



17600 Yonge Street, Newmarket Upper Canada Mall Master Plan

June 21, 2021

On behalf of: Oxford Property Retail Holdings Inc.

Subject Lands and Surrounding Context

Subject Lands

3



LOCATION:

17600 Yonge Street
(Northwest corner of Yonge
Street and Davis Drive)

SUBJECT LANDS:

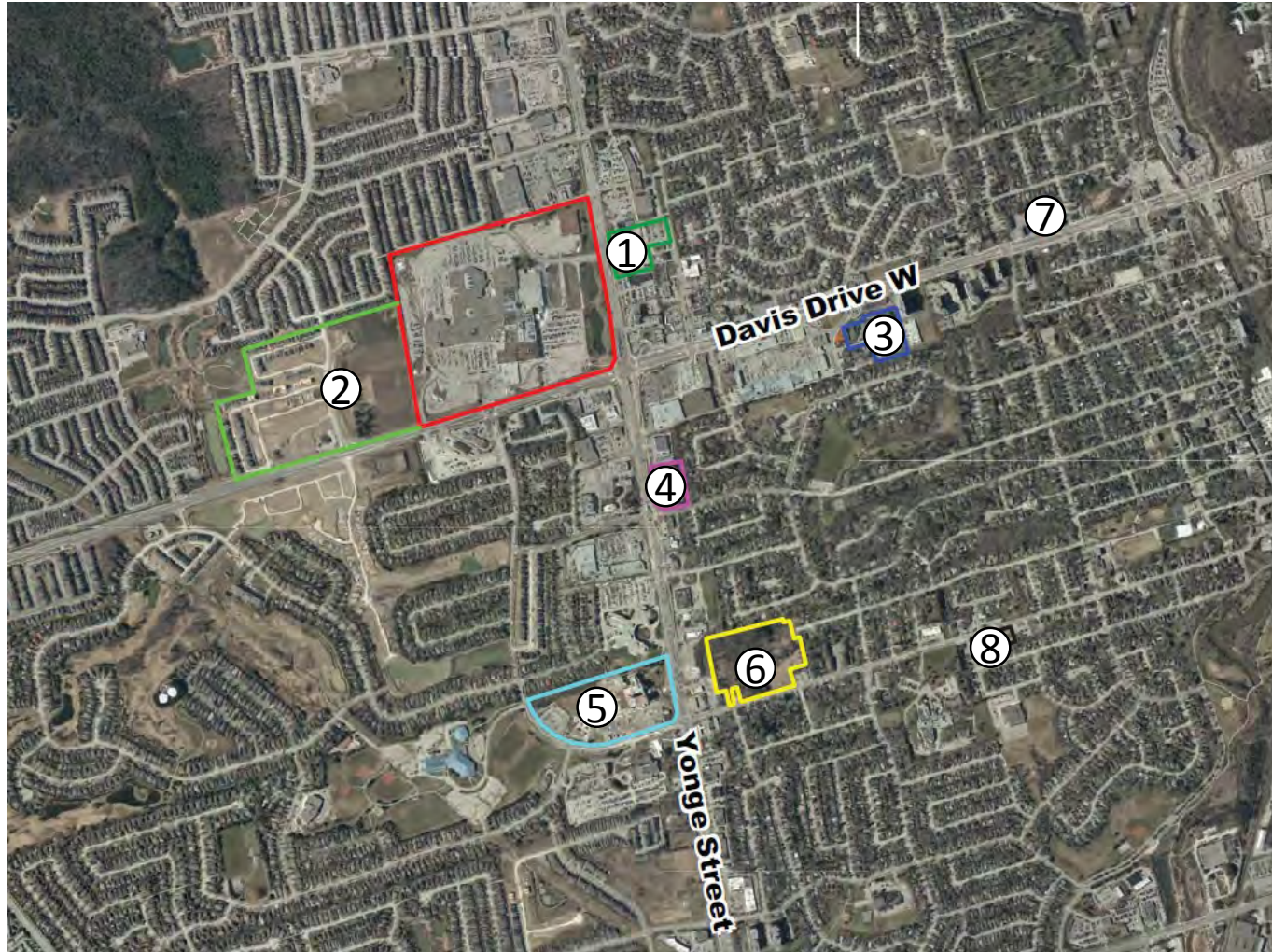
30.78 hectares

VIVA Rapid Transit – Yonge Street & Davis Drive⁴



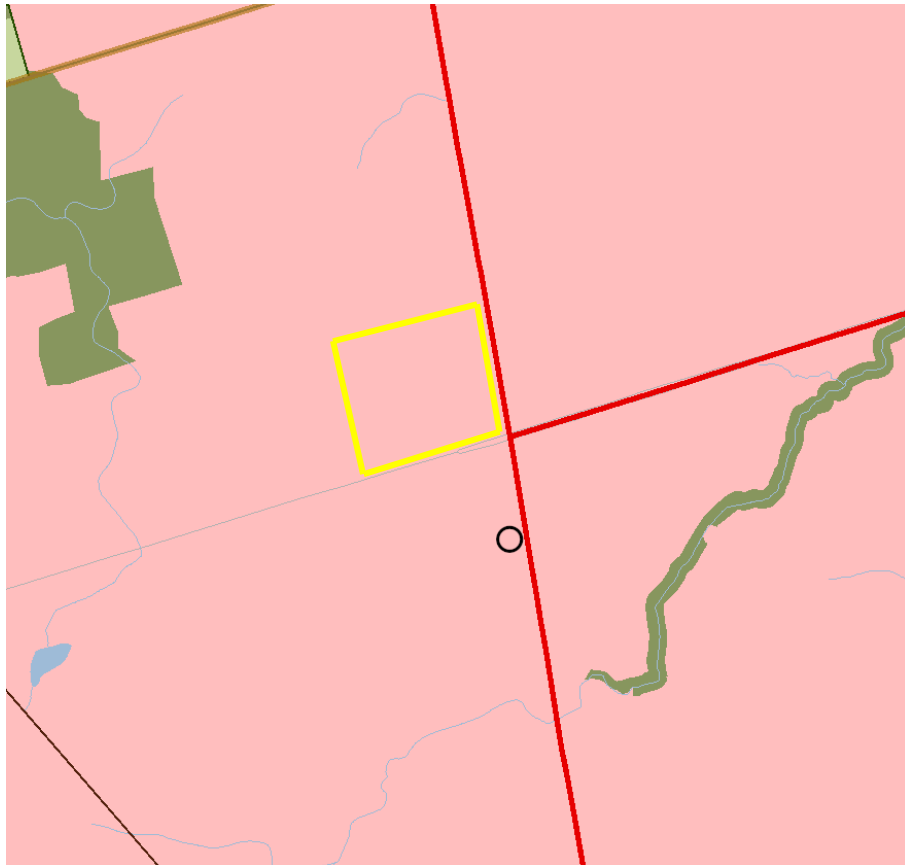
Development Context

5



#	Address	Description
1	17645 Yonge Street	Three residential buildings (17-21 storeys), 530 units, and 1,919 sq.m. of commercial space.
2	219 Highway 9	Subdivision consisting of 111 single-detached, 571 townhome, and 46 semi-detached units.
3	175 Deerfield Road	Three residential buildings (9-15 storeys).
4	17365 & 17395 Yonge Street	Two residential buildings (11-12 storeys), and 175 sq.m. of commercial space.
5	85 Eagle Street West	Parking lot extension to support York Region Admin Centre addition.
6	55 Eagle Street	12 storey residential building with 192 units.
7	345-351 Davis Drive	40 stacked townhouse units.
8	260 Eagle Street	27 townhouse units.

