



Town of Newmarket
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Established Neighbourhoods Public Information Centre Information Report

Report Number: PCI 19-12

Department(s): Planning and Building Services

Author(s): D. Ruggle

Date: October 9, 2019

In accordance with the Procedure By-law, any member of Council may make a request to the Town Clerk that this Report be placed on an upcoming Committee of the Whole agenda for discussion.

Purpose

The purpose of this report is to provide Council with a copy of the presentation materials prepared by SvN for the Established Neighbourhoods Compatibility Study. SvN will present these materials to the public at the upcoming October 19, 2019 Public Information Centre meeting. This report also provides a timeframe for key dates in the study process moving forward.

Background

The Town has contracted SvN to lead a study of compatibility in established residential neighbourhoods.

Discussion

Attached to this information report is a copy of the presentation, display boards, and information handout associated with Public Information Centre #2 of the Established Neighbourhoods Compatibility Study, prepared by SvN. The purpose of the Public Information Centre is to report back on public consultation and engagement findings to date, review key findings of the Background Report, and present and solicit feedback on the draft neighbourhood classification system, prototypical conditions, and preliminary policy directions.

The Public Information Centre will be hosted at the Newmarket Community Centre and Lions Hall, and will coincide with the Riverwalk Commons Farmers Market. The meeting will take an open house format, with rotating presentations every 45 minutes, between 10:00am and 2:00pm. Participants will have the opportunity to review display boards, speak with Town Staff

and SvN, listen to a presentation, and provide their written and verbal feedback pertaining to the draft neighbourhood classifications, prototypical conditions, and preliminary policy directions. Following this, a council workshop will be held this fall, with input from both sessions to be considered for the policy recommendations.

The following schedule is anticipated following the PIC on October 19, 2019:

November 25, 2019 Report to COW regarding extending the Interim Control By-law

November 2019 – Established Neighbourhood Study Council Workshop regarding draft policy directions

December 2, 2019 – Interim Control By-law extension to Council for adoption

January 13, 2020 – Formal Statutory Public Meeting presenting Policy Recommendations

February 3, 2020 – Final Recommendation report to Committee of the Whole

February 10, 2020 – Final policy documents to Council for adoption

Feb/March 2020 - Notice Period

March, 2020 - Rescind Interim Control By-law

Conclusion

The findings from the Public Information Centre will assist in informing the amendments to the draft neighbourhood classifications, prototypical conditions, and preliminary policy directions prior to the preparation of the draft Policy Directions Report, which will be presented at a Council Workshop currently being scheduled.

Business Plan and Strategic Plan Linkages

The development of new Official Plan policies and implementing Zoning By-law related to infill housing and compatibility has linkages to the broader Official Plan policies relating to building a strong community by developing growth management plans and strategies to create a clear vision for the future of the identified neighbourhoods.

Consultation

Public Consultation is ongoing for the Established Neighbourhoods Compatibility Study.

Human Resource Considerations

N/A

Budget Impact

N/A

Budget Impact

N/A

Attachments

Public Information Centre #2 – Presentation, Display Boards, and Information Handout

Contact

Dave Ruggle, Senior Planner – Community Planning, druggle@newmarket.ca

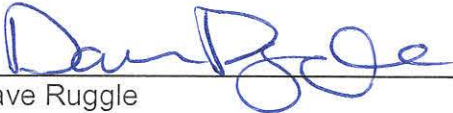
Approval



Peter Noehammer
Commissioner, Development and Infrastructure Services



Jason Unger
Acting Director of Planning & Building Services



Dave Ruggle
Senior Planner - Community Planning

Introduction

Thank you for joining us at the second public meeting for the Newmarket Established Neighbourhoods Character Study. The purpose of tonight's meeting is to provide an update on the project and review the preliminary Neighbourhood Classifications and Policy Directions. Your feedback is important. The findings from this engagement will help us refine our work to date, including the characteristics of the Neighbourhood Classifications, and will assist with the preparation of a draft Policy Options Report.

Background

Residential trends in Newmarket are shifting from suburban growth to urban intensification and redevelopment. Concerns have been raised regarding the compatibility of new homes and additions to existing homes that comply with current zoning by-law regulations, but are considered to be out of character with the built form of the established neighbourhoods in which they are located. To address these concerns, the Town of Newmarket is undertaking a comprehensive review of all established neighbourhoods. Together with key stakeholders and community members, we will aid the Town in creating new policies that preserve and enhance the neighbourhoods you call home.

Final Deliverable

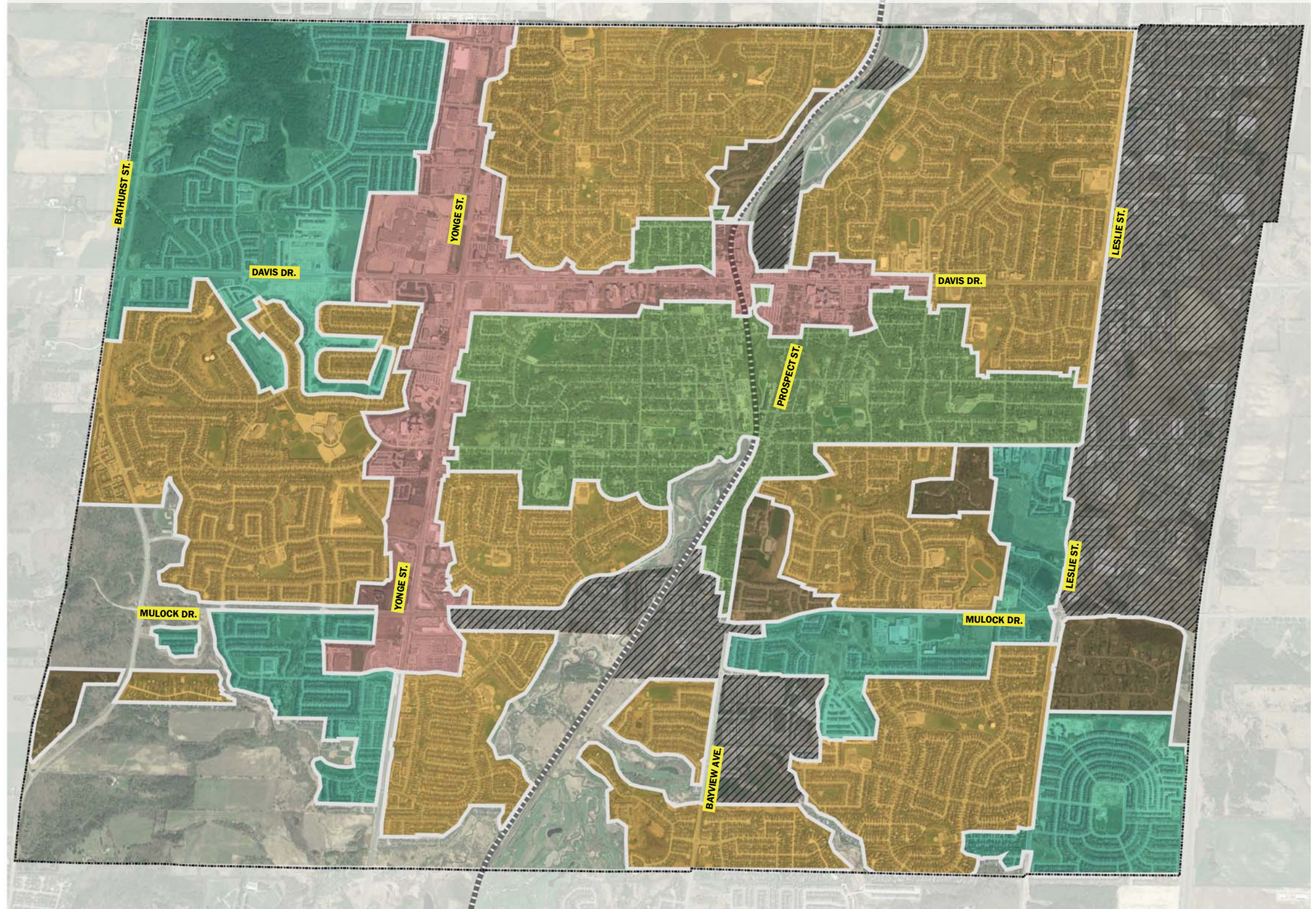
The study will result in new policies that will identify and group residential character areas, and ensure that future development is compatible with adjacent properties, surrounding streets and blocks, and the character of the broader neighbourhood. This will be implemented through amendments to the Town of Newmarket Official Plan and Zoning By-law.

Presentation Times

We will be giving presentations on the progress of this project at the following times today:

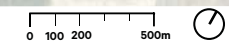
- 10:45 AM
- 11:30 AM
- 12:15 PM
- 1:00 PM

Which one of the five Neighbourhood Classifications do you live in? Tell us by placing a sticker!



