



COUNCIL WORKSHOP

Official Plan Amendment # 10

Draft Newmarket Urban Centres Secondary Plan and
Associated Amendments to the Official Plan

And

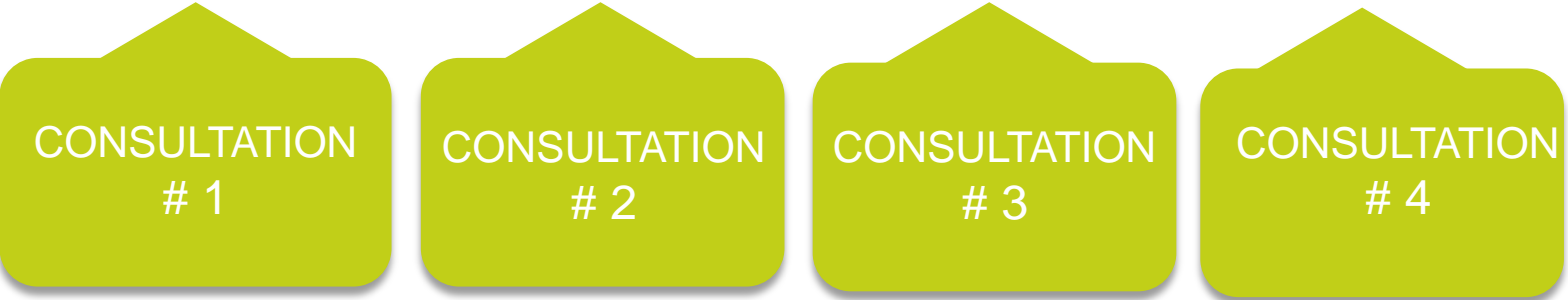
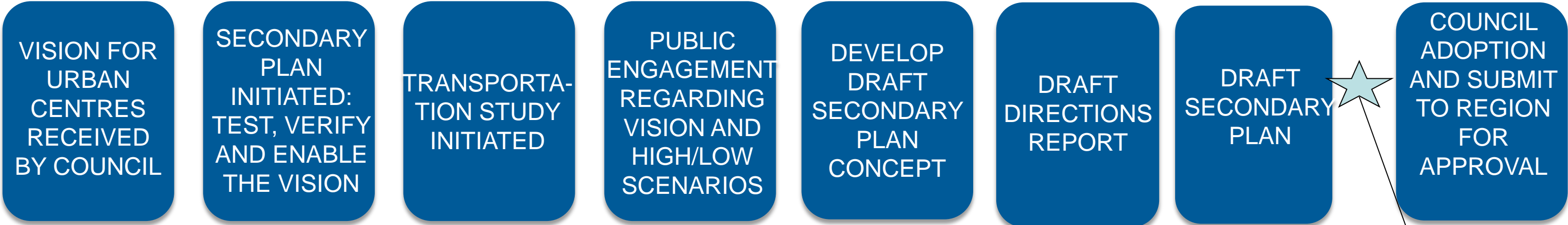
Official Plan Amendment # 11

Active Transportation Network

February 18, 2014

DEVELOPING THE SECONDARY PLAN

WE ARE
HERE



- Council Workshop
- COW for Directions for Public Notice
- Public Meeting
- COW

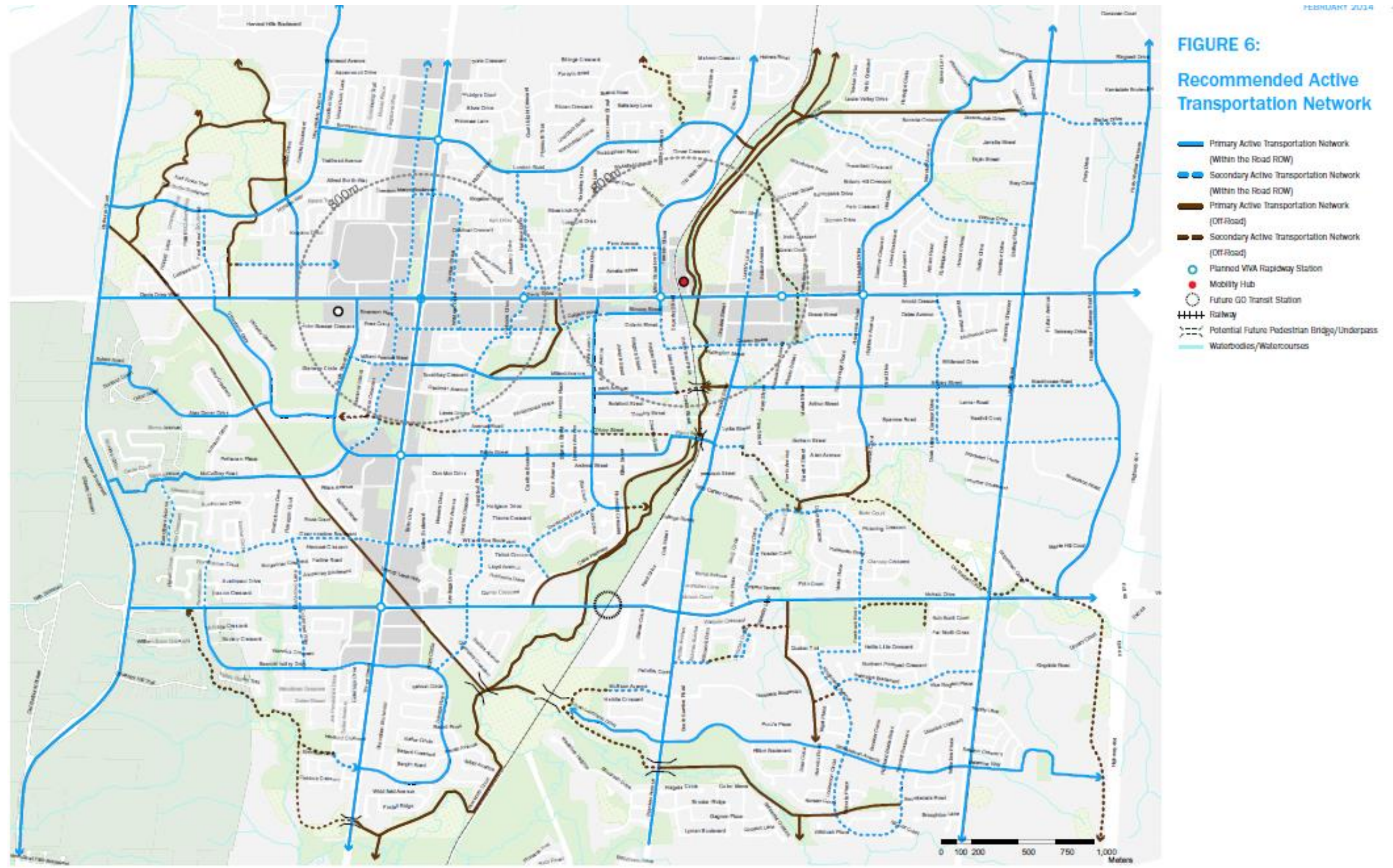
SECONDARY PLAN PRESENTATION OVERVIEW

1. Active Transportation Network

2. The Draft Secondary Plan

- Major Issues - Changes and Recommendations
- Other Issues - Changes and Recommendations
- Map Changes
- Editorial Changes

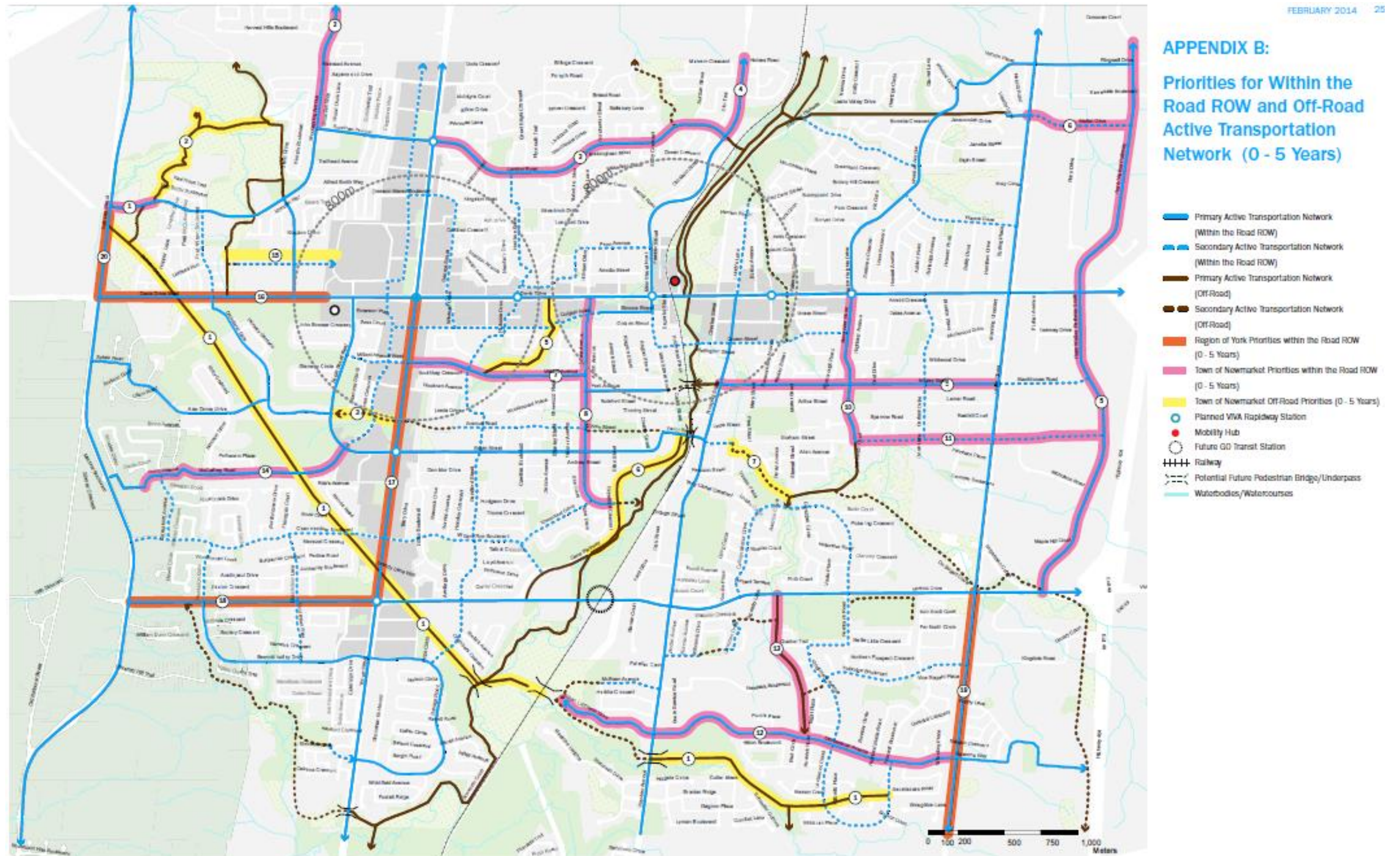
3. Next Steps



OPA #11

• RECOMMENDED ACTIVE TRANSPORTATION NETWORK

APPENDIX B: Priorities for Within the Road ROW and Off-Road Active Transportation Network (0 - 5 Years)



OPA #11 DRAFT ACTIVE TRANSPORTATION 0-5 YEAR PRIORITIES

Summary of Comments Received – Secondary Plan

- General support for density policies by development industry
- Objections received from Shrink Slessor Square and private citizens at the Statutory Public Meeting
- Clarify the application of the Density and Height Policies
- Density should respect current zoning approvals
- Request for Transition Policies to allow interim development below density and heights required by Secondary Plan until market is ready for redevelopment
- Objection to changing private roads to public roads
- General concern and objections to Street network, e.g., Upper Canada Mall, Toth Farm, Southlake Regional Health Care Centre and Provincial Court House
- Affordable housing 35 % within the Regional Centre and intensification areas and 25 % outside the Regional Centre

Summary of Comments Received

- Boundary amendments to permit higher density or uses e.g., Metro plaza request to be part of Yonge Davis Character Area
- Higher height and density e.g., Heights greater than 15 storeys and increased density at the Yonge Davis Character Area within the “gold” density designation
- Private roads should be able to be less than 16m
- Drive-throughs should not be prohibited on Yonge Street and Davis Drive within Priority Commercial Areas

LIST OF MAJOR ISSUES

- Heights, Density and Bonusing Policies and Associated Map Changes
 - Application of the Height and Density Policies
 - Transition to Surrounding Neighbourhoods (Angular Plane Policy)
 - Height Density and Bonusing
- Interim Development Policies
- Underground Hydro Policies
- Public Roads vs. Private Roads
- Affordable Housing Policy

Heights, Density and Bonusing Policies and Associated Map Changes

Provincial Urban Growth Centre

- Clarified that the min. 2.5 FSI applies to the three Development Areas
- Mapping: Enlarged the High Density designation on the N/E corner of Yonge and Davis