Policy and Regulatory Framework

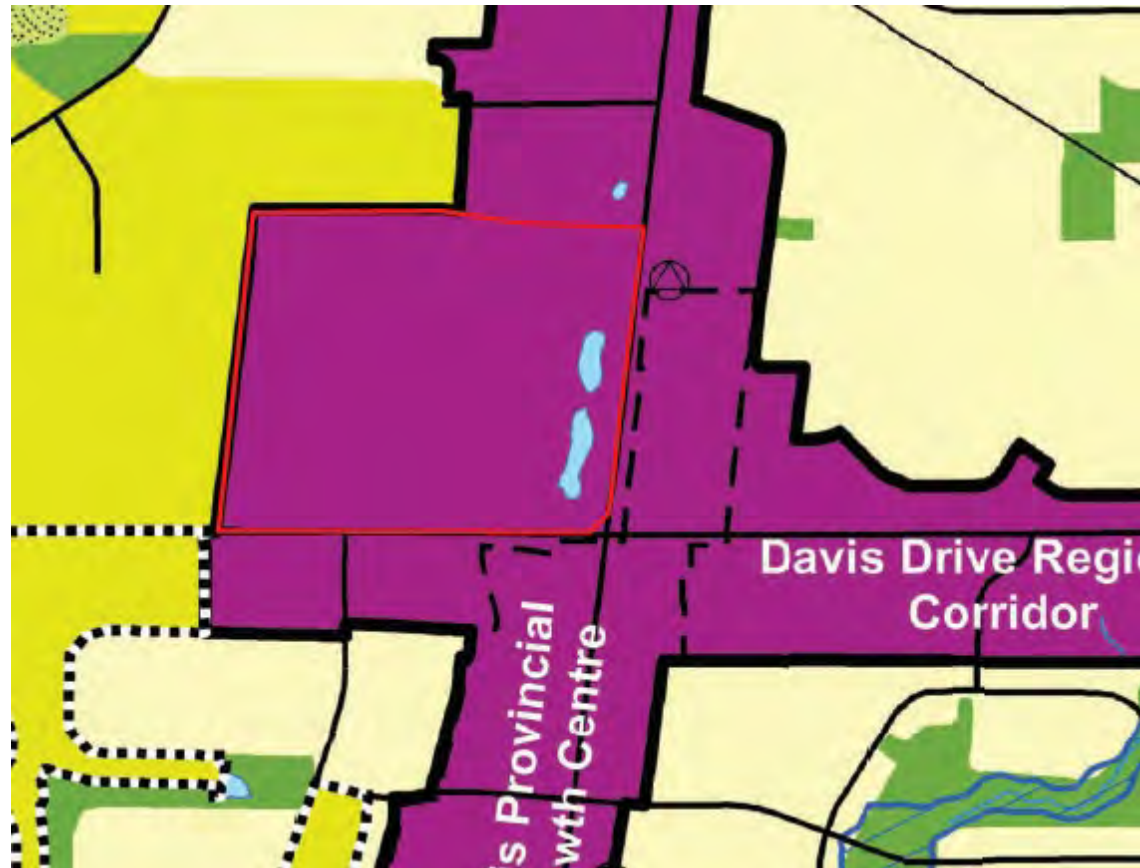


The Subject Lands are located within the Urban Area, and further designated within a Regional Corridor, north of a Regional Centre, and are located on a Regional Rapid Transit Corridor.

Regional Centres and Corridors are to combine Regional investments in rapid transit with land use planning to create compact, sustainable places, and serve as the primary location for the most intensive mix of development within the Region.

In April 2019, Regional Council endorsed the 'Planning for Intensification Background Report' which provided draft Major Transit Station Area delineations and minimum density targets. A minimum density target of 250 residents and jobs per hectare was established for the Yonge-Davis BRT Station MTSA.





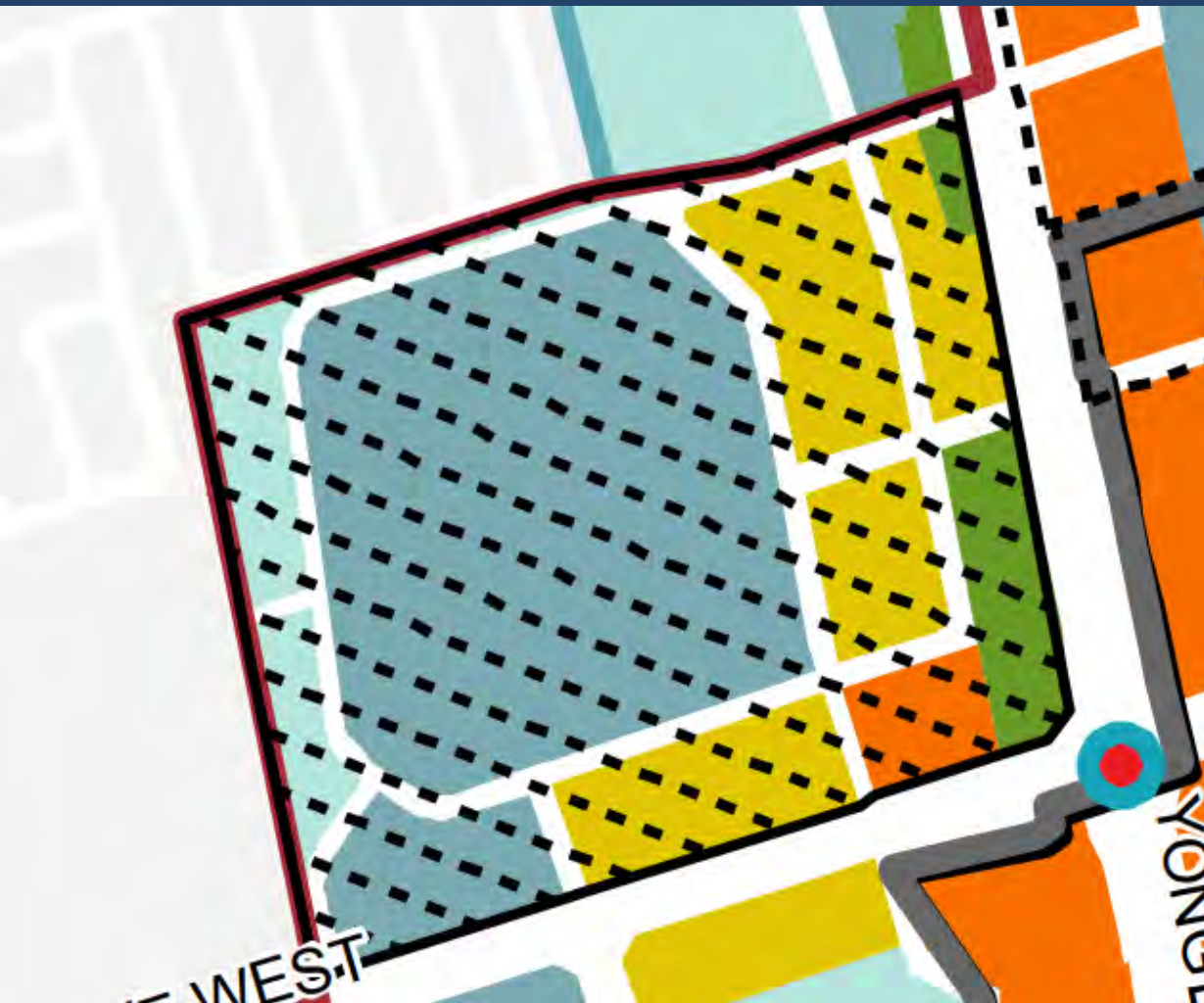
-  Subject Lands
-  Emerging Residential
-  Urban Centres & Corridors
-  Stable Residential
-  Parks & Open Space

