

MULOCK GO STATION AREA SECONDARY PLAN

Landowners Visioning Workshop

JULY 2018



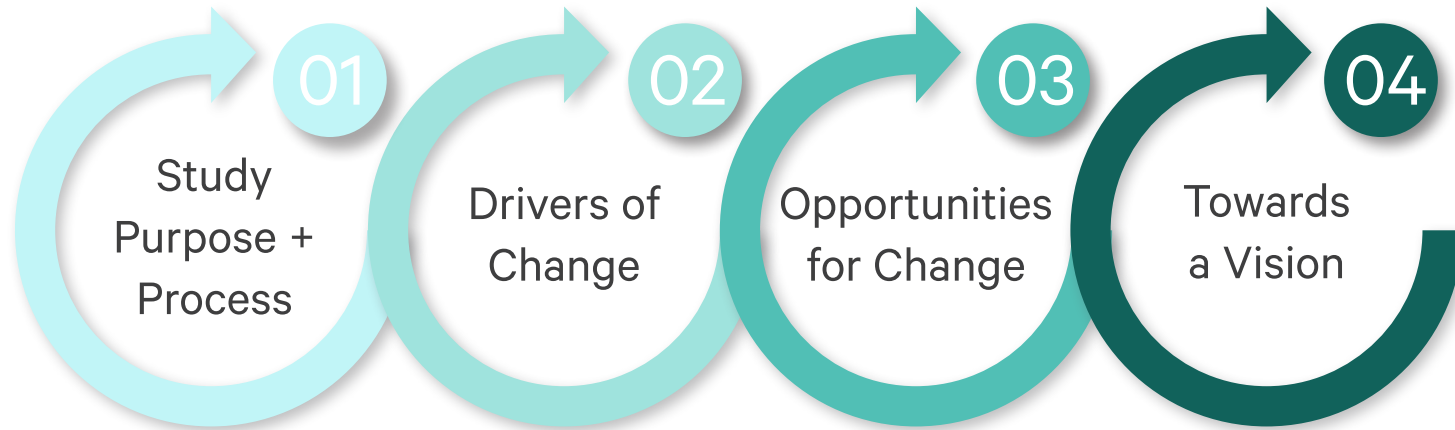
Meeting Agenda

7:00 PM	Welcome and Introductions
7:15	Overview Presentation
7:50	Discussion
8:30	Report Back and Plenary
8:55	Next Steps
9:00	Adjourn

Meeting Purpose

- Two separate projects underway:
 1. Town of Newmarket Secondary Plan Study
 2. Metrolinx GO station design
- Tonight's meeting is about the Secondary Plan and not about the station design
- Want your input on how the area outside of the station site can change over time

Presentation Outline

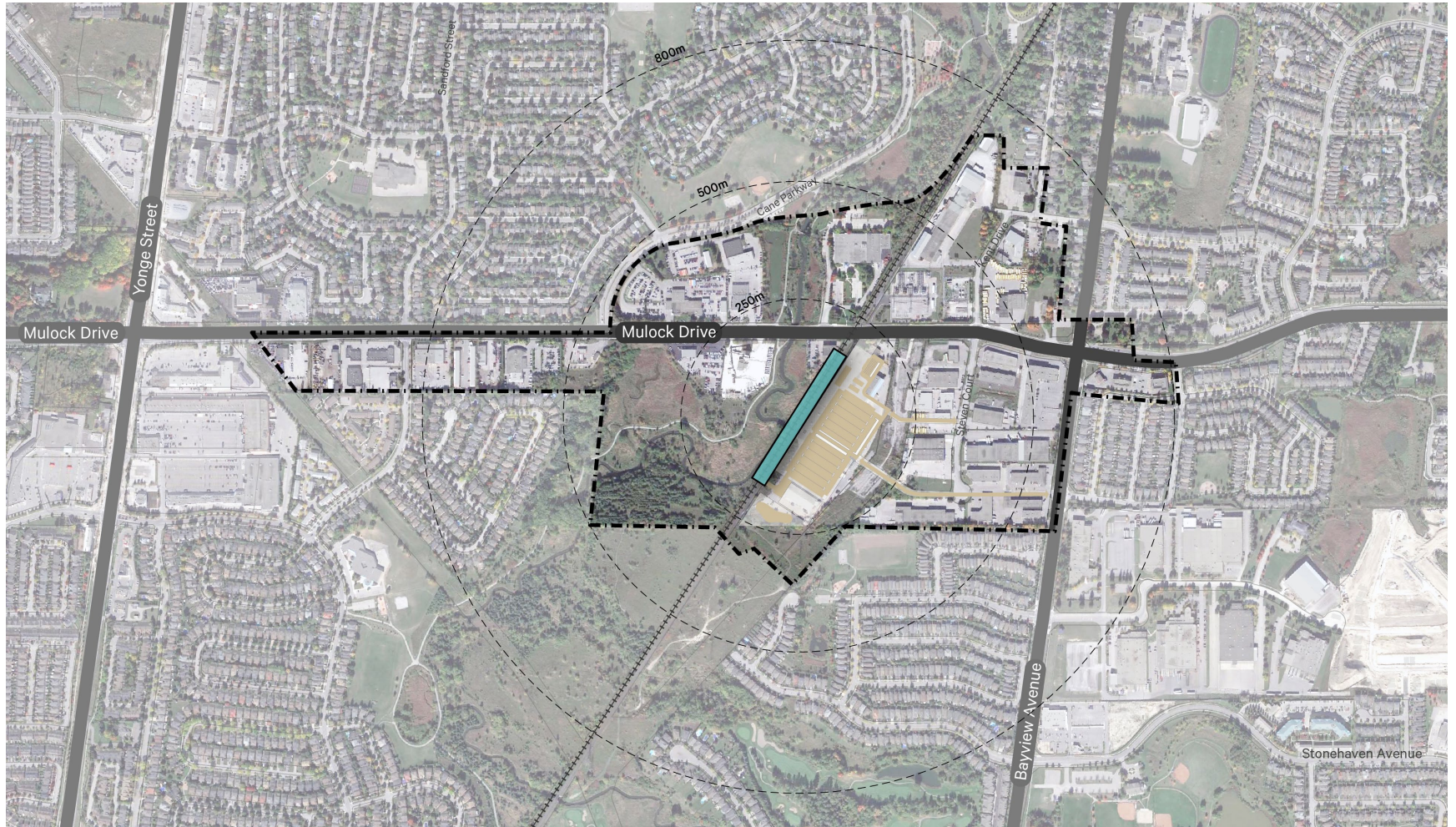


Study Purpose

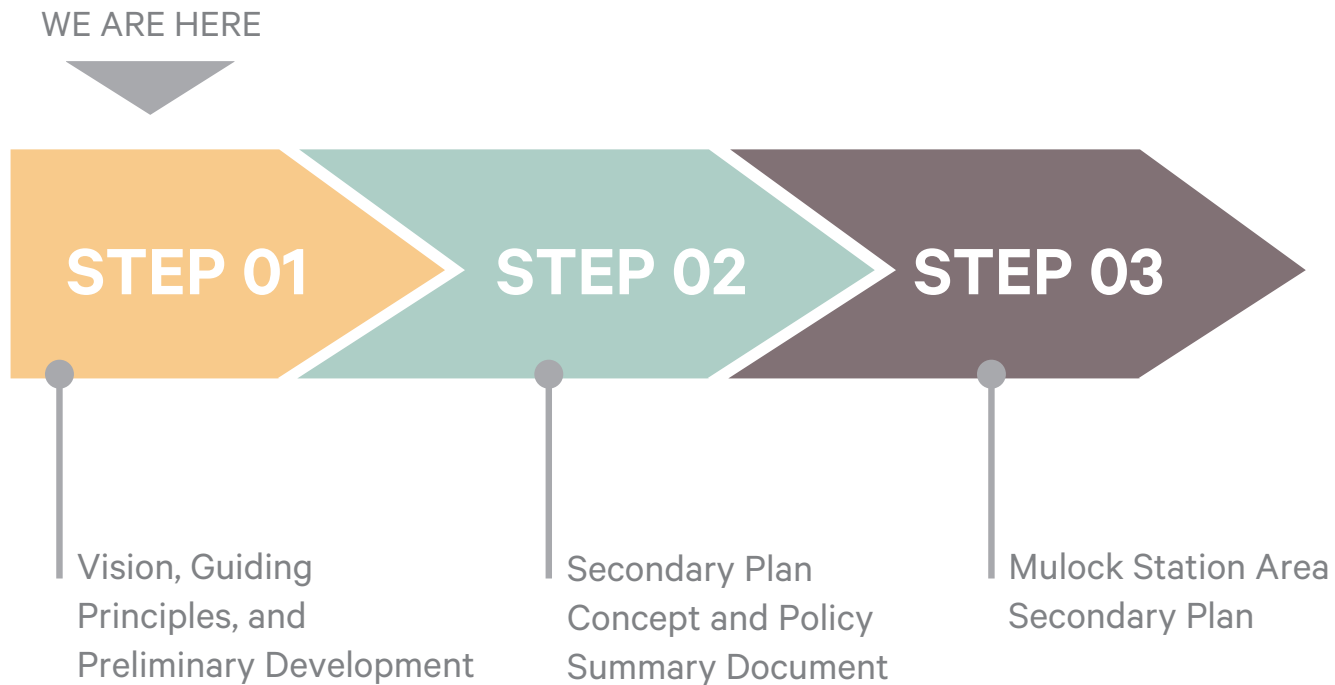
The purpose of the Mulock GO Station Area Secondary Plan Study (the Study) is to establish a planning framework that will guide the development of the Station Area as a transit-supportive community centred on the future Mulock GO station.



