

Town of Newmarket Official Plan Review

Section 26 Meeting & Background Summary Report Review
May 15th, 2023



Purpose of the Meeting

- **Satisfy Section 26** of the *Planning Act*.
- **Formally launch** the Official Plan Review (OPR).
- **Discuss the scope** of the Official Plan Review, including preliminary areas of concentration and opportunities for engagement.
- **Answer any questions** that Council may have regarding the OPR.
- **Receive initial input** on issues or matters that should be considered through the OPR.



Introducing the Project Team



Town of Newmarket Planning Services



WSP

(Lead Consultant - Planning, Engineering,
Natural Heritage, Engagement)



SHS Consulting
(Housing)



Watson & Associates
Economists Ltd.
(Growth Management and Economics)

HI
Helene Iardas
consulting

Helene Iardas Consulting
(Placemaking and Urban Design)





Overview of the Official Plan Review



Reviewing the Town's Official Plan

- The Official Plan is the Town's primary **land use planning** and **policy document**.
- The current Official Plan was adopted by Council in **2006** and while it has been amended over the years, it has not been subject to a comprehensive update.
- The Official Plan must **meet the Town's needs** and be consistent with and conform to **provincial plans** and **policy documents**.



Key Deliverables & Engagement Opportunities





Preliminary Areas of Concentration



Preliminary Areas of Concentration



Land Use



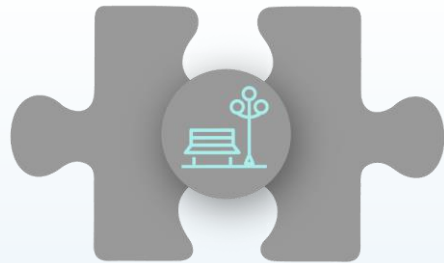
Housing



Employment



Transportation



Placemaking



Climate Change & Sustainability



Natural Heritage



Servicing & Infrastructure



SODA



Background Summary Report – Preliminary Findings



Preliminary Findings



Land Use - review and update of all land use policies and schedules including Residential policies informed by the Established Neighbourhoods Compatibility Study.

Policy Gaps, Opportunities and Considerations

- Update the **land use strategy** to support the development of complete communities and consider a **structure plan** that includes overlays with a focus on built form.
- Define and determine appropriate locations for **missing middle** and **lower mid-rise typologies** and other residential land uses.
- Consider policies to **permit/promote mixed use along all transit corridors and higher order streets**.



Source: City of Vancouver, Shaping Your City

Preliminary Findings



Housing – address housing and housing affordability matters, including but not limited to, opportunities for increased density, innovative housing implementation strategies, and recommendations from the Town’s Housing Needs Assessment Report.

Policy Gaps, Opportunities and Considerations

- Update **housing policies and definitions** to support complete communities & maintaining an adequate supply of land for housing, including serviced land.
- Adopt intensification strategies to meet or exceed intensification targets in the ROP.
- Update housing policies to reflect minimum targets for affordable housing in the ROP
- Consider a full range of implementation strategies, including **as-of-right zoning, community improvement plans, streamlined development approvals, development permits**, and other tools to support creation of affordable housing, including **purpose built rental housing**
- Update rental housing policies to reflect the new target for purpose-built rental housing in the ROP

Preliminary Findings

Employment - a review and update of employment policies and mapping.



Policy Gaps, Opportunities and Considerations

- Employment Area designations should be identified as **Core Employment Areas** (focus on traditional employment uses with limited opportunity for retail and institutional uses) and **Supporting Employment Areas** (broader range and mix of employment opportunities).
- Expand on **employment conversion related policies** to better align with Provincial Policies and the ROP.
- Update the Official Plan to reflect the most recent **employment projections through 2051**.



Preliminary Findings



Natural Heritage - review and update to the Natural Heritage System policies and mapping, including but not limited to updating woodland cover and canopy targets.

Policy Gaps, Opportunities and Considerations

- Establish a linked **Water Resources System and Natural Heritage System** and update the terminology.
- Identify and map a **Newmarket Water Resources System** consisting of Key Hydrologic Features and Key Hydrologic Areas, as defined in the ROP.
- Include specific **definitions for the feature** and **criteria for significance** where existing criteria are defined in provincial and regional policy (e.g., Provincially Significant Wetland, Significant Woodland, and Significant Wildlife Habitat).
- **Update minimum setbacks** to be consistent with **Minimum Vegetative Protection Zones** for Key Natural Heritage Features, and include a table for easy reference.
- **Update mapping** to include regional designations (e.g., ORMCP Natural Core Area and Natural Linkage Areas), and Regional Greenlands System. Map Key Hydrologic Features separately including Provincially Significant Wetlands, other wetlands, and watercourses, and map Woodlands separately.

Preliminary Findings



Climate Change & Sustainability - incorporate a climate change lens throughout the document, which may include reviewing reports from organizations such as the Intergovernmental Panel on Climate Change.

