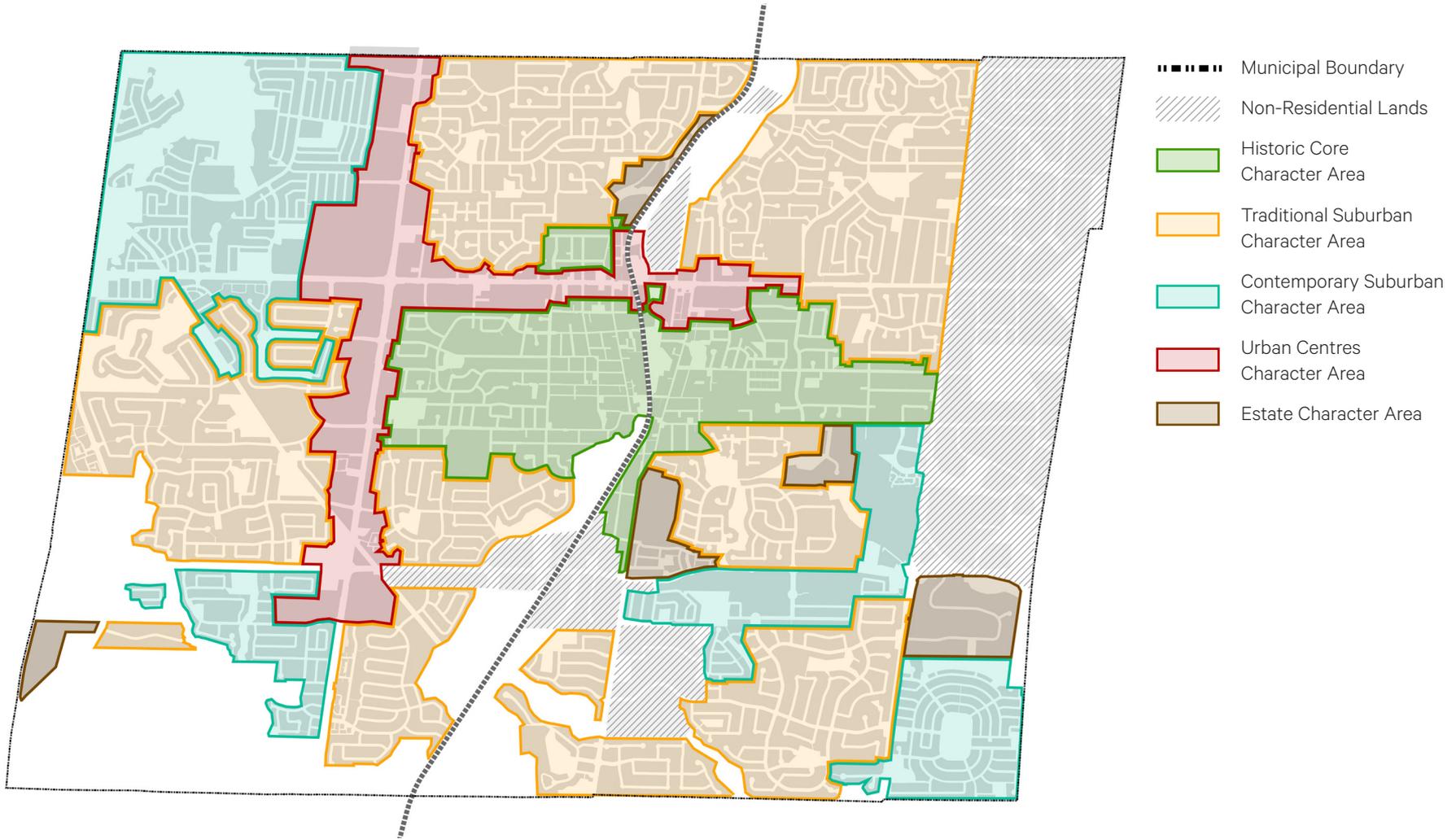


Mental Mapping Exercise

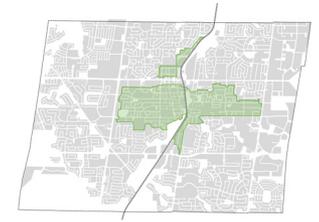


Neighbourhood Location / Character Exercise

4. CHARACTER AREA CLASSIFICATIONS



4. CHARACTER AREA CLASSIFICATIONS



Historic Core Character Area

- 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.

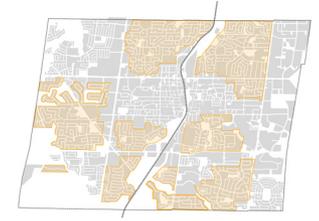


Alexander Rd.



Timothy St.

4. CHARACTER AREA CLASSIFICATIONS



Traditional Suburban Character Area

- 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.

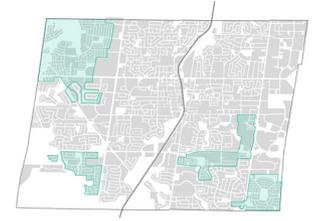


Magnolia Ave.



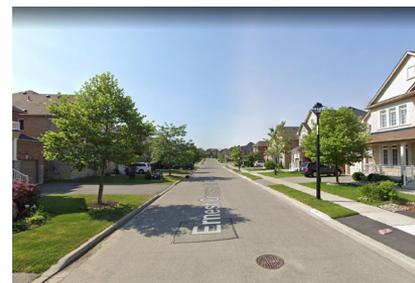
Waratah Ave.

4. CHARACTER AREA CLASSIFICATIONS



Contemporary Suburban Character Area

- 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.