Study Area



Study Process



Study Team

Planning and
Design

SvN

Transportation,
Sevicing, and
Natural Heritage

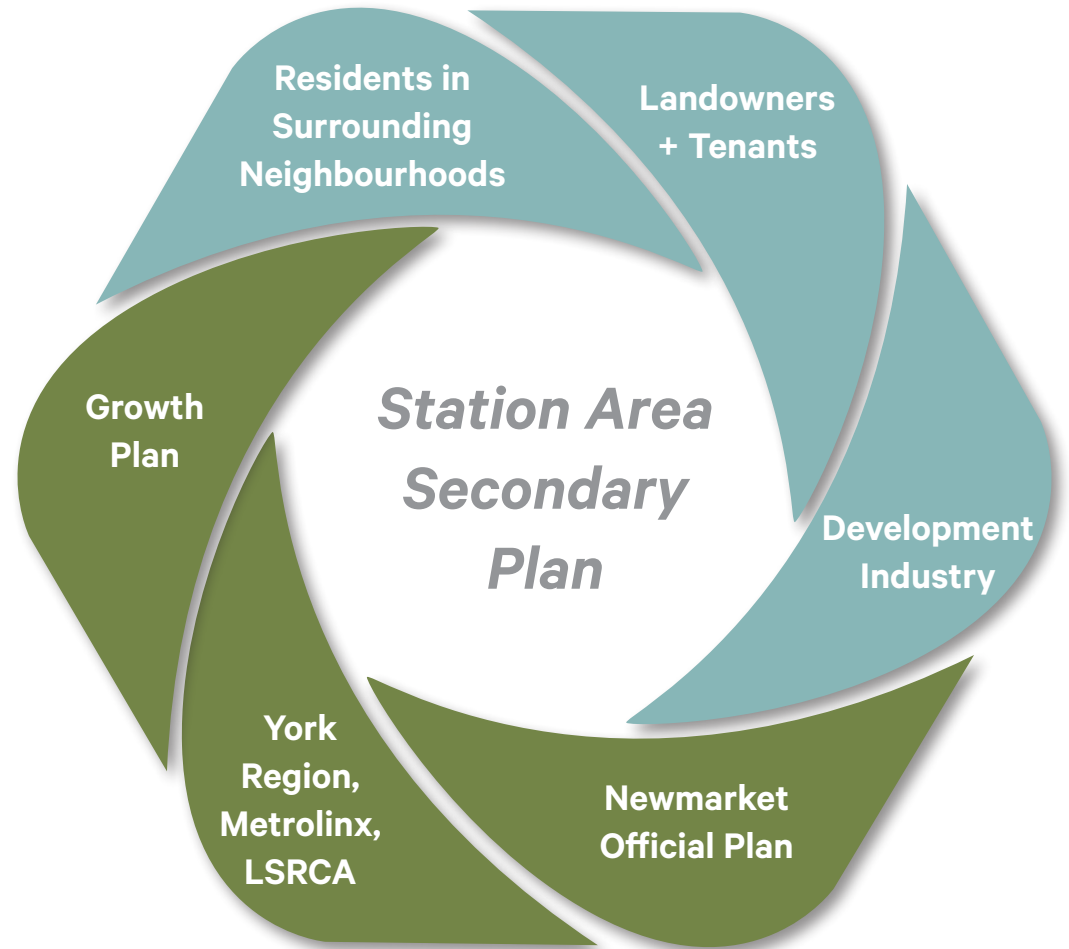


Commercial and
Retail Needs

 **nblc**

Key Study Inputs

*People + Policy
will shape
the Plan*



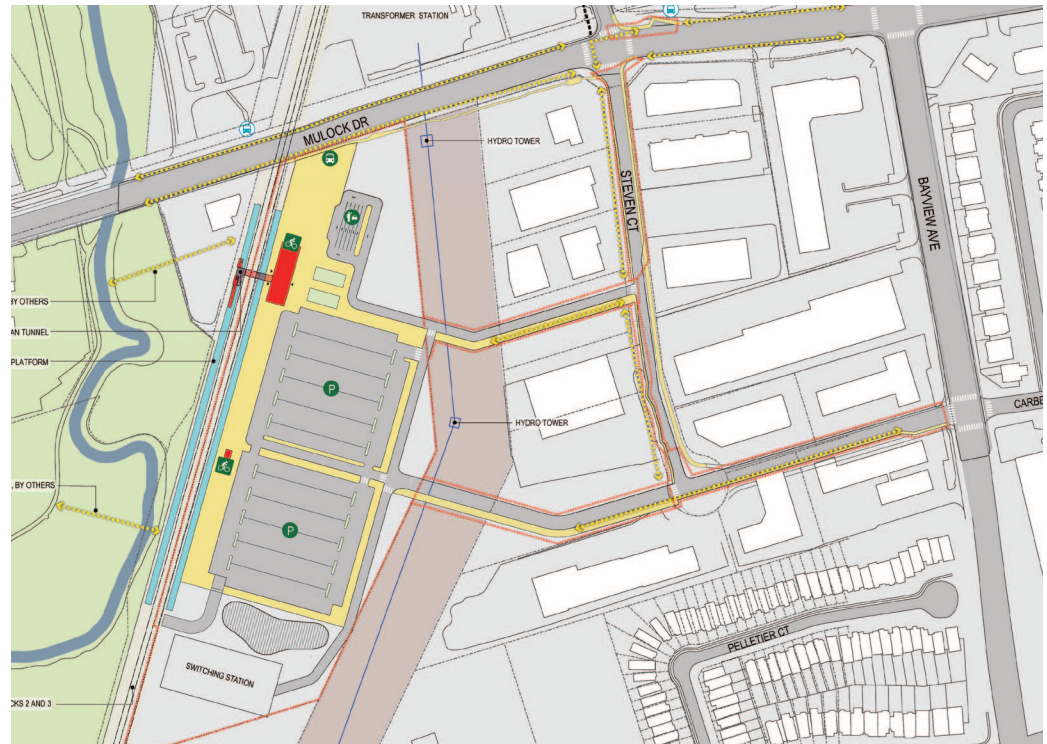
Drivers of Change

Three main drivers of change:

1. Metrolinx GO Station design process
2. Growth Plan 2017 focus on relationship between transit investment and intensification
3. The opportunity to transition from solely employment uses to a broader mix of uses