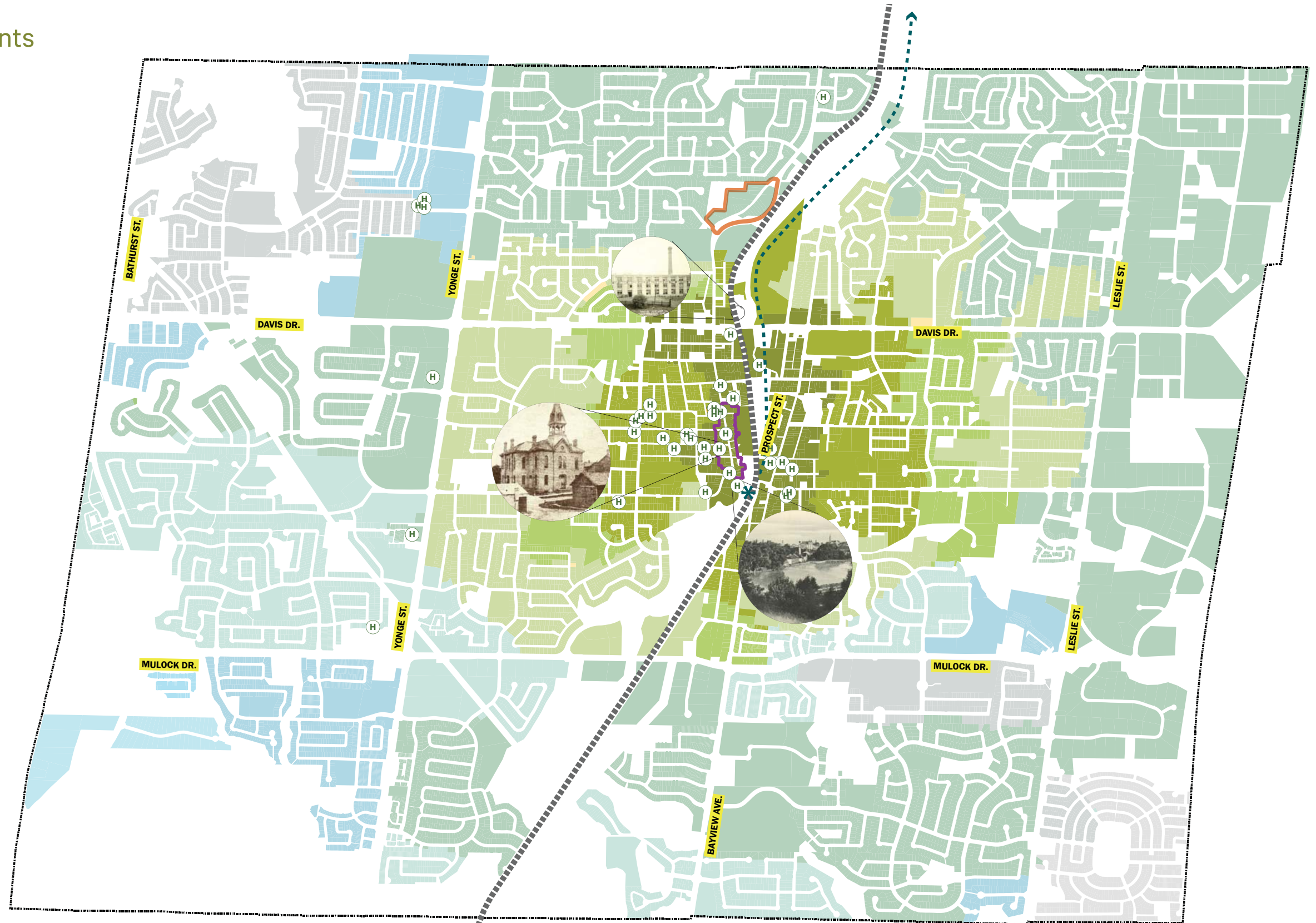
LEGEND

- Organic Neighbourhoods
- Traditional Suburban Neighbourhoods
- Contemporary Suburban Neighbourhoods
- Urban Centres
- Estate Neighbourhoods
- Rail
- Non-Residential Use
- Municipal Boundary



Chronology of Major Growth Events

- Early 1800's** Newmarket is settled by American Quakers who acquire approximately 8,000 acres of land surrounding the Holland River. Their small settlement included several mills, a dam and an associated pond which is now known as Fairy Lake. It also included a tannery, general store, distillery, local shops and businesses, and residences.
- 1850-1890** The Toronto, Simcoe and Lake Huron Railroad spurs significant growth and expansion.
- 1890-1900** The Toronto and York Radial Railway triggers additional growth and expansion. Newmarket's population reaches 2,500 by the end of the 19th Century.
- 1900-1950** Newmarket is a burgeoning town, with new development primarily along Davis Drive, between Yonge and Leslie Street, and between just north of Davis Drive to Fairy Lake.
- 1950-1970** Newmarket's population reaches 5,000 and begins to experience a suburban building boom largely due to its proximity to Toronto.
- 1970-1980** Newmarket's population balloons to 11,000. By the mid 1970's, the completion of Upper Canada Mall begins shifting the focus of growth westward.
- 1980-2000** Downtown Newmarket is suffering from the effects of suburbanization, but a concerted effort in the late 1980's to revitalize the downtown is largely successful. The arrival of Highway 404 reversed westward migration, shifting the focus of growth eastward towards the intersection of Mulock Drive and Leslie Street.
- 2000-today** The Town of Newmarket is growing considerably, filling out in all directions. By the 2010's, the Town has built out to its geographic extents.



LEGEND

----- Municipal Boundary

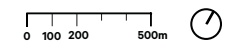
Timeframe of Development

- 1875
- 1930

- 1952
- 1971
- 1989
- 1998

- 2005
- 2007
- 2011
- Ⓜ Designated Heritage Property

- ▭ Heritage Conservation District
- ▭ Main Street Tertiary Plan Area
- Rail
- * Historical Trade Route

