

TOWN OF NEWMARKET
OLD MAIN STREET
TERTIARY PLAN

GROUP WORKSHEET

**PUBLIC OPEN HOUSE
AND DESIGN WORKSHOP**

APRIL 12, 2018

SvN



Instructions

Before you begin the workshop exercises, please review the instructions on this page.

Please assign a note-taker to document group discussions and key ideas, and a time keeper to ensure that each exercise is completed within the allotted timeframe.

Remember to hand in your worksheets at the end of the meeting.

1 Review Draft Vision Statement (15 minutes)

The draft Vision Statement is intended to establish a broad framework to inform future public realm improvements and private developments throughout the Old Main Street Neighbourhood. Working with your group, please review and discuss the draft Vision Statement. In doing so, please provide your feedback by marking up the text directly and answering the questions in the space provided.

2 Review Draft Guiding Principles (15 minutes)

The draft Guiding Principles are intended to build-upon the draft Vision Statement by establishing a set of themes to direct future public realm improvements and private developments throughout the Old Main Street Neighbourhood. Working with your group, please review and discuss the draft Guiding Principles. In doing so, please provide your feedback by marking up the text directly, crossing out principles if appropriate, adding new principles if appropriate, and answering the questions in the space provided.

3 Draft Concept Plan options (30 minutes)

The draft Concept Plan Options are intended to build-upon the draft Vision Statement and Guiding Principles by illustrating a range of potential methods by which to implement the Old Main Street Tertiary Plan. Working with your group, please review and discuss the draft Concept Plan Options. In doing so, please provide your feedback by marking up the text and maps directly, drawing directly on the maps, and answering the questions in the space provided. Remember, the Preferred Concept Plan may draw from elements of the three Concept Plan Options, so please make sure to identify what you like and dislike from each option.

1 Review Draft Vision Statement (15 minutes)

The Old Main Street Neighbourhood will retain its rural, cottage-like and scenic natural character, while accommodating contextually-sensitive development. Future development will be planned and designed in a manner which respects the existing natural heritage system and topographical conditions; enhances existing landscaping and open space features, while introducing new and improved stormwater management facilities; facilitates the establishment of new pedestrian connections, gateway features, and the enhancement of Old Main Street; and respects prevailing site, building and architectural characteristics.

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

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

2 Review Draft Guiding Principles (15 minutes)



Respect the Natural Heritage System and Existing Topography – Existing woodlots will be protected, and significant natural heritage features will be retained, in order to maintain a contiguous natural heritage system. Adequate buffers and open space linkages will be provided, in order to protect local wildlife habitat. Elements of the natural environment will be incorporated into future development, and existing topographical conditions will be respected.



Enhance Landscaping and Open Space Features – The existing informal open space and recreational area will be enhanced, and existing landscape buffers will be improved to mitigate acoustic and visual impacts associated with Main Street North. A new stormwater management pond may be introduced at the foot of Old Main Street, in order to increase flood storage capacity, mitigate flooding and stormwater runoff, and improve stormwater treatment. The use of soft and permeable front yard landscaping will be encouraged.



Establish Pedestrian Connections and Gateway Features – Pedestrian connections will be provided to surrounding park, open space, natural heritage, trail, and public transit networks. Gateway treatments will be established at either end of Old Main Street, through the provision of accent planting, enhanced landscaping, traffic calming measures, special surface paving treatments, and signage.



Enhance the Design of Old Main Street – The design of Old Main Street will be enhanced, while acknowledging its quiet, meandering and rural character. The street will be re-graded and re-paved. Shoulder areas will be formalized. The existing swale system will be enhanced and beautified. Street trees will be planted, where possible. Sidewalks and landscape buffers will be introduced.

2 Review Draft Guiding Principles (cont'd)



Respect Prevailing Site Design Characteristics –

The predominant east-west alignment of existing lots will be maintained, with primary building façades and entrances oriented towards Old Main Street. The varied and porous character of Old Main Street, as well as prevailing front and side yard setbacks, will be acknowledged. Unobstructed views will be promoted between dwellings and adjacent streets and open spaces. Sky views, sunlight penetration, and privacy between adjacent properties will be maintained. Driveways and curb-cut widths will be minimized, and all parking will be provided within the lot.