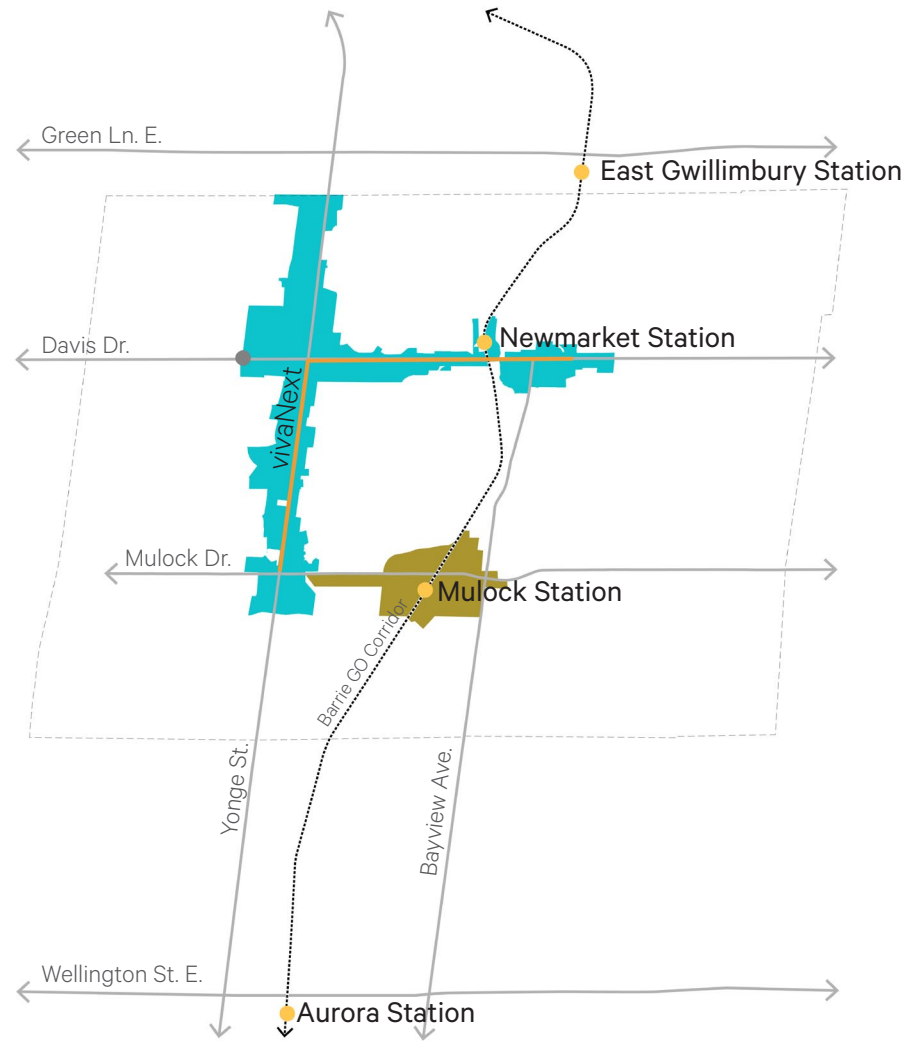
Metrolinx Station Design Process

- Metrolinx is in process of designing station concept
- The station concept is currently a draft and continues to be refined

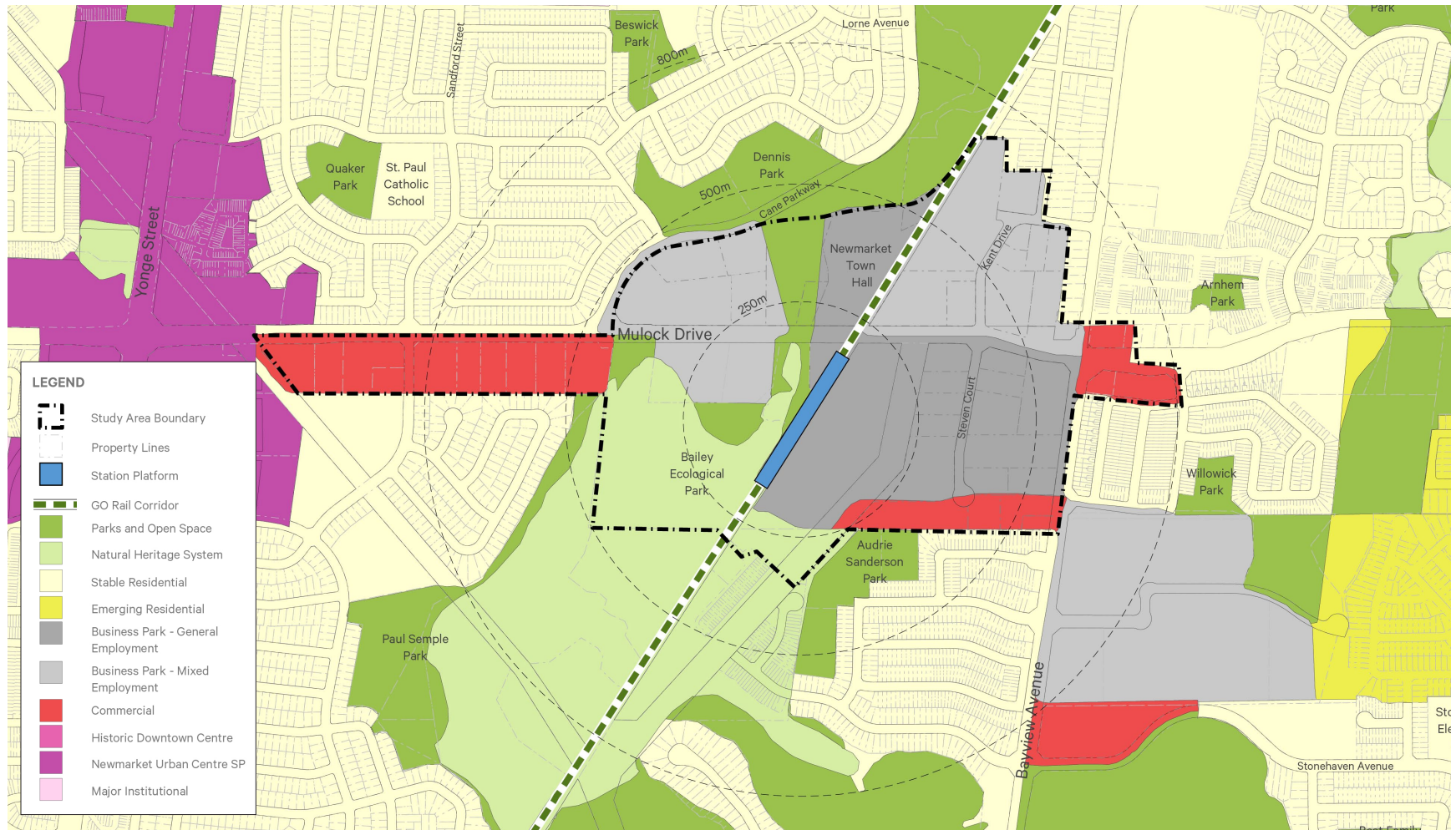


Growth Plan: Transit + Intensification

- Major Transit Station Areas are places for intensification
- They should be planned to be transit-supportive
- Connections for all modes, higher densities, and a mix of uses are all transit-supportive



