



**WESTON
CONSULTING**

planning + urban design

Planning & Building Services
Town of Newmarket
395 Mulock Drive
P.O. Box 328, STN Main
L3Y 4X7

June 16th, 2014
File 5160

Attn: Marion Plaunt, Senior Policy Planner

Dear Madam,

**RE: Newmarket Urban Centres Secondary Plan
Phase 2 Draft Secondary Plan Concept
16655 Yonge Street**

Weston Consulting is the planning consultant representing Tavco Realty Holdings Inc., the owner of the above noted property. This letter is provided in response to the Draft Newmarket Urban Centres Secondary Plan, Official Plan Amendment #10 to the Town of Newmarket Official Plan, as it relates to the subject property.

The Draft Secondary Plan, dated June 16th, 2014 identifies the subject property as being within the *Yonge South (Armitage Village) Character Area* and applies high density, medium-high density and parks and open space designations to the property.

Weston Consulting has actively participated in the Secondary Plan process on behalf of the owner, having attended the Stakeholder Engagement Meeting in October 2010, the Urban Centres Secondary Plan Update Presentation in May 2011, the Phase 1 Growth Scenarios and Implications Presentation in March 2012, the Phase 2 Draft Concept Stakeholder Meeting in October 2012, and the April 28th, 2014 Special Public Meeting held to obtain feedback on the revised draft. Additionally, we have made written submissions on behalf of the land owner, and have held discussions with staff in relation to these matters.

At this time, we wish to express our general support for the Newmarket Urban Centres Secondary Plan as presented, and wish to provide the following comments on behalf of the owner.

1. Section 6.3.5 – Use Permissions

We support the proposed uses and designations and offer no further comments in this regard.

2. Section 6.3.7 – Character Area – Yonge South (Armitage Village)

We support the change in height and density designation from “Medium-High Density” to “High Density”, which permits a max FSI of 3.5 or 4.0 with bonusing.

3. Section 6.4.7 – General Building Height and Density

We are in support of the change to Schedule 4 from “Medium-High Density” to “High Density”.

We support section 6.4.7 (xiii), as modified, which directs that the Town may consider an FSI that is higher than the permitted maximum FSI where it can be demonstrated that the applicable urban design and built form policies are met, the location and characteristics of the property make it appropriate to accommodate a greater share of the density, relative to other properties that share the same density designation.

We specifically support the provisions that require consultation and discussion with landowners and the Town in relation to density transfer provisions.

4. Section 6.4.1 – Priority Commercial Areas/Retail Policies

We are in support of the policies for priority commercial areas and agree with the targets as outlined.

5. Section 6.4.2 – Retail Policies

Clause iii (e) directs that extensive retail uses are not permitted. It is recognized that the site is currently occupied by retail uses and we request that there be no restrictions placed on existing retail uses being permitted on the subject property.

We support the policies in section 6.4.8 pertaining to interim development policies.

In relation to the retail permissions, the owners wishes to make provision for the potential for new format retail on the subject property, which would be considered over the mid to long term. This would provide the opportunity for a 30,000 - 40,000 square foot food store, which would be integrated with the redevelopment of the property. We request confirmation from Town Staff that the provisions of Section 6.4.2 would not preclude this opportunity.

6. Section 14 - Bonusing

Policy 14.2.9 – Bonusing was further revised to reflect height and density terms as specified on Schedule 4: Height and Density. As per policy 14.2.9 (ii), the Town may allow increases in height and/or density in exchange for one or more of a variety of community benefits as listed. We are in support of the policies as revised.

7. Section 7.3 – Urban Design

We generally support the urban design policies as revised; however, we note that the Secondary Plan still contains prescriptive language regarding building materials. Weston Consulting recommends the Town enact more flexible language and to implement policies that will allow minor deviations from the Plan without an amendment. Weston Consulting has provided examples of flexible language from the City of Vaughan Official Plan which allow minor deviations from the Plan's urban design policies without an Amendment through the submission of an Urban Design Brief.

8. Section 8.3.2 - Streets

We support the revisions to policy 8.3.2 ix) which provides that reductions in widths to private streets will not require an amendment to the Plan provided that the general intent and purpose of the Plan is maintained and it is supported by a Traffic Report.

9. Section 10 – Parkland

We suggest that the Town consider the use of an alternative parkland dedication rate for high density residential development and make reference to it under Section 10.3.1.1 of the Newmarket Urban Centres Secondary Plan. Based on our meetings, we understand that the Alternative Parkland Dedication By-Law is forthcoming, which we support and we look forward to reviewing this further.

The property owner wishes to ensure that its future development rights are protected throughout the policies and provisions of the secondary plan. A phased development is envisioned for the subject property in the future and the property is well-positioned to accommodate higher densities and heights than what currently exists on the lands. The owner also wants to ensure that existing uses are not precluded by ensuring the appropriate degree of flexibility in policies and permitted uses.

We wish to reserve the right to provide further comments on the Town's Urban Centres Secondary Plan, as appropriate. We request to be notified concerning the release of any future modifications to the Newmarket Urban Centres Secondary Plan and any future meetings in relation to the Secondary Plan process.

Should you have any questions, please contact the undersigned (ext. 241) or Hilary Vaillancourt (ext. 288). Thank you.

Yours truly,
Weston Consulting

Per:


Ryan Guetter, BES, MCIP, RPP
Vice President

c.

Rick Nethery, Director of Planning and Building Services
Andrew Brouwer, Director, Legislative Services, Town Clerk
Nick Tavernese, Tavco Realty Holdings Inc