

Town of Newmarket Official Plan Review

Council Workshop #2 – South Of Davis Area (SODA)

March 3, 2025

Andria Sallese, Senior Planner – Policy

Kaitlin McKay, Senior Planner – Development

Matt Alexander – WSP Canada Inc.

Helene Iardas – Helene Iardas Consulting



Purpose of the Workshop

- ✓ Provide an update on the SODA study.
- ✓ Present 3 draft land use, built form, and public realm concepts for SODA.
- ✓ Hear from you and answer any questions that you may have.
- ✓ Discuss next steps and public engagement opportunities.



Agenda

1. Study Area Boundary Refinement & Study Status
2. Changes to Provincial Policy Context for SODA
3. Other Regional & Local Policy Considerations
4. Existing Conditions
5. What We Heard, Emerging Vision and Guiding Principles
6. Draft Policy Directions & Visualizing the Big Moves
7. Next Steps



STUDY AREA BOUNDARY & STUDY STATUS



Study Area Boundary

- The preliminary South of Davis Drive Area (SODA) Study Area boundary:
 - Includes lands from **Simcoe Street** south to **Millard Avenue**, from **Niagara Street** to the west and the **rail corridor** to the east;
 - Is an area for potential growth, linking the **Urban Centres Secondary Plan** area and the **historic lower Main Street South** (a designated Heritage Conservation District);
 - Close to the **Southlake Regional Health Centre** and **Newmarket GO Station**, key economic drivers in Newmarket.



The preliminary SODA Study Area boundary

Refined Study Area Boundary

The refined SODA boundary:

- ✓ Removes the lands in the **north-east corner of Superior Street and Simcoe Street** which is in the Urban Centres Secondary Plan.
- ✓ Excludes **Town-owned lands at 170 Doug Duncan Drive**. The study area initially only included the north portion of the property which is not accessible from the SODA area and did not follow logical property boundaries.



The refined SODA Study Area boundary

Study Status & Integration with the Official Plan Review



The results of the SODA Study will inform **land use, built form, improvements to the public realm, cultural heritage, and design policies** for the study area which will be included in the updated Official Plan.

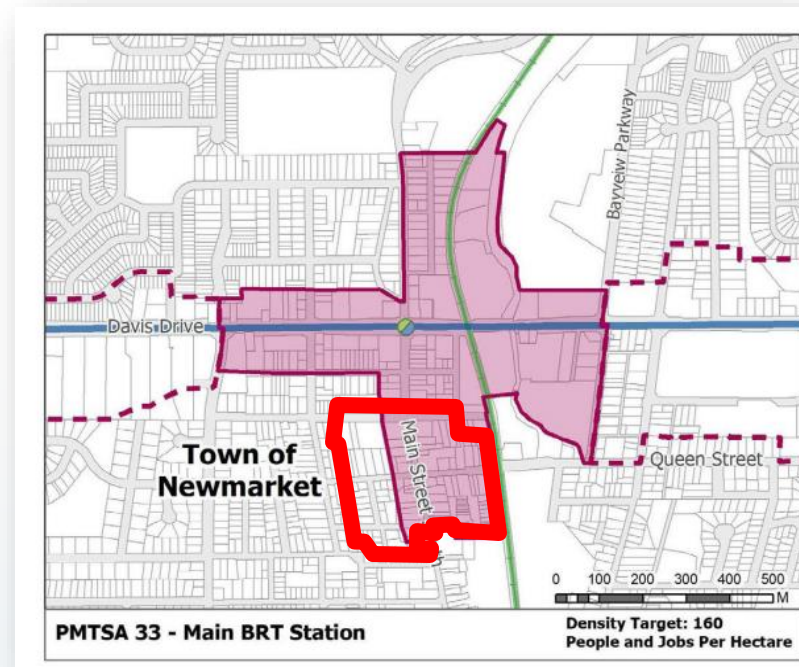
PROVINCIAL POLICY CONTEXT



Bill 185 and 2024 Provincial Planning Statement

Bill 185: No official plan or zoning by-law minimum parking standards for areas within MTSAs.

PPS 2024: PPS and its related definitions took effect on **October 20th, 2024**. Directs Planning authorities through an update to the Official Plan to:



Identify the type and scale of development in **Strategic Growth Areas in nodes, corridors** and other areas identified to be the focus for intensification and more compact built form.

SGAs include Regional Centres, Corridors and **MTSAs**. PPS expands the definition to include **existing** and **emerging downtowns**. Future Newmarket identifies Main Street as a **Local Corridor**.

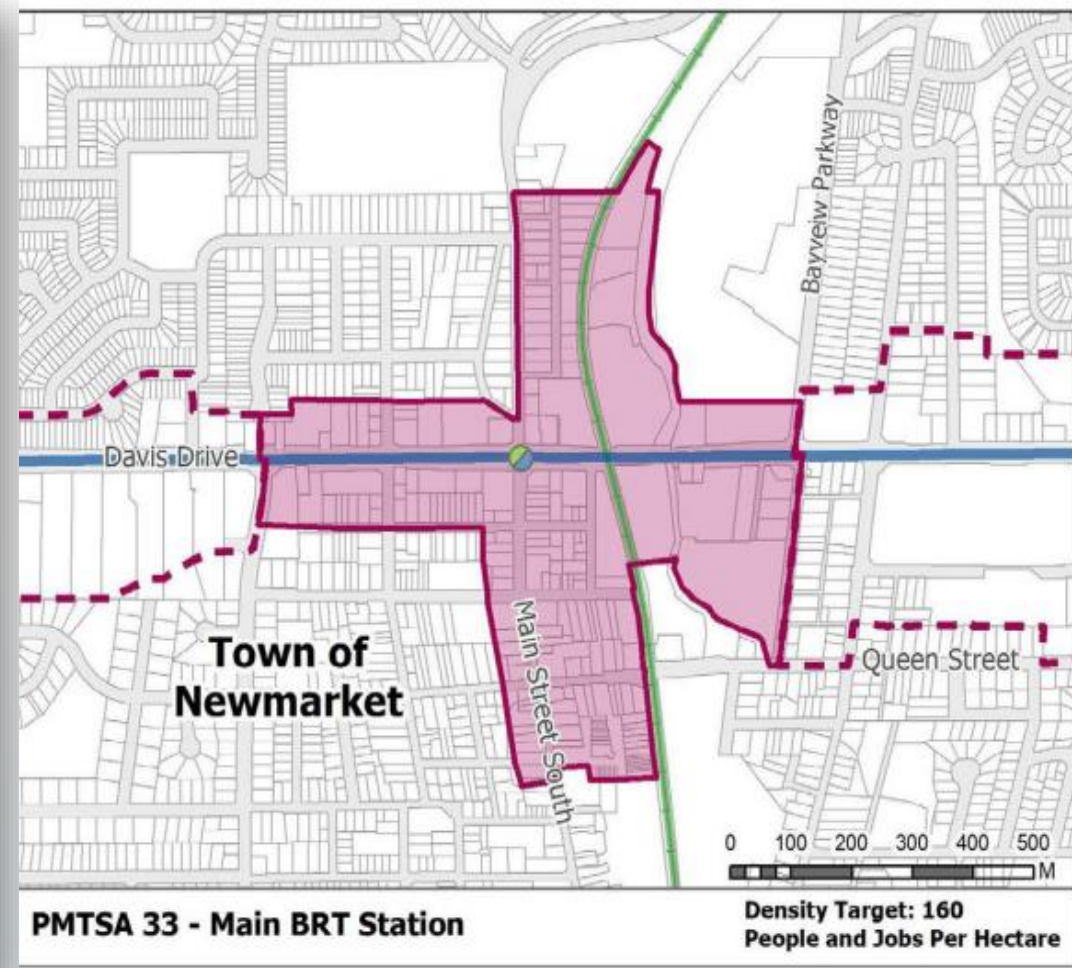
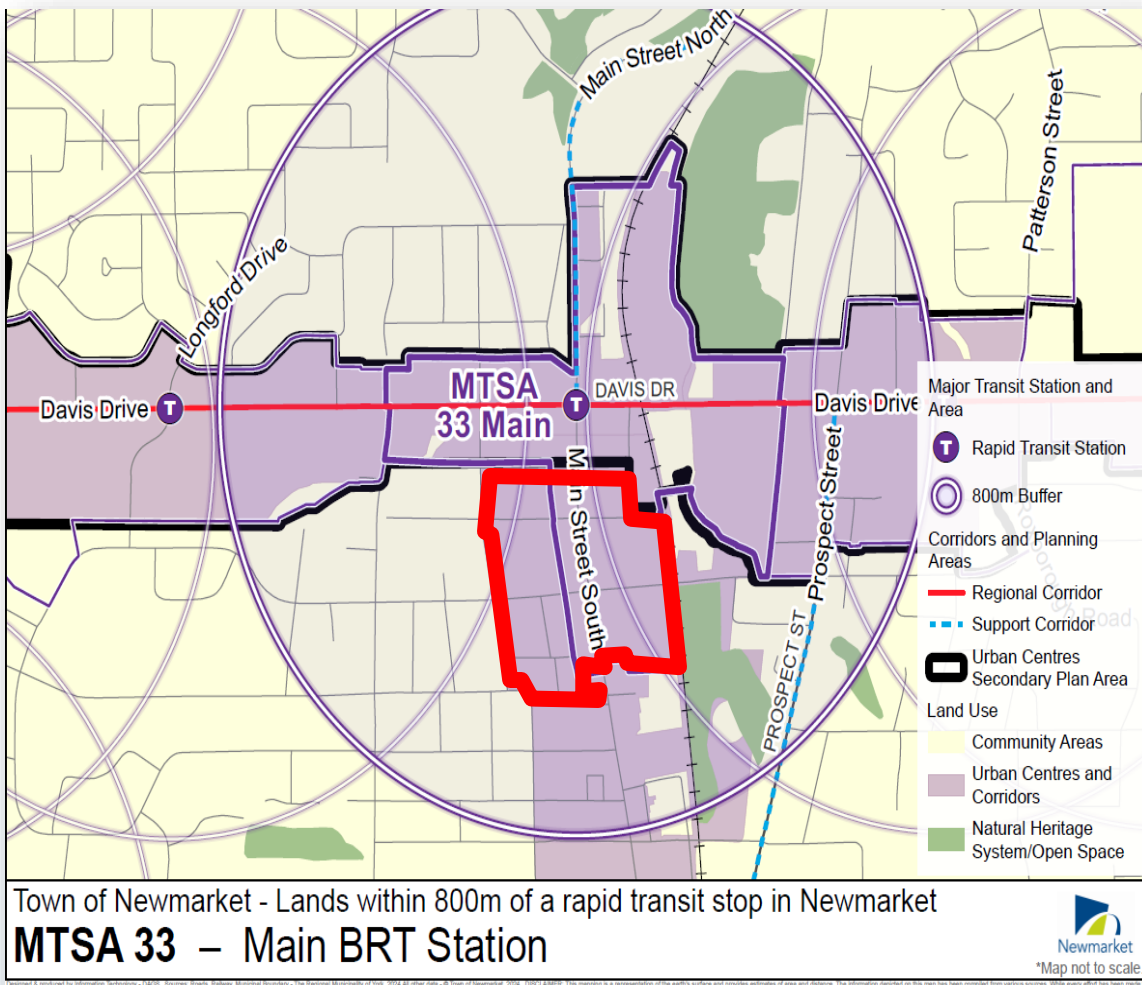
Can include infill, redevelopment (underutilized shopping malls and plazas), expansion or conversion of existing buildings, or greyfields.

2024 Provincial Planning Statement

SODA qualifies as a Strategic Growth Area under the PPS given its location within **500–800 m of a Mobility Hub** and **largely within an MTSA**. Future Newmarket identifies **Main Street** is identified as a **Local Corridor**.

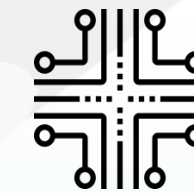
Planning authorities to promote appropriate development and intensification in MTSAs by:

- planning land use and built form to meet density targets (160 people & jobs per hectare); and
- redeveloping surface parking lots within MTSAs to support transit and complete communities.

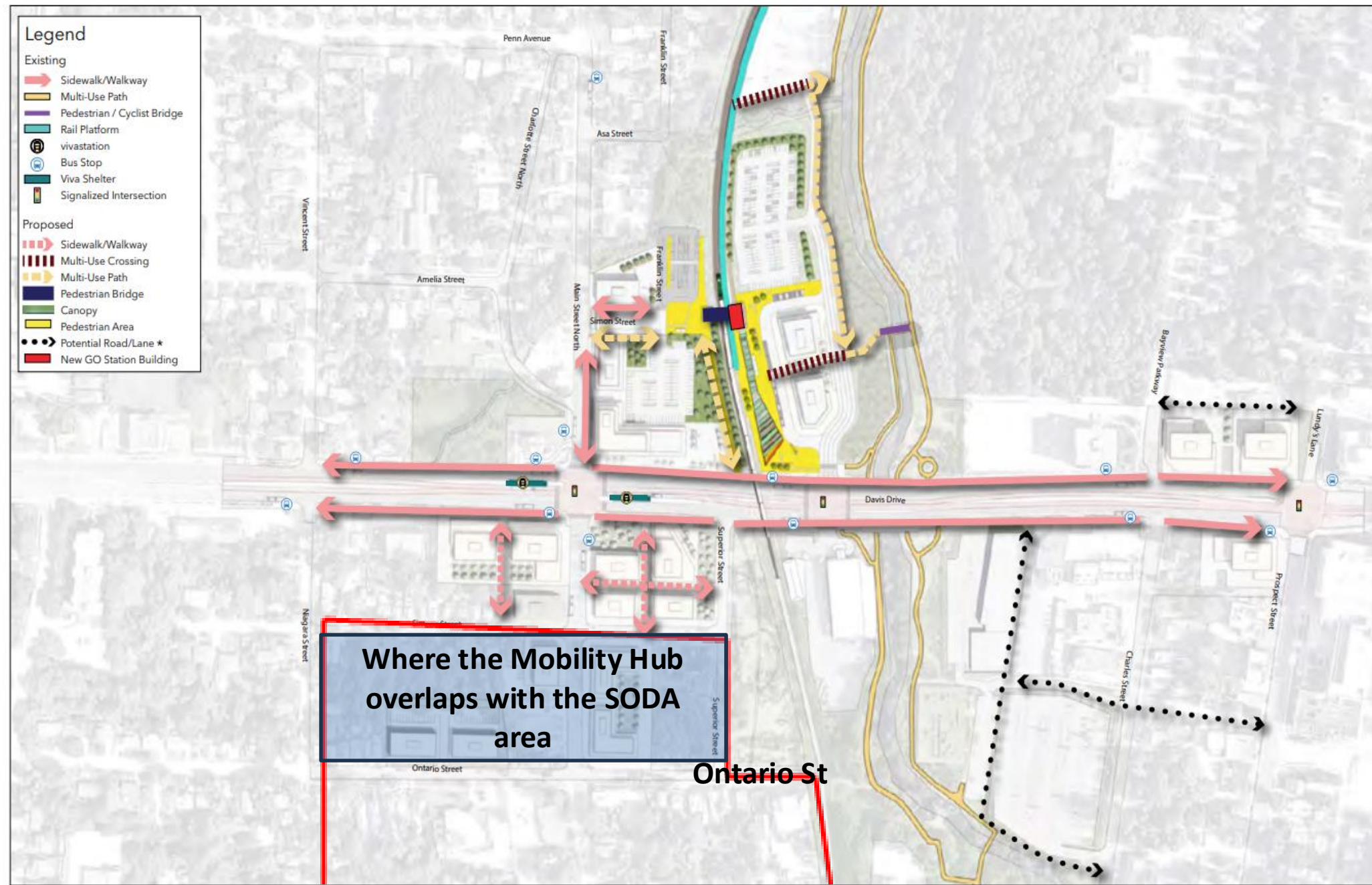


2024 Provincial Planning Statement - Compact Built Form

- Land use patterns for **walkable, mixed-use** neighbourhoods, **transit access**, and **reduced infrastructure needs**.
- Includes **diverse building forms** (e.g., small-lot homes, townhouses, duplexes, triplexes, walk-up apartments, mixed-use buildings).
- Walkable neighbourhoods:
 - **well-connected street networks;**
 - easily access to destinations by **active transportation;**
 - **sidewalks with minimal vehicle interruptions;**
 - **pedestrian-friendly streetscapes.**

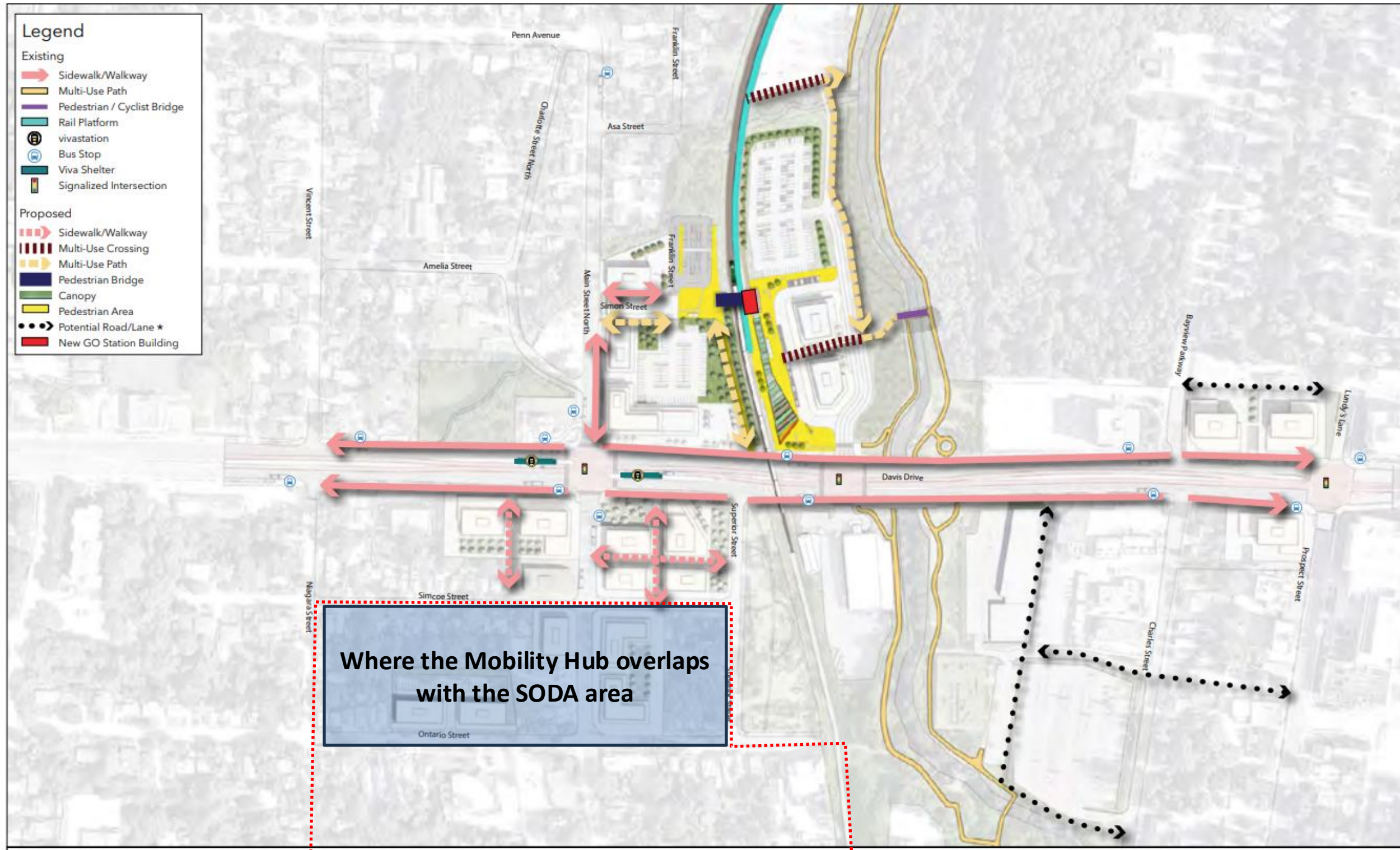


Mobility Hub Study – Newmarket GO



- Endorsed by Council on March 9, 2018
- Part of SODA is located in the "Primary Zone"
- The Primary Zone includes the existing GO station and associated facilities, and lands within approximately **250 metres of the GO station.**
- The Primary Zone is most influenced by the high level of accessibility offered by the transit services at the station.

