

Town of Newmarket Official Plan Review

Council Workshop #2

Monday, September 18th, 2023





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Purpose of Today's Workshop



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- Today's Workshop focuses on **five** areas of concentration (Housing, Placemaking, Heritage and Urban Design, Land Use, Natural Heritage, and SODA).
- **Present** preliminary policy directions to Council and facilitate discussion around “Big Moves” proposed for the updated Official Plan.
- **Discuss** preliminary policy directions and “Big Moves” to inform the Draft Policy Directions Report.
- **Answer any questions** that Council may have regarding the Official Plan Review (OPR) and preliminary policy directions.





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What We Heard



What We Heard – Official Plan Review



- Encourage an **inclusive and accessible public spaces** throughout the Town (e.g., universal design, age-friendly design).



- Encourage a **range of housing** in the Town, including affordable and age-friendly housing.



- Continue to **support amenities** throughout the Town that are meeting spots for residents and visitors, as well as help develop Town **identity and character**.



- **SODA** is to be a community space that will not only cater to the needs of the residents but also make a noteworthy destination.



- Continue to **preserve and enhance** existing natural heritage assets.
- Encourage development that fosters a **sense of community**.



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Preliminary Policy Directions for the Updated Official Plan



“Big Moves” for the Updated Official Plan

“Big Moves” are significant policy changes proposed for the updated Official Plan

- “Big Moves” include **conformity** and **consistency** requirements, but go beyond to position Newmarket to be flexible, resilient, and a place where people want to work, play, and live.
- “Big Moves” are proposed for each **area of concentration**.
- “Big Moves” are **interrelated** and **coordinated** in support of the Draft Vision and Guiding Principles.





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Complete Communities



Complete Communities “Big Move” #1

Reimagine the Town’s Approach to Land Use

- Land use designations are used generically across the Town in a “one-size fits all” approach with little if any variation within each designation.
- There is an opportunity to revisit the land use designations to feature a variety of land uses including a **diversity of housing types** and **tenures** and **employment** opportunities.
- Land use designations can provide **context-specific detail** to guide the evolution of complete communities.
- Land use designations should **implement** the new **Town Structure** to reflect the Town’s approach to growth management.



Land Use Designations versus Town Structure

The Town Structure will be comprised of land use designations with permitted uses to guide development. The intent of the land use designations is to **distinguish** elements of the Town Structure to be developed for **specific uses**.





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Housing and Housing Affordability



Housing and Housing Affordability “Big Move” #1

Initiate Plans, Strategies, and/or Actions that Grow the Housing Supply

- Plan for a significant growth in housing supply to meet required **population and housing growth targets** and to meet requirements of provincial planning documents.
- Ensure Newmarket maintains an **adequate supply of serviced land** for housing.
- Plan for infrastructure and hard and soft services to support growth and new housing supply. This can be achieved by implementing a **servicing strategy**.
- Update **residential intensification policies** to provide for complete communities and a full range of housing to support a diverse housing supply and support **additional density in residential areas** to help grow the housing supply.
- Consider expanding the housing supply through **partnerships and programs** from other levels of government.

Housing and Housing Affordability “Big Move” #2

Provide a Full Range and Mix of Housing Types

- Provide opportunities, tools, and implementation strategies to develop a range of housing choices in terms of **type, tenure, and price**.
- Provide additional direction through intensification policies to expand the **types of housing to meet the needs of a different households**, such as a range of tenures, affordability levels and household types.
- Consider **incentives** to support the provision of **affordable and purpose-built rental** housing.
- **Density targets** should be established in greenfield development to support development of mid-density buildings (i.e., multiplex dwellings, back-to-back townhouses, etc.).

Housing and Housing Affordability “Big Move” #2 Continued

Provide a Full Range and Mix of Housing Types

- Provide for a **range of housing needs**, including, group homes, housing for those with additional needs, housing for older adults, transitional housing for vulnerable households and shelters.
- Add a **definition of affordable housing**, including affordable rental and ownership thresholds.
- Implement **housing targets for affordable housing and rental housing**.
- Consider implementing **inclusionary zoning** to provide for affordable housing in Protected Major Transit Areas.
- **Update policies related to parking requirements**, particularly in close proximity to higher-order transit. Updated policies will describe parking’s connection to **community building and healthy communities**.