The Subject Lands are located within the Newmarket Urban Centres Secondary Plan Area and Community Improvement Policy Area.

The Official Plan provides support for further redevelopment and intensification of the Urban Centres Secondary Plan as a major retail, service commercial, office, institutional, entertainment, and higher density residential area of the Town.

Urban Centres are recognized as having a high potential for redevelopment and are to be the focus of intensification for residential and employment uses within the Town to enhance the feasibility of transit and reduce infrastructure costs.

Newmarket Urban Centres Secondary Plan



High Density

Medium Density

Medium-High Density

Low Density

A Master Plan for the Regional Shopping Centre Study Area will be prepared by the landowner(s) in cooperation with the Town, York Region, and Metrolinx to address the following:

- a) the manner in which future development will achieve the objectives of this Plan, including the urban design policies;
- b) establish minimum and maximum building heights and block densities;
- c) the detailed design for an iconic park space;;
- d) the incorporation of a gateway feature(s);
- e) mobility hub study considerations;
- f) a Traffic Impact Report;
- g) how development will minimize the need for surface parking on the site, and maximize the integration of required parking into above or belowground parking structures;
- h) the phased integration of non-commercial uses into the site;
- i) the phasing of development and how these may be redeveloped over time to achieve the longer term vision for the area;
- j) the final location and design of both public and private roads and how these will achieve the intended circulation and connectivity; and,
- k) the required elements of a Concept Site Plan and Streetscape and Landscape Plan.

Newmarket Urban Centres Secondary Plan



The Upper Canada Mall site's Master Plan fulfills the Town's requirement for a Master Plan that allows the site to transform over the longer term into a mixed-use area that is in conformity with the vision and requirements of the Urban Centres, and provides a mix of commercial, office, residential, and recreational uses at a range of densities to support the Urban Centres.

The Secondary Plan envisions the creation of a 'Iconic Park' to be located at the intersection of Yonge Street & Davis Drive, with the highest density and intensity of land uses also focused towards the intersection. A range of densities and building heights are permitted across the Subject Lands by the Secondary Plan.



The Proposal

Master Plan Concept

12



Total Site Statistics	
Total Site Area	307,891 sq.m.
Park Area	18,652 sq.m.
POPS Area	14,896 sq.m.
Residential Gross Floor Area	419,409 sq.m.
Non-Residential Gross Floor Area	157,708 sq.m.
Floor Space Index (FSI)	1.87
Total Units	5,121
Timing	30+ Years

Master Plan Concept

13



The existing Upper Canada Mall is to be retained as part of the Master Plan and integrated into the fabric of a new mixed-use neighbourhood. Parking will remain available for mall visitors.

Additional commercial space is proposed within the podiums of the residential buildings.

The Master Plan will continue to allow Upper Canada Mall to function as a key regional shopping centre and employment centre for the Town of Newmarket.


Special Policy Area

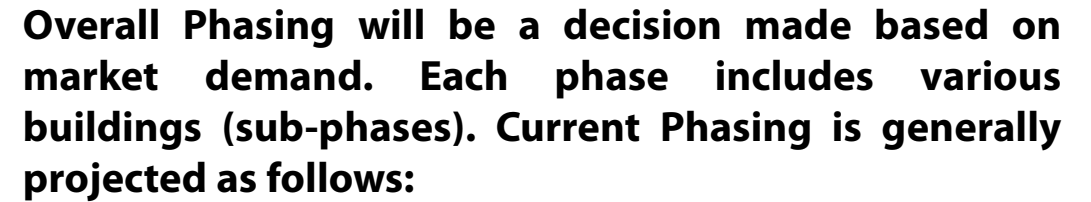
14



The Official Plan Amendment proposes to redistribute the permitted heights and densities across the site consistent with the Master Plan Concept.

A Special Policy Area is proposed for Blocks G and H that may allow for increased heights/density in the future subject to review if appropriate and compatible with the policies of the Urban Centres Secondary Plan.

 Special Policy Area



Phase 1 is anticipated to occur within the next 5-10 years.

Phase 2 and 3 is anticipated to occur over the next 10 to 15 years.

Phases 4 and 5 are well into the future at approximately 20 to 25 years.

Phases 6 and 7 are not projected until 30-35+ years into the future.