Mobility Hub Study – Newmarket GO



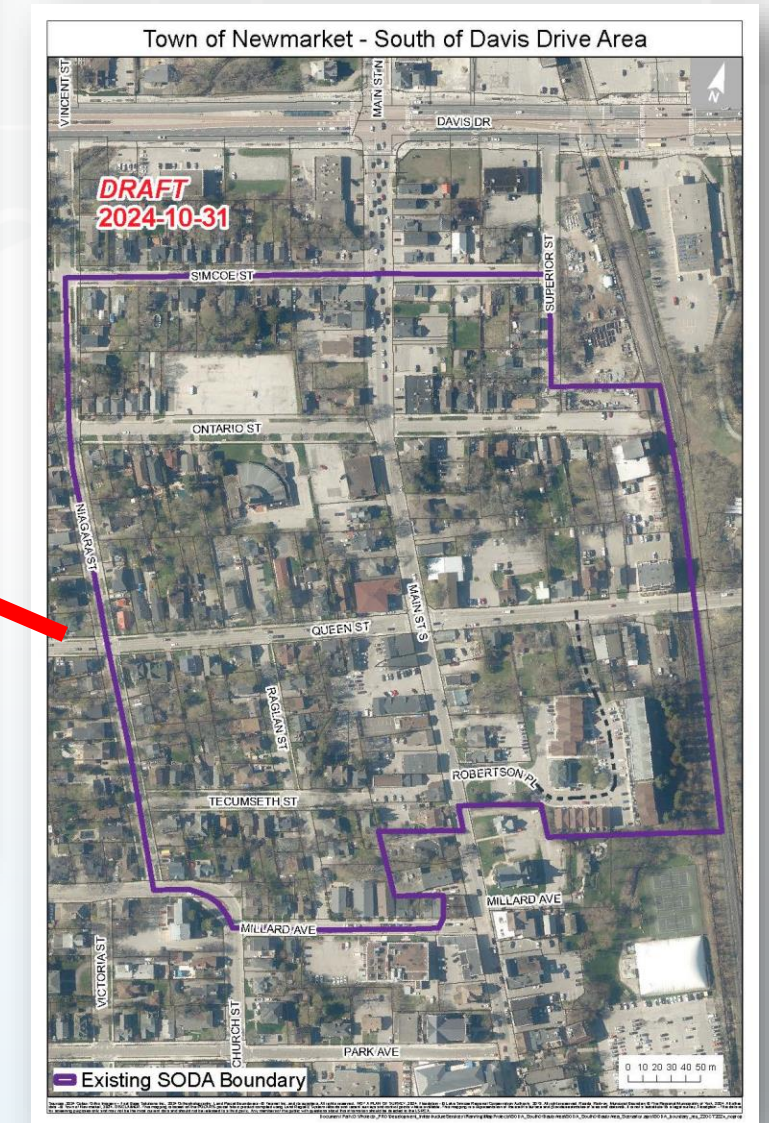
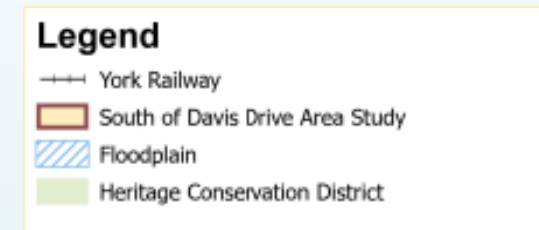
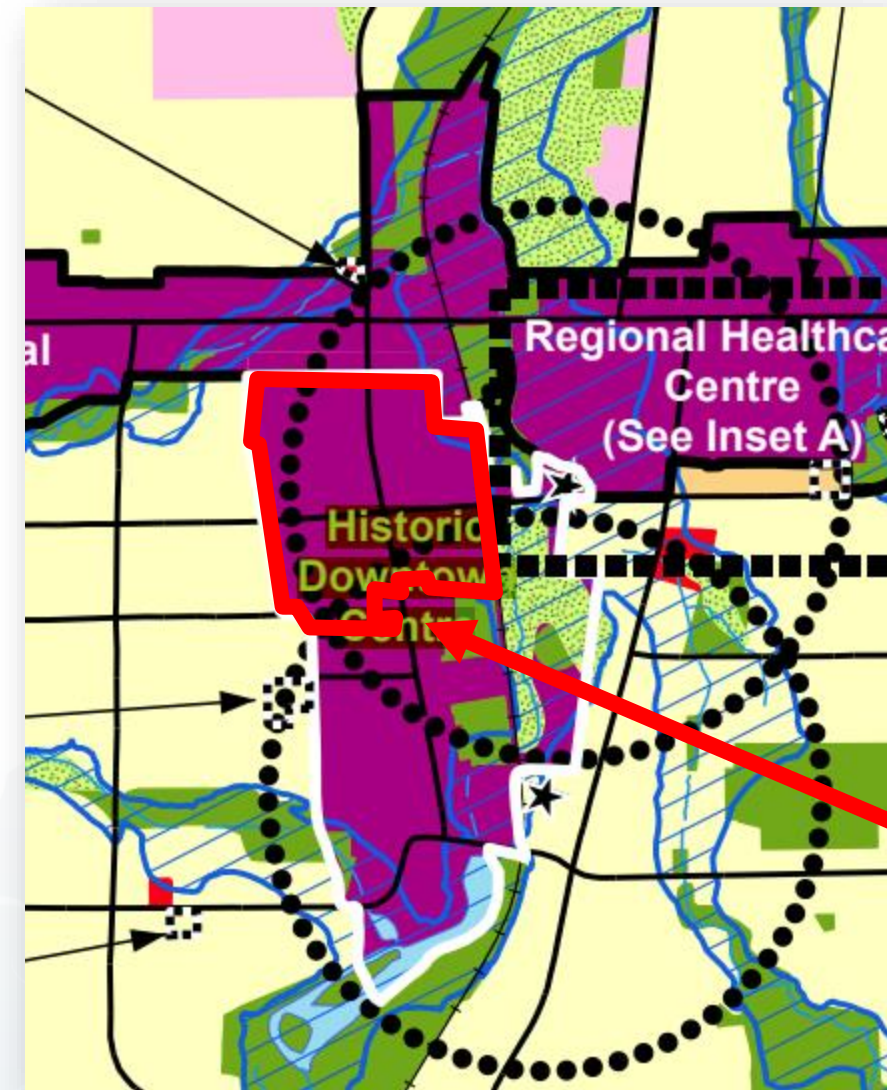
Vision for the lands within the Mobility Hub is for **vibrant, pedestrian-friendly area, multi-modal transit** integration.

Promotes a mix of uses respecting the area's **natural and historical character** and a **lively public realm** with a strong **sense of place**.

Local Planning Context & Policy Directions

Local Planning Context

- SODA is located within the Town's **Historic Downtown Centre** and is the **heart of historic Newmarket**. Primary goal is to encourage growth that will revitalize the Historic Downtown while protecting and enhancing the rich history of the area.
- Permits a **range of uses** including retail, institutional, commercial, and office.
- Permits residential uses up to **80 units per net hectare**.
- Parts of the study area are located adjacent and within a **flood plain**.



The land use designation accommodates a range and mix of uses. Future focused planning must also consider factors such as the floodplain.

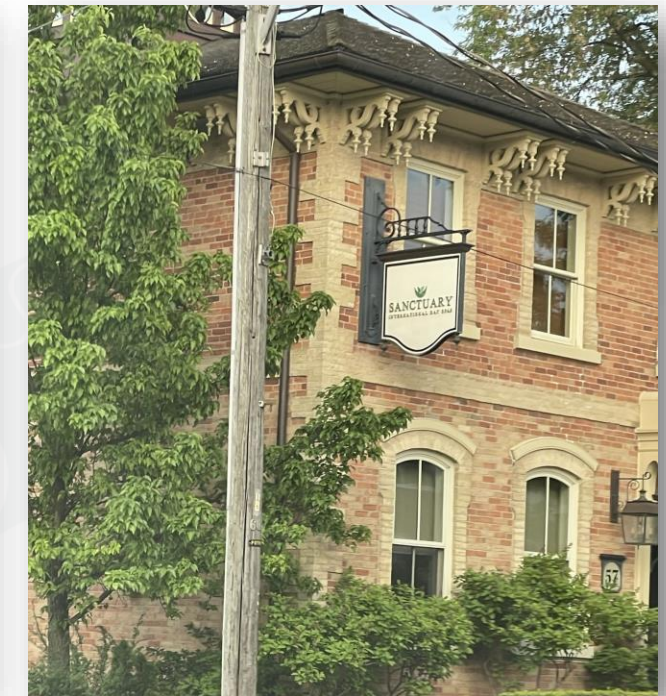
Future Newmarket - Official Plan Policy Directions

- Each MTSA will be **planned based on local context and conditions.**
- More than half of the study area is **within PMTSA 33 (Main Street & Davis Drive)**. The study area is a key link between the Urban Centres SP and Downtown. Historic Downtown is a **Town Centre.**
- SODA plays an important role in supporting the density targets for the MTSA, while achieving objectives for **gentle density** and intensification through a **range of housing opportunities.**
- Serves as a **neighbourhood focal point** that **provides a range of housing, jobs, shopping, recreation, and human services** with appropriate forms and scale that complement the surrounding community while allowing for growth.



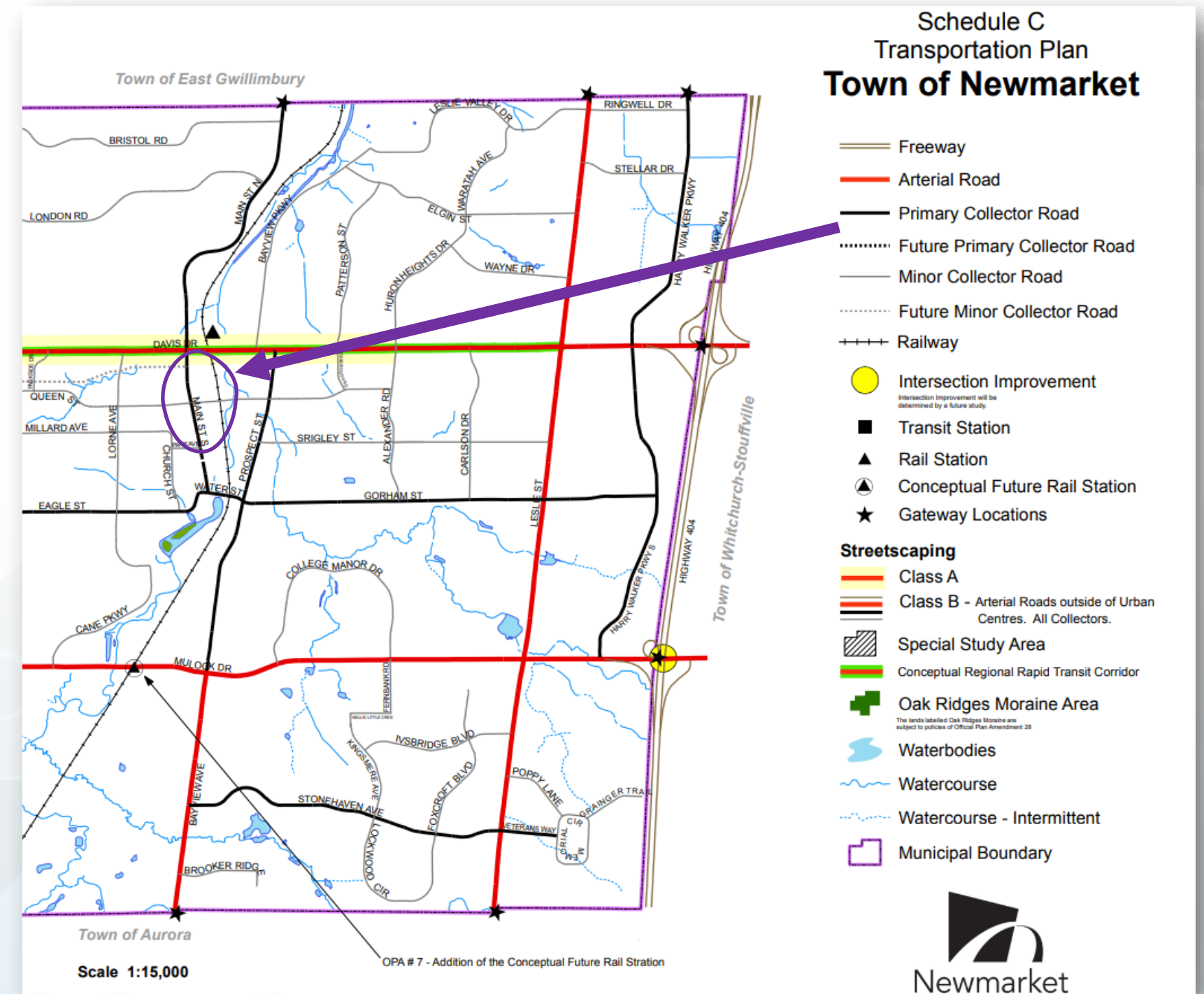
Design Direction for Historic Downtown Centre

- **Streetscape:** Upgrade, rehabilitate, and redevelop buildings/facades along Main Street for a **cohesive look**.
- **Pedestrian-Friendly:** Encourage **pedestrian activity** with links to Main Street and landscaped sidewalks.
- **Historic Character:** Focus on infill development and rehabilitation that retains the historic character, including visible rear building improvements.



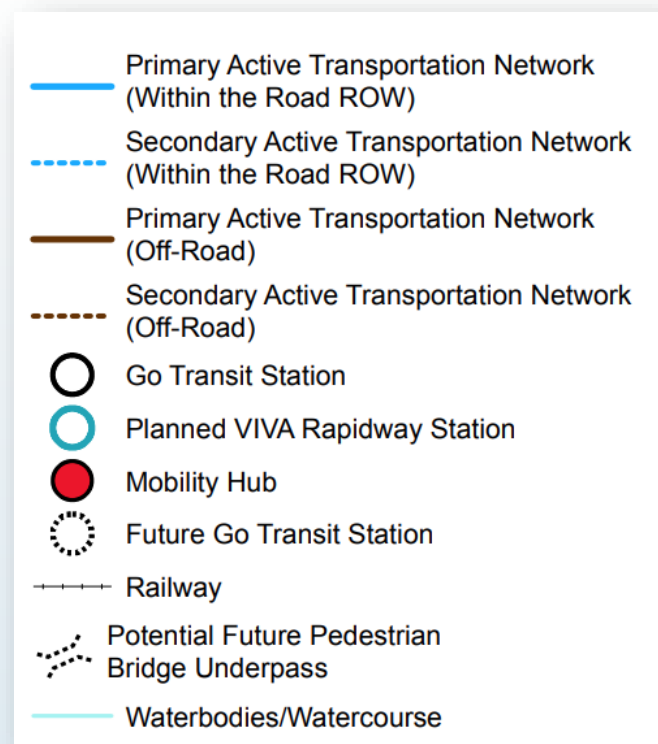
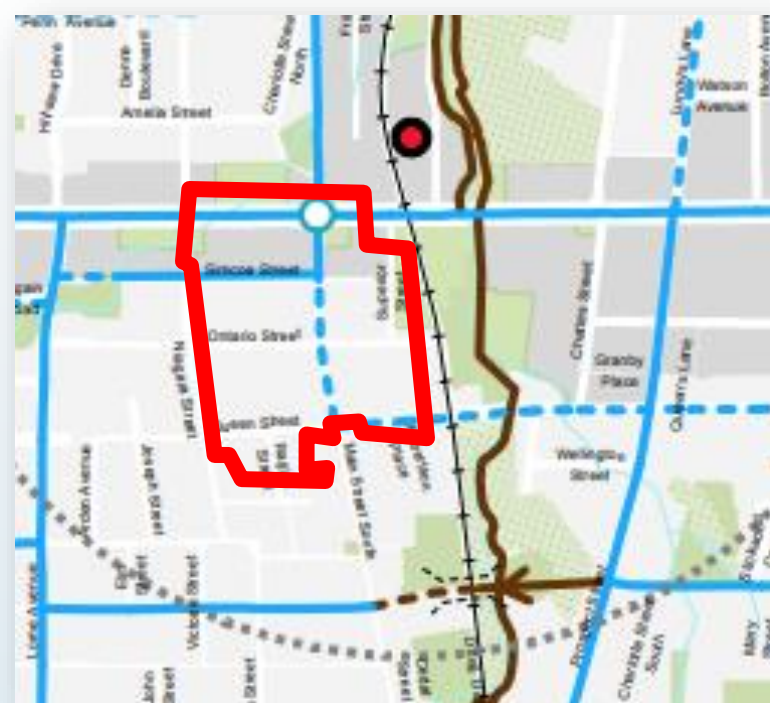
Planning for Movement

- Main Street is identified as a **Primary Collector Road** on Schedule C of the Official Plan.
- Designed to discourage through traffic onto Local Roads
- No long-term parking allowed
- Sidewalks are to be provided on both sides of the road

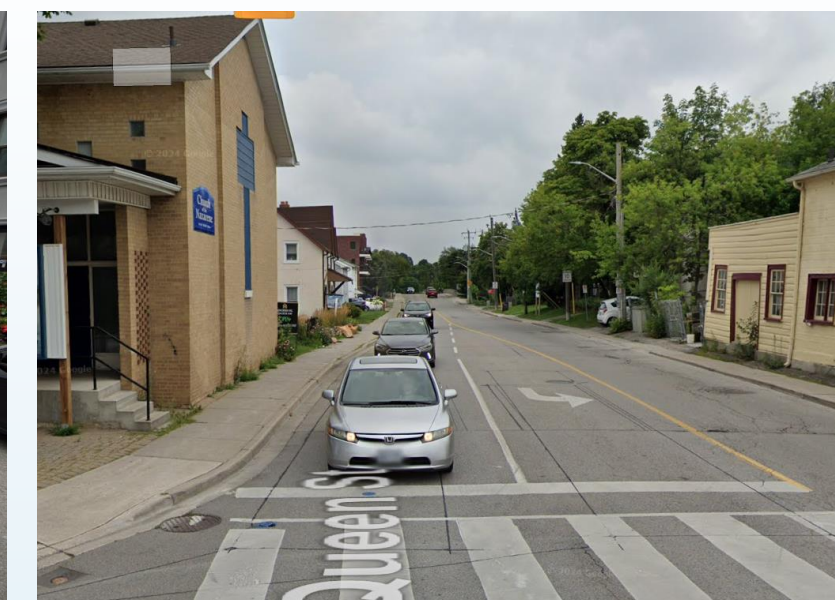


Planning for Movement

- Connected to the **Main Street BRT** and near the Newmarket GO Station.
- Official Plan encourages a **system of safe and secure pedestrian walkways and/or bicycle facilities** between the Urban Centres and the existing residential neighbourhoods.
- Schedule D identifies Main Street as a Secondary Active Transportation network within the road ROW.



View looking south on Main Street, South of Simcoe

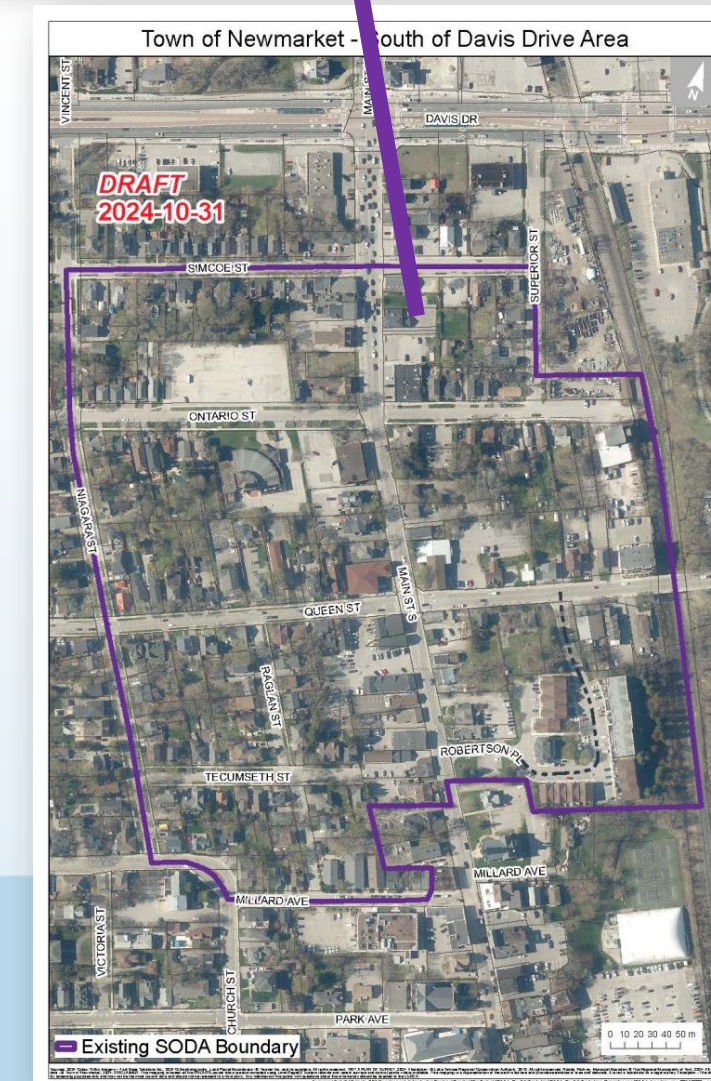
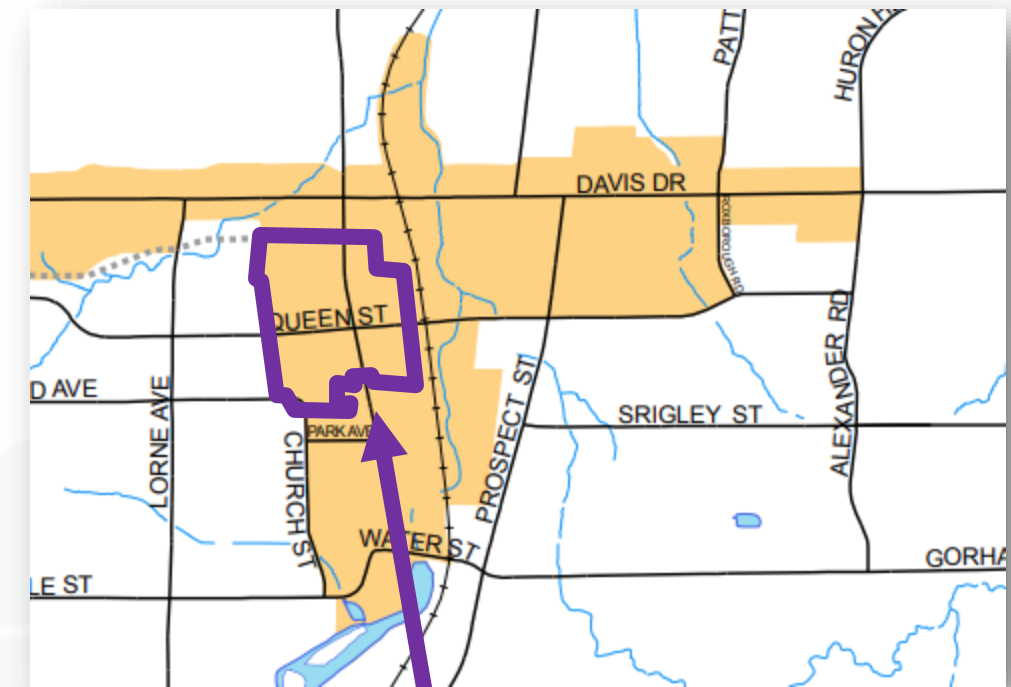


View east on Queen Street

Schedule D of the Official Plan Provides for Primary & Secondary Active Transportation Networks through the study area.

