



DEVELOPMENT & INFRASTRUCTURE SERVICES/PLANNING & BUILDING
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February 24, 2014

**DEVELOPMENT AND INFRASTRUCTURE SERVICES/PLANNING & BUILDING SERVICES –
PLANNING REPORT 2014-09**

TO: Committee of the Whole

SUBJECT: Official Plan Amendment # 10 – Town of Newmarket Urban Centres Secondary
Plan and Associated Amendments to the Official Plan
File No: NP-13-37

ORIGIN: Planning and Building Services

RECOMMENDATIONS

THAT Development and Infrastructure Services/Planning & Building Services - Planning Report 2014-09 dated February 24, 2014 regarding Official Plan Amendment # 10 – the Town of Newmarket Urban Centres Secondary Plan and Associated Amendments to the Official Plan be received and that the following recommendation be adopted:

- 1. THAT staff be directed to provide public notice for the review and comment on the Revised Draft of the Town of Newmarket Official Plan Amendment # 10 - the Town of Newmarket Urban Centres Secondary Plan and Associated Amendments - and that the amendment be referred to a public meeting;**
- 2. THAT Council provide staff with any direction regarding the Revised Draft Secondary Plan as it considers appropriate;**
- 3. AND THAT following the public meeting, that the comments from the public, and those received through agency and departmental circulation be addressed by staff in a comprehensive report to the Committee of the Whole.**

COMMENTS

1. Purpose of the Report

The purpose of this report is to:

- report to Council on the comments received in response to Draft Official Plan Amendment # 10 – the Town of Newmarket Urban Centres Secondary Plan and Associated Amendments circulated in the fall 2013;

- provide to Council the Revised Draft Secondary Plan;
- provide Council the opportunity to provide any direction to staff it considers appropriate; and
- and recommend that the Revised Draft Secondary Plan be circulated for public review and comment and a public meeting be conducted to obtain feedback, before staff provides the Final Draft Secondary Plan for Council's consideration.

2. Background

2010 Background Studies Initiated

In March 2010 the Town initiated the background planning process for the development of the Newmarket Urban Centres Secondary Plan with the *Town of Newmarket Visualization, Massing and Height Study* prepared by Sweeney, Sterling, Finlayson & Co. Architects. This study served as one of several inputs into the development of the Secondary Plan.

Phase 1 (2011 and 2012) Development of High and Low Growth Development Concepts

In 2010 planningAlliance was retained to prepare the Secondary Plan. Two long-range growth scenarios ("low growth" and "high growth") and an analysis of the implications of these scenarios with respect to density, built form and traffic and transportation impacts were developed and tested. These scenarios were presented to the public, stakeholders, at focus group workshops and advisory committee meetings in May 2012.

Phase 2 (2012) Development of a Draft Development Concept

The Draft Development Concept was created based on the input received through the Phase 1 consultation. The Draft Development Concept was presented to the public, the focus groups, advisory committees and stakeholders at a series of meetings and workshops in October 2012.

Phase 3 (2013) Newmarket Urban Centres Directions Report and Active Transportation Schedule

The Directions Report outlined a draft vision and guiding principles for future development, illustrated a Recommended Development Concept for the Urban Centres, and set out key policy directions that would be further elaborated upon for inclusion in the Secondary Plan. The Directions Report was released May 2013 and was the subject of a series of public meetings and workshops in May and June of 2013.

Concurrent with the release of the Directions Report, the Town also released the Draft Active Transportation Schedule. The public review of the Town-wide Active Transportation Network Schedule was incorporated into the public consultation of the Directions Report. The Town-wide Active Transportation Schedule is intended to be initiated as a separate amendment.

The input from this phase of public engagement informed the development of the Draft Secondary Plan.

Phase 4 (2013-2014) Draft Amendment # 10 to the Official Plan - Newmarket Urban Centres Secondary Plan

The Draft Secondary Plan was prepared and was the subject to a Council workshop on September 16, 2013.

Formal circulation to internal departments and external agencies occurred on October 1, 2013. Direct notice was given to all stakeholders that provided input and comment, including the members of the focus groups. The Draft Secondary Plan was available on the Town's website.

Two Open Houses were held in the afternoon and evening of October 10, 2013.

Statutory Public notice was provided through the Era on September 26, 2013, followed by two subsequent notices in advance of the Statutory Public Meeting on October 28, 2013.

Card flyers were distributed to all the postal routes within and adjacent to the area of the Secondary Plan the week prior to the Statutory Public Meeting. The Statutory Public meeting was held on October 28, 2013.