Heights, Density and Bonusing Policies and Associated Map Changes

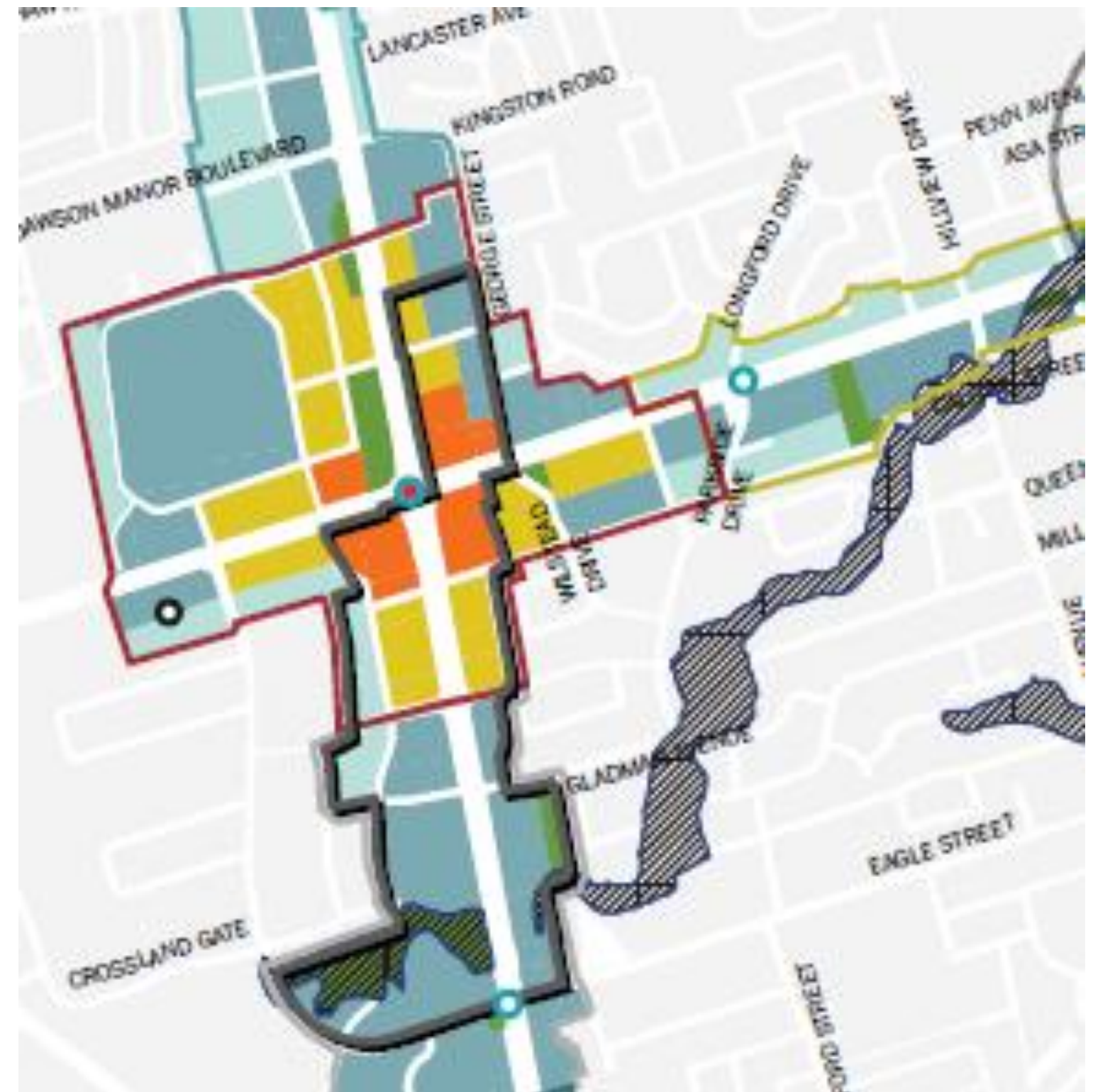
General Building Height and Density

- Height and Density to be calculated at the Density Designation level

Height

- Generally development must not be higher or lower than the permitted height and density
- May be lower to:
 - allow for architectural articulation
 - ensure compatibility with heritage structures
 - transition to lower heights and address angular plane policies

(Policy 6.4.7)

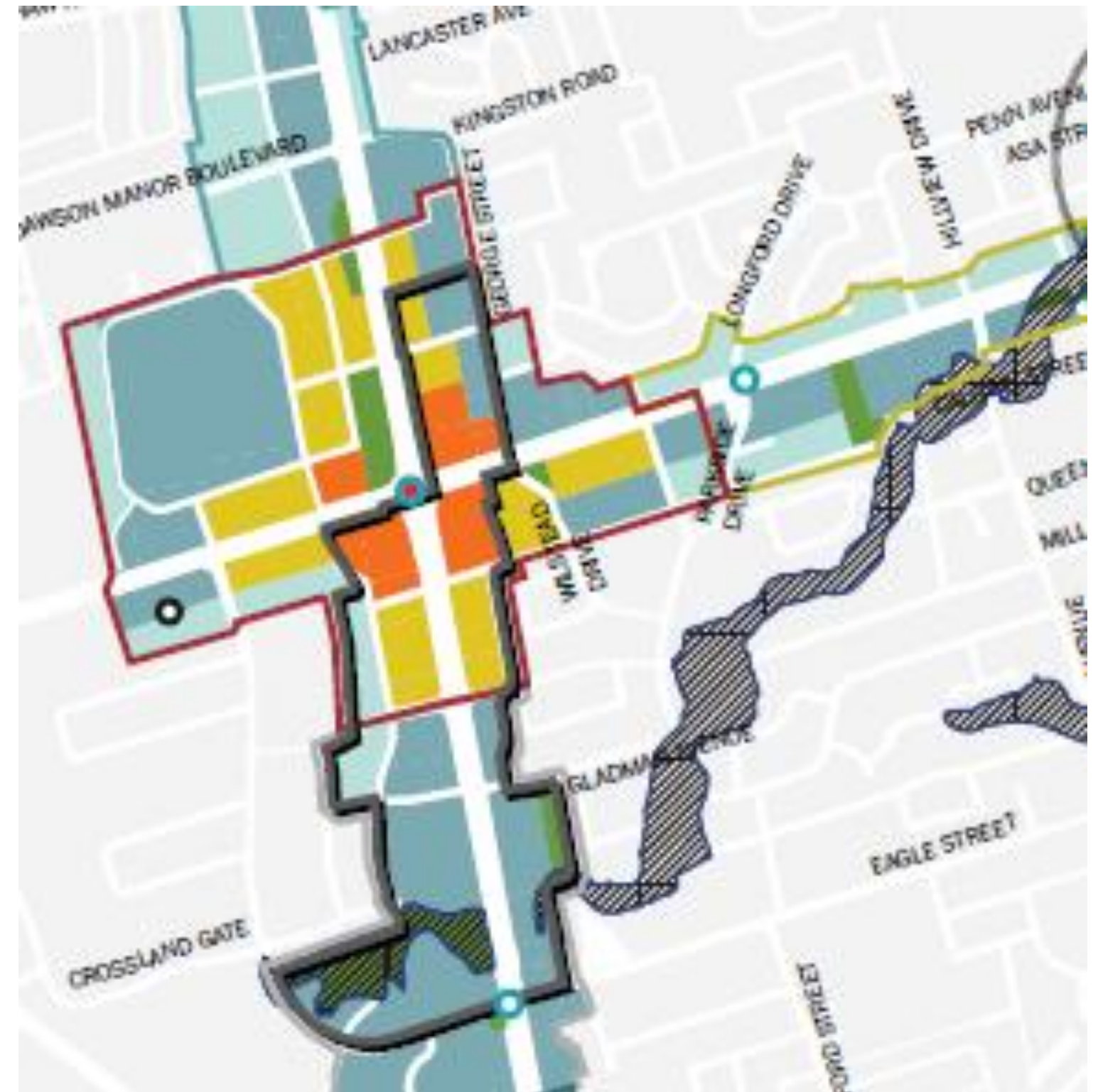


Heights, Density and Bonusing Policies and Associated Map Changes

Density Calculation

- Min. and Max. densities apply to the density designation
- Density is calculated on site by site basis and cannot exceed density of the applicable designation

(Policy 6.4.7)

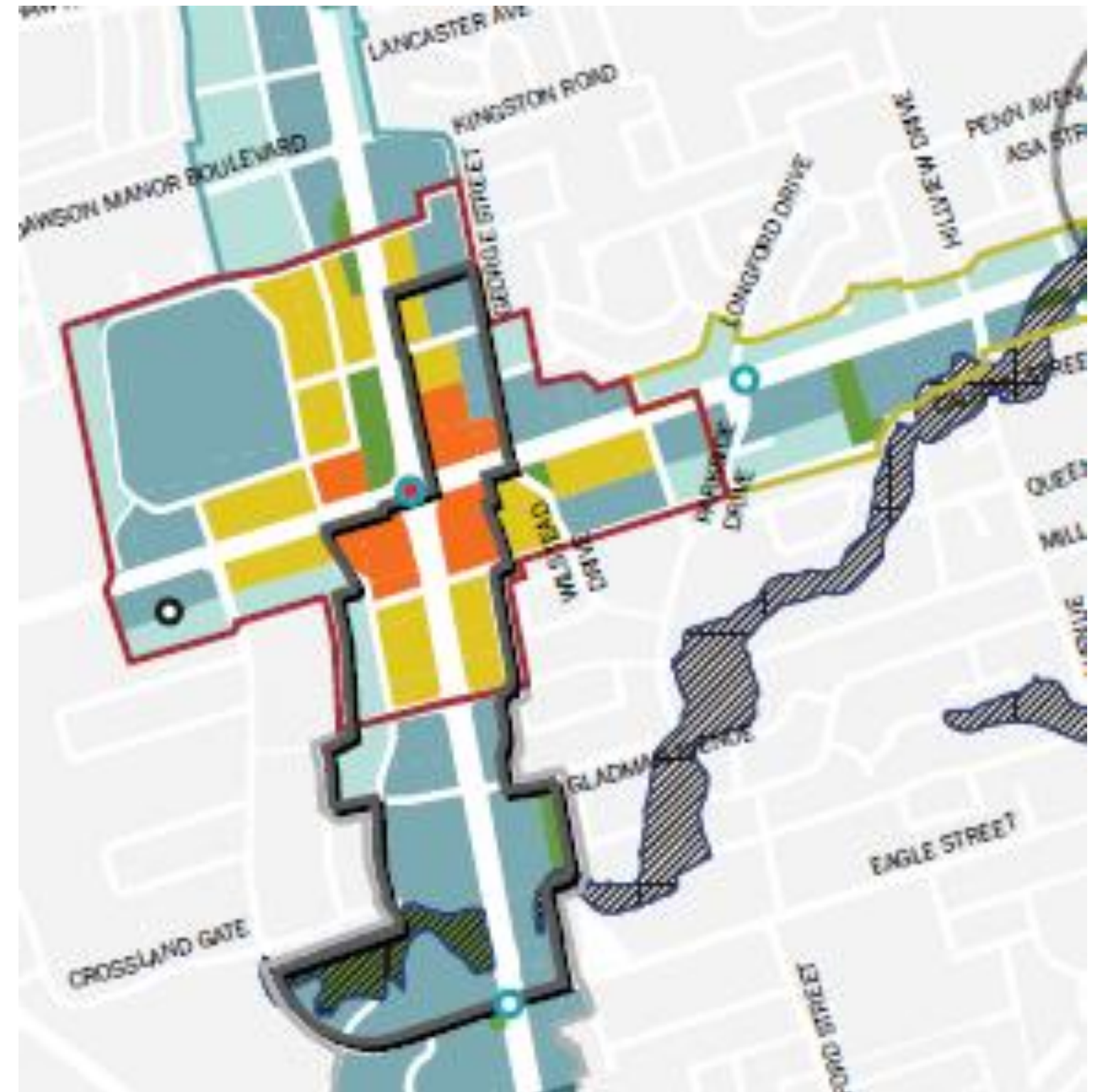


Heights, Density and Bonusing Policies and Associated Map Changes

Density Calculation

Density may be higher on a portion of the density designation provided the density is not exceed within that density designation and it is demonstrated to the Town's satisfaction that:

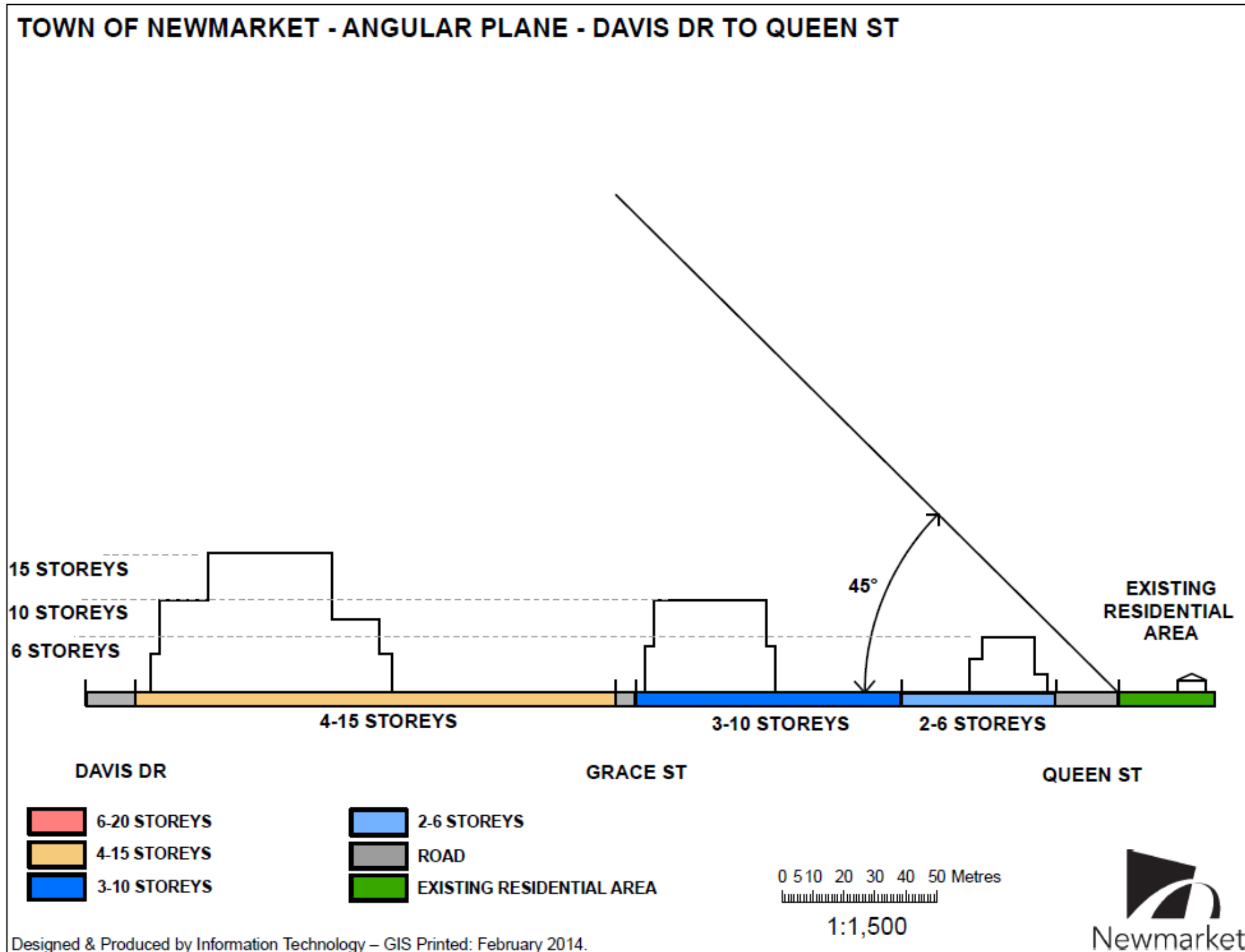
- Density be constrained on other portions of the same density designation (due to heritage, angular plane constraints, etc.)
- The max density of the subject designation will not be exceeded
- Urban design and built form policies are met
- Location and characteristics of the site are appropriate for the transfer of the density



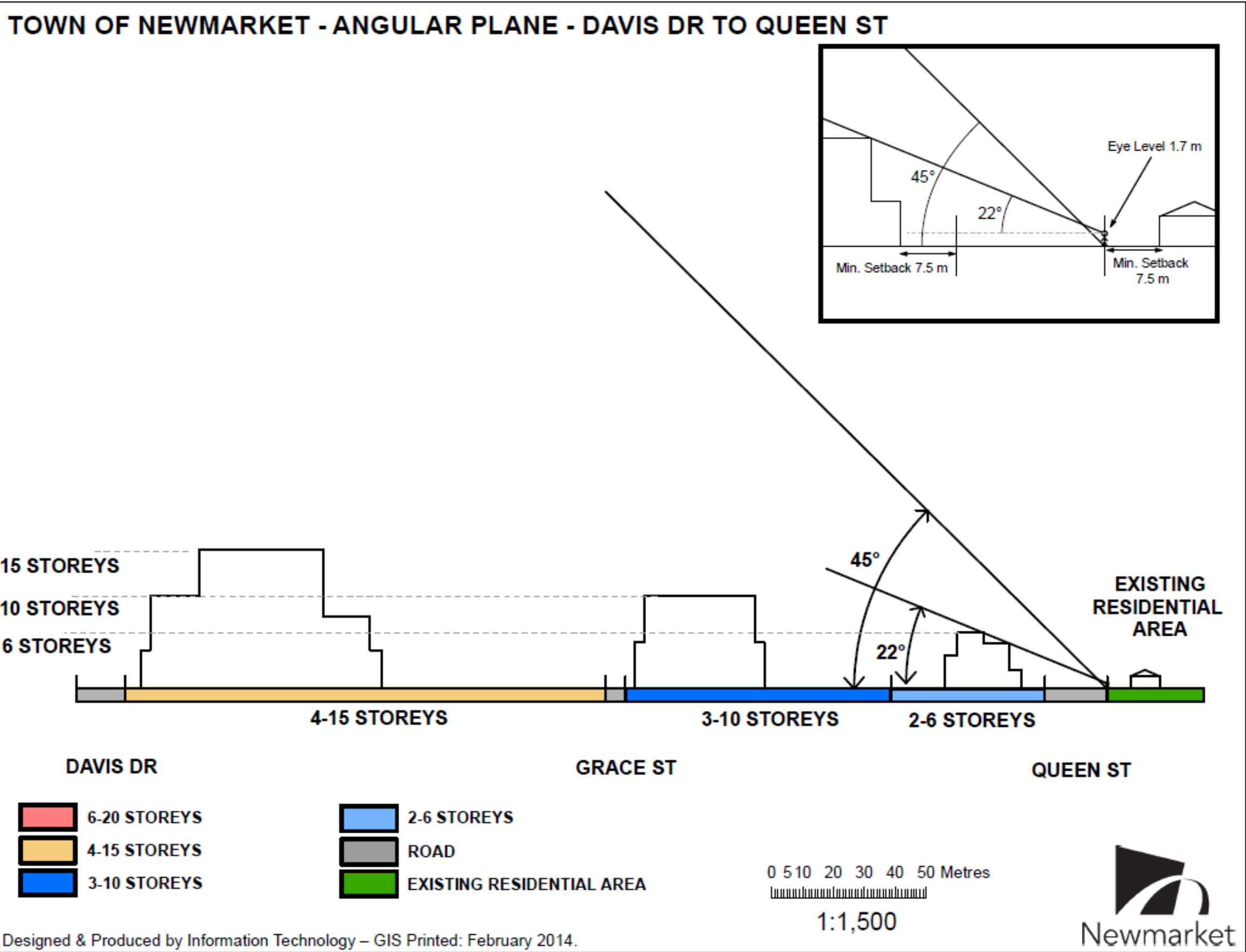
Transitional and Angular Plane Policy

- Angular Plan policy added to ensure development is compatible with and transitions to adjacent uses, particularly residential uses
- Angular plane to be measured from adjacent property, including where there is an intervening street
- Maximum height adjacent to residential property is generally 2 storeys
(Policy 7.3.3.)

Transitional and Angular Plane Policy



Transitional and Angular Plane Policy - Streetscape 22 Degree Angular Plane

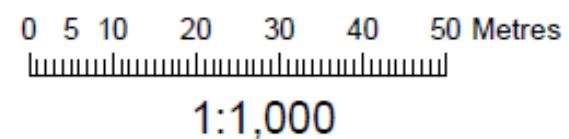
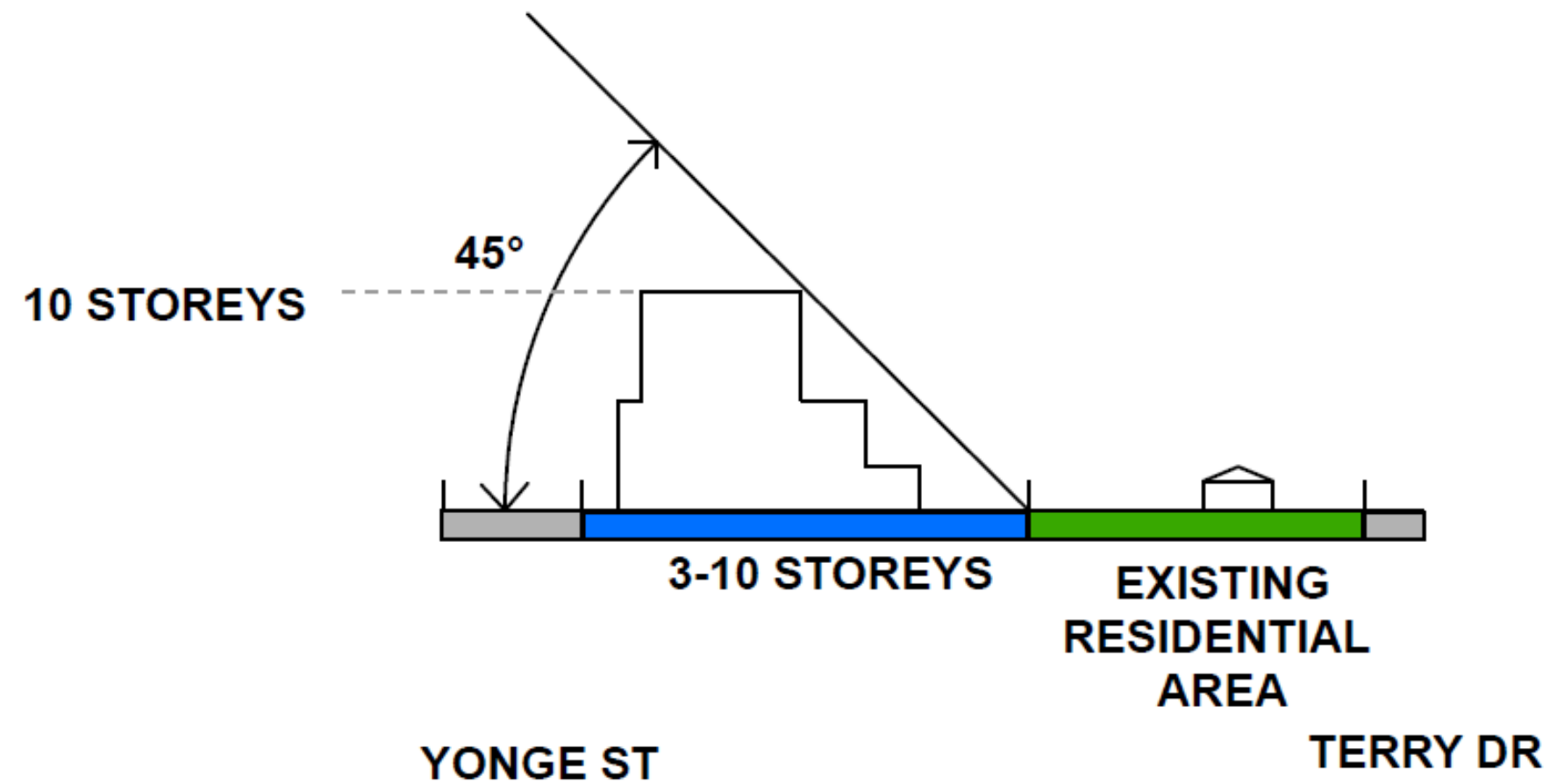


Queen Street - Street View Rendering



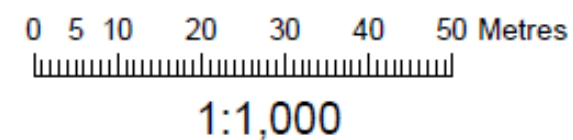
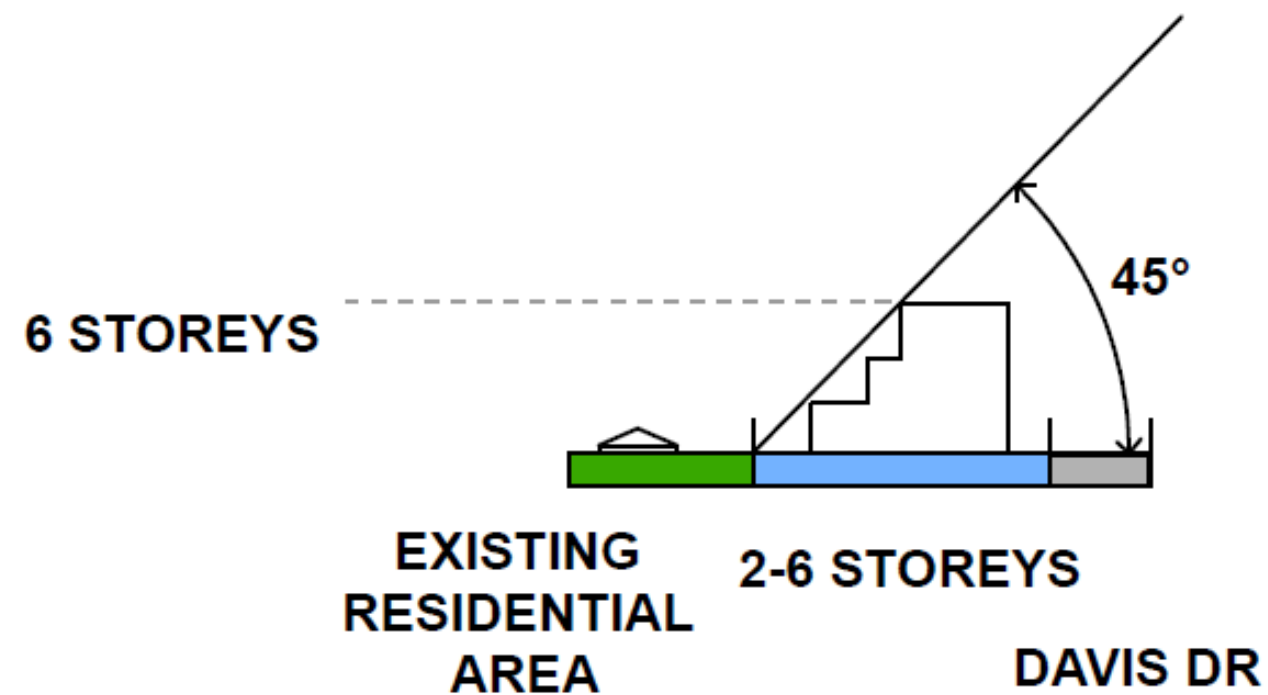
Transitional and Angular Plane Policy

