



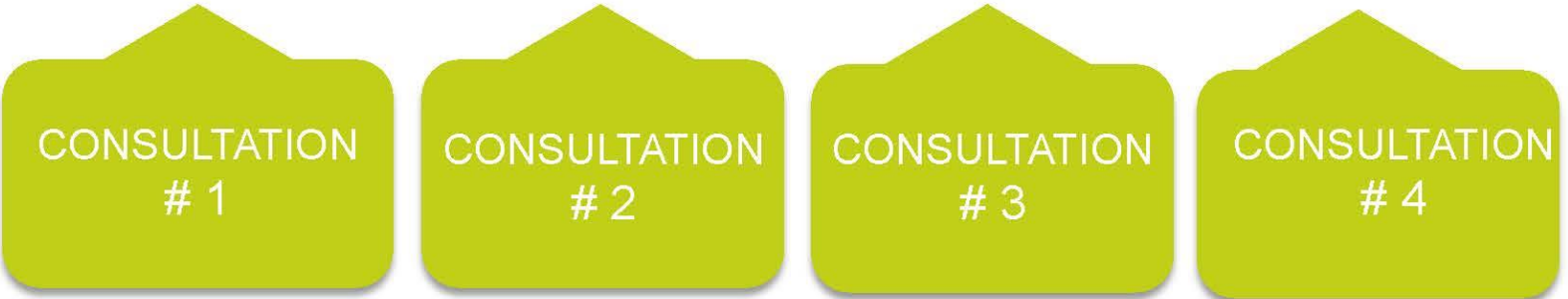
URBAN CENTRES SECONDARY PLAN

Secondary Plan Public Meeting

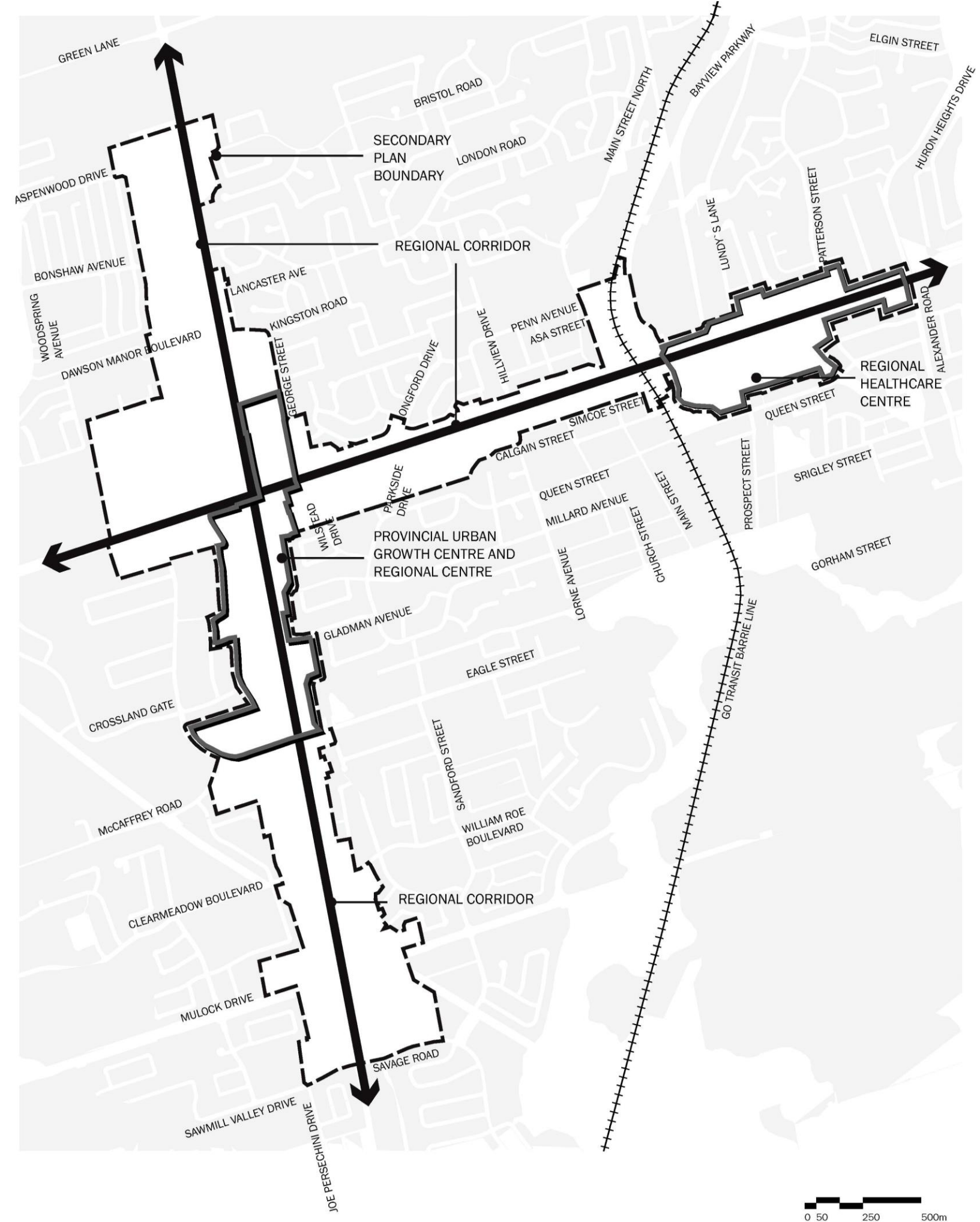
April 28, 2014

DEVELOPING THE SECONDARY PLAN

WE ARE
HERE

