



# Future **NEWMARKET**



**Committee of the Whole Meeting  
June 16, 2026**

**Presenters:**

**Andria Sallese, Senior Policy Planner, Town of Newmarket  
Matt Alexander, Project Manager, WSP Canada**



Newmarket

**FUTURE FOCUSED:**  
Planning OUR  
#NEWMARKET



# AGENDA

1. **Official Plan Review Progress To-Date and Consultation**
2. **Draft Official Plan Theme Areas**
3. **South of Davis Drive Area**
4. **Next Steps**



# PROJECT TIMELINE

**We are here!**





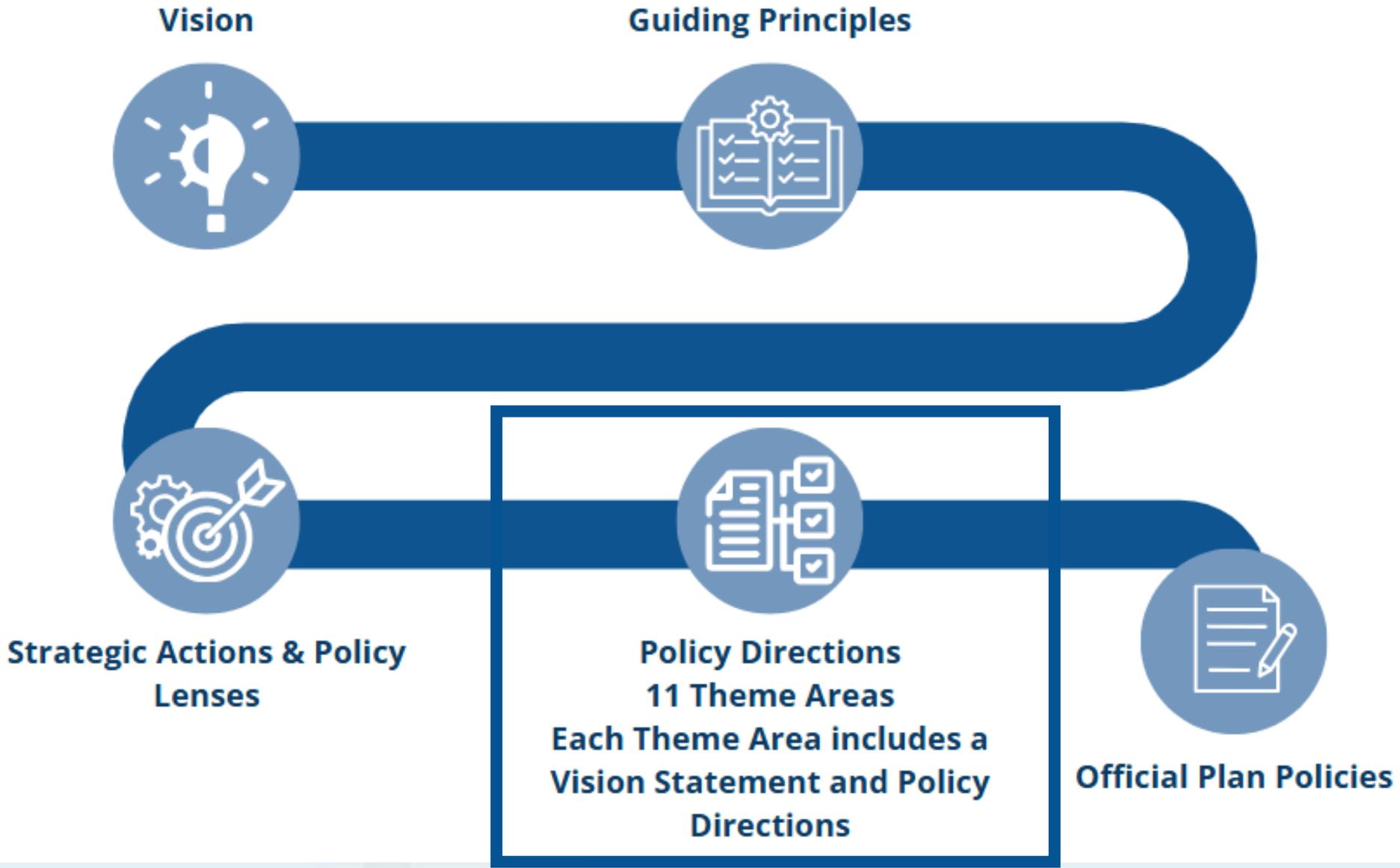
# COLLABORATING WITH INDIGENOUS COMMUNITIES