Employment to Mix of Uses



Natural Environment

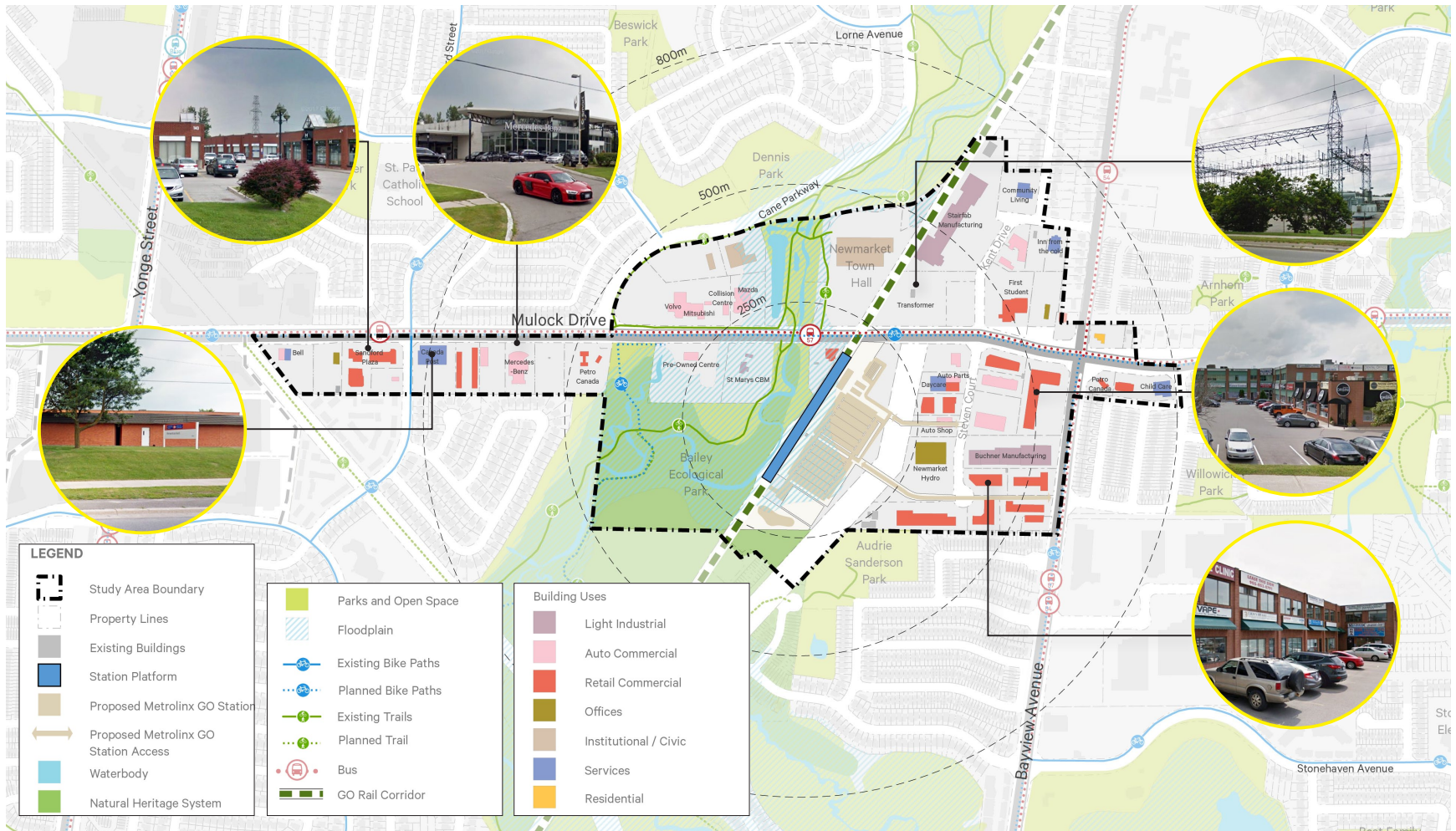


Parks, Open Spaces and Public Realm



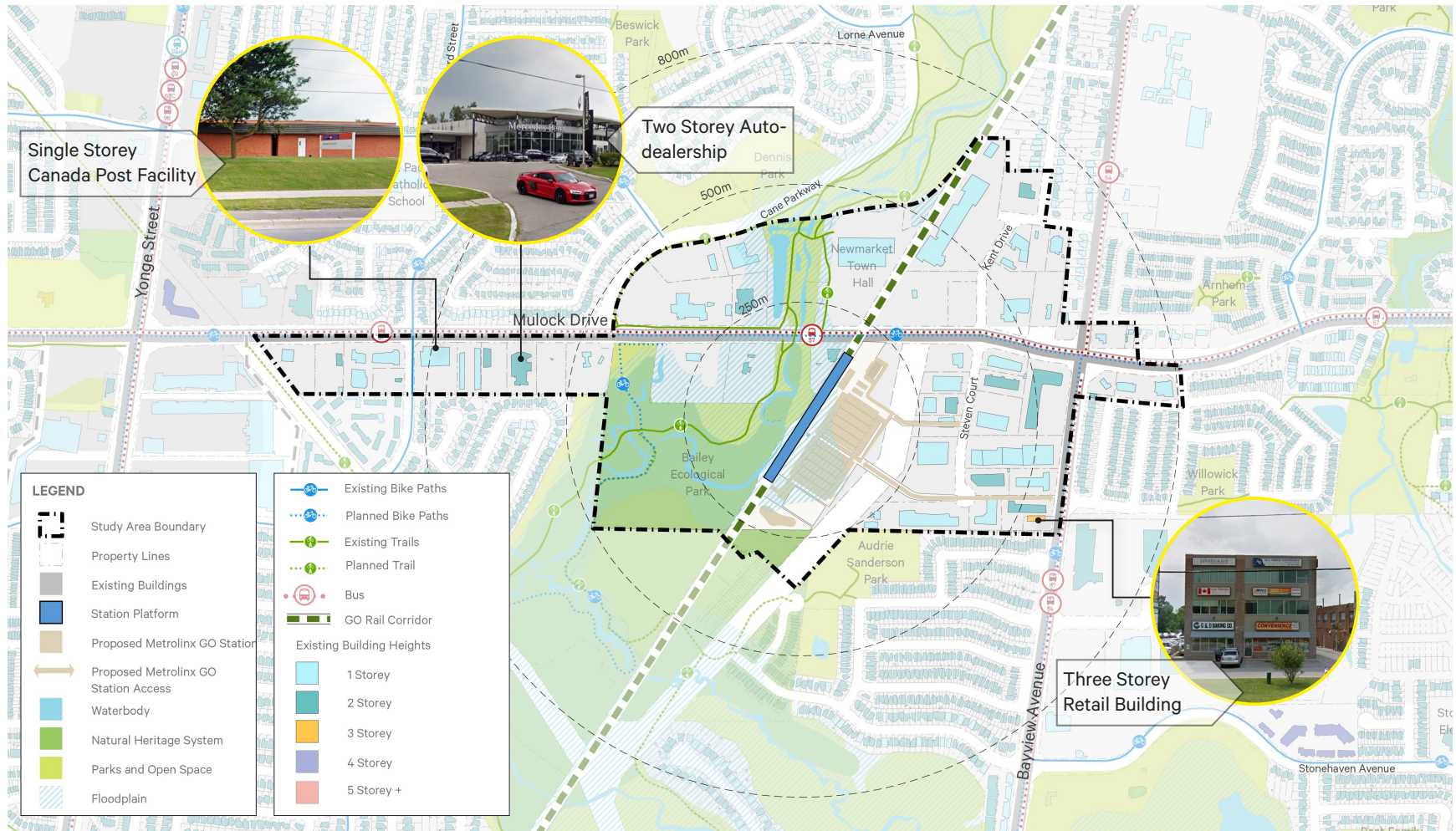
Land Use and Built Form

Existing Building Uses



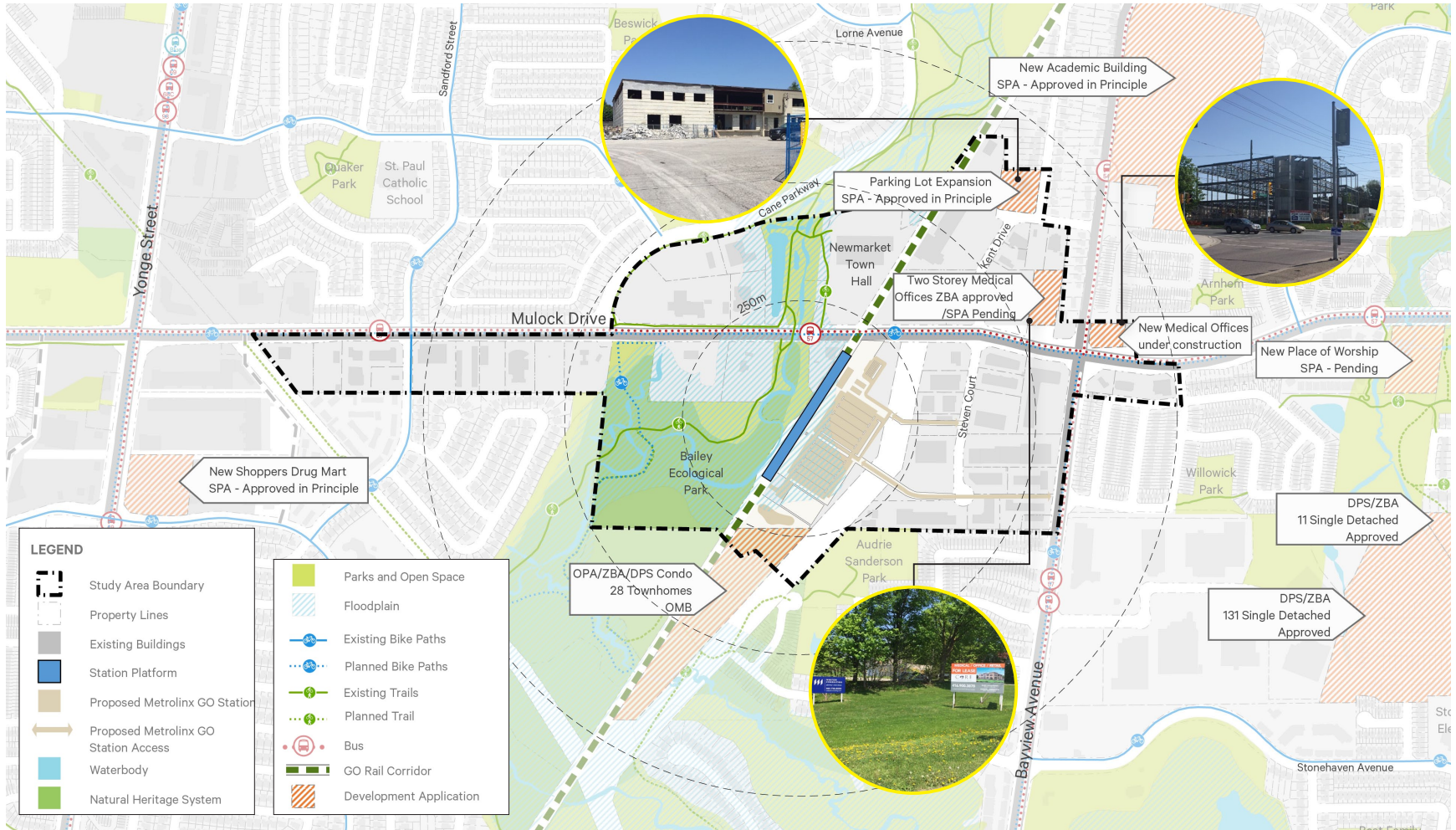
Land Use and Built Form

Existing Building Height

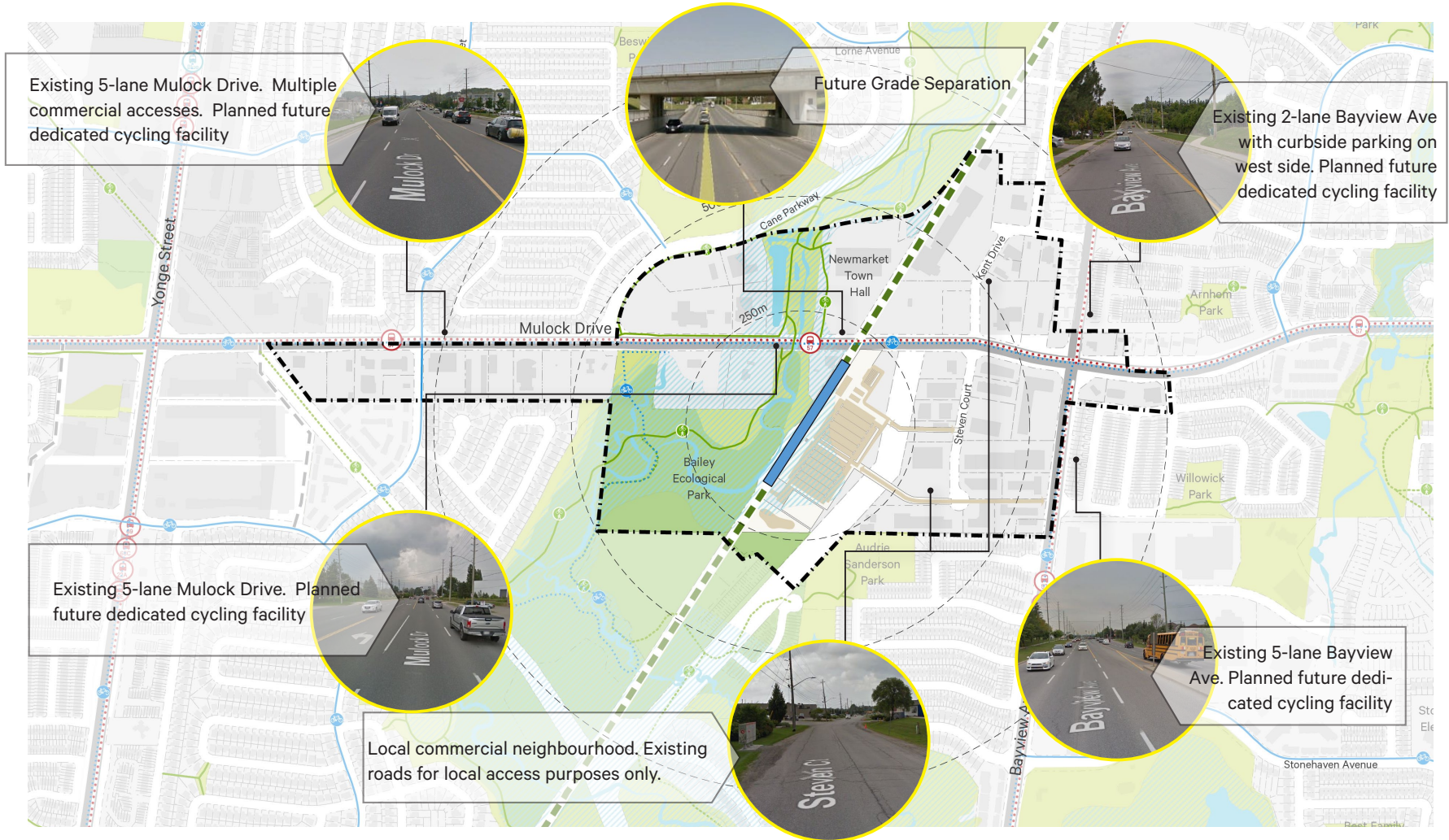


Land Use and Built Form

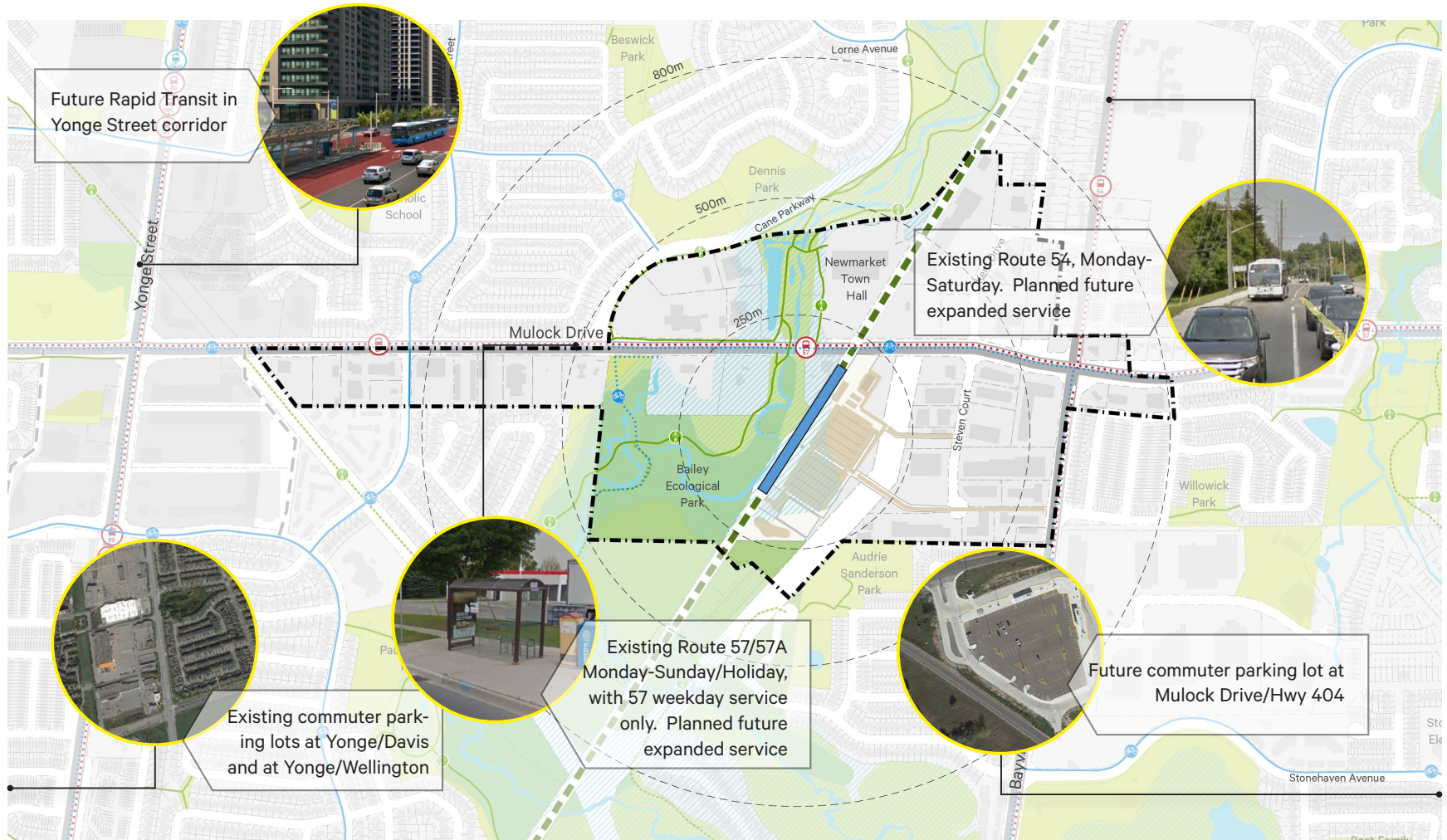
Current Development Applications



Transportation Network - Roads



Transportation Network - Transit

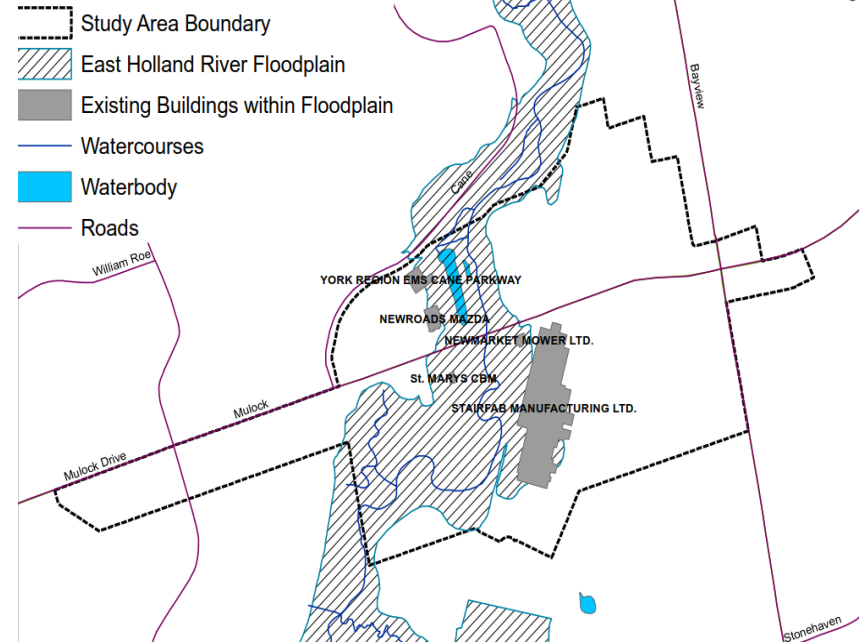


Servicing