Respect Prevailing Building Design and Architectural Characteristics –

A diverse and eclectic mix of traditional and contemporary architectural styles will be encouraged. The “cottage-like” character of many existing dwellings will be acknowledged. Finished ground floor heights will be minimized relative to established grade, in order to establish positive interfaces between buildings and the adjacent street. The prevailing rhythm of entrances, windows, address signage, wall-mounted lighting, and weather protection elements will be acknowledged. The prevailing character of 1 to 2 storey dwellings will be reflected, and issues contributing to perceived increases in building height will be mitigated. An appropriate variety of roof styles and building materials will be encouraged.

3 Draft Land Use Concepts (30 minutes)

Minor Development and Traffic Calming Option

This option incorporates 8 additional primary units with a potential for 28 secondary suites all of which are detached single family dwellings, for a total of over 32 primary units on the street. This is provided in combination with a sidewalk along the east side of Old Main street, traffic calming signage at both ends, and a speed table at the southern end of Old Main street.

Pros

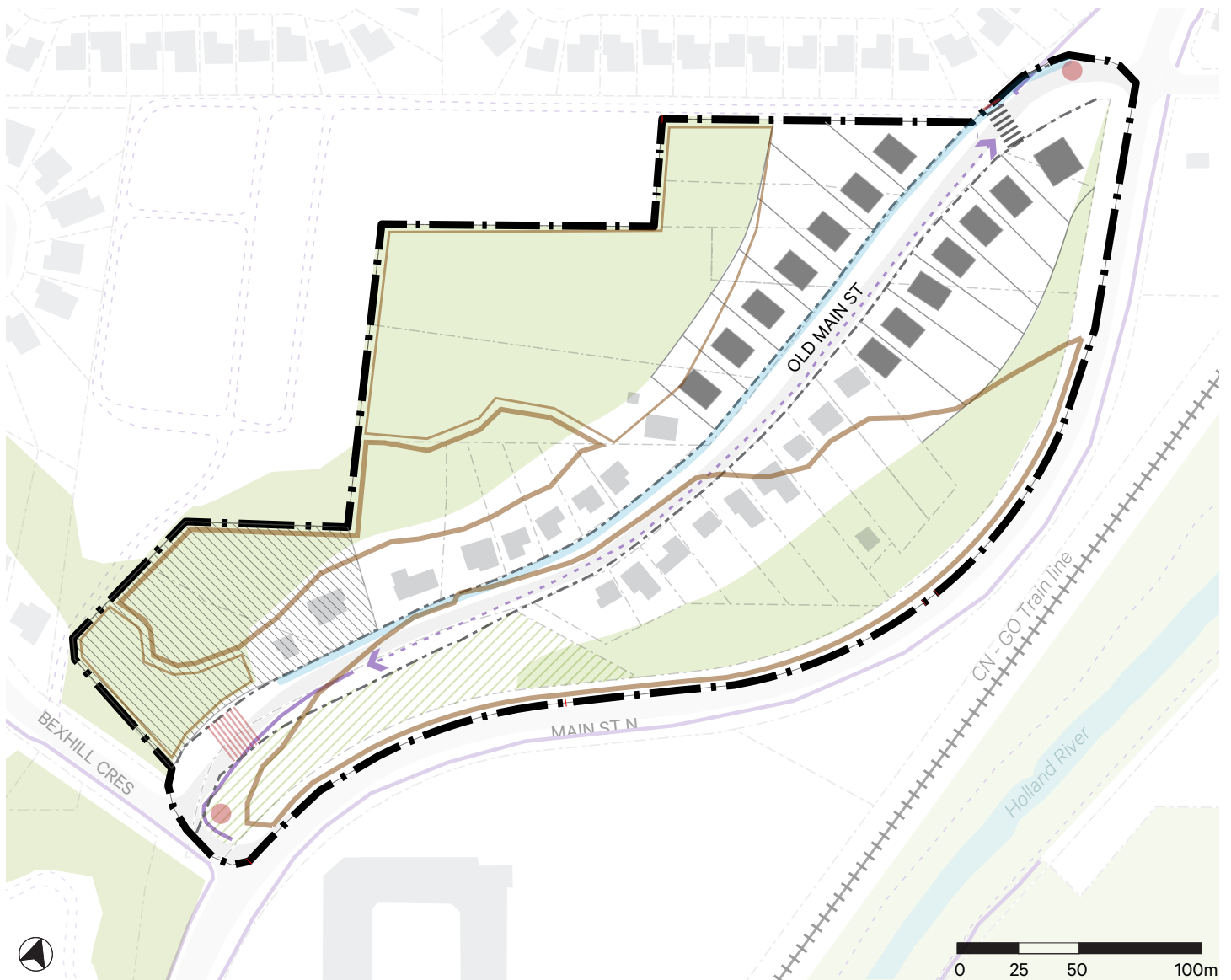
- Maintains continuity and perosity of the street wall;
- Maintains prevailing built form character;
- Building typologies are permitted as-of-right;
- Sensitive to existing topographic and natural heritage features;
- Maintains prevailing driveway, curb-cut, front yard landscaping conditions;
- Maintains street function (traffic control; private, single driveway access only); and
- Sensitive to existing floodplain.