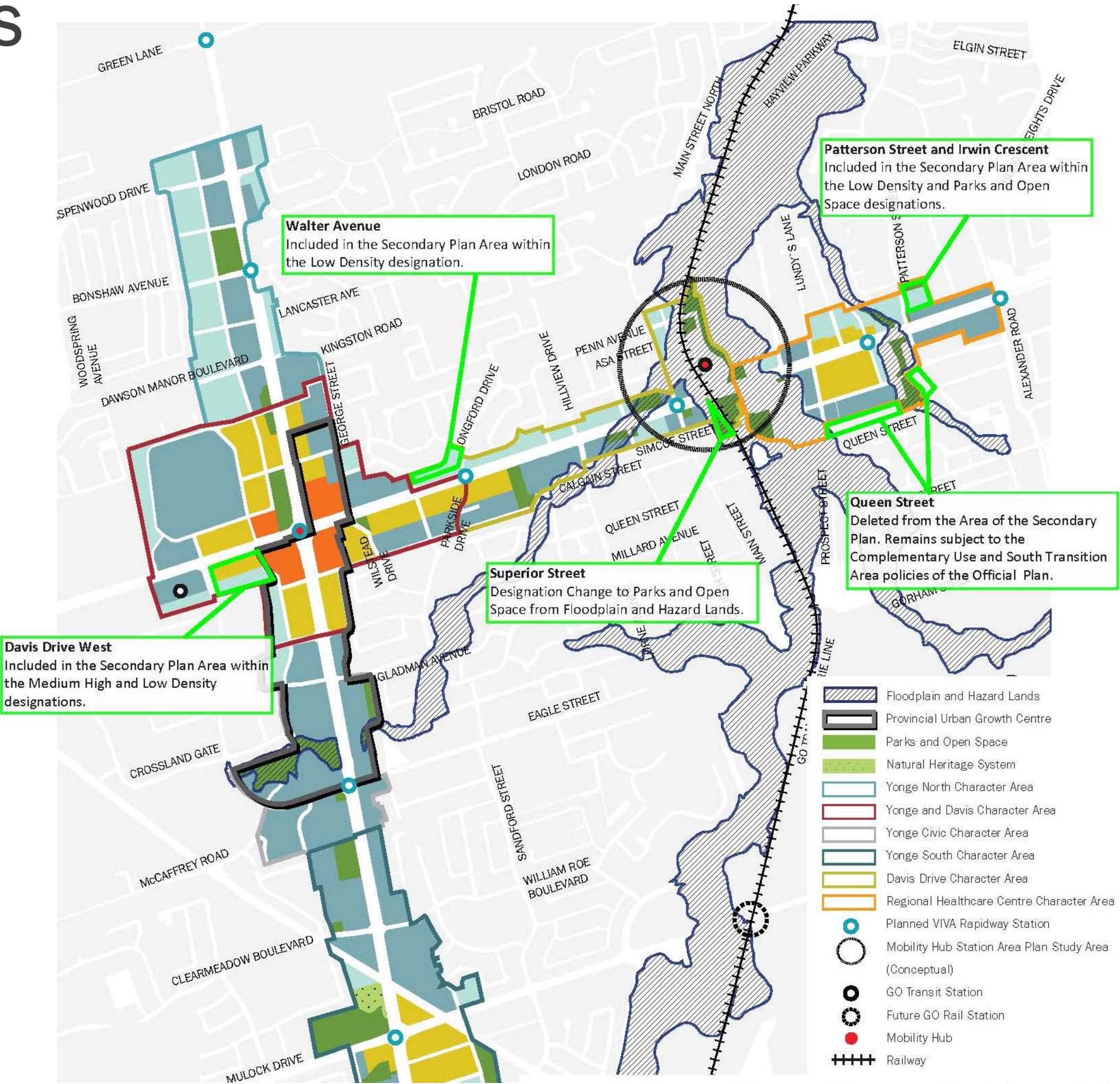


- Council Workshop
- COW for Directions for Public Notice
- Public Meeting
- COW



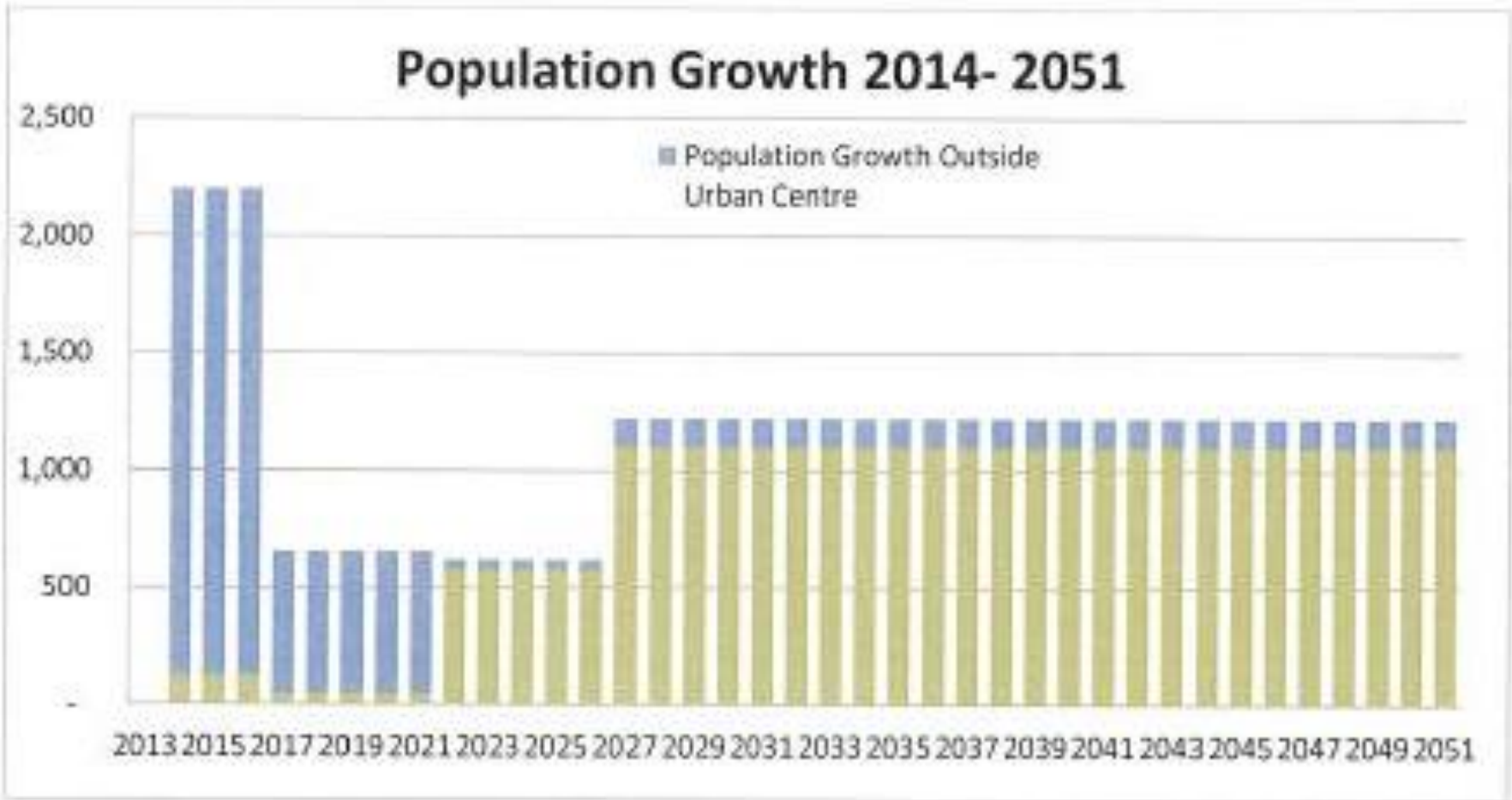
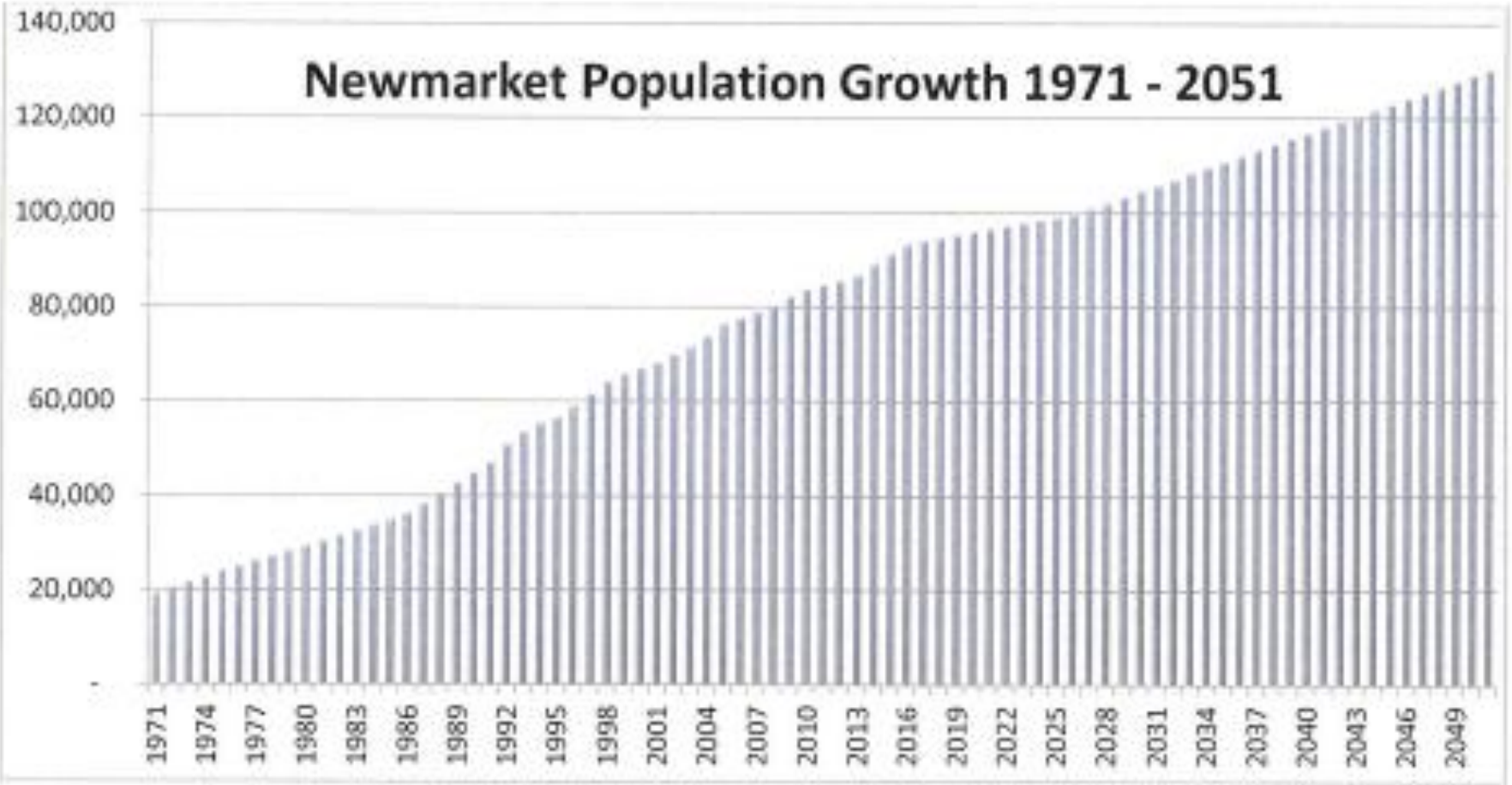
THE URBAN CENTRES

