



Planning and Building Services

TOWN OF NEWMARKET  
395 Mulock Drive  
P.O. Box 328  
Newmarket, ON L3Y 4X7

www.newmarket.ca  
planning@newmarket.ca  
905.953.5321

March 24, 2014

## INFORMATION REPORT

### Development and Infrastructure Services/Planning and Building Services Report 2014-16 Newmarket Urban Centres Secondary Plan Implications of Committee Recommendation Regarding Deletion from Urban Centres

TO: Mayor Van Bynen  
Members of Council  
Chief Administrative Officer  
SLT

SUBJECT: Revised Draft Newmarket Urban Centres Secondary Plan – Committee of the Whole

FILE NO: NP-P13-01

ORIGIN: Planning and Building Services

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The purpose of this Information Report is to respond to the request for staff to consider the implications of deleting the area currently zoned UC-HC1-93 located north of Queen Street, east of the Open Space Zone and west of Roxborough Road from the Secondary Plan, raised at the Committee of the Whole meeting on March 17, 2014. (See attached **Map 1**)

#### Comments

##### Official Plan Designation - South Transition Area

The following policies apply to the South Transition Area:

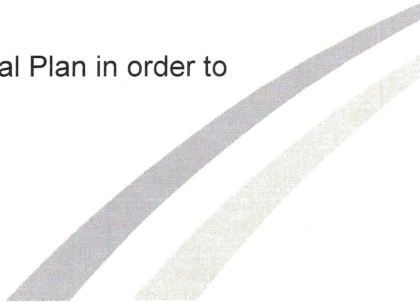
“An area identified to foster a gradual, appropriate and planned transition where change is anticipated to occur.”

Meant to provide “a suitable interface with the Stable Residential Area to the south **in the short term.**”

Medically related facilities and offices are permitted in this area provided they occur “primarily” in a structure existing as of the date of adoption of this Plan.

Therefore, this area is recognized in the Official Plan as an area in transition and intended to change over time. The Official Plan provides flexibility through the use of the term “primarily” to recognize that not all existing structures are suitable for future medically related and office uses.

The South Transition Area designation will need to be retained in the parent Official Plan in order to recognize the Committee recommendation.

A decorative graphic in the bottom right corner consisting of two curved, overlapping bands, one in a light grey color and one in a light green color.

**Zoning B-law**

The property is zoned UC-HC1-93 in the Zoning By-law. This is a site specific zone that permits the uses permitted in the UC-HC1 Zone subject to the specific height and density provisions set out in the exception.

The UC-HC1 Zone permits a full range of uses other than residential (See attached **Excerpt from Zoning By-law 2010-40**).

The site specific exception UC-HC1-93 permits:

Maximum height:	24.1 m (6 storeys)
Lot Coverage	40 %
Floor Space Index	1.85 FSI

**Committee Recommendation (March 17, 2014)**


The Committee recommended that the subject property be deleted from the Secondary Plan Area and remain subject to the current Official Plan and Zoning By-law. (See Attached **Schedule 4**)

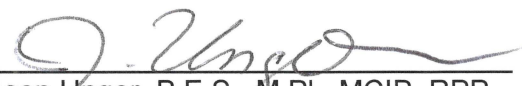
The following is a summary of the Low Density designation as recommended by Committee if the lands were to remain within the area of the Secondary Plan:


Low Density:	Permitted Min. Height	Permitted Max. Height	Permitted F.S.I Min	Permitted F.S.I Max.	Discretionary Max. Height	Discretionary Max.F.S.I.
	8 m (2 storeys)	14 m (4 storeys)	1.5	2.0	20 m (6 storeys)	2.0


Based on the Committee recommended height and density, bonusing would need to be implemented to achieve what is permitted by the current UC-HC1-93 Zone.

By deleting the subject property from the Secondary Plan, the current zoning, which is more permissive than the recommended Low Density designation, would prevail and therefore reduce the risk of challenge.

  
 Marion Plaunt, MES, MCIP, RPP  
 Senior Planner - Policy  
 Planning and Building Services