5. CONDITIONS TESTING

Approach

1

Identification
& Delineation
of Variations in
Identified Character
Areas

2

Sampling of
Prototypical Site
& Adjacency
Conditions

3

Demonstrating
Existing & Potential
Built-Out Conditions

4

Evaluating Optimized
Development Against
Contemporary Design
& Construction
Standards

5. CONDITIONS TESTING

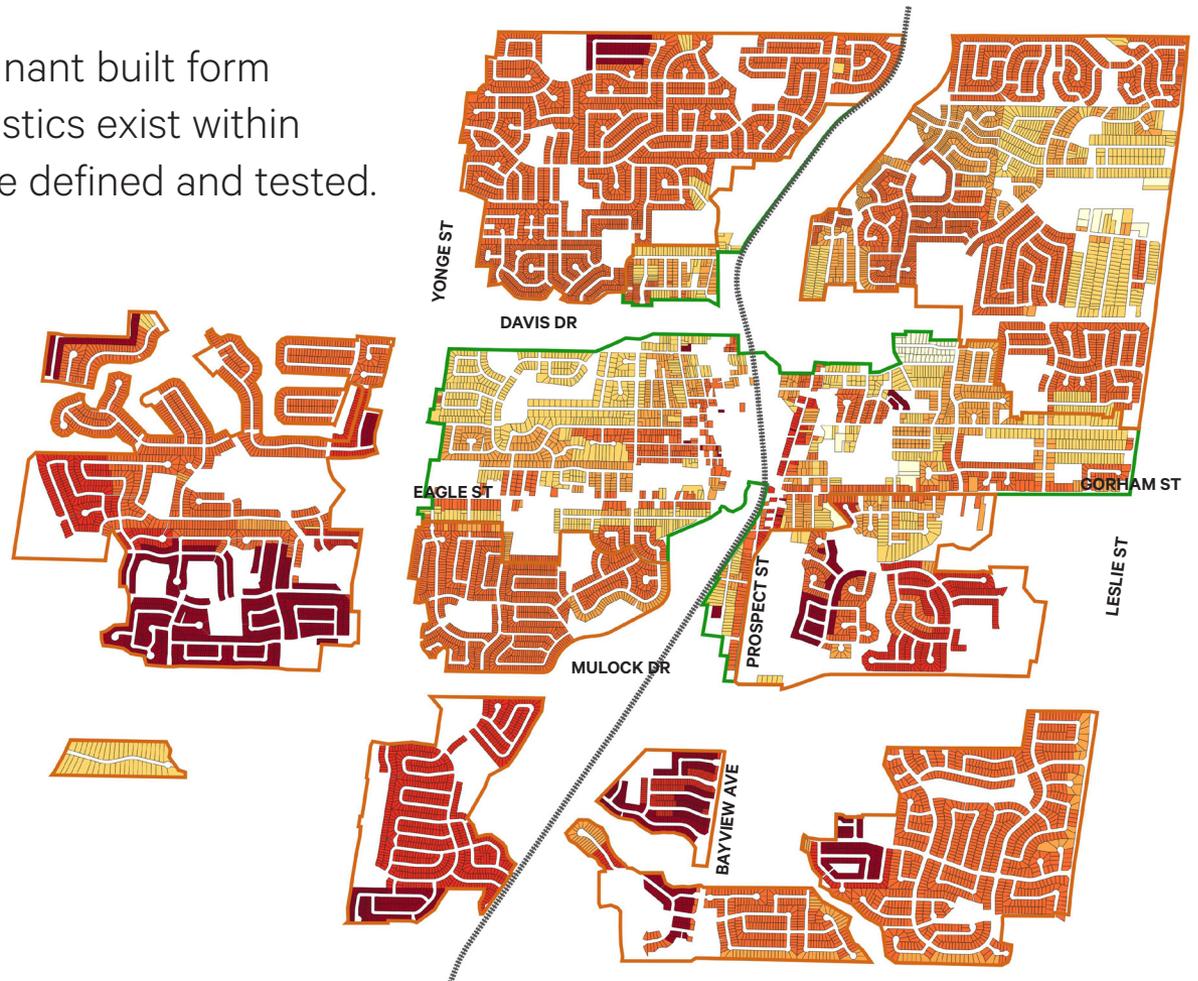
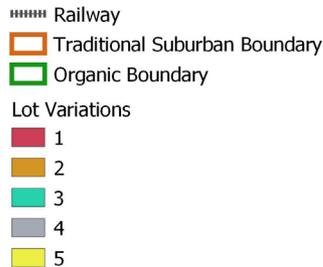
Step 1: Identification & Delineation of Variations in Identified Character Areas

Methodology

- Minor variations in predominant built form and public realm characteristics exist within character areas. These were defined and tested.

Analysis & Key Findings

- 5 Variations were identified.
- Scale and extent of variations differ by character area.



5. CONDITIONS TESTING

Step 2: Sampling of Prototypical Site & Adjacency Conditions

Methodology

Data was collected, analyzed and synthesized for each of the 90 sampled sites.

Analysis & Key Findings

- Zoning permissions allow for taller buildings and greater lot coverages, relative to prevailing development patterns.
- There is a correlation between:
 - building height and lot coverage;
 - building height and roof pitch; and,
 - lot size and front yard setbacks.
- Dwellings in Traditional Suburban Character Areas tend to be more built out, with more consistent setbacks, relative to those in Historic Core Character Areas.