TOWN OF NEWMARKET - ANGULAR PLANE - YONGE ST TO TERRY DR



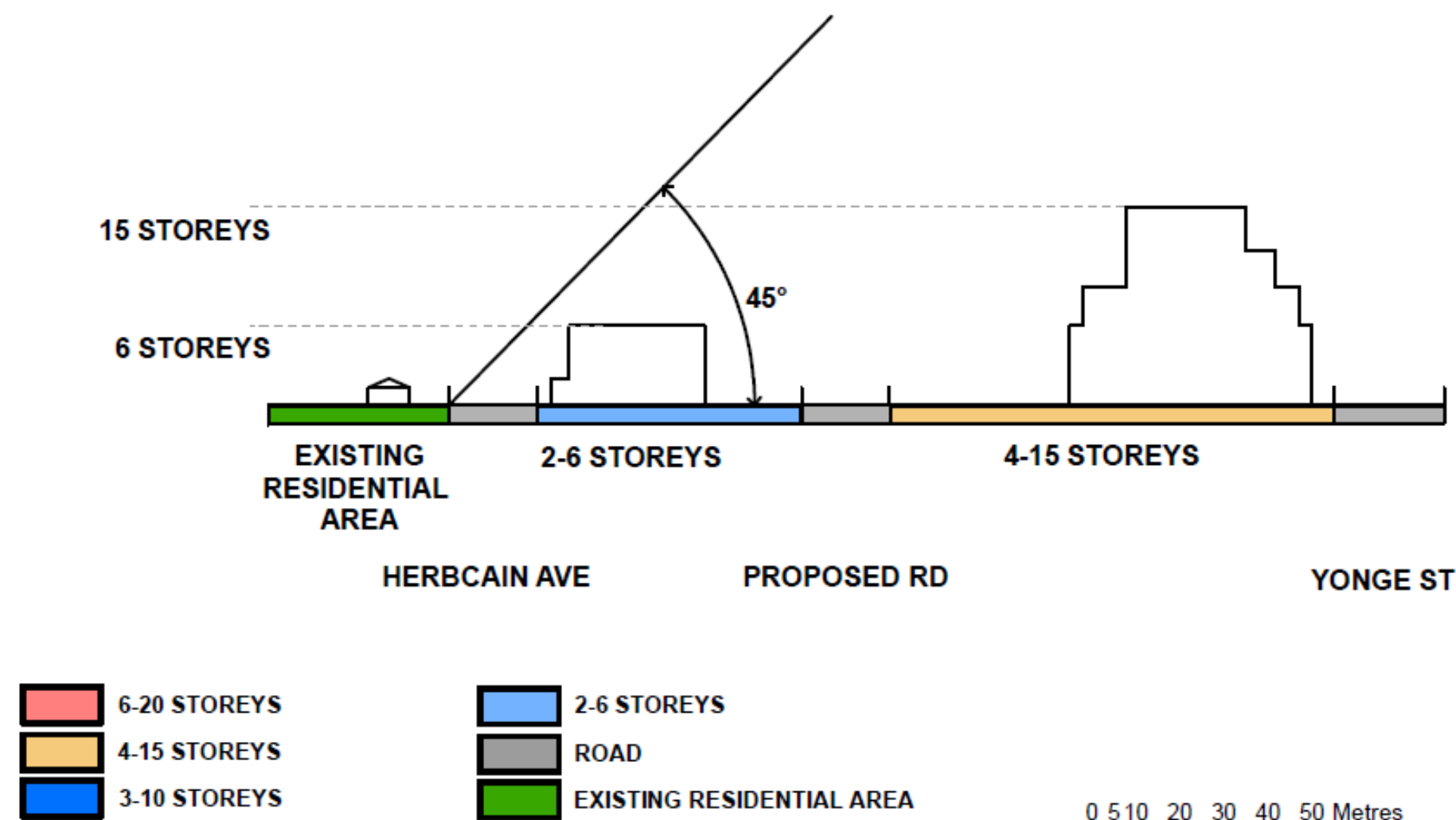
Transitional and Angular Plane Policy

TOWN OF NEWMARKET - ANGULAR PLANE - DAVIS DR

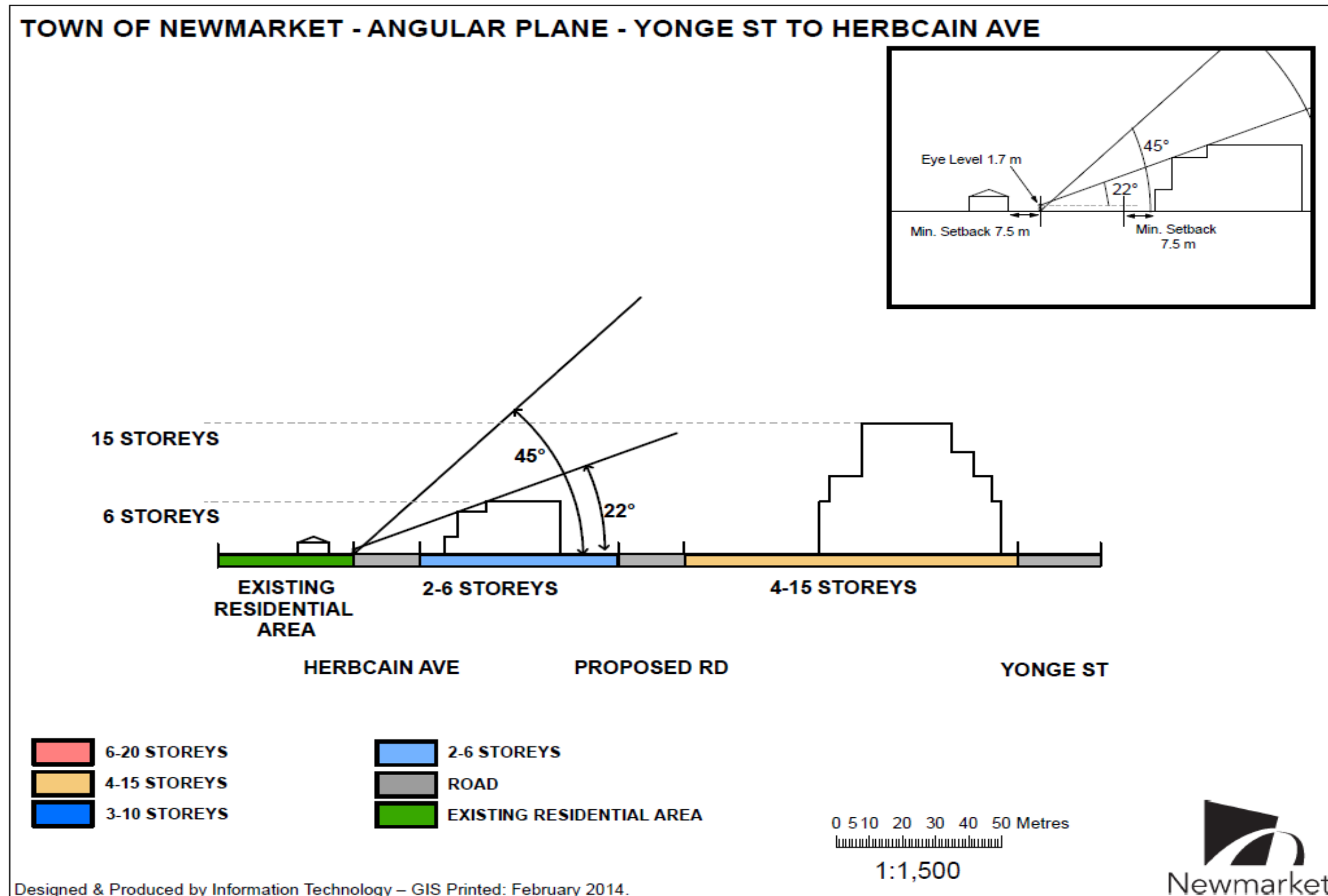


Transitional and Angular Plane Policy

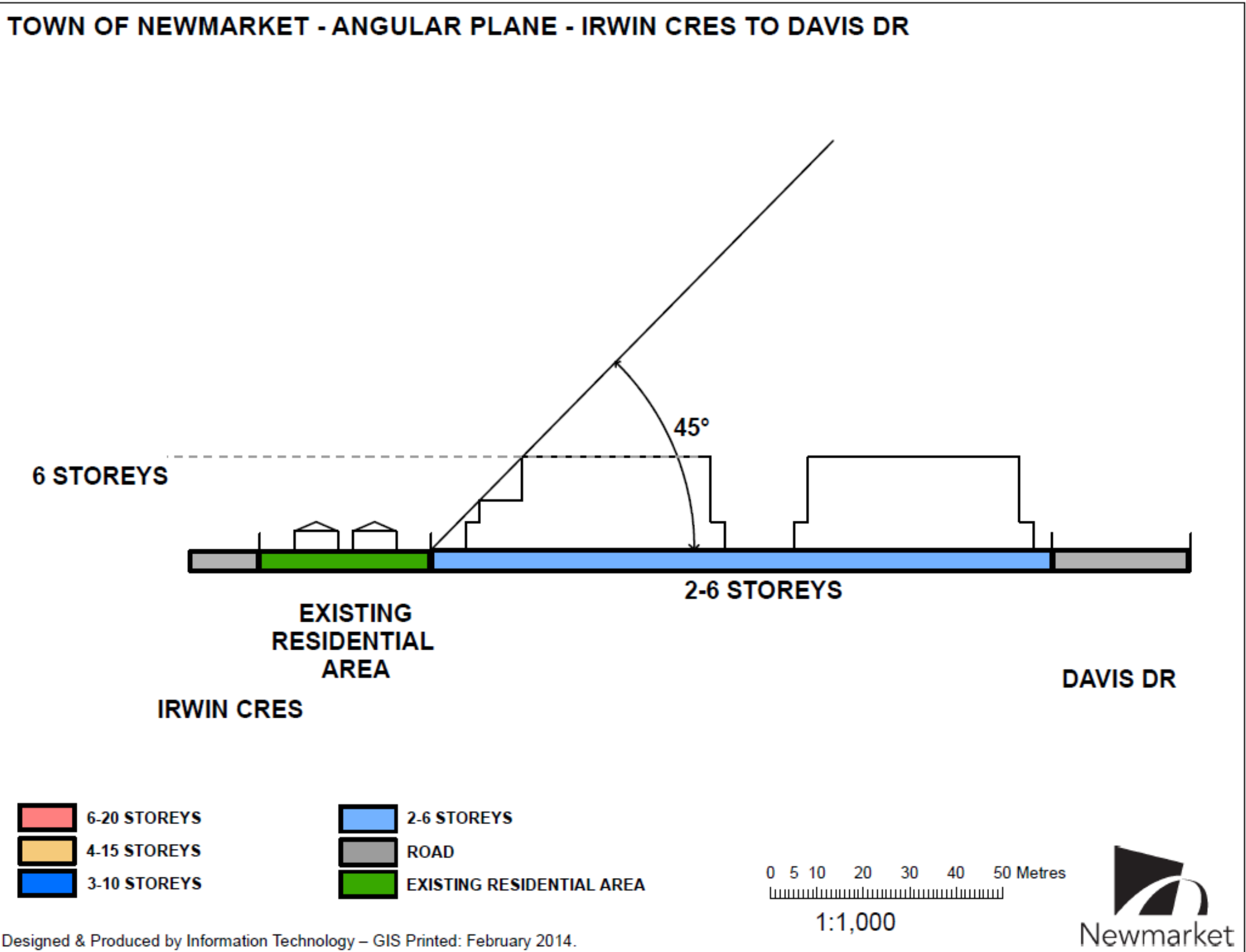
TOWN OF NEWMARKET - ANGULAR PLANE - YONGE ST TO HERBCAIN AVE



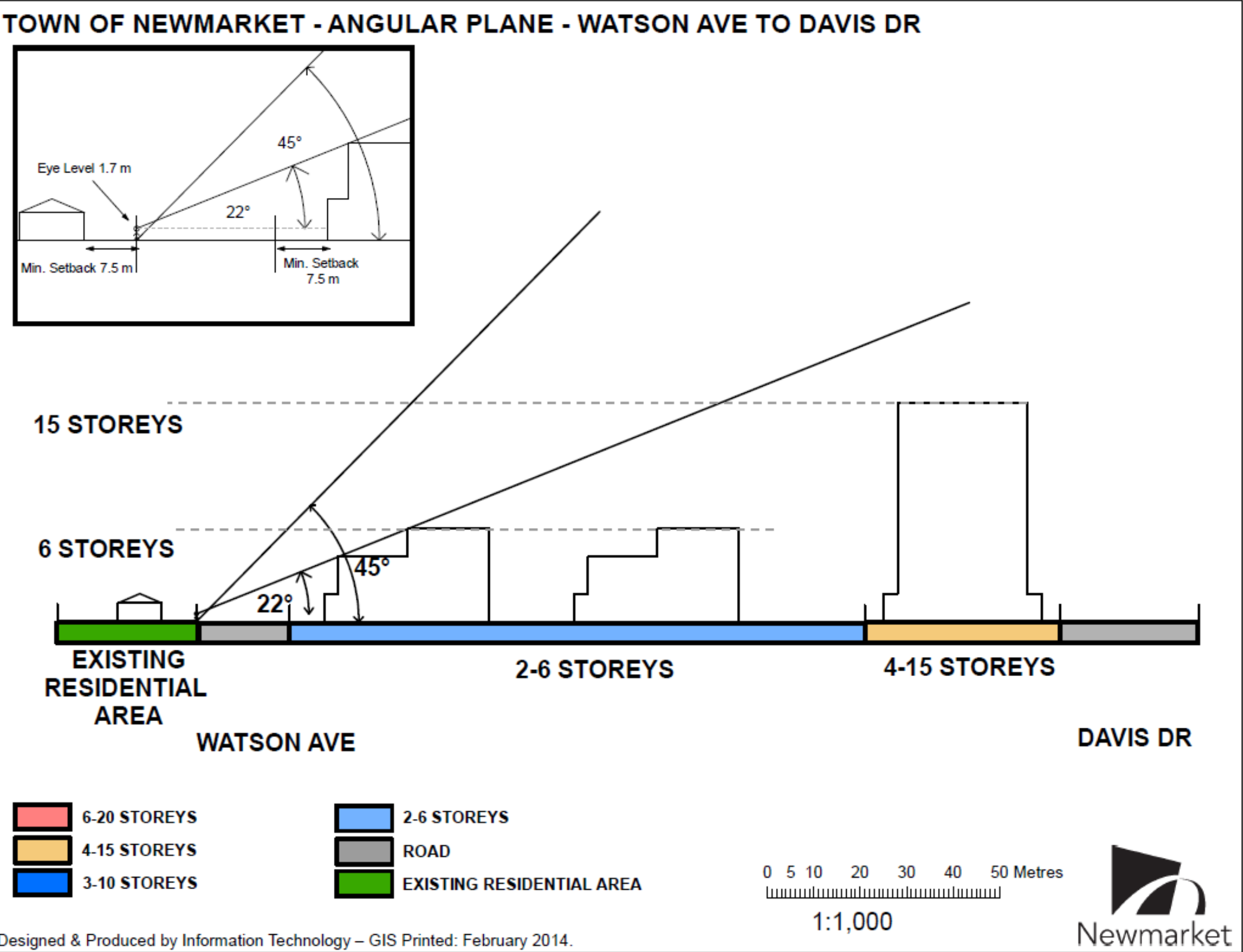
Transitional and Angular Plane Policy - Streetscape 22 Degree Angular Plane