Policy Gaps, Opportunities and Considerations

- Consider strengthening policies regarding the preparation of a **local climate change strategy**.
- Confirm **approaches and principles to requiring or promoting green infrastructure**.
- Explore different policies, tools, and approaches based on best practices from other municipalities that have adopted **green development standards/checklists**.
- Update policies to align with Provincial terminology and address Regional requirements to **consider climate change as part of setting development limits** using stronger policy language and implementation tools.



FUTURE READY:
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Preliminary Findings



Transportation - a review and update of transportation matters such as connectivity, accessibility, parking, and active transportation, and include recommendations from the Newmarket GO Station Mobility Hub Study in the updated OP.

Policy Gaps, Opportunities and Considerations

- Incorporate a more comprehensive approach to **accessibility in transportation for users of all abilities** while also considering **safety for vulnerable populations**.
- **Maximize existing infrastructure** and planning for long-term infrastructure as a mechanism for building resilient communities.
- Implement more recent Provincial directives, as well as the York Region Official Plan and Transportation Master Plan to **establish alignment across the greater goods movement network**.
- The Town to consider developing a **comprehensive Transportation Demand Management Plan**.
- Consider the role of technologies such as **micro-mobility** (e-bikes and e-scooters) and **e-commerce** in support of moving both people and goods move efficiently as an opportunity to work towards **supporting sustainable development** and **reduced greenhouse gas emissions**.

Preliminary Findings



Servicing & Infrastructure - review and update, if necessary, current servicing and infrastructure policies, which may include exploring options for innovative stormwater management designs and alternative energy conservation.

Policy Gaps, Opportunities and Considerations

- Major developments to be accompanied by a **sewage and water system plan**.
- Provide direction for an integrated planning approach for water, wastewater and stormwater management infrastructure capital projects or developments.
- Stormwater management studies should include, among other matters, an integrated approach with **LIDs and green infrastructure**, minimize reliance on end-of-pipe facilities & stormwater ponds, assess **resilience under extreme weather conditions and adaptability**.
- Include Intake Protection Zone maps and expand policies associated with Wellhead Protection Areas to encompass Intake Protection Zones.



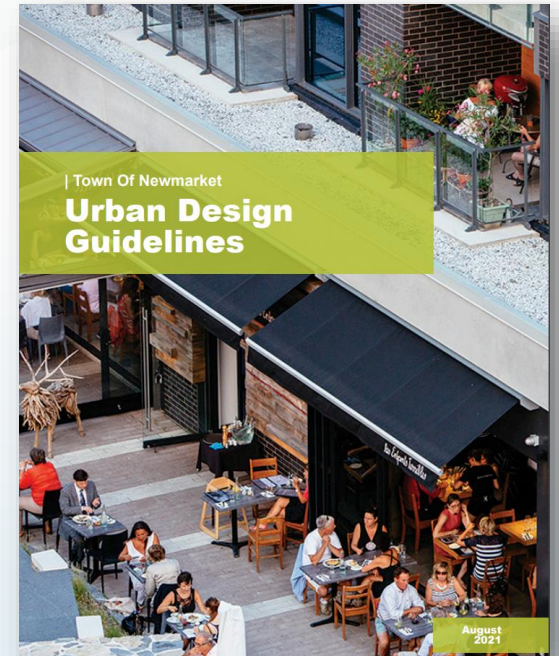
Preliminary Findings



Placemaking - review current urban design and placemaking framework and explore high-level placemaking policy directions, including public art, that protect and enhance the Town's public space and built form.

Policy Gaps, Opportunities and Considerations

- Consider Design Excellence as an important lens in guiding and shaping growth in the Town. Define wholistic Urban Design Vision for Newmarket that includes public realm & built form.
- Expand policies to promote built form and public realm design that supports sustainable, healthy communities including non-residential areas.
- Identify and expand placemaking principles that support transit, mobility and pedestrian environment.
- Explore policies that direct the location and design of parks and open space to support and create good urban design, landmarks, protect important views.
- Develop definitions and general principles for built form typologies (e.g., mid-rise and tall buildings) and their appropriate use within the framework of intensification, sustainability and liveability goals.

