



PLANNING AND BUILDING SERVICES

Town of Newmarket
395 Mulock Drive
P.O. Box 328, STN Main
Newmarket, ON L3Y 4X7

www.newmarket.ca
planning@newmarket.ca
T: 905.953.5321
F: 905.953.5140

June 16, 2014

ADDENDUM

DEVELOPMENT AND INFRASTRUCTURE SERVICES/PLANNING & BUILDING SERVICES – PLANNING REPORT 2014-29

TO: Committee of the Whole

SUBJECT: Official Plan Amendment # 10 – Town of Newmarket Urban Centres Secondary Plan
and Associated Amendments to the Official Plan
File No: NP-13-01

ORIGIN: Planning and Building Services

RECOMMENDATIONS

THAT Development and Infrastructure Services/Planning & Building Services - Planning Report 2014-29 dated June 16, 2014 regarding Official Plan Amendment # 10 – the Town of Newmarket Urban Centres Secondary Plan and Associated Amendments to the Official Plan be received and that the following recommendations be adopted:

- 1. THAT Official Plan Amendment #10 – the Town of Newmarket Urban Centres Secondary Plan and Associated Amendments to the Official Plan be modified to include the following refinements to the policies as identified in Attachment 1 prior to adoption by Council and the forwarding of Official Plan Amendment # 10 to the Region of York for approval.**

ANALYSIS

1. Purpose of the Report

The purpose of this report is to:

- respond to issues raised in the Council workshop and comments received since the release of the Secondary Plan on June 6, 2014.

2. Issues and Recommendation

At the Council workshop a number of issues of clarification and minor edits were raised. These, along with a number of issues that have been raised through the comments received since June 6, 2014, have been considered and addressed through the following recommended modifications to be incorporated into the Secondary Plan, as recommended for adoption.

The modifications are summarized below and illustrated in detail in **Attachment 1**.

1. **Editorial:** Add reference to “existing or planned parkland” in Policy 7.3.3.1 i. c) to ensure that the policy is clear that the **3 storey** maximum height of a podium applies adjacent to **existing or planned parkland**, as well as adjacent to residential uses.
2. **Clarification:** Modify Policy 7.3.3.2 (i) - Development Fronting on a Public Street shared with Low Rise Residential Development - to **limit commercial uses on streets that share a frontage with existing residential uses** in order to maintain the residential character of the street.
3. **Editorial:** Modify the Policy 10.3.1.1 Parkland Acquisition - to change the word “will” to “may” to provide flexibility regarding acquisition by the Town.
4. **Editorial:** Modify 11.3.2 Schools - to include the reference to **four school sites** as illustrated on Schedule 4.
5. **Clarification:** Modify Policy 14.2.2 Coordination and Phasing of Development - to **generally prohibit the development of smaller parcels** in order that the future re-development achieves the intended built form.
6. **Clarification:** Modify the exceptions for 39 Davis Drive and 17645 Yonge Street to recognize both the height and density for the only the subject properties, as approved in the recent Zoning By-law amendments.

HUMAN RESOURCE CONSIDERATIONS

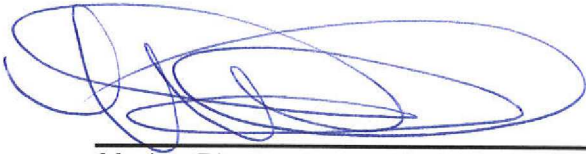
None applicable to this report.

BUDGET IMPACT


None applicable to this report.

CONTACT

For more information on this report, contact Marion Plaunt, Senior Planner, Policy at 905 953-5300 x 2459 or at mplaunt@newmarket.ca.



Marion Plaunt, MES, MCIP, RPP
Senior Planner – Policy
Planning & Building Services



Jason Unger, B.E.S., M.PI, MCIP, RPP
Assistant Director of Planning
Planning & Building Services



Richard Nethery, B.E.S., MCIP, RPP
Director of Planning & Building Services



Rob Prentice
Commissioner
Development and Infrastructure Services

Attachment 1

Recommended Edits to Address Issues Raised at the Council Workshop and Comments Received after Release of the Secondary Plan as Recommended for Adoption (June 6, 2014)

1. **Add reference to existing or planned parkland in Subsection 7.3.3.1 i. c) to ensure that the policy is clear that the 3 storey maximum height of a podium applies adjacent to existing or planned parkland as well as adjacent residential uses.**

7.3.3.1 Development Adjacent to Existing Low-rise Residential Development within the Stable and Emerging Residential Areas and Parks and Open Space

- i. To ensure that new development is sensitive to and compatible with the existing or planned context and provides for an appropriate transition in scale, new development located directly adjacent to the rear or side yard of an existing *low-rise* residential area or existing or planned parkland shall be designed to:
 - c) generally implement a maximum 3 storey built form/podium at the ground level adjacent to the existing residential development **or existing or planned parkland**, unless the adjacent development is taller than 3 storeys, then the podium of the new development should not exceed the height of the adjacent development. (Figure 1)

Comment [PM1]: Editorial to be consistent with preamble.