3. Comments Received

The development of the Secondary Plan has been the result of a comprehensive public engagement process. The comments received throughout this process, as well as the more recent comments in response to the Draft Secondary Plan have informed the development of the Revised Draft Secondary Plan.

The comments received in response to the Draft Secondary Plan are summarized below and are listed in Appendix 1 by issue.

The complete set of comments is available on the Town's web site through the following link:

<http://www.newmarket.ca/en/townhall/UrbanCentresSecondaryPlanProcess.asp>

Under Phase 4 – Draft Urban Centres Secondary Plan and Active Transportation Network Official Plan Amendment # 10 - Draft Newmarket Urban Centres Secondary Plan - Comments Received.

The main comments received are:

- General support for vision, and the density and height policies by development industry

- Objections to density Height and traffic implications by Shrink Slessor Square and private citizens at the Statutory Public meeting
- Clarification needed regarding the application of the density and height policies
- Higher height and density e.g., Heights greater than 15 storeys and increased density at the Yonge Davis Character Area within the Medium High density designation to recognize existing zoning permissions
- General concurrence with Parks and Open Space System
- Request for interim development policies to allow limited development below the Plans density and heights prior to redevelopment in accordance with the Plan
- 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
- Drive-throughs should not be prohibited on Yonge Street and Davis Drive and Priority Commercial Areas
- Boundary amendments to permit higher density or uses e.g., Metro plaza request to be part of Yonge Davis Character Area.

4. Next Steps

With the adoption of the Staff Recommendation above, the Revised Draft Secondary Plan **will be refined** as appropriate and circulated for formal public review and comment, posted on the Town's website, and will be subject to a public meeting tentatively scheduled for late March or early April, 2014.

Refinements as appropriate will be made to the Revised Draft Newmarket Urban Centre Secondary Plan (February 5, 2014) as provided to Council on February 6, 2014.

BUSINESS PLAN AND STRATEGIC PLAN LINKAGES

The development of the Secondary Plan and associated public engagement process meets the following strategic directions:

Well-planned and Connected

- ensuring long term strategy matched with short-term action plan
- furthering the provisions of the Official Plan
- improved inter-connectivity and interaction amongst neighbours and neighbourhoods

Well-respected

- being a champion for co-operation and collaboration
- promoting engagement in civic affairs

Well-equipped & Managed

- clear vision of the future and aligned corporate/business plans

- ideal mix of residential, commercial, industrial and institutional land use
- appropriate mix of jobs to population and people to industry
- varied housing types, affordability and densities

Living well by:

- implementing traffic and growth management strategies

CONSULTATION

In addition to the public, internal and external consultation generally described above, consultation was carried out with Legal Services and Corporate Communications.

HUMAN RESOURCE CONSIDERATIONS

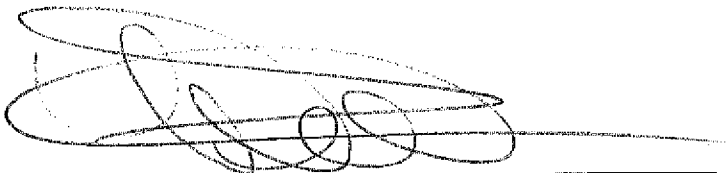
None applicable to this report.

BUDGET IMPACT

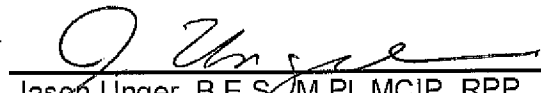
A separate report (Development and Infrastructure Services - Planning and Building Services Report 2014-05) dealing with the Newmarket Urban Centres Secondary Plan budget is on the February 24, 2014 Committee of the Whole Agenda for consideration.

CONTACT

For more information on this report, contact Marion Plaunt, Senior Planner, Policy at 905 953-5300 x.2459 or at mplaunt@newmarket.ca.



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Director of Planning & Building Services



Rob Prentice
Commissioner
Development and Infrastructure Services

Appendix 1

Summary of Comments Received.

The following provides a list of comments received under the following headings:

- A. Summary of the Deputations at the Statutory Public Meeting – October 28, 2014
- B. First Nations
- C. Agency Comments
- D. Town Committee Comments
- E. Individual Comments by Issue
- F. General Comments

A complete set of the comments received can be viewed through the following link to the Town's web site:

<http://www.newmarket.ca/en/townhall/UrbanCentresSecondaryPlanProcess.asp>

Under Phase 4 – Draft Urban Centres Secondary Plan and Active Transportation Network
Official Plan Amendment # 10 - Draft Newmarket Urban Centres Secondary Plan -
Comments Received.