Housing and Housing Affordability “Big Move” #3

Protect and Enhance the Existing Housing Stock

- Encourage the quality and quantity of the **existing housing stock** to be **maintained in good condition**.
- Include policies to support the **protection of the existing rental supply** against conversion to a tenure other than rental.
- Allow for gentle density and increases in supply through permission for **additional residential units**.
- Policies to allow for **group homes** and **shared occupancy or co-ownership** to maintain larger housing units should also be considered.



Natural Heritage System



Natural Heritage System “Big Move” #1

Adopt a Water Resources System

- Update the **Natural System section** with subsections that consist of the:
 - Natural Heritage System
 - Water Resources System
- This should include defined features identified on a separate schedule to clearly recognize natural heritage and water resources.



Holistic Natural Systems

The Natural Heritage and Water Resources Systems must be **protected, restored, and enhanced.**

The Town is required to delineate and include policies to **protect** these systems from **development and site alteration.**





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Placemaking, Heritage and Urban Design



Placemaking, Heritage and Urban Design “Big Move” #1

Enhance the Parks and Open Space System

- The Town is required to provide an **integrated open space network**.
- Permit parks and open spaces within **all land use designations**, aligned with the Town Structure and a **parks hierarchy**.
- Allow for other approaches to accommodate open spaces, including **Privately Owned Publicly Accessible Open Spaces (POPS)**, currently applied in the Urban Centres.
- New policies for park design that describe the location, distribution and configuration of parks and the connection to **community building, physical & mental health and social well-being**.



Assessment of Current Approach

The Official Plan assigns parks and open space system to a **single land use designation**.

There is an opportunity to **enhance** the parks and open space system. This must include **parkland dedication** requirements updated through Bill 23.

Placemaking, Heritage and Urban Design “Big Move” #2

Create Healthy, Sustainable Living Environments through Urban Design

- Identify the role of urban design in creating urban fabric, features, physical relationships and views, including how development will “fit” in current conditions.
- Integrate **urban design to active transportation routes** such as cycling infrastructure to improve user comfort, preference, and attraction to new modes of mobility.
- Consider using the **Urban Centres Secondary Plan** as a **model** that could **inform** a town-wide approach.

Placemaking, Heritage and Urban Design “Big Move” #3

Conserving Historic Main Street Area, Urban Centre, and other Future Character Areas

- Develop **criteria for attributes and relationships** to be considered in defining and identifying new character areas.
- Establish policies to determine when a character evaluation is required, how it will be implemented, and what features or elements may be considered as part of its planning.
- Map areas within Newmarket that could be considered as **potential character areas**.
- Ensure policies to conserve character areas allow for flexibility and adaptability as Newmarket evolves overtime.



Character Areas in Newmarket

The Historic Main Street Area and Urban Centre Character are both identified and defined in Newmarket's Official Plan as Character Areas.

These Character Areas are **valued contributors to the overall image and identity** of the Town of Newmarket.



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Placemaking, Heritage and Urban Design “Big Move” #4

Utilize Urban Design to Improve Connectivity in Complete Communities

- Identify **urban design’s role** in **creating connectivity** to transit, walkable pedestrian-first design, and the 15-minute-neighbourhood linking residents to their daily needs.
- **Expand connectivity**, not only to transit but to key destinations such as community buildings, schools, places of worship, employment areas and open spaces.
- Update policies to recognize streets as more than just circulation routes and connectors, implementing a **holistic approach** to how streets can be planned to support complete communities.



Urban Design and Complete Communities

The Province and Region require communities to be designed to the **highest urban design standard**, supporting walkable neighbourhoods, increased tree canopies, and transition to surrounding land uses.

Placemaking, Heritage and Urban Design “Big Move” #5

Foster Public Art Opportunities to Enhance Community Cohesion and Belonging

- Explore **opportunities for collaborative approaches** to reconciliation, healing, and community engagement with Indigenous communities.
- Develop themes reflective of local identity, social, cultural, or environmental interests.



How can public art be supported and promoted ?

The Official Plan can include supportive policies for the value that public art adds to the cultural, social, aesthetic and economic vitality of a community.





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SODA Study



What We Heard – South of Davis Drive Area

- Create **parkettes or parks** on current undeveloped and smaller lots.
- Create a **pedestrian-friendly, accessible SODA** by promoting active transportation and at-grade commercial businesses where possible.
- Create **signage for wayfinding** and other streetscape elements for pedestrians.
- Improve **safety measures** to address cars speeding alongside cyclists and pedestrians and heavy traffic along Main Street.
- Develop various **types of housing**, including age-friendly housing.
- Consider **green roof adaptation** on existing infrastructure and new developments.
- Update or improve **public infrastructure** such as sewers, water supply, or sidewalks.