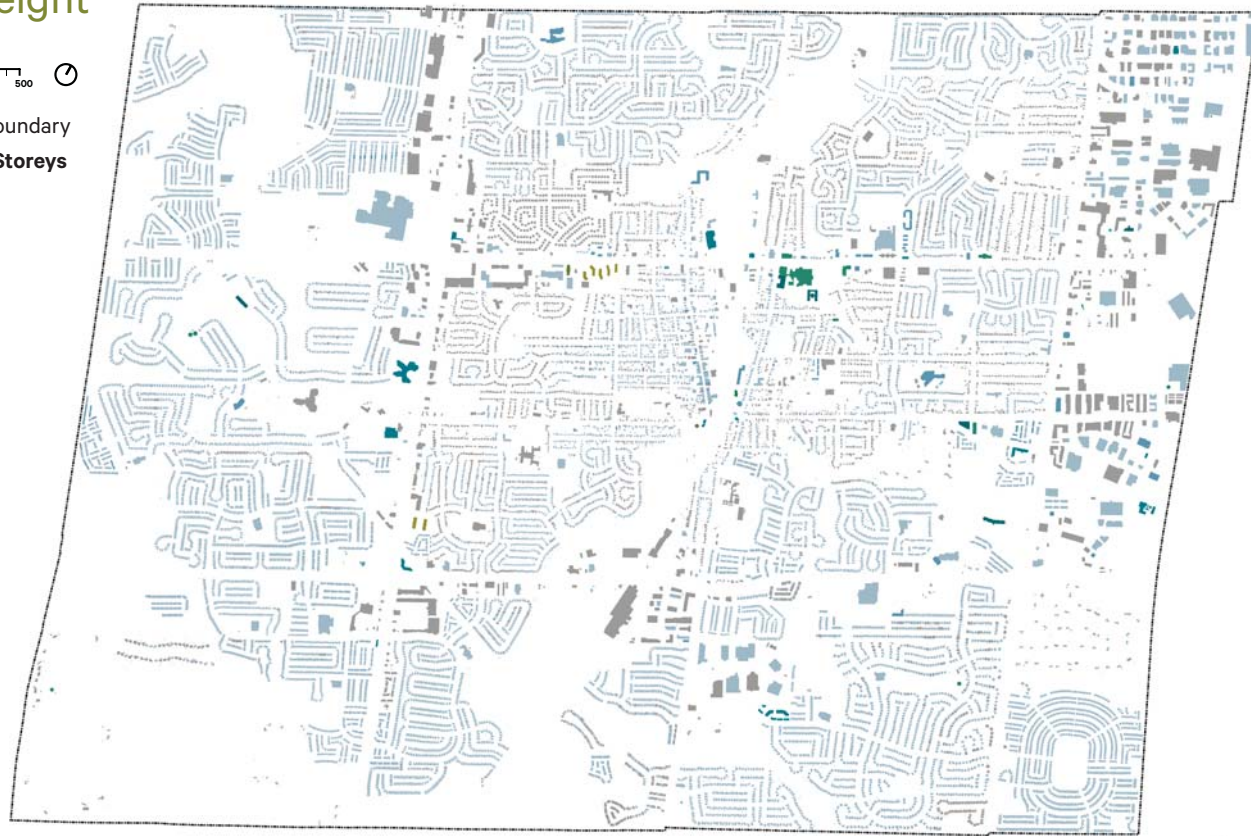


3. EXISTING CONDITIONS

Building Height

LEGEND 0 100 500

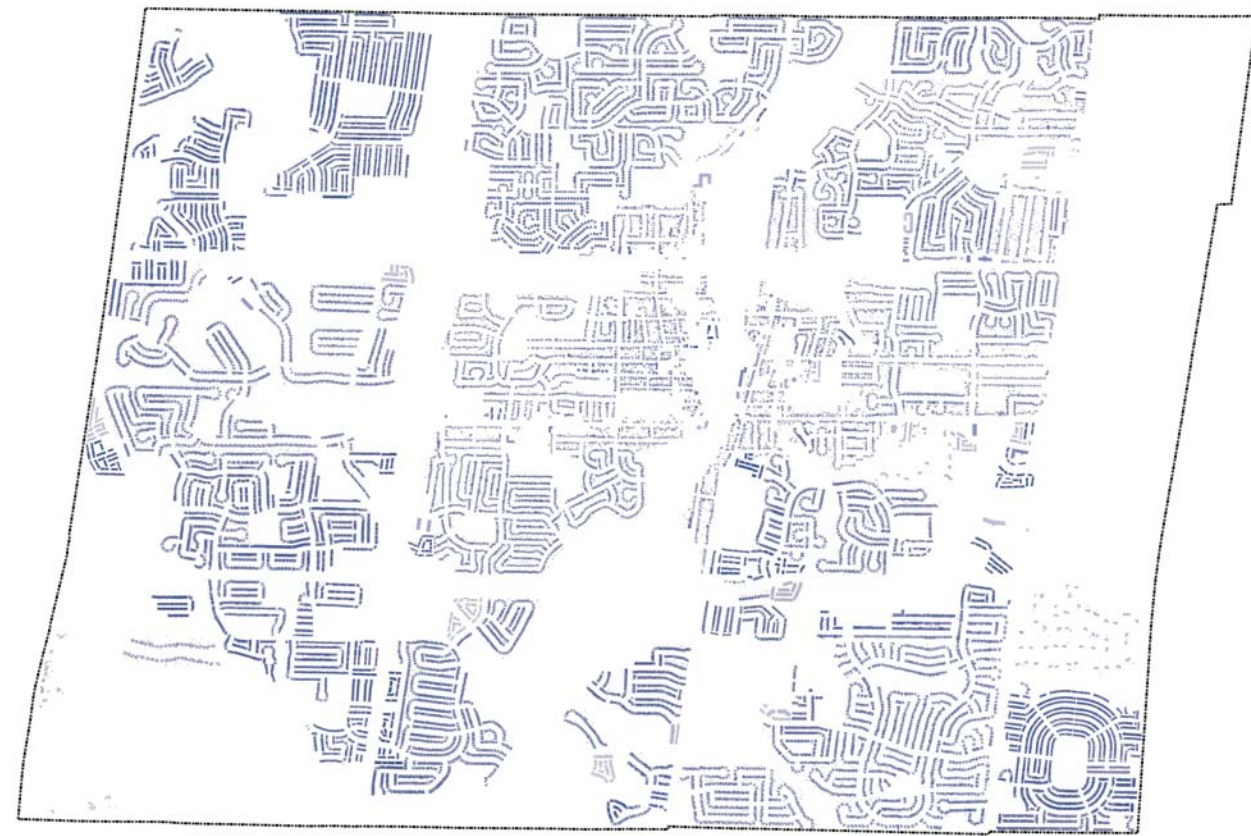
- Municipal Boundary
- Number of Storeys**
- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10



Lot Coverage

LEGEND 0 100 500

- Municipal Boundary
- Lot Coverage**
- 0%
- 97%



Street Form

LEGEND 0 100 500

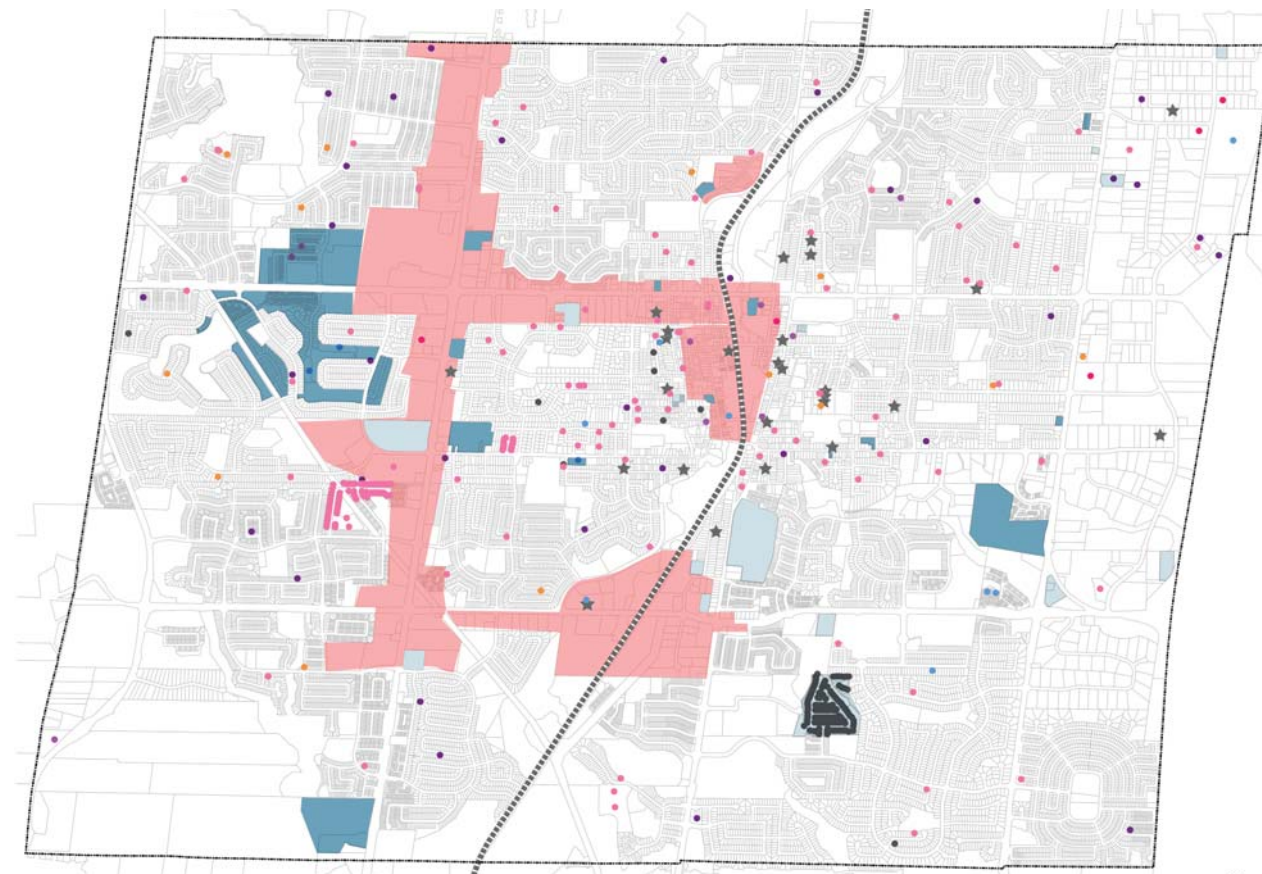
- Municipal Boundary
- Highway
- Regional Roads
- Roundabouts
- Curvilinear
- Cul-de-sac



Recent Development

LEGEND 0 100 500

- Municipal Boundary
- Rail
- Lot Fabric
- ★ Legal Non-Conforming
- Active Development Applications**
- Residential
- Non-residential
- Planned Growth Areas
- Minor Variances**
- Land/Building Use
- Setbacks
- Gross Floor Area
- Parking and Access
- Height
- Private Realm
- Lot Coverage



Engagement in Phase 1 was intended to introduce the study, review initial findings, and understand how residents define, interact-with and characterize their neighbourhood. All information was collected, analyzed and synthesized. Here are some of the key findings:

- Perception of “neighbourhood” does not exceed a 5-ha area.
- Residents value the trees and landscapes in their neighbourhoods as much, if not more than, built form.
- Disruptions to the quality of life are equally, if not more distressful, than their results.
- Residents in older areas had more positive perceptions about their neighbourhood.
- Residents highly value parks, open spaces and landscapes in their neighbourhoods.
- The majority of residents feel a strong sense of community.



