



TOWN OF NEWMARKET
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MEMORANDUM

To: Mayor and Members of Council
Chief Administrative Officer

From: Ruth Victor, Ruth Victor and Associates.

Date: November 20, 2013 (REPLACES NOVEMBER 15, 2013 MEMORANDUM)

Re: **Application for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Approval, Marriannville Developments Limited (Glenway)**

NOTE: This memorandum replaces my memorandum dated November 15, 2013 as it includes additional information regarding population and growth projections to reflect additional analysis carried out by staff. Of particular note, the population associated with development applications outside of the urban centres has been slightly revised from 9683 to 9004 to incorporate this new information.

In response to the questions raised by the public at the Committee of October 15, 2013, I have prepared the following responses.

Questions were raised regarding the growth targets. Is the new development required to meet growth targets mandated by the Province, the Region and the Town?

All development applications must be consistent with the Provincial Policy Statement, and conform to the Growth Plan and the Official Plan including the Regional Official Plan.

The growth targets for the Town of Newmarket are set out below:

The current Official Plan has a horizon of 2026 and ultimately will need to be updated to a 2031 horizon in conformity with the Growth Plan. The policies of the Official Plan (Section 14.2.1) set out a population of 77,000 people in 2005. The estimated Town population as of mid-2012 was 85,453. The land uses of the Official Plan assume a population of 98,000 when the Town is fully built out. Of the total population, it is intended that 8,000 will be accommodated through intensification. As noted in this policy, "if necessary, these numbers will be revised, through an amendment to this Plan, in accordance with the population target set by York Region."

Town staff has advised that for 2031, the projected growth is estimated at 116,521 people as per the secondary plan process currently in progress. Although this number exceeds the projected growth target for Newmarket in the Regional Official Plan, Town staff anticipate that the Region will be updating its growth strategy due to recent amendments to the Growth Plan.

Population Forecasts

As noted in the York Region Official Plan, population (and employment) forecasts are intended to be used as a guideline for growth in a municipality. Forecasts are based on several assumptions, and unexpected changes to these assumptions (for example changes to provincial planning policy, federal immigration levels, and shifts in the strength of the economy) could impact the ability of a municipality to achieve these forecasts. As such, the Region and Town continue to carefully monitor and update forecasts through revisions to the Town's Planning documents, as is currently being done through the Secondary Plan.

For the purposes of this memorandum, the 2031 population forecast has been separated into two categories - outside of the urban centres and within the urban centres.

Outside of the Urban Centres

As shown on the attached chart, the Town currently has developments and applications on file for lands outside of the urban centres that would result in an additional 9004 people. These applications represent the majority of the balance of the emerging residential lands designated for development. It is staff's perspective that they will all be built by 2031 as a number of these applications are under construction or nearing draft plan/site plan approval.

A few parcels of emerging residential lands and other potential infill sites remain for which development applications have not been received. Based on certain assumptions regarding anticipated densities and built form, staff has suggested that the Town could see an approximate 3,000 additional people beyond the 9004 in these areas should they develop. Some examples of these lands include the remaining vacant parcels in the southwest secondary plan, the table lands at the south end of Town on the east side of Yonge Street, and other properties for which development interest has been shown such as the former Price Chopper property on Leslie Street.

As there are currently no development applications on file for these areas, it is not possible at this time to determine if they will be built prior to 2031, however it is staff's opinion that they would likely be post-2031.

A portion of the Oak Ridges Moraine is located within in the southwest quadrant of the town and no development is contemplated or allowed under current Town policy for this area at this time.

Within the Urban Centres

The 2031 draft forecasts flow from the detailed studies undertaken through the ongoing development of the Secondary Plan and reflect the densities and built form planned for the Secondary Plan area in order to achieve the densities of both the Growth Plan for the Provincial Urban Growth Centre and the Regional Official Plan.

There are currently approximately 2500 people living within the urban centres. It is forecasted that by 2031 this number will be approximately 21,000. As shown on the attached chart, the Town currently has

development applications on file for lands within the urban centres for 3359 people. It is expected that all of these applications will be built prior to 2031, and that other applications totaling the remaining 15,141 people (21,000 – 2500 existing – 3359 in applications = 15,141 remaining) will also be received, approved and built prior to 2031. This assumption is based on discussions staff has held with land owners within the centres related to their development plans and timing. No applications have been filed at this time for the development of these remaining lands.

Based on the information and the assumptions of Town Staff regarding growth as set out above, the development of the Glenway lands is not required to meet the Growth Plan targets.

The residents do not see a clear position of the Town on the viability of a no growth recommendation as an option.

The subject lands are located within the built boundary of the Town of Newmarket and represent an opportunity for appropriate intensification. There is not a planning basis to recommend a no growth option, as they are not constrained on a policy basis due to the presence of a natural heritage feature or other environmental constraint. The only way to protect for a no growth option would be acquisition of the lands by a public body.

The residents do not see the value in resolving technical issues prior to the Board Hearing.

The value of resolving technical issues is that it reduces the cost and timeframe for the hearing. It also results in a more effective and efficient hearing process as the hearing can focus on the primary or most important issues.

Ontario Municipal Board members can also assist through a mediation process for resolving disputes. An impartial mediator helps disputing parties reach a voluntary, mutually acceptable resolution.

The residents believe that the proposal will contribute to congestion where congestion is already an issue. The residents have concern regarding traffic on Millard Avenue.

