

TOWN OF NEWMARKET

**ESTABLISHED
NEIGHBOURHOODS
COMPATIBILITY STUDY**

Special Committee of the Whole Meeting

SEPTEMBER 22, 2020

SvN



PRESENTATION OUTLINE

1. Meeting Purpose

2. Policy Recommendations

3. Compliance Demonstrations

4. Next Steps

1. MEETING PURPOSE

- Review the Official Plan and Zoning by-law policy recommendations;
- Review examples of infill developments in contexts similar to that of the Historic Core and Traditional Suburban Character Areas;
- Evaluate each example for compliance relative to policy recommendations, to help demonstrate development potential; and,
- Outline next steps.

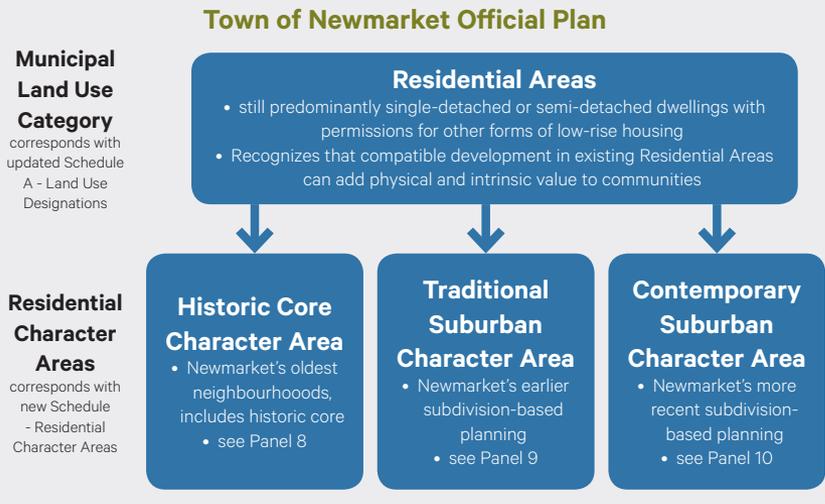
2. POLICY RECOMMENDATIONS

Proposed Policy Structure

- Update the Official Plan to:
 - combine Stable Residential and Emerging Residential into one land use designation;
 - Introduce definition for neighbourhood character;
 - Establish development criteria for residential areas, which respond to neighbourhood character;
 - Establish new layer of policy, providing design direction for each character area;
 - Establish new urban design and compatibility policies; and,
 - Update land use schedule, and establish new schedule for 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.



2. 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

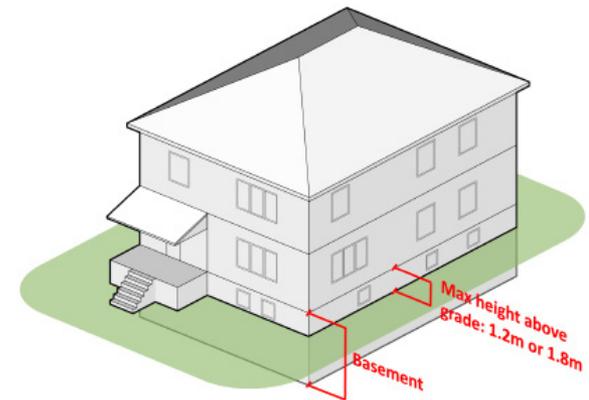
- Max. Finished First Floor Height
- Interior Side Lot Lines - C & D Zone Standards
- Required Front Yard Setback – C, D, E, F, G, H, J, K, L and M Standards
- Repeal Exception 119 enacted by By-law 2013-30
- Max. Lot Coverage
- Max. Building Height
- Interior Side Yard Setbacks
- Dormers
- Reserve
-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