Road Network

16



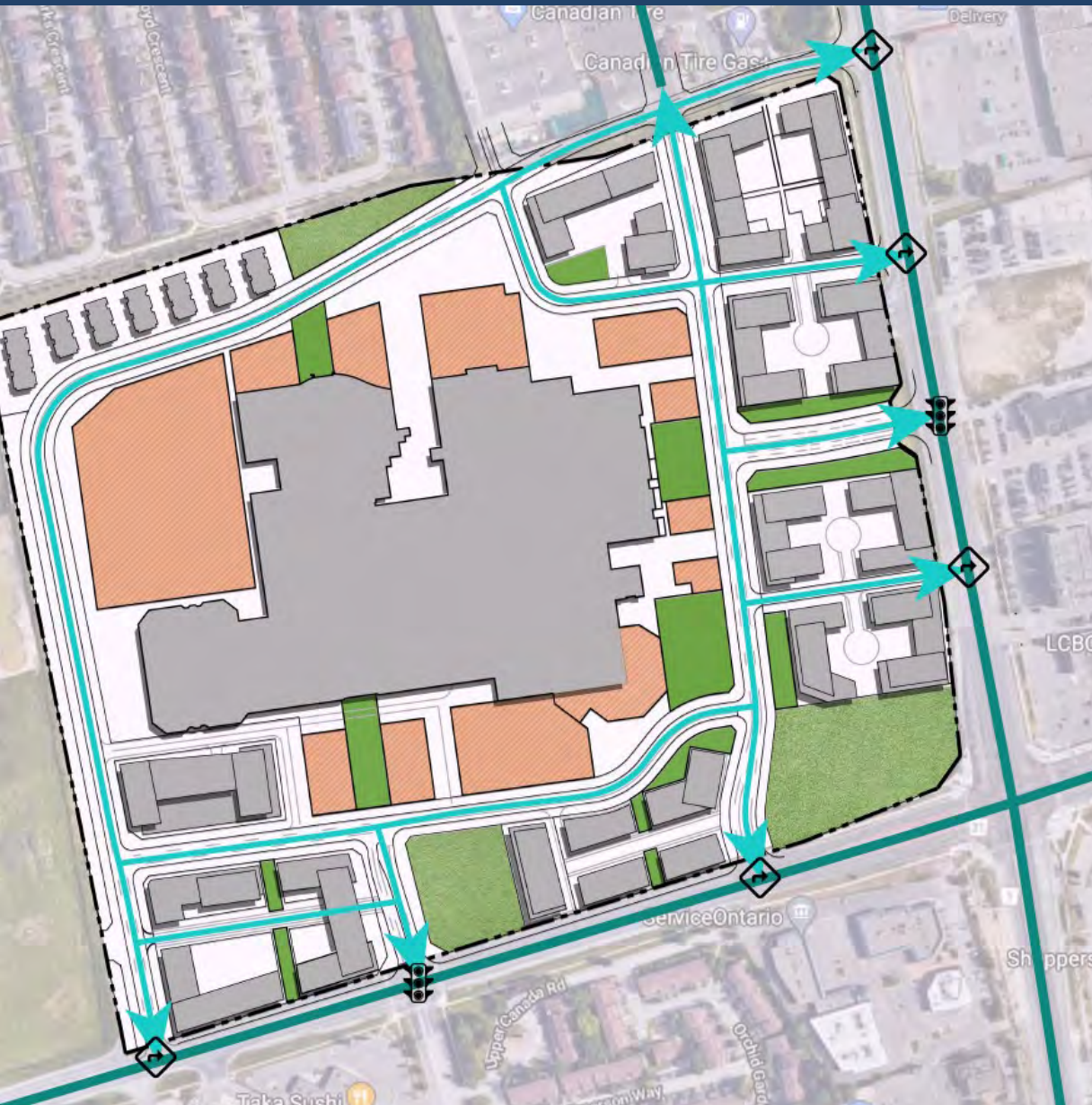
Signalized intersections are proposed at two locations, on Yonge Street and Davis Drive.

Future signals will be determined with the Region at time of development as the Master Plan is built out and traffic conditions in the Yonge-Davis area evolve.

-  Vehicular Circulation
-  Traffic Signal
-  Right in/out

Transportation Considerations

17



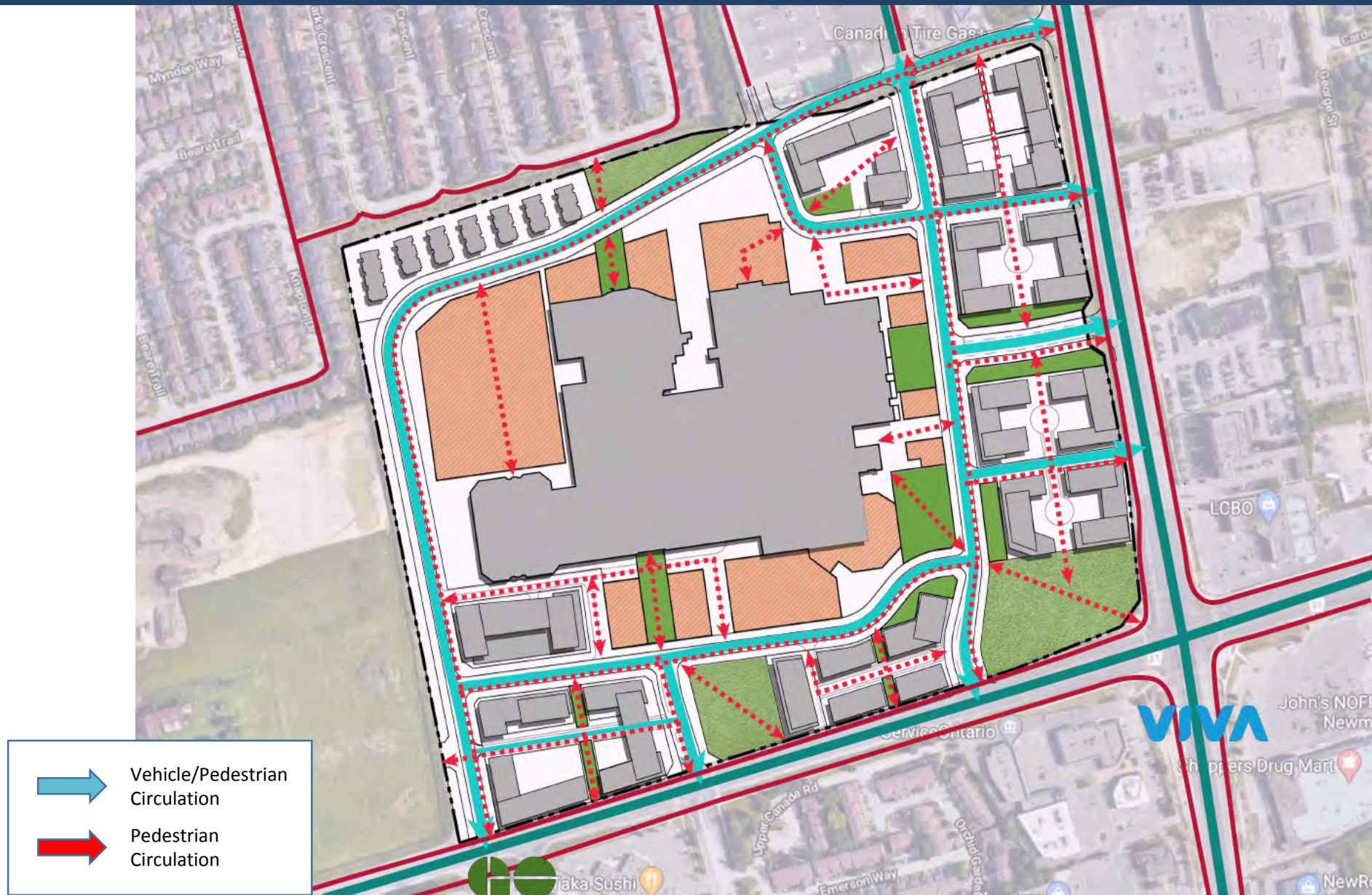
BA Group prepared a Transportation Considerations Study (March 2019) to assess the requirements for Traffic Demand Management, parking, access, and on-site circulation, as well as the overall impact on the transportation network.