Public Information Centre #1

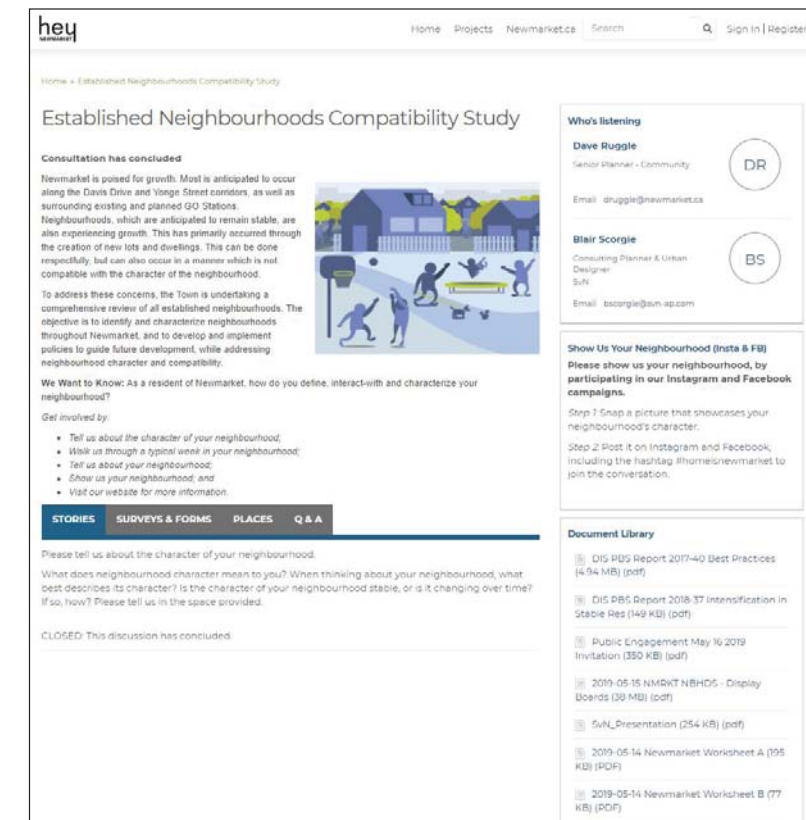
The first PIC#1 was held on May 16, 2019 at the Ray Twinney Complex, and was attended by approximately 25 residents. Participants were mostly property owners over the age of 50, who have resided within their neighbourhood for over 20 years. Strategies for engagement featured a rotating workshop with mental mapping exercises, questionnaires, ranking exercises, and comment sheets.



Image source: Newmarket Farmers' Market website

Newmarket Farmers' Market

A booth was set up at the Newmarket Farmers' Market on July 16, 2019 at Riverwalk Commons. It was attended by approximately 60 residents from a broad spectrum of ages, tenures, and family statuses (including young couples, teenagers, families, empty nesters, and seniors). Engagement initiatives included an information kiosk with a mapping exercise, questionnaire, and information handout.



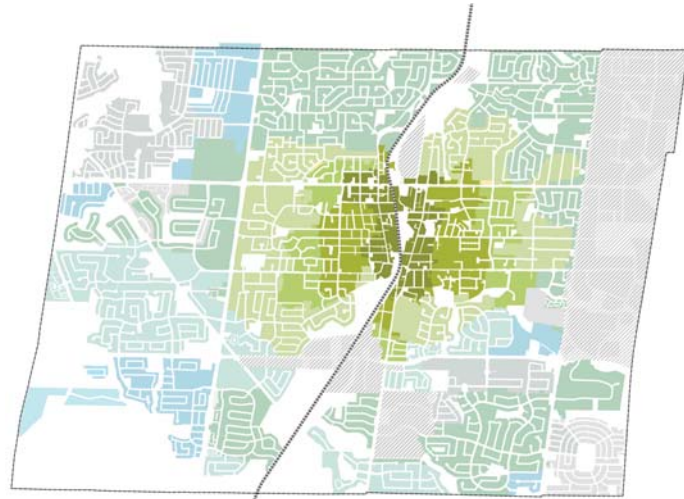
Online Engagement & Social Media

The online platform was launched on June 7, 2019, and hosted on “HeyNewmarket” website, and has received approximately 25 responses. Engagement strategies included a questionnaire, mapping exercise, open-ended comments, and Q and A. Ways to stay informed were also listed, including links to the project website, reports and presentation materials, subscription opportunities for updates, and Facebook and Twitter handles to follow.

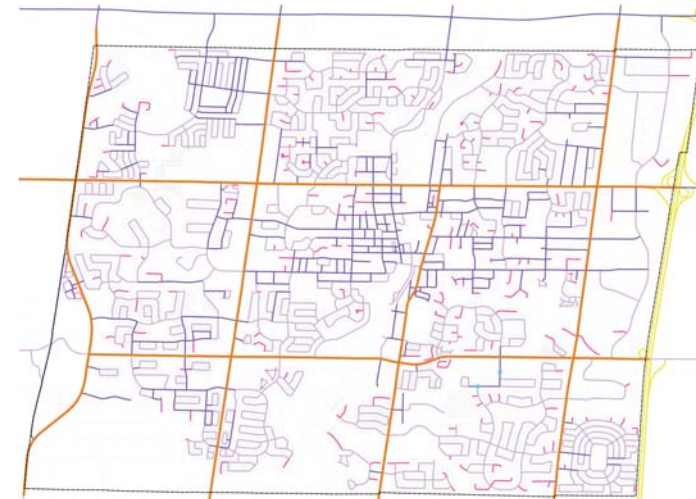
Boundary Delineation Process

The delineation of the five Neighbourhood Classification boundaries was carried out in consideration of:

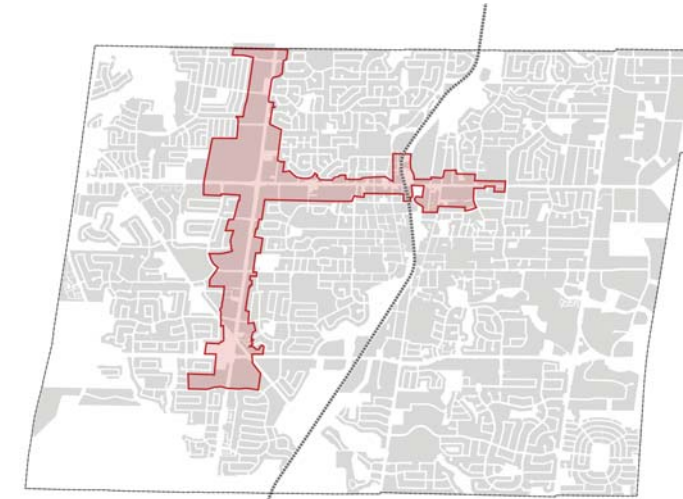
- 1 Neighbourhood evolution / age of development
- 2 Existing major streets and property boundaries
- 3 Existing Urban Centres boundary
- 4 Well and septic data from the Town of Newmarket Estate Neighbourhoods