2. POLICY RECOMMENDATIONS

Zoning By-law Update - Creating and Updating Definitions

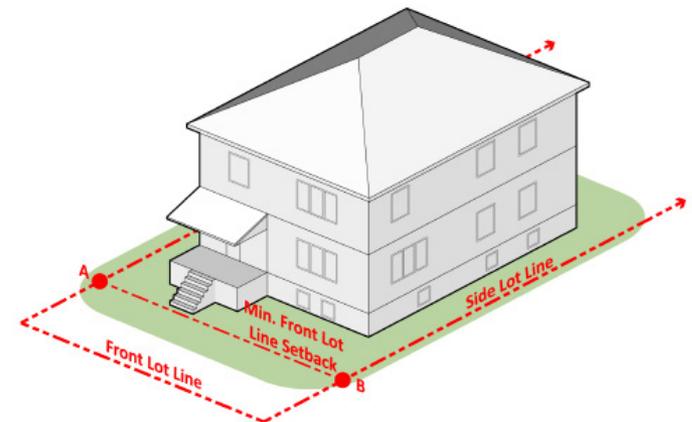
New Defined / Updated Word	Key Change
Basement	Definition of height has been reduced to 1.2m or 1.8m
Grade, Established or Finished	The measurement of grade has been changed to be based on the front yard setback rather than all setbacks around a dwelling
Roof, Flat	New definitions include minimum slope and roof area standards
Roof, Pitched	
Height, Building	Retitled to refer to building height
Height, Finished First Floor	New definition added to recognize the first floor of a dwelling
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)
Garage, Residential	Definition change clarifies garages are accessed via driveways

Basement



Grade, Established or Finished

= Average of Elevation at Point A & B

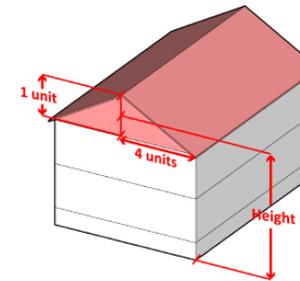


2. POLICY RECOMMENDATIONS

Zoning By-law Update - Creating and Updating Regulations

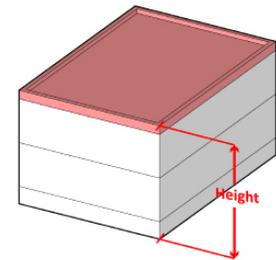
New / Updated Regulation or Standard	Key Change
Section 6.2.2. Max. Finished First Floor Height	Set to 1.2 for Zone Standards A, B, C, D, E, F, G, H, and J
Section 6.2.2. Interior Side Lot Lines	Measurements have been given (ranging from 1.2-1.8m) for interior side lot line setbacks, which are dependent on height
Section 6.2.2. Interior Side Yard Lot Lines	Interior side-yard setbacks are not required for semi-detached dwellings sharing a common wall
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
Exception 119	Repeal Exception 119 enacted by By-law 2013-30 (Previous modifications to zone standards for the core area)

Pitched Roof



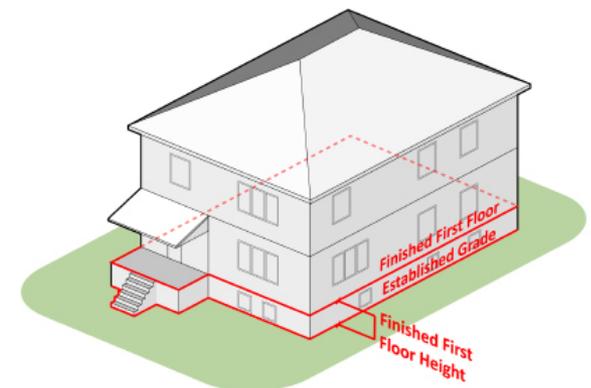
- Min. of 1.0 vertical unit for every 4.0 horizontal unit
- Height dependent on finished grade and mean roof distance