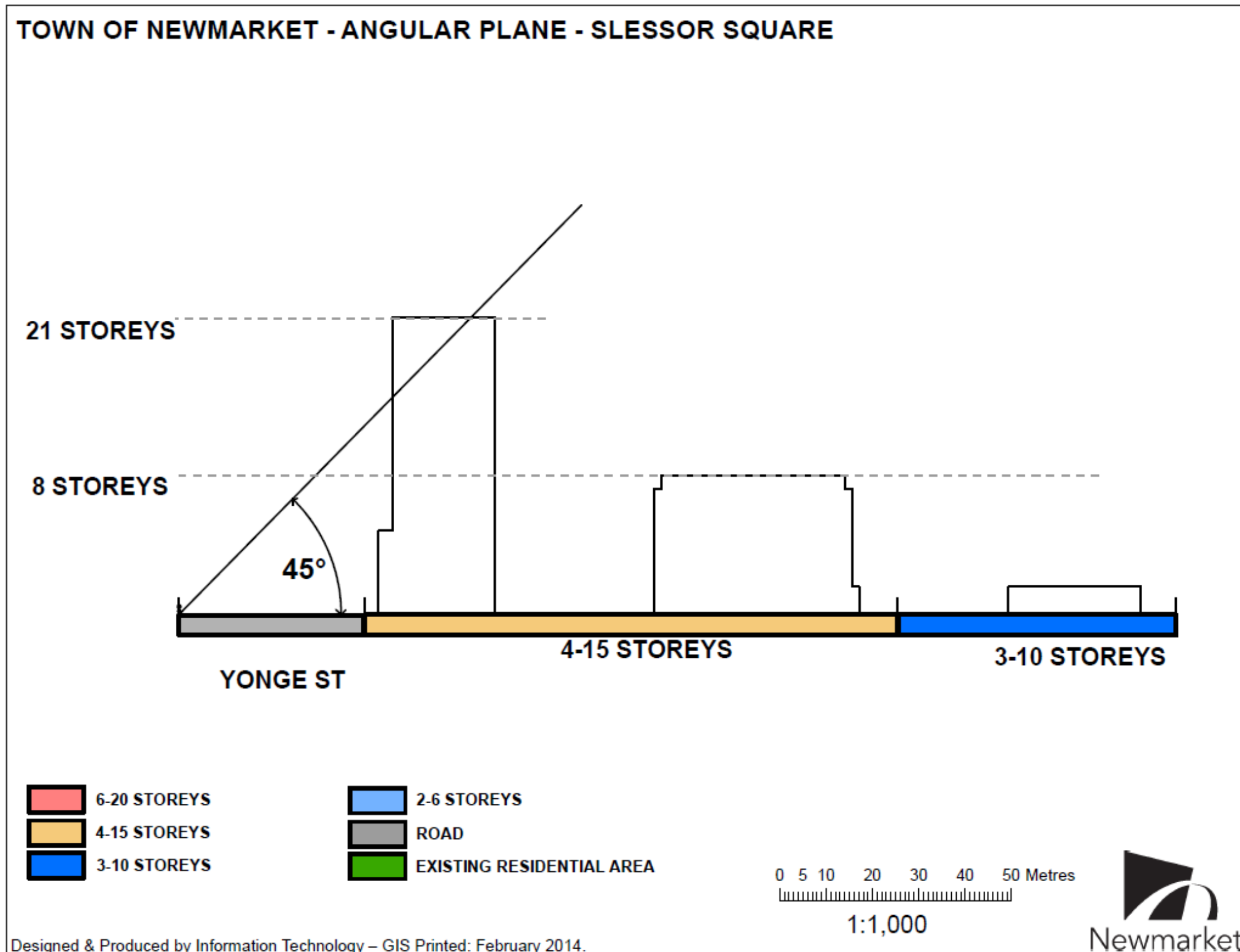
Transitional and Angular Plane Policy



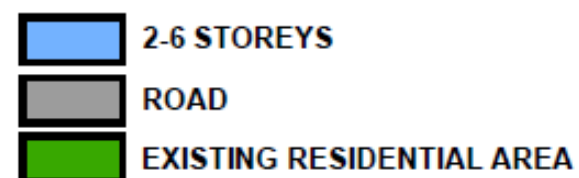
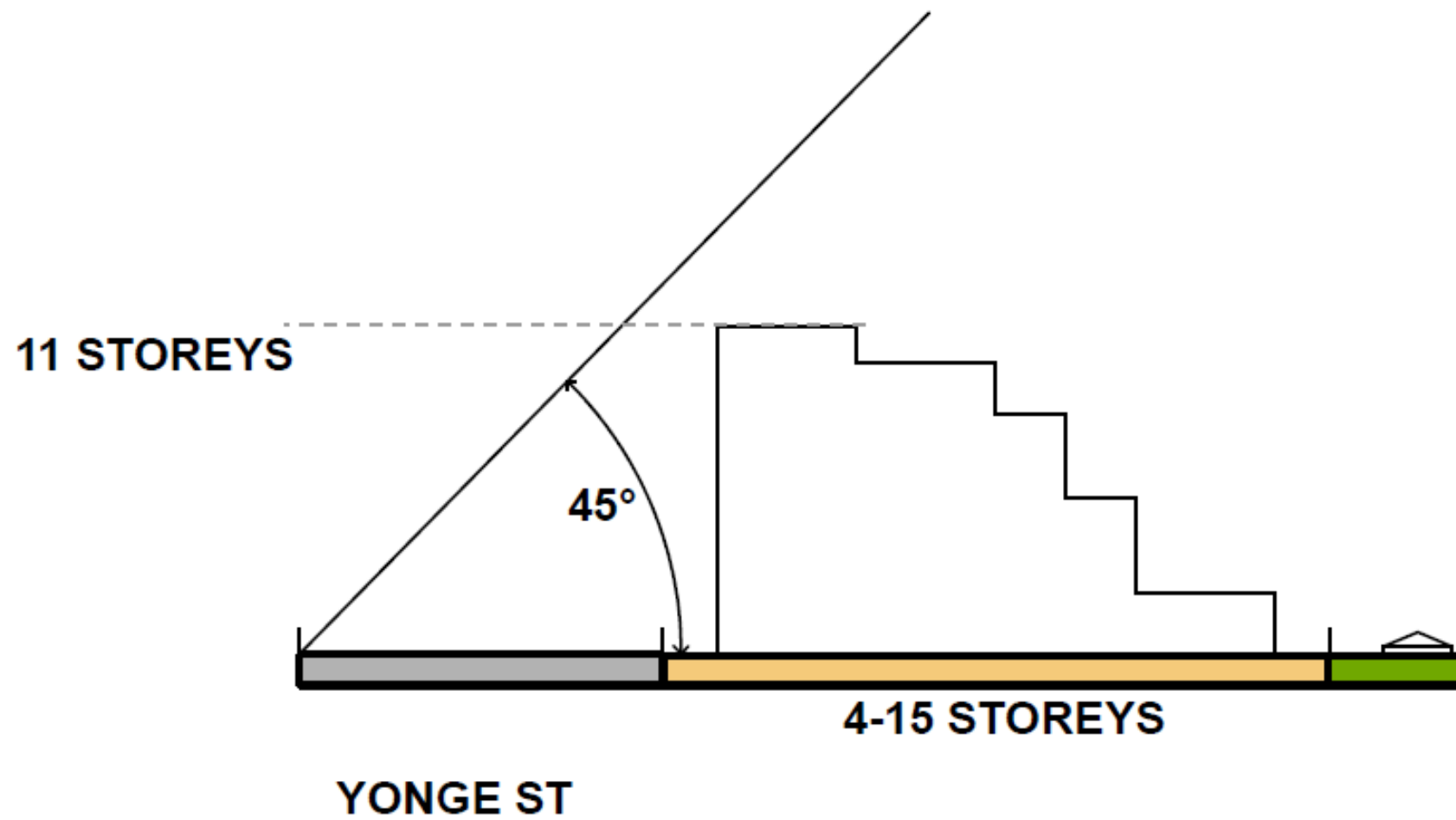
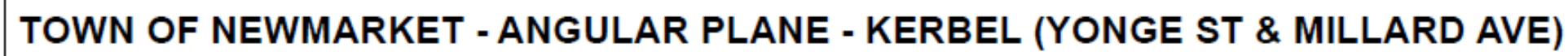
Transitional and Angular Plane Policy - Streetscape 22 Degree Angular Plane



Transitional and Angular Plane Policy



Transitional and Angular Plane Policy



3-10 STOREYS



1:1,000

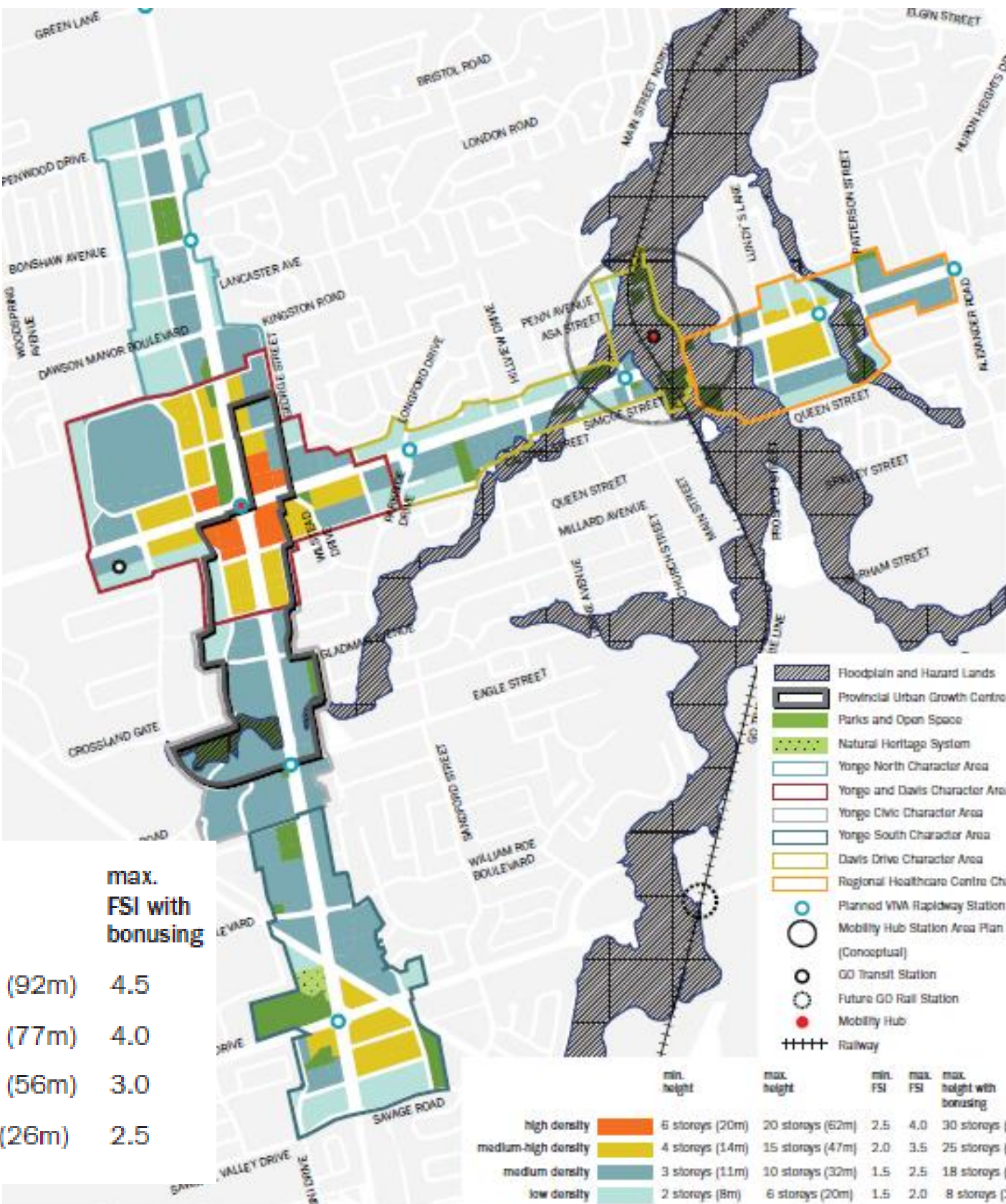


Heights, Density and Bonusing Policies

- Draft Plan Designations

What we heard:

- Landowners and Development Community supported density and height
- Community Comment
 - Permissions too high
 - Bonusing too high



		min. height	max. height	min. FSI	max. FSI	max. height with bonusing	max. FSI with bonusing
high density		6 storeys (20m)	20 storeys (62m)	2.5	4.0	30 storeys (92m)	4.5
medium-high density		4 storeys (14m)	15 storeys (47m)	2.0	3.5	25 storeys (77m)	4.0
medium density		3 storeys (11m)	10 storeys (32m)	1.5	2.5	18 storeys (56m)	3.0
low density		2 storeys (8m)	6 storeys (20m)	1.5	2.0	8 storeys (26m)	2.5

		min. height	max. height	min. FSI	max. FSI	max. height with bonusing	max. FSI with bonusing
high density		6 storeys (20m)	20 storeys (62m)	2.5	4.0	30 storeys (92m)	4.5
medium-high density		4 storeys (14m)	15 storeys (47m)	2.0	3.5	25 storeys (77m)	4.0
medium density		3 storeys (11m)	10 storeys (32m)	1.5	2.5	18 storeys (56m)	3.0
low density		2 storeys (8m)	6 storeys (20m)	1.5	2.0	8 storeys (26m)	2.5

Note: Minimum and maximum heights and density are meant to be applied in conjunction with the other applicable policies of this Plan and in particular, the Density and Height Policies of Section 6, the Urban Design policies of Section 7 and the Bonusing provisions of Section 14.

0 50 250 500m

Heights, Density and Bonusing Policies

Options for Consideration

Bonusing is intended to be the exception and not the rule

Applied where clear public benefit is achieved

Is at the discretion of Council

Option 1

Lower Bonusing

	Min. Height	Max. Height	Max Height with Bonusing
High	6 storeys	20 storeys	25 storeys
Med High	4 storeys	15 storeys	20 storeys
Medium	3 storeys	10 storeys	15 storeys
Low	2 storeys	6 storeys	8 storeys

Option 2

Lower Permitted Height and Density with Lower Bonusing

High	6 storeys	15 storeys	25 storeys
Med High	4 storeys	12 storeys	20 storeys
Medium	3 storeys	8 storeys	15 storeys
Low	2 storeys	6 storeys	8 storeys

Option 2A

Lower Permitted Height and Density with Lower Bonusing

High	6 storeys	17 storeys	20 storeys
Med High	4 storeys	12 storeys	15 storeys
Medium	3 storeys	7 storeys	10 storeys
Low	2 storeys	4 storeys	6 storeys

Interim Development Policies

- Responds to objections by existing landowners and Upper Canada Mall to allow continued expansion of existing uses prior to redevelopment
- At Upper Canada Mall
 - Draft Plan proposed a maximum of 1,000 m²
 - greater than 1,000 m² if the addition was the first phase of a multi storey building
- 5 % and 10 % increases were evaluated

Interim Development Policies

INTERIM DEVELOPMENT POLICY IMPLEMENTATION

CURRENT BUILDING FOOTPRINT



BUILDING FOOTPRINT INCREASED BY 5%



BUILDING FOOTPRINT INCREASED BY 10%



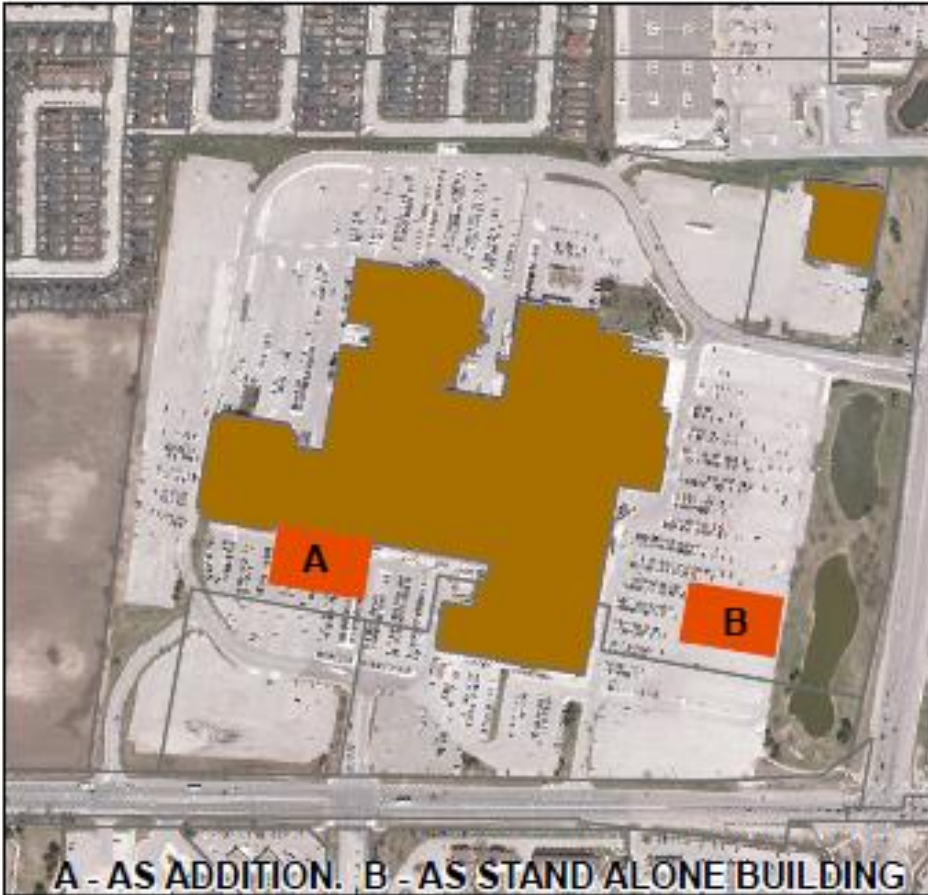
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INTERIM DEVELOPMENT POLICY IMPLEMENTATION

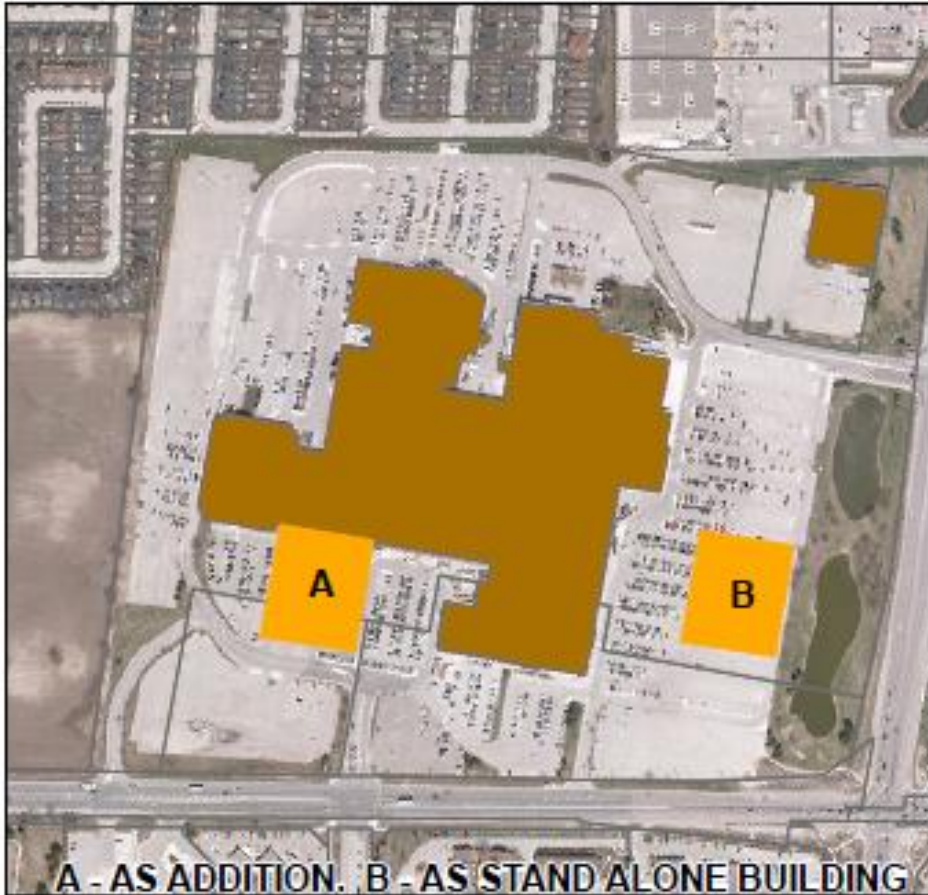
CURRENT BUILDING FOOTPRINT



BUILDING FOOTPRINT INCREASED BY 5%



BUILDING FOOTPRINT INCREASED BY 10%



INTERIM DEVELOPMENT POLICY IMPLEMENTATION

CURRENT BUILDING FOOTPRINT



BUILDING FOOTPRINT INCREASED BY 5%



A - AS ADDITION. B - AS STAND ALONE BUILDING

BUILDING FOOTPRINT INCREASED BY 10%



A - AS ADDITION. B - AS STAND ALONE BUILDING



A - AS ADDITION. B - AS STAND ALONE BUILDING



A - AS ADDITION. B - AS STAND ALONE BUILDING

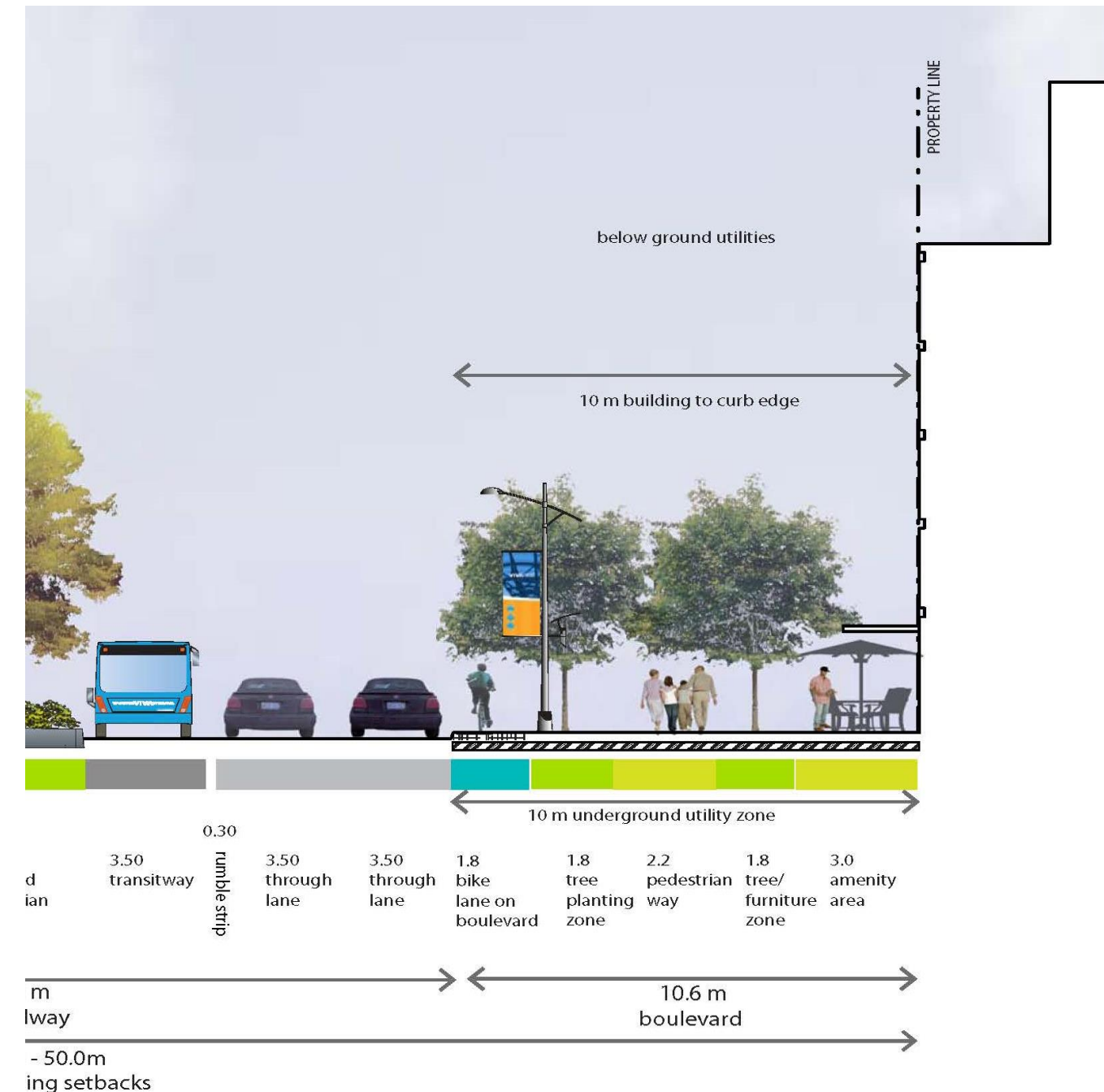
Recommended Interim Development Policies