Walter Avenue
Patterson and Irwin
Superior Street
Queen Street



POPULATION GROWTH

Ultimate build-out of
33,000 people and
30,000 jobs



SECONDARY PLAN POLICIES

CHAPTERS

- 5.0 Land Use
- 6.0 Character Areas, Permitted Uses, Density, Height and Built Form
- 7.0 Urban Design and Sustainability
- 8.0 Block Structure and Street Network
- 9.0 Transportation and Mobility
- 10.0 Parks, Open Space and Natural Heritage
- 11.0 Community Facilities
- 12.0 Culture, Heritage and Public Art
- 13.0 Servicing
- 14.0 Implementation



5.0

Land Use

LAND USES

Mixed Use

Priority Commercial Areas

Major Institutional

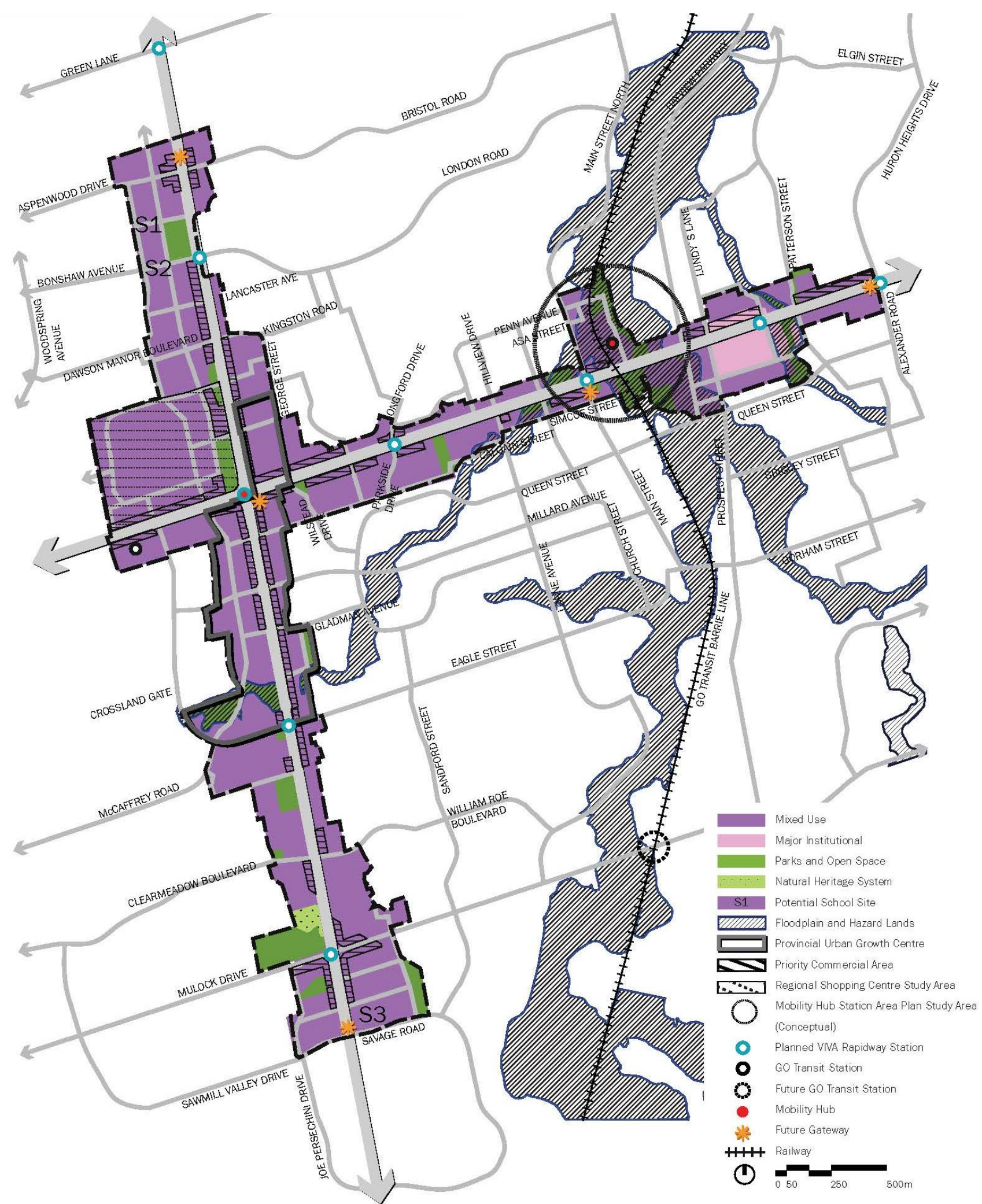
Regional Shopping Centre Study Area

Potential School Sites

Neighbourhood Parks and Open Space

Natural Heritage System

Floodplain and Hazard Lands



6.0

Character Areas, Permitted Uses, Density, Height and Built Form

Character Areas

Yonge North

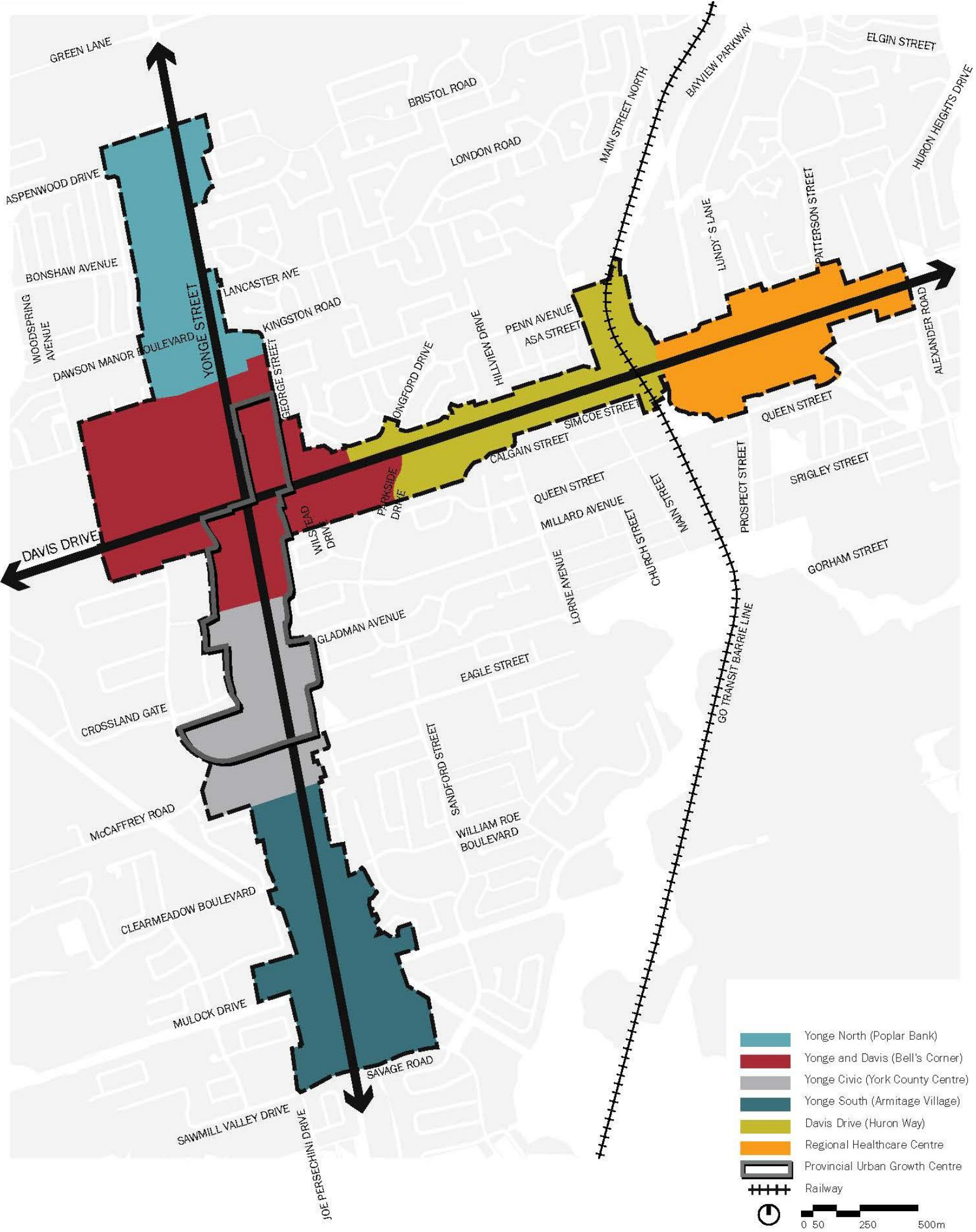
Yonge and Davis

Yonge Civic

Yonge South

Davis Drive

Regional Healthcare Centre



Character Areas

Character Area	Predominant Land Use	Residential (approx. % of total GFA)	Employment (approx. % of total GFA)	People	Jobs	FSI Range (FSI)
Yonge North	Mixed Use	70%	30%	6,000 residents	2,300 jobs	1.5 – 2.0
Yonge and Davis	Mixed Use	65%	35%	13,000 residents	11,000 jobs	1.5 – 3.5
Yonge Civic	Mixed Use & Major Office	40%	60%	1,500 residents	6,000 jobs	1.5 – 2.0
Yonge South	Mixed Use	80%	20%	6,500 residents	2,500 jobs	1.5 – 2.5
Davis Drive	Mixed Use	75%	25%	4,500 residents	1,500 jobs	1.5 – 2.5
Regional Healthcare Centre	Mixed Use & Major Institutional	20%	80%	1,500 residents	6,700 jobs	1.5 – 2.5
Total				33,000	30,000	