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

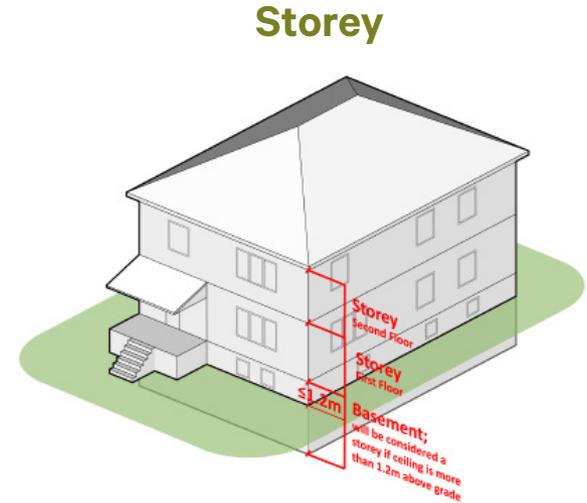
Height, Finished First Floor



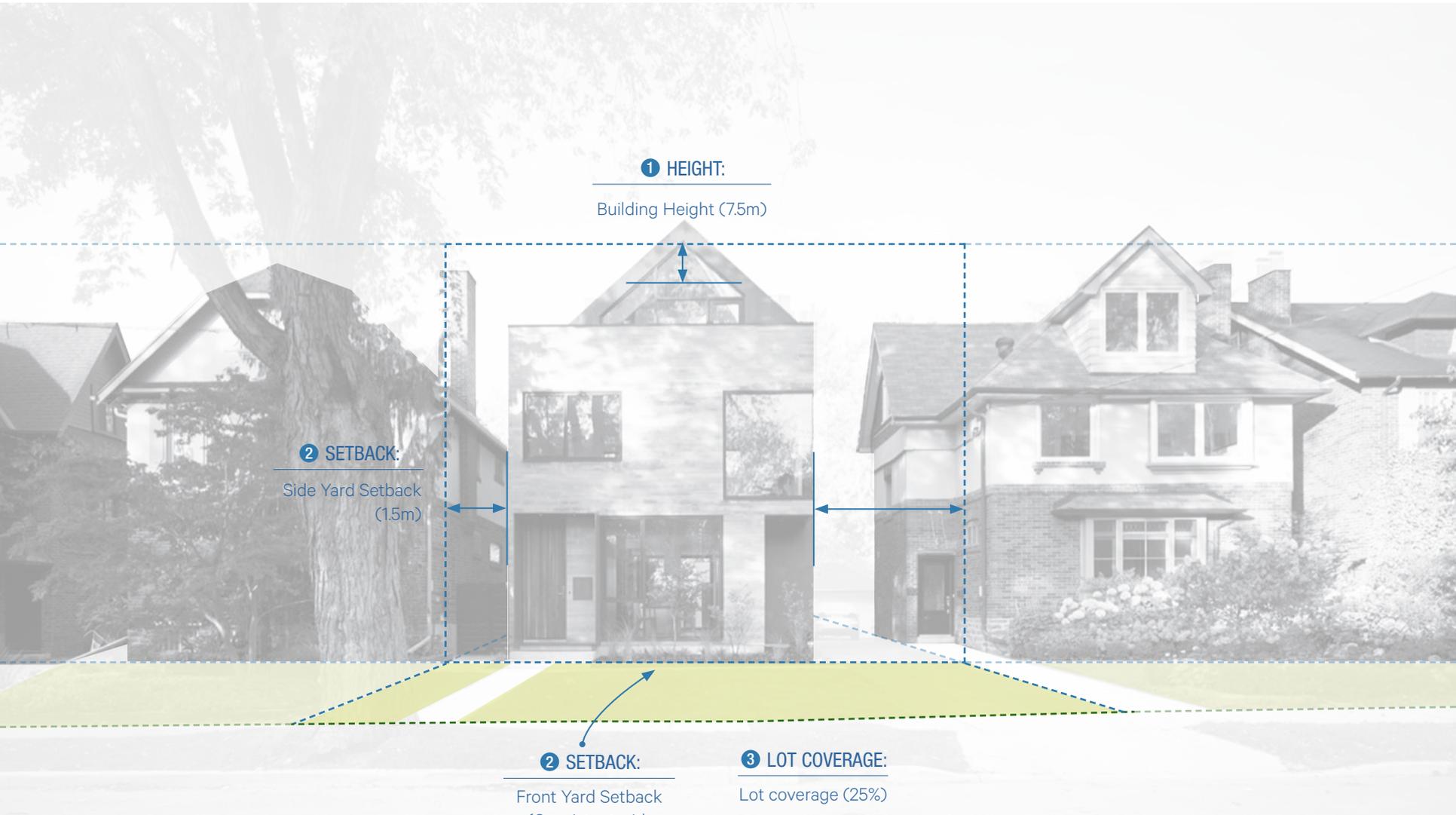
2. POLICY RECOMMENDATIONS

Zoning By-law Update - Creating and Updating Regulations

New / Updated Regulation or Standard	Key Change
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.
Section 6.2.2. Max. Height	Regulation revised to a maximum height of 8.5m for most Zone Standards.
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.