The study found:

- **The proposed internal street network and parking layout will sufficiently service future development.**
- **Two significant access points are required to serve vehicular traffic to the site, with minor modifications to the existing parking layout to improve operations.**
- **Transit improvement occurring within the area will gradually shift the primary mode of travel towards more active modes.**
- **A comprehensive suite of Transportation Demand Management (TDM) measures, including quality cycling infrastructure, pedestrian connections, and access to existing and planned higher order transit will reduce vehicular parking requirements across the site.**

Pedestrian Circulation

18



Street Renderings

19



The proposed Master Plan will incorporate high-quality urban design and a compact built form consistent with the direction of the Urban Centres Secondary Plan and supportive of continued growth in active transportation and transit within Newmarket.

Parks & Open Space

Park Area: 18,652 sq.m.
POPS Area: 14,896 sq.m.



The Master Plan includes a large network of parks and open spaces, including an Iconic Park at the corner of Yonge Street and Davis Drive to serve as a gateway to the Yonge and Davis intersection.

Sample Park Renderings

21



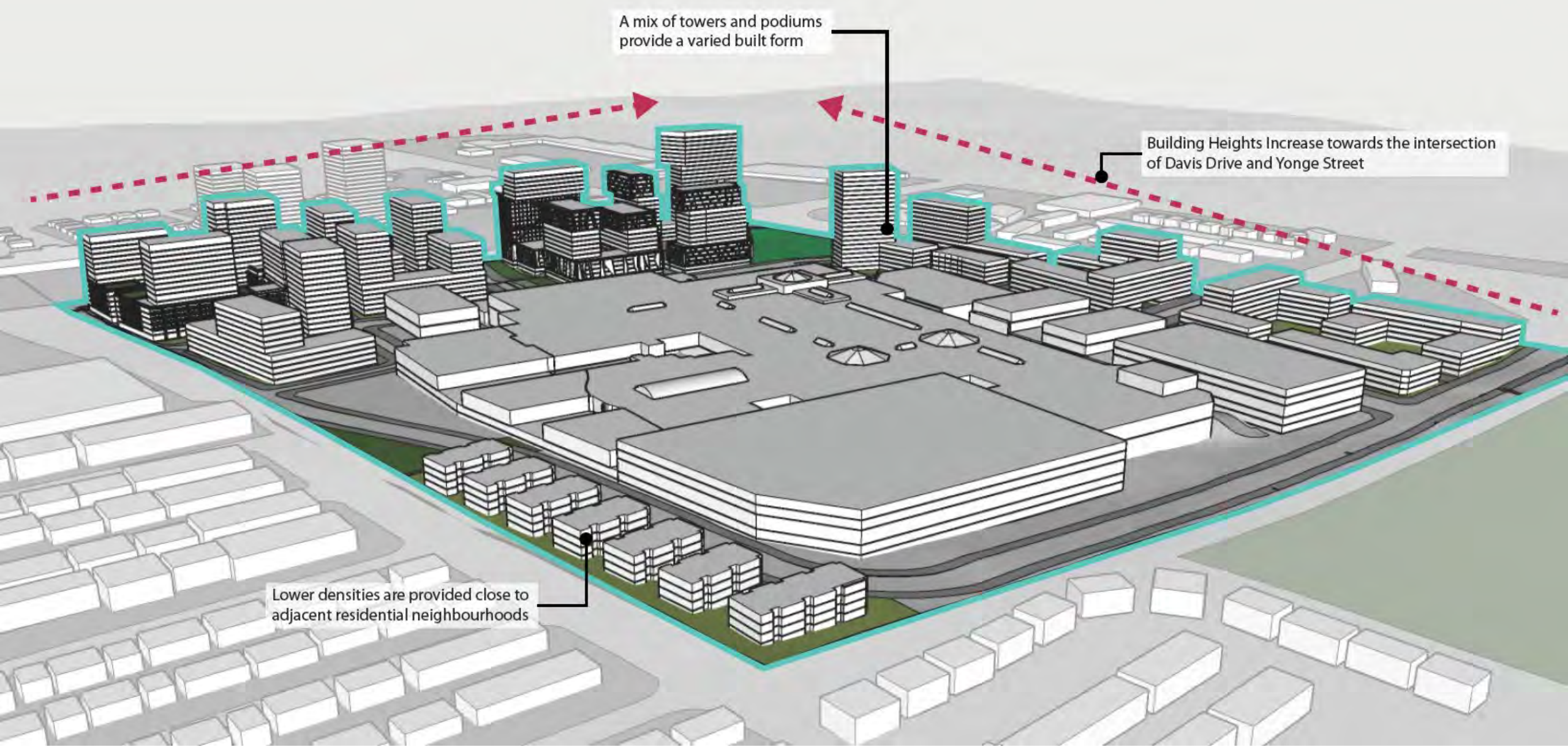
In accordance with the Secondary Plan, the Yonge-Davis Neighbourhood Park will provide the main focal point for the Character Area and create a unique sense of place adjacent the intersection.



Development of the Master Plan will contribute to the Town's active transportation network, including cycling and pedestrian facilities, to encourage modal shifts away from private automobiles and reduce congestion and emissions.

