

**Amendment No. 41  
to the  
Town of Newmarket Official Plan**

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# **PART A THE PREAMBLE**

The Preamble provides an explanation of the amendment, including the location and purpose of the proposed amendment, basis of the amendment and a summary of the changes to the Town of Newmarket Official Plan, but does not form part of this amendment.

## **1. Purpose of the Amendment**

The purpose of this amendment is to amend policies and schedules of Section II of the Town of Newmarket Official Plan (OPA No. 10), also known as the Newmarket Urban Centres Secondary Plan (Secondary Plan) to facilitate of one 6-storey residential building with 287 units and one 15-storey mixed-use building with 480 units and 1540 square metres of commercial space (767 residential condominium units in total) that exceed the permitted maximum density.

## **2. Location**

The proposed amendments are made to the text and schedules of the Secondary Plan and are applied to 615 Davis Drive as shown on Map 1 to this amendment.

The subject lands are located on the north side of Davis Drive, east side of Bolton Avenue. The subject lands are comprised of several parcels municipally known as 615, 625, 631 Davis Drive and 0, 23, 29, 33, 39 Bolton Avenue. The subject lands have an area of 16,338.2 m<sup>2</sup> (1.63 Ha), with approximately 67 metres (220 ft) of frontage along Davis Drive and 161 metres (528 ft) of frontage along Bolton Avenue. There is currently one 3-storey office building, one 2-storey dwelling, and two 1-storey dwellings on the subject land, and the remaining land is either vacant or is used as a commercial parking lot. The surrounding land uses are residential to the north, medical offices and commercial uses to the east, Davis Drive Rapid Transit Corridor and Southlake Regional Healthcare to the south, and medical, residential uses to the west.

## **3. Basis**

The decision to amend the land use designation in Schedule 3, the maximum density permitted in Schedule 4 and Schedule 6 of the Secondary Plan is based on the following considerations:

1. The amendment provides an appropriate level of intensification on an underutilized property in the Newmarket Urban Centre that is well served by existing transit and infrastructure. The subject lands are located with immediate access to a Bus Rapid Transit station (Viva Davis Drive). The amendment provides intensified, transit supportive development in support of Provincial, Regional and local policy.

2. The Provincial Policy Statement 2020 (“PPS”) sets out the overall direction on matters of provincial interest related to land use planning and development, and includes policies that encourage new growth within existing settlement areas and areas served by existing and planned infrastructure. The PPS promotes efficient, cost effective development and land use patterns that are based on densities which:
  - a. Efficiently use land, resources, infrastructure, and public service facilities;
  - b. Are appropriate for, and efficiently use, the infrastructure and public facilities which are planned or available;
  - c. Minimize the length and number of vehicle trips by supporting active transportation and public transportation;
  - d. Provide a mix of land uses.

The proposed Amendment is consistent with the PPS.

3. A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019 (“Growth Plan”) is intended to guide decisions on a wide range of issues including economic development, land use planning, urban form, and housing. The Growth Plan supports transit-supportive intensification within built-up areas, with a particular focus on urban growth centres (which the site is located within). The Amendment provides appropriate development in an area that is proposed to accommodate significant intensification and will assist the Region of York and Town of Newmarket to meet their intensification targets and minimum density requirements, as outlined in the Growth Plan. The proposed Amendment will provide for the redevelopment of an underutilized site, in an area that is well-served by existing transit and will make use of existing infrastructure. The amendment conforms with the Growth Plan.
4. The York Region Official Plan (“YROP”) identifies the Amendment area as being within an Urban Area, it is also located along a Regional Corridor. The YROP directs and encourages growth to be accommodated within the existing Urban Area and within Regional Corridors. The proposed Amendment is consistent with the YROP.
5. The Urban Centres Secondary Plan, as amended designates the subject lands Major Institutional (south building) and Mixed Use (north building). The Mixed Use designation permits the proposed residential use, and residential buildings are not allowed in the Major Institutional. Therefore, an amendment is required for the south building. In addition, the maximum floor space index (FSI) is 2.0 for north building and 3.0 for south building, whereas the proposed FSI is 2.19 for north building and 5.69 for south building.