Retail Policies

- Require ground floor commercial in Priority Commercial Areas.
- Design for ground floor commercial outside of Priority Commercial Areas on Yonge and Davis.
- 5 square metres of retail per person.
- No new drive through facilities in Priority Commercial Area fronting on Yonge or Davis, and discouraged elsewhere.

Affordable Housing

- Minimum 35% of new units in the UGC and Regional Healthcare Centre.
- Minimum 25% of new units elsewhere in the Urban Centres.
- Retain existing affordable and rental housing.

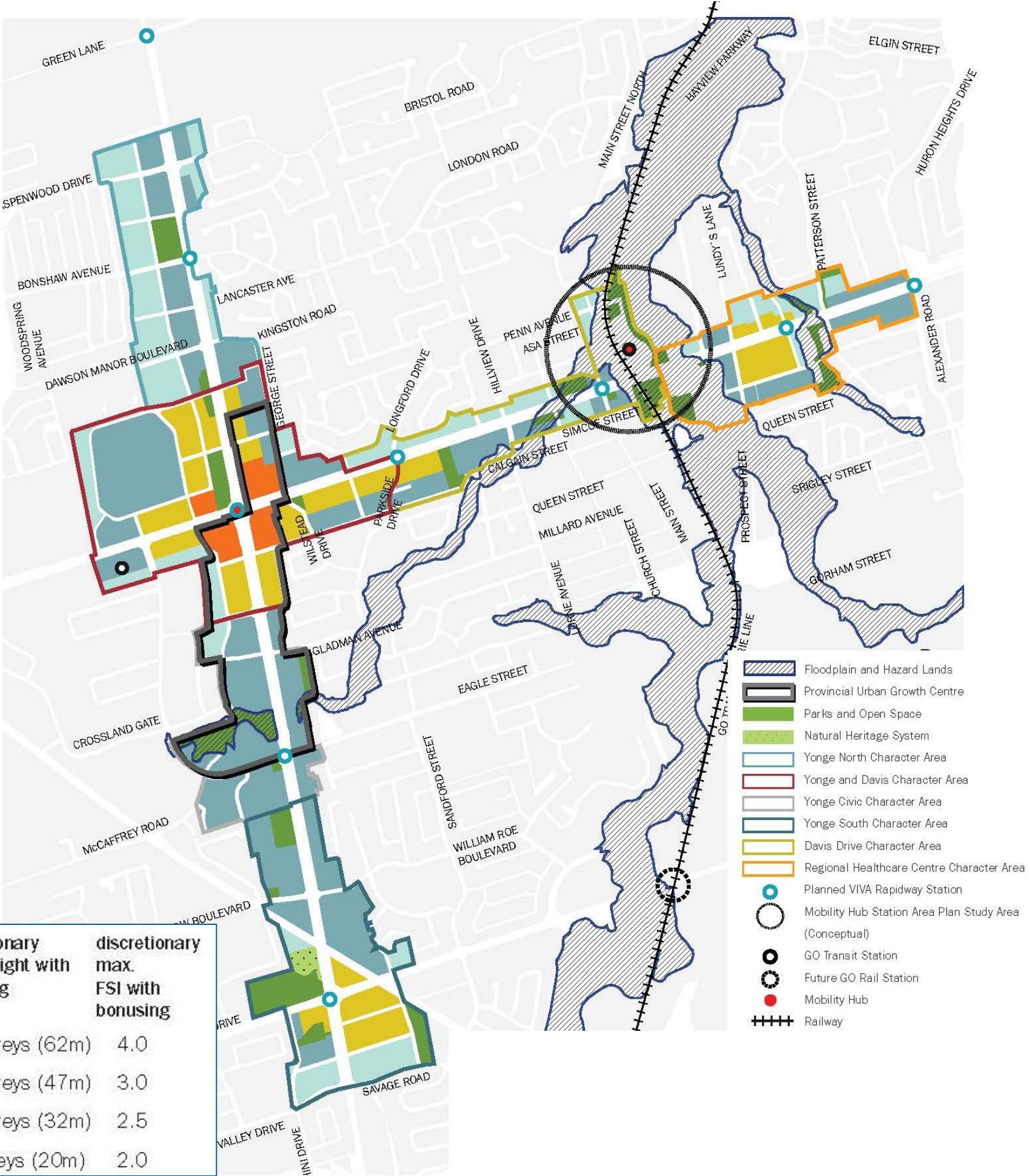
List of Major Issues

- Height, Density and Bonusing Policies
- Application of the Height and Density Policies
- Transition to Surrounding Neighbourhood
- Interim Development Policies

Height and Density

- Height and density reduced from Draft Secondary Plan
- Height limits apply on a site specific basis.
- Minor reductions to minimum heights allowable in some circumstances.
- Minimum and maximum densities apply on the basis of the density designations.

		permitted min. height	permitted max. height	permitted min. FSI	permitted max. FSI	discretionary max. height with bonusing	discretionary max. FSI with bonusing
high density		6 storeys (20m)	17 storeys (53m)	2.5	3.5	20 storeys (62m)	4.0
medium-high density		4 storeys (14m)	12 storeys (38m)	2.0	2.5	15 storeys (47m)	3.0
medium density		3 storeys (11m)	8 storeys (26m)	1.5	2.0	10 storeys (32m)	2.5
low density		2 storeys (8m)	4 storeys (14m)	1.5	2.0	6 storeys (20m)	2.0



Bonusing

➤ Increases to the heights and densities may be permitted at the discretion of the Town, subject to bonusing provisions and bonusing justification report.