Proposed Buildings

22



Blocks along Yonge Street



Block A	
Net Land Area	12,647 sq.m.
Parks	
Non-Residential Gross Floor Area	462 sq.m.
Residential Gross Floor Area	61,602 sq.m.
Number of Units	814
Parking	1007

Block B	
Net Land Area	11,173 sq.m.
Parks	1,268 sq.m.
Non-Residential Gross Floor Area	2,138 sq.m.
Residential Gross Floor Area	59,989 sq.m.
Number of Units	702
Parking	877

Block H	
Net Land Area	19,955 sq.m.
Parks	10,558 sq.m.
Non-Residential Gross Floor Area	2,561 sq.m.
Residential Gross Floor Area	122,267 sq.m.
Number of Units	1547
Parking	1392

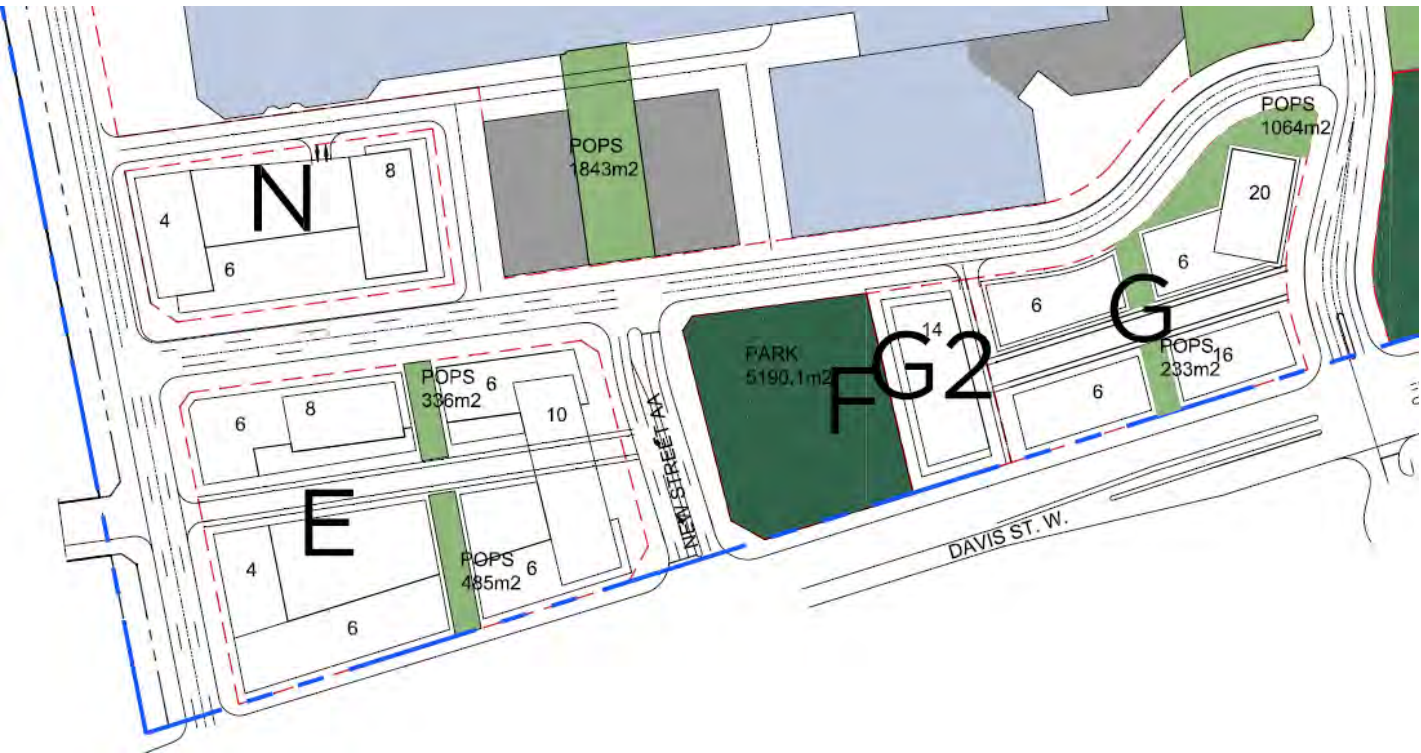
Blocks along Davis Drive

Block E	
Net Land Area	15,220 sq.m.
Parks	821 sq.m.
Non-Residential Gross Floor Area	500 sq.m.
Residential Gross Floor Area	43,740 sq.m.
Number of Units	485
Parking	436

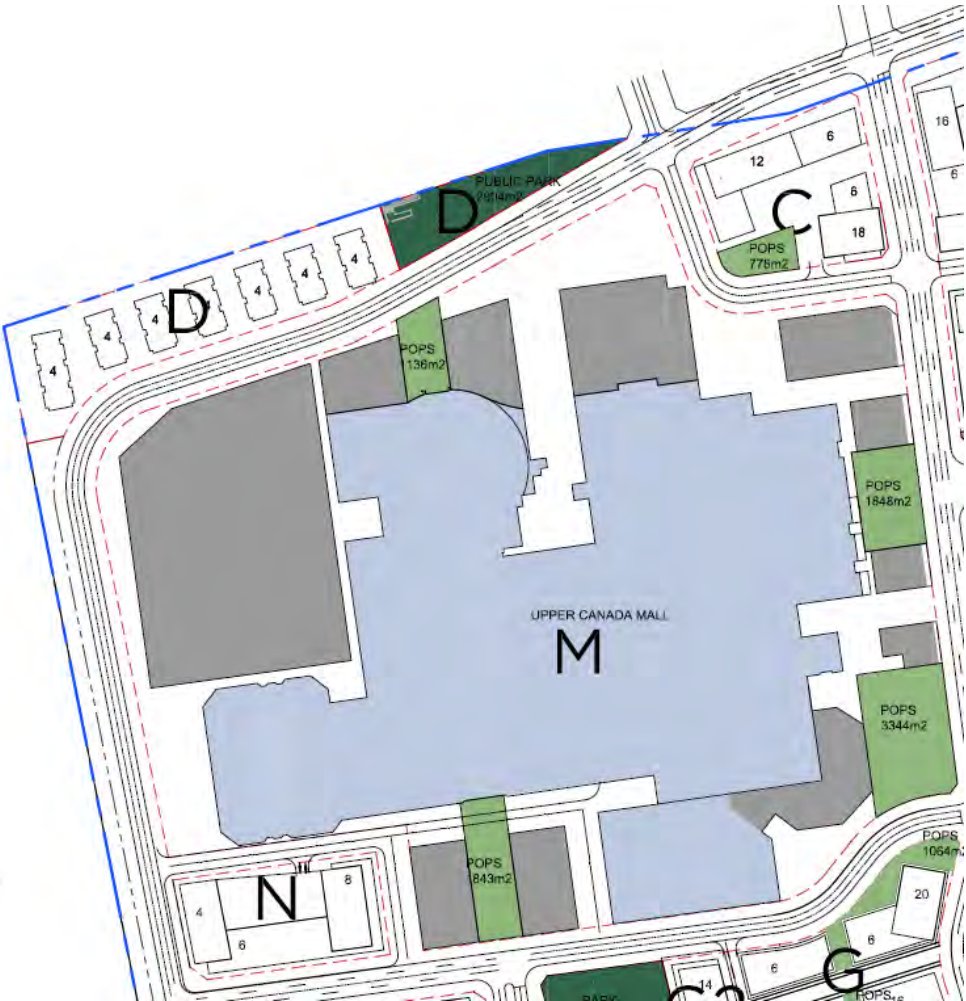
Block F	
Net Land Area	5,190 sq.m.
Parks	5,190 sq.m.
Non-Residential Gross Floor Area	
Residential Gross Floor Area	
Number of Units	
Parking	