3. COMPLIANCE DEMONSTRATIONS



① HEIGHT:

Building Height (7.5m)

② SETBACK:

Side Yard Setback (1.5m)

② SETBACK:

Front Yard Setback (Consistent with Adjacent Properties)

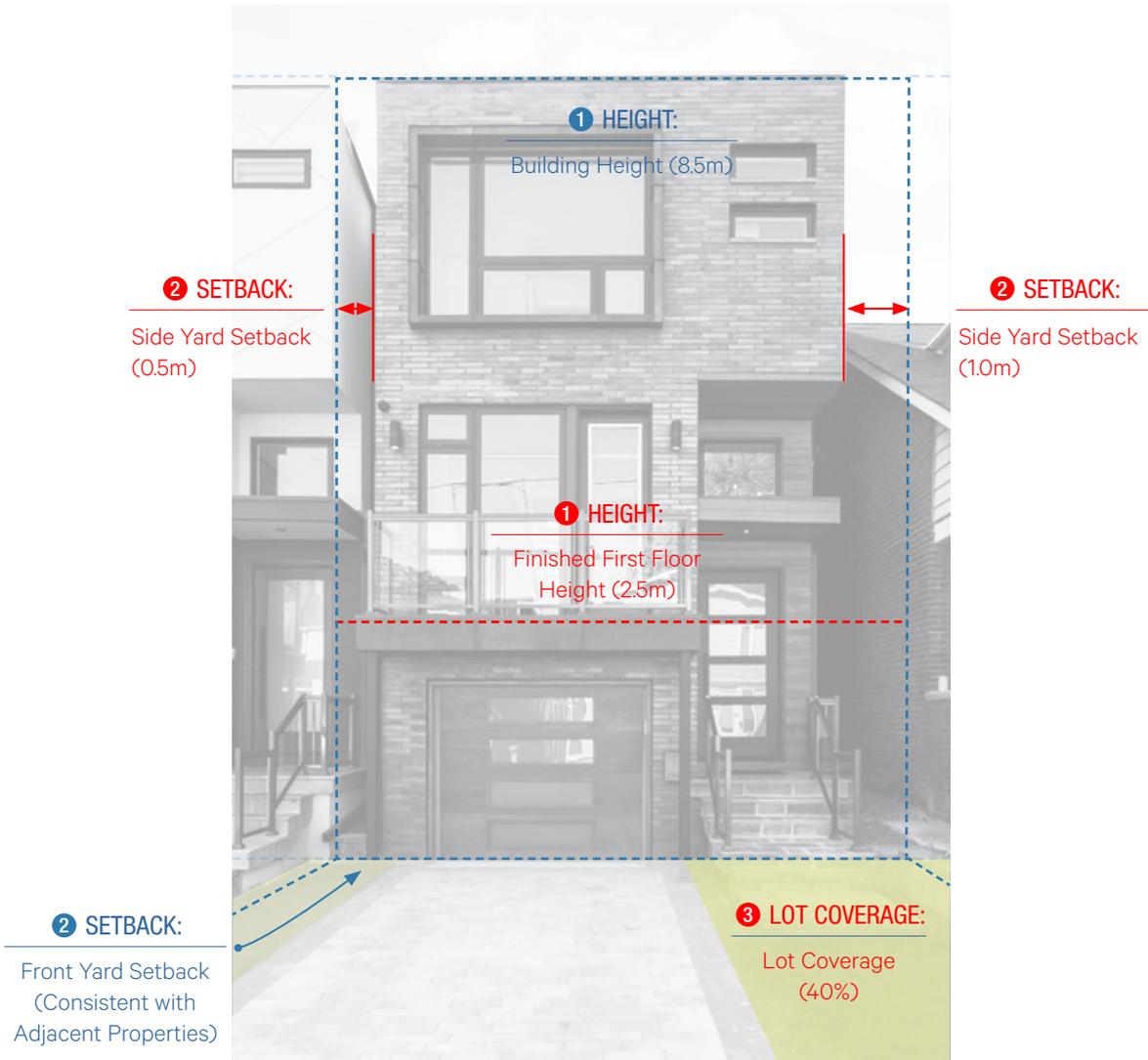
③ LOT COVERAGE:

Lot coverage (25%)

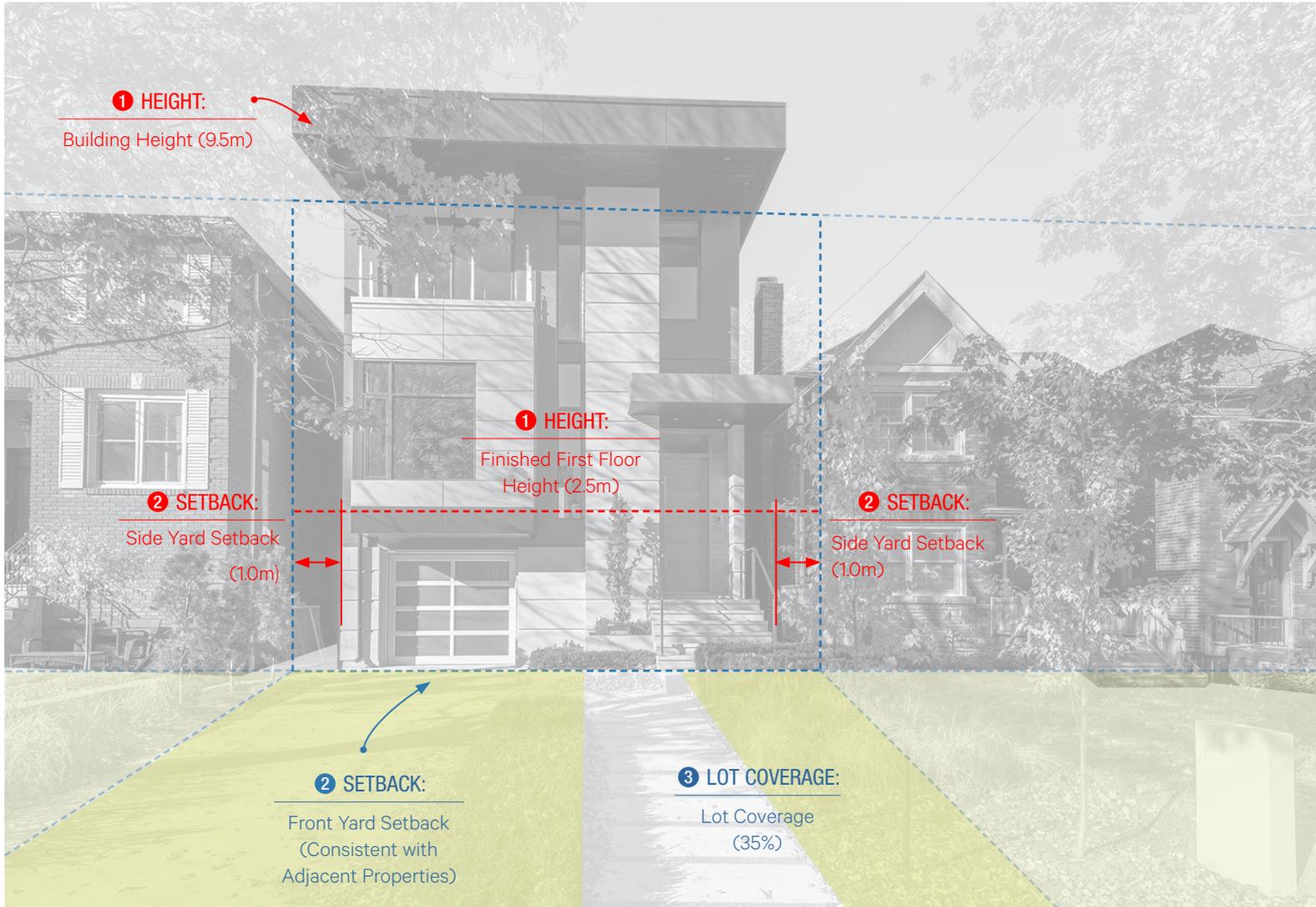
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