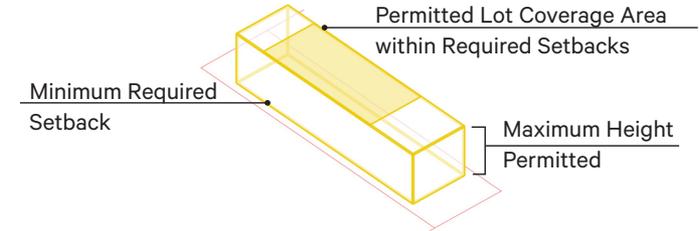
5. CONDITIONS TESTING

Step 3: Demonstrating Existing & Potential Built-Out Conditions

Methodology

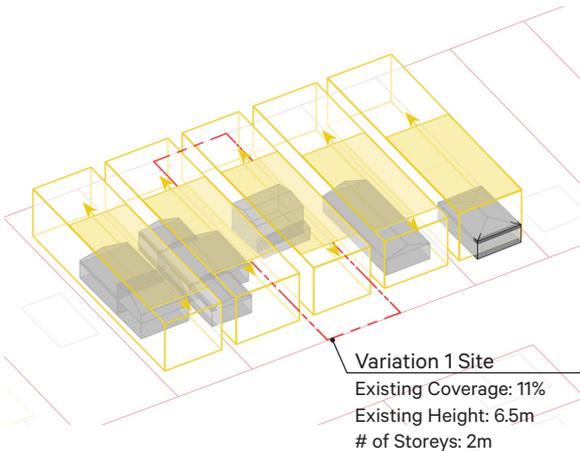
One prototypical site and adjacent conditions were selected from each of the five variations for further testing. Each sample was virtually modelled in three-dimensions to illustrate:

Permitted Built-form



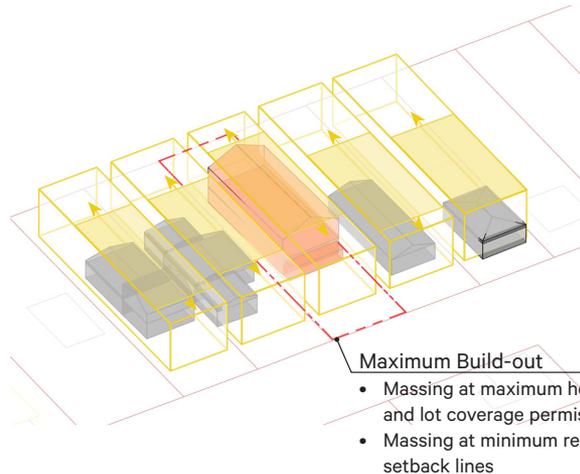
Existing Conditions

The current built environment



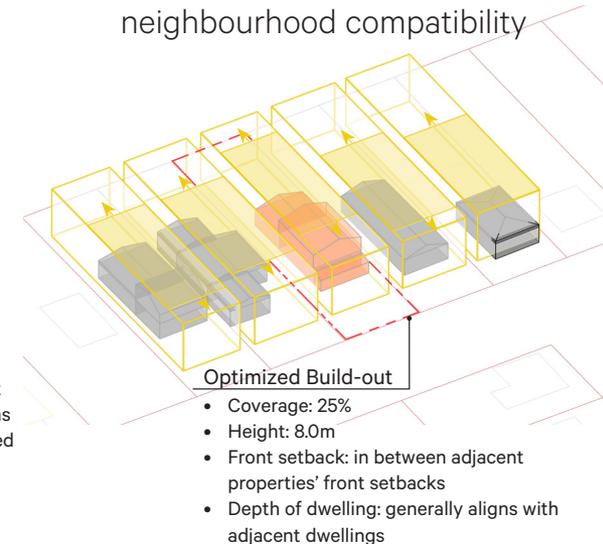
Maximum Build-out

Conditions based on as-of-right Zoning By-law regulations



Optimized Build-out

Based on potential amendments to Zoning By-law regulations to address neighbourhood compatibility



5. CONDITIONS TESTING

Step 3: Demonstrating Existing & Potential Built-Out Conditions

Analysis & Key Findings

- Generally, existing dwellings are below the maximum lot coverage and height permissions contained in the R1-B, R1-C and R1-D Zones.
- Permitted lot coverage and density allow for a built form that is generally not in keeping with adjacent properties, and the character of surrounding neighbourhoods.
- Due to language associated with existing building height definition, buildings with pitched roofs may project beyond maximum permitted heights (commonly 10.7m).
- Optimization of building envelopes resulted in lot coverages between 20% - 25%, maximum building heights between 8.0m – 9.0m, and maximum finished floor heights of 1.0m – 1.2m.

5. CONDITIONS TESTING

Step 4: Evaluating Optimized Development Against Contemporary Design & Construction Standards

Methodology

- Optimized build-out conditions were evaluated against contemporary architectural and construction standards.
- These considerations were incorporated into the following Policy Recommendations.

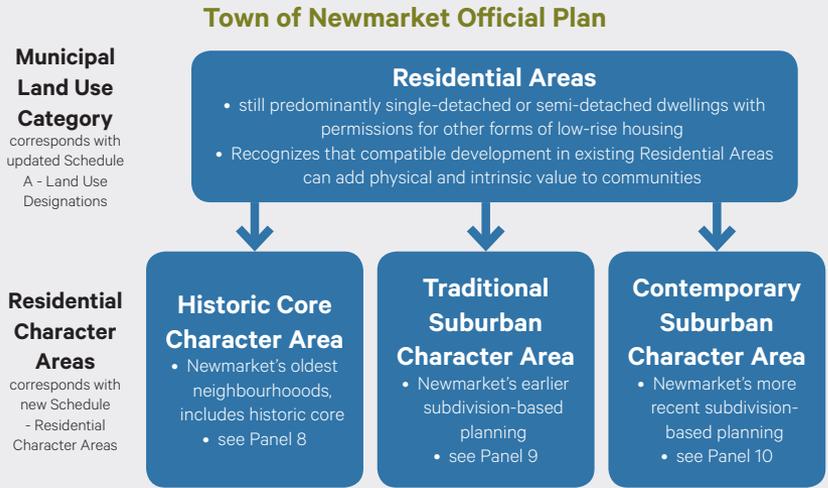
6. POLICY RECOMMENDATIONS

Proposed Policy Structure

- Update the Official Plan to:
 - combine Stable Residential and Emerging Residential into one land use designation;
 - define neighbourhood character and speak to the need for compatibility;
 - address the need to accommodate for a range of tenures and ownership models to address modern housing needs; and
 - provide design direction specific to residential character areas.