- maximum **5 % increase** (from approval of the Plan) of Gross Ground Floor Area as an interim use prior to redevelopment
- a maximum building height of two storeys - unless the development is designed as the podium of the next development phase
- the development does not preclude the long-term re-development
- is compact, pedestrian-oriented and transit-supportive urban form
- does not compromise the street network and pedestrian mews connections envisioned in Schedule 5
- does not include residential uses or underground structures
- Town to review the policy within 5 years. (Policy 6.4.9)

Underground Hydro Policy

Yonge Street and Davis Drive

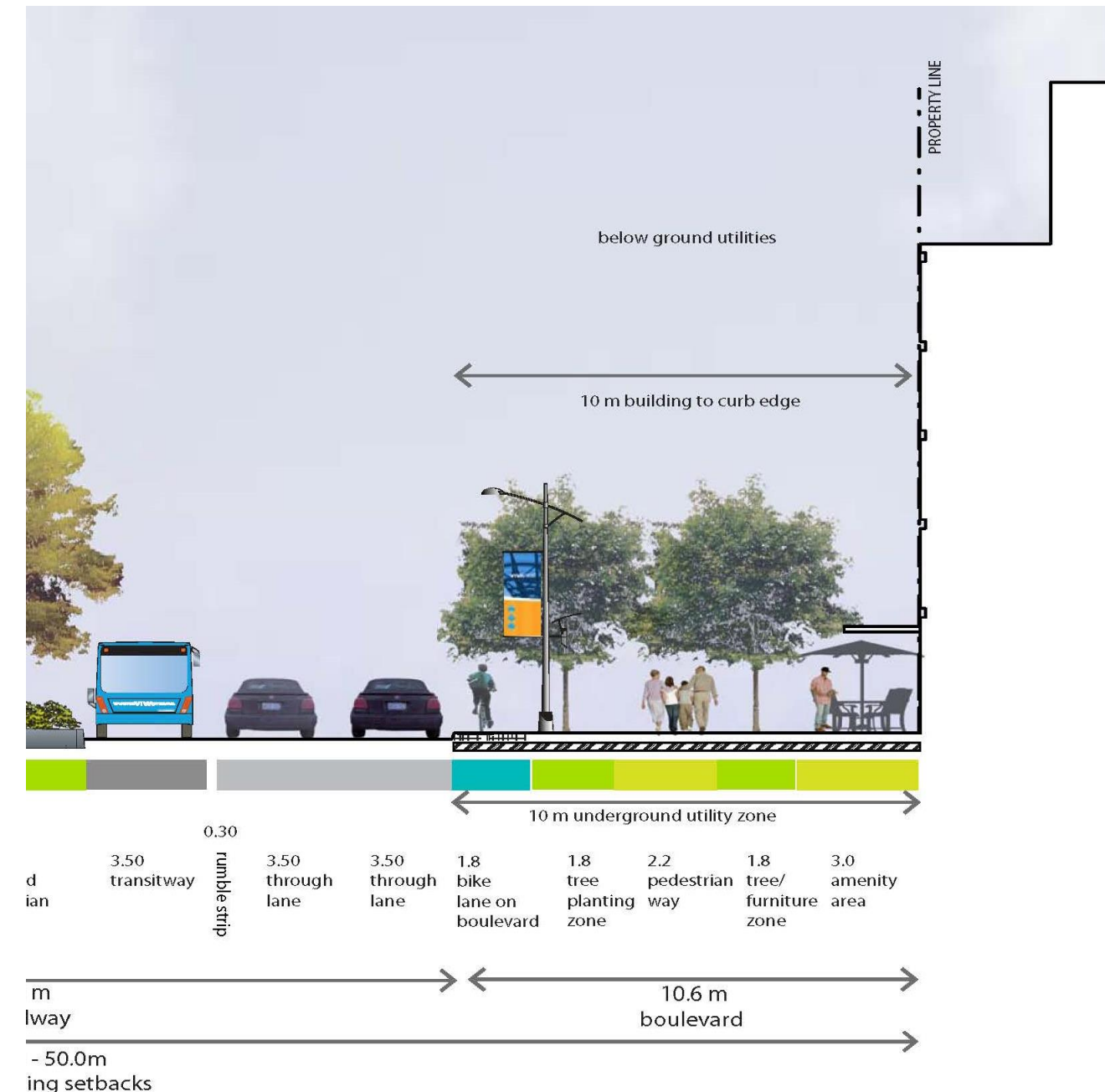
- up to 5 m of boulevard will be required to be dedicated to the Town for future underground hydro and related utilities
- Final width to be determined at time of application
- dedication will occur at the time of development or redevelopment by way of plan of subdivision (Policy 14.2.4)



Underground Hydro Policy

Yonge Street and Davis Drive

- Development may have zero setback from dedication subject to applicable standards
- Reduced parkland dedication in accordance with Parkland Dedication By-law
- area dedicated is permitted to be counted as part of the “land area” for the purpose of calculating density (FSI)
- Encroachment agreements may be entered into with the Town
(Policy 13.3.4)



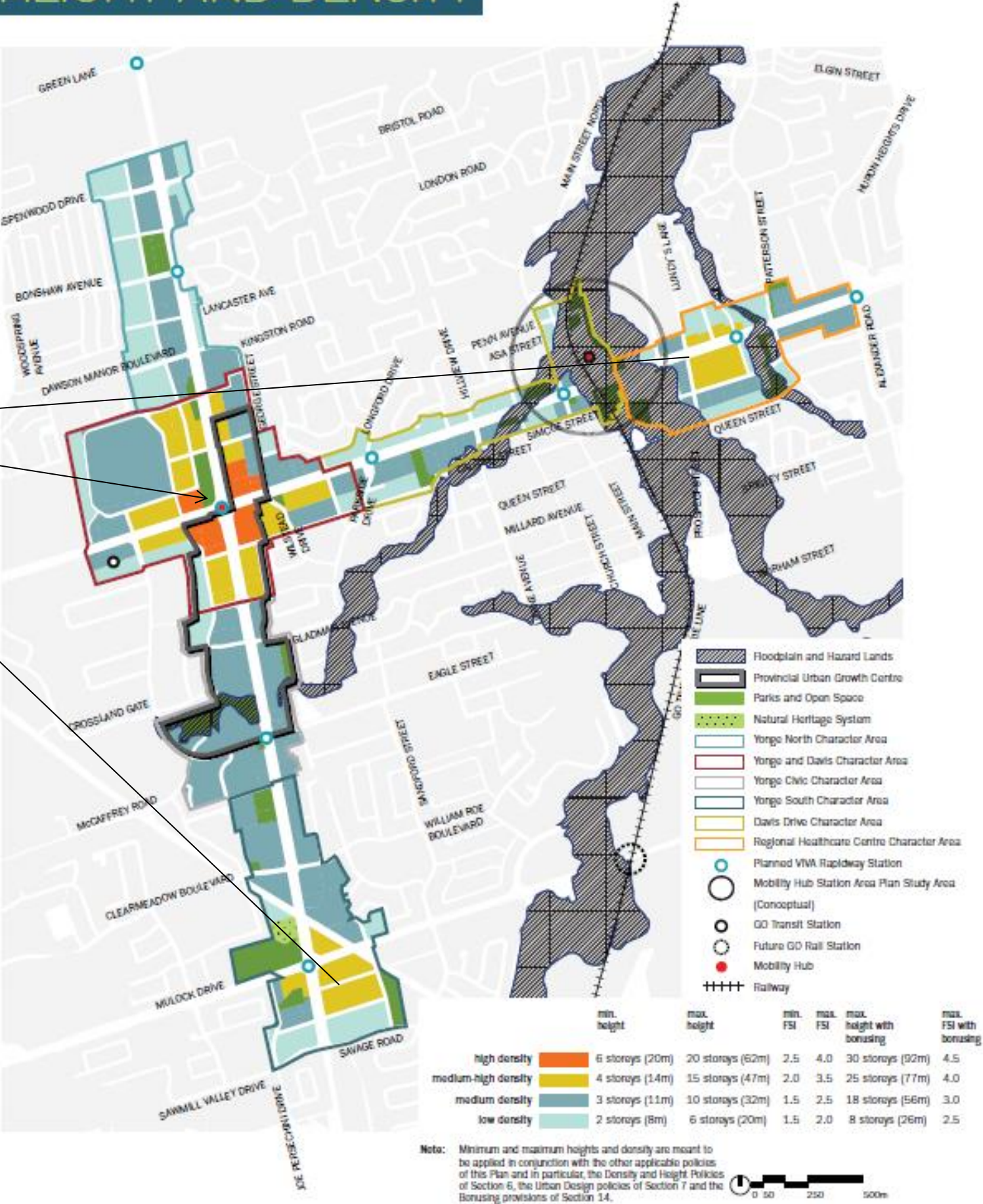
Public Roads vs. Private Roads

- Flexibility is provided to permit streets identified on Schedule 5 as a public street to be retained or developed as a private street, provided:
- Acceptable to the Town and an agreement is entered into with the Town that ensures:
 - ✓ Public access is guaranteed
 - ✓ The street is not required for ancillary underground services (sewer water, etc.)
 - ✓ Design, maintenance and standards are to the satisfaction of the Town and in conformity with the Secondary Plan
- Parking structures may be permitted below private roads (Policy 8.3.2.v and 8.3.4).

SCHEDULE 4: HEIGHT AND DENSITY

Affordable Housing Policy

- Revised the Affordable Housing Policy:
 - 35 % within the Provincial Urban Growth Centre and Higher Density Intensification Area
 - 25 % elsewhere in the Plan
 (Policy 6.4.3)



LIST OF OTHER ISSUES/CHANGES

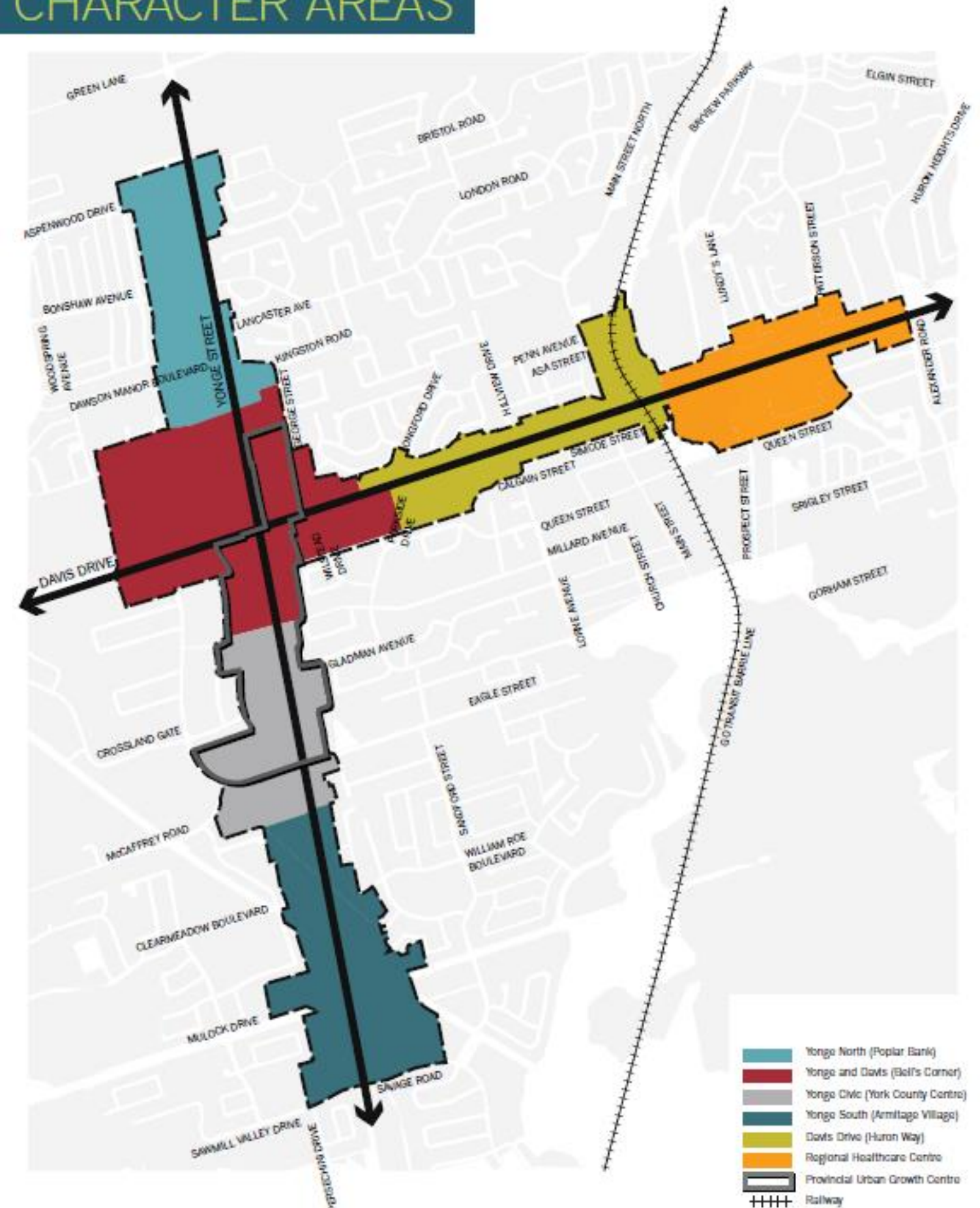
- Names for the Character Areas
- Combine the Prospect to Bayview Study Area with the NS/EW Network Study Area
- New Servicing and Utility Urban Design Policies to encourage screening /landscaping and integration of utilities into streetscape features, buildings and landscaping

