



Town of Newmarket
395 Mulock Drive P.O. Box 328,
Newmarket, Ontario, L3Y 4X7

Email: info@newmarket.ca | Website: newmarket.ca | Phone: 905-895-5193

Tertiary Plan Public Meeting Request Staff Report

Report Number: 2018-56

Department(s): Planning & Building Services

Author(s): Meghan White, Planner

Meeting Date: September 17, 2018

Recommendations

1. That the report entitled Tertiary Plan Public Meeting Request dated September 17, 2018 be received; and,
2. That the Old Main Street Tertiary Plan be referred to a public meeting; and,
3. That following the public meeting, issues identified in this report, together with comments from the public, Committee, and those received through agency and departmental circulation of the application, be addressed by staff in a comprehensive report to the Committee of the Whole, if required; and,
4. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Purpose

The purpose of this report is to refer the draft Old Main Street Tertiary Plan to a public meeting.

Background

In May 2017, Council passed an Interim Control By-law to pause development applications along Old Main Street, thus allowing staff the opportunity to hire a consultant and complete a Tertiary Plan. The study area consists of the properties on Old Main Street bounded by Bexhill Road to the south-west, St John's Cemetery to the north-west, Main Street By-pass to the north-east and south-east.

Staff have been working with SvN Planners & Architects and Dillon Consulting on the Tertiary Plan. Staff and the consultants collected data and information on the area, including conducting a walking tour to gather input from the residents. The information was compiled into two Background Reports. In February 2018, Staff and SvN presented these reports to Council, outlining their findings and highlighting the opportunities and constraints identified for the area. The Background Studies were appended to Planning & Building Services Report 2018-14 and are available on the website: www.newmarket.ca/OldMain.

Subsequently, staff presented three concept plans of varying densities to the public at a workshop event in April 2018. The summary of that event is attached as Appendix A to this report. The three land use concepts are attached as Appendix B.

Staff are now seeking permission to hold a public meeting to advance the Tertiary Plan process. Ultimately, the Tertiary Plan will form an amendment to the Official Plan and as such will require approval from the Region.

Discussion

The Old Main Street Tertiary Plan Study will provide guidance to the overall pattern of development in the area and will assess matters such as the location of required infrastructure (i.e. streets and sidewalks), the layout of development and land uses, the location of parks (if possible), the location of the natural heritage system (including environmental features and the floodplain), and urban design considerations. It would also encourage and provide direction for comprehensive development which will enhance the area as opposed to piecemeal redevelopments which may have negative impacts on the existing community. The Plan will result in revised and updated Official Plan policies for the study area.

Highlights of the Draft Plan

The draft Tertiary Plan including land use schedules is attached to this report as Appendix C.

Different levels of density were considered for implementation through the Tertiary Plan. The draft Tertiary Plan proposes some redevelopment while maintaining the character of the area. It proposes to allow for singles, semi-detached dwellings with secondary units, either inside the main building or as a second building on the property. Triplexes and four-plexes which look and feel like singles and semis are also proposed to be permitted. The intent is that a person walking down the street would feel that they are walking past a row of single or semi-detached dwellings. There are detailed policies, generally more detailed than typical Official Plan policies which act as urban design guidelines. Below is a picture of homes on Bayview in Toronto (Bayview & Eglinton) which exemplify the type of built form the Tertiary Plan considers permitting.



Figure 1: these are four-plexes which look like single detached dwellings

The consultants have also prepared a guidance document for the implementing zoning by-law, which is attached as Appendix D. It is currently suggested that if a Town-initiated zoning by-law amendment is undertaken to implement the Tertiary Plan, that a Holding Provision be put in place to ensure the requisite works and studies are completed prior to significant redevelopment taking place.

In terms of the infrastructure and engineering component, further detailed study is required. The draft policies require the town to undertake a Master Plan to study the stormwater management and drainage patterns of the area. It is anticipated that any works required out of this study could be, at least partially, funded through development charges. This can be further discussed at the Public Meeting and in staff's final recommendation report.

