



**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 5779

Attn: Marion Plaunt, Senior Policy Planner

Dear Madam,

**RE: Draft Newmarket Urban Centres Secondary Plan
Official Plan Amendment #10
17565 Yonge Street**

Weston Consulting is the planning consultant representing 1076555 Ontario Limited., the owner of the above noted property in the Town of Newmarket. This letter is provided in response to the Revised 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 March 24th, 2014 identifies the subject property as within the Yonge-Davis (Bell's Corner) Character Area and designates the property as high density.

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 previous written submissions on behalf of the land owner and have engaged in additional consultation with Staff.

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

1. Section 6.3.3 – Use Permissions

We support the *Mixed Use* designation and permissions as specified in Section 6.3.3.

2. Section 6.4.7 – General Building Height and Density

We support the property's new *High Density Designation* as shown on Schedule 4.

We support Section 6.4.7 clause xiii which indicates that Town may consider an FSI that is higher than the permitted maximum FSI for the density designation in which the property is located 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 also support the provisions that require consultation with other landowners in relation to the density transfer provisions.

3. 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. We note that Section 6.4.1 was further revised to recognize uses that facilitate an active street such as residential entrance points and lobbies.

4. Section 6.4.8 – Interim Development Policies

We are in support of the interim development policies contained within the Revised Draft.

5. Section 14 – Bonusing

Section 14.2.9 – Bonusing was further revised to reflect height and density terms as specified on Schedule 4: Height and Density. We are in support of the policies as revised.

6. 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 is working with the Town to enact more flexible language and to implement policies that will allow minor deviations from the Plan without an amendment. Weston Consulting 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. Please refer to policy examples previously provided to you by our office.

10a. Section 7.3.3 – Transition and Angular Plane

We generally support the Town's new transitional and angular plane policies for lots located adjacent to existing low-rise residential neighbourhoods. We support the policy modifications that were made in the latest draft.

7. Section 7.3.1 – Parking Facility Design

We are in support of the policies contained within Section 7.3.1 of the Revised Draft. We note that parking below private roads and lanes is now permitted under Section 8.3.4 clause iv.

8. 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 alternative rate in Section 10.3.1.1 of the Secondary Plan. Based on our meetings, we understand that the Alternative Parkland Dedication By-Law is forthcoming, which we support and we are looking forward to reviewing this further.

9. Section 8.0 – Block Structure and Street Network

We support the revisions to policy 8.3.2 clause 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.

10. Section 13 – Servicing

As per Section 13.3.4 clause iv, the Town proposes an additional five metres of boulevard be dedicated to the Town at the time of development or redevelopment. We recommend the Town explore incentives and land owner benefits in exchange for lands dedicated for servicing.

The property owner wishes to ensure that its future development rights are protected throughout the policies and provisions of the Secondary Plan. The owner intends to redevelop the subject property and is determining an appropriate development strategy for the site. Given the owner's redevelopment goals, ensuring the appropriate degree of flexibility in policies and permitted uses are desired by the owner.

We wish to reserve the right to provide further comments on the Town's Urban Centres Secondary Plan, as appropriate and we request to be notified concerning the release of any 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 Courtney Heron-Monk (ext. 401). Thank you.

Yours truly,

Weston Consulting

Per:


Ryan Guetter, BES, MCIP, RPP
Vice President

- c. Rick Nethery, Director of Planning & Building Services
Andrew Brouwer, Director, Legislative Services, Town Clerk
Marek Dabrowski, 1076555 Ontario Limited.