2. **Limit commercial uses on streets that share a frontage with existing residential uses in order to maintain the residential character of the street.**

7.3.3.2 Development Fronting on a Public Street shared with Low-Rise Residential Development within the Stable and Emerging Residential Areas

- i In order to maintain the character of the existing residential streetscape and to ensure that new development is compatible with the built form of the existing residential neighbourhood, new development fronting on a public street that is also fronted on the opposite side by existing low-

Comment [PM2]: Clarification that this policy applies to low-rise residential outside the Urban Centres.

rise residential development within the Stable and Emerging Residential Areas (e.g., Penn Avenue, Walter Avenue, Herbain Avenue, etc.) shall be designed to:

- a) create a built form that is generally designed to front on the shared public street and that is compatible in scale, **land use**, character and fenestration with the low-rise residential development on the opposite side of the street. (Figure 2) **Commercial uses will be generally limited to low intensity uses, such as live work or home occupations, in order to maintain the residential character of the street.**

Comment [PM3]: Editorial: to encourage that uses front rather than back on existing public streets.

3. Parkland Acquisition Editorial Change to Provide Flexibility regarding Acquisition of Parkland by the Town

10.3.1.1 Parkland Acquisition

- ii. Parks and Open Spaces identified in Schedule 6 **may** be brought into public ownership and developed as park or open space generally in conjunction with development or redevelopment within the associated development block(s).

Comment [PM4]: Refined to reflect Policy 10.3.1.1 (viii) which provides that where the municipality does not wish to acquire lands identified for parkland that the municipality may consider applications for re-designation.

4. Editorial change to Reflect Addition of the 4th School on Schedule

11.3.2 Schools

- i. The School Boards have identified the need for a minimum of **four** elementary schools in the Urban Centres by build-out. The ultimate number of schools required and when they will be needed will depend on the size and makeup of the residential population. However, it is important at the outset of planning for the Urban Centres that the School Boards have the ability to secure school sites as they are required. Schedule 3 identifies **four** potential school sites. The need for, as well as the precise location, size and phasing of each school shall be determined in consultation with the School Boards prior to any planning approvals for development within the blocks surrounding an identified school site.
- ii. Subject to the input of the School Boards, the school sites identified in Schedule 3 may be relocated, added or deleted without amendment to the Secondary Plan provided it is demonstrated **to the satisfaction of the school boards** that the long term needs of the School Boards will be met.

Comment [PM5]: Revised to accommodate that the Public French School Board has identified a future school need.

Comment [PM6]: Revised to accommodate that the Public French School Board and to provide flexibility.

5. Editorial to generally prohibit the development of smaller parcels in order to intended built form is achieved

14.2.2 Coordination and Phasing of Development

- iii. Each *development block* should be planned comprehensively. Development blocks with multiple land owners should be coordinated with affected landowners and where applicable adjacent blocks. Non-participating lands within the development block should be conceptually addressed through the phasing plan. Development of smaller parcels **shall be generally prohibited** ~~strongly discouraged~~. Landowners shall be encouraged to amalgamate parcels or enter into agreements with neighbouring landowners in order to demonstrate **to the satisfaction of the Town** that development achieves the intended built form, density **and other** provisions of this Plan, in a logical and comprehensive manner.

Comment [PM7]: Editorial: Reworded to clearly articulate that amalgamations and planning on the basis of development blocks is required and development of small disparate parcels shall be discouraged.

Comment [PM8]: Editorial to indicate that all applicable provisions are to be addressed, e.g., parkland, road network, servicing, etc.

6. Clarification of Policy 15 Exceptions to include recognition of approved density for the subject property only.

1. 39 Davis Drive

Notwithstanding the height provisions of the Secondary Plan, the maximum **site density and the maximum** building height on lands municipally known in 2014 as 39 Davis Drive shall not exceed **10.25 FSI and 65 m, respectively**. **This density shall be calculated on the basis of subject property only and will be applied to the overall density calculation for the applicable density designation.** All other applicable provisions of the Secondary Plan shall apply.

Comment [PM9]: Response to MHBC

2. 17645 Yonge Street

Notwithstanding the height provisions of the Secondary Plan, the maximum building height on lands municipally known in 2014 as 17645 Yonge Street, and as identified in the approved Zoning By-law as Block B and C, shall not exceed 58 m and 64 m, respectively, **and that the site density for the entire property shall not exceed 3.5 FSI. This density shall be calculated on the basis of subject property only and will be applied to the overall**

density calculation for the applicable density designation. All other applicable provisions of the Secondary Plan shall apply.
(By -law 2014-xx)