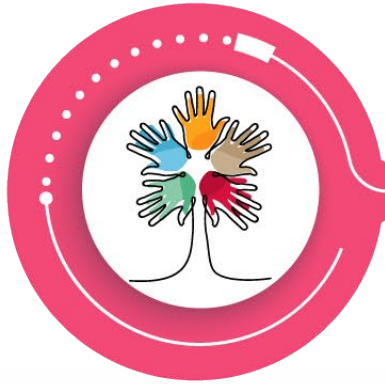


Emerging Vision for SODA

The **South of Davis Drive Area** will be a **vibrant destination** for culture and entertainment, a destination that serves local needs. The area will offer a **mix of uses** expanding upon Main Street, access to transit and **active transportation** options, a range of **housing** and enhanced **connections** to the Town's various **natural heritage features** and other destinations. South of Davis Drive Area will be a **sustainable, safe, accessible** and **pedestrian-friendly** place, with community amenities, employment opportunities, and a vibrant public realm with rich cultural heritage.



SODA Emerging Guiding Principles



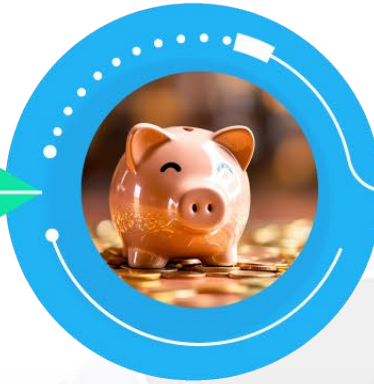
Preserve and Promote Cultural and Natural Heritage Resources



Design Great Places and Spaces



Prioritize Active Transportation



Support Economic Opportunities



Address Housing



Facilitate Accessible and Inclusive Spaces

SODA Study “Big Move” #1

An Urban Village with Areas of Distinct Character

- Integrate the built form, open space, views, and streetscape characteristics in three areas of distinct character: **Main Street, West of Main, and East of Main.**
- Develop and refine design objectives to **guide the emergence of an Urban Village** with a distinct identity and role responsive to its context and planned growth objectives.
- Create a unique **identity** and **framework** for future branding for the **SODA** based on key messages heard from the public to date, and future input from staff, Council and experts in economic development.
- **Anticipate transformation** that may include redevelopment of existing sites and buildings to accommodate intensity, height and mix of uses.



SODA Study “Big Move” #2

Enhance and Reveal Views and Vistas

- **Protect and enhance** views of valued landmarks and vistas, the natural environment, cultural sites, and landmarks and buildings.
- Create and consider **public viewing opportunities** to the Holland River ravine and Tom Taylor Trail.
- **Identify newly created landmarks, views and vistas** and evaluate opportunities where those can support Town objectives.



Protecting and enhancing valued landmarks

The Christian Baptist Church is a valued landmark. Further study of views to the Christian Baptist Church for buildings proposed to exceed the recommended building heights may be required.



SODA Study “Big Move” #3

Develop a Comprehensive Public Realm and Open Space System

- Introduce **connections**, such as roads, trails, walkways or multi-use trails.
- Prioritize **street characteristics** by increasing tree canopy or other green appearances.
- Complement and **enhance open space network** with a range of different types and sizes of parks.
- Ensure **alignment of built form and height strategies** with the circulation network and open space system.
- Integrate public art to contribute to the **local character, identity, civic pride and sense of place.**



SODA Study “Big Move” #4

Achieve Appropriate Scale, Massing, Transition and Compatible Built Form

- Consider **Block Plan approach** to integrate built form, circulation and open space.
- Develop consistent setback, site organization and massing direction to support vibrant public realm and hierarchy of streets.
- Identify priority sites for redevelopment along **Main Street** and develop **transition strategies** for adjacent neighbourhoods.



Achieving Appropriate Transition

Planning and design can provide **well-designed spaces** that achieve an appropriate transition of built form from areas of intensification to adjacent areas.

This Big Move is closely related to the **proposed new Town Structure**.



