

TOWN OF NEWMARKET

**OLD MAIN
STREET
TERTIARY PLAN**

PUBLIC OPEN HOUSE

SvN



NOVEMBER 5, 2018

MEETING AGENDA



7:00pm	Doors Open
7:00pm - 7:30pm	Sign-In and Display Board Viewing
7:30pm - 7:40pm	Presentation
7:40pm - 8:00pm	Question and Answer Period
8:00pm - 9:00pm	Display Board Viewing

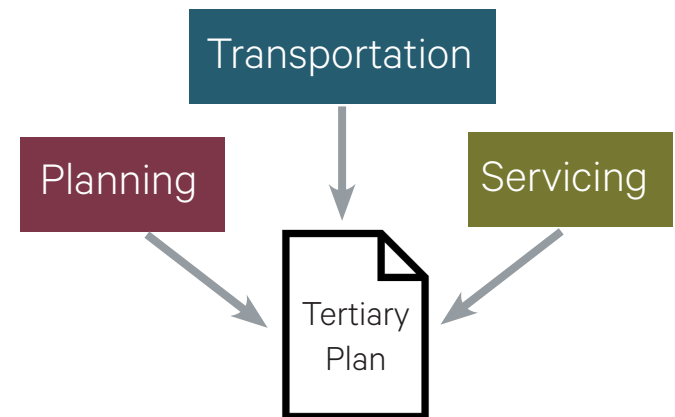
PRESENTATION OUTLINE

1. Introduction
2. Background Study
3. Vision Statement
4. Guiding Principles
5. Preferred Land Use Concept
6. Preferred Streetscape Cross-Section
7. Draft Tertiary Plan Policies and Schedules
8. Concluding Remarks

INTRODUCTION

Study Overview

- Newmarket is poised for growth. The majority of this will occur through the redevelopment of the Davis Drive and Yonge Street corridors.
- Other areas of the Town are facing development interest.
- One of these areas is the Old Main Street Neighbourhood.
- The Old Main Street Tertiary Plan Study provides direction on the possibilities of redevelopment along Old Main Street.
- The Plan has incorporated a detailed planning, transportation and servicing review and analysis of relevant background information, as well as a robust public and stakeholder consultation process.



INTRODUCTION

Study Area and Context

- Includes all properties which front onto either side of Old Main Street, between Bexhill Road and Main Street North.
- Considers all properties bounded by Bexhill Road, Main Street North, Dover Crescent, and St. John Cemetery.
- The properties at 172 to 178 Old Main Street are included in the study area, but are exempt from the Interim Control By-law.