- Cultural facilities
- Streetscape improvements
- Additional parks or recreational facilities
- Community facility upgrades
- Public art
- Energy or water conservation measures
- Structured parking
- Affordable or rental housing

		permitted min. height	permitted max. height	permitted min. FSI	permitted max. FSI	discretionary max. height with bonusing	discretionary max. FSI with bonusing
high density		6 storeys (20m)	17 storeys (53m)	2.5	3.5	20 storeys (62m)	4.0
medium-high density		4 storeys (14m)	12 storeys (38m)	2.0	2.5	15 storeys (47m)	3.0
medium density		3 storeys (11m)	8 storeys (26m)	1.5	2.0	10 storeys (32m)	2.5
low density		2 storeys (8m)	4 storeys (14m)	1.5	2.0	6 storeys (20m)	2.0

Interim Development Policies

- Lower heights and densities permitted provided:
 - Does not increase GFA by more than 10% and no more than two storeys
 - Short-term development
 - Does not preclude long term vision



Designed & Produced by Information Technology - 2015 Printed: February 2016. Source: Phil Race Architects Inc., 2015 Orthophotography, Building Footprint Data, Town of Newmarket GIS/CLIP



As effort has been made to accurately display the information, data mapping errors may exist. This map has been produced for illustrative purposes only. It is not a substitute for a legal survey.

7.0

Urban Design and Sustainability

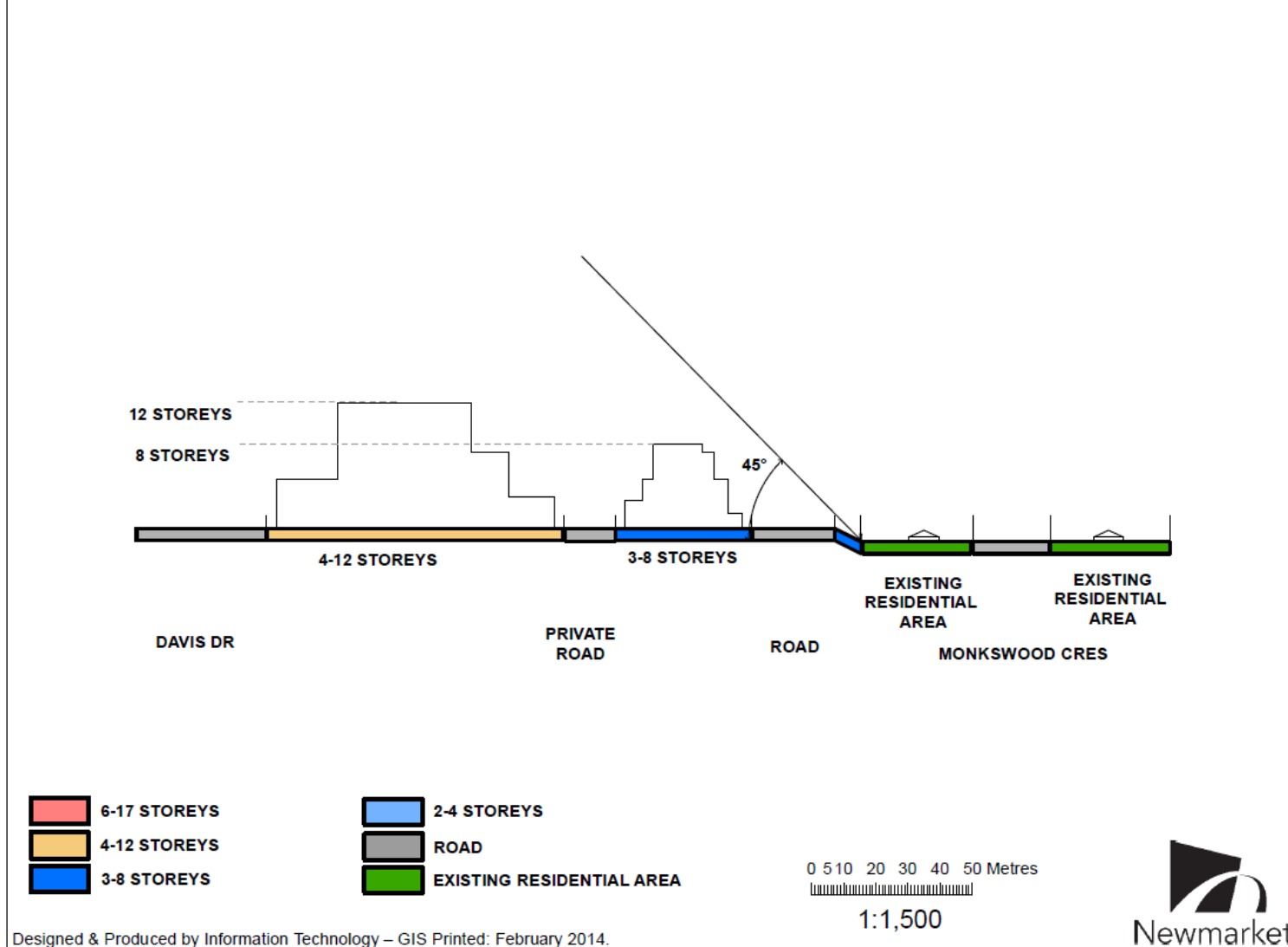
General Massing and Built Form

- Accessible to people with disabilities in accordance with AODA
- Fit harmoniously into planned context.
- Limit shadow and wind impacts.
- Buildings that address the street.
- Architectural features such as recesses, projections, awnings, colonnades that break up long facades.
- Highly transparent ground floors for non-residential uses.
- Discourage direct driveway access on Yonge and Davis.