- Holland River Floodplain obtained from the Town shows high risk areas based on the Regional Storm
- Flood vulnerable buildings include York Region EMS Parkway, Stairway Manufacturing Inc.
- Sanitary Sewer network on either side of Mulock Drive outlets to the York Durham Sanitary Sewerage System (YDSS)(Newmarket Water and Wastewater Master Plan by WSP in 2017)
- Surface water naturally flowing towards the nearest stream (based on 1 m Contours provided by the Town)

Existing Buildings Within Floodplain

Legend



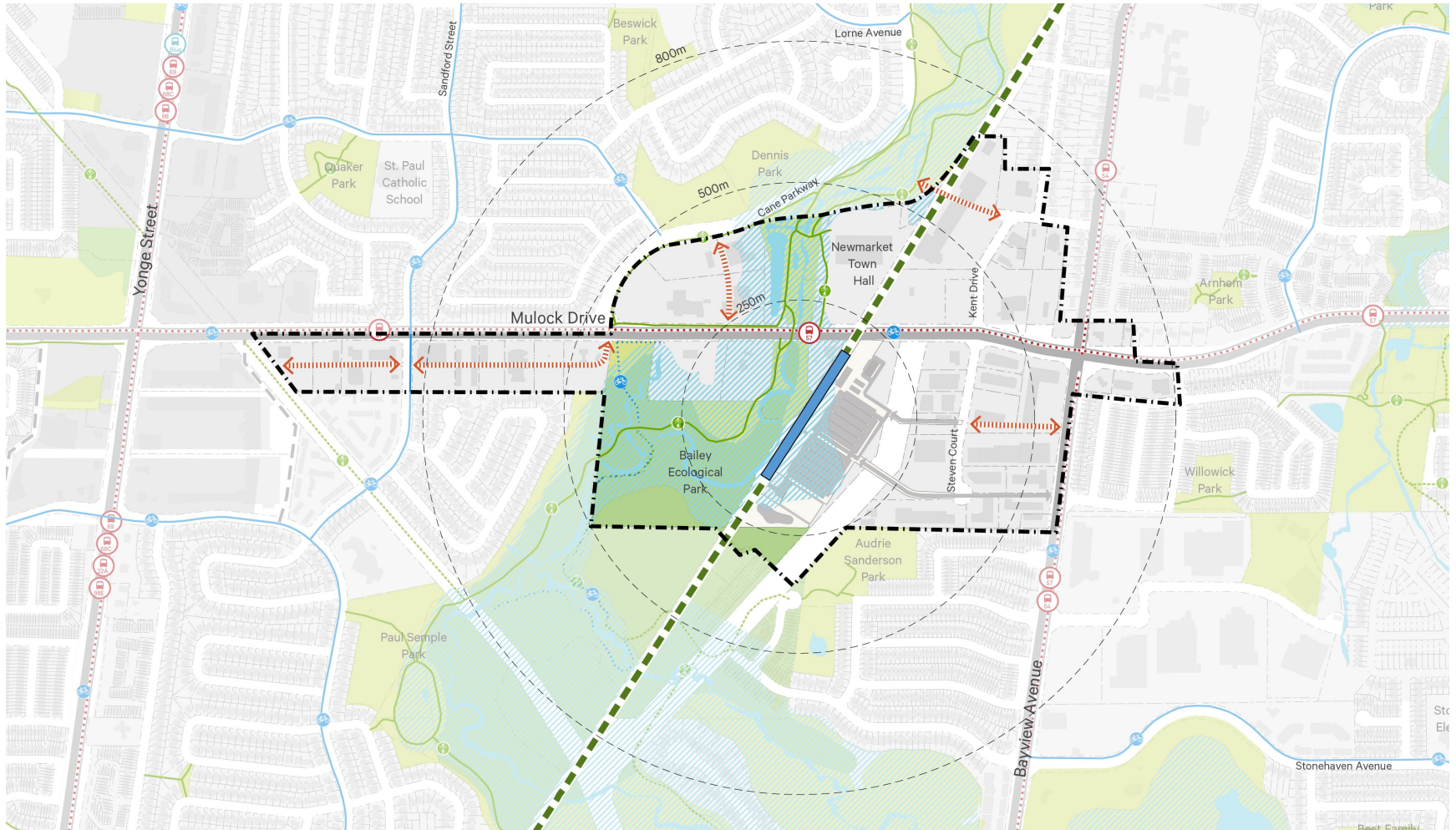
- Water/Wastewater/Stormwater infrastructure review ongoing

Retail and Commercial Needs

- Approach grounded in idea that most real estate market respond positively to improved higher-order transit
- However, some or all of the below need to be in place:
 - Growth outlook is positive
 - New transit is frequent, reliable and affordable
 - Transit is valued
 - Demand indicators are favorable
 - There is a supply of sites that are appropriate for development
 - There is a supportive planning framework
- Process will look at current conditions and trends in the marketplace to help build long-term framework rooted in market realities