INTRODUCTION

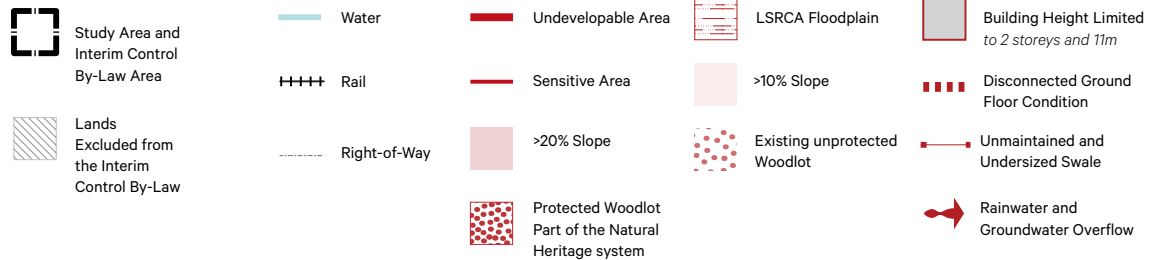
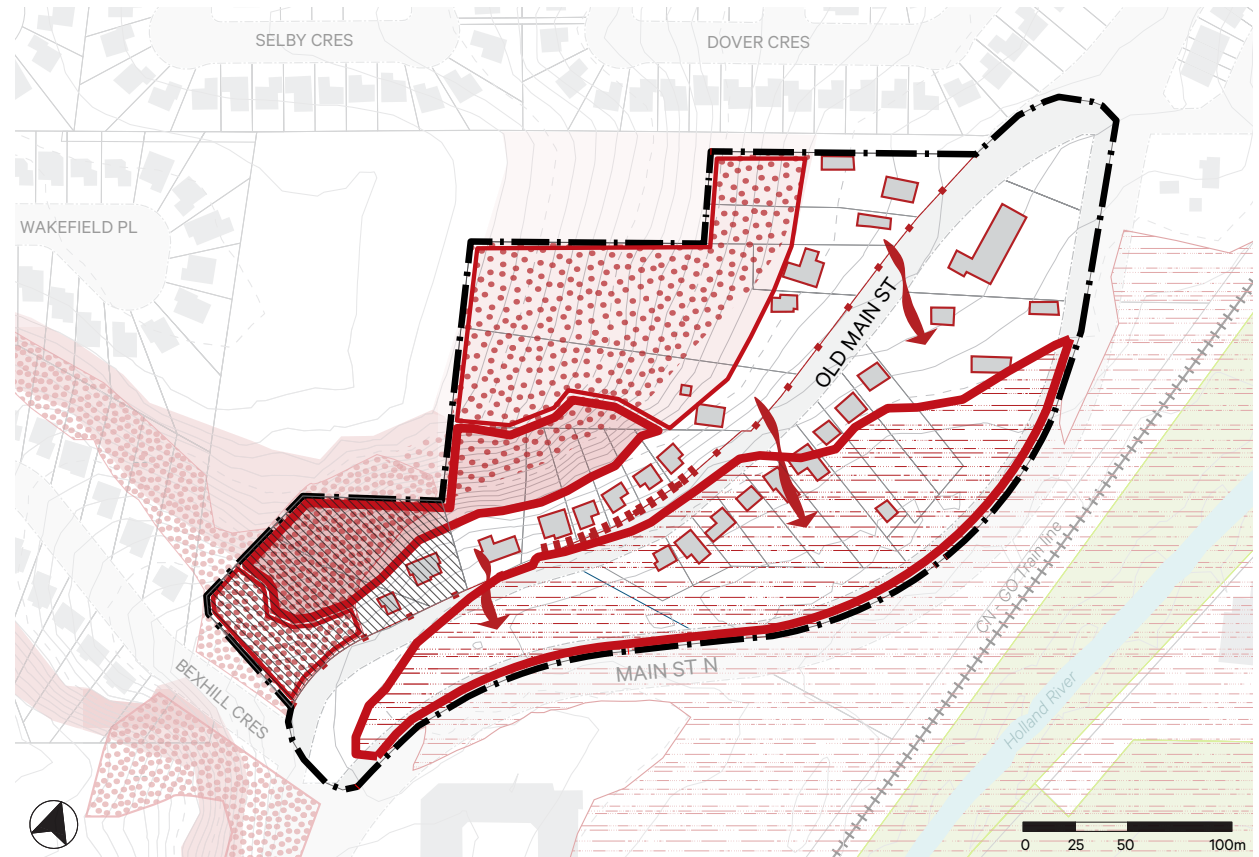
Study Process



BACKGROUND STUDY

Key Constraints

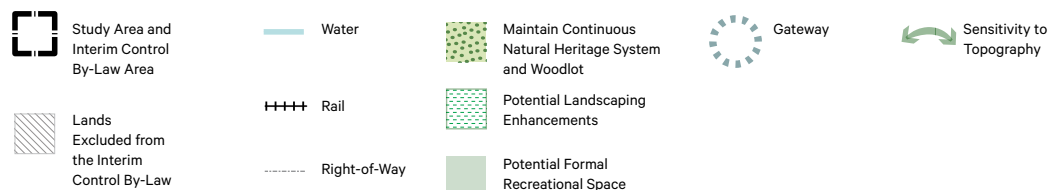
- The adjacent map summarizes key constraints related to natural heritage features, streetscape design, and transportation and servicing infrastructure.



BACKGROUND STUDY

Parks, Open Space and Natural Heritage System

- Protect significant natural heritage features and local wildlife habitat.
- Establish appropriate buffers.
- Respect existing topographical conditions.
- Enhance the open space network.
- Establish gateway features.