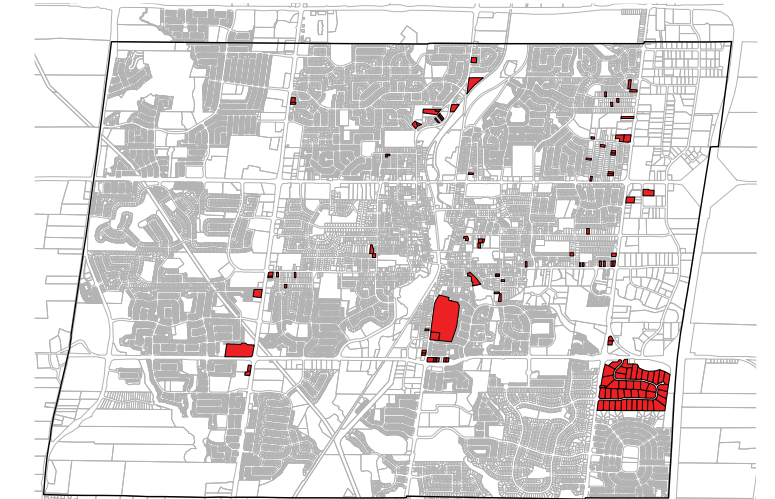
see Panel 2 for more detail



see Panel 3 for more detail



The Urban Centres Secondary Plan boundary



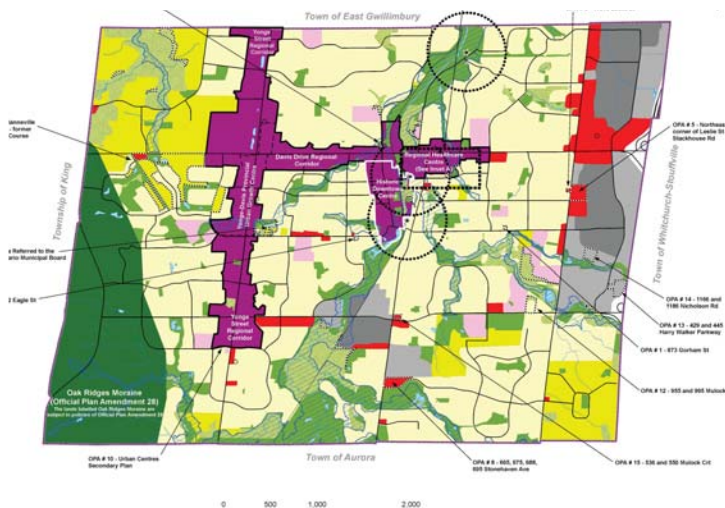
Well and septic areas shown in red

- 5 Land Use designations (Schedule A) in the Town of Newmarket Official Plan

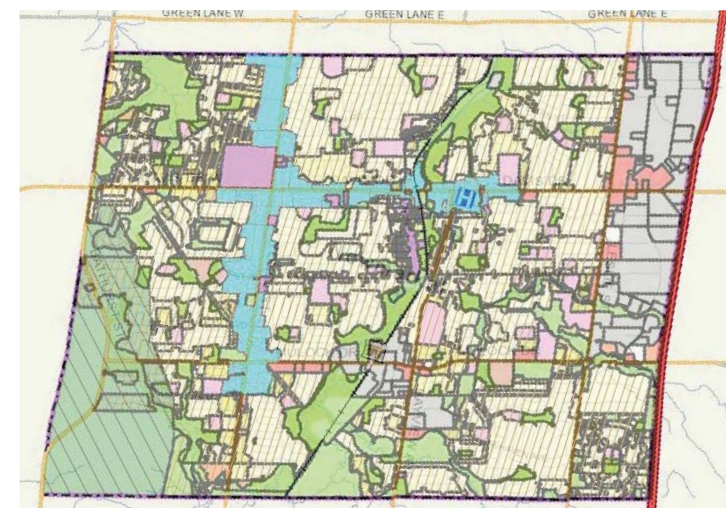
- 6 Applicable Zoning By-Law regulations and amendments (i.e. By-law 2013-10, 2010-40)

- 7 Interpretation of the current built form, including height, architectural features, setbacks, and materiality

- 8 Interpretation of the public realm, including street & block pattern, right-of-way composition, trees, sidewalks, and street furniture



Schedule A Land Use map in the Official Plan



Zoning map from "Navigate Newmarket Interactive Map"

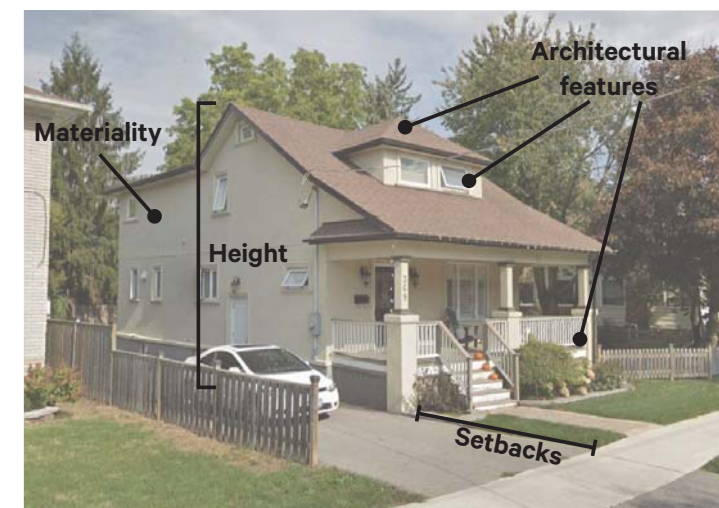


image shows only some of the elements interpreted



image shows only some of the elements interpreted

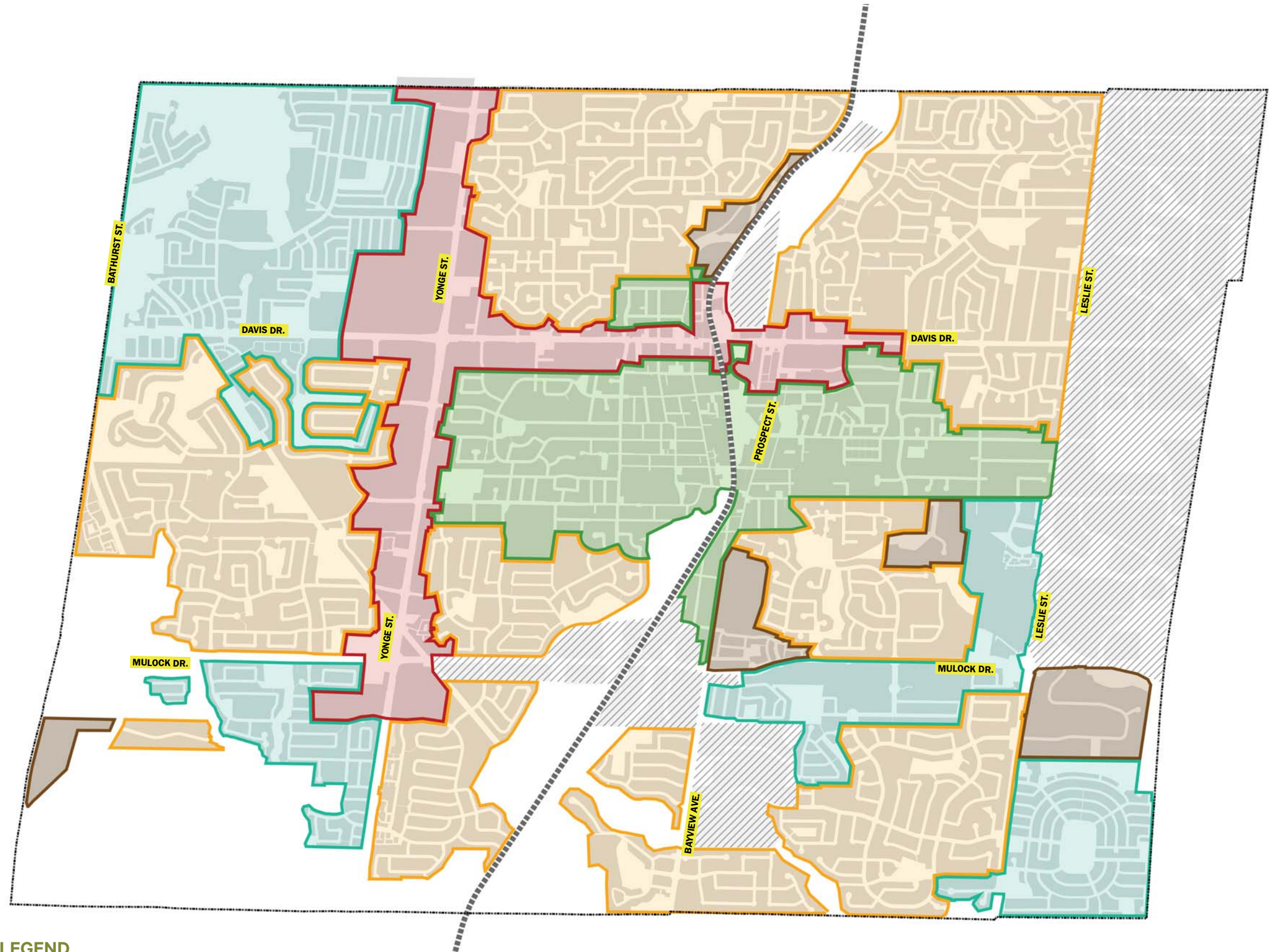
Resulting Classifications

Using the considerations listed in panel 5, we have identified five draft Neighbourhood Classifications. While the Neighbourhood Classifications may share similar elements, such as building height or roof type, they are characteristically distinct from one another, as illustrated in panels 7 - 10. These Classifications include:

- 1 Organic Neighbourhoods
- 2 Traditional Suburban Neighbourhoods
- 3 Contemporary Suburban Neighbourhoods
- 4 Urban Centres
- 5 Estate Neighbourhoods

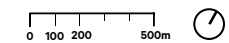
Focus of Study

While we have identified five Neighbourhood Classifications, only **Organic Neighbourhoods**, **Traditional Suburban Neighbourhoods**, and **Contemporary Suburban Neighbourhoods** will be addressed in the final Official Plan Amendment and accompanying Zoning By-law Amendment. The remaining two neighbourhoods, **Urban Centres** and **Estate Neighbourhoods**, will not be addressed in these final deliverables.