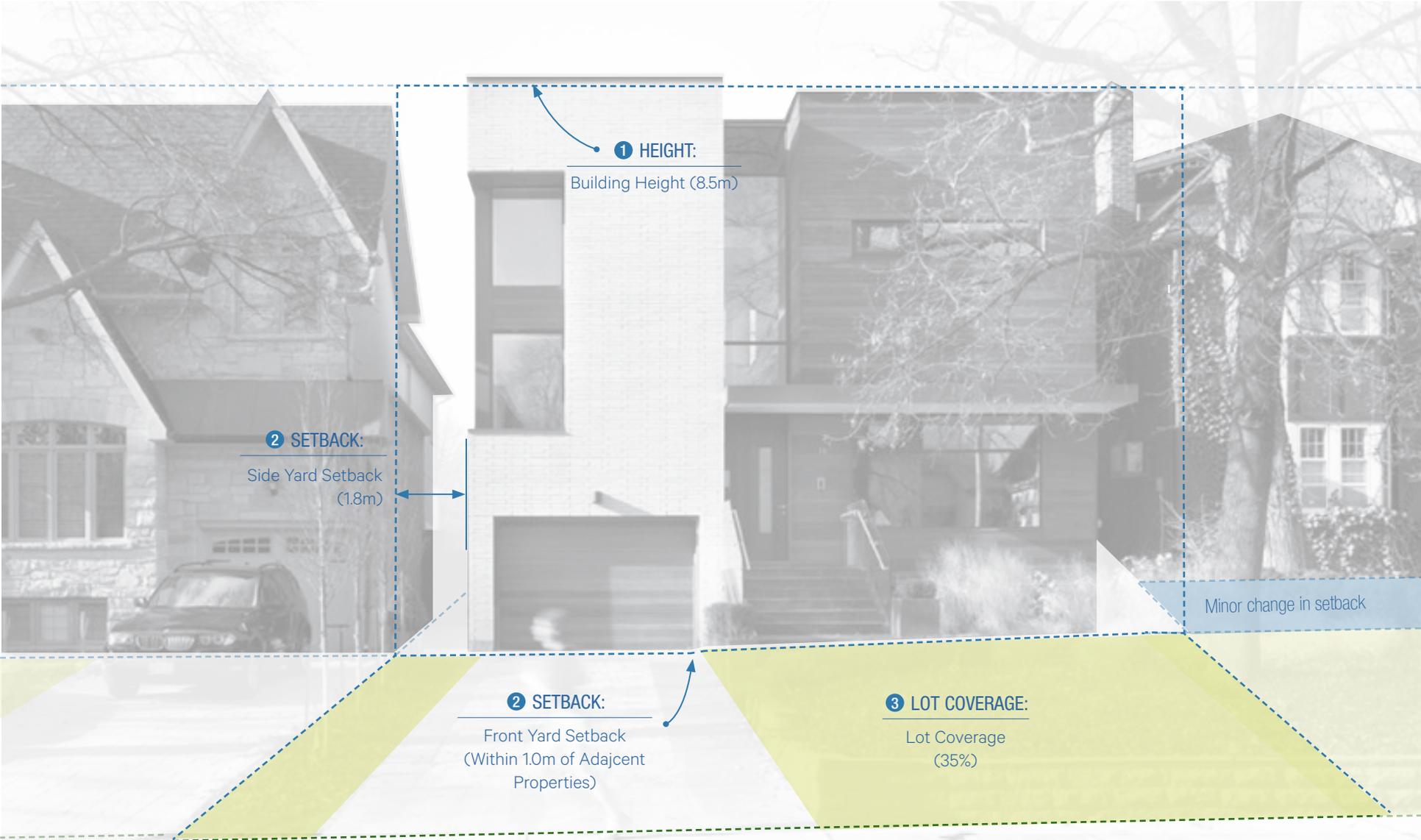
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2 SETBACK:

Side Yard Setback
(1.8m)

1 HEIGHT:

Building Height (8.5m)

2 SETBACK:

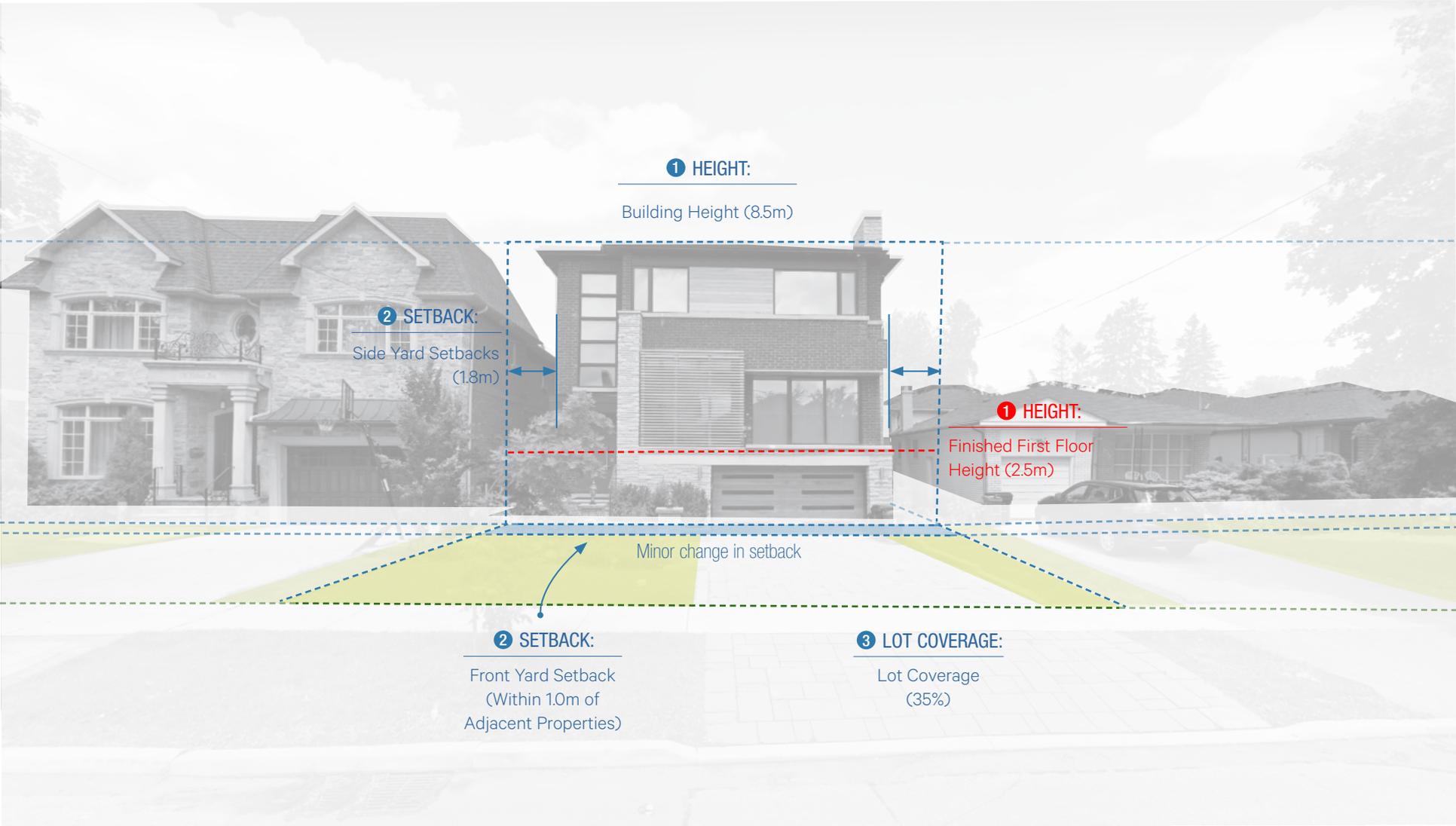
Front Yard Setback
(Within 1.0m of Adajcent
Properties)