- Letters sent to all Indigenous Communities with treaty rights in Newmarket in Phase 3.
- Introductory meetings were held with Mississaugas of Scugog Island First Nation (MSIFN) on Oct 24 & Alderville First Nation on Oct 29, who expressed an interest in the study process.
- Workshop meeting held with MSIFN in January 2024.
- Further collaboration opportunities are planned in Phase 4.

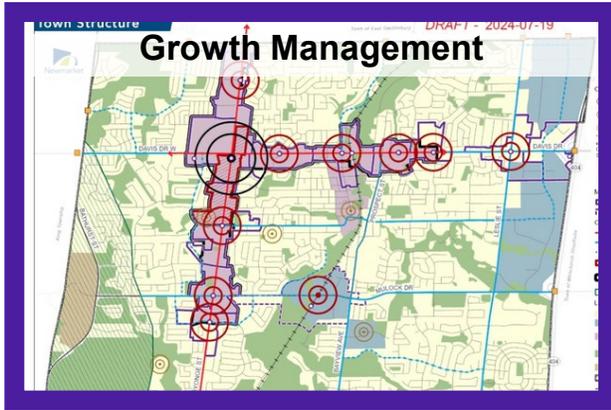
# OFFICIAL PLAN - WHAT WE HEARD

- Promote complete communities and intensification around transit.
- Explore gentle intensification in local nodes/corridors while preserving and enhancing the Town's green spaces and linkages.
- Social services need to keep up with growth.
- Create great places for people to recreate and visit.
- Make the Town/SODA a destination and celebrate its heritage!
- Diversify housing types and tenures and promote affordable housing options.
- Incorporate climate-resilient infrastructure and incentives for environmentally conscious practices.
- Focus on urban design principles that prioritize pedestrians, active transportation, and mixed-use developments to create lively, walkable neighbourhoods.