BACKGROUND STUDY

Site and Building Design, and Architectural Character

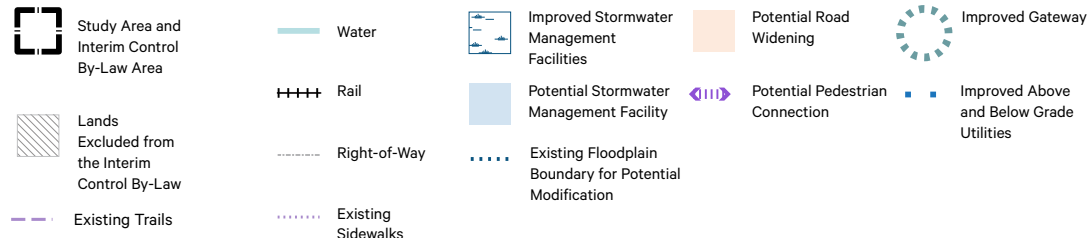
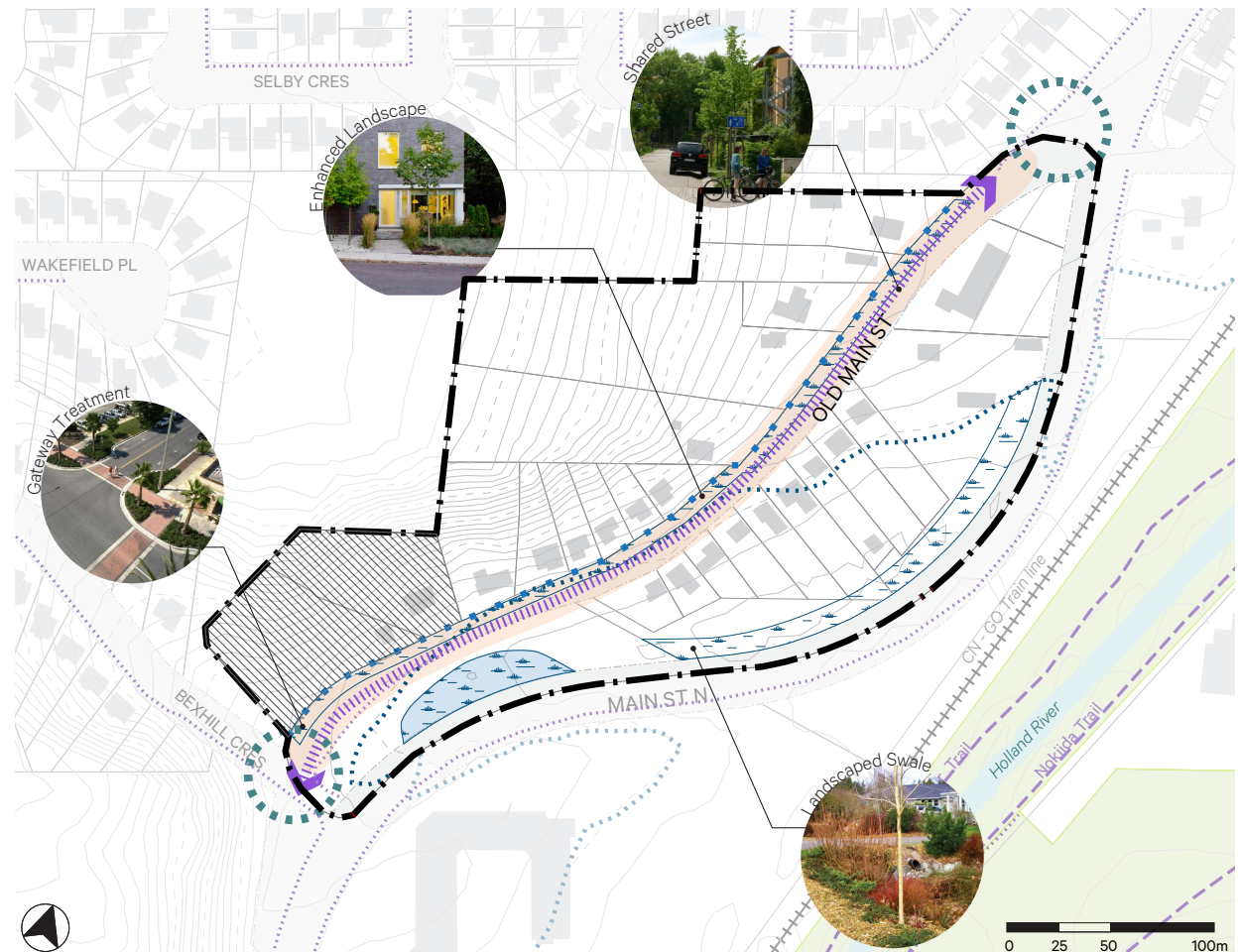
- Respect distinct community character through dimensioning and orientation of new lots, organization of private landscaping and amenity space, layout and design of driveways, and massing and articulation of new buildings.