Cons

- Minor degree of low-rise residential infill and intensification;
- Minor increase in site-related vehicle traffic;
- Minor optimization of required servicing and infrastructure improvements; and
- Minor increase in impervious surface area and stormwater run-off.

1. What does your table like about this Concept?

2. What does your table dislike about this Concept?



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|---|--|---|-----------------|---|-----------------------------------|---|----------------------|---|---------------------------|---|----------------------------------|
|  | Study Area and Interim Control By-Law Area |  | Water |  | Existing Building |  | Non-Developable Area |  | Potential Speed Table |  | Potential Road Alignment 18m-16m |
|  | Lands Excluded from the Interim Control By-Law |  | Rail |  | Potential Redevelopment |  | Sensitive Area |  | Potential Traffic Signage |  | Potential Pedestrian Path |
|  | Existing Sidewalks |  | Existing Parcel |  | Continuous Existing Woodlot |  | Swale Improvement |  | Potential Cross Walk | | |
| | |  | New Parcels |  | Potential Recreational Open Space | | | | | | |

3 Draft Land Use Concepts (cont'd)

Moderate Development and Traffic Calming Option

This option incorporates 27 additional primary units with a potential for 54 secondary suites which include a combination of detached and semi-detached single family dwellings, for a total of over 45 primary units on the street. This is provided in combination with a sidewalk which transitions from the east to west sides of Old Main Street, speed tables at either end of the street, and a cross-walk adjacent to the open space / recreation area.

Pros

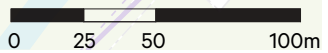
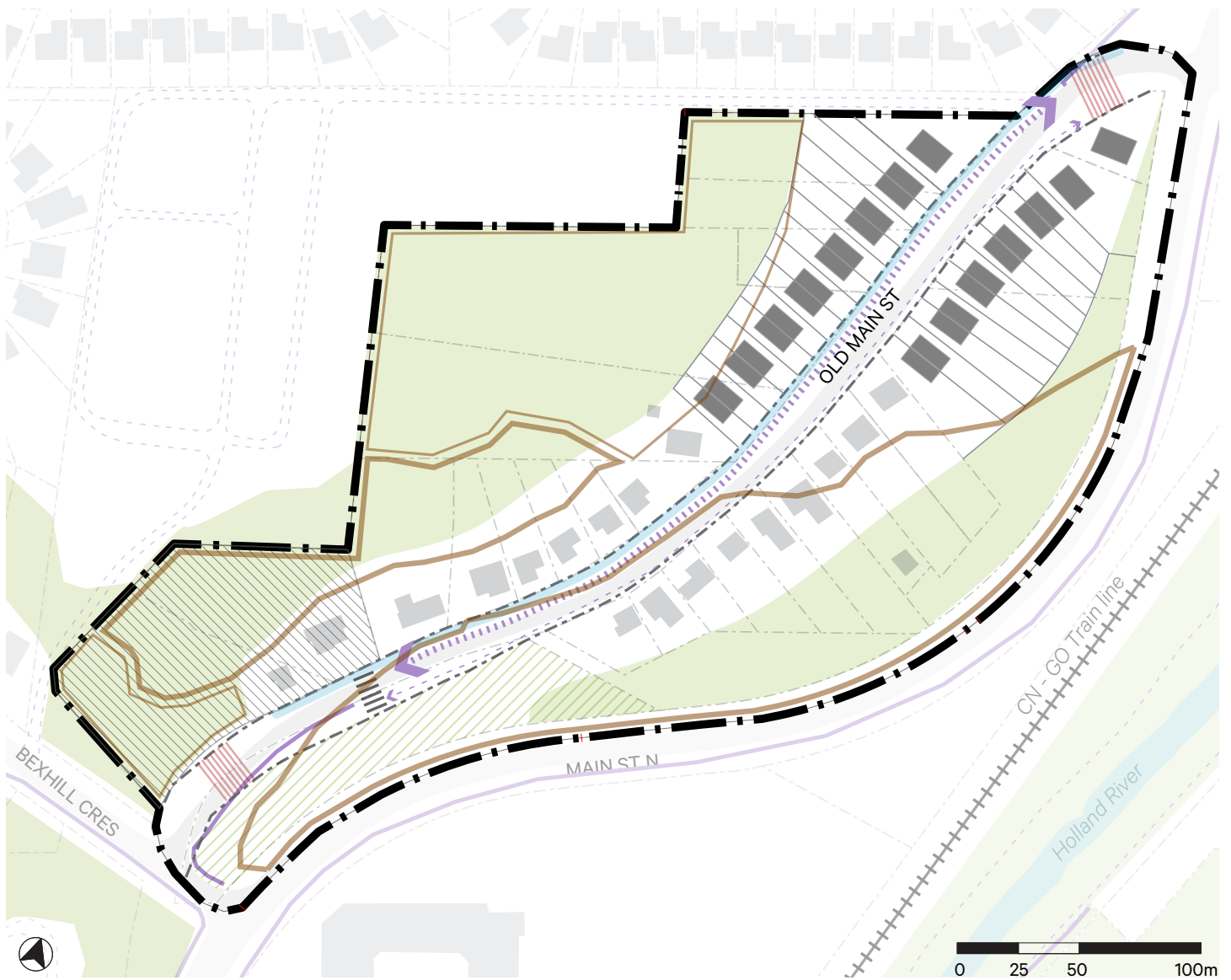
- Maintains continuity and porosity of the street wall;
- Building typologies are permitted as-of-right;
- Moderate degree of low-rise residential infill and intensification;
- Sensitive to existing topographic and natural heritage features;
- Maintains street function (traffic control; private, single driveway access only);
- Moderate optimization of required servicing and infrastructure improvements; and
- Sensitive to existing floodplain.