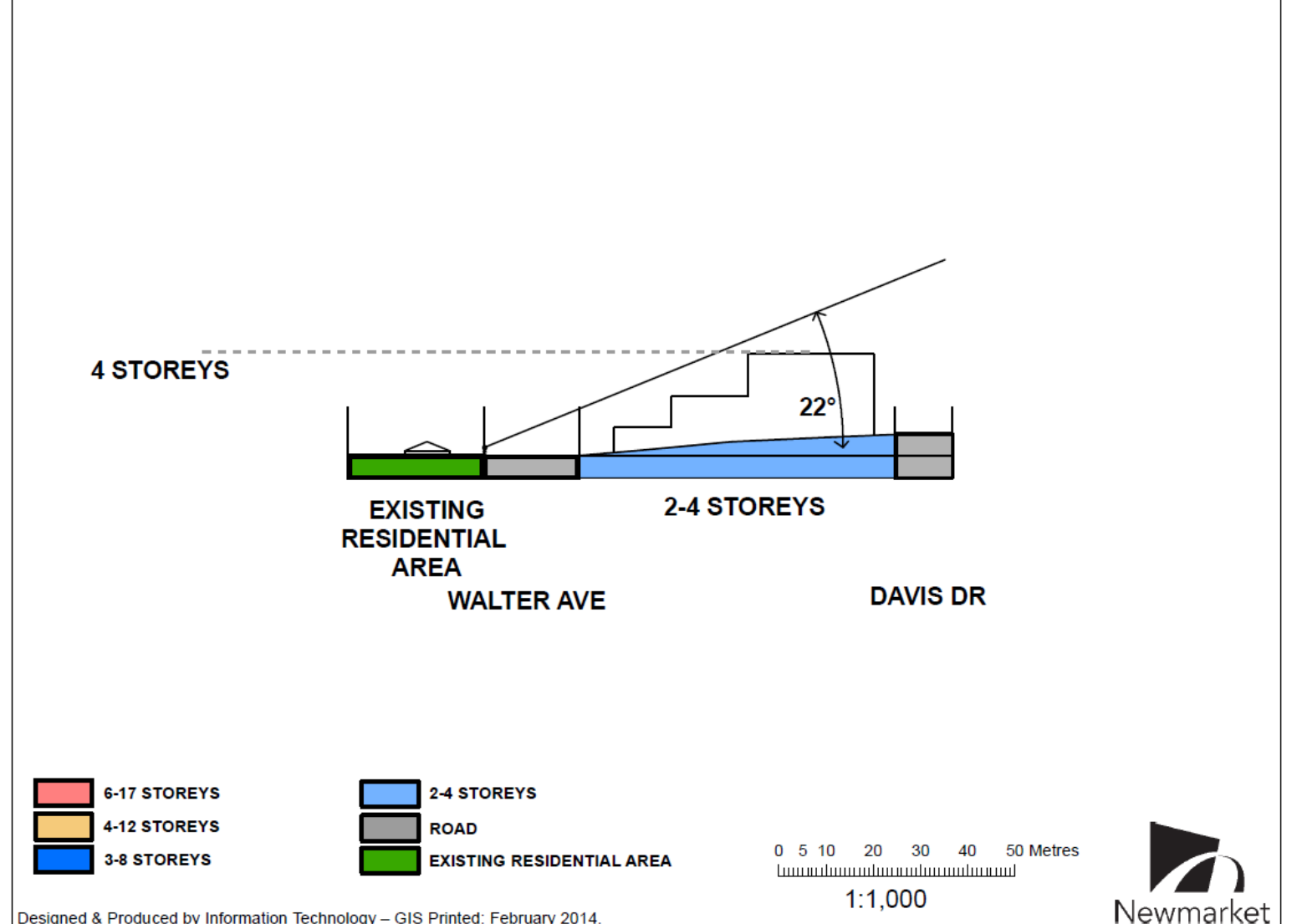
Angular Planes

- To ensure new development is sensitive to and compatible with the existing or planned context, new development must fit within 45 degree angular plane.
- Within 22 degree angular plane for development fronting onto a public street shared on opposite side with low-rise residential development

TOWN OF NEWMARKET - ANGULAR PLANE - MONKSWOOD CRES TO DAVIS DR



TOWN OF NEWMARKET - ANGULAR PLANE - WALTER AVE TO DAVIS DR



High and Mid-Rise Buildings

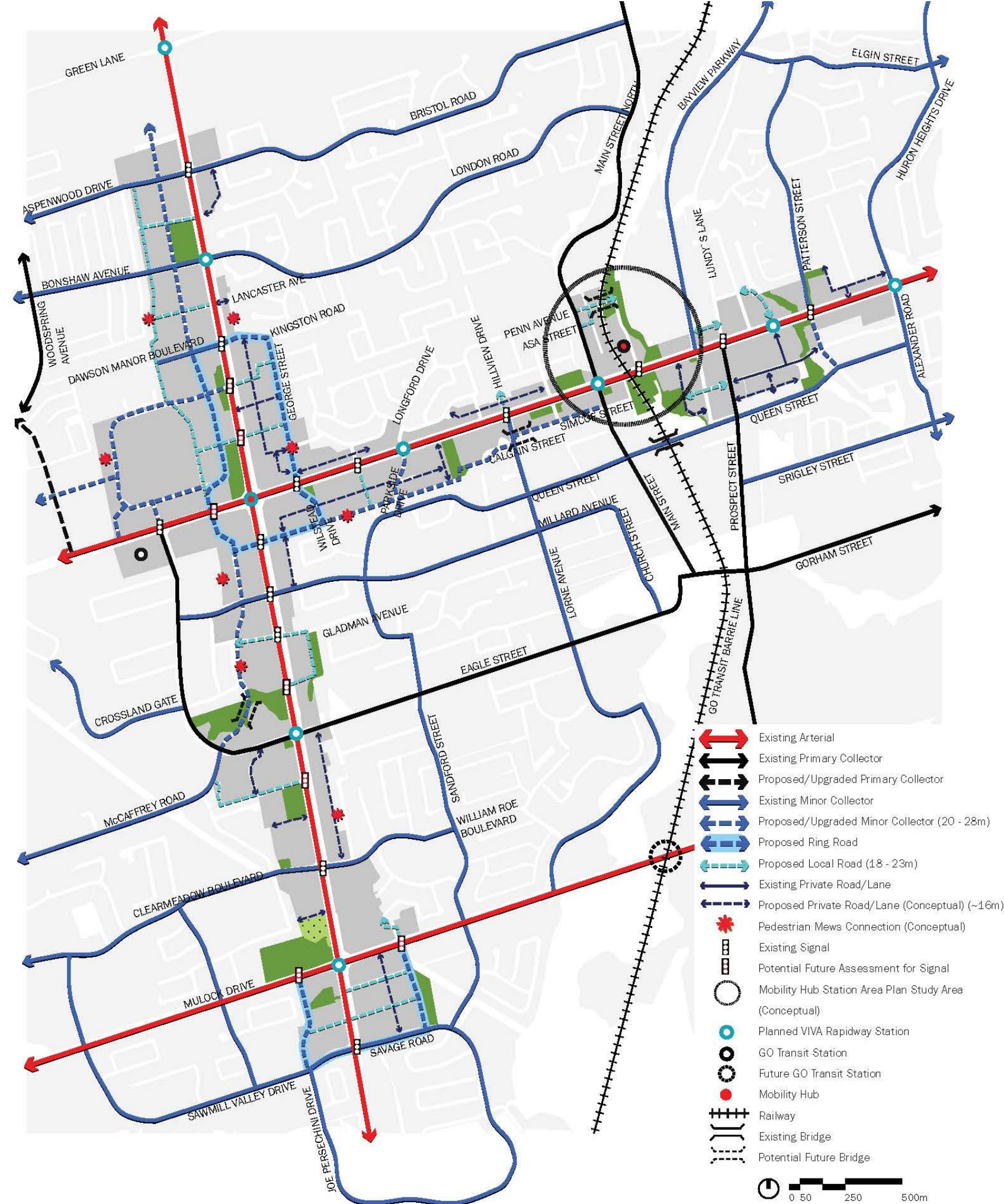
- Requirement for amenity space.
- Limitations on blank side walls.
- Buildings taller than 6 storeys required to have a podium.
- Transition to adjacent low rise uses.
- Floorplates of residential towers generally not exceed 750 square metres.
- Minimum 30 metres between towers.

8.0

Block Structure and Street Network

Street Network

- Short, walkable blocks.
- Provide alternatives to Yonge and Davis.
- Ring road around Yonge-Davis and Yonge-Mulock intersections.
- Private streets and laneways designed to facilitate traffic circulation.
- Pedestrian mews to break-up long walking distances (> 400 m)
- Final locations and alignments to be determined at time of application.