Provincial Places to Grow
Growth Plan for the GGH, Provincial Policy Statement
Newmarket's neighbourhoods fall within designated **Settlement Areas** and **Delineated Built-up Areas**. Both are areas intended for growth with the latter intended to host 50% of residential development.

Regional Structure
York Region Official Plan
Newmarket's neighbourhoods are designated **Urban Areas**, of which the Residential Intensification Target for Newmarket is 5,250 new units between 2006-2031.



6. POLICY RECOMMENDATIONS

Proposed Policy Structure Cont.

- Update the Zoning By-law to to comprehensively change the way that houses are regulated, so as to allow for optimize the development of properties, without jeopardizing the character of the surrounding neighbourhood. This can be achieved while allowing for greater flexibility in the interior layout.

Creating and Updating Definitions

- Basement
- Grade, Established or Finished
- Roof, Flat
- Roof, Pitched
- Height, Building
- Height, Finished First Floor
- Storey
- Garage, Residential

Updating and Creating Regulations & Standards

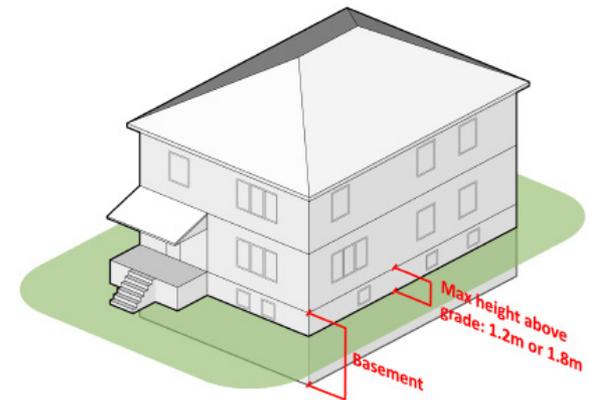
- Max. Finished First Floor Height
- Interior Side Lot Lines - C & D Zone Standards
- Required Front Yard Setback – C, D, E, F, G, H, J, K, L and M Standards
- Repeal Exception 119 enacted by By-law 2013-30
- Max. Lot Coverage
- Max. Building Height
- Group Homes
- Interior Side Yard Setbacks
- Permitted Uses and
- Dormers
- Reserve
- Non-complying building or structure
- Transition

6. POLICY RECOMMENDATIONS

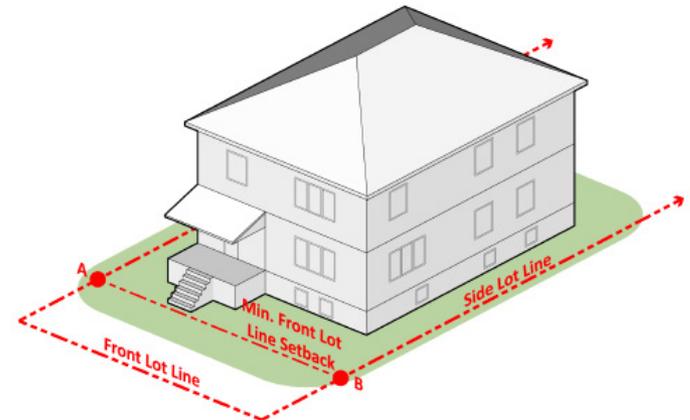
Zoning By-law Update - Creating and Updating Definitions

New Defined / Updated Word	Key Change	Rationale
Basement	Definition of height has been reduced to 1.2m or 1.8m	Current permissions allow basements to have a height above grade that is taller than an adult without it accounting for a storey. The proposed height still allows flexibility for windows and interior layout while ensuring basements are not visually a storey.
Grade, Established or Finished	The measurement of grade has been changed to be based on the front yard setback rather than all setbacks around a dwelling	The current way to measure grade takes the average of all areas around a house, which may be challenging to measure and may leave grade open to manipulation by adding or removing soil. This change reduces the prospect of manipulation and ensures a more consistent appearance of the dwelling from the street.

Basement



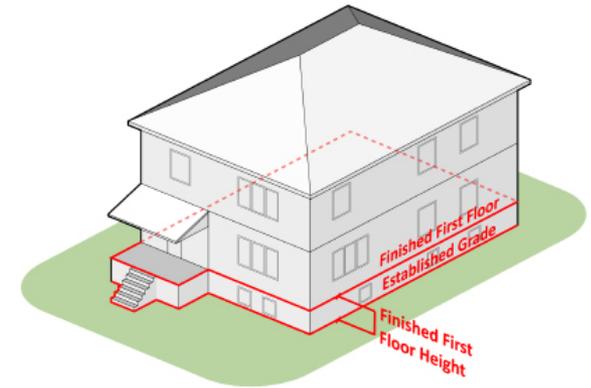
Grade, Established or Finished
= Average of Elevation at Point A & B



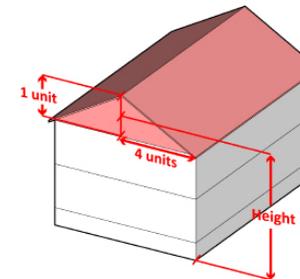
6. POLICY RECOMMENDATIONS

New Defined / Updated Word	Key Change	Rationale
Roof, Flat Roof, Pitched	New definitions include minimum slope and roof area standards	Current Zoning By-laws do not define roofs, which allowed greater heights for new houses that were built with roofs that appeared like flat roofs but included cosmetic sloping elements.
Height, Building	Retitled to refer to building height	New roof definition works in combination with the new definitions for different roof type
Height, Finished First Floor	New definition added to recognize the first floor of a dwelling	The first floor of a house is visually distinctive and is key to shaping the relationship of the street to the dwelling. With new development commonly seeking to place the first floor higher, this new definition will work with other amended definitions to ensure a consistent and compatible front appearance.