BACKGROUND STUDY

Streetscape Design, Transportation and Servicing

- Respect distinct streetscape character.
- Upgrade existing servicing infrastructure.
- Improve stormwater management.
- Establish gateway features.



VISION STATEMENT



Porous pavement in residential driveway



Landscape buffer



Townhouses

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;
- **respects prevailing site, building and architectural characteristics.**

GUIDING PRINCIPLES



Integrate Slope

Respect the Natural Heritage System and Existing Topography



Landscape Swale

Enhance Landscaping and Open Space Features



Gateway Treatment

Establish Pedestrian Connections and Gateway Features



Meandering Character

Enhance the Design of Old Main Street



Integrate Nature

Respect Prevailing Site Design Characteristics

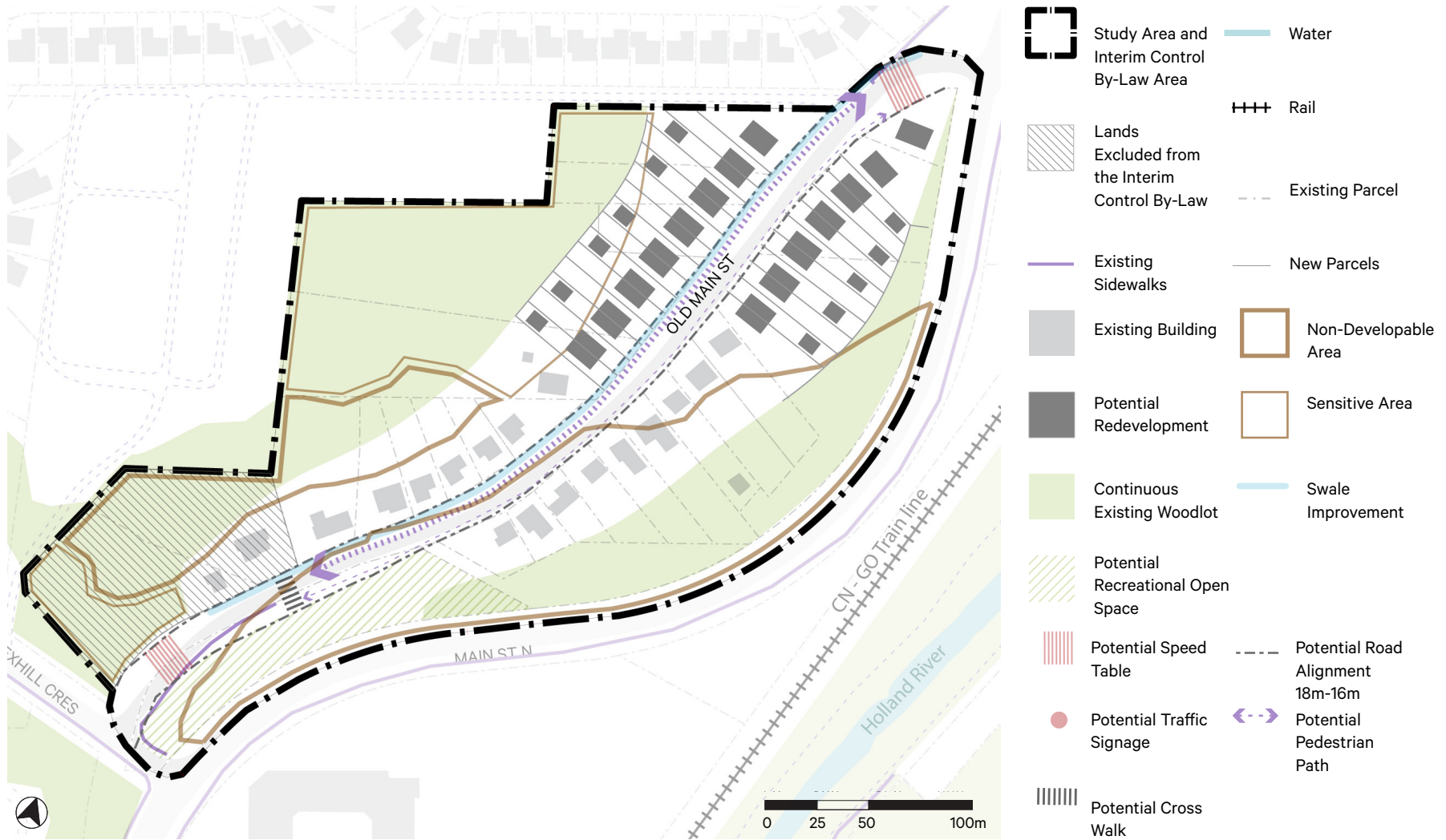


Cottage-like Character

Respect Prevailing Building Design and Architectural Characteristics

PREFERRED LAND USE CONCEPT

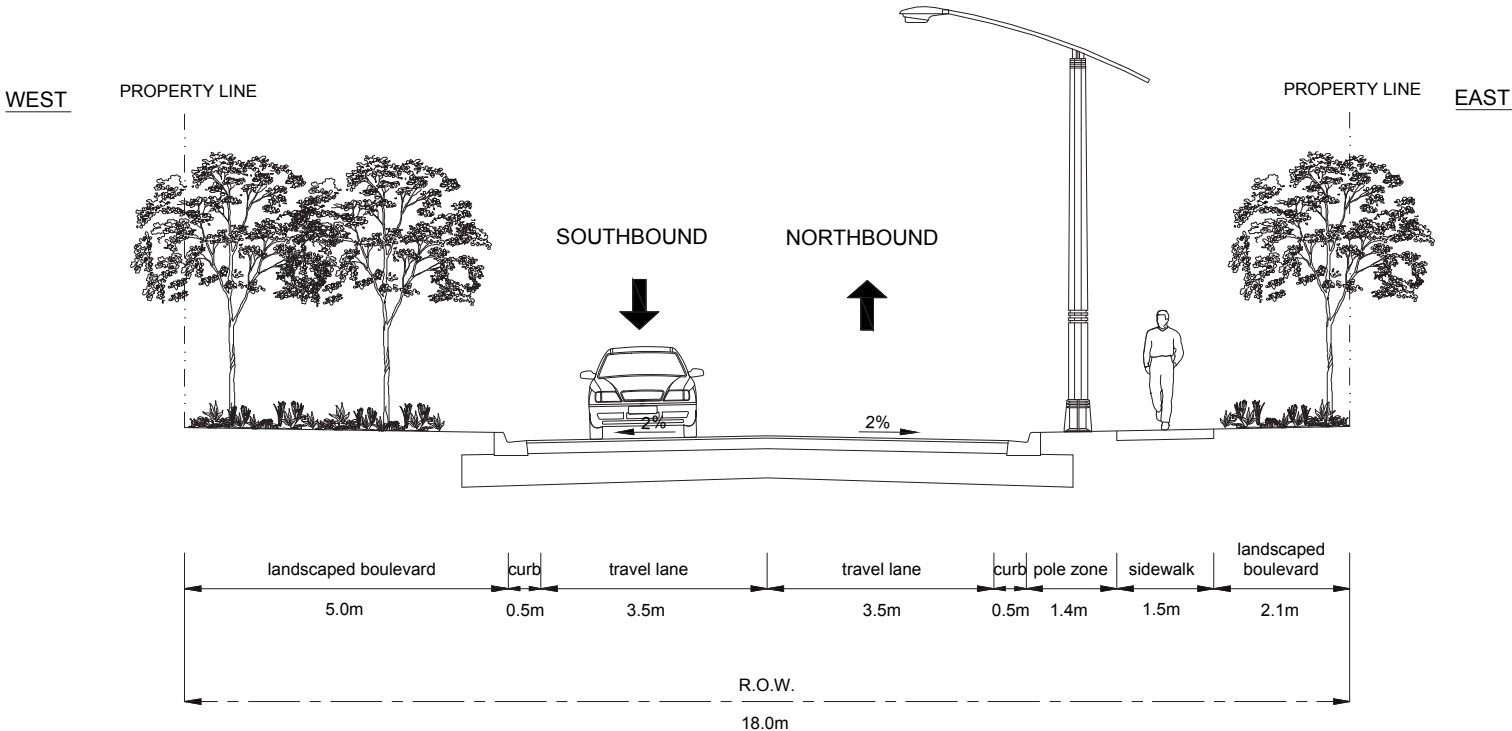
Moderate Development and Traffic Calming