Cons

- Minor alteration of prevailing built form character;
- Moderate decrease in the area dedicated to front yard landscaping;
- Minor increase in the number of driveways and curb-cuts;
- Moderate increase in site-related vehicle traffic; and
- Minor increase in impervious surface area and stormwater run-off.

1. What does your table like about this Concept?

2. What does your table dislike about this Concept?



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|---|--|---|-----------------------------------|---|-----------------------------|---|----------------------|---|---------------------------|---|----------------------------------|
|  | Study Area and Interim Control By-Law Area |  | Water |  | Existing Building |  | Non-Developable Area |  | Potential Speed Table |  | Potential Road Alignment 18m-16m |
|  | Lands Excluded from the Interim Control By-Law |  | Rail |  | Potential Redevelopment |  | Sensitive Area |  | Potential Cross Walk |  | Potential Sidewalk |
|  | Existing Sidewalks |  | Existing Parcel |  | Continuous Existing Woodlot |  | Swale Improvement |  | Potential Pedestrian Path | | |
|  | New Parcels |  | Potential Recreational Open Space | | | | | | | | |

3 Draft Land Use Concepts (cont'd)

Significant Development and Traffic Calming Option

This option incorporates 42 additional primary units, which include a combination of detached, semi-detached and townhouse dwellings, with a potential for 21 secondary suites, for a total of over 67 primary units. This is provided in combination with private roads, a sidewalk along the west side of Old Main Street, a speed table and landscaped bump-out at the north end of Old Main Street, and on-street parking along the east side of Old Main Street.

Pros

- Maintains continuity of the street wall;
- Significant degree of low-rise residential infill and intensification;
- Sensitive to existing floodplain;
- Significant optimization of required servicing and infrastructure improvements; and
- Townhouses generate less vehicular traffic per unit.