3 LOT COVERAGE:

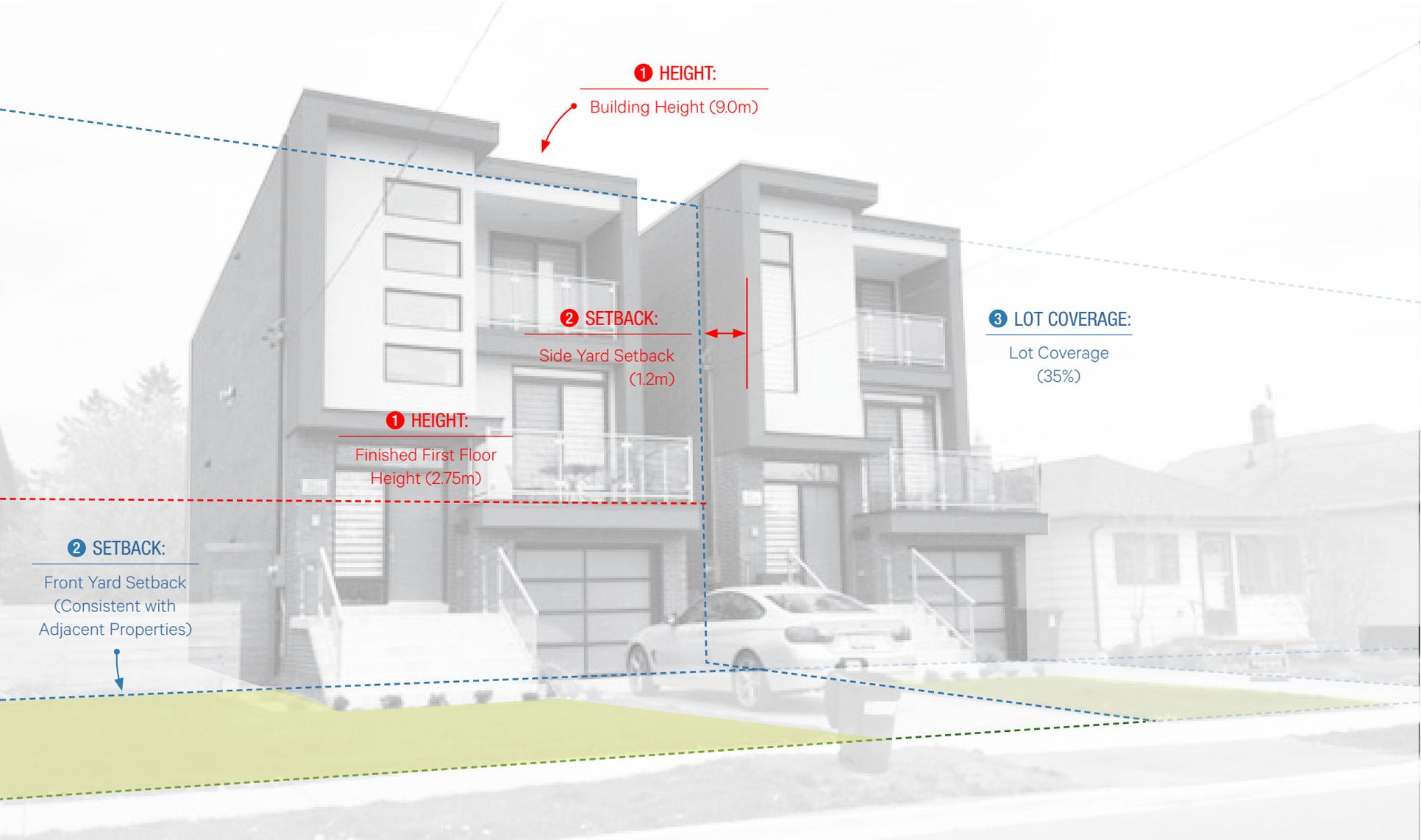
Lot Coverage
(35%)

Minor change in setback

3. COMPLIANCE DEMONSTRATIONS



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4. 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!