PREFERRED STREETSCAPE CROSS-SECTION

Landscaped Boulevard on West Side / Pole Zone, Sidewalk and Landscaped Boulevard on East Side

(LOOKING NORTH)



EMERGING PREFERRED
CROSS SECTION
LOCAL ROAD
18m R.O.W.

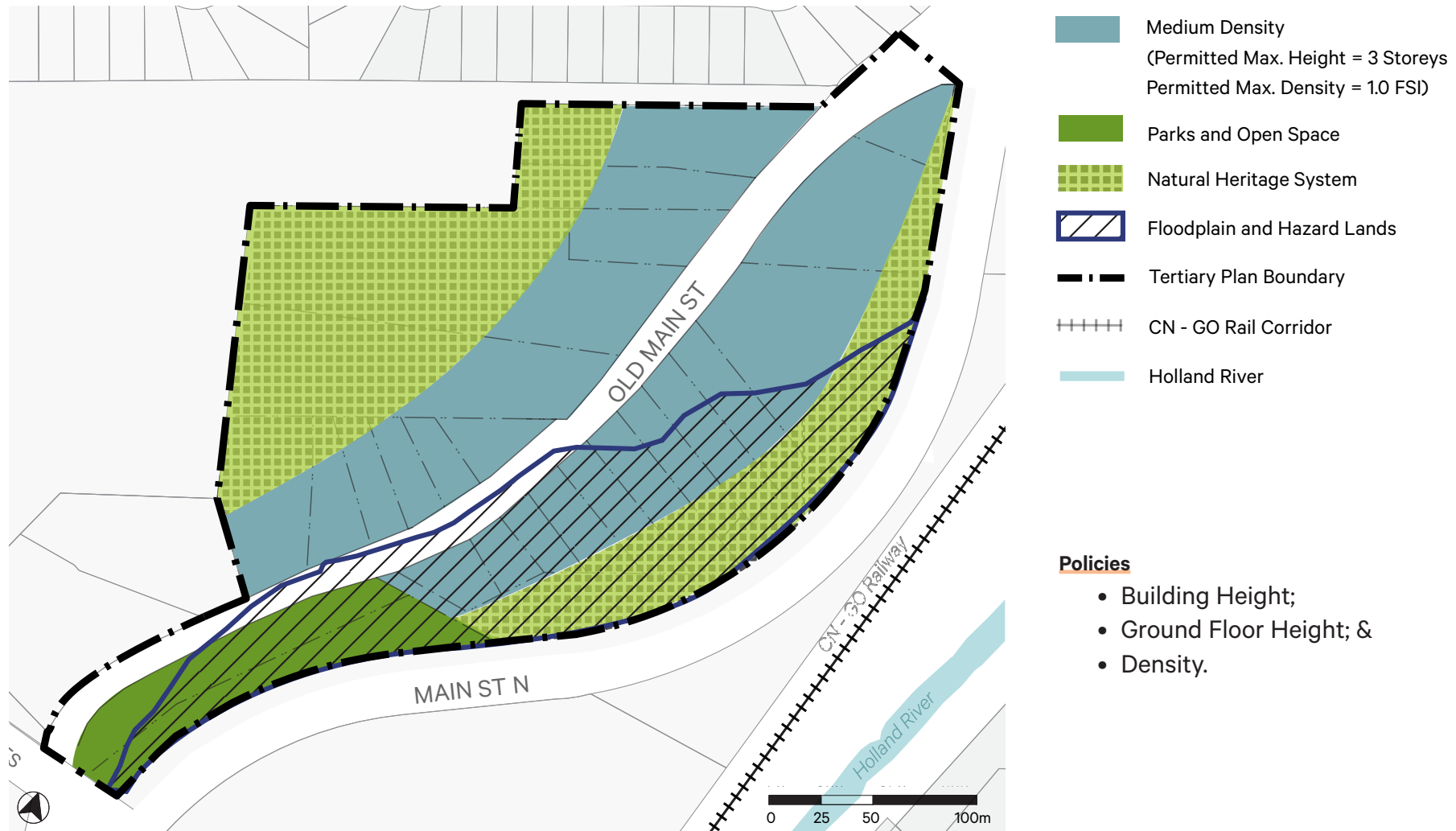
DRAFT TERTIARY PLAN POLICIES AND SCHEDULES