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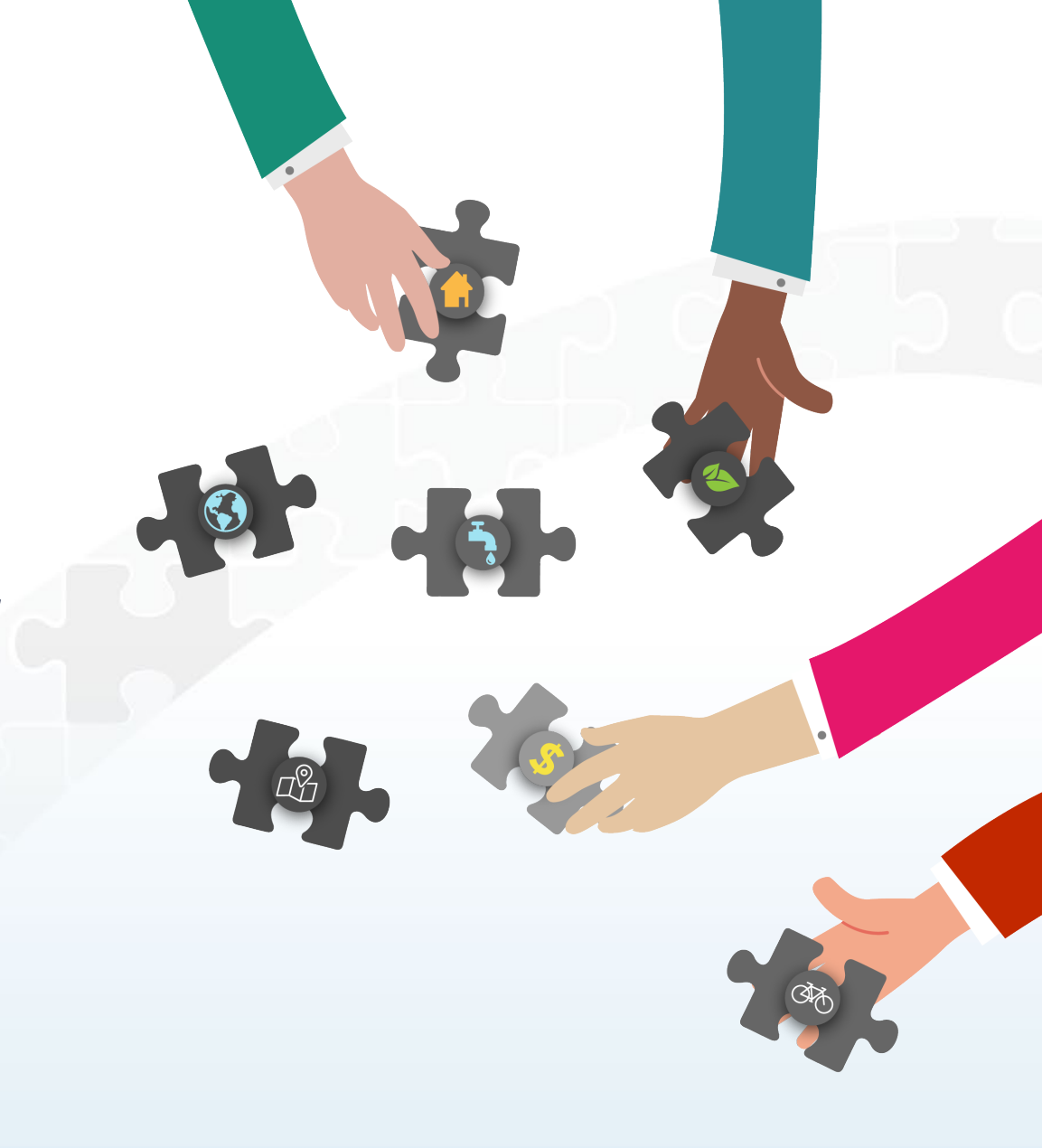


Next Steps



Next Steps

- Facilitate **Community Working Group #3** and a **Focus Group**.
- Host a **Public Open House** to receive input on the draft policy directions.
- Report to Council to receive endorsement of the **Policy Directions Reports**.



Opportunities to Stay Involved

- Visit heynewmarket.ca/NEWmarketOP for the latest project updates and opportunities to remain involved.
- Register on the **webpage** to receive project updates and stay informed.
- Submit questions or comments to the Town at newmarketop@newmarket.ca.





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Questions and Discussion



Questions for Consideration

- Do the **Draft Vision** and **Guiding Principles** for the **SODA Study** align with what we've heard and the emerging vision for the Study Area?
- Do the preliminary “Big Moves” reflect **key feedback received** about the areas of concentration presented today?
- Are there any “Big Moves” **not contemplated** that should be considered?



Thank you!

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