LEGEND

- | | | | | |
|---|--|---|--|--|
| Organic Neighbourhoods | Traditional Suburban Neighbourhoods | Contemporary Suburban Neighbourhoods | Urban Centres | Estate Neighbourhoods |
| Rail | Non-Residential Use | Municipal Boundary | | |

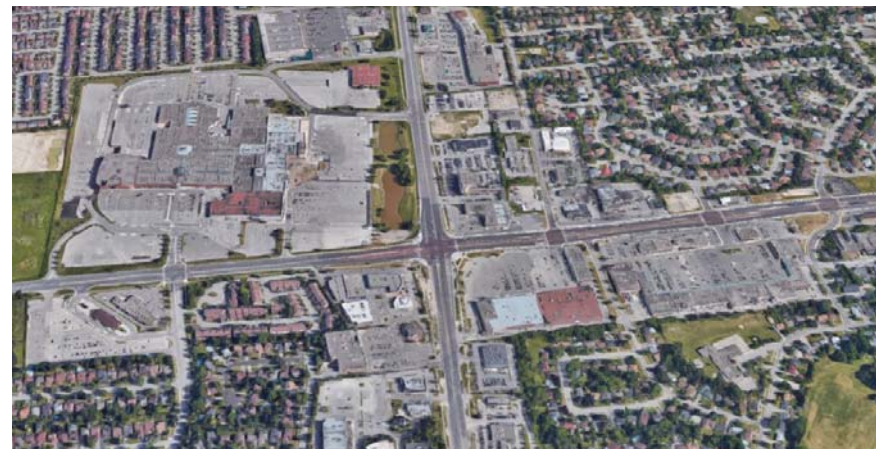
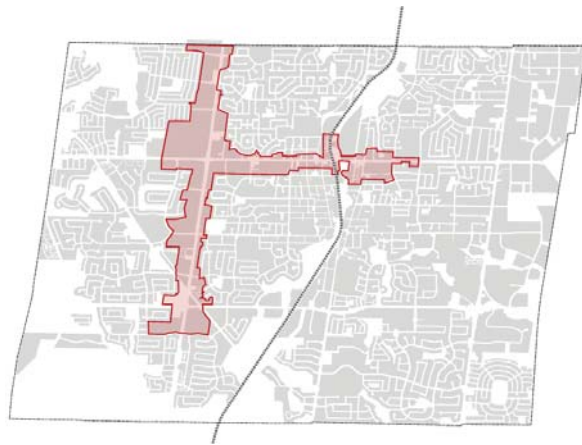


Outlier Neighbourhoods

While we have identified five Neighbourhood Classifications, **Urban Centres** and **Estate Neighbourhoods** will not be addressed in the final Official Plan Amendment and updated Zoning By-law.

Urban Centres

The boundary for the Urban Centres was taken from the Urban Centres land use designation, as identified in the Town of Newmarket Official Plan and Urban Centres Secondary Plan. This area will not be included in the Official Plan Amendment and Zoning By-law updates as the Secondary Plan already provides detailed policy direction.



Aerial view at intersection of Yonge Street and Davis Drive

Estate Neighbourhoods

Boundaries for Estate Neighbourhoods were drawn loosely based on the well and septic-serviced properties data provided by the Town of Newmarket. These neighbourhoods often lack defined block boundaries and consist of properties dispersed among ample greenery. They are not anticipated to accommodate future infill and intensification, as they are constrained by the absence/capacity of existing servicing infrastructure. These neighbourhoods will not be included in the Official Plan Amendment and Zoning By-law updates.



View southeast at Mulock Dr and Leslie St intersection

Outlier Developments

Throughout the Town of Newmarket, permitted uses within residential areas are generally limited to forms of low density housing, such as detached and semi-detached dwellings. Rowhouses and townhouses are also permitted in certain circumstances.

However, outlier developments are present within these residential areas as permitted secondary and/or complementary uses such as local institutional uses including elementary schools, group homes and special needs housing including seniors residences and co-operative housing. While not the predominant form of development, these outlying uses contribute to the character of established neighbourhoods within all neighbourhood classifications throughout the Town of Newmarket.



Co-operative housing complex at Hope Circle



Townhouses and mid-rise apartment buildings at Doak Lane



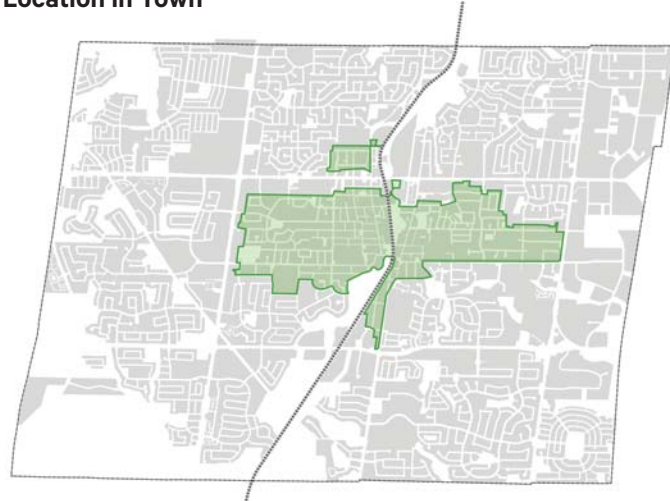
Low-rise apartment building at Crowder Boulevard



Low-rise apartment complex at Huron Heights Drive

Does our representation reflect your neighbourhood? Use the sticky notes to tell us what you think!

Location in Town



Description

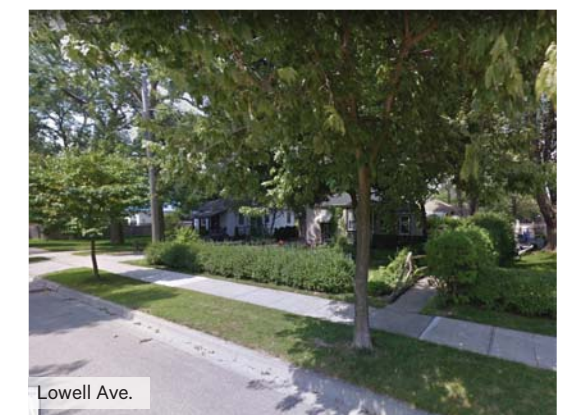
Organic Neighbourhoods were generally developed prior to the 1940's, and the advent of subdivision-based planning. They are characterized by smaller blocks with an interconnected grid of narrow streets, continuous sidewalks, varied landscaping, mature tree canopies, varied lot patterns, front and side-yard driveways with a variety of parking configurations, varied setbacks, and 1-2 storey building heights.

Predominant Public Realm Characteristics

Street & Block Pattern	Smaller blocks with interconnected grid of streets; narrow street width
Sidewalks	On one side or both sides of the road, ranging from 1 - 1.5m
Boulevards	Typically 1-3m
Street Tree Canopy	Moderate to significant
Streetlights	Added to utility poles
Utility Placement	Typically overhead, with some buried

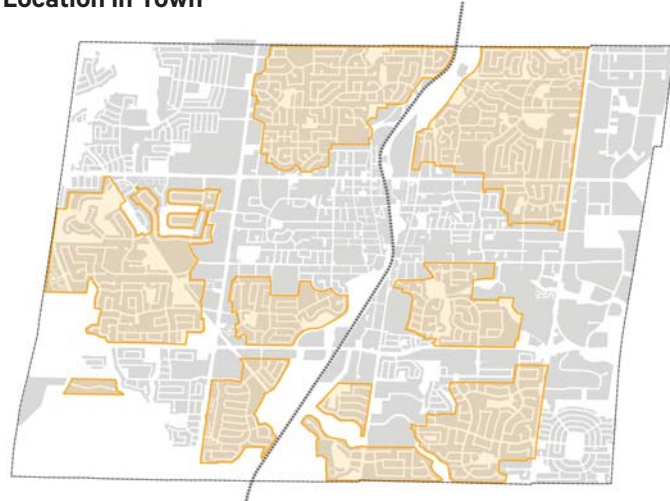
Predominant Built Form Characteristics

Building Height	1 - 2 Storeys
Ground Floor Elevation	At grade
Porches	Shallow depth
Terraces and Balconies	Not characteristic
Roofs	Pitched
Weather Protection Features	Canopies, overhangs, and some awnings
Materiality	Solid masonry, wood/ vinyl siding, and stucco
Front Yard Setbacks	Shallow to deep
Side Yard Setbacks	Moderate
Driveway Width and Location	Front and side; narrow to moderate width; inconsistent rhythm
Parking	Parking pads, some car ports and detached garages



Does our representation reflect your neighbourhood? Use the sticky notes to tell us what you think!