9.0

Transportation and Mobility

Transit and TDM

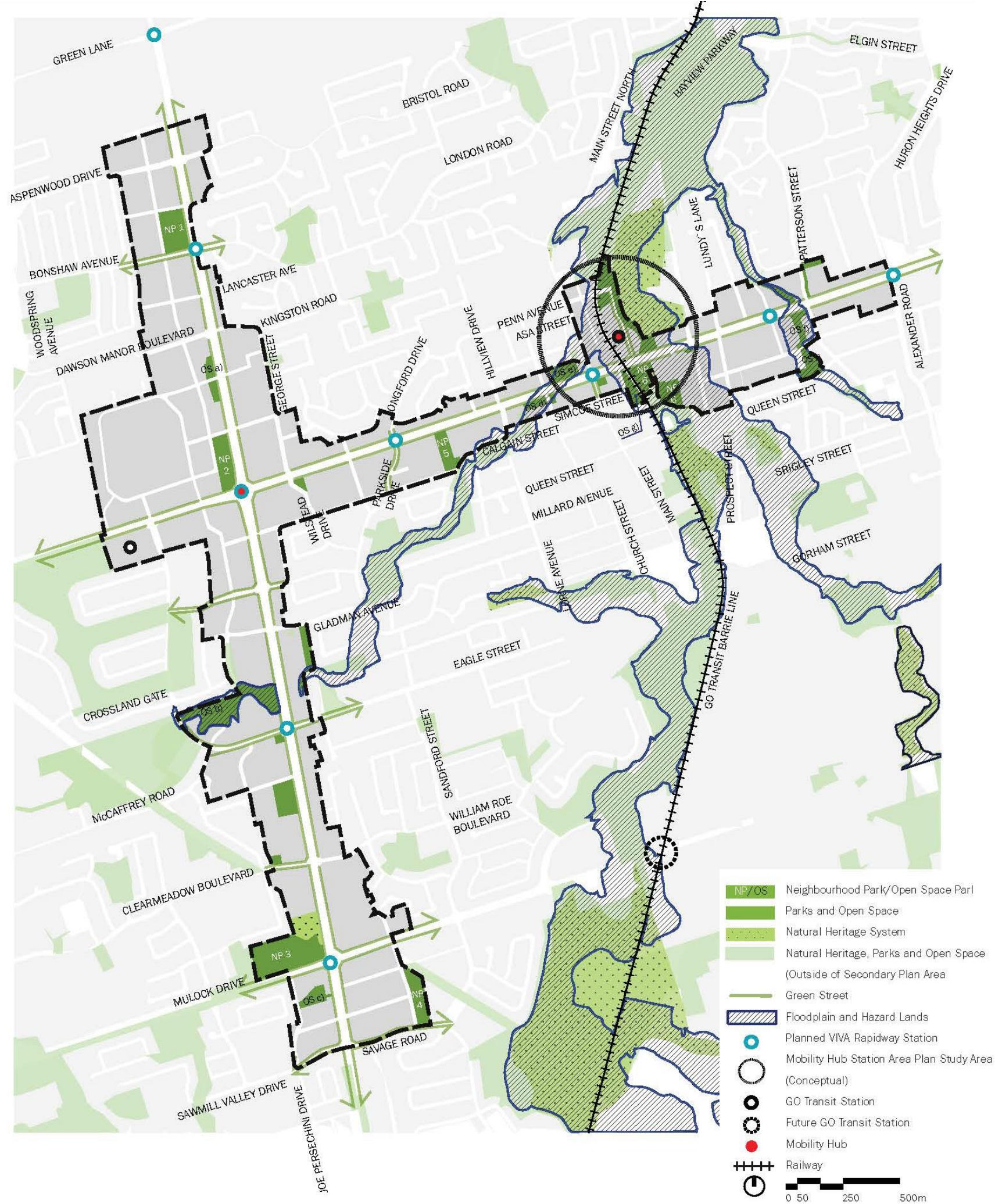
- Target of 50% mode share for other than non single occupant vehicles during peak periods by 2031.
- Mobility Hub Station Area Plan for the Newmarket GO Station.
- TDM strategies required for all non-residential development and for residential development > 10 units:
 - Car share opportunities
 - Indoor bicycle parking
 - Preferential car pool parking
 - Transit incentive programs

10.0

Parks, Open Space and Natural Heritage

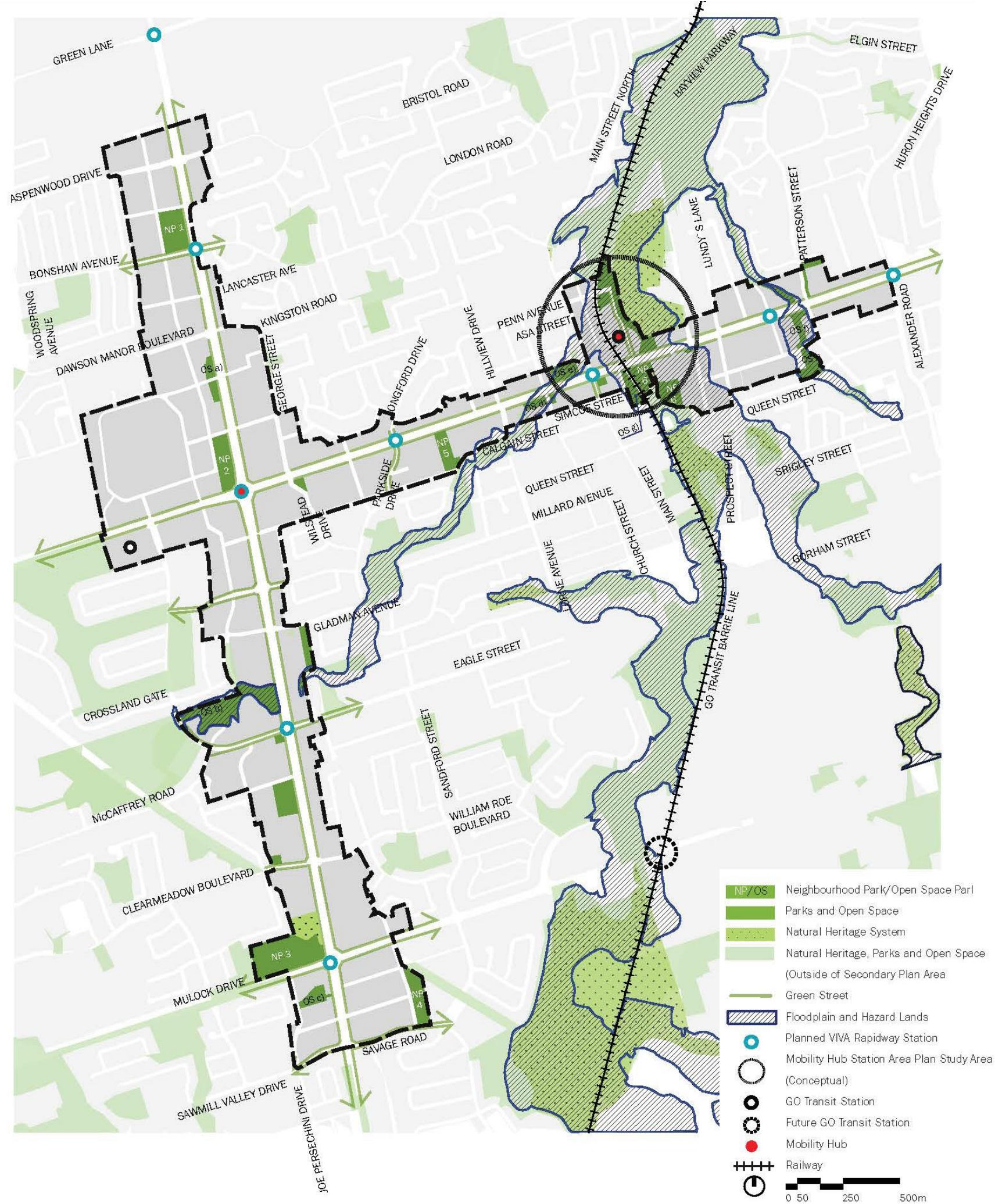
Parks

- Goal of 0.7 ha of Neighbourhood Parks for every 1,000 residents.
- Goal of 23 ha of Neighbourhood Parks and Urban Squares and Plazas within or immediately adjacent to the Urban Centres.