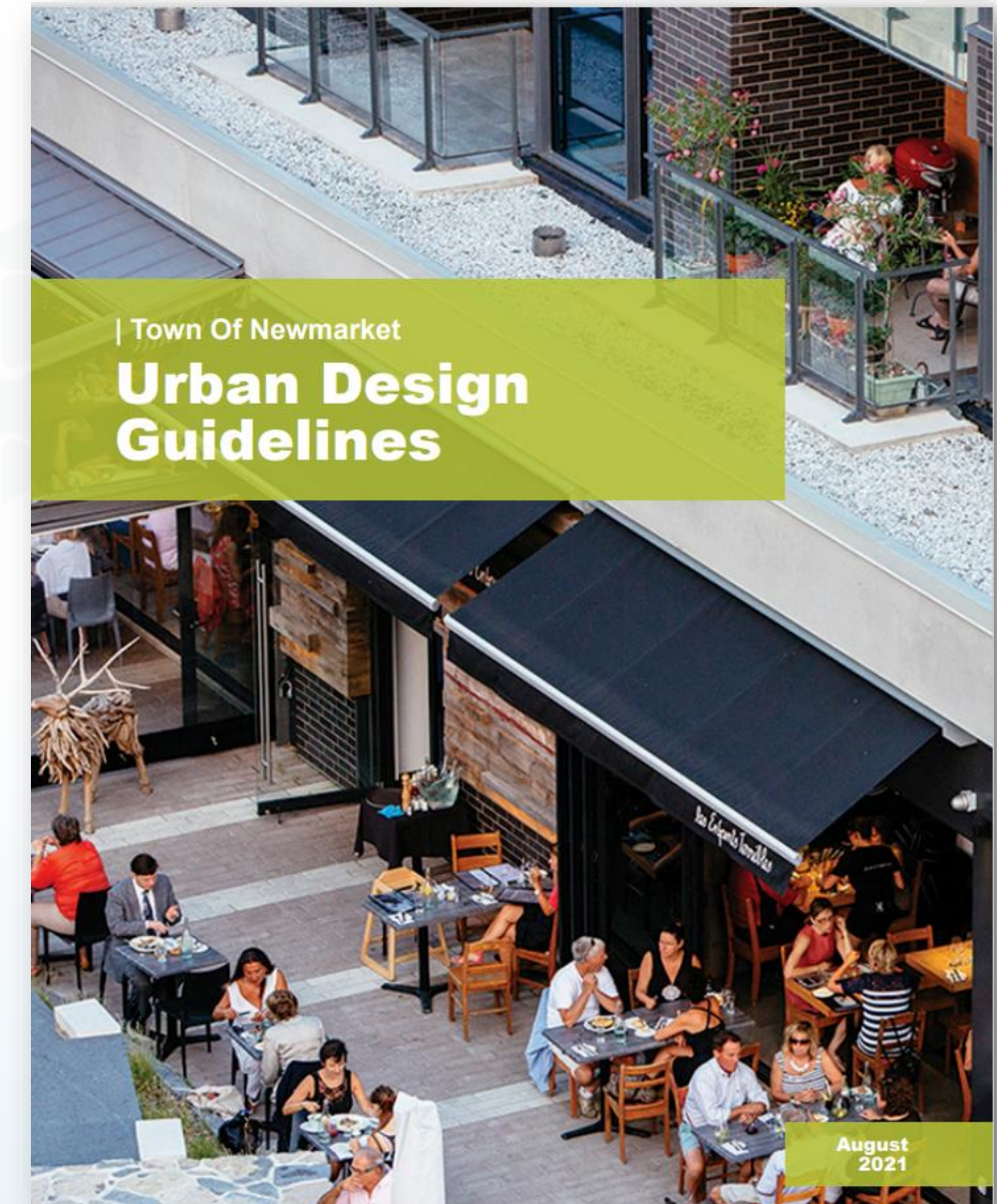
Official Plan Schedule F - Community Improvement Policy Area

- Community Improvement Plans may provide direction for:
 - **Land and Facility Development:** Acquisition & redevelopment of land for parks, open spaces, and community or recreational facilities.
 - **Aesthetic and Infrastructure Enhancements:** Improvements in landscaping, street furniture, lighting, streets, sidewalks, and essential services like sewer and water.
 - **Land Use and Other Improvements:** Relocation of incompatible land uses and any other appropriate enhancements.



Newmarket Urban Design Guidelines & Midrise Buildings

- **Reinforce connections** to streets, neighborhoods, and open spaces, with **vibrant ground floors activated** by commercial uses.
- Incorporate sustainable practices, **maximize sun access**, and **maintain sky views**.
- Enhance public spaces with **landscaping, street trees**, and **wide sidewalks**
- **Minimize parking visibility** by placing it underground or at the rear, and design access to **reduce pedestrian and cyclist conflicts**.
- Midrise can range from **5 to a maximum of 11 storeys**.
- Use of **stepbacks/terraces** to create a human scale and visual interest to fit harmoniously with its context & mitigate impacts on adjacent properties.



Existing Zoning Permissions – (2010-40)

Mostly Low Density Residential

- R1-D, R1-E, R1-F allows one single detached
- R2-K allows semi-detached
- R3-K allows triplex, duplex, and fourplex
- R3-L allows up to a fourplex, includes specific zoning provisions

UC-D1 / UC - D2

- Mixed uses permitted

Minor Institutional (I-B)

- Several larger parcels and a smaller parcel on Millard

Other: R5-S, R4-CP; CO-1 & CO-2



● Active Development Application



Existing Permitted Uses

	UC-D1	UC-D2	I-B	CS (482 Ontario Street – east of Main St) Site Specific Exception	CO-1-146 (482 Queen – east of Main Street) Site Specific Exception	CO-1-22 (411 Queen – west of Main St) Site Specific Exception	CO-2 (429 Millard – west of Main St) Site Specific Exception
Residential Uses	Apartment buildings Stacked townhouses Retirement residence Group home Live work units	Apartments Stacked townhouses Retirement residence Group home	Retirement residence				
Commercial Uses	Retail stores Restaurants Studios Motor vehicle service stations* Commercial school Commercial Rec Centre Hotel Medical office/clinic Veterinary clinic	Retail stores Restaurants Studios Motor vehicle service stations Commercial school Commercial recreation centre Hotel Drive through facility		Restaurant Retail Studio Commercial school Commercial Rec Centre Personal service shop Office Medical office Hotel Motor vehicle service shop & rental establishment	Medical office and office, in conjunction with a dwelling unit	Day nursery	Sole Medical Practitioner and Office Conversion
Institutional Uses	Long term care facilities Community centres Schools	Long term care facilities Community centres Schools	Day nursery Institutional Day Centre Place of Worship	Place of worship Library Elementary school			
Industrial Uses	Micro-industrial uses	Micro-industrial uses		Micro-industrial uses			

*Existing only

SODA CHARACTER & EXISTING CONDITIONS



Existing Conditions within the MTSA



Commercial
30 & 34 Main Street S



Commercial
47 Main Street S



Commercial
482 Ontario Street



Office
414 Ontario Street



Commercial
84 & 86 Main Street S



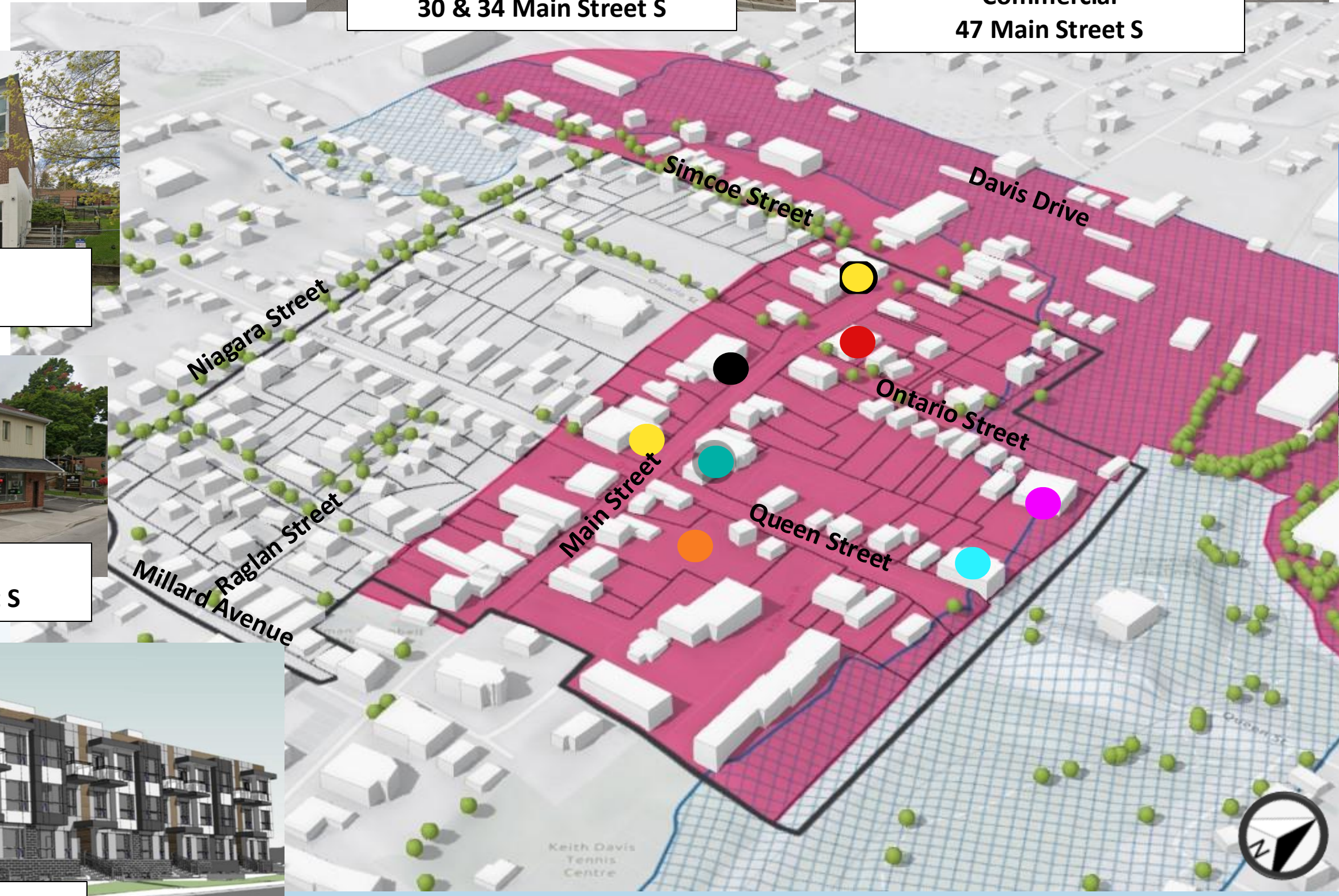
Townhouses
99, 103 Main Street, 452, 462 &
466 Queen St



Stacked Towns,
486 Queen Street



Place of Worship,
79 Main Street S



View along Queen St. E

Existing Conditions outside the MTSA



**Multi Unit Dwelling,
433 Millard Avenue, 139 & 141
Raglan Street**



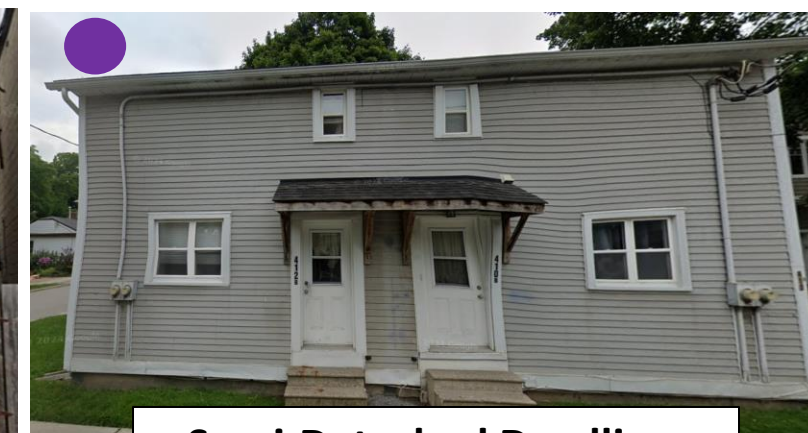
**Parking Lot
414 Ontario Street**



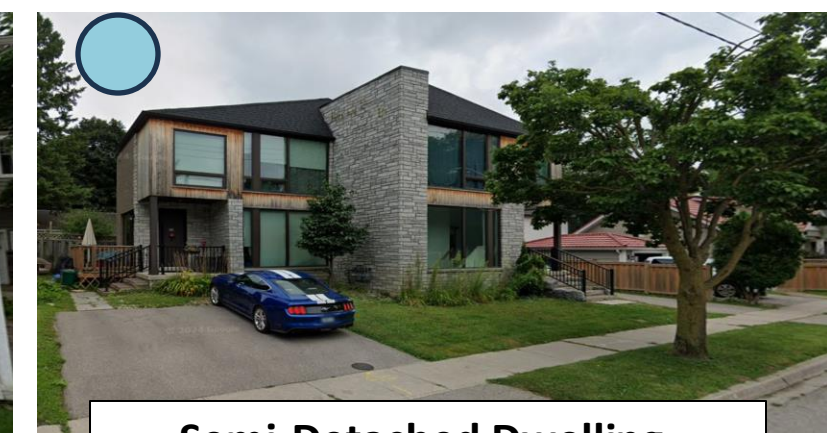
**Place of Worship
413 Ontario Street**



**Semi-Detached Dwelling,
449 & 451 Millard Street**



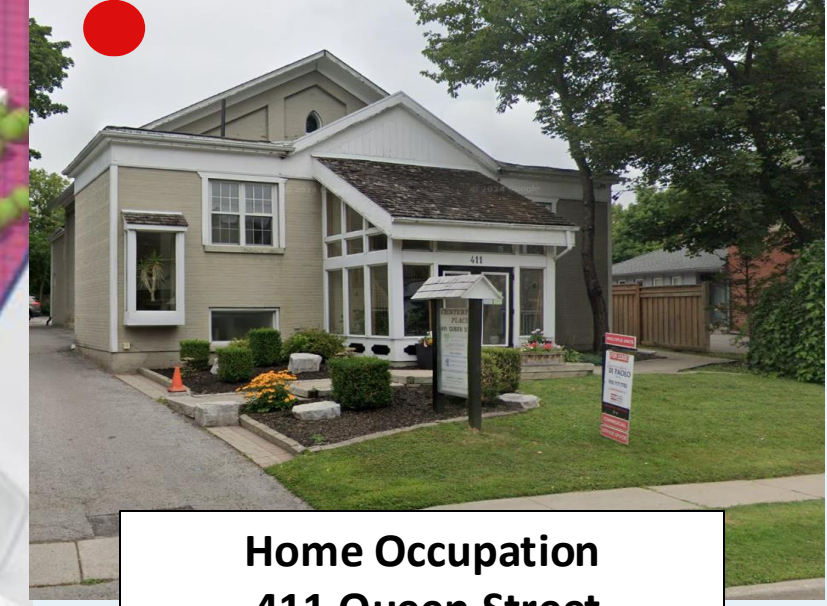
**Semi-Detached Dwelling,
410B & 412B Queen Street**



**Semi-Detached Dwelling,
83 A & B Niagara Street**



**Detached Dwelling,
394 Queen Street**

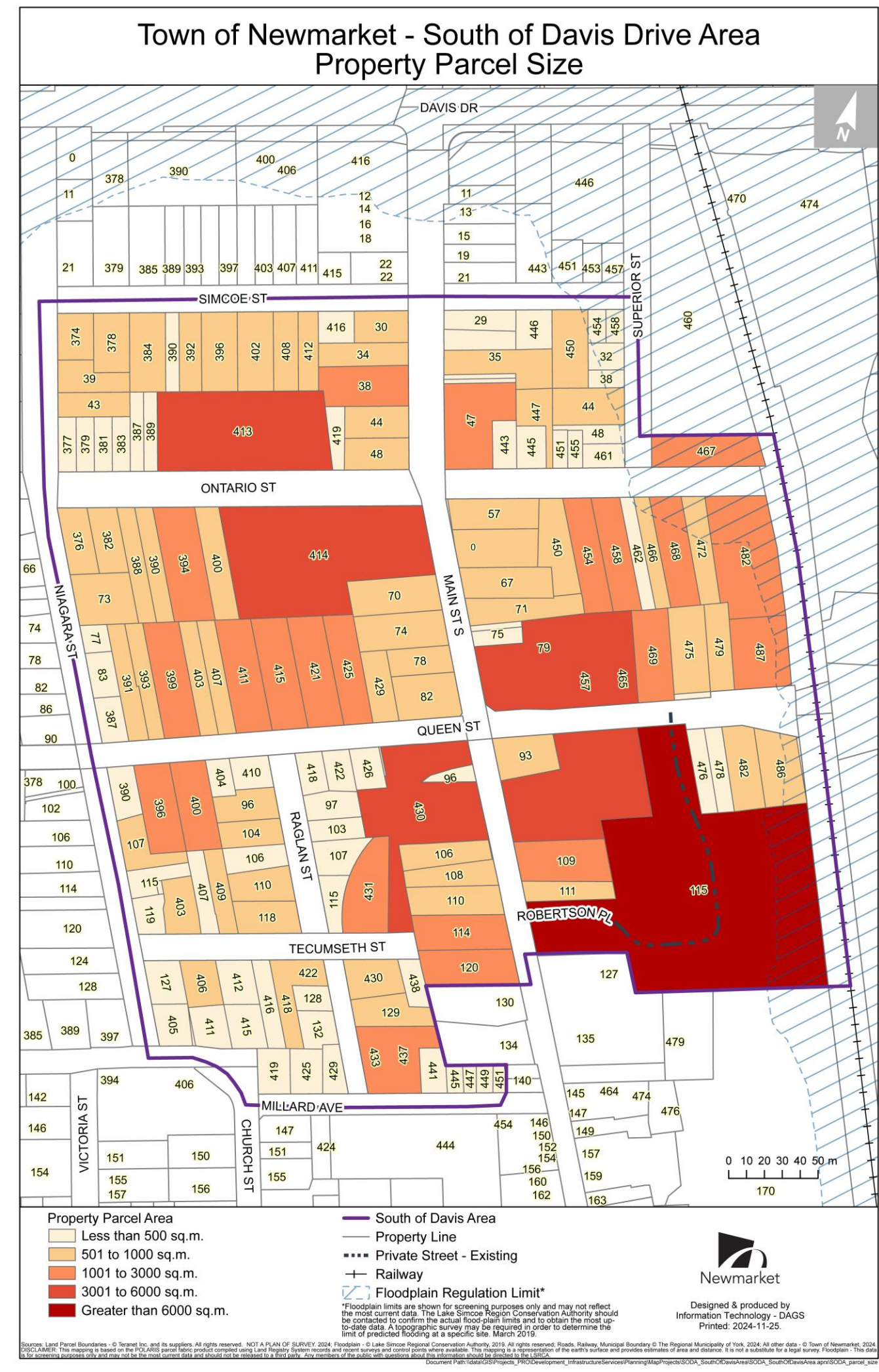


**Home Occupation
411 Queen Street**



Existing Conditions – Parcel Size

- **Mix of lot sizes and configurations** that reflects the historic evolution of the SODA area.
- Larger parcels associated with historic sites (e.g. places of worship) or land ownership in the area.
- Lots along Main Street are oriented east-west. On local streets, lots are oriented north-south. This will influence lot consolidation and configuration.