6. The maximum permitted height for north building is 6 storeys and for south building is 15 storeys. The proposal is within the maximum permitted height for both buildings.
7. The Open Space designation shown on Schedules 3, 4 and 6 is expanding to the subject land to acknowledge the trail connection of the valley.
8. The subject lands are subject to the Urban Centres Secondary Plan. The Plan includes the centres and corridors in Newmarket which are to be a focus for intensification. The intent of this amendment is to conform with provincial, regional and local policies regarding intensification, and transit-supportive compact development. The proposed development builds upon the planning regime that was implemented through the adoption of the Secondary Plan.
9. The proposed development meets the intent of the Official Plan and Secondary Plan.

Item 1 Section 15.0 Exceptions

- Adding permission for a site specific maximum permitted density and Mixed Use Designation.

Item 2, 3 and 4 Schedule 3, 4 and 6: Land Use, Height & Density and Open Space

- Changing the designations and indicating that the subject lands are subject to Section 15.0 exceptions.

## **PART B THE AMENDMENT**

The Amendment describes the additions, deletions and/or modifications to Section II of the Town of Newmarket Official Plan and constitutes Official Plan Amendment No. 31.

### **1. Format of the Amendment**

Official Plan Amendment No. 41 consists of the following proposed modifications to the text and Schedules to Section II of the Town of Newmarket Official Plan, also known as Newmarket Urban Centres Secondary Plan (Secondary Plan). Sections and Schedules of the Secondary Plan proposed for modifications are identified as “**Items**”.

Where additions to the existing text are proposed, they are identified in “**bold**”. Where the text is proposed to be deleted, it is shown in “~~strikethrough~~”. Where appropriate, unchanged text has been included for context and does not constitute part of Official Plan Amendment No. 31.

### **2. Details of the Amendment**

#### **Item 1 Section 15.0 Exceptions**

a) Adding the following to Section 15:

#### **9. 615, 625, 631 Davis Drive and 0, 23, 29, 33, 39 Bolton Avenue**

**Notwithstanding any provision of this Plan to the contrary, the property municipally known as 615, 625, 631 Davis Drive and 0, 23, 29, 33, 39 Bolton Avenue shall be permitted to have**

- **a maximum FSI of 2.0 2.19 for north building;**
- **a maximum FSI of 3.0 5.69 for south building;**

#### **Item 2 Schedule 3 Land Use**

##### **Amending Schedule 3:**

- **a ~~Major Institutional~~ Mixed Use Designation for south building.**

#### **Item 3 Schedule 4: Height and Density**

Amending Schedule 4: Height and Density to note that the subject lands are subject to Section 15.0 Exceptions as shown in Schedule B to this amendment.