Height, Finished First Floor

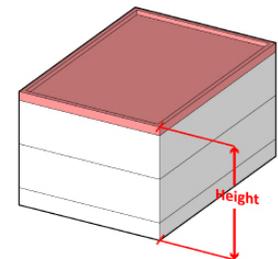


Pitched Roof



- Min. of 1.0 vertical unit for every 4.0 horizontal unit
- Height dependent on finished grade and mean roof distance

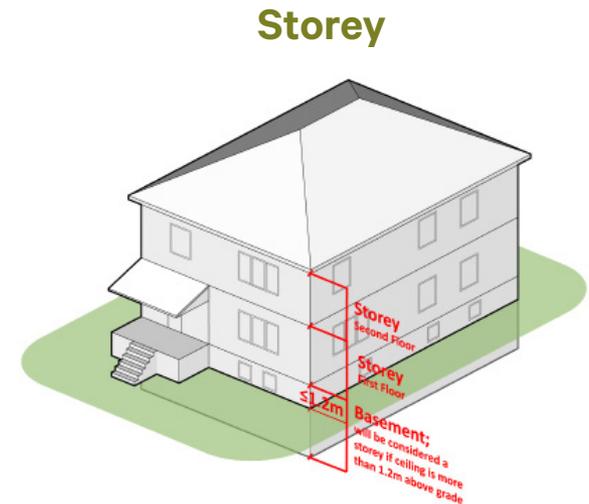
Flat Roof



- Less than 1.0 vertical unit for every 4.0 horizontal unit
- Height dependent on finished grade and highest point of the roof

6. POLICY RECOMMENDATIONS

New Defined / Updated Word	Key Change	Rationale
Storey	The 3.6m height limit has been removed, though any portion that is 1.2 above grade will be deemed a storey (consistent with other definition changes)	Existing by-laws regulate the maximum height of a storey to 3.6m and a maximum of 2-storeys for most neighbourhoods, which limits the interior flexibility of a dwelling. The removal of the 3.6m height limit allows for houses to be more flexibly designed and focuses instead on the exterior appearance, which plays a larger role in shaping neighbourhood character.
Garage, Residential	Definition change clarifies garages are accessed via driveways	Existing Zoning By-laws intend for driveways or garages to be located in commonly found places and to avoid the impact of private yards of vehicular access. This change reinforces the same intention.



6. POLICY RECOMMENDATIONS

Zoning By-law Update - Updating and Creating Regulations & Standards

New / Updated Regulation or Standard	Key Change	Rationale
Section 6.2.2. Max. Finished First Floor Height	Set to 1.2 for Zone Standards A, B, C, D, E, F, G, H, and J	Works with the new definition for Height, Finished First Floor. The intent is to ensure that the front appearance of a house is compatible and consistent with the neighbourhood and to prevent basements from visually appearing as a storey.
Section 6.2.2. Interior Side Lot Lines	Measurements have been given (ranging from 1.2-1.8m) for interior side lot line setbacks, which are dependent on height	This rule retains the relationship that the side-yard setbacks for houses increase with height (of existing Zoning By-law), but uses measurement as a clearer measure, rather than storeys.
Section 6.2.2. Interior Side Yard Lot Lines	Interior side-yard setbacks are not required for semi-detached dwellings sharing a common wall	This rule change will clarify that semi-detached dwellings do not need a setback from the wall they share with their neighbour.
Section 6.2.2. Required Front Yard Setback for C, D, E, F, G, H, J, K, L, M	Setback requirement has been changed to be within a range of 1m of the average of the front yard setback of adjacent dwellings, rather than to be within the range of adjacent dwelling setbacks	The existing rule that requires Newmarket's neighbourhoods to be built within the range of front yard setbacks hasn't worked well, where little change is permitted for abutting houses with similar setbacks. In contrast, it provides little guidance in instances where dwellings have large front lot setback differences. This rule's objective is to ensure front setbacks are relatively consistent while allowing appropriate flexibility.

6. POLICY RECOMMENDATIONS

New / Updated Regulation or Standard	Key Change	Rationale
Exception 119	Repeal Exception 119 enacted by By-law 2013-30 (Previous modifications to zone standards for the core area)	Other amendments within this overall set of recommendations accomplish the objectives of this exception, which goes into finer neighbourhood-by-neighbourhood sets of rules.
Section 6.2.2. Max Lot Coverage	Lot coverage to follow area-specific lot indicated in a new schedule. Generally, allowances have been reduced in R1-C and R1-D areas.	Newmarket's existing single-detached lots contain a wide range of lot coverages. Some houses are at their maximum coverage while other areas have houses under 10%, however, the main lot coverage applying to many single-detached housing is 35%. The proposed lot coverage maps allow maximum coverages that are more compatible with existing neighbourhoods.
Section 6.2.2. Max. Height	Regulation revised to a maximum height of 8.5m for most Zone Standards.	As the 3.6m height limit is proposed to be removed in this By-law update, new dwellings can much more easily achieve a height of 10.7m (the maximum height permitted for most dwellings). This height is significantly taller than most houses in Newmarket; the proposed heights in this regulation are more compatible to existing neighbourhoods and will work with other updated definitions to ensure flexibility in the interior layout.