Location in Town



Description

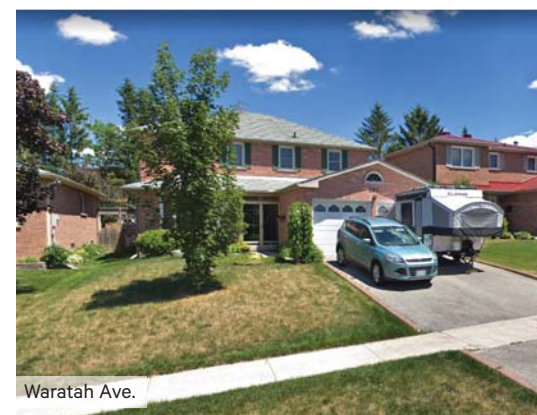
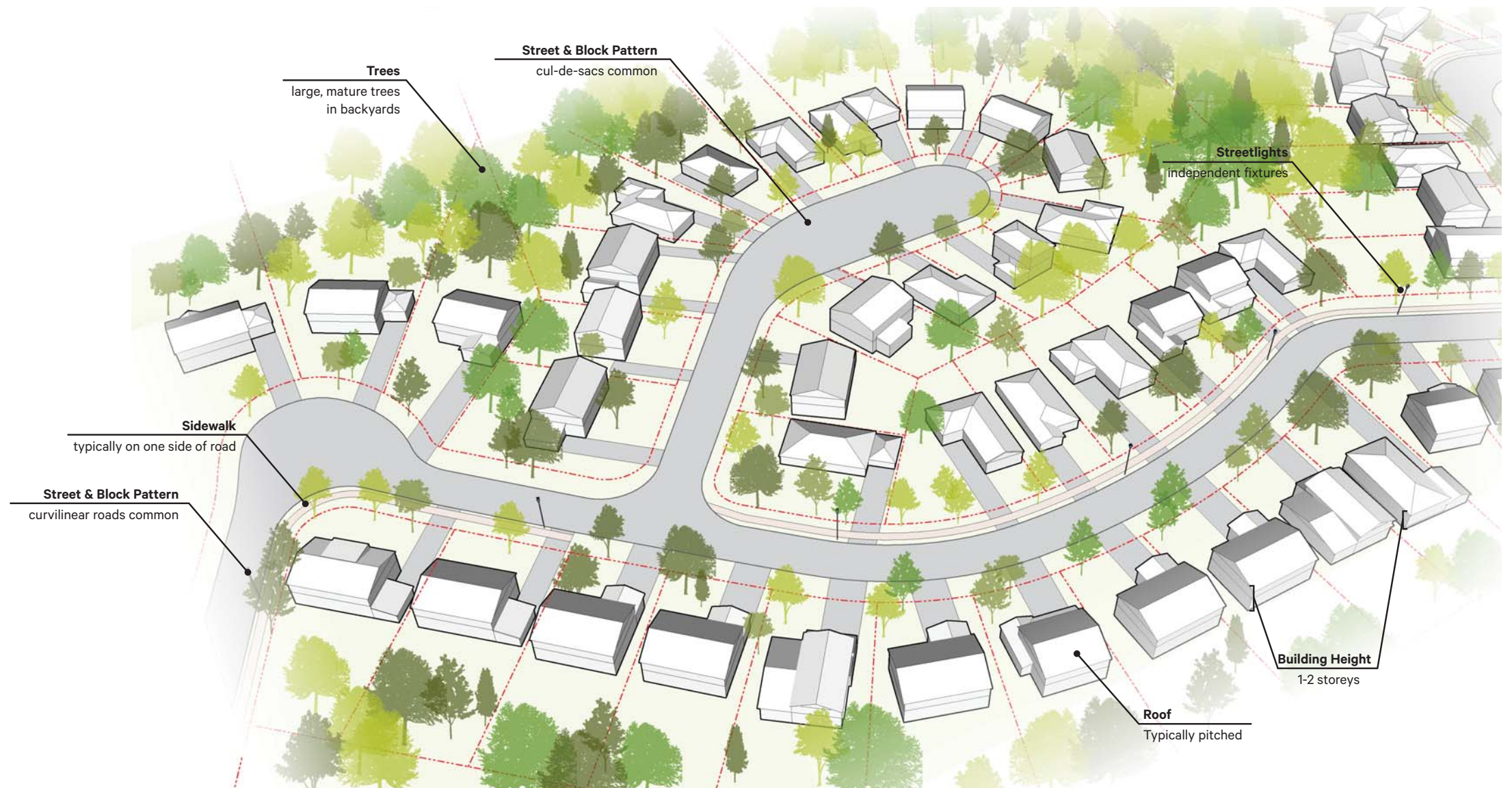
Traditional Suburban Neighbourhoods were generally developed between the 1940's and 1990's, following the advent of subdivision-based planning. They are characterized by longer and often disconnected blocks of wider curvilinear streets, discontinuous sidewalks, varied landscaping, evolving and maturing tree canopies, varied lot patterns, front and side-yard driveways with attached garages, varied setbacks, and 1-2 storey building heights.

Predominant Public Realm Characteristics

Street and Block Pattern	Curvilinear streets, including crescents and cul-de-sacs; significant street width
Sidewalks	Typically on one side of the road or not at all, 1-1.5m
Boulevards	Typically 2 - 4m
Street Tree Canopy	Moderate to significant
Streetlights	Independent fixtures
Utility Placement	Typically buried

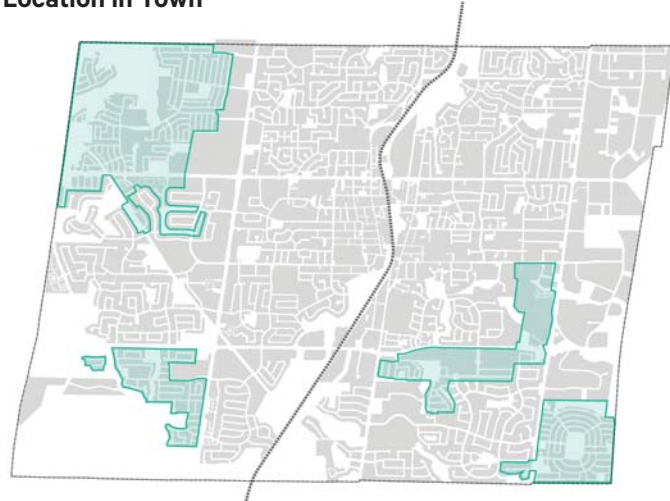
Predominant Built Form Characteristics

Building Height	1 - 2 Storeys
Ground Floor Elevation	Raised
Porches	Shallow to moderate depth
Terraces and Balconies	Rare
Roofs	Pitched
Weather Protection Features	Canopies, overhangs, recessed entrances, and some awnings
Materiality	Solid masonry and wood/vinyl siding
Front Yard Setbacks	Moderate to deep
Side Yard Setbacks	Shallow to moderate
Driveway Width and Location	Front and side; narrow to moderate width; inconsistent rhythm
Parking	Attached garages



Does our representation reflect your neighbourhood? Use the sticky notes to tell us what you think!

Location in Town



Description

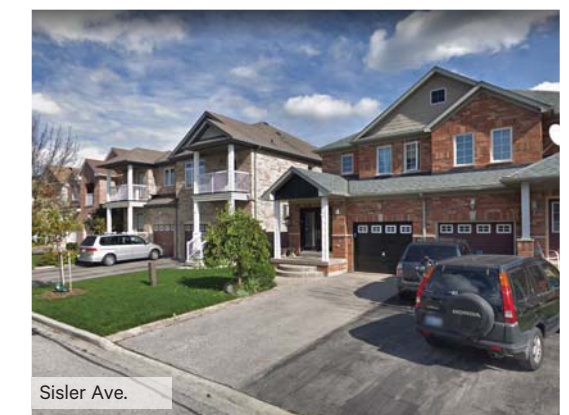
Contemporary Suburban Neighbourhoods were generally developed following the 1990's. They are characterized by moderately sized blocks with an interconnected modified grid of moderately sized streets, continuous sidewalks and landscaping, recently planted and emerging tree canopies, consistent lot patterns, front yard driveways with attached garages, consistent setbacks, and 2-storey building heights.

Predominant Public Realm Characteristics

Street and Block Pattern	Moderate blocks with modified grid of streets; moderate street width
Sidewalks	Typically on one side of the road, ranging from 1.3 - 1.7m
Boulevards	Typically 1 - 2m
Street Tree Canopy	Minimal to moderate
Streetlights	Independent fixtures & pedestrian lighting
Utility Placement	Buried