**Item 4 Schedule 6: Parks, Open Space and Natural Heritage**

**Amending Schedule 6:**

- **Parks and Open Space is expanding to the subject land.**

**All other requirements of the Secondary Plan remain in place.**

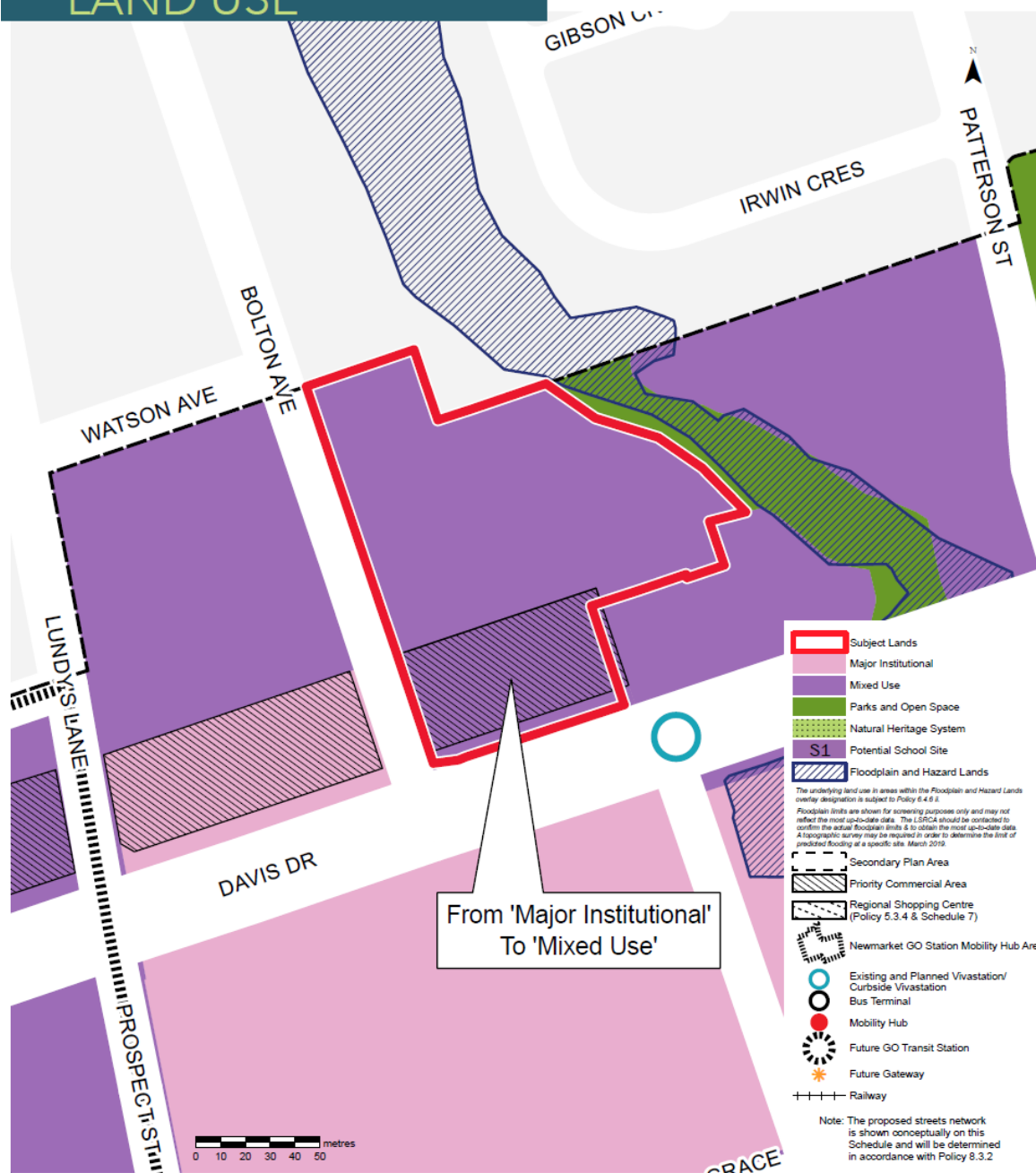
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### 3. Schedules

#### Schedule A – Schedule 3: Land Use

Schedule \_\_\_ to OPA No. \_\_\_

## SCHEDULE 3: LAND USE



From 'Major Institutional'  
To 'Mixed Use'

- Subject Lands
- Major Institutional
- Mixed Use
- Parks and Open Space
- Natural Heritage System
- S1 Potential School Site
- Floodplain and Hazard Lands
- The underlying land use in areas within the Floodplain and Hazard Lands overlay designation is subject to Policy 4.4.6.1.
- Floodplain limits are shown for screening purposes only and may not reflect the most up-to-date data. The LSRCA should be contacted to confirm the actual floodplain limits & to obtain the most up-to-date data. A topographic survey may be required in order to determine the limit of predicted flooding at a specific site, March 2019.
- Secondary Plan Area
- Priority Commercial Area
- Regional Shopping Centre (Policy 5.3.4 & Schedule 7)
- Newmarket GO Station Mobility Hub Area
- Existing and Planned Vivavation/ Curbside Vivavation
- Bus Terminal
- Mobility Hub
- Future GO Transit Station
- Future Gateway
- Railway