For the full proposed wording changes and thorough explanation of the rationale, please see memo 'Conditions Analysis'

6. POLICY RECOMMENDATIONS

New / Updated Regulation or Standard	Key Change	Rationale
Section 6.2.3 Dormers	New definition of dormers given with a limitation on how much area it can cover in relation to the roof.	The zoning by-law does not currently have any standards related to dormers that project through a roof. This rule ensures that a roof maintain its appearance and not have an entire additional storey within it.
Section 4.24 Reserve	A new 0.3m reserve will be used to determine lot lines and setbacks	This is common clarification in other municipalities that avoids confusion as the Town may sometimes temporarily take 0.3m of land away from a development as a way to control when it is ready to be built and connect to municipal roads.
Section 1.10 Transition	All minor variances that were approved prior to the enactment of this By-law 2020-XX continue to apply and remain in force as if they are lawful variances.	This section is intended to protect applications that were underway, or that were previously granted permissions, from being caught by these new rules.

7. NEXT STEPS

- Based on the feedback received by Council, the Official Plan Amendment, implementing Zoning By-law Amendment, and accompanying Policy Recommendations Report will be revised and finalized.
- These materials will be presented back to Council for formal approval in October, 2020.

THANK YOU!

6. CONDITIONS TESTING - ADDITIONAL DETAIL

Step 1: Identification & Delineation of Variations in Identified Character Areas

Analysis & Key Findings

Variation 1	Variation 2	Variation 3	Variation 4	Variation 5
<p>Consistent Conditions: Low lot coverage (under 20% with many around 15%) Rectilinear lot and block shape Front lot widths range from 20-25m Depth of lots around 3x the width or more (long skinny lots) Single-detached dwellings Typically has R1-C/R1-D zoning</p>	<p>Consistent Conditions: Low to medium lot coverage (many around 20-25%) Rectilinear and curvilinear lot and block shape Front lot widths range from 20-25m Depth of lots around 2x the width Single-detached dwellings Typically has R1-C/R1-D zoning, some R1-E/R1-F</p>	<p>Consistent Conditions: Low to medium lot coverage (under 25%) Rectilinear lot and block shape Front setbacks relatively consistent Front lot widths range from 30-25m Depth of lots around 1.3-1.5x the width (squarish lots) Single-detached dwellings Typically has R1-B/R1-C/R1-D zoning</p>	<p>Consistent Conditions: High lot coverage (40%+) Rectilinear and curvilinear lot and block shape Height Typically 2-storeys Front setbacks relatively consistent Front lot widths range from 6-8m Depth of lots around 5-6x the width (long skinny lots) Single-detached/ Semi-detached/Duplex Dwelling Typically has R2-K/R1-F zoning</p>	<p>Consistent Conditions: High lot coverage (30%-40%) Rectilinear and curvilinear lot and block shape Front setbacks relatively consistent Front lot widths range from 10-15m Depth of lots around 4-5x the width (long skinny lots) Single-detached/ Semi-detached/Duplex Dwellings Typically has R2-K/R2-G/R2-J/R1-E/R1-F zoning</p>
<p>Varying Conditions: Height •Number of floors •Front setbacks</p>	<p>Varying Conditions: •Height •Number of floors •Front setbacks</p>	<p>Varying Conditions: •Height •Number of floors</p>	<p>Varying Conditions: •Height</p>	<p>Varying Conditions: •Height •Number of floors</p>

6. CONDITIONS TESTING - ADDITIONAL DETAIL

Step 2: Sampling of Prototypical Site & Adjacency Conditions

Analysis & Key Findings - Height Analysis

2-storey Dwelling Height (m) - Organic				
	Mean (Average)	Mode	Median	Permitted by Zoning
Height as defined in Zoning By-laws	5.98	6.50	6.00	10.7 / 10.0
Height as measured from ground (at front of house) to rooftop	7.23	6.00	5.00	

2-storey Dwelling Height (m) - Traditional Suburban				
	Mean (Average)	Mode	Median	Permitted by Zoning
Height as defined in Zoning By-laws	7.80	8.00	7.00	10.7 / 10.0
Height as measured from ground (at front of house) to rooftop	6.66	6.50	6.50	

1-storey Dwelling Height (m) - Organic				
	Mean (Average)	Mode	Median	Permitted by Zoning
Height as defined in Zoning By-laws	3.99	4.00	4.00	7.5 (ex.119)
Height as measured from ground (at front of house) to rooftop	5.00	4.00	5.00	

1-storey Dwelling Height (m) - Traditional Suburban				
	Mean (Average)	Mode	Median	Permitted by Zoning
Height as defined in Zoning By-laws	4.89	5.00	5.00	7.5 (ex.119)
Height as measured from ground (at front of house) to rooftop	3.93	3.50	4.00	

Note: not all data collected has been shown - see Memo 'Conditions Analysis' for full data collected

6. CONDITIONS TESTING - ADDITIONAL DETAIL

Step 2: Sampling of Prototypical Site & Adjacency Conditions

Analysis & Key Findings - Lot Coverage Analysis

2.5-storey Dwelling Lot Coverage (%) - Traditional Sub.					
Mean (Average)	Mode	Median	Permitted by Zoning		
			R1-A	R1-B	R1-C/R1-D
29	-	29	15	20	35/25 (ex. 119)

2-storey Dwelling Lot Coverage (%) - Organic					
Mean (Average)	Mode	Median	Permitted by Zoning		
			R1-A	R1-B	R1-C/R1-D
21	16	18	15	20	35/25 (ex. 119)

2-storey Dwelling Lot Coverage (%) - Traditional Sub.					
Mean (Average)	Mode	Median	Permitted by Zoning		
			R1-A	R1-B	R1-C/R1-D
24	28	25	15	20	35/25 (ex. 119)