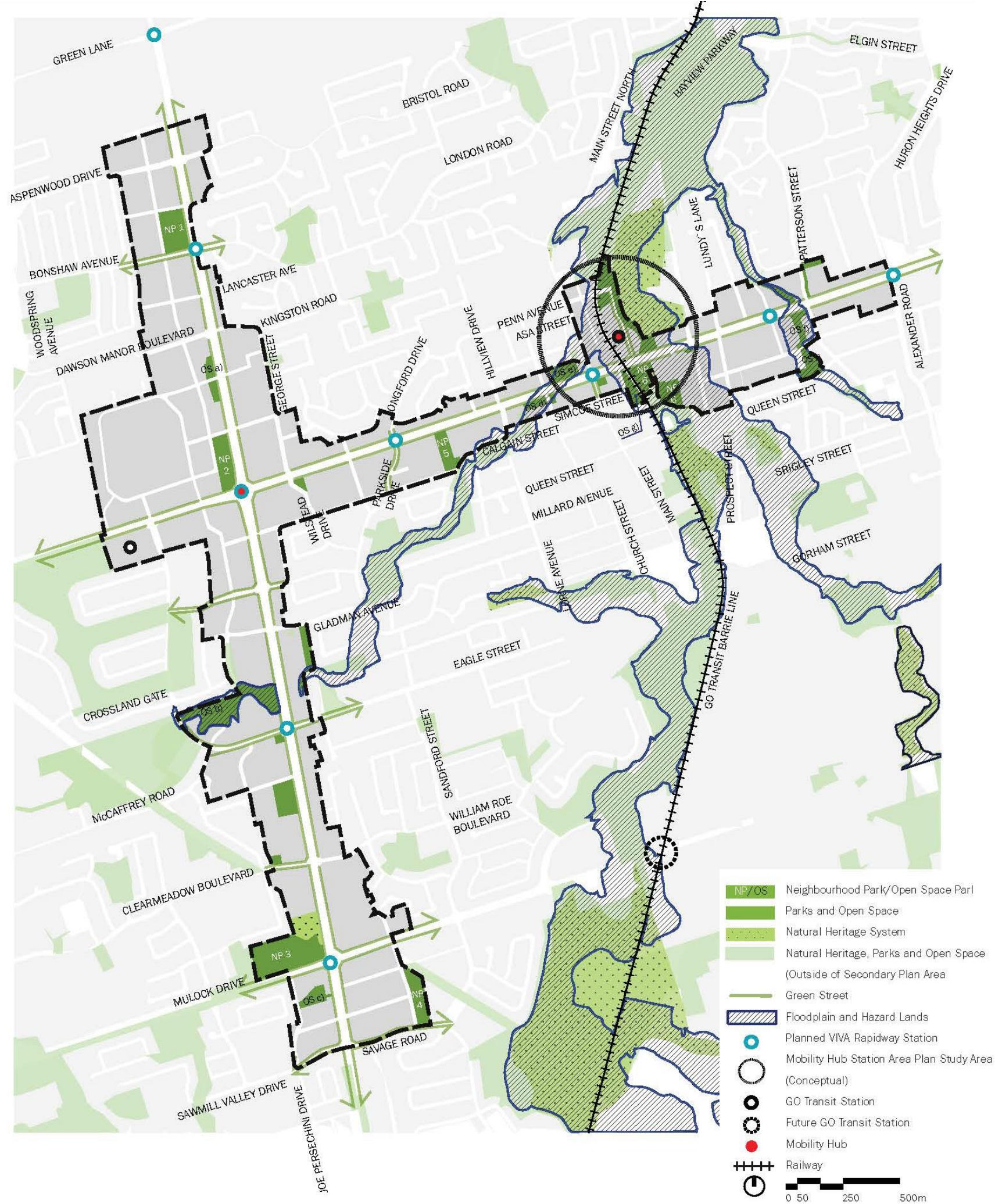
Neighbourhood Parks

- North Yonge
- Yonge and Davis
- Mulock Farm
- Savage Road
- Davis Drive
- Holland River



Open Spaces

- Yonge and Dawson Manor
- Eagle Street
- Mulock South Woodland
- Niagara Street West
- North Davis
- Regional Healthcare Centre
- Superior Street



11.0

Community Facilities

Community Facilities

- Regularly monitor development to assess thresholds / needs for new community facilities.
- Potential for need for up to two additional public elementary schools and one additional separate elementary school.
- Recreational facility needs to be addressed through the Town's Recreation Master Plan.
- Where appropriate, incorporate community facilities within public and private developments.

12.0

Culture, Heritage and Public Art

Culture, Heritage and Public Art

- Conserve and protect designated heritage buildings, structures and landscapes.
- Mulock Farm property a priority for protection as a park.
- New gateway features at entrance points into the Urban Centres.
- Public art contributions encouraged for all new private development (0.5% of construction value).

13.0

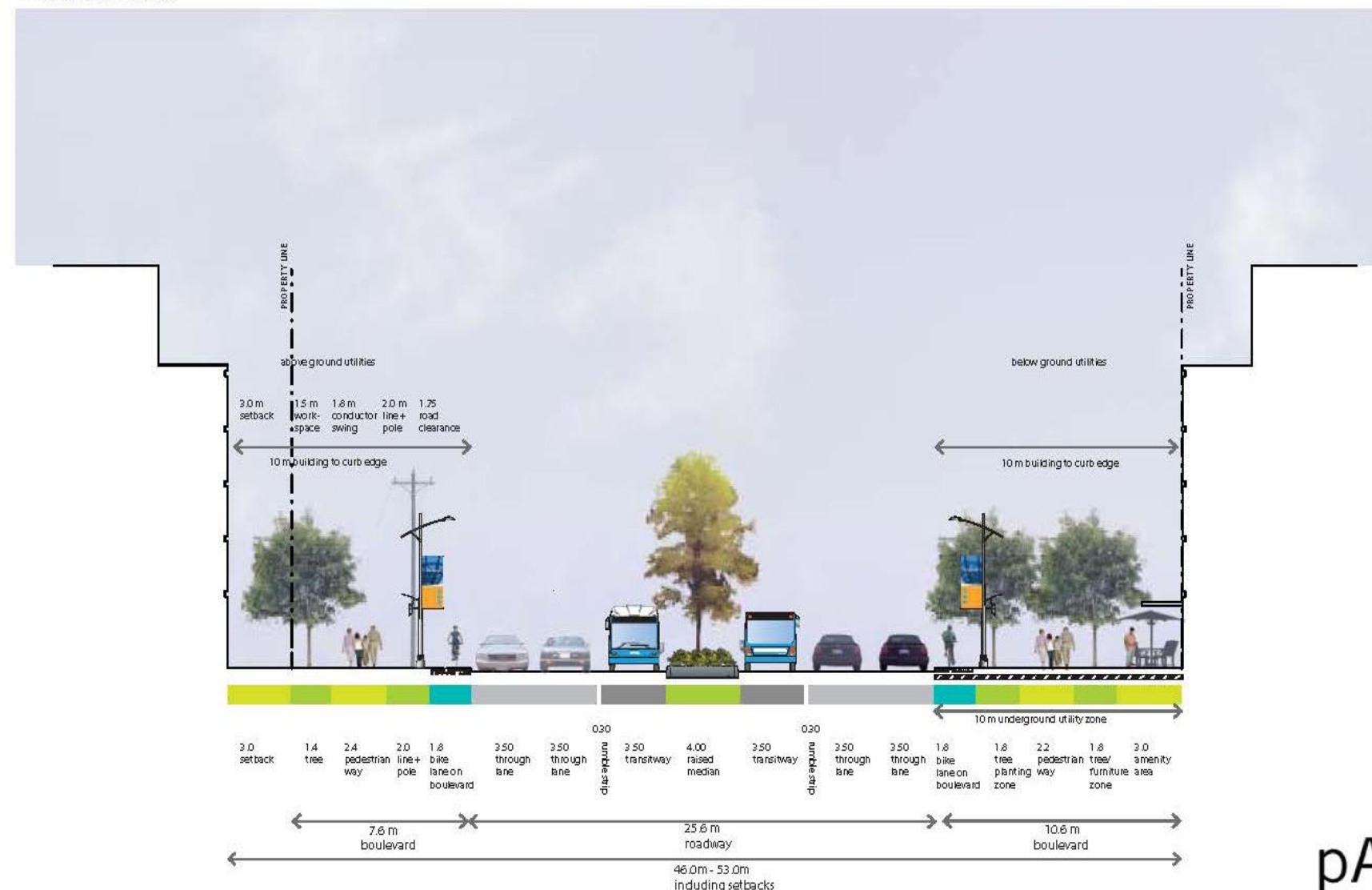
Servicing

Underground Utilities

- Plan for the future burying of hydro lines and associated utilities.
- Require up to an additional 5 metres of boulevard width on Yonge and Davis.
- Area dedicated to be part of the land area for purpose of calculating density.
- Consideration in Parkland Dedication By-law.

YONGE STREET AND DAVIS DRIVE CONCEPTUAL CROSS SECTION - MID BLOCK
~ 46-53 m ROW

Corss Section #1



14.0

Implementation

Implementation

- New development to be phased with required infrastructure improvements.
- Zoning to be updated to implement the Secondary Plan.
- Town may consider Development Permit System.
- Town may establish a Design Review Panel.