Plan Conformity and Consistency

The Planning Act requires that a decision of Council shall be consistent with the policy statements issued under subsection (1) of the Act, and shall conform with provincial plans in effect on that date, or shall not conflict with them. The policy statement is the Provincial Policy Statement 2014 (the "PPS"). The provincial plan relevant to this area of Newmarket is the Growth Plan for the Greater Golden Horseshoe 2017 (the "Growth Plan").

Provincial Policy Statement

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Decisions affecting planning matters “shall be consistent” with the policy statement.

Section 1.1.3 of the PPS communicates that settlement areas shall be the focus of growth and development, and that their vitality and regeneration be promoted. Further, settlement areas shall be based on densities and a mix of land uses that promote appropriate development standards to facilitate intensification, redevelopment and compact form.

The draft Tertiary Plan is consistent with the PPS in that it is considering redevelopment and intensification that uses existing infrastructure services while being sensitive to the existing neighbourhood.

Growth Plan

The Growth Plan contains policies directing that municipalities create complete communities, reduce the dependence on private automobile through mixed-use and transit-supportive development; provide for high quality public spaces; support transit, walking, and cycling; implement minimum affordable housing targets in accordance with the PPS; and achieve an appropriate transition of built form to adjacent uses.

The draft Tertiary Plan aligns with, and conforms to, the objectives of the Growth Plan as it is encouraging a mix of housing forms with a high standards of urban design.

York Region Official Plan

Decisions with respect to planning matters are required to conform to the York Region Official Plan (YROP). The YROP designates this site as part of the “Urban Area”. This designation allows for urban development.

Newmarket Official Plan

The subject lands are designated Stable Residential with a portion subject to the Floodplain Hazard Overlay.

The Stable Residential designation permits single and semi-detached units. The objectives of the Stable Residential designation are to provide for a range of residential accommodations by housing type, tenure, size, location and price ranges and encourage the provision for a range of innovative and affordable housing types, zoning standards and subdivision design. The Official Plan in Section 3.7 allows for intensification and infill development in Stable Residential areas that is compatible with the surrounding neighbourhood.

The draft Tertiary Plan is considering gentle intensification that will allow for a mix of housing forms while being compatible with the existing neighbourhood. This is in

keeping with the general intent and overall direction of the Official Plan and the residential policies.

Conclusion

The Old Main Street Tertiary Plan is now substantially advanced enough to warrants it's referral to a statutory public meeting.

After the Statutory Public Meeting, staff will report back to Council on the outcomes of the further consultation with a recommendation on how to proceed.

Should Council adopt a Tertiary Plan as an amendment to the Official Plan, the document will be sent to the Region for approval.

Business Plan and Strategic Plan Linkages

Living Well

- Traffic and growth management strategies

Well Balanced

- Meeting the needs of all life-cycle stages

Well-equipped & managed

- Efficient management of capital assets and municipal services to meet existing and future operational demands
- Varied housing types, affordability and densities

Well planned & connected

- Long-term strategy matched with a short-term action plan
- Improving interconnectivity and interaction amongst neighbours and neighbourhoods

Consultation

As mentioned, previously staff have engaged the public and various agencies twice through the Tertiary Plan Study process to date. Staff will hold the required Open House prior to the Public Meeting. It is anticipated that the Public Meeting will be held in January or February of 2019.

If the recommendations of this report are adopted, staff will notify the respective agencies and review partners of the Public Meeting and request their comments accordingly.

Human Resource Considerations

None.

Budget Impact

Should the application be referred to a public meeting, there will be the typical costs associated with providing notice and holding the public meeting.

Attachments

Appendix A – Summary of April 12th Public Consultation

Appendix B – Three Land Use Concepts from April 12th Public Consultation

Appendix C - Draft Tertiary Plan with Land Use Schedules

Appendix D – Draft Zoning By-law Directions

Approval

Richard Nethery, Director Planning and Building Services

Peter Noehammer, Commissioner Development & Infrastructure Services

Contact

Meghan White, MCIP RPP

mwhite@newmarket.ca or 905-953-5300 x 2460.