1.5-storey Dwelling Lot Coverage (%) - Organic					
Mean (Average)	Mode	Median	Permitted by Zoning		
			R1-A	R1-B	R1-C/R1-D
13	-	13	15	20	35/25 (ex. 119)

1.5-storey Dwelling Lot Coverage (%) - Traditional Sub.					
Mean (Average)	Mode	Median	Permitted by Zoning		
			R1-A	R1-B	R1-C/R1-D
33	-	34	15	20	35

1-storey Dwelling Lot Coverage (%) - Organic					
Mean (Average)	Mode	Median	Permitted by Zoning		
			R1-A	R1-B	R1-C/R1-D
19	8	18	15	20	35

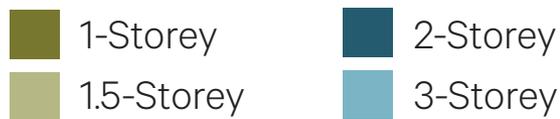
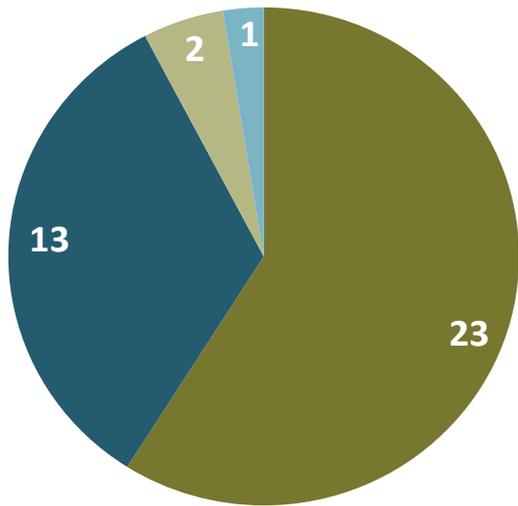
1-storey Dwelling Lot Coverage (%) - Traditional Sub.					
Mean (Average)	Mode	Median	Permitted by Zoning		
			R1-A	R1-B	R1-C/R1-D
19	-	14	15	20	35

Note: not all data collected has been shown - see Memo 'Conditions Analysis' for full data collected

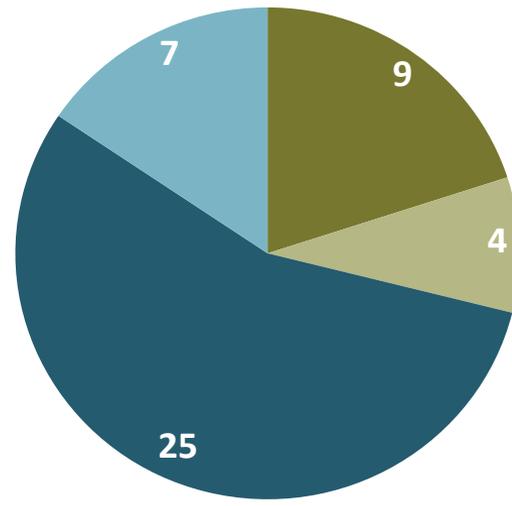
6. CONDITIONS TESTING - ADDITIONAL DETAIL

