



Town of Newmarket
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Urban Centres Zoning By-law Project: Status Update and Request for Referral to Public Meeting Staff Report

Report Number: 2018-04

Department(s): Planning and Building Services

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Meeting Date: February 5, 2018

Recommendations

1. That the report entitled Urban Centres Zoning By-law Project: Status Update and Request for Referral to Public Meeting, dated January 22, 2018, be received;
2. That a Public Charrette be held on March 1, 2018;
3. That the draft Urban Centres Zoning By-law be referred to a Statutory Public Meeting in May 2018;
4. That a Public Open House immediately precede the Statutory Public Meeting; and
5. That following the Public Meeting and Open House, issues identified in this report, together with comments from the public and Committee, be addressed by staff in a comprehensive report to the Committee of the Whole, if required.

Purpose

This Report will provide a general status update on the Urban Centres Zoning By-law Project, provide a meeting date for a planned Public Charette, and recommend referral of the draft Zoning By-law to a Statutory Public Meeting that would immediately follow a Public Open House.

Background

The Urban Centres Zoning By-law Project consists of four phases.

- Phase 1 – Project Start-up and Parking Standard Background Study
- Phase 2 – Background Review and Directions Report Preparation
- Phase 3 – Draft By-law Preparation
- Phase 4 – By-law Refinement and Enactment

Phase 1 was completed in February, 2017. As outlined in Staff Report 2016-31, it consisted largely of a Parking Standard Background Study and associated amendment to the existing Zoning By-law to introduce new parking standards. The by-law adopting these new standards was approved by Council on February 13, 2017.

Phase 2 was completed in June, 2017. As outlined in Staff Report 2017-14, this phase largely included the preparation of a Directions Report which determined that a stand-alone area-specific Zoning By-law that does not form part of the Town's Zoning By-law 2010-40, would best achieve the goals of effectively implementing the Secondary Plan.

Phase 3 is underway, and will see the project team bring forward a draft version of the Urban Centres Zoning By-law. A Public Charette for residents and stakeholders is planned to occur on March 1, 2018, and an Open House and Statutory Public Meeting are planned to take place in May 2018. These sessions are intended to generate input for consideration in finalizing the Urban Centres Zoning By-law.

Phase 4 will include the finalizing of the Zoning By-law document, presentation of the draft to Committee, finalizing the By-law and obtaining approval from Council.

A project schedule detailing the four Phases of the Newmarket Urban Centres By-law Project is included as **Attachment 1**.

Discussion

A draft of the Urban Centres Zoning By-law is being prepared and will require further input from stakeholders, residents, and commenting agencies prior to its finalization and implementation across the Secondary Plan Area. This By-law will combine major components of a Form-based Zoning By-law (graphics focused, progressive) and a conventional zoning by-law (familiar layout, accepted within the industry).

Project Status Update

The consulting team is currently addressing tasks in Phase 3 of the Project, as seen below:

- **Task 17:** Determining regulations to be brought forward from Zoning By-law 2010-40 and identified Phase 1 housekeeping regulations.
- **Task 18:** Identifying non-Mixed Use zones within the By-law area.
- **Task 19:** Identifying how regulations will be illustrated.
- **Task 23:** Establish Holding provisions for conversion to Mixed Use zones.
- **Task 24:** Establish overall format of by-law document.

These tasks parallel the ongoing Zoning By-law 2010-40 (and By-law Numbers 1979-50 & 1986-91) Review Project, overseen by Town Staff. As Council will recall, the Town's current Zoning By-law (2010-40) is being updated to address technical errors, improve clarity and enforceability, respond to changing

legislative and judicial decisions, address new circumstances and consolidate the Zoning By-laws. Much of the research gathered through the review of Zoning By-law 2010-40 is transferable to the creation of the Urban Centres Zoning By-law.

Following completion of the tasks 17, 18, 19, 23 and 24 outlined previously, and in addition to housekeeping items, the project team moving forward will focus on the remaining tasks in Phases 3 and 4 to bring forward a Draft Zoning By-law.

As the project spans two key corridors within the Town, community consultation is important to ensure an informed and effective final document is drafted and implemented.

Public Charrette with Residents and Stakeholders

A public charrette with residents and stakeholders is planned to occur in Halls 4 and 5 at the Newmarket Seniors' Meeting Place, located at 474 Davis Drive, on March 1, 2018, from 6:30 PM to 9:00 PM. This session will provide an update on the project's progress to date, present new ideas, and aim to generate discussion and feedback from stakeholders and residents that the project consulting team will consider in further drafting the Urban Centres Zoning By-law.

Referral to an Open House and Statutory Public Meeting

In accordance with the requirements of the *Planning Act*, Staff are requesting that a draft version of the Urban Centres Zoning By-law be referred to a statutory Public Meeting in May 2018, with an Open House occurring on the same date, immediately preceding the Public Meeting.

Being a large-scale project, the intent of the Open House is to generate a large turnout, and facilitate dialogue and engagement that will provide for greater discussion at the Public Meeting that follows.

Conclusion

This project is sufficiently advanced to start planning elements of the final consultation strategy including:

- The Public Charrette Workshop on March 1, 2018;
- A Statutory Public Meeting in May 2018; and
- The Public Open House immediately preceding the Statutory Public Meeting planned to occur in May 2018.

Business Plan and Strategic Plan Linkages

Economic Development/Jobs

- Supporting innovative projects and partnerships with various sectors

- Creating a strategy for vibrant and livable corridors along Davis Drive and Yonge Street

Community Engagement

- Aligning ourselves with communications best practices

Consultation

Previous consultation measures associated with this project have been outlined in Staff Reports 2016-31 and 2017-14.

As detailed in this report, March 1, 2018 and a date to be determined in May 2018, are two key dates that will hold the (1) Public Charrette, (2) Open House and (3) Public Meeting, for further consultation from internal and external stakeholders.

Human Resource Considerations

There are no human resource considerations associated with this report.

Budget Impact

There are no budget impacts directly associated with this report. This project has already been budgeted for and is tracking to be completed within budget.


Attachments

1. Project Schedule for creation of the Newmarket Urban Centres Zoning By-law.

Approval



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Planner



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Contact

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Attachment 1: Project Schedule