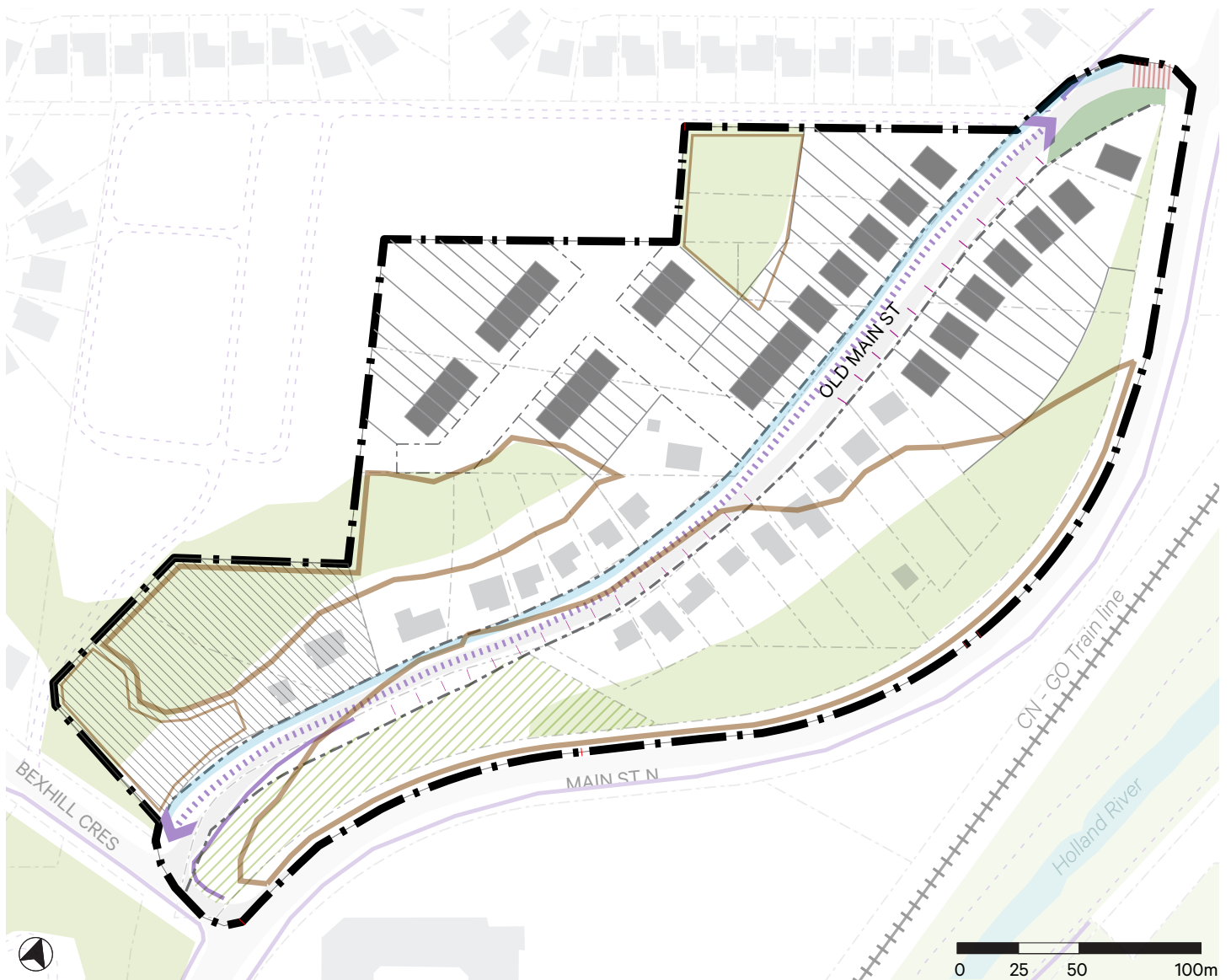
Cons

- Minor alteration to street wall porosity;
- Moderate alteration of prevailing built form character;
- Building typologies are not permitted as-of-right;

- Moderate decrease in the area dedicated to front yard landscaping;
- Moderate increase in the number of intersections, driveways and curb-cuts;
- Significant increase in site-related vehicle traffic (though with capacity of roadway and existing traffic control);
- Minor change in street function (private road access);
- Significant increase in transportation and re-grading costs;
- Minor increase in water and sanitary servicing costs;
- Minor increase in storm water sewer costs; and
- Moderate increase in impervious surface area and stormwater run-off.

1. What does your table like about this Concept?

2. What does your table dislike about this Concept?



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|---|--|---|-----------------------------------|---|--------------------------------|---|-----------------------|---|-----------------------------------|---|---------------------------|
|  | Study Area and Interim Control By-Law Area |  | Water |  | Existing Building |  | Non-Developable Area |  | Potential Road Alignment 18m-16m |  | Potential Sidewalk |
|  | Lands Excluded from the Interim Control By-Law |  | Rail |  | Potential Redevelopment |  | Sensitive Area |  | Potential Internal Lane Alignment |  | Potential Pedestrian Path |
|  | Existing Sidewalks |  | Existing Parcel |  | Existing Woodlot |  | Potential Speed Table |  | Potential On Street Parking |  | Swale Improvement |
|  | New Parcels |  | Potential Recreational Open Space |  | Potential Landscaped Bump-Outs | | | | | | |