

# TOWN OF NEWMARKET

## OLD MAIN STREET TERTIARY PLAN STUDY



## Summary Report

### Public Consultation Session #2 - Open House/Design Workshop

As a continuation of the public consultation process for the Old Main Street Tertiary Plan Study, the Town of Newmarket invited local residents to participate in a public open house and design workshop. The meeting was facilitated by Town Staff, in coordination with a multi-disciplinary consultant team, which has been retained to undertake the study.

The public open house and design workshop was held on Thursday, April 12, 2018. The meeting, which was held at the Seniors Meeting Place, commenced at 7:00pm and concluded at 9:00pm. The meeting was attended by approximately 25 participants, which included residents of Old Main Street, residents of the surrounding neighbourhood, and representatives of various land owners. Some Councillors and the Mayor were also in attendance.

The meeting included an open house component with display board viewing and informal discussion, as well as a presentation, and workshop. The objective of the meeting was to present the findings of the Background Study, and to obtain feedback on the Draft Vision Statement, Guiding Principles, Land Use Concepts, and Streetscape and Cross-Section Concepts. Participants were provided with workbooks, which included a series of exercises and questions. These materials were collected at the end of the meeting. Following the meeting, several participants provided supplementary verbal and written feedback to Town Staff and the consultant team via telephone and email.

The following document summarizes the feedback provided throughout the course of the open house and design workshop. Findings from the open house and design workshop will be considered in the preparation of the Draft Tertiary Plan.

# TOWN OF NEWMARKET OLD MAIN STREET TERTIARY PLAN STUDY



## DRAFT VISION STATEMENT REVIEW

### 1. What does your table like about the draft Vision Statement?

Residents reported that:

- They felt that their concerns were heard from the previous round of feedback.
- The Vision Statement pays respect to past and existing prevailing site character, while also looking to the future.
- The Vision Statement presents an appropriate balance taking into account development, green space protection, and infrastructure improvements.
- The Vision Statement allows flexibility for new types and placement of development.
- The Vision Statement includes a good planning perspective with regards to infrastructure updates and upgrades that are needed.
- The Vision Statement takes into account natural asset protection.
- The Vision Statement allows change to natural topography within reason to enable development on the slope.
- The specific mention of pedestrians is valued.

# TOWN OF NEWMARKET

## OLD MAIN STREET TERTIARY PLAN STUDY

### 2. What does your table dislike about the Vision Statement?

Residents reported that:

- The Vision Statement leaves too much room for interpretation.
- The Vision Statement does not specifically mention housing typologies (such as single detached housing) which are an important component of street character.
- The Vision Statement is not specific enough about history and historic significance of architecture.
- Concerns were raised about pedestrian connections creating increased foot traffic unwanted by some residents.
- The specific mention of “cottage like” character is too narrow of a description, residents value the variety of architecture in the neighbourhood.
- Architecture should be in the range between cottage-like and modern, but not too far either direction.
- The elements “gateway features” and “enhancements” are vague.
- Investment in gateway features are not valued by all.

### 3. What is missing from the draft Vision Statement? What would you like to see added?

Residents reported that:

- The Vision Statement does not include enough clarity regarding density.
- The Vision Statement does not include enough clarity regarding housing types. However, opinions varied regarding how to address housing types in the Vision Statement.
  - Some respondents reported that the Vision Statement is an opportunity to incorporate new ideas about other types of development, such as multi-unit developments, that incorporate into the area’s natural environment, topography, and enhance green infrastructure.
  - Other respondents reported that the Vision Statement should specifically mention that the street is currently comprised of entirely single detached housing, which is an important part of the area’s history and character.
- The Vision Statement’s scope does not consider the context and location of the area, specifically the nearby Go Train station and rail corridor.
- The Vision Statement lacks any mention of affordable housing.
- The Vision Statement does not address parks and recreation space, including children’s play areas.
- The Vision Statement lacks mention of street parking.
- Safety impacts of increased pedestrians using service road to access Tom Taylor Trail is missing from the Vision Statement.

# TOWN OF NEWMARKET OLD MAIN STREET TERTIARY PLAN STUDY



## DRAFT GUIDING PRINCIPLES REVIEW

### 1. What does your table like about the draft Guiding Principles?

Residents reported that:

- That the Guiding Principles recognize the unique topography, including hill and flood plain, and the associated issues.
- The Guiding Principles respect natural systems and enhance open space.
- Major issues are addressed water flow, traffic, development.
- The Guiding Principles acknowledge that cottage character can exist alongside other housing characteristics, which is already seen in the community. Variety is important to recognize and promote.
- Enhanced design is valued, particularly the role of design to ease into increased density in the area, according to some respondents.
- Unobstructed views, prevailing site setbacks, and 1-2 storey building height are highly valued in the community.