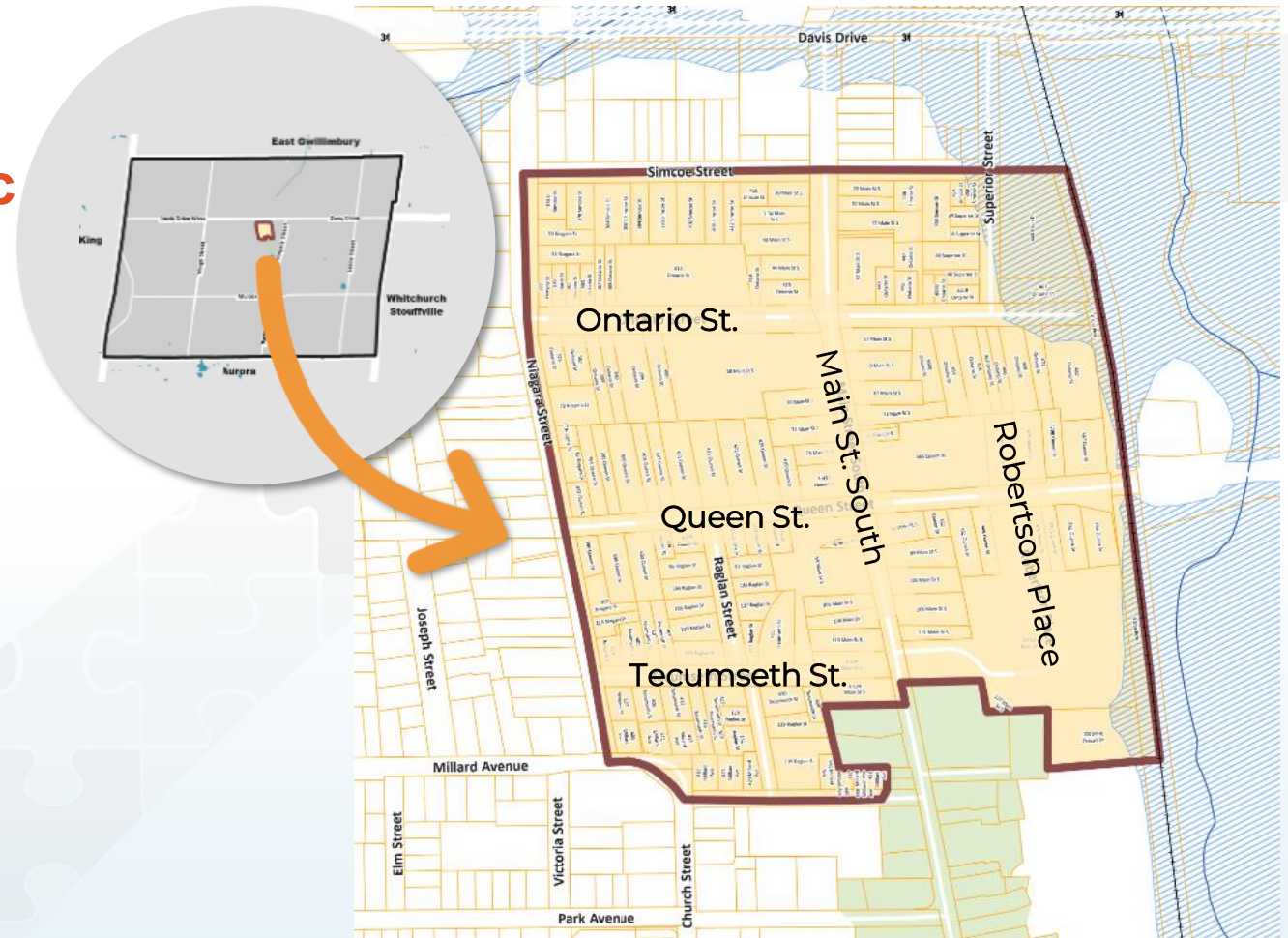


FUTURE READY:
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South of Davis Drive Area (SODA) Study

- **Key link** between the **Urban Centres Secondary Plan** area and the **historic lower Main Street South** area, which is designated as a Heritage Conservation District (HCD).
- Close to the **Southlake Regional Health Centre** and **Newmarket GO Station**, key economic drivers in Newmarket.
- The study area boundary may be refined as the study proceeds.



Preliminary Findings

SODA – review existing conditions, opportunities and constraints, and identify characteristics that should be preserved, and recommend potential theme for the Study Area, including providing appropriate transition and identifying redevelopment opportunities

Policy Gaps, Opportunities and Considerations

- A **Cultural Heritage Assessment Report** be completed for the SODA study area to understand which properties of cultural heritage value or interest should be included on the Municipal Heritage Register. The Town has commenced work on refining the Town-wide list of interested properties.
- An assessment and recommendation of the preferred planning tool to **conserve the identified cultural heritage resources** for the SODA Study (e.g., Heritage Conservation District or a Character Area) in the Official Plan accompanied by site specific policies and heritage urban design guidelines.



Future Opportunities to Get Involved

- Participate in the Virtual Visioning Workshops for the Official Plan and SODA Study scheduled on June 12th and June 13th respectively.
- Attend Pop-ups and SODA Study Walking Tour scheduled on June 13th during the day.

...and several others!

How to Participate

Visit HeyNewmarket.ca/NEWmarketOP for the latest project updates and opportunities to get involved.



Register to receive project updates and stay informed.



Submit questions or comments to the Town at newmarketop@newmarket.ca



Other Items to Address

- Consistency and conformity with Provincial plans and policies, including **Bill 109**, **Bill 23** and **Bill 97**.
 - Provincial Planning Statement
 - Attainable vs Affordable Housing
 - Inclusionary Zoning
- Integrate the new **York Region Official Plan, 2022**.
- Address and/or implement Regional and Town **policies, plans, by-laws, studies** and **guidelines** (i.e. Residential Parking Study, Asset Management Plan).
- Consider and plan for sanitary servicing capacity constraints and accommodating future growth in the Town.





Next Steps



Next Steps

- Finalize the **Background Summary Report**.
- Host public **Visioning Workshops** for the OPR and SODA Study.
- Host pop-ups for the SODA Study
- Council Workshops in the Fall to inform the Policy Directions Reports (OPR and SODA).



Questions