A. Summary of the Deputations at the Statutory Public Meeting – October 28, 2014

- Shrink Slessor Square Power Point
- Town Council Extract dated November 12, 2013

B. First Nations

1. Curve Lake First Nations

Advised of the Town's obligations under the treaty rights and requested that if any archaeological findings or burial sites are located that they be advised.

2. Alderville First Nations

Minimal potential impact identified on First Nation rights – requested they be advised of any archaeological findings or burial sites.

C. Agency Comments

1. Regional Municipality of York

- Editorial comments to ensure conformity with the Regional Official Plan
- Population figures should reflect build out within the Secondary Plan and the current Population should remain unchanged in the Official Plan until the Regional has opportunity to respond to the new Growth Plan population and jobs projections for York Region
- Affordable housing to reflect Regional Official Plan within Urban Centres and intensification areas
- Delete reference to requirement for Regional Official Plan Amendment for Underground hydro

2. Lake Simcoe Region Conservation Authority

- Editorial comments to address consistency with LSRCA regulations and policies and the PPS with respect to Natural Heritage and Hazard Lands, and addition policies regarding low impact development(LID) for stormwater.

3. York Catholic School Board

- One 5 acre site would be required by the Catholic school Board within the Urban Centres

4. Infrastructure Ontario

- Objects to proposed public road on court house property.

D. Town Committee Comments

1. Heritage Newmarket

- Several comments and suggested edits to strengthen the policy relationship between the new development and the Town's heritage, including establishing heritage oriented names for the Character Areas.

2. Newmarket Environmental Advisory Committee (NEAC)

- Several comments and several suggested edits to strengthen the Secondary Plan including: ensuring the parkland is acquired to keep pace with development, enhanced sustainability policies, require buildings to provide for new technologies for water, waste water and emerging technology, residential units should avoid being in proximity to high voltage hydro, and outdoor lighting policies.

E. Individual Comments by Issues

The following comments are summarized by issues. Those that provided comments with respect to the issue are identified below. Several comments address a number of issues. As indicated previously, the set of full comments can be found on the Town web site at: <http://www.newmarket.ca/en/townhall/UrbanCentresSecondaryPlanProcess.asp>.

The individual comments are generally provided by address, unless the comment was a general comment. The general comments are provided under the individual providing the comment.

1. Oppose Density, Height or Bonusing

1. Bill Chadwick

2. General Support for Height and Density, Direction and Vision

1. 17725 Yonge Street (Yonge Kingston Centre) - R.G. Richards
2. 615 Davis Drive and 29 Bolton - Angela Sciberras, MSH
3. 596 Davis Drive – Southlake Regional Health Centre
4. 400 Davis Drive – (vacant property west of Main St.) - Ryan Guetter, Weston Consulting
5. 514 Davis Drive - Ryan Guetter, Weston Consulting
6. 567 Davis Drive – (former Shannahan property) Ryan Guetter, Weston Consulting
7. 16655 Yonge Street (Tavco Realty Holding Inc.) - Ryan Guetter, Weston Consulting
8. 17565 Yonge Street (Best Western) - Ryan Guetter, Weston Consulting

3. Higher Height, Density or no maximums on Bonusing

1. 39 Davis Drive (Tricap) MHBC Planning
2. 22 George Street- (Tricap) MHBC Planning
3. 17555 Yonge Street (Tricap) MHBC Planning
4. 400 Davis Drive - (Vacant property west of Main St.) - Ryan Guetter, Weston Consulting - no maximum on bonusing.

5. 514 Davis Drive - Ryan Guetter, Weston Consulting-no maximum on bonusing
6. 567 Davis Drive – (Former Shannahan property) Ryan Guetter, Weston Consulting - no maximum on bonusing
7. 16655 Yonge Street (Tavco Realty Holding Inc) - Ryan Guetter, Weston Consulting - no maximum on bonusing
8. 17565 Yonge Street (Best Western) - Ryan Guetter, Weston Consulting – higher densities

4. Density Calculation Requires Clarification

1. 39 Davis - (Tricap) MHBC Planning
2. 22 George - (Tricap) MHBC Planning
3. 17555 Yonge Street (Tricap) MHBC Planning
4. 400 Davis Drive - (Vacant property west of Main St.) - Ryan Guetter, Weston Consulting
5. 17565 Yonge Street - (Best Western) - Ryan Guetter, Weston Consulting