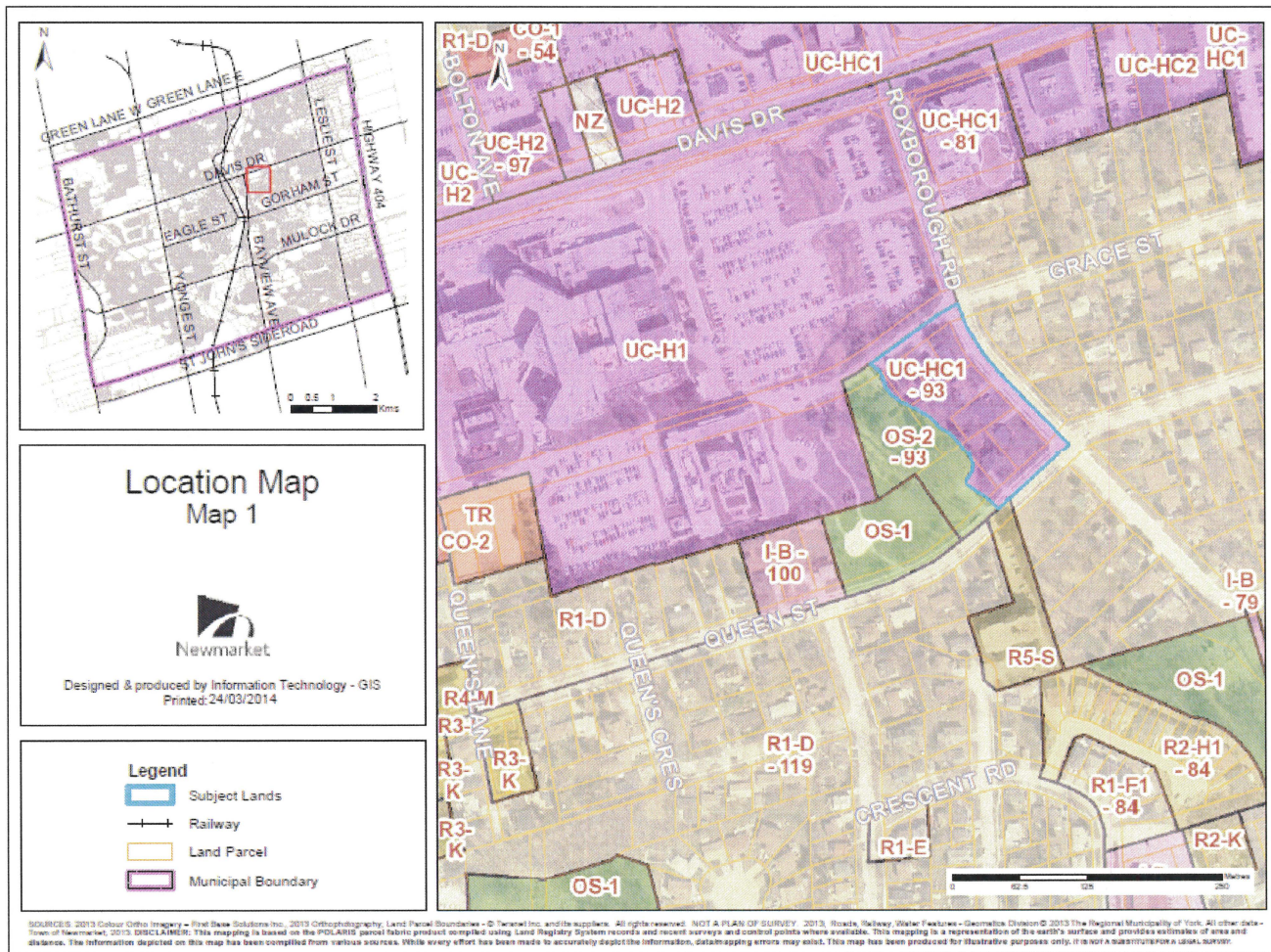
  
 Jason Unger, B.E.S., M.PI., MCIP, RPP  
 Assistant Director of Planning  
 Planning and Building Services

  
 Richard Nethery, B.E.S., MCIP, RPP  
 Director of Planning and Building Services  
 Development and Infrastructure Services

*for*   
 Rob Prentice  
 Commissioner  
 Development and Infrastructure Services

**Attachments: Map 1**  
**Excerpt from Zoning By-law 2010-40**  
**Committee of the Whole Recommended Schedule 4**





#### 6.4.4 Permitted Uses within the Healthcare Urban Centre Zones

The following table establishes the *non-residential uses* permitted in the Healthcare Urban Centre Zones:

Permitted Use	Healthcare Urban Centre Zones				
	Healthcare Urban Centre Core Hospital South Zone	Healthcare Urban Centre Core Hospital North Zone	Healthcare Urban Centre Complementary Use 1 Zone	Healthcare Urban Centre Complementary Use 2 Zone	Healthcare Urban Centre Complementary Use 3 Zone
	(UC-H1)	(UC-H2)	(UC-HC1)	(UC-HC2)	(UC-HC3)
Convenience Store		•		•	
Day Nursery				•	
Dormitory		•		•	
Dry Cleaning Depot				•	
Financial Institution				•	
Hospital		•		•	
Hotel				•	
Institutional Day Centre				•	
Laundromat				•	
Long Term Care Facility		•		•	
Medical Clinic		•		•	
Medical and Dental Laboratories		•		•	
Medical Office		•		•	
Medical Practitioner, Sole		•		•	
Motor Vehicle Repair Facility (*1)				•	
Motor Vehicle Sales Establishment (*1)				•	
Office		•		•	
Parking Garage		•		•	
Parking Lot		•		•	
Passenger Transportation Terminal		•		•	
Personal Service Shop				•	
Place of Worship				•	
Private Club				•	
Residential uses, Existing					
Restaurant		• (*2)		•	
Retail Store		• (*2)		•	
School, Post Secondary		•		•	
Service or Repair Shop				•	



# SCHEDULE 4: HEIGHT AND DENSITY