# TOWN OF NEWMARKET OLD MAIN STREET TERTIARY PLAN STUDY



## 2. What does your table dislike about the Guiding Principles?

Residents reported that:

- Opinions differed on the wording preference, some residents liked the flexible tone, while others found the vague wording left too much room for interpretation.
- The Guiding Principles are vague with regard to what is considered “significant,” “acknowledged,” and “encouraged.”
- The preservation of all existing woodlots is not necessary. Two perspectives about woodlot preservation reported are:
  - Existing woodlot protection should focus on preserving high quality woodlots, as not all areas contain healthy, valuable tree cover.
  - Woodlots should be utilized as a buffer to the cemetery, but in other locations, unprotected woodlots are not valuable to preserve as they may impede development opportunities.
- New development should be required to plant new trees.
- There is concern that too much weight is being given to the “cottage-like” characteristic of the area. Some residents reported concerns that the style is potentially outdated and will not attract development or new home buyers.
- There is not enough detail provided regarding the placement of sidewalks, street parking, and if there is a trade-off of parking for sidewalks.
- Too many elements are included for how narrow the street is in reality.
- There are not enough details provided regarding street surface treatment.
- Concern was raised that the predominantly east-west alignment is very restrictive to the larger lots that stretch back to the cemetery. Development opportunity would necessitate a new road to stretch from Main Street N to the back of the lots.

# TOWN OF NEWMARKET OLD MAIN STREET TERTIARY PLAN STUDY



## DRAFT LAND USE CONCEPTS - MINOR DEVELOPMENT AND TRAFFIC CALMING OPTION

- Opinions varied widely about the preferences of the appropriate level of development in this Concept.
  - Some respondents preferred the lower population density.
  - Some respondents felt that this plan is the least obstructive to maintaining the current character of the street.
  - Some respondents reported that this plan is too conservative and that infill is too minor.
  - Some respondents reported that limiting development to single detached houses will not maximize positive benefits for the neighbourhood.

### 1. What does your table like about this Concept?

- Residents liked that this plan addresses storm water management and green infrastructure for all parties.
- Detached dwelling development keeps in line with current design of the street.

### 2. What does your table dislike about this Concept?

- Concerns were raised regarding the lack of detailed impact analysis of the broader area, including:
  - bike, car, and foot traffic on surrounding streets, and
  - potentially busier intersection where Main Street and Old Main Street intersect.
- Residents reported that they dislike lack of sidewalks and possible impact on pedestrian safety.
- Some reports raised concern about development that requires tearing down existing homes.
- Concerns were raised about alleviating the tax burden on existing homes in the area. Some residents reported that this Concept restricts opportunities for the municipality to gain revenue to pay for all of the necessary upgrades to road, sewage, and other improvements.

# TOWN OF NEWMARKET OLD MAIN STREET TERTIARY PLAN STUDY



## DRAFT LAND USE CONCEPTS - MODERATE DEVELOPMENT AND TRAFFIC CALMING OPTION

- Opinions ranged in a similar manner as the first Concept, however more common ground was found in this option. Still, some opinions found this moderate Concept too restrictive on development, where other opinions found it not restrictive enough.

### 1. What does your table like about this Concept?

- Residents liked that this Concept acknowledges flood water control, particularly on the hill slope, by limiting impermeable surfaces of new developments (parking pads, foundations, etc.).

### 2. What does your table dislike about this Concept?

- Concern was raised regarding added number of cars and people impacting traffic on the street.
- Concern that not enough development or density to generate city revenue to pay for upgrades and improvements.
- The concern over loss of existing homes was raised again in this Concept.
- Questions raised over the placement of proposed sidewalk.

# TOWN OF NEWMARKET OLD MAIN STREET TERTIARY PLAN STUDY



## DRAFT LAND USE CONCEPTS - SIGNIFICANT DEVELOPMENT AND TRAFFIC CALMING OPTION

- Opinions ranged widely on whether this Concept portrayed the appropriate level of development as well.
  - Some residents raised concerns that significant development does not respect the character of the area and promotes too much density.
  - Some residents reported that they support the infill and low-rise development promoted in this Concept.
  - Some residents felt that this Concept is the best opportunity to take advantage of the location of the neighbourhood and develop under-utilized land potential in the center of a growing town, near transit and other amenities.

### What does your table like about this Concept?

- Appreciate optimization of required servicing and infrastructure improvements.
- Appreciate townhouse design, good balance of density and limiting vehicle traffic.
- This concept has opportunity to address affordability issue and attract first time home buyers or young families.
- This option can provide a tax base that will help support services for the aging population.

### What does your table dislike about this Concept?

- Concept 3 presents both a pedestrian path and a sidewalk, which raised questions about whether they are both necessary.
- Concern that this Concept promotes developer and municipal tax revenue at the expense of residents.
- Concerns raised regarding property value dropping due to encroaching development for adjacent landowners.
- Concern raised regarding limiting future cemetery expansion by developing across from the cemetery ground.
- Third row of houses closest to the cemetery should be removed or be dispersed with woodlots.
- The view of new development from the street raised concern by several respondents:
  - Interspersing woodlots within this Concept will help blend in new developments with mature trees.
  - Concern was raised over brick walls or fences facing the street.