The application and corresponding Traffic Impact Study were circulated and peer reviewed and comments were provided in response. It was identified that the study should be revised to address a number of issues, including; the Town road standard requirements; balancing of traffic counts; a 10-year horizon and revised trip generation rates; other development plans in the area; the need for traffic calming; any impacts on existing access points. Further revisions to the Traffic Impact Study are required. Any revised studies will be reviewed by the Town and Region to ensure municipal concerns will be addressed.

The street configuration is such that Millard Street terminates at Eagle Street West where proposed storm water management ponds are located. As mentioned above, the application and corresponding Traffic Impact Study were circulated and peer reviewed and comments were provided in response. The applicant has been requested to address this matter in any further submissions.

The residents wish to retain green space in order to “leave a legacy”.

The subject property does not form part of Newmarket’s overall park system at this time as it is privately owned. The Official Plan Section 8.2(4) states “Where the Parks and Open Space designation is applied to privately owned lands, it shall not imply that the lands are free and open to the general public...”. The location of park facilities and the amount of land to come into public ownership is an important part of what is reviewed under the development application process.

The residents have concerns with respect to the potential loss to property value.

The planning process addresses issues of compatibility, mitigation of impacts and other matters. It does not directly address property values. It is recognized that this is a concern for the residents.

The residents would like the School Board to be clear about their intentions regarding a school site.

In a letter dated September 24, 2013 the School Board identified the need for an elementary school site to serve new development in the northwest quadrant of Newmarket. The letter expressed that access issues represented constraints on locating a site with optimal standards. The School Board advised that if a better site could be located to serve the northwest quadrant of Newmarket, they would reassess the requirement for a site on the Glenway lands. Subsequently, the School Board advised that indeed a better site, meeting optimal standards for a new school could be located outside of the Glenway lands.

The residents have questions about the status of the western golf course land if there is no settlement.

The western portion of the golf course is not part of the application and, therefore, it is not within the scope of this process. Original submission materials suggest that the westerly golf course lands are to be retained and operated as a golf course. Until an application is submitted for those lands, the current policy framework applies.

The Glenway proposal is significant in its scale and should trigger a more holistic examination through and Official Plan Review. There is a concern that there was a lack of a Town led planning process. There was not enough public consultation and the report does not address future residents’ involvement in the process. The application should be rejected until a proper Official Plan process can be conducted involving the community and led by the Town. The Glenway Preservation Association should be part of any settlement discussions.

As part of the review of the application, additional community consultation was undertaken with respect to this proposal, all relevant agencies were canvassed, their comments documented and subsequently relayed to the applicant for their consideration. The development application preview process has been thorough and was designed to identify and potentially address issues of concern. Questions on matters such as parkland and school requirements were discussed and considered not only in the context of this specific site but in terms of the broader community requirements and the ongoing Secondary Plan process for the adjacent Urban Centre lands.

A secondary plan process would have equally undertaken a similar community and agency consultation process and would have been a valuable undertaking if there were options regarding potential land uses for the redevelopment of this area. As these lands are interwoven into a residential community, the only option for land use is residential. The policies of the Official Plan provide direction as to the type of development that should be considered for these lands based on the approved land uses for the adjacent land.

The Glenway Preservation Association is a party to the Ontario Municipal Hearing process and, therefore, will be informed of any settlements on this matter. The applicant has publicly provided any without prejudice settlement offers and has advised that they will do the same in the future if any further offers are made.

Ruth Victor MCIP RPP

Summary of Approved Development Applications where Building Permits have not been issued as of August 2012 OUTSIDE of the Urban Centres

Application	Units					Total Population
	Singles	Semi/Link	Townhouse	Apartment	Seniors	
711371 Oxford Homes	10					
784773 Ont Ltd Lowton Phase 6	85					
784773 Ont Ltd Lowton Phase 7	193		41			
Landmark Estates		102				
Mademont Yonge Inc. Daniels			80			
Zamani Homes			101			
National Homes	142		27			
Goldstein Copper Hills	392					
Cedar Manor Trinison	322	40				
Total by units	1144	142	249			
(x person per unit estimate)	3.25	2.88	2.63	1.72		
Population	3718	409	655			4782

Summary of Applications Where Site Plan or Planning Applications have not been approved as of August 2012 OUTSIDE the Urban Centres

Application	Units					Total Population
	Singles	Semi/Link	Townhouse	Apartment	Seniors	
Mosaik	123	62				
Toth	111	46	571			
Clocktower				150		
487 Queen			16			
281 Main Street North		2	9			
Forest Green			214	304		
Ardree	50					
Cougs			27			
Total by units	284	110	837	454		
(x person per unit estimate)	3.25	2.88	2.63	1.72		
Population	923	317	2201	781		4222

Summary of Applications WITHIN the Urban Centres

Application	Units					Total Population
	Singles	Semi/Link	Townhouse	Apartment	Seniors	
39 Davis Drive (Tricap)				280		
22 George Street (480770 Ltd)				115		
55 Eagle (Millford)			38	154		
Yonge/Millard (Kerbel)				360		
345 Davis Drive				55		
Slessor				644	214	
212 Davis				150		
Total by units			38	1758		
(x person per unit estimate)			2.63	1.72	1.1	
Population			100	3024	235	3359

TOTAL POPULATION IN APPLICATIONS

OUTSIDE URBAN CENTRES	9004
WITHIN URBAN CENTRES	<u>3359</u>
TOTAL	12,363