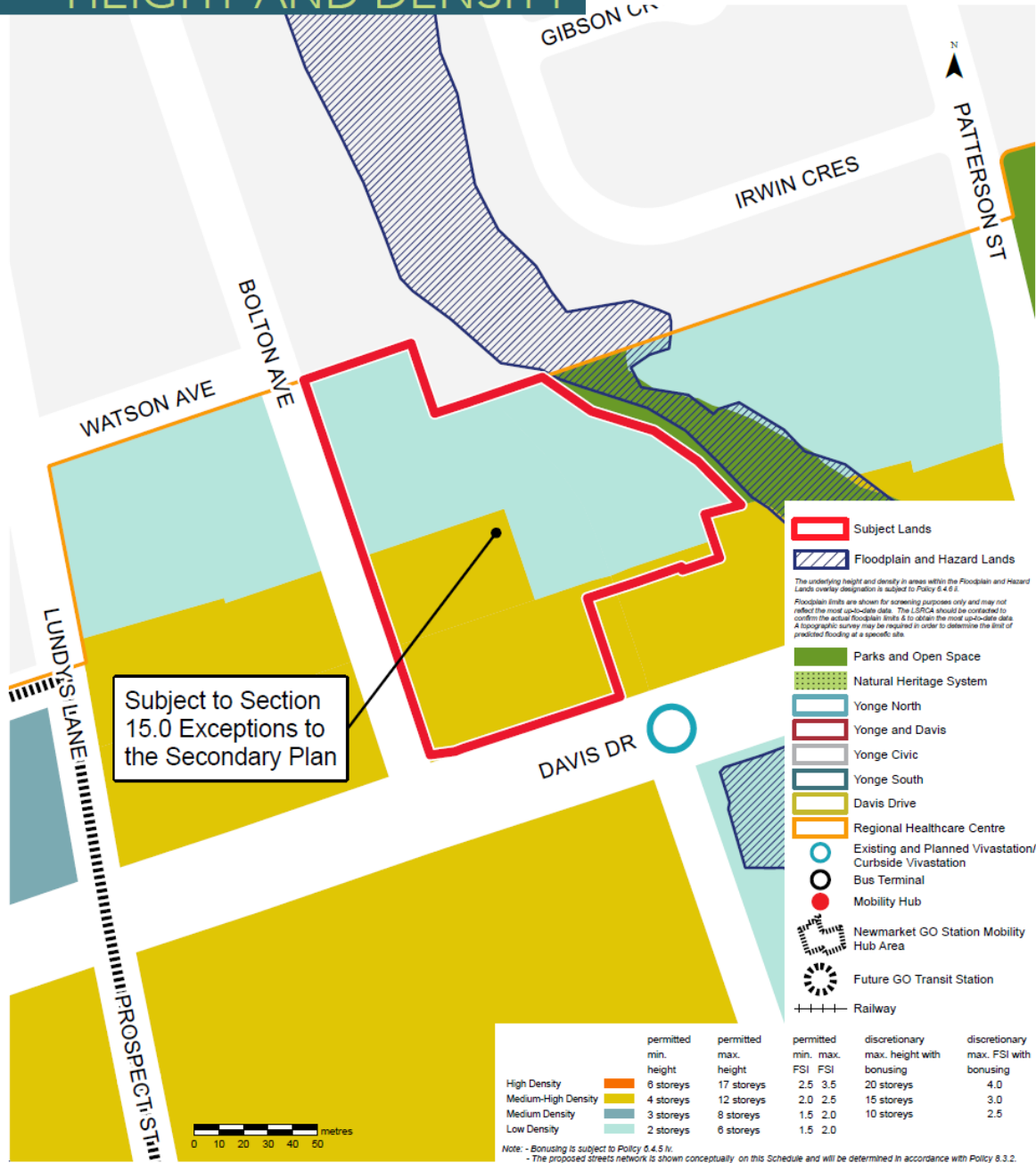
Note: The proposed streets network is shown conceptually on this Schedule and will be determined in accordance with Policy 8.3.2

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Schedule B – Schedule 4: Height and Density

Schedule \_\_\_ to OPA No. \_\_\_

# SCHEDULE 4: HEIGHT AND DENSITY



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## 4. Implementation and Interpretation

This Amendment to the Official Plan will be implemented as follows:

a) Zoning By-law

It is Council's intent to implement this Amendment by enacting an appropriate zoning by-law pursuant to the provisions of the Planning Act R.S.O. 1990, C.P. 13, on the lands affected by this amendment.

b) Site Plan Approval

It is Council's intent to implement this Amendment, the land use designations and policies of this Plan, and a high standard of site layout and design by requiring site plan approval pursuant to the provisions of the Planning Act, on the Lands affected by this Amendment.