Land Use



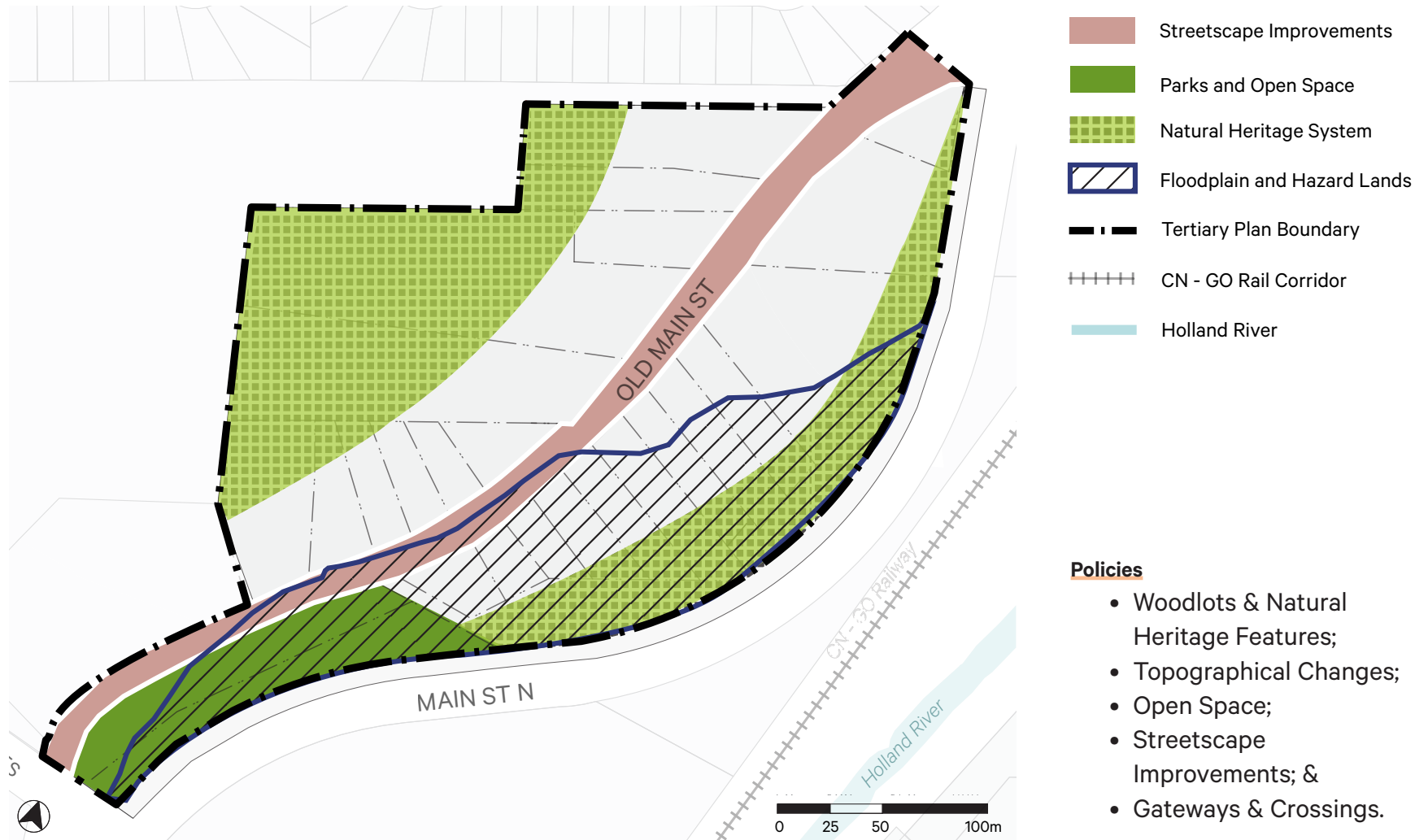
DRAFT TERTIARY PLAN POLICIES AND SCHEDULES