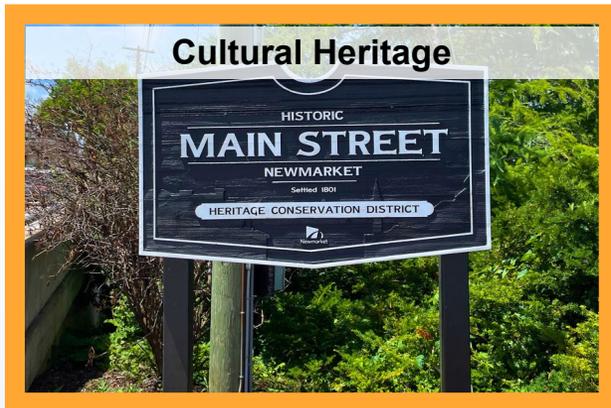




# 11 TRANSFORMATIVE THEME AREAS

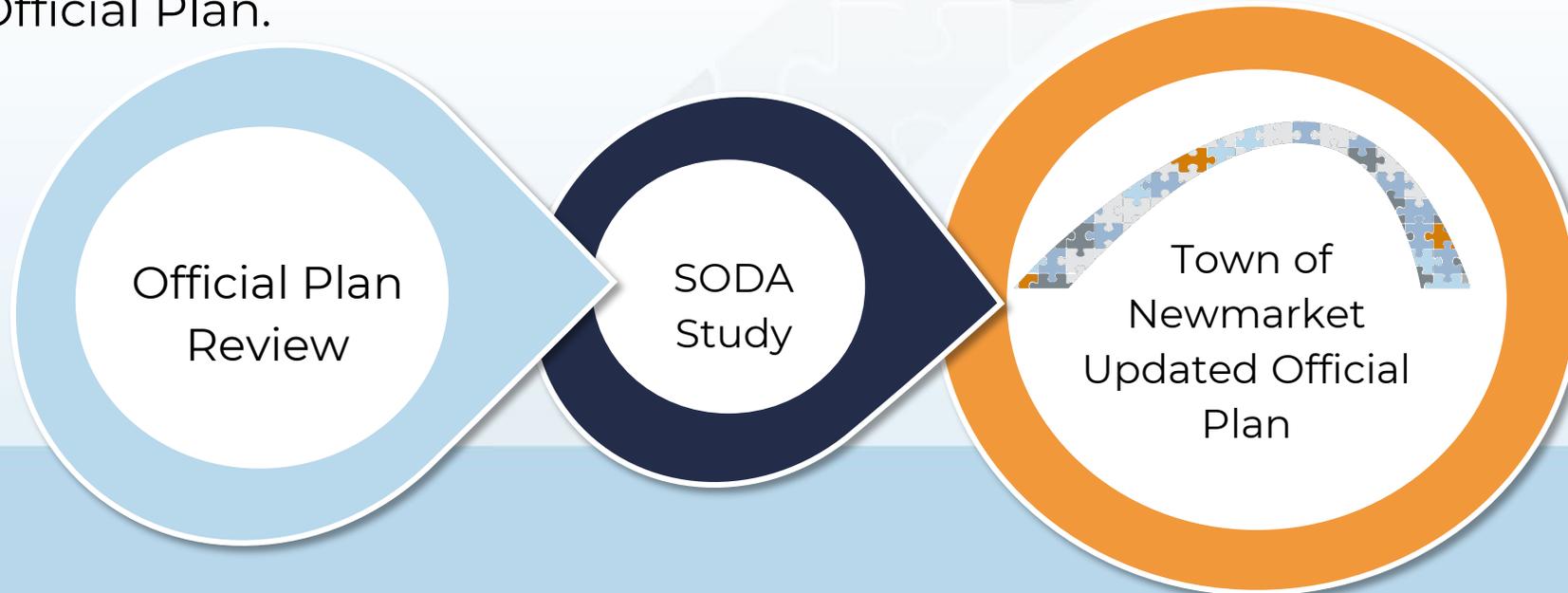


# 11 TRANSFORMATIVE THEME AREAS



# SOUTH OF DAVIS AREA STUDY

- On **March 3, 2025**, Town Staff presented a draft vision, guiding principles and **three land use, built form, and open space scenarios** for SODA at a Council Workshop. The emerging vision, guiding principles and development scenarios were premised on the background work and visioning undertaken by the project team in Phases 1 and 2.
- Staff presented the **draft visioning, guiding principles, and policy directions** to the public at **two in-person Public Open House Meetings** in the spring of 2024 (April 12<sup>th</sup> and 17<sup>th</sup>)
- The policy directions will inform land use, built form, improvements to the public realm, heritage, sustainability and design policies for the study area which will be included in the updated Official Plan.



# WHAT WE HEARD (SODA)

- Upgrade and maintain streets to foster a safe and active public realm
- Support local sustainable retail and expand commercial options
- Sustainable transportation connecting green spaces to and through SODA
- Emphasize affordable housing
- Gentle, mixed-use density with opportunities for even higher density east of Main
- Preserve history and encourage interesting and beautiful/interesting places
- Mitigate effects of change through effective communication with existing community



# NEXT STEPS

- Phase 4 - Prepare **Draft Official Plan** and **SODA** policy framework.
- **Phase 4 - Consultation Cluster** (Technical Advisory Committee, Community Working Group, Council Workshops, Public Meetings)