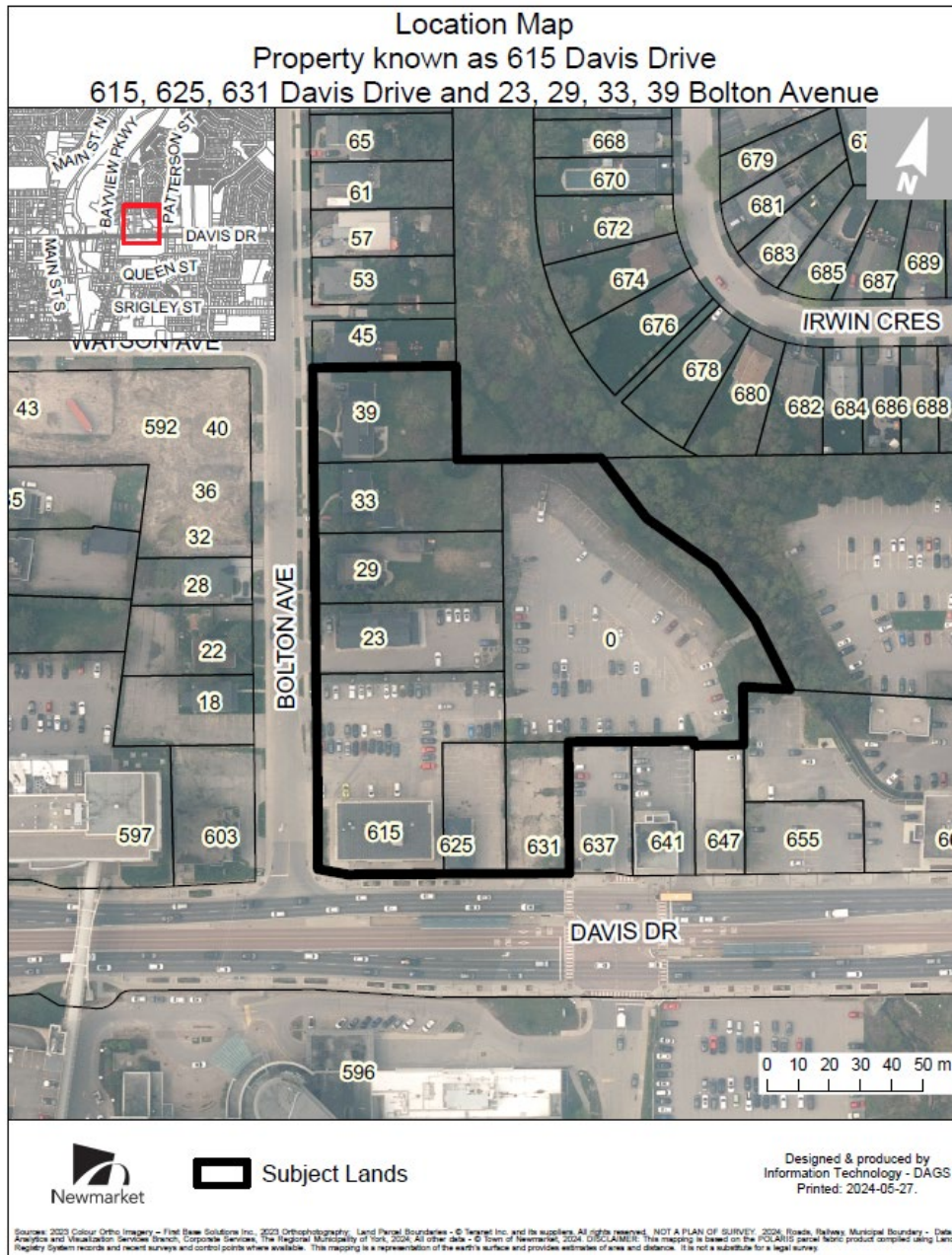
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# PART C THE APPENDIX

The following appendix does not constitute part of this Amendment and is included for information purposes only.

## 1. Map 1

Map 1, which shows the location of the subject lands is attached hereto for information purposes only.



## 2. Map 2

Map 2, which shows the location of the north and south building on the subject lands is attached hereto for information purposes only.