Block G	
Net Land Area	8,627 sq.m.
Parks	1,297 sq.m.
Non-Residential Gross Floor Area	1,600 sq.m.
Residential Gross Floor Area	45,332 sq.m.
Number of Units	549
Parking	494

Block G2	
Net Land Area	2,551 sq.m.
Parks	
Non-Residential Gross Floor Area	
Residential Gross Floor Area	20,048 sq.m.
Number of Units	230
Parking	207



Internal Blocks



Block C	
Net Land Area	7,379 sq.m.
Parks	778 sq.m.
Non-Residential Gross Floor Area	500 sq.m.
Residential Gross Floor Area	33,995 sq.m.
Number of Units	408
Parking	367

Block N	
Net Land Area	6,122 sq.m.
Parks	
Non-Residential Gross Floor Area	1,000 sq.m.
Residential Gross Floor Area	18,965 sq.m.
Number of Units	238
Parking	214

Block D	
Net Land Area	10,067 sq.m.
Parks	2,904 sq.m.
Non-Residential Gross Floor Area	
Residential Gross Floor Area	13,472 sq.m.
Number of Units	148
Parking	162

Block M	
Net Land Area	133,524 sq.m.
Parks	8,171 sq.m.
Non-Residential Gross Floor Area	117,769 sq.m.
Residential Gross Floor Area	
Number of Units	
Parking	

Building Renderings

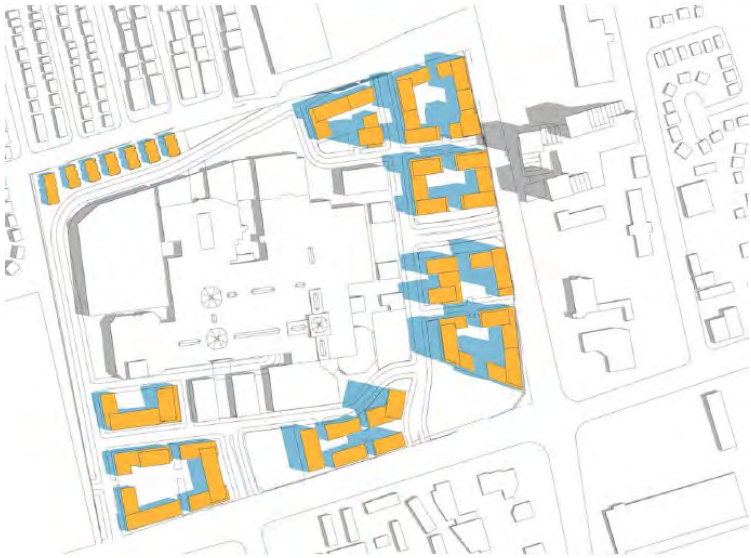
26



The Master Plan will ensure that building massing and facades fit harmoniously into the planned context, address the street, and provide physical and visual access to public spaces within a variety of built forms.

Shadow Impact Analysis

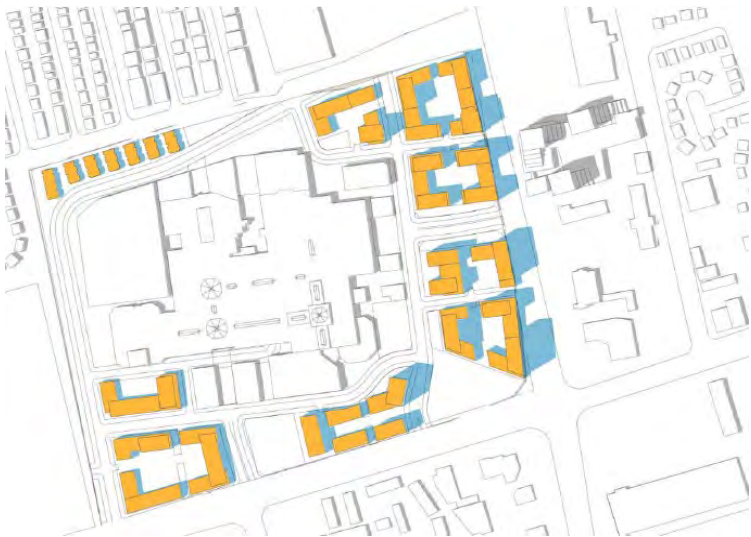
27



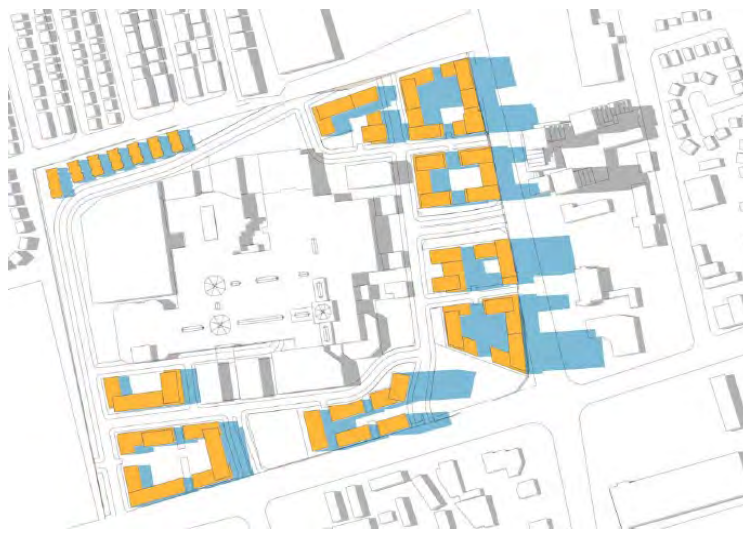
June 21st – 10:18 am



June 21st – 01:18 pm



June 21st – 03:18 pm



June 21st – 05:18 pm

RAW Design prepared a Building Shadow Impact Study for the Subject Lands.

The study has been prepared to provide an overview of the shadows during the times of March 21, June 21, September 21, and December 21 at hourly intervals starting after sunrise and before sunset.

June 21st is shown here.