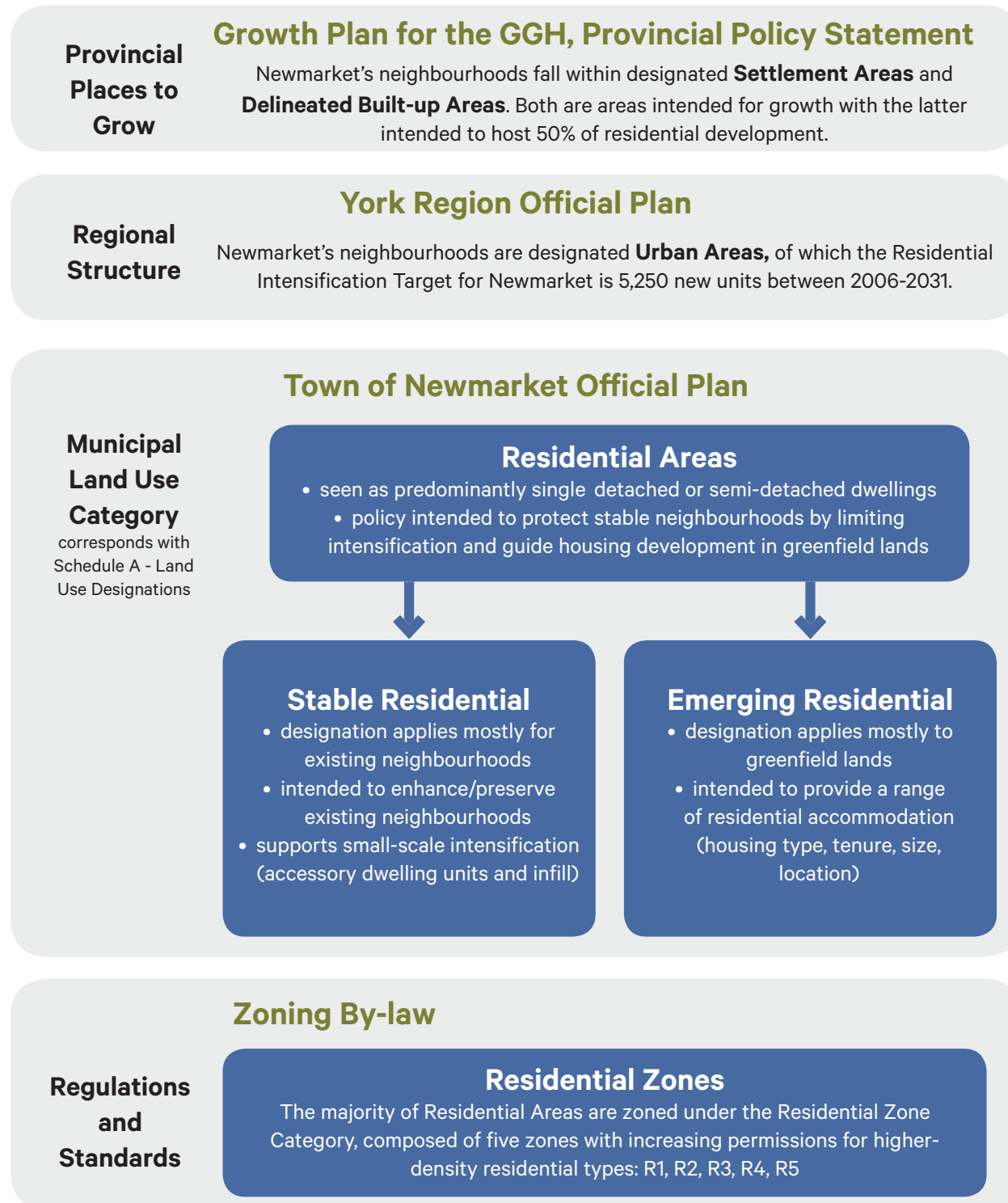
Predominant Built Form Characteristics

Building Height	2 Storeys
Ground Floor Elevation	Raised
Porches	Shallow to moderate depth
Terraces and Balconies	Some
Roofs	Pitched
Weather Protection Features	Canopies, overhangs, and recessed entrances
Materiality	Masonry veneer
Front Yard Setbacks	Moderate to deep
Side Yard Setbacks	Shallow
Driveway Width and Location	Front; moderate width; consistent rhythm
Parking	Attached garages



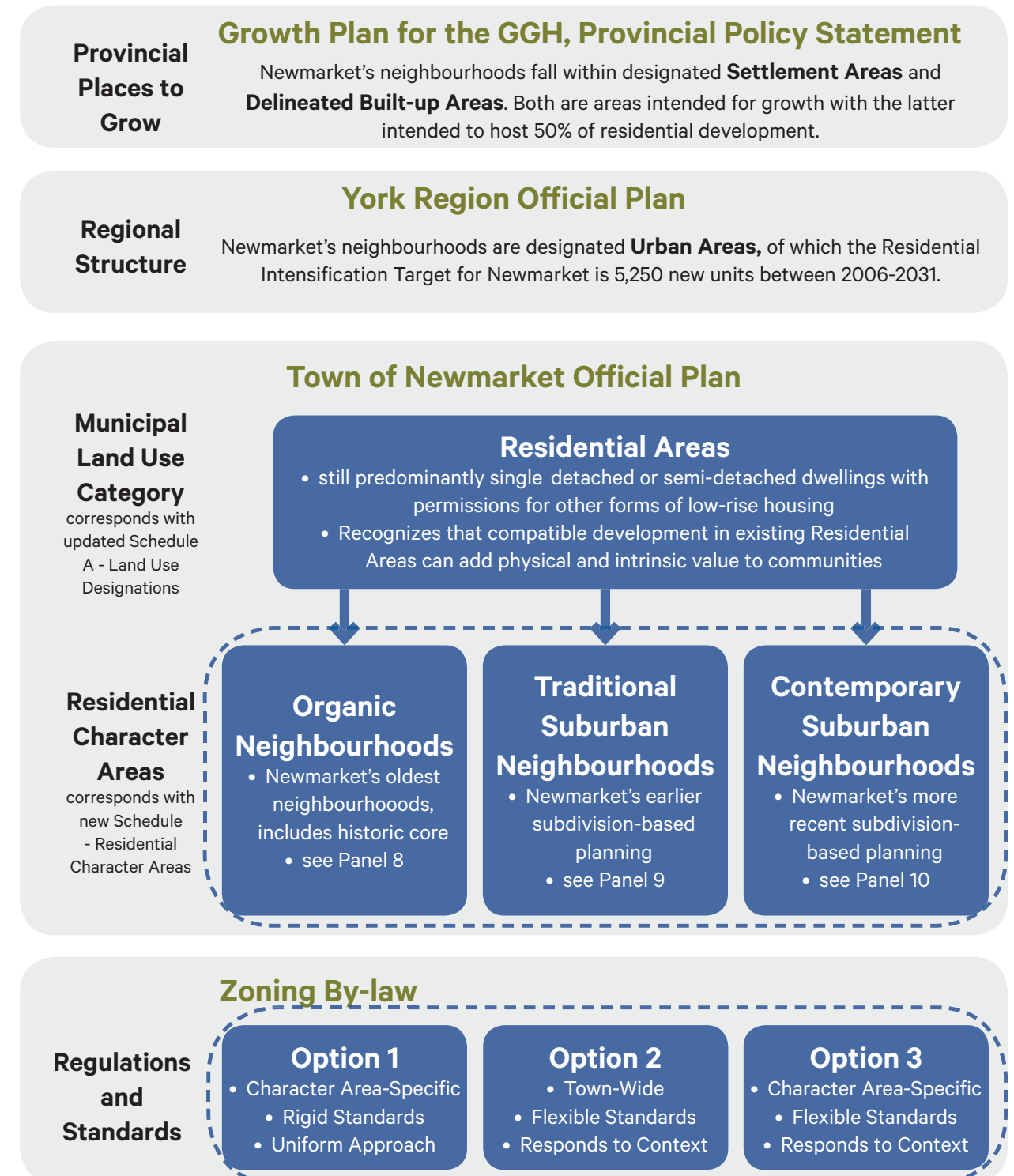
Existing Policy Structure

Development in Newmarket's neighbourhoods are guided by a hierarchy of planning documents whose policies must be adhered to by new proposals. While the provincial level Growth Plan, York Region Official Plan, and Town of Newmarket Official Plan direct growth towards Regional Urban Centres and Corridors, intensification within existing neighbourhoods is acknowledged as an additional strategy to meet intensification targets, with the potential to enhance existing neighbourhoods. See below for a walk-through of how development in Newmarket's neighbourhoods fits within the existing planning framework; the blue boxes indicate areas of change that this project will update.



Proposed Policy Structure

A major change to the proposed policy structure includes removing and replacing references to Stable Residential and Emerging Residential Areas with a general reference to Residential Areas. Whereas the existing policy structure only contains town-wide guidance to growth in neighbourhoods prior to site-specific permissions through zoning, this policy structure proposes a new neighbourhood-level framework between these two levels. By defining the characteristics of three Neighbourhood Character Areas, policies will be cohesively written to guide compatible development with respect to the neighbourhood as a whole.



Key Change:
 Potential New Level of Policy Addressing Residential Character Areas

Key Change:
 Potential New Approaches to Regulating the Use of Land

Thank you for stopping by! There are a number of ways to stay involved with the planning process. Your feedback is important and will play an integral part in shaping how growth will occur in your community.

Ways to be involved

1. Speak to a member of the consultant team here today

2. Contact the project team:

Ted Horton

Planner, Community Planning
E-mail: thorton@newmarket.ca
Phone: 905-953-5300 ext.2458

Blair Scorgie

Senior Planner & Urban Designer, SvN
E-mail: bscorgie@svn-ap.com
Phone: 416-583-1507

3. Participate in social media campaigns

Use the hashtag **#homeisnewmarket** to join the conversation on facebook and instagram

5. Visit the project website:

Visit www.newmarket.ca and type "Neighbourhood Character Study" in the search bar.

6. Attend upcoming Public Meetings:

<p>Town Council & Committee of the Whole Meeting 2 Policy Options Report Presentation</p>	<p>Town Council & Committee of the Whole Meeting 3</p>	<p>Public Consultation Meeting 3 & Statutory Public Meeting Presentation of Final Official Plan Amendment and policy documents</p>
<p>Fall 2019</p>	<p>Winter 2020</p>	<p>Winter 2020</p>



Next Steps

Following this public meeting, our team will use your feedback to:

- Prepare a Summary Report of this public engagement initiative
- Revise Neighbourhood Character Areas and Draft Policy Directions as needed (boundaries, characteristics, etc)
- Prepare a Draft Policy Options Report

The next public meeting will be scheduled for early next year. We encourage you to come! Information on upcoming public meetings will be provided on the project website and social media.