Step 2: Sampling of Prototypical Site & Adjacency Conditions

Breakdown of Sample by # of Storeys
Historic Core Character Areas

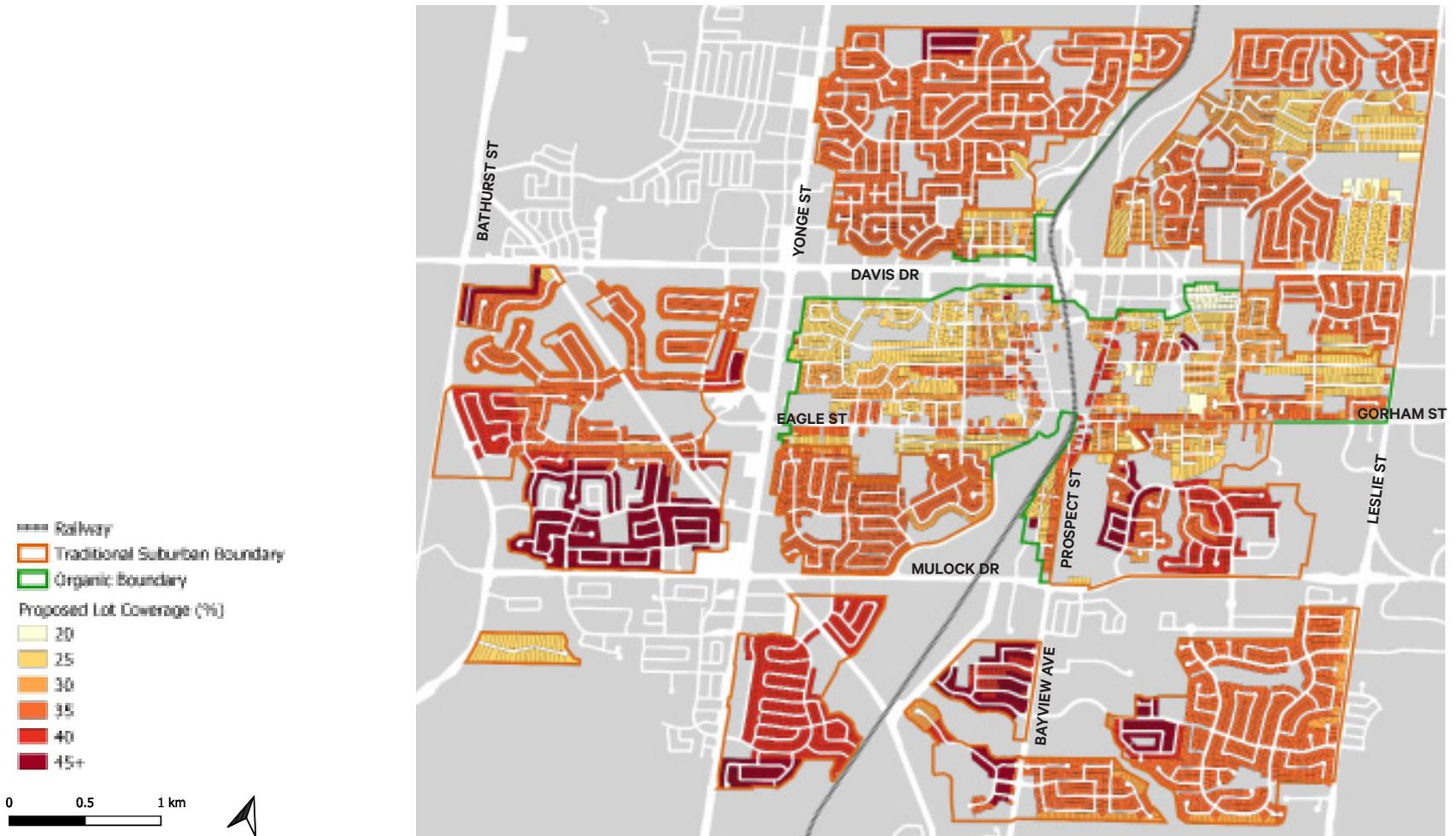


Breakdown of Sample by # of Storeys
Traditional Suburban Character Areas



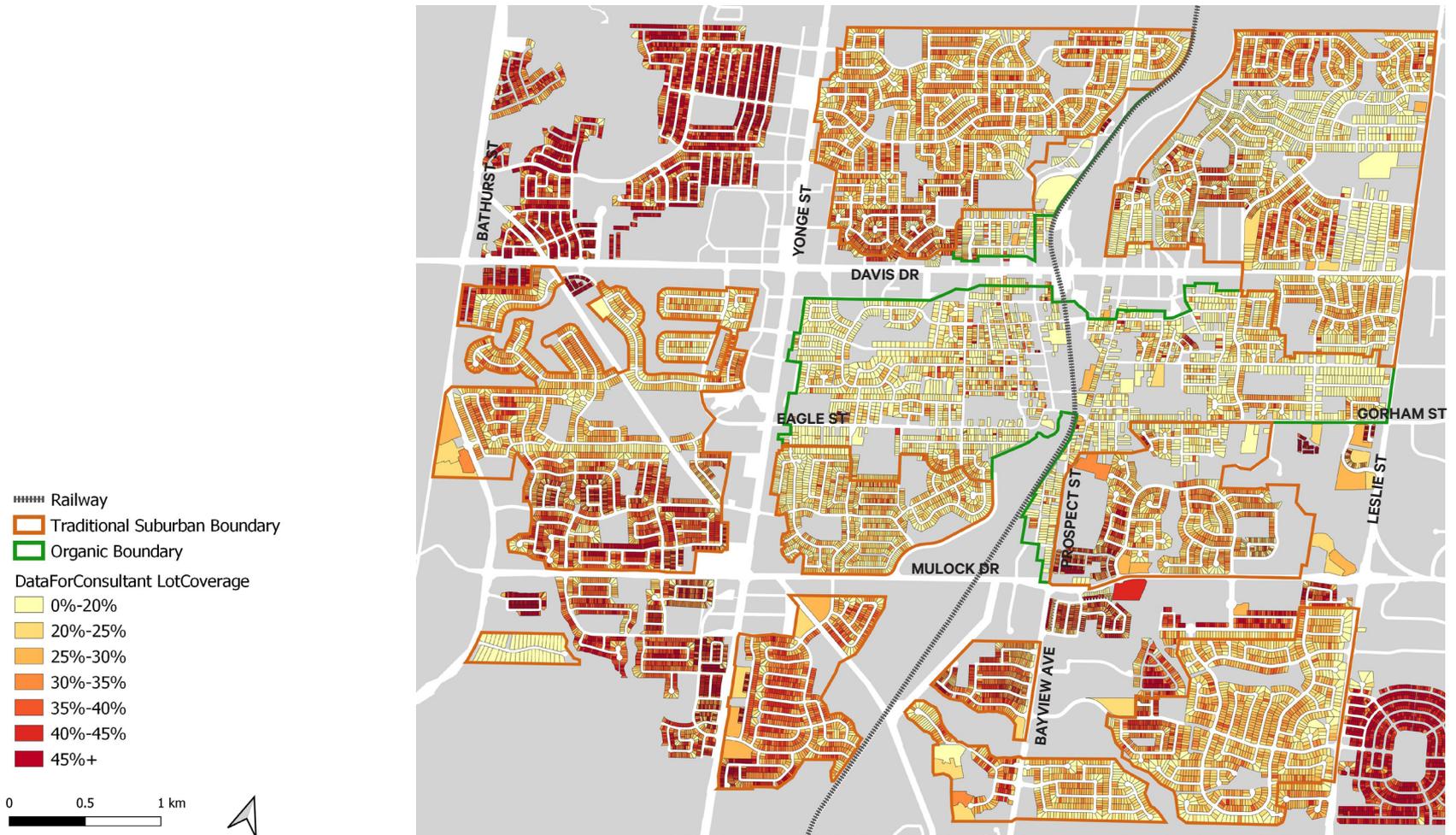
7. POLICY RECOMMENDATIONS - Proposed Schedule

Maximum-Permitted Lot Coverage



7. POLICY RECOMMENDATIONS - Existing Coverage

Existing Lot Coverage



7. POLICY RECOMMENDATIONS - Existing Coverage

Existing Maximum-Permitted Lot Coverage