Existing Conditions – Parcel Frontage

- Mix of lot sizes and configurations, with frontages from 2.4 m to 30+ m.
- Existing land use patterns can help identify areas with high development potential.
 - **Parcels with larger frontages may be candidates for new/re-development.**
 - Smaller, seperately owned parcels may take longer to redevelop.

*Page 3 of Handout



Existing Conditions – Parcel Depth

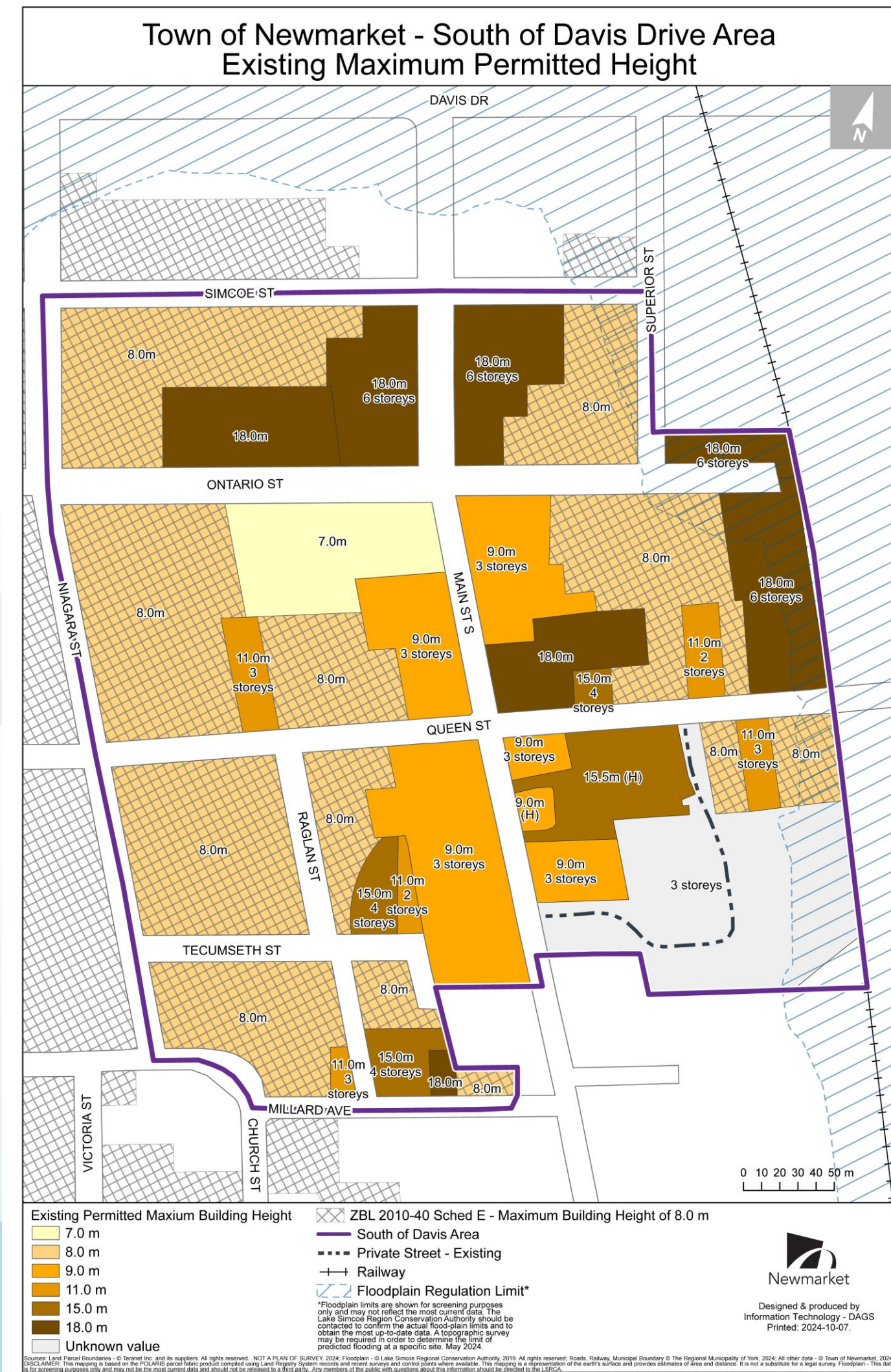
- Lot depths range from 15 m to 70+ m, influencing redevelopment potential and density
- Main Street & Queen Street (**MTSA**): Larger 70+ m parcels suitable for mixed-use or high density
- Simcoe Street & Ontario Street (**Outside MTSA**): Smaller 30 m – 50 m parcels that could maintain low-density residential character or small-scale commercial uses



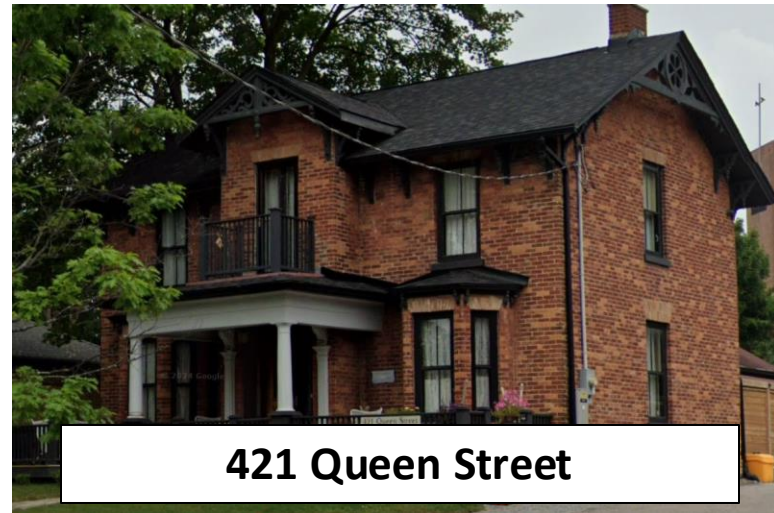
Existing Conditions - Heights

- Heights vary significantly both within the MTSA (east of Main Street) and outside the MTSA (west of Main Street). No consistent height limit.
- **Inside the MTSA (East of Main St):**
 - Ontario Street, Queen Street, Simcoe: 8m – 18m
 - Main Street: 9m – 18m
- **Outside the MTSA (West of Main St):**
 - Ontario Street: 7m – 18m
 - Queen Street: Primarily 8m – 9m, aside from one lot (11m)
 - Main Street: Primarily limited to 9m, keeping a low-rise character
 - Reglan and Tecumseth Streets: Primarily limited to 8m

*Page 5 of Handout



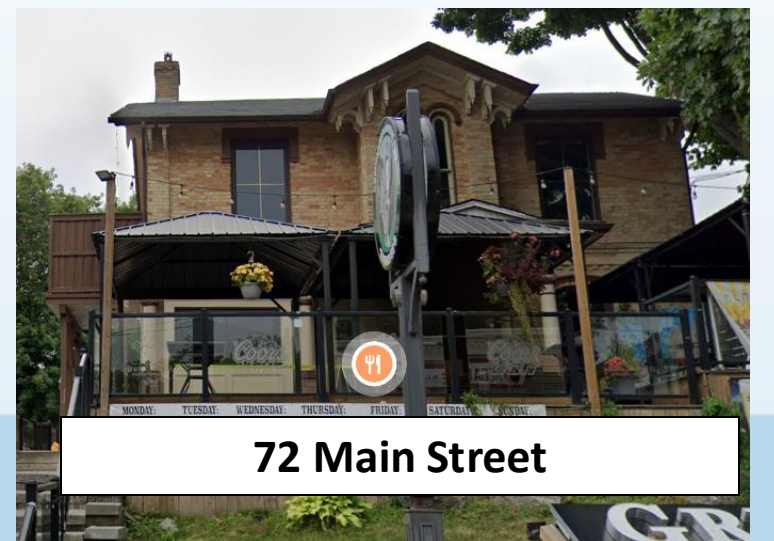
Designation of Priority Properties in Progress for the SODA Area



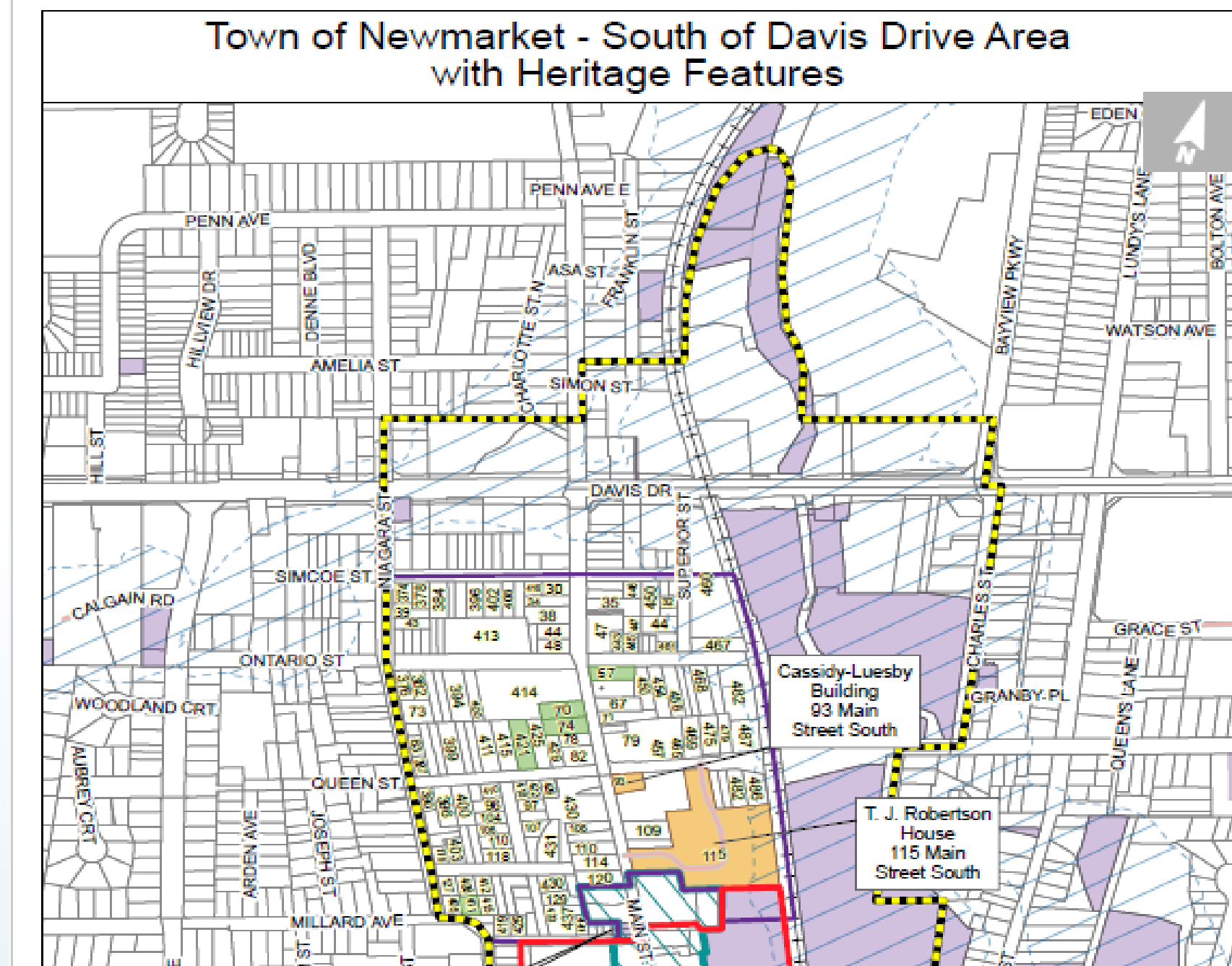
421 Queen Street



70 Main Street



72 Main Street



Heritage Conservation District	South of Davis Area	Floodplain Regulation Limit
Designated Heritage Properties Under OHA	BIA Boundary	*Floodplain limits are shown for screening purposes only and may not reflect the most current data. The Lake Simcoe Region Conservation Authority should be contacted to confirm the actual floodplain limits and 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.
Priority Properties for Possible Designation	CIP Boundary	Newmarket
Town Owned Property	Property Line	Designed & produced by Information Technology - DAGS Printed: 2024-05-08
	Private Road	
	Railway	

Source: Land Parcel Boundaries: © Traval Inc. and its suppliers. All rights reserved. NOT A PLAN OF SURVEY. 2024. Floodplain: © Lake Simcoe Regional Conservation Authority. 2019. All rights reserved. Roads, Railway, Municipal Boundary © The Regional Municipality of York. 2024. All other data: © Town of Newmarket, 2024. CIP: 2022. This map is based on the POLARIS parcel file, which is derived from the Land Registry System records and aerial surveys and control points where available. This map is a representation of the earth's surface and provides estimates of area and distance. It is not a substitute for a legal survey. This data is for screening purposes only and may not be used for any other purpose and should not be relied on as a basis for any decision. Any members of the public who require more detailed information should contact the relevant authority.



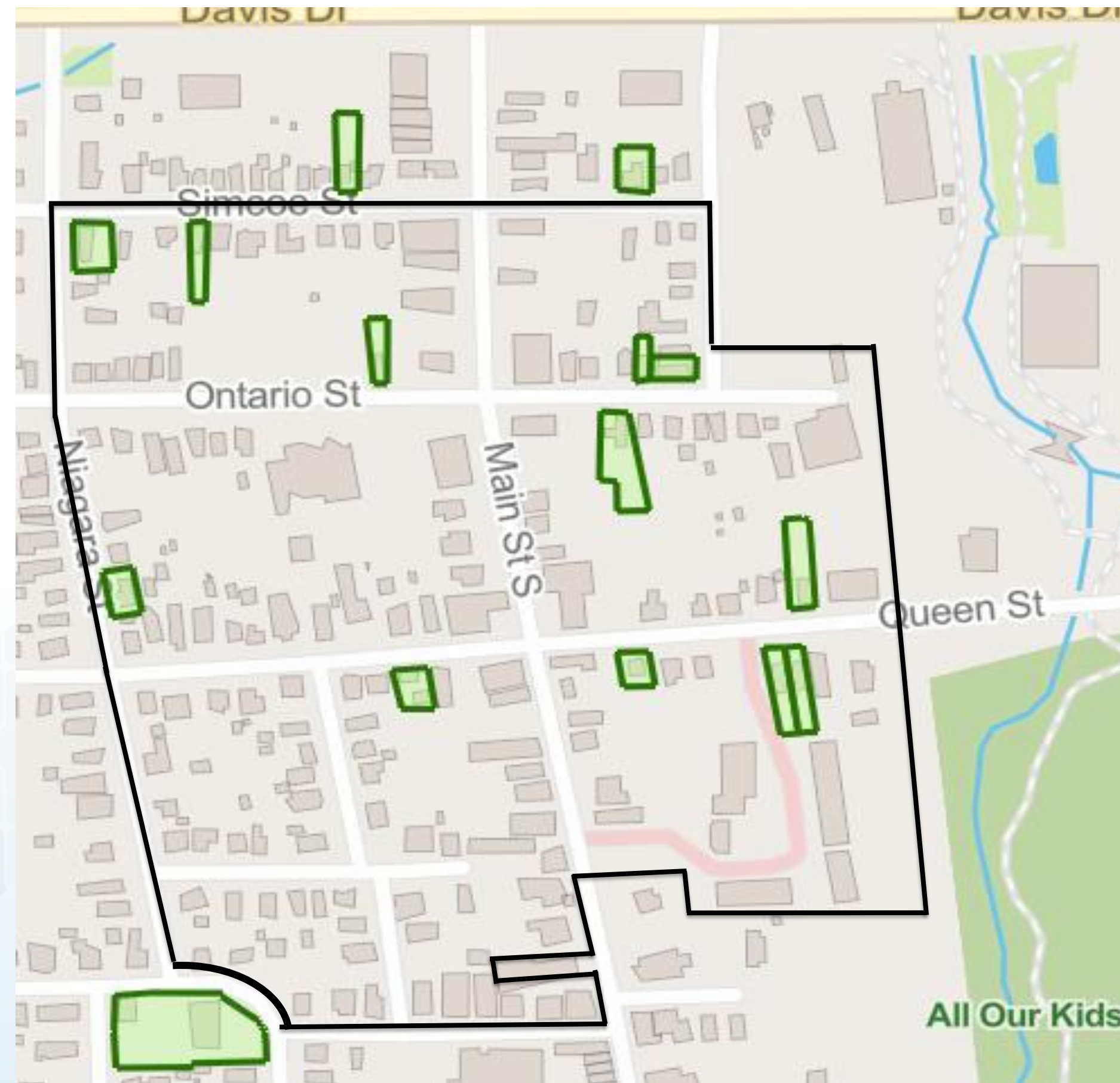
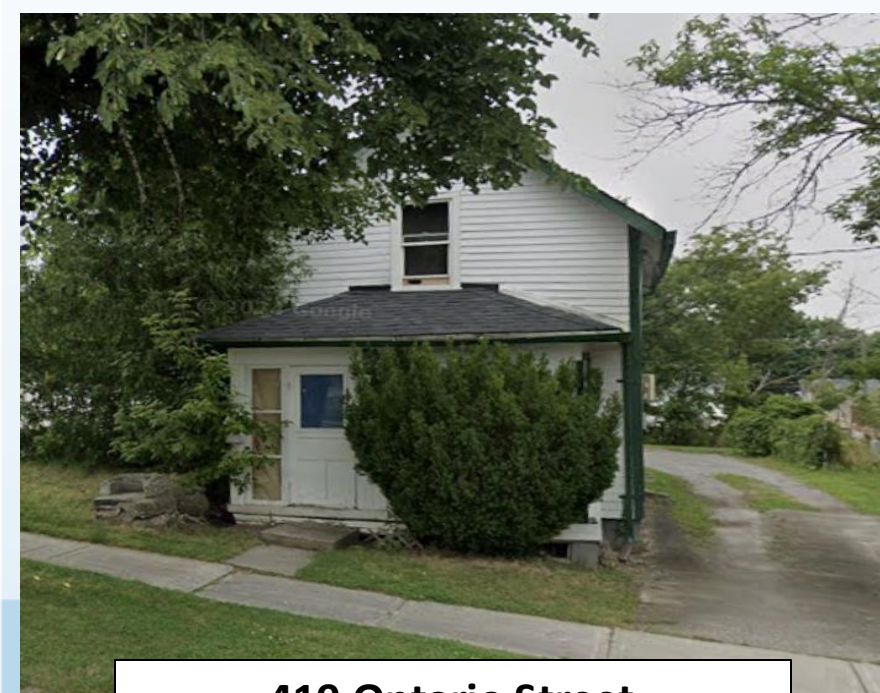
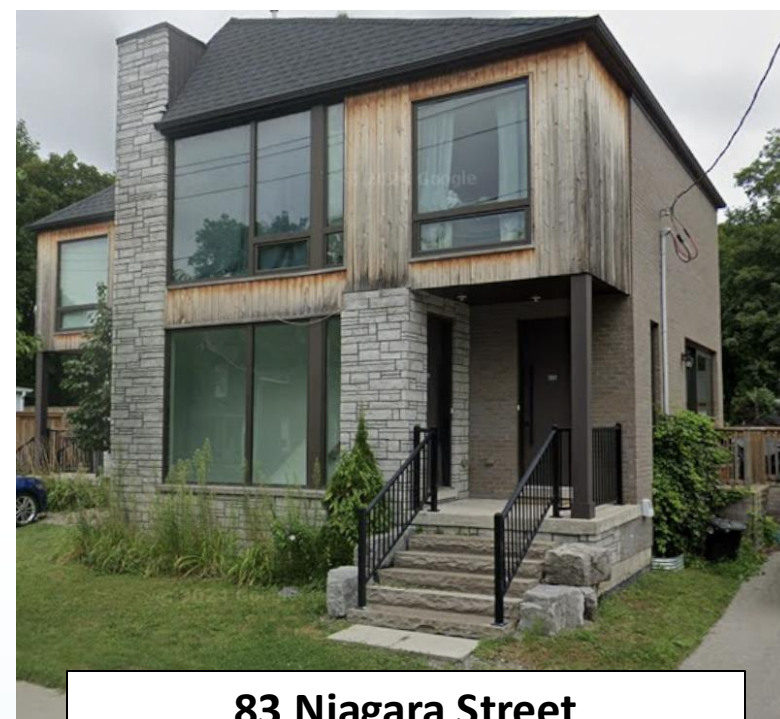
61 Main Street South



93 Main Street South

Existing Conditions – Registered Additional Residential Units

(Also known as Additional Dwelling Units)



WHAT WE HEARD & POLICY DIRECTIONS



What We Heard – South of Davis Area

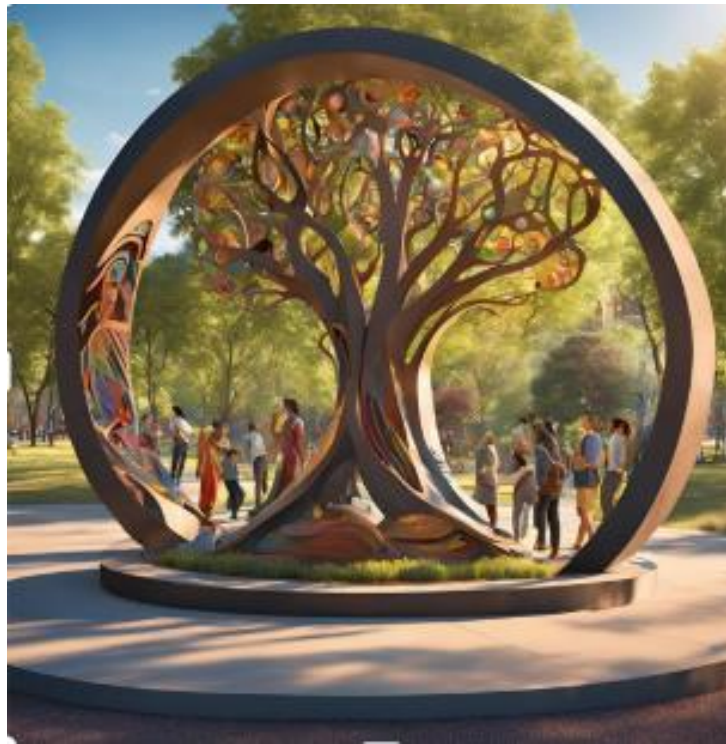
- The area's **eclectic nature**, including the **materials and colours** of buildings; **irregular lots**; **varied architecture**; and the **mix of businesses** contributes to the area's character.
- Need for small **parkettes or parks**.
- Create a **pedestrian-friendly, accessible** area by promoting active transportation and at-grade commercial businesses where possible.
- Create **signage for wayfinding** and other streetscape elements.
- Improve **safety measures** to cyclist and pedestrian safety.
- Develop a **range of housing types**, including age-friendly housing.
- Update or improve **public infrastructure (e.g., sewers, water supply, sidewalks, street furniture)**.



Draft Vision & Future Branding Strategy for SODA

SODA will thrive as a **dynamic centre** for culture, business, tourism, social services, and entertainment, **providing a mix of diverse uses and housing options.**

With convenient active transportation choices, a vibrant public realm, and enhanced connections to natural resources and key destinations, the area will continue to be a **place to stay and visit.**



SODA Study Policy Directions

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 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. Developing an identity as a basis for branding and design will require **a comprehensive approach with multiple stakeholders**, as well as experts in the fields of economic development, heritage, and planning.
- **Anticipate transformation** that may include redevelopment of existing sites and buildings to accommodate height, mix of uses, and additional contextually appropriate density.

SODA Study Policy Directions

Achieve Appropriate Scale, Massing, Transition and Compatible Built Form

- 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** (ex. minimum setbacks, stepbacks, landscape buffers) to adjacent lower scale neighbourhoods.

Did you know? The terms **Missing Middle** and **Gentle Density** are planning concepts that encourage residential intensification within existing neighbourhoods that are designed to integrate into a neighbourhood and 'fit' with its existing and planned character. These housing types can be in the form of **additional residential units**, adding **ground-oriented small-scale infill housing** such as semi-detached, duplex and townhouses where appropriate.

SODA Study Policy Directions

Develop a Comprehensive Public Realm, Transportation 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.**

Heritage Policy Directions

Compatibility of Scale and Massing

- **Scale & Proportion:** New development should respect the scale of the heritage property to avoid overwhelming it.
- **Height Transitions:** Stepbacks and tiered designs can help reduce visual dominance.
- **Building Massing:** Large, bulky structures should be broken into smaller forms that relate to the heritage character.

Heritage Policy Directions

Design & Architectural Considerations

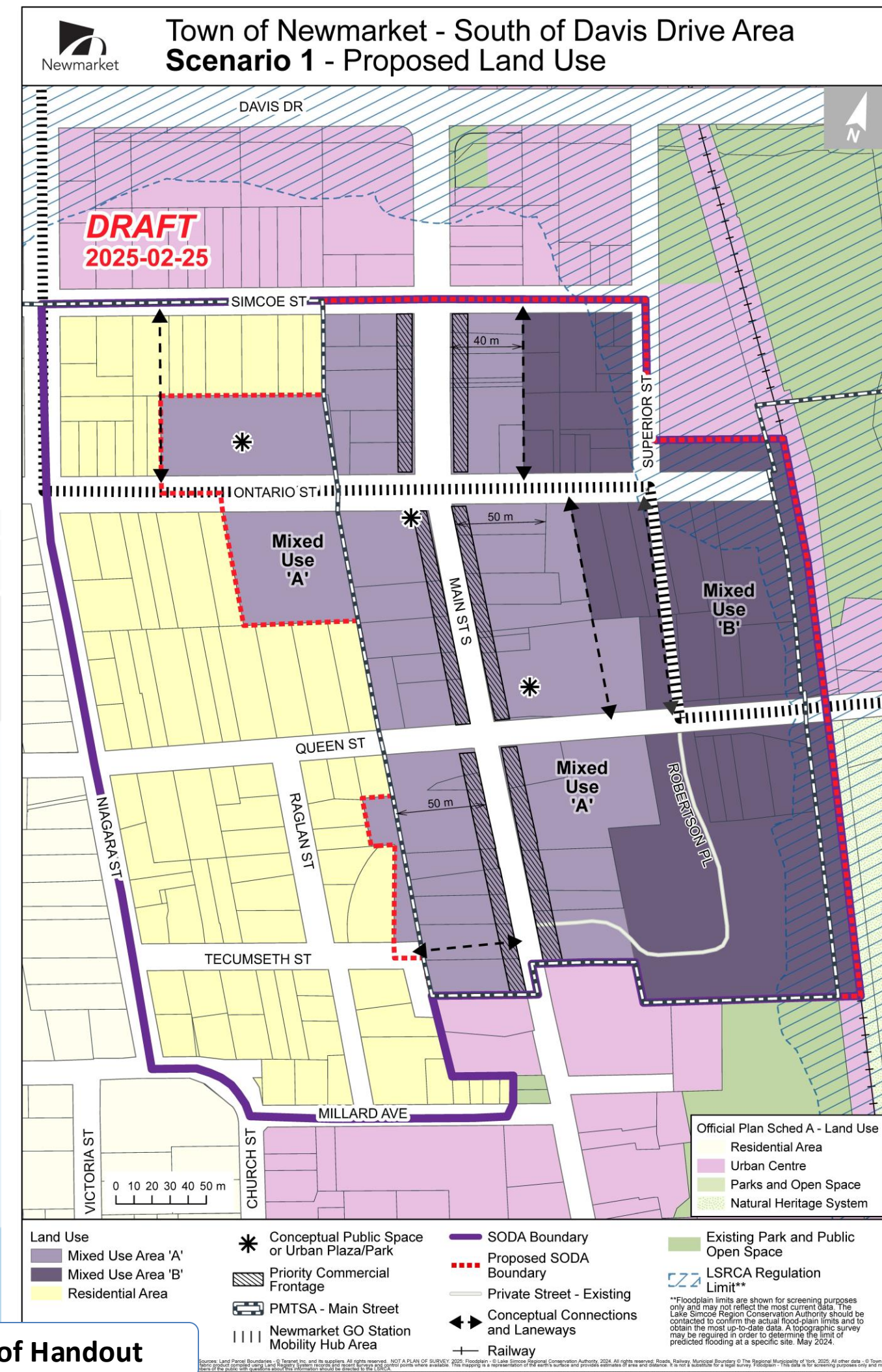
- **Material Selection:** Use complementary materials and finishes that blend with the heritage property while maintaining a distinction between old and new.
- **Façade Treatment:** Align window patterns, rooflines, and cornices where appropriate.
- **Sympathetic Modern Design:** Avoid mimicry; contemporary designs should be respectful but distinguishable from the heritage structure.

SCENARIO 1: STATUS QUO WEST OF MAIN STREET



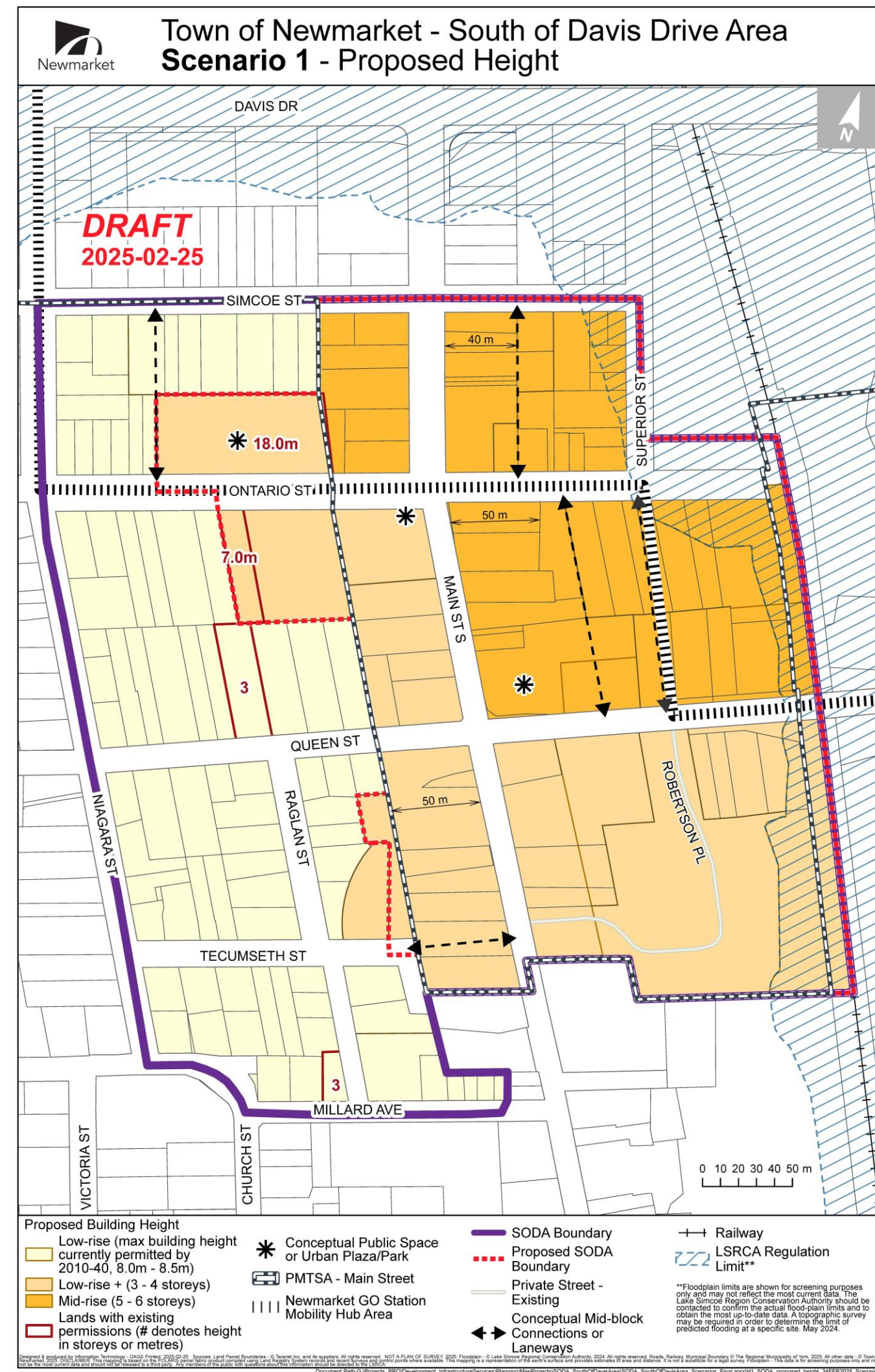
SODA Scenario 1 – Land Use

- Mix of uses focused along Main Street and east of Main Street (**Mixed Use Area 'A' and 'B'**). Mixed Use Area B would allow for a greater mix and intensity of uses, focused east of Main Street.
- Identifies a Priority Commercial Frontage Area.
- Maintains existing land use framework west of Main Street
- Proposes to amend the SODA boundary further to align with the MTSA and place of worship and parking lot (0.4 ha.) on Ontario Street.



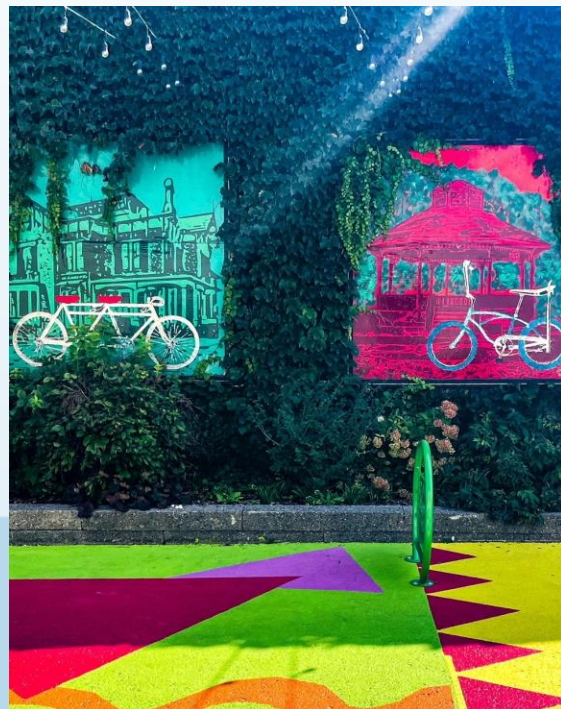
SODA Scenario 1 – Height

- Minimal intensification west of Main Street South
- Allows for lower mid-rise forms ranging from 5-6 storeys mainly east of Main Street
- Allows for 3-4 storeys (Low-Rise +) in the light peach
- Maintains existing height permissions including site specific provisions.

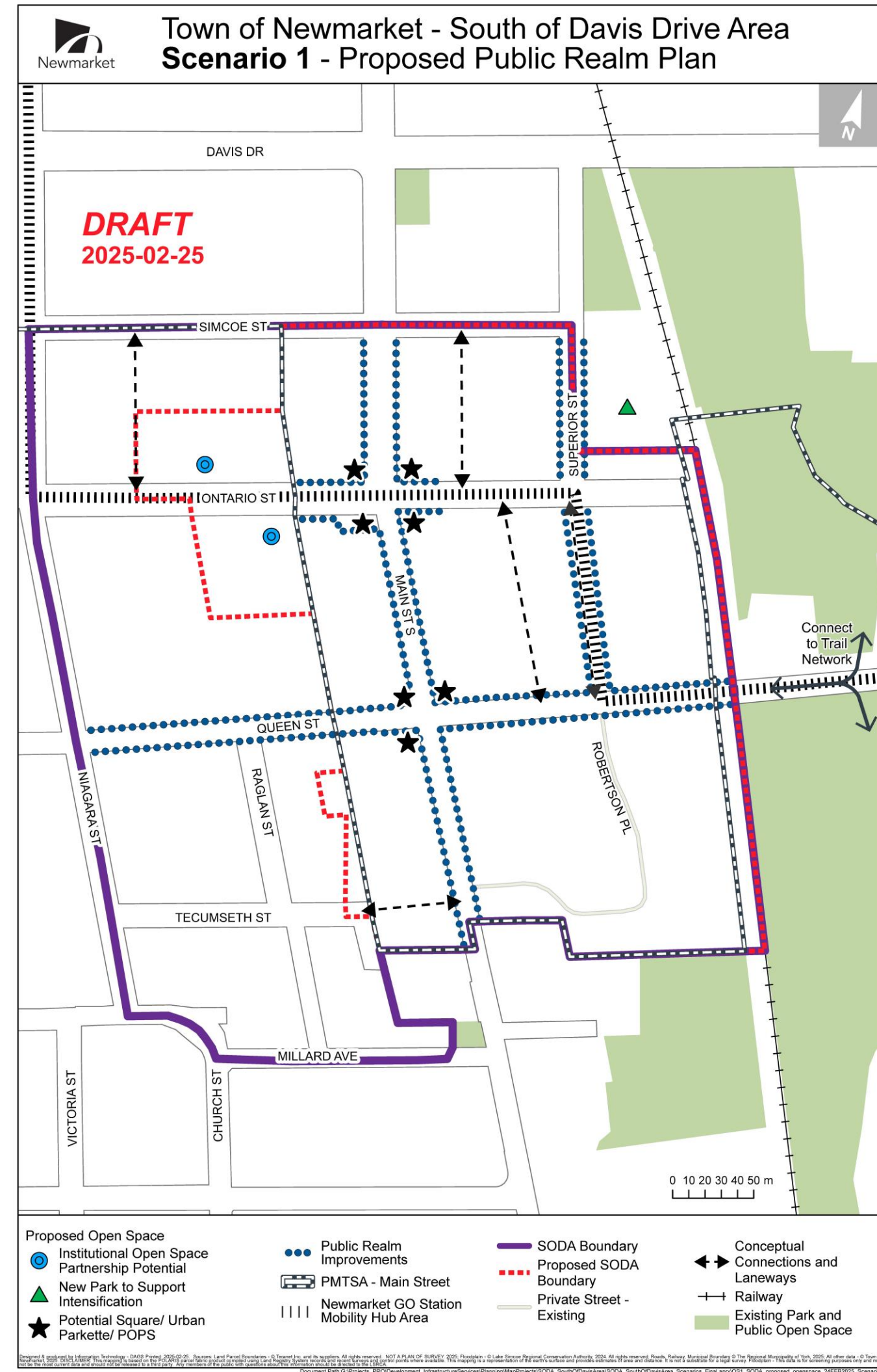


SODA Scenario 1 – Open Space

- Proposes **new connections** in the form of private laneways or mid-block pedestrian connections including a public connection between Roberston Place and Superior Street.
- Provides direction for **public realm enhancements** along Main Street.
- Extends this public realm direction along Queen Street to create ‘**green corridors**’, consistent with the vision in Future Newmarket.
- Identifies **opportunities for public or private open spaces**, and community service space opportunities with partnership potential.



*Page 8 of Handout



Designed & supported by Information Technology - DACS Print, 2025-02-25. Sources: Land Parcel Boundaries - © Teracore Inc. and its suppliers. All rights reserved. NOT A PLAN OF SURVEY. 2025. Floodplain - © Lake Simcoe Regional Conservation Authority 2024. All rights reserved. Roads, Railway, Municipal Boundary © The Regional Municipality of York, 2025. All other data: © Town of Newmarket. This map is based on the most current data available. It is not a representation of the earth's surface and should not be used for navigation purposes. This map is for informational purposes only and does not constitute a contract. The map is provided as a reference only. All members of the public are encouraged to contact the Planning Department for more information. Document Path: G:\Projects_PRO\Development_InfrastructureServices\Planning\MapProjects\SODA_SouthOfDavisArea\SODA_SouthOfDavisArea_Scenarios_Final.aprx\OSI_SODA_proposed_openspace_24Feb2025_Scenario1

SCENARIO 2: GENTLE DENSITY

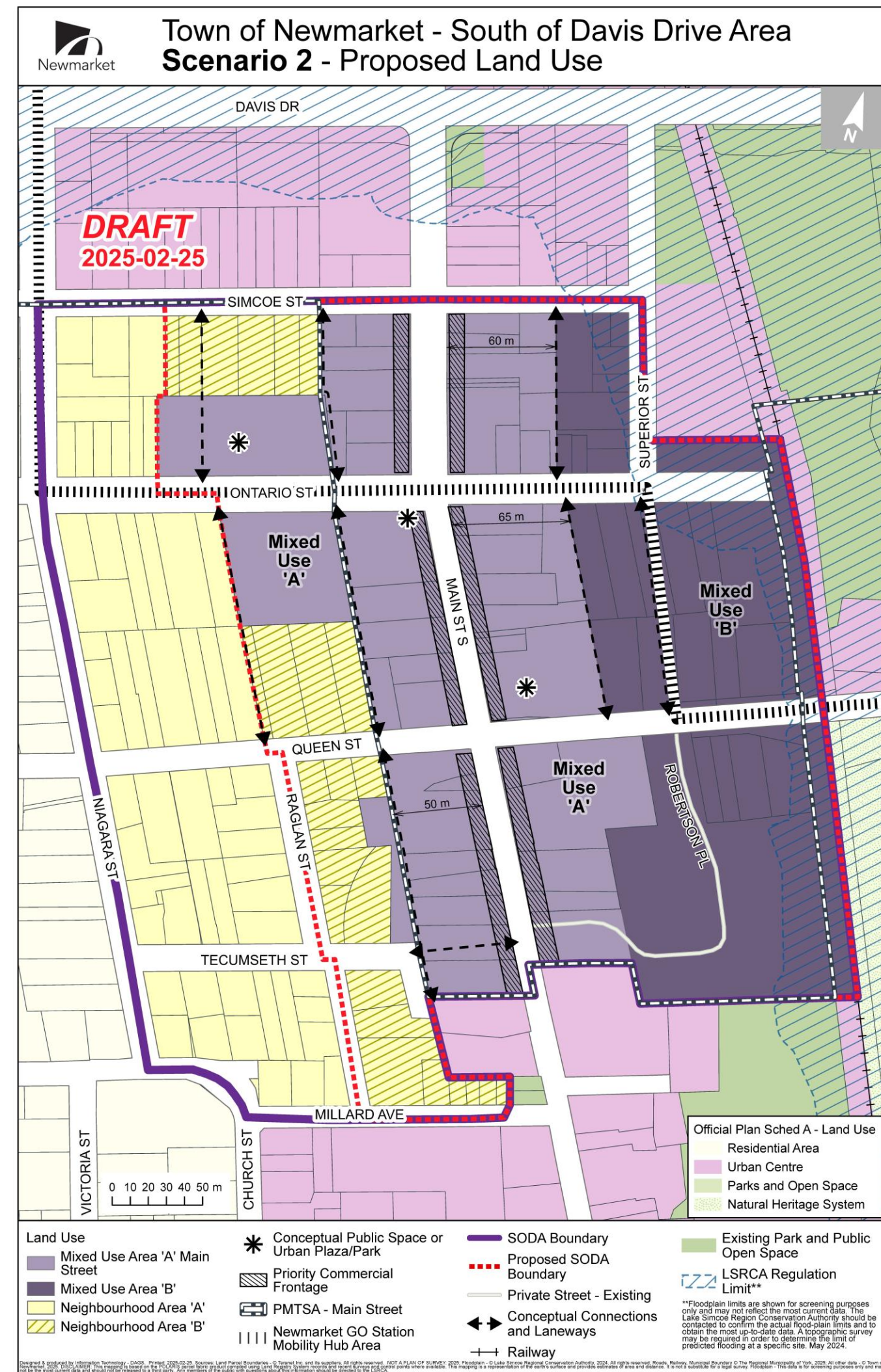


SODA Scenario 2 – Land Use

- Generally similar to Option 1. SODA boundary has been amended to follow the
- Recognizes some of the existing built form west of Main Street (semi-detached and multiplex)
- Proposes **Neighbourhood Areas 'A' and 'B'**
- Gentle intensification in the form of semi-detached, duplexes, triplexes, and quadruplexes would be permitted west of Main Street in **Neighbourhood Area B**, subject to design criteria. Would provide built form transition to lower scale neighbourhood to the west.
- Extends Mixed Use Area B south to Queen Street
- Proposes to amend the SODA boundary to generally align with Raglan Street

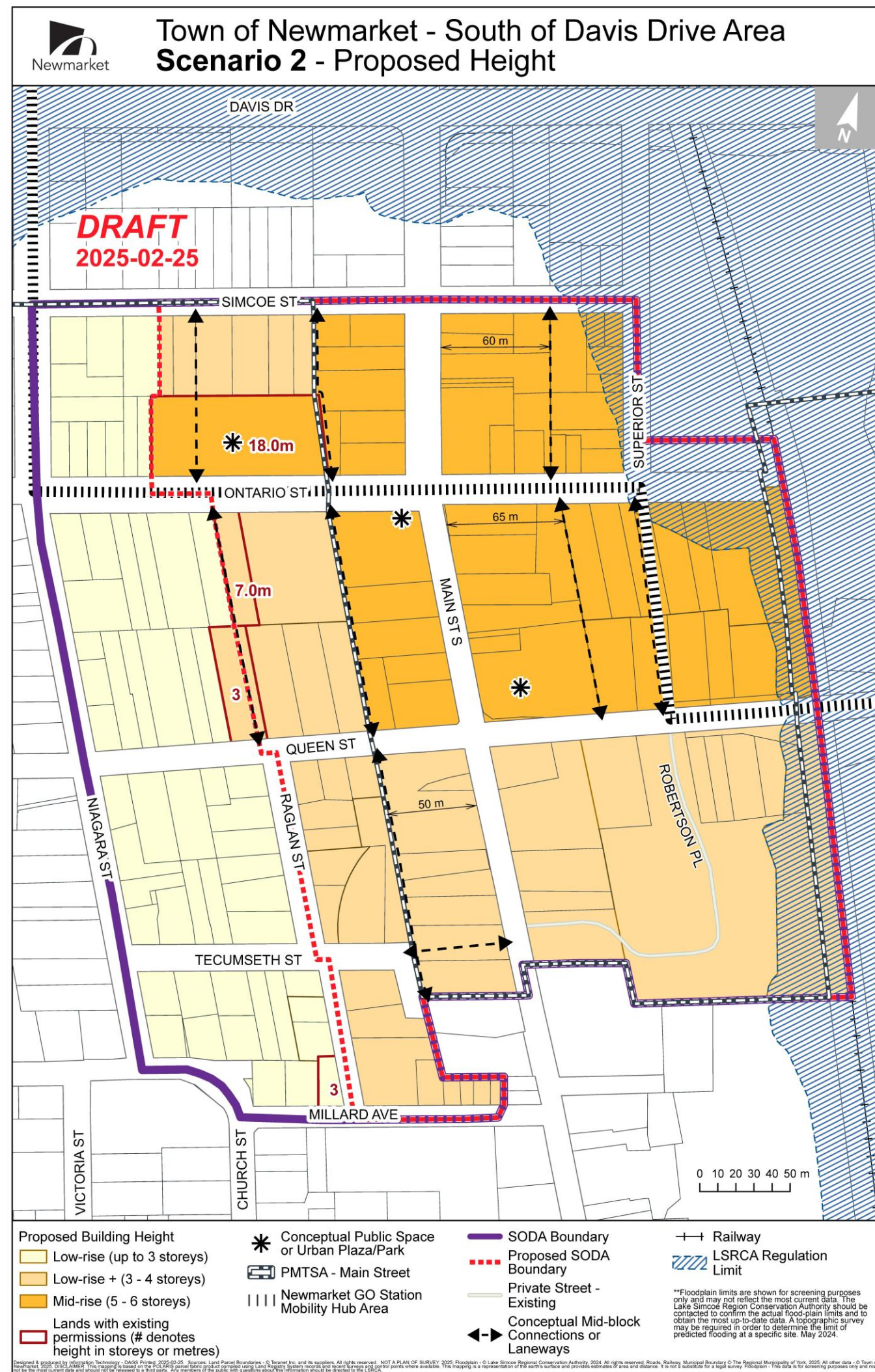


*Page 9 of Handout



SODA Study Scenario 2 – Height

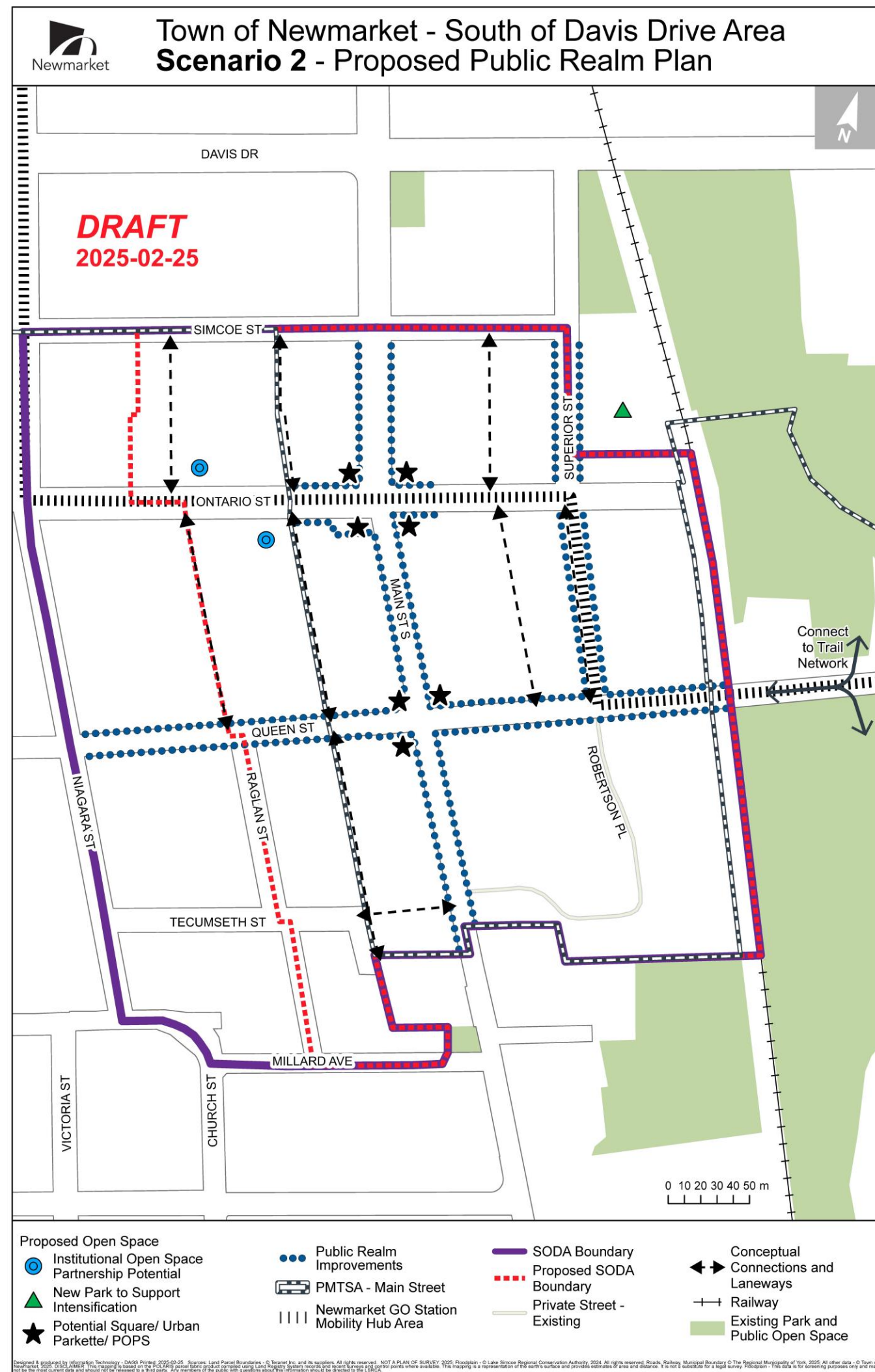
- Allows for low rise forms up to 3 and 4 stories subject to design criteria (light orange = transition zone west of Main St)
- Allows for mid-rise form on properties fronting Main Street, and north of Queen Street.
- Laneways and midblock would provide a visual cue signaling the boundary of the transition zone.



SODA Study Scenario 2 - Open Space



- Same as Open Space Option #1
- Proposes an additional connection between Queen Street and Ontario Street, west of Main Street, with redevelopment.
- Similar to the east side of Main Street, provides direction for laneways with redevelopment that take vehicular access from the rear for properties fronting Main Street.

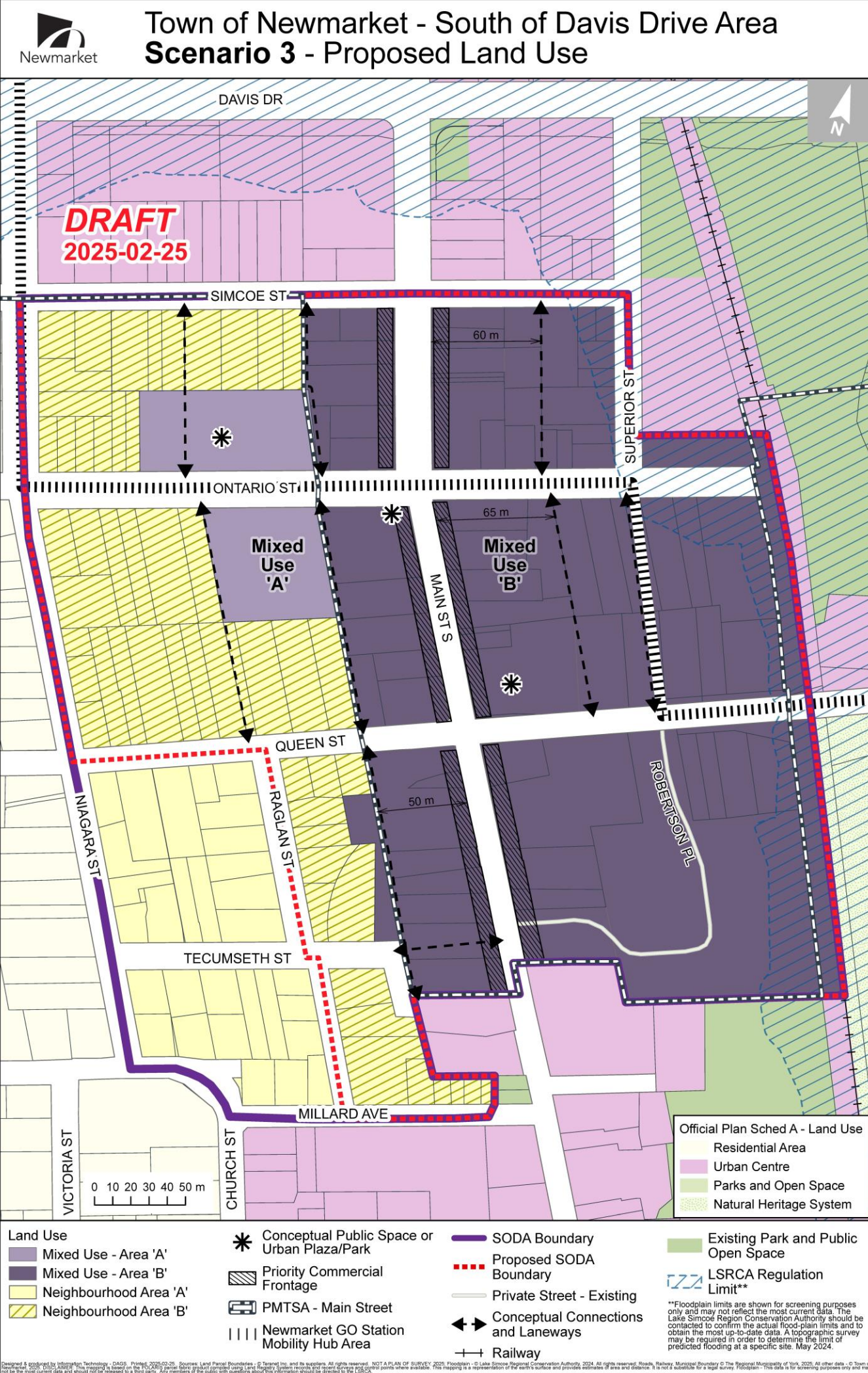


SCENARIO 3: GREATER RANGE & VARIETY OF HOUSING TYPES & USES



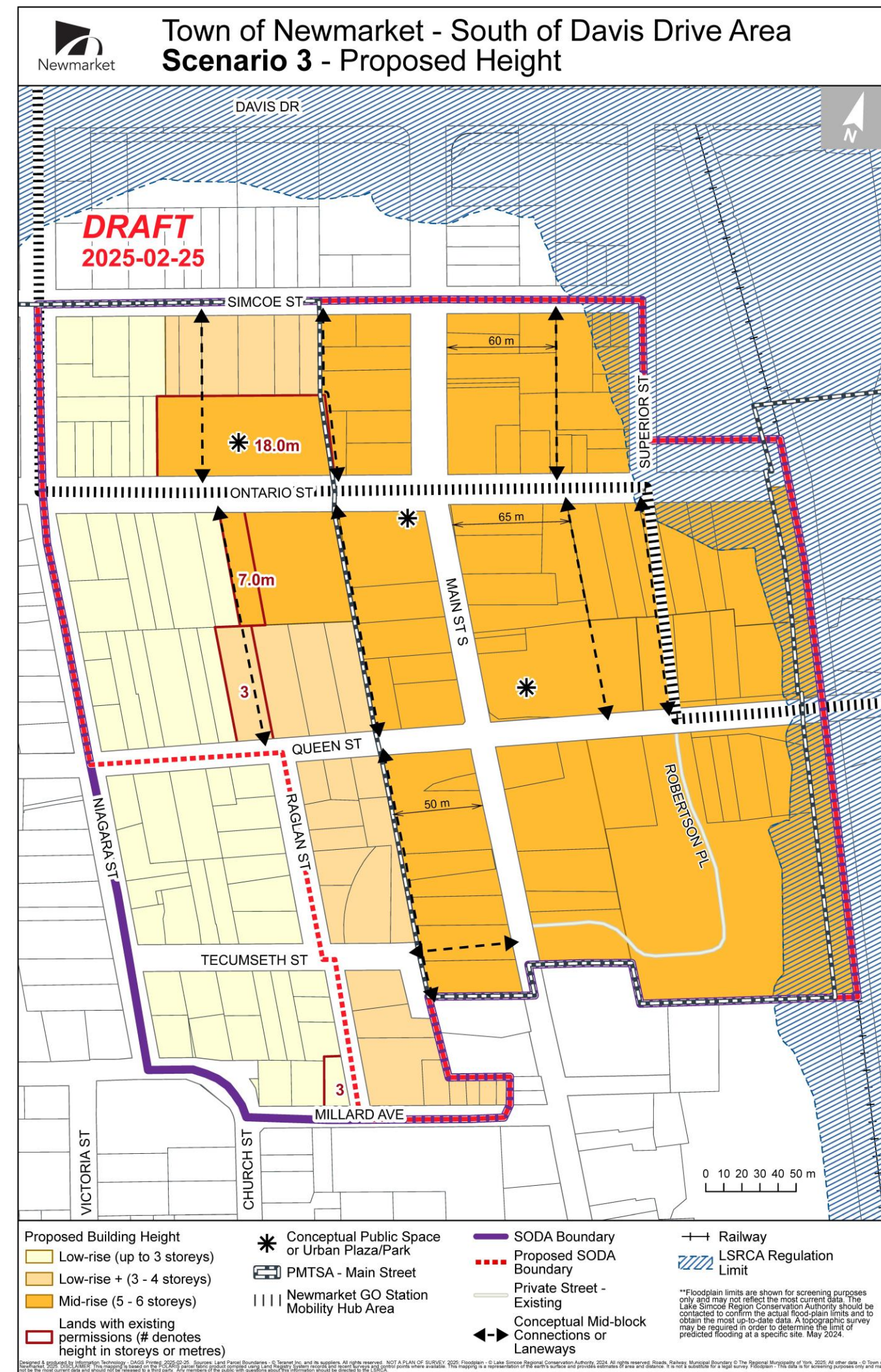
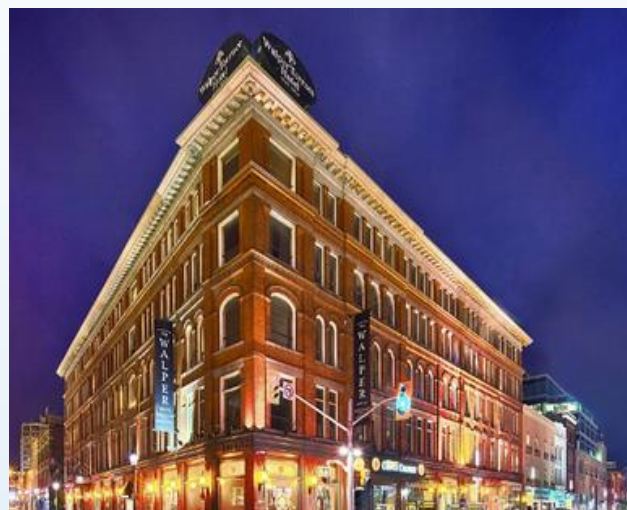
SODA Study Scenario 3 – Land Use

- Proposes to extend the range of residential uses (gentle intensification) permitted in **Neighbourhood Areas 'B'**
- Extends **Mixed Use Area B** to properties fronting on the west side of Main Street
- Includes intensification within the MTSA and the Mobility Hub 'Priority Zone' north of Ontario Street.
- Proposes to amend the SODA boundary to generally align with Queen Street and Raglan Street



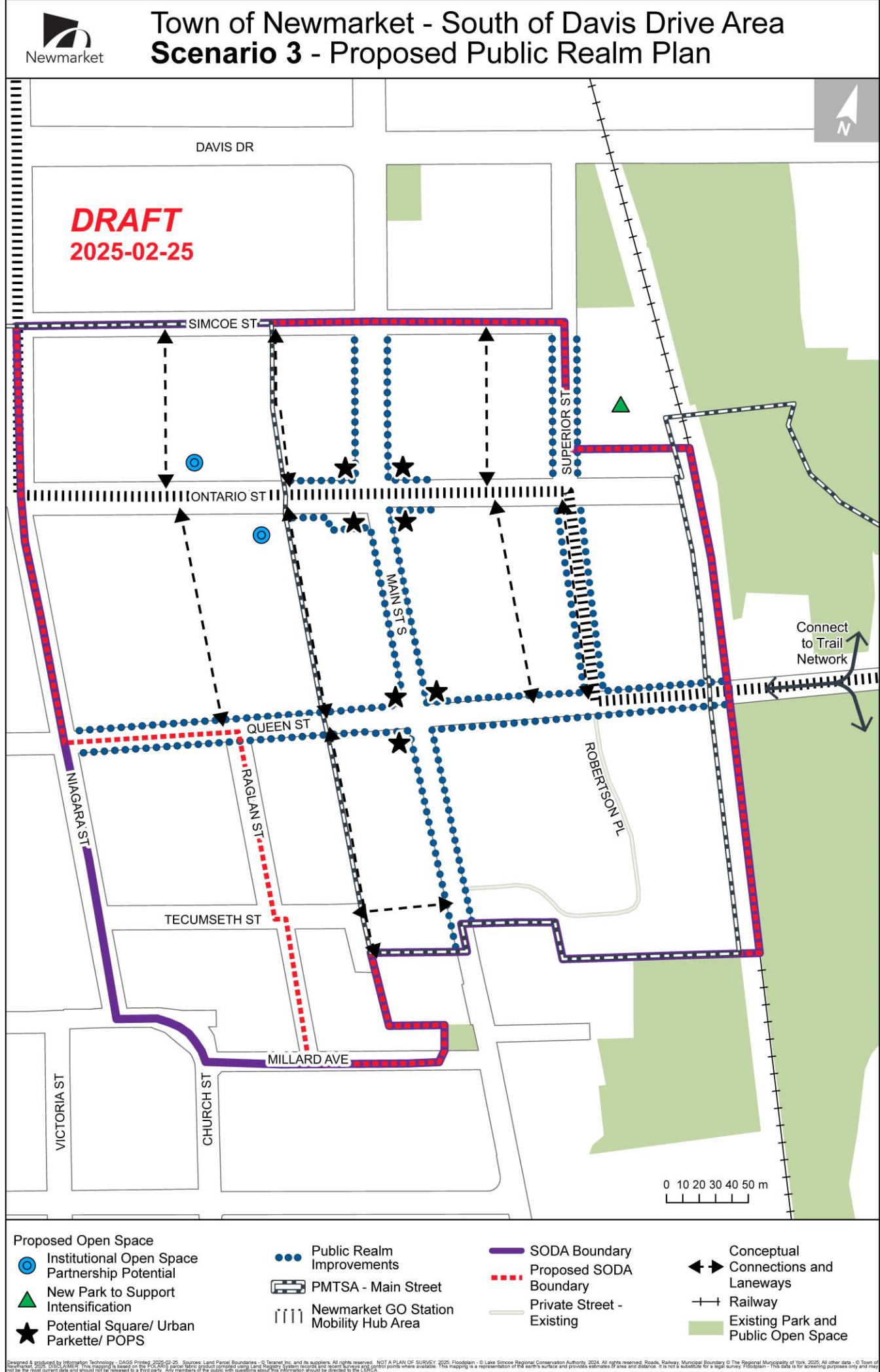
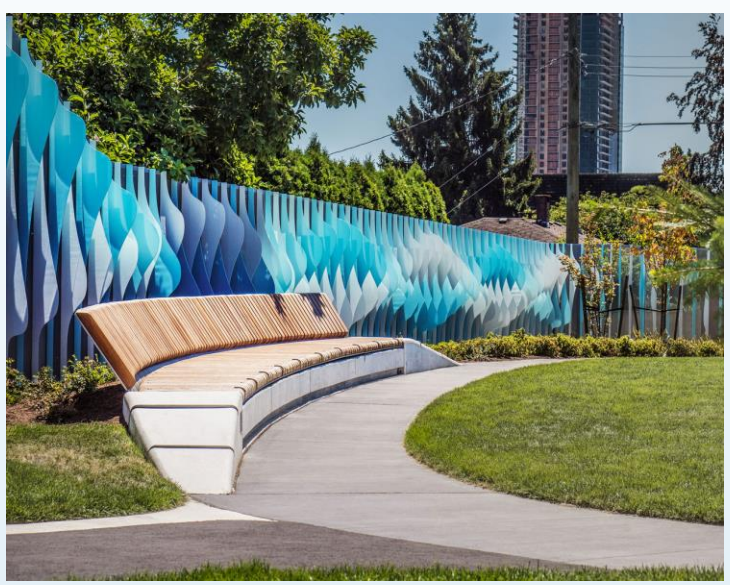
SODA Study Scenario 3 – Height

- Allows for **lower scale mid-rise forms** to extend east of Main Street within the Mobility Hub Area (Priority Zone) recognizing the existing height permissions on the 413 and 432 Ontario Street properties
- Permits mid-rise (subject to lot consolidation) south of Queen Street

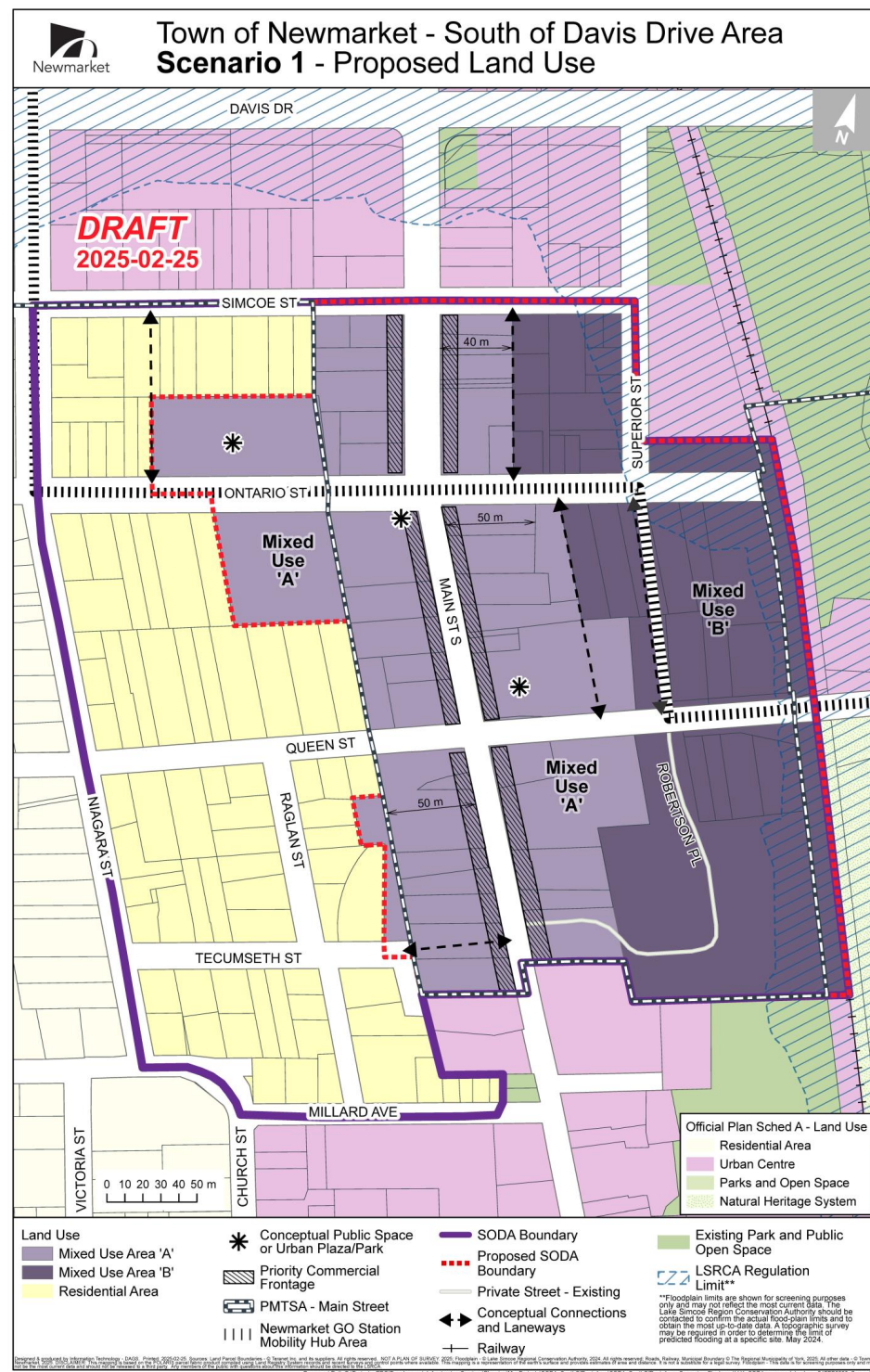


SODA Study Scenario 3 – Open Space

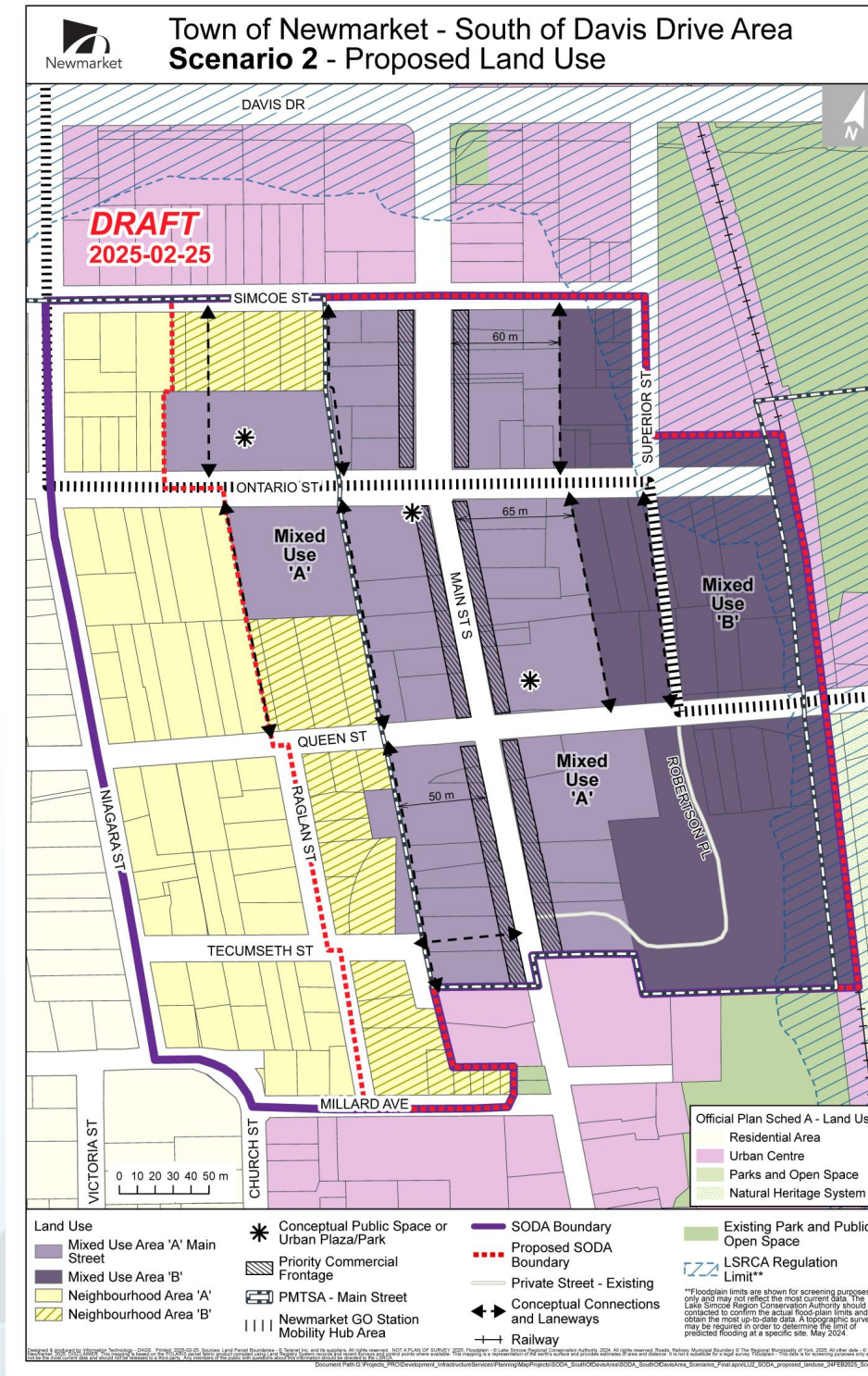
- Similar to Option #2
- Identifies potential POPS or urban squares at the intersection of Queen Street and Main Street. These are also locations for public art installations.
- Opportunities for continuous streetscape improvements along laneways and Main Street or through mid-block connections



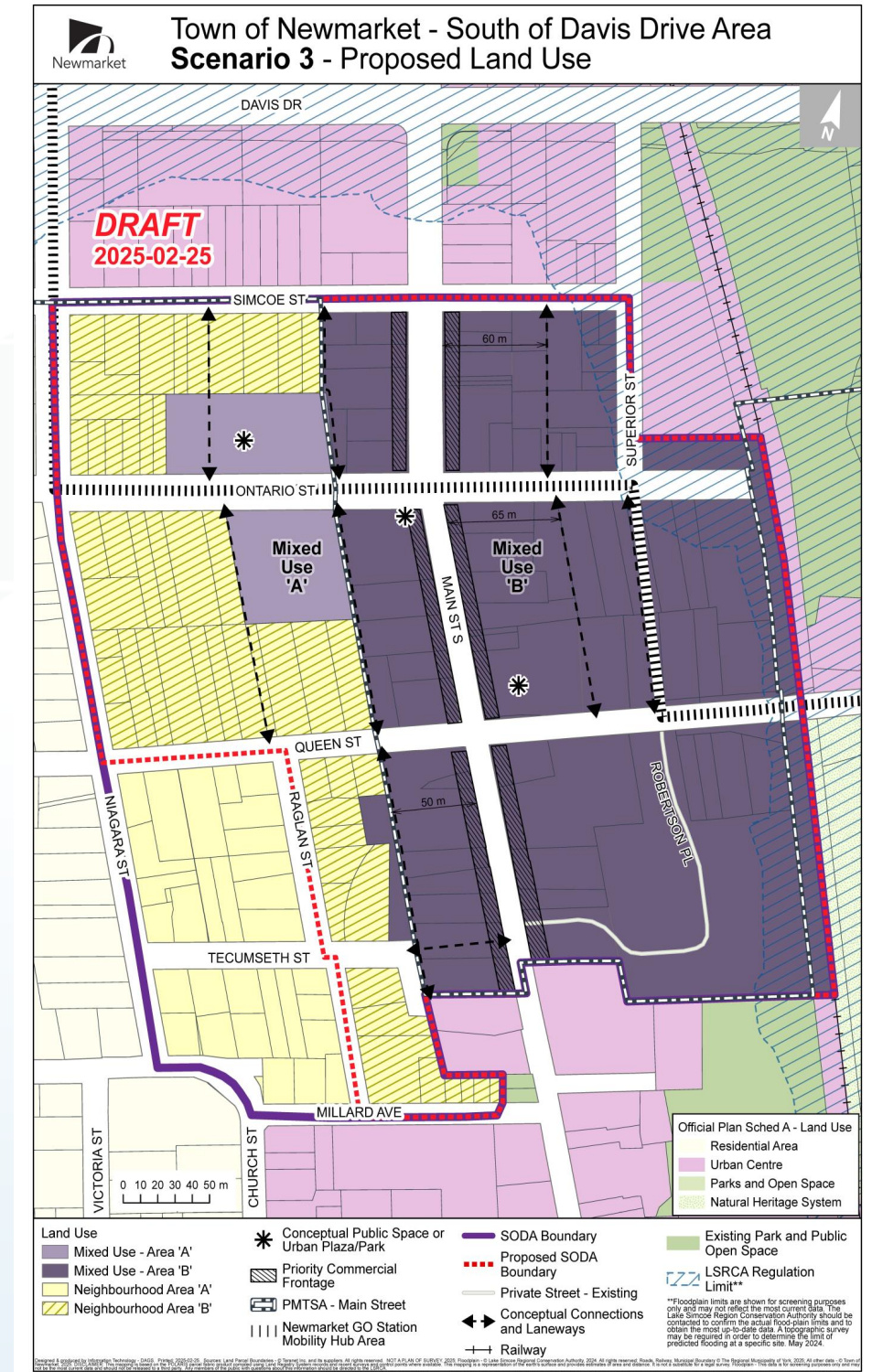
Land Use Scenario Comparison



STATUS QUO WEST OF MAIN STREET

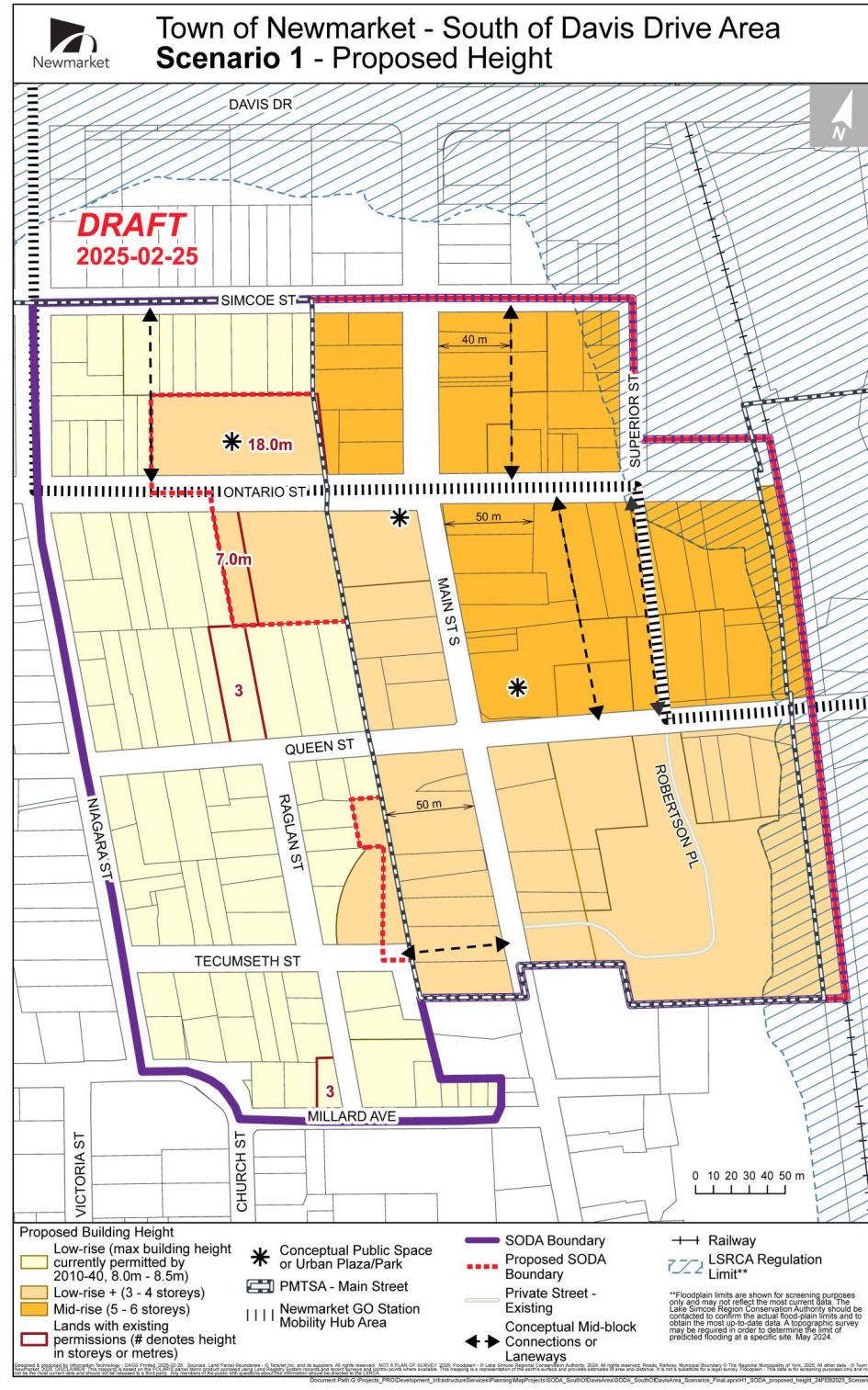


GENTLE DENSITY

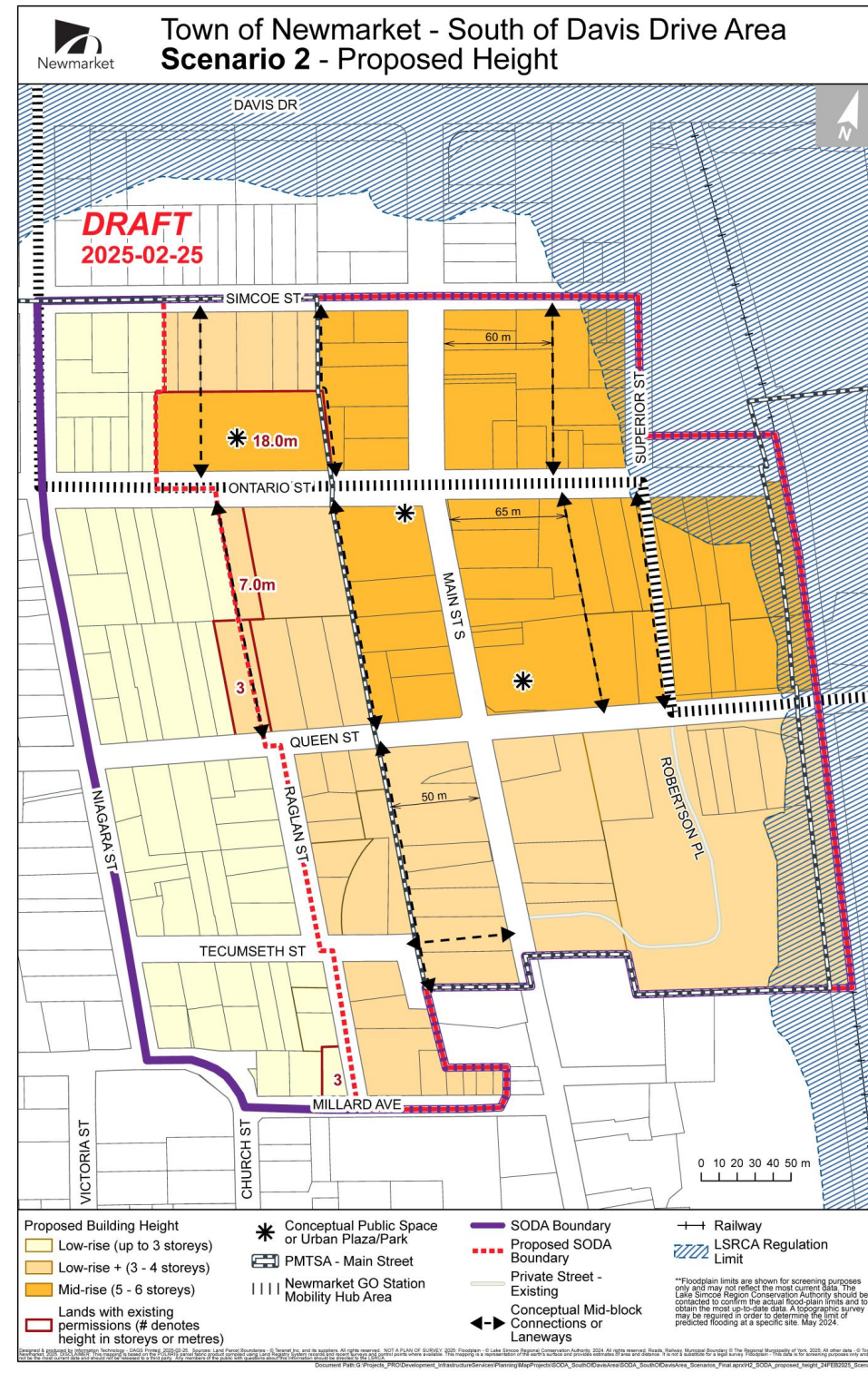


GREATER RANGE & VARIETY OF HOUSING TYPES & USES

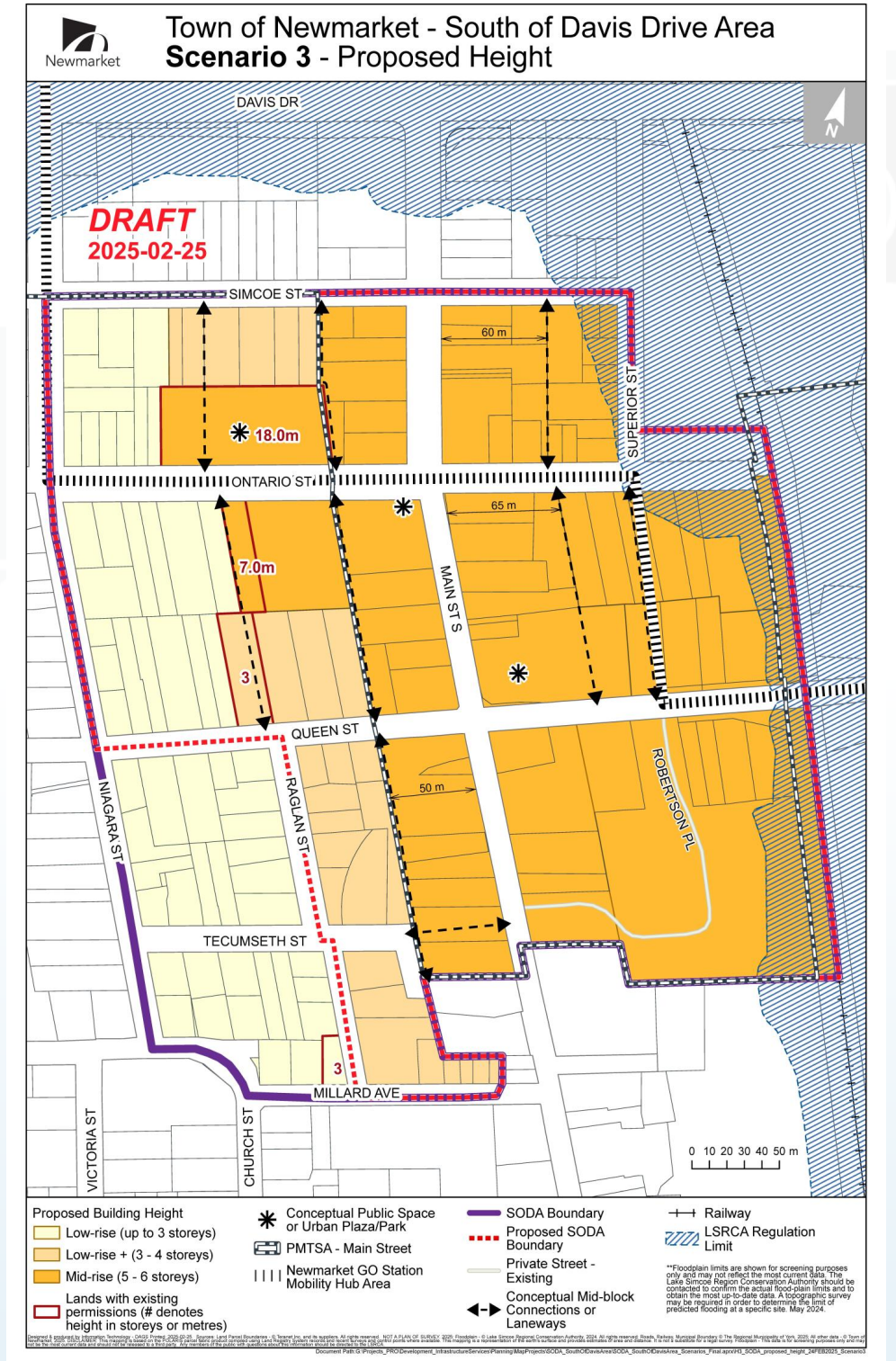
Building Height Scenario Comparison



STATUS QUO WEST OF MAIN STREET

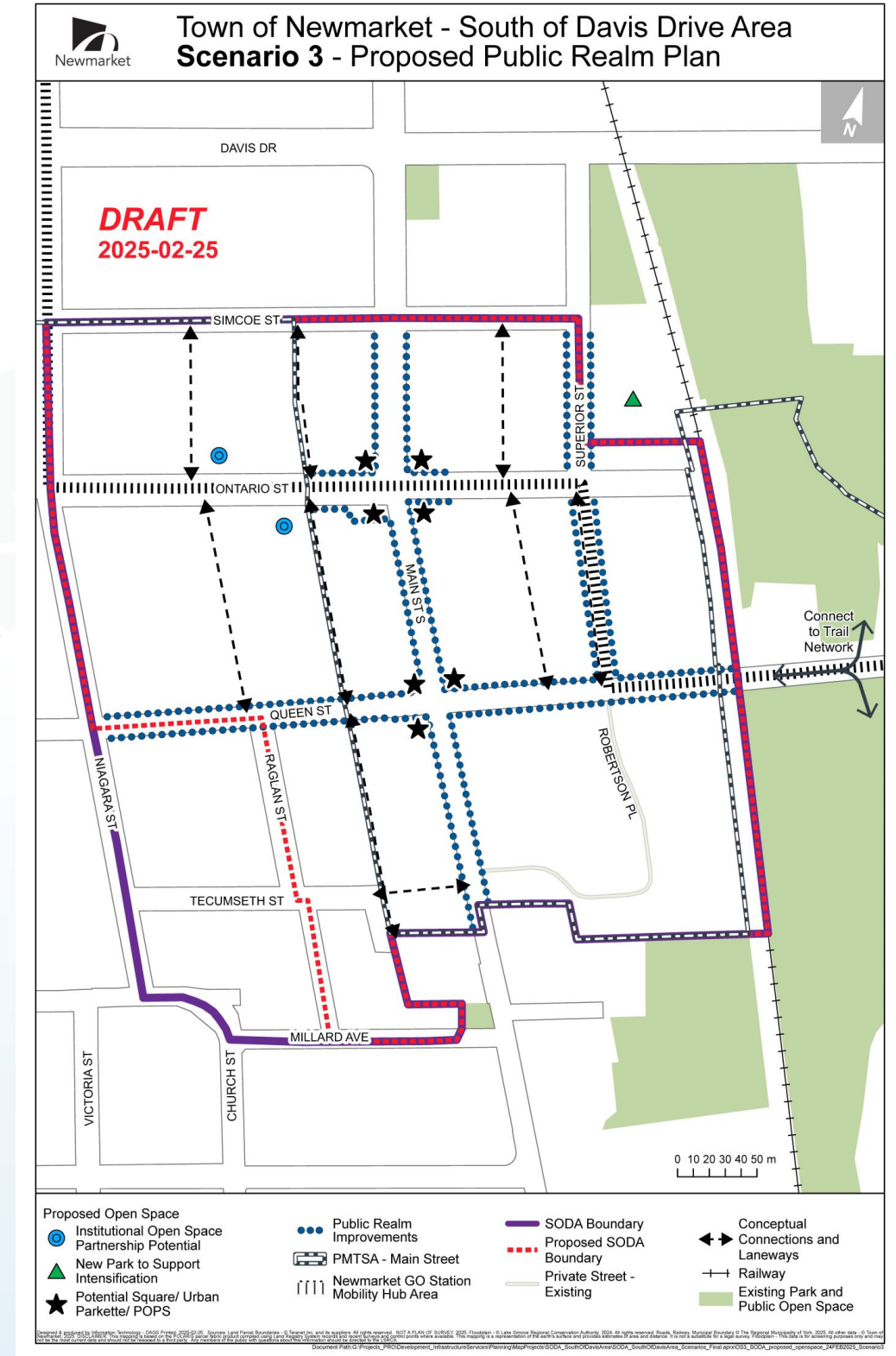
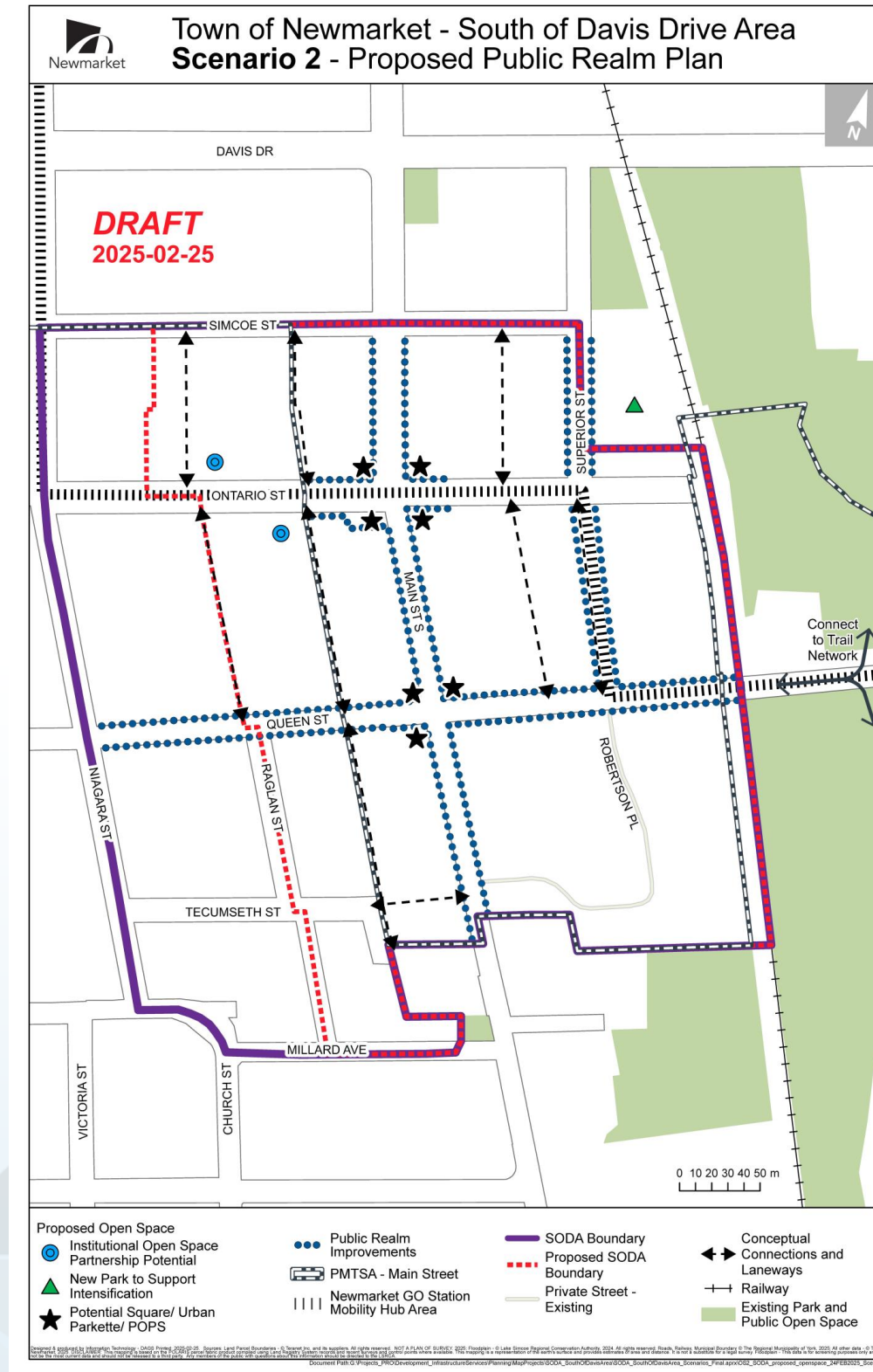
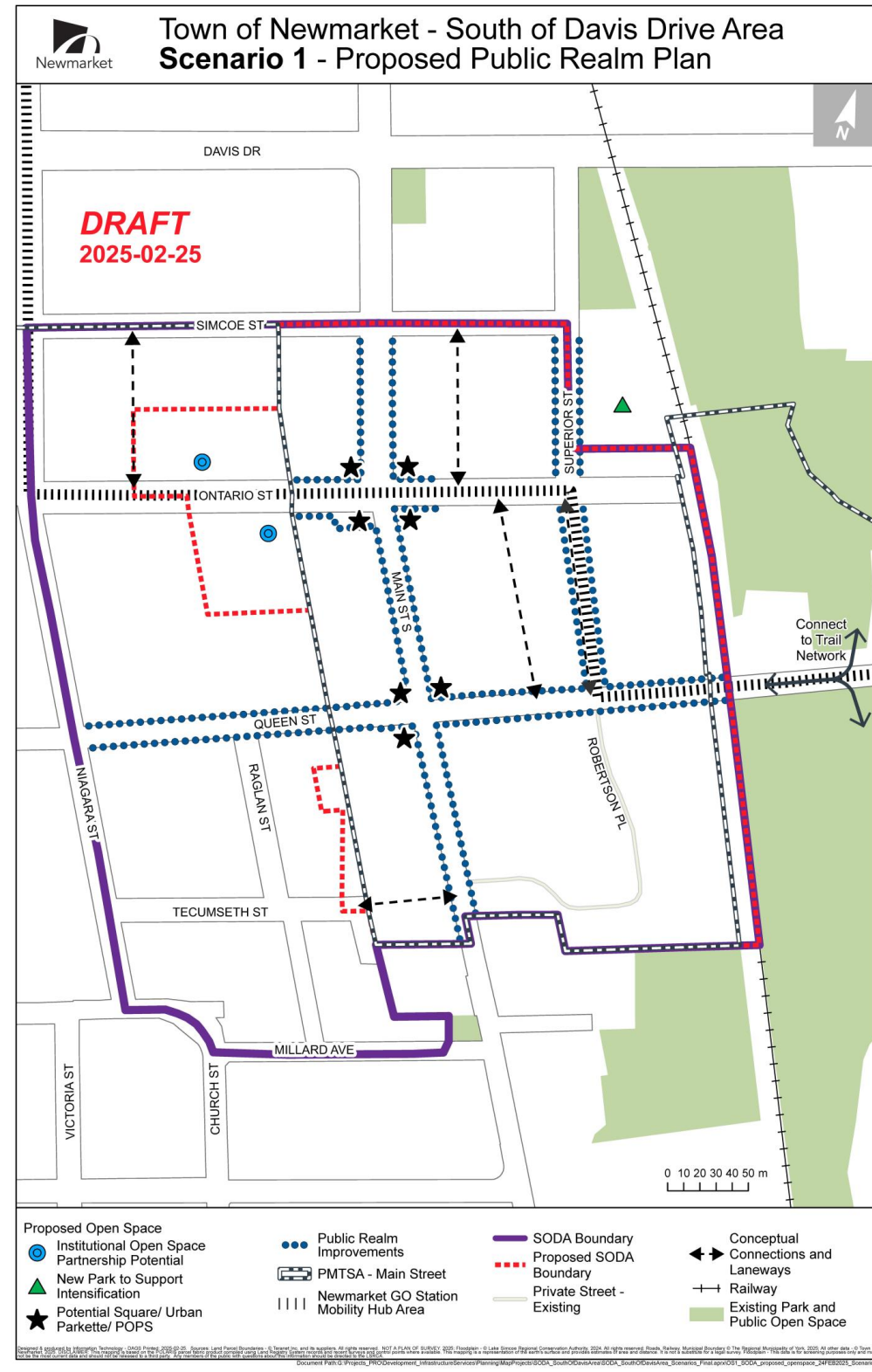


GENTLE DENSITY



GREATER RANGE & VARIETY OF HOUSING TYPES & USES

Public Realm Scenario Comparison



STATUS QUO WEST OF MAIN STREET

GENTLE DENSITY

GREATER RANGE & VARIETY OF HOUSING TYPES & USES

Summary

- All scenarios meet the minimum of 160 people and jobs per hectare target with the maximum permitted height range. Staff will assess if minimum height requirements should also be implemented
- **Scenario 1** maintains the status quo in the stable residential areas of the Study Area, west of the businesses along Main Street.
- **Scenario 2** allows for some gentle intensification and built form transition to the low-rise neighbourhood to the west of Main Street.
- **Scenario 3** allows for a greatest range and mix of housing types, tenures and land uses to allow for some flexibility in how the area evolves.
- All scenarios maintain a maximum height of six storeys limited to the properties within the MTSA boundary, subject to criteria including lot consolidation.



Questions?

- 1) Should one of these scenarios include 4 storeys and/or 4 units as of right? And where?
- 2) Are we pushing the bar enough? Should we go higher in spots? Should there be minimum heights in certain areas?
- 3) What other land uses that would support the vision on Main Street and east of Main Street?
- 4) Are we missing anything to realize the vision for an enhanced streetscape?
- 5) We've identified a priority commercial frontage area along Main, indicating that this is where we want to see some active uses at grade. Should all of the SODA area be a priority commercial frontage area?



Next Steps

- **Public Information Centre** (Virtual, February 25, 2025)
- **Policy Directions Report and Presentation** (Spring 2025)
- **Draft Housing Needs Assessment & Inclusionary Zoning Framework** (Spring 2025)
- **SODA Public Consultation** (Spring 2025)