5. General Concurrence with Parks and Open Space

1. 16780 Yonge Street (Mulock Farm) - Michael Melling, Davies Howe Partners, LLB
2. Brian Gard
3. 567 Davis Drive – (former Shannahan property) Ryan Guetter, Weston Consulting - consider use of Alternative Parkland Dedication By-law in Urban Centres
4. 17565 Yonge Street (Best Western) - Ryan Guetter, Weston Consulting - consider use of Alternative Parkland Dedication By-law in Urban Centres

6. Opposed to Parks and Open Space

1. South West Corner Yonge and Mulock - Criterion Development Corp, Roslyn Houser, Goodmans, LLB (walnut grove)

7. Request for Interim Development Policies to Permit Development Plans Below Density and Heights prior to Redevelopment

1. 17725 Yonge Street (Yonge Kingston Centre) - R.G. Richards and James Harbell, Stikeman Elliot, LLP
2. 17480 Yonge Street (First Capital Asset Management) - R.G. Richards & Associates
3. 17600 Yonge Street (Upper Canada Mall) - Oxford Properties Group
4. 400 Davis Drive – (Vacant property west of Main St.) - Ryan Guetter, Weston Consulting
5. 514 Davis Drive - Ryan Guetter, Weston Consulting

6. 567 Davis Drive (Former Shannahan property) Ryan Guetter, Weston Consulting
7. 16655 Yonge Street (Tavco Realty Holding Inc) - Ryan Guetter, Weston Consulting
8. 17565 Yonge Street (Best Western) - Ryan Guetter, Weston Consulting

8. Treatment of Private Roads to Public Roads

1. 615 Davis Drive and 29 Bolton (Mr. Toombs) - Angela Sciberras, MSH
2. 22 George (Tricap) - MHBC Planning
3. 17555 Yonge Street (Tricap) - MHBC Planning
4. 39 Davis (Tricap) - MHBC Planning
5. 17600 Yonge Street (Upper Canada Mall) - Oxford Properties Group
6. 16655 Yonge Street (Tavco Realty Holding Inc) - Ryan Guetter, Weston Consulting
7. 17565 Yonge Street (Best Western) - Ryan Guetter, Weston Consulting

9. General Concern or Objections to Street Network

1. 17480 (First Capital Asset Management) – R.G. Richards & Associates
2. 615 Davis Drive and 29 Bolton - Angela Sciberras, MSH
3. 33 Bolton Ave. - Wendy Kwan
4. 50 Eagle Street (Newmarket Courthouse – Infrastructure Ontario
5. Toth Farm – Bousfield Inc.
6. 596 Davis Drive – Southlake Regional Health Centre
7. 17600 Yonge Street (Upper Canada Mall) Oxford Properties Group
8. 514 Davis Drive - Ryan Guetter, Weston Consulting
9. 567 Davis Drive - (Former Shannahan property) Ryan Guetter, Weston Consulting

10. More Flexible Floodplain Policies

1. 514 Davis Drive - Ryan Guetter, Weston Consulting

11. Affordable Housing

1. 400 Davis Drive – (Vacant property west of Main St.) - Ryan Guetter, Weston Consulting (a target for entire Secondary Plan)
2. 567 Davis Drive – (Former Shannahan property) Ryan Guetter, Weston Consulting(a target for entire Secondary Plan)

3. 16655 Yonge Street (Tavco Realty Holding Inc) - Ryan Guetter, Weston Consulting(a target for entire Secondary Plan)
4. 17565 Yonge Street (Best Western) - Ryan Guetter, Weston Consulting(a target for entire Secondary Plan)

12. Permitted Uses

1. 16655 Yonge Street (Tavco Realty Holding Inc) - Ryan Guetter, Weston Consulting – permit long term care facility in Yonge South (Armitage Village)
2. 17725 Yonge Street (Yonge Kingston Centre) - James Harbell, Stikeman Elliot, LLP (broaden permitted uses, e.g., major office)

13. Strengthen Sustainability Policies

1. Janet Wong

14. Drive-throughs should not be prohibited on Yonge Street and Davis Drive

1. 17480 (First Capital Asset Management) – R.G. Richards & Associates
2. Victor Labreche, Labreche Patterson & Associates Inc. on behalf of McDonalds, Tim Hortons, Wendys and Ontario, Restaurant and Hotel and Motel Association

15. Boundary Amendments

1. 76 Mulock Drive - Brad Rogers, Groundswell Urban Planners Inc.
2. 17725 Yonge Street Yonge Kingston Centre - James Harbell, Stikeman Elliot, LLP

16. Ensure Viability of Emerging Technologies

- 1 NEAC
- 2 Ted Maulucci (Tridel)