Height and Density



DRAFT TERTIARY PLAN POLICIES AND SCHEDULES

Parks, Open Space and Natural Heritage Features



DRAFT TERTIARY PLAN POLICIES AND SCHEDULES

Servicing and Utilities



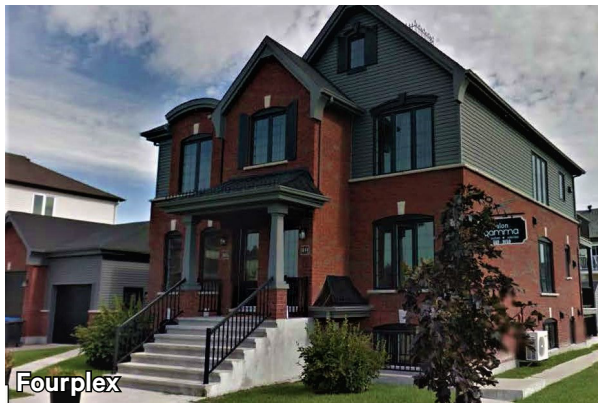
Policies

- Wastewater;
- Water;
- Grading & Drainage;
- Stormwater Management; &
- Utilities.



DRAFT TERTIARY PLAN POLICIES AND SCHEDULES

Site and Building Design

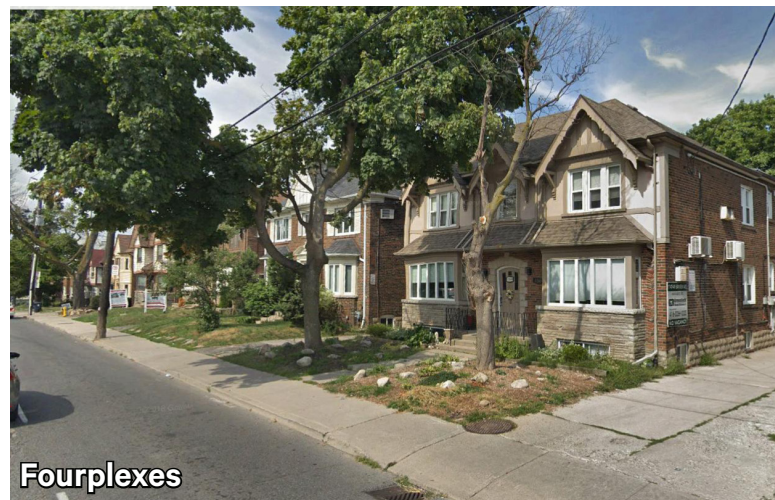


Policies

- Lot Dimensions;
- Lot Coverage;
- Location & Orientation;
- Setbacks;
- Separation Distances;
- Landscaping & Amenity Space;
- Parking;
- Pedestrian Access;
- Entrances;
- Terraces & Balconies;
- Building Articulation & Materials; &
- Roofs.

DRAFT TERTIARY PLAN POLICIES AND SCHEDULES

Site and Building Design



DRAFT TERTIARY PLAN POLICIES AND SCHEDULES

Site and Building Design



CONCLUDING REMARKS

Next Steps

- Statutory Public Meeting (Winter, 2019)
- Adoption / Approval (To be Determined)
- Zoning By-Law Amendment / Implementation (To be Determined)

THANK YOU!