Shadow Impact Analysis

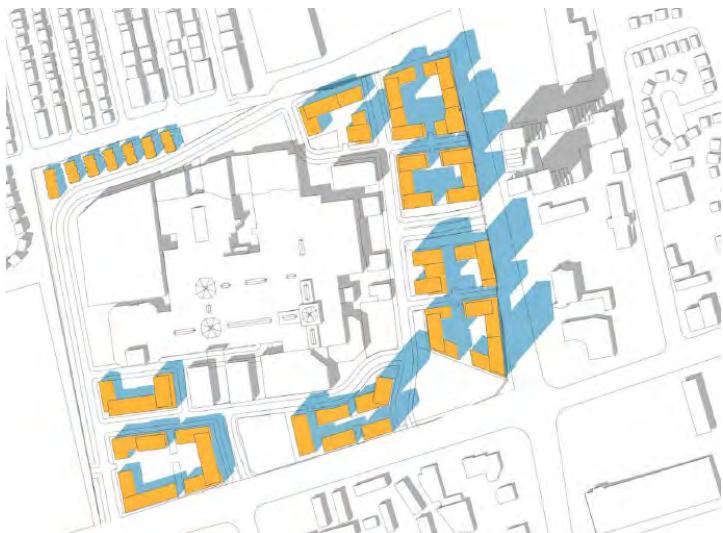
28



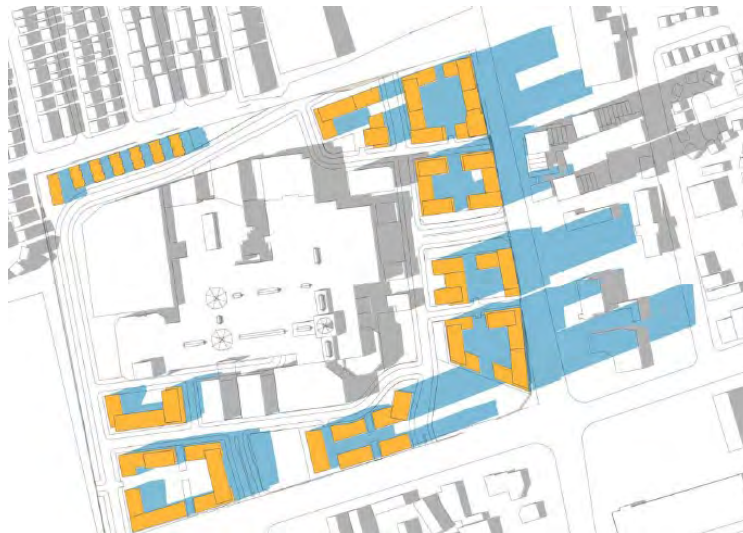
September 21st – 10:18 am



September 21st – 01:18 pm



September 21st – 03:18 pm



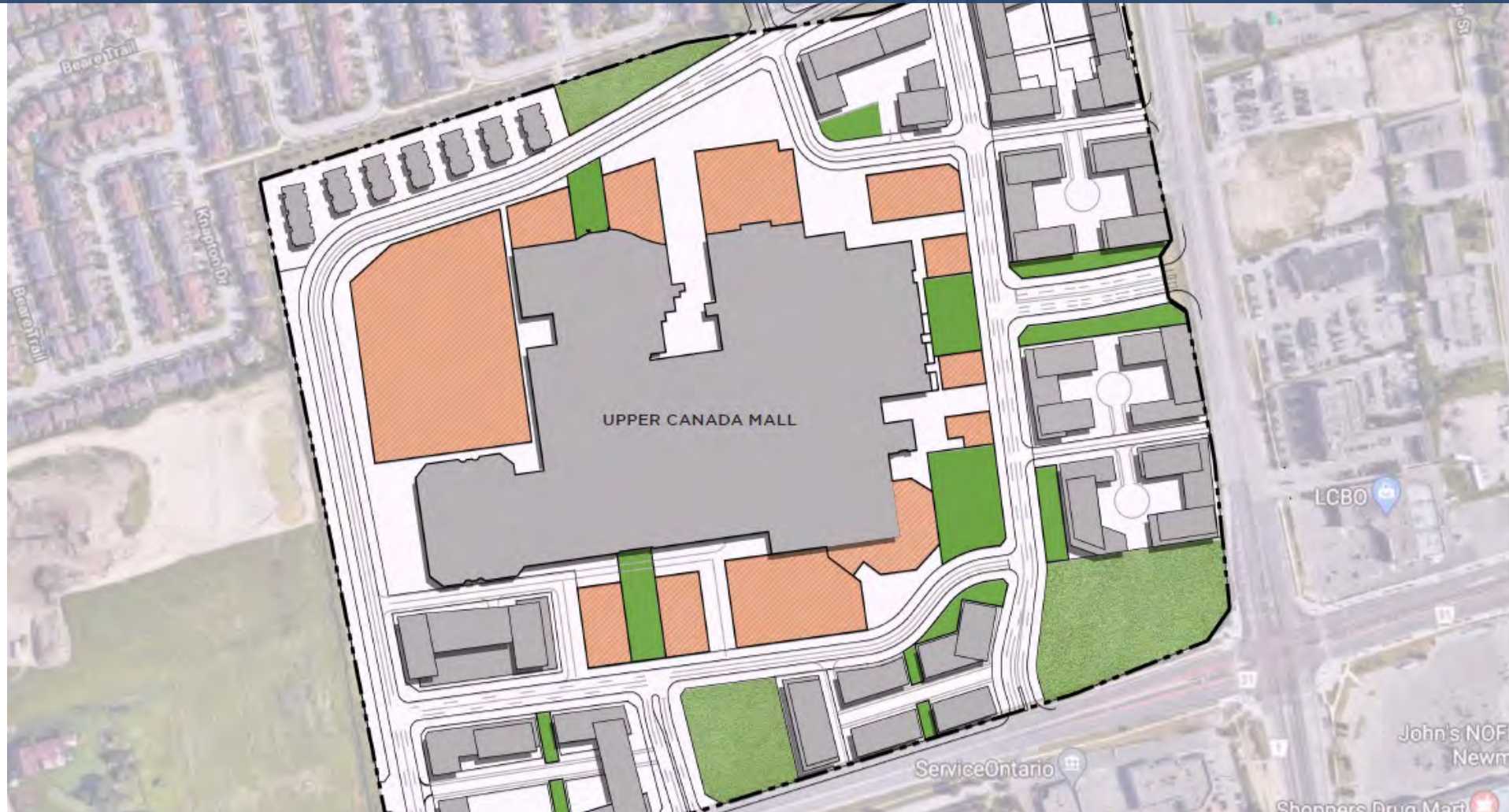
September 21st – 05:18 pm

September 21st is shown here.

The Shadow Impact Analysis found that shadows resulting from the ultimate build out will generally be contained within the site. Some shadowing may occur across Yonge Street at specific times throughout the year.

Thank You

29



Contact Information:
Oz Kemal, BES, MCIP, RPP | Partner
MHBC Planning, Urban Design & Landscape Architecture
okemal@mhbcplan.com



PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE