



Town of Newmarket  
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## **Town Initiated Official Plan Amendment and Zoning By-law Amendment – 230 Davis Drive**

### **Staff Report to Council**

Report Number: 2025-15

Department(s): Building and Planning Services

Author(s): Kaitlin McKay, Senior Planner - Development

Meeting Date: April 7, 2025

### **Recommendations**

1. That the report entitled Town Initiated Official Plan Amendment and Zoning By-law Amendment dated April 7, 2025, be received; and,
2. That the applications for Official Plan Amendment and Zoning By-law Amendment be approved; and,
3. That Staff be directed to bring forward the By-laws to Council for approval; and,
4. That Howard Friedman, of HBR Planning Centre Inc., be notified of this action; and,
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

### **Executive Summary**

The Town of Newmarket has initiated an Official Plan Amendment and Zoning By-law Amendment application for the property located at 230 Davis Drive.

The purpose of the applications is to redesignate and rezone the subject land to “Mixed Use” and “Parks and Open Space”. The Church of Christ lands will remain in private ownership and there is currently no development proposed for this portion of the subject land. A breathing space and trail are proposed to be constructed on the Town owned portion of the subject land.

Staff have reviewed the proposal against the relevant Provincial, Regional, and local policy documents and have concluded that the proposal is in conformity with the policy framework. A Statutory Public Meeting was held on February 3, 2025, as required by the

*Planning Act.* Should Committee adopt the recommendations of this report, the Official Plan and Zoning By-law Amendments would be presented to Council for approval at a subsequent Council meeting.

## **Purpose**

This report provides recommendations to Council regarding the Official Plan Amendment and Zoning By-law Amendment applications for 230 Davis Drive (the “subject land”).

The recommendations of the report, if adopted, would result in amendments to the Official Plan, Urban Centres Secondary Plan, Zoning By-law 2010-40, and Zoning By-law 2019-06.

## **Background**

### **Subject land**

The subject land is located on the south side of Davis Drive, east of Parkside Drive, and is municipally known as 230 Davis Drive. The entire property is approximately 0.97 hectares (2.41 acres) in size and is currently occupied by the Church of Christ and a surface parking lot. Surrounding land uses include:

- Davis Drive to the north;
- Single detached dwellings to the south; and,
- Residential apartment buildings to the east and west.

## **The Proposal**

The Town of Newmarket has initiated an Official Plan Amendment and Zoning By-law Amendment application for the subject land. A portion of the subject land is owned by the Church of Christ and the remainder is owned by the Town of Newmarket (refer to Attachment 1).

At the time of the approval of the Urban Centres Secondary Plan, the Town identified the need for a pedestrian connection and parkland in this area to support the planned higher-density development on Davis Drive. The proposed Parks and Open Space designation was deferred by the Town, at the request of the Church of Christ, to allow additional time to determine the extent of parkland that is required in this location. Through a separate process that involved consultation with the public, a detailed design of the park/breathing space and trail was prepared by the Town. As the extent of the parkland required has now been determined, the deferral is no longer required, and the Town has initiated the amendments to update the applicable land use planning documents.

The purpose of the applications is to redesignate and rezone the Church of Christ portion of the subject land to Mixed Use and redesignate and rezone the Town owned land to Parks and Open Space. No development is proposed on the Church of Christ portion of the subject land.

## **Discussion**

The high-level policy documents which are applicable to this development review are:

### **The application is consistent with the Provincial Planning Statement (PPS)**

The Provincial Planning Statement 2024 (“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 development and land use patterns that:

- a. Efficiently use land and resources;
- b. Optimize existing and planned infrastructure and public service facilities;
- c. Promote healthy, active, and inclusive communities by facilitating active transportation and community connectivity;
- d. Provide a mix of land uses, including housing options, transportation options with multimodal access, recreation, parks and open space to meet long-term needs.

The proposed amendments are consistent with the above policy direction.

### **The application conforms to the York Region Official Plan, (as deemed part of the Town’s Official Plan by Bill 185 on July 1, 2024)**

The subject land is designated a Community Area by York Region’s Official Plan. Community areas are intended to accommodate residential and community services, supporting concentrations of existing and future populations.

The redesignation of the Church of Christ lands will allow future redevelopment opportunities on a portion of the subject land that is on a Regional Corridor within a Major Transit Station Area (MTSA). The Parks and Open Space designation will be retained on a portion of the subject land and the future trail will provide a direct connection from Davis Drive to the Regional Greenlands system.

The proposed amendments conform to the York Region Official Plan policies.

### **The application meets the intent of the Official Plan and Urban Centres Secondary Plan**

Schedule 3 – Land Use of the Urban Centres Secondary Plan identifies the subject land as being subject to Section 16 – Deferrals, and as a result, the designation that was in

effect at the time of the approval of the Secondary Plan – being the designation in the parent Town of Newmarket Official Plan - continues to apply to the property.

In the Town of Newmarket Official Plan, the subject land is currently designated as Yonge Street Regional Centre on Schedule A – Land Use. The proposed amendment would update the Official Plan Land Use Schedule A to Davis Drive Regional Corridor, which is consistent with the neighboring properties. The Town-owned portion would be redesignated to Parks and Open Space.

The Official Plan Amendment also proposes to bring the subject land into the Urban Centres Secondary Plan (UCSP) and redesignate the Church of Christ portion to Mixed Use. The amendment proposes to update all schedules with the extent of the Parks and Open Space designation to be only on the Town owned portion of the property and remove the entire subject land from the lands identified as subject to deferral.

The amendment would also update Schedule 4 – Height and Density of the Secondary Plan to include the front portion of the subject land within the Medium-High Density area and the rear portion of the property within the Medium Density area. The Medium-High Density area permits building heights of 4 to 15 storeys with a maximum FSI of 3.0. The Medium Density area permits building heights of 3 to 10 storeys with a maximum FSI of 2.5. The proposed Mixed Use designation, heights, and densities are consistent with the existing permissions on the adjacent properties.

The intent of the neighbourhood park is to provide a link between Haskett Park, the existing established neighbourhood, and planned higher density areas on Davis Drive. The proposed amendment meets the intent of the Secondary Plan to provide a public park space and pedestrian connection from the Davis Drive corridor to the low-density residential neighbourhood to the south.

The Secondary Plan provides policies for the Davis Drive corridor, which is to be a focus for intensification. The redesignation of a portion of the subject land to Mixed Use will provide redevelopment opportunities for the privately owned portion of the subject land.

The proposed amendment meets the intent of the Official Plan and Secondary Plan.

### **The proposed amendments meet the intent of the Zoning By-law**

The subject land is currently zoned Regional Urban Centre (UC-R) zone by Zoning By-law 2010-40. This is the zoning that was in place at the time of the approval of the Secondary Plan (April 30, 2015). The proposed amendment would delete the current zoning from the 2010-40 By-law entirely and bring the property into the Urban Centres Zoning By-law 2019-06.

The subject land is currently excluded from the Urban Centres Zoning By-law. The amendment would bring the property into the Urban Centres By-law, rezoning the Church of Christ portion to Mixed Use 1 (MU-1) and the Town-owned portion to Open

Space 1 (OS-1). The MU-1 zone permits residential, commercial, and institutional uses, and the OS-1 zone permits parks and recreational trails.

The draft zoning by-law amendment proposes height permissions that are consistent with the current permissions for adjacent properties. The front portion would allow heights from 14 to 38 metres, and the rear would allow heights from 11 to 26 metres.

The zoning by-law amendment also proposes to update all applicable schedules to remove the subject land from the lands subject to deferrals.

### **Future Applications Will Be Required**

No development is currently proposed for the Church of Christ lands. Should the property owner decide to propose redevelopment in the future, Planning Act application(s) will be required.

## **Consultation**

### **External agencies and internal departments were consulted and there are no objections to the application**

The application and associated technical reports were circulated to all internal departments and external review agencies. Comments received indicate that there is no objection to the proposed Official Plan Amendment and Zoning By-law Amendment.

### **A Statutory Public Meeting was held, and no comments were received from the public**

A Statutory Public Meeting was held on February 3, 2025. This meeting provided the public and interested persons an opportunity to comment on the application. Notice of the Committee of the Whole meeting has been provided to persons and public bodies under the *Planning Act*. No comments were received from the public.

## **Conclusion**

The proposed Official Plan and Zoning By-law Amendment applications have been processed as required by the *Planning Act*, including circulation to the Town's internal departments and external agencies. There are no objections to the approval of the applications.

The proposal supports the goals and meets the intent of the Official Plan and Secondary Plan. The proposal is consistent with or conforms to the Provincial Planning Statement and York Region Official Plan.

Staff recommend approval of the applications.

## **Council Priority Association**

Extraordinary Places and Spaces

Town Initiated Official Plan Amendment and  
Zoning By-law Amendment – 230 Davis Drive

## **Human Resource Considerations**

None.

## **Budget Impact**

None.

## **Attachments**

**Attachment 1** – Location Map

**Attachment 2** – Proposed Official Plan Amendment

**Attachment 3** – Proposed Zoning By-law Amendment

## **Submitted By**

Kaitlin McKay, MCIP, RPP, Senior Planner, Planning Services

## **Approval for Submission**

Adrian Cammaert, MCIP, RPP, Manager, Planning Services

Jason Unger, MCIP, RPP, Director, Planning & Building Services

Peter Noehammer, P. Eng. Commissioner, Development & Infrastructure Services

## **Report Contact**

For more information on this report, contact [info@newmarket.ca](mailto:info@newmarket.ca).