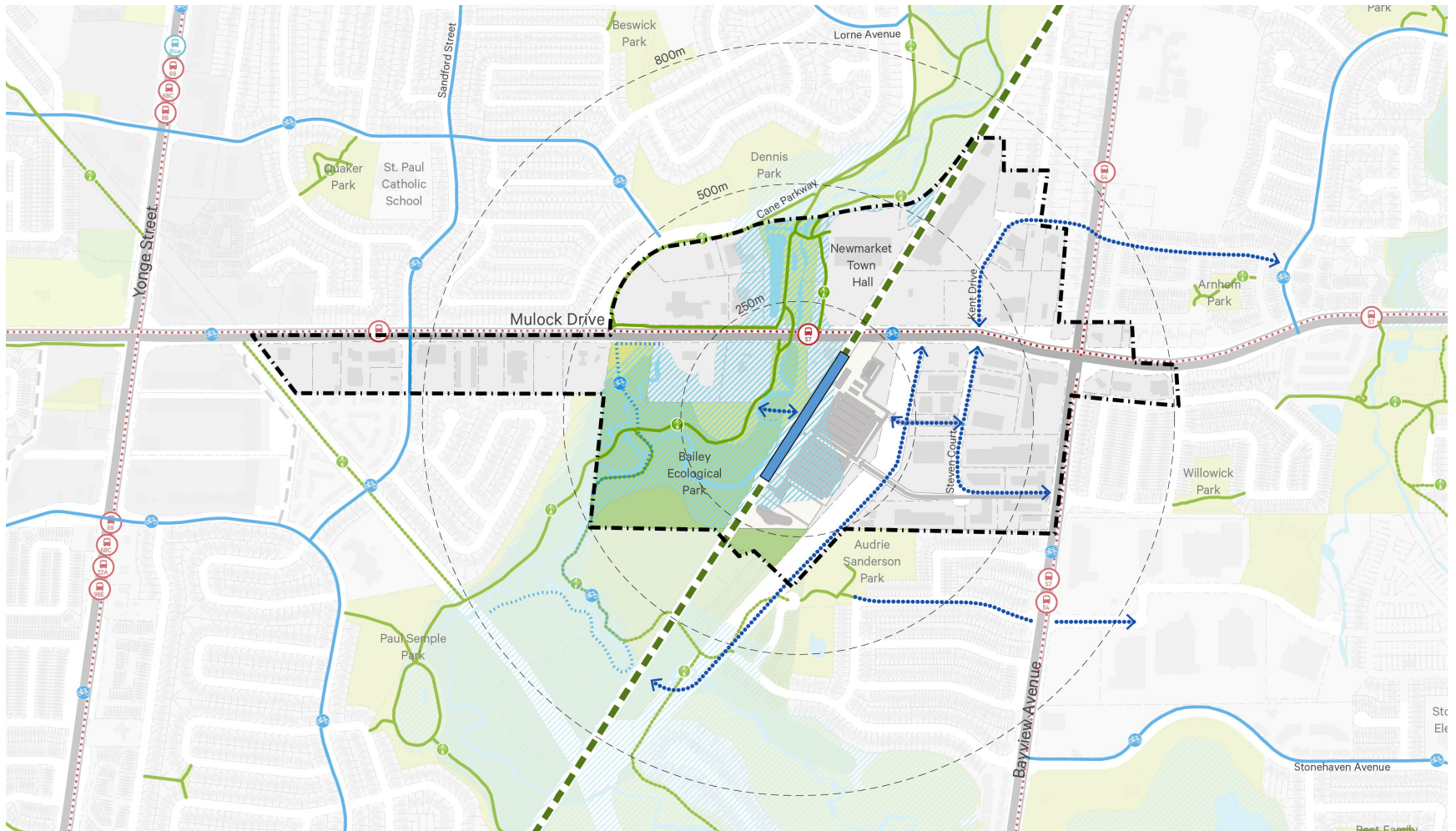
Opportunities for Change

New Connections Across Study Area



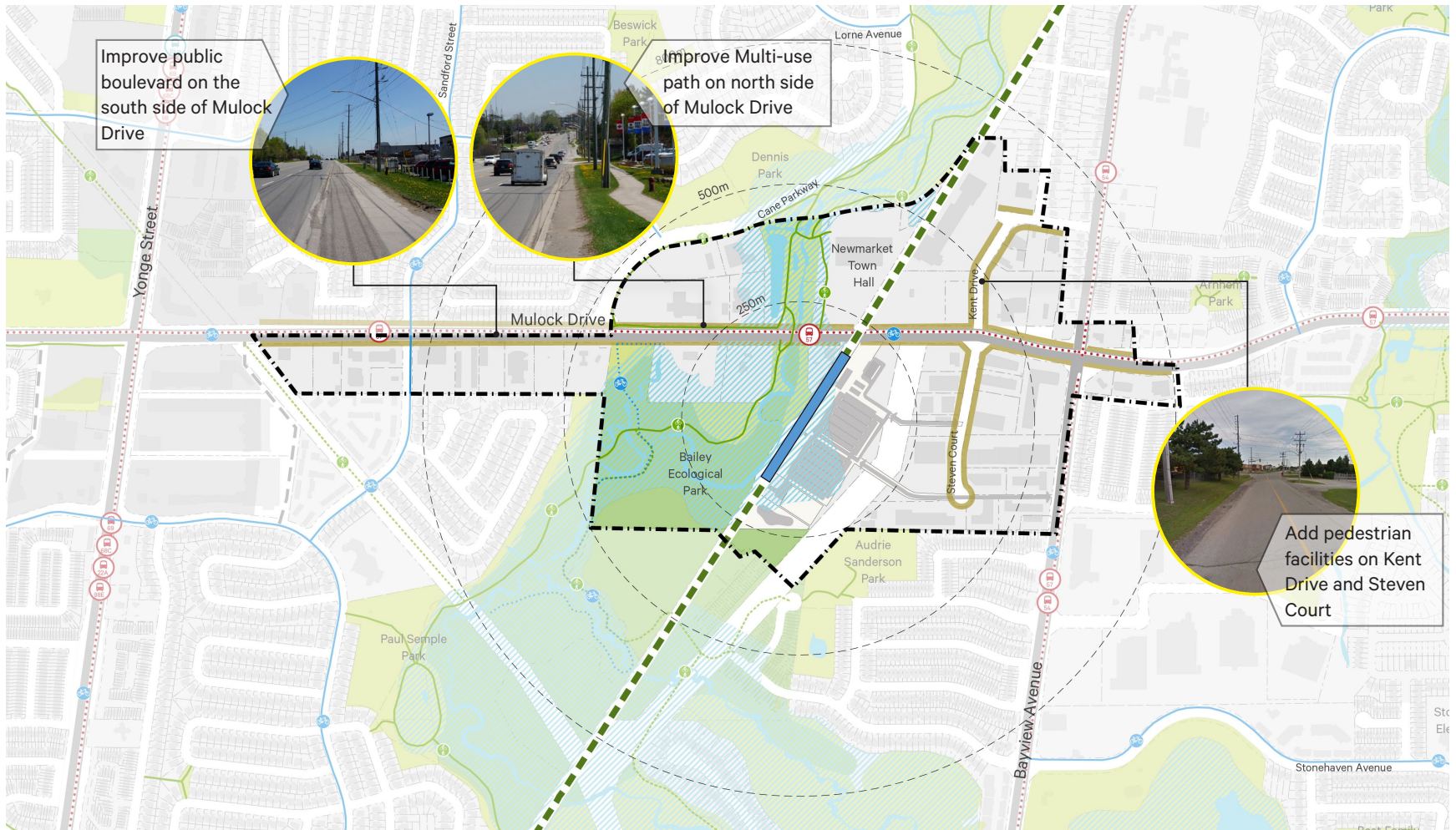
Opportunities for Change

Multi-Modal Connections to Station



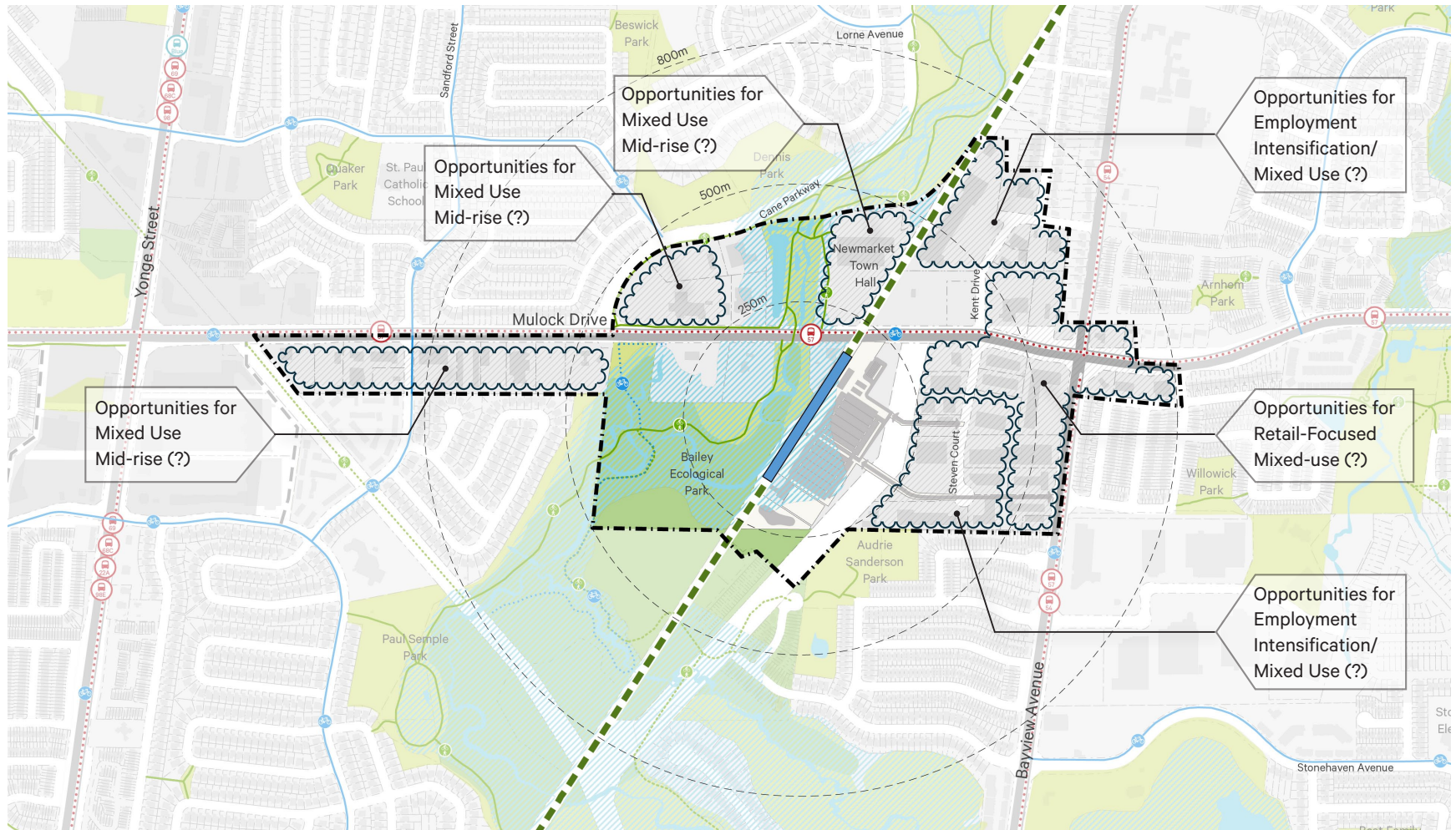
Opportunities for Change

Safe and Comfortable Sidewalks



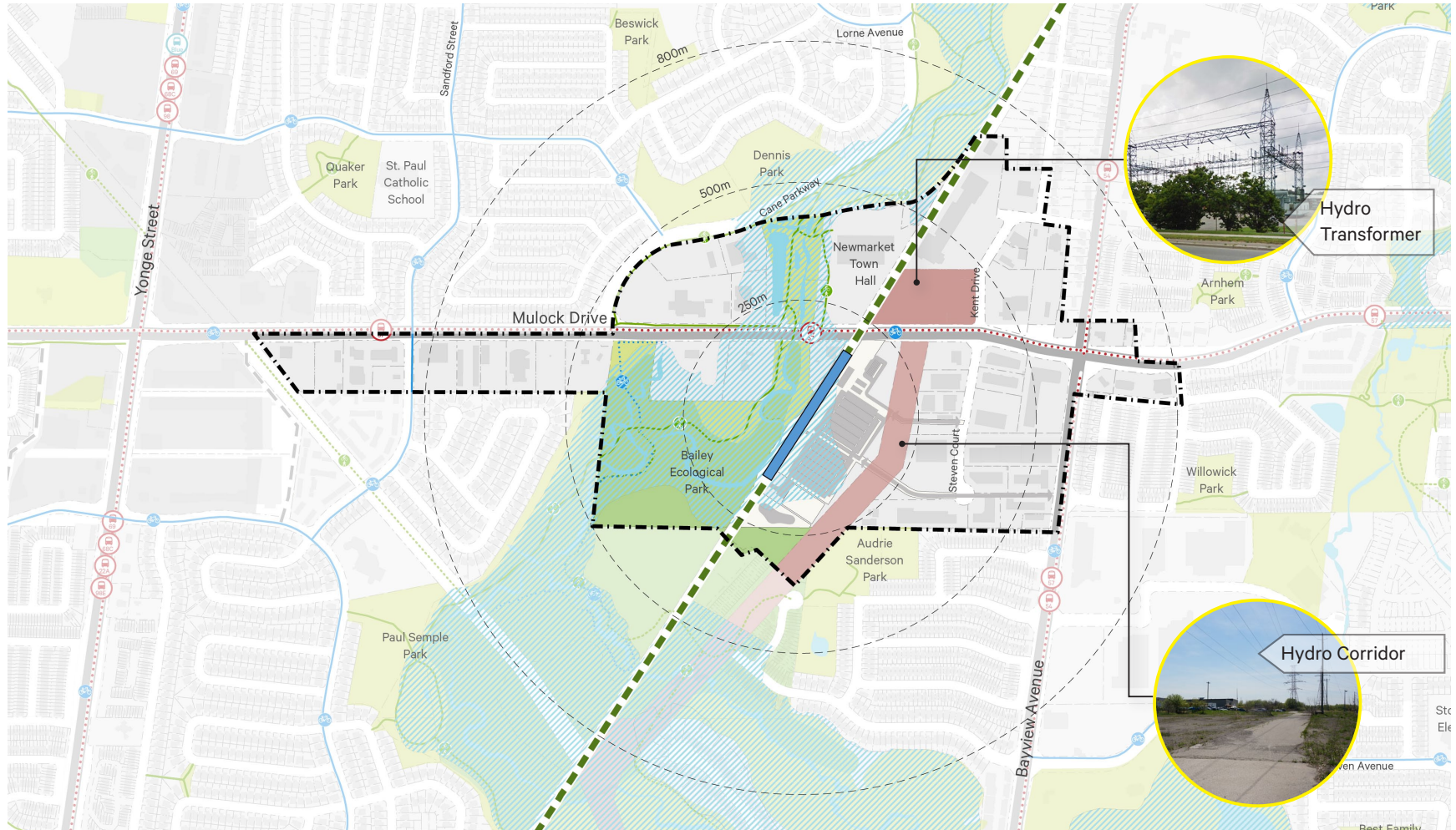
Opportunities for Change

Potential for Redevelopment



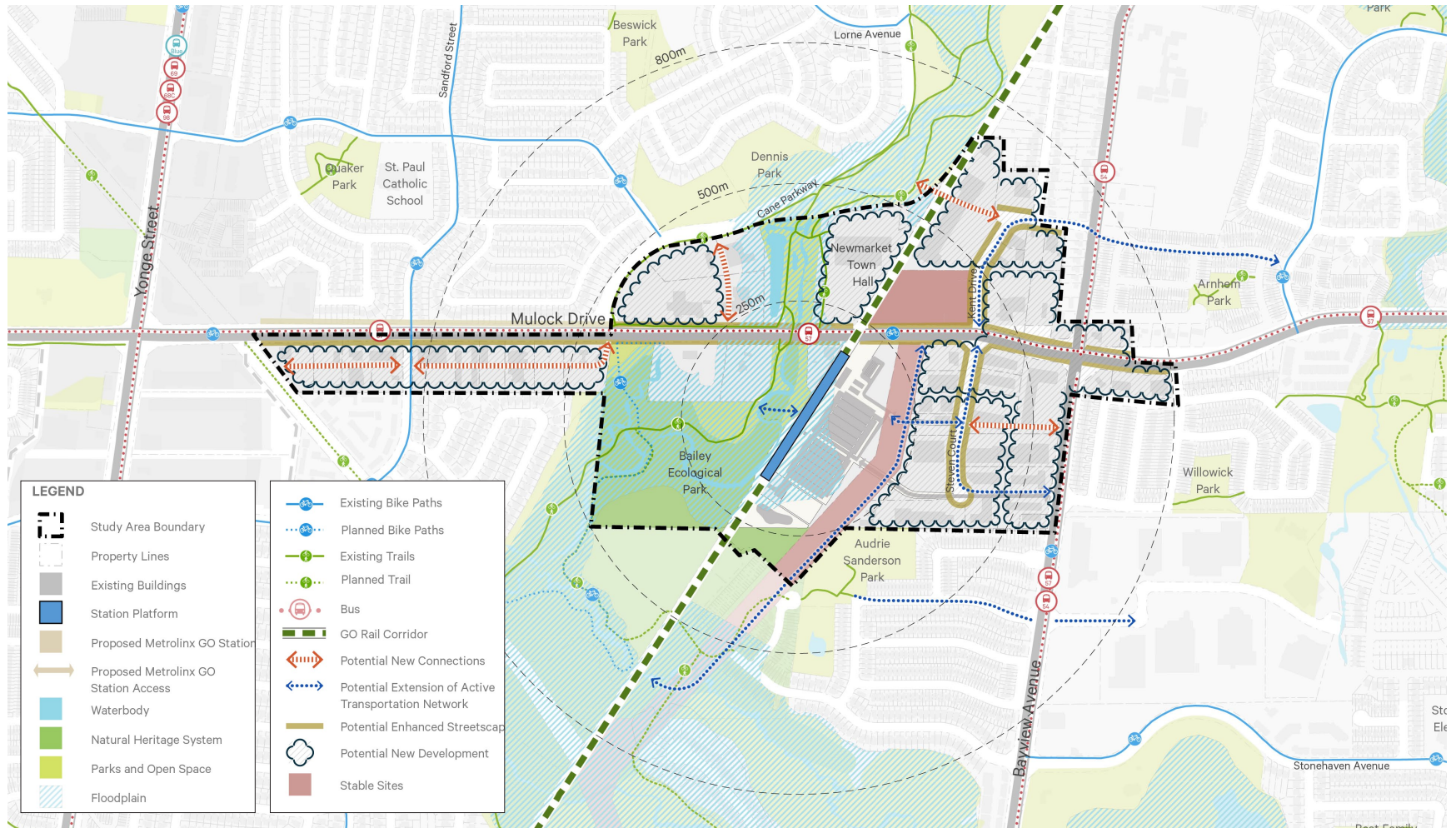
Opportunities for Change

Uses Unlikely to Change



Opportunities for Change

Summary of Opportunities



Towards a Vision



Draft Guiding Principles

1. Provide safe, comfortable and convenient travel options for all modes
2. Maximize connections to and integration with station site
3. Strengthen existing network of parks and open space
4. Encourage compatible new employment and residential uses at a higher density
5. Phase implementation to align with market interest and infrastructure investment

Discussion

1. What do you like about the study area today? What could be improved (e.g. new connections, parks and open space, mix of uses, taller buildings)?
2. Do you have any suggestions to improve the Draft Guiding Principles?

Thank you

Stay Informed ...

Website:

[http://www.newmarket.ca/
mulockgostationarea](http://www.newmarket.ca/mulockgostationarea)