Names for the Character Areas

- 6 Character Areas:
 - Yonge North (Poplar Bank)
 - Yonge and Davis (Bell's Corner)
 - Yonge Civic (York County Centre)
 - Yonge South (Armitage Village)
 - Davis Drive (Huron Way)
 - Regional Healthcare Centre

(See Section 6.0 for more information)

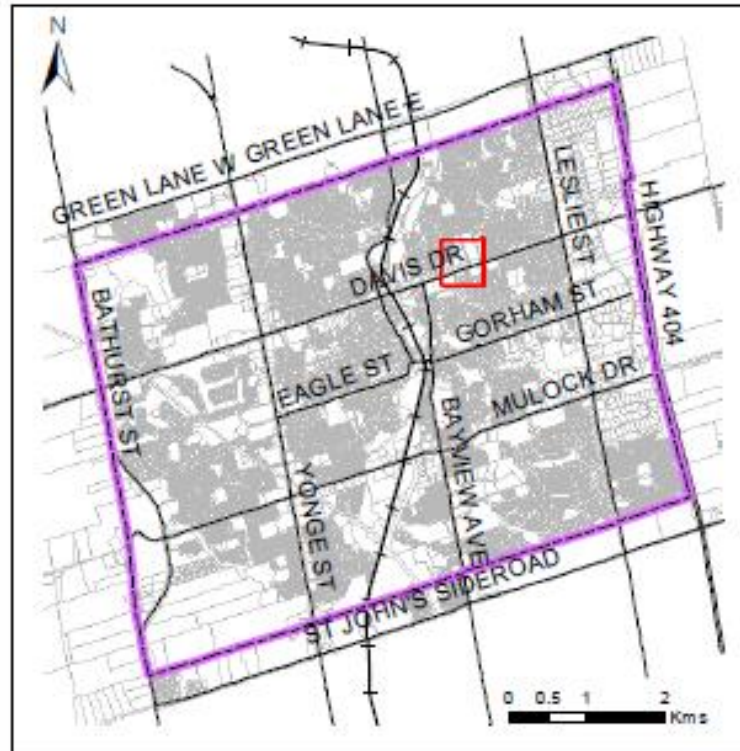
SCHEDULE 2: CHARACTER AREAS



MAP CHANGES

- Add Town property at Hollingsworth Arena to the Secondary Plan Area
- Add existing residential development between Davis Drive and Walter Avenue
- Include floodplain land between railway and Superior Street in the Open Space designation
- Add Secondary Plan to Wellhead Protection Area Schedule (Schedule G)

Hollingsworth Arena



Location Map



Designed & produced by Information Technology - GIS
Printed: 07/02/2014

Legend

-  Subject Lands
-  Railway
-  Land Parcel
-  Municipal Boundary



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Davis Drive and Walter Ave



Location Map



Designed & produced by Information Technology - GIS
Printed: 07/02/2014

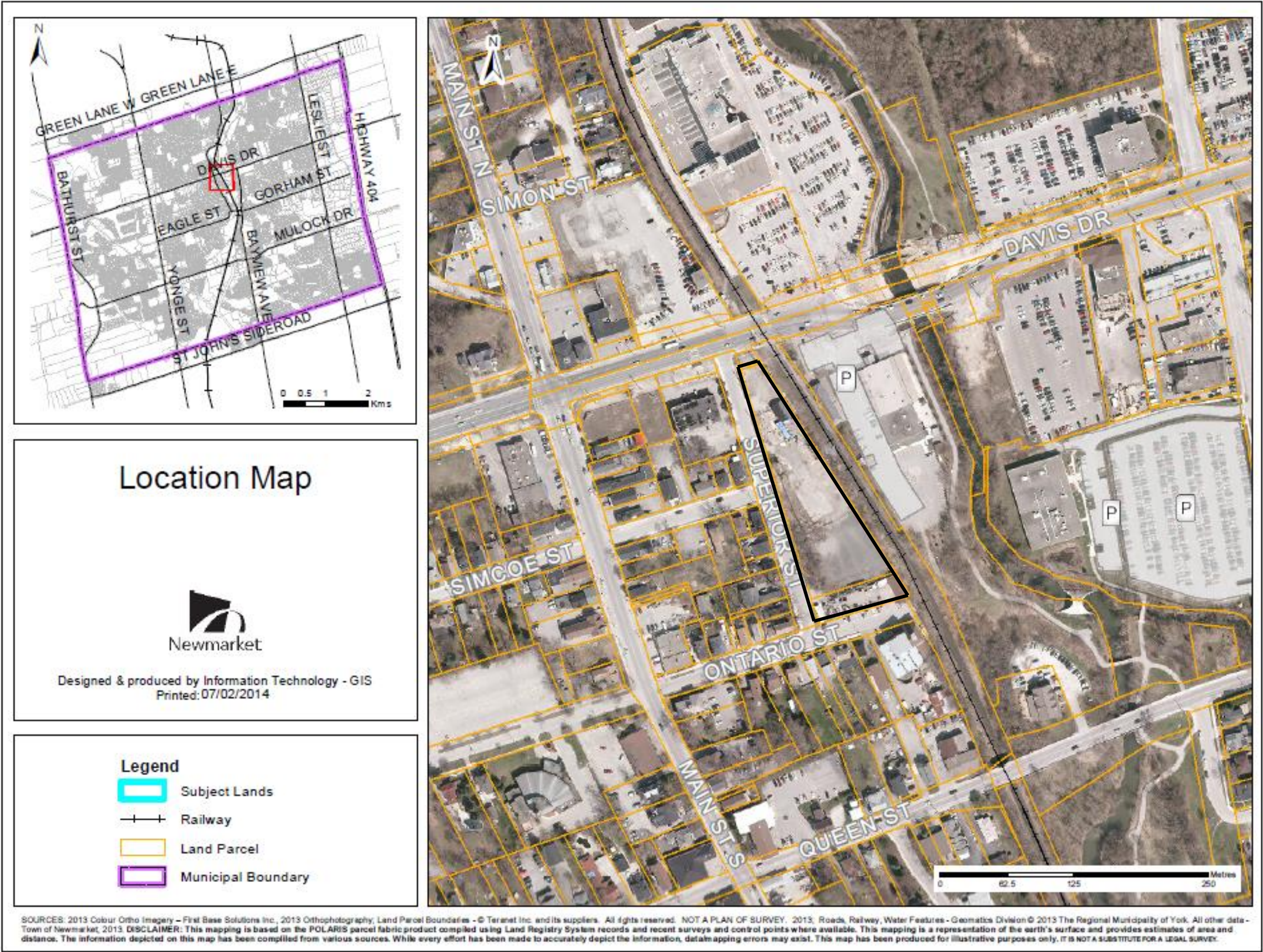
Legend

-  Subject Lands
-  Railway
-  Land Parcel
-  Municipal Boundary



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Superior Street



EDITORIAL CHANGES

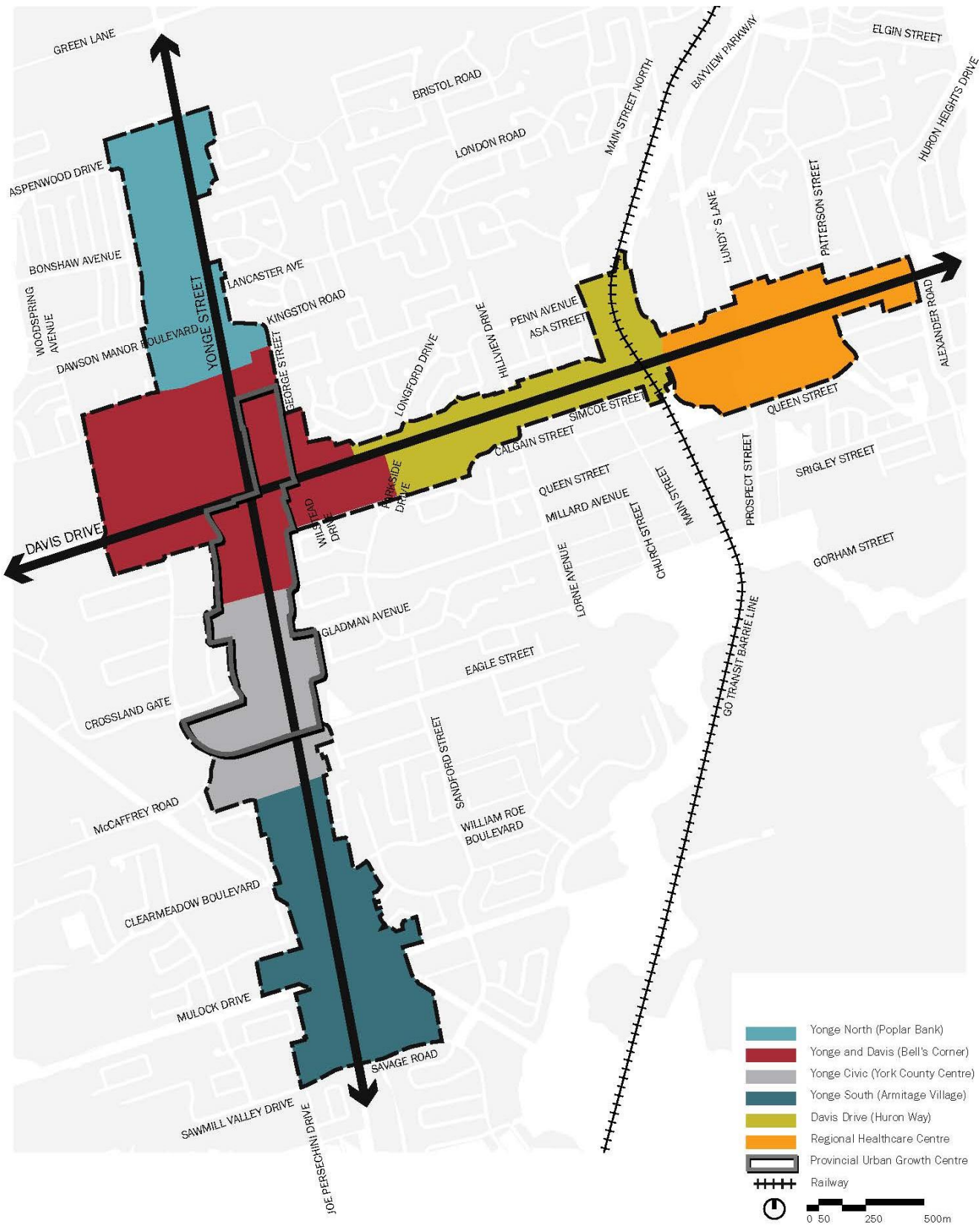
- Update People and Job (Section 4.0, Policy 6.3.1 –Table 1 etc.)
- Modify OPA # 10 and parent OP to include only projected Population to build-out
- Added and/or refined sustainability Policies to align with Regional Plan and in response to NEAC (e.g. , Townhomes and stacked Town houses no longer exempt from sustainability policies related to heat island , energy, water conservation measures, three stream recycling) (Policy 7.3.7)
- Refined Communication Technology in response to industry comments e.g., developers to provide a communication Plan (Policy 7.3.8)

EDITORIAL CHANGES

- Clarified Urban Design Policies (Policy 7.3)
- Include reference that the Town will undertake a Community Energy Plan (Policy 13.3.4 (i))

UPDATED PEOPLE AND JOBS

Plan Amendment	Predominant Land Use	People	Jobs
Yonge North (Poplar Bank)	Mixed Use	6,000 residents	2,400 jobs
Yonge and Davis (Bell's Corner)	Mixed Use	11,800 residents	12,000 jobs
Yonge Civic (York County Centre)	Mixed Use & Major Office	1,500 residents	6,200 jobs
Yonge South (Armitage Village)	Mixed Use	6,200 residents	2,700 jobs
Davis Drive (Huron Way)	Mixed Use	4,000 residents	1,700 jobs
Regional Healthcare Centre	Mixed Use & Major Institutional	1,500 residents	7,000 jobs
Total		31,000	32,000



EDITORIAL CHANGES

- Encourage social housing in conjunction with the Region (Policy 6.4.3.v.)
- Moved the Rental Conversion policies to the parent Official Plan (Item 3 of OPA # 10)
- Included policy that permits urban squares and plazas in Priority Commercial Areas (Policy 6.4.1.iii)

NEXT STEPS

1. Consultation on Draft Secondary Plan

- Open Houses (2) October 10, 2013
- Statutory Public Meeting October 28, 2013
- Refine Draft Secondary Plan and Active Transportation Network (Fall/Winter 2013)

2. Council Workshop (February 10, 2014)

3. Committee of the Whole (February 24, 2014)

4. Additional Public Meeting

5. Committee of the Whole and Council Adoption (Spring 2014)

6. Submit to York Region for Approval

QUESTIONS?

BONUSING

- Potential for additional height and density through bonusing
- Town may allow increases in building heights and/or development block densities in exchange for public benefits **beyond what is required by this Plan** such as:
 - cultural facilities,
 - special park or recreational facilities,
 - public amenities
 - public art,
 - structured parking where transferred to a public authority
 - streetscape, pedestrian mews and open space enhancements
 - community facilities
 - inclusion of energy or water conservation measures
 - affordable housing units
 - provision of rental accommodation
 - provision for social housing

(See policy 14.2.9 for more information)