

# Planning and Building Services

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

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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

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.

### 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.

Permitted Max.

Permitted F.S.I.

Discretionary

Height

Height

Min Max. Max. Height

Max.F.S.I.

8 m (2 storeys)

14 m (4 storeys)

2.0 1.5

20 m (6 storevs) 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.

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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:

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Laundromat					
Long Term Care Facility		•		•	
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Medical and Dental Laboratories		•		•	
Medical Office			CONTRACTOR	•	
Medical Practitioner, Sole			•		
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Motor Vehicle Sales Establishment (*1)				ACCIONATE DE CONTRACTOR DE	
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REVISED DRAFT NEWMARKET URBAN CENTRES SECONDARY PLAN

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MARCH 21, 2014

0 GREEN LANE ELGIN STREET BRISTOL ROAD LONDON ROAD SPENWOOD DRIVE BONSHAW AVENUE ANCASTER AVE QUEEN STREET AND WEET STREET QUEEN STREET MSTREET EAGLE STREET Floodplain and Hazard Lands Provincial Urban Growth Centre Parks and Open Space Natural Heritage System Yonge North Character Area Yonge and Davis Character Area Yonge Civic Character Area Davis Drive Character Area Regional Healthcare Centre Character Area Planned VIVA Rapidway Station CLEARMEADOW BOULEVARD Mobility Hub Station Area Plan Study Area (Conceptual) GO Transit Station Future GO Rail Station Mobility Hub SAWMILL VALLEY DRIVE IN THE BEST OF THE BE 6 storeys (20m) 17 storeys (53m) 2.5 3.5 20 storeys (62m) n-high density 4 storeys (14m) 12 storeys (38m) 2.0 2.5 15 storeys (47m) 3.0 medium density 3 storeys (11m) 8 storeys (26m) 1.5 2.0 10 storeys (32m) 2.5 low density 2 storeys (8m) The permitted minimum and maximum heights and density are meant to be applied in conjunction with the other applicable policies of this Plan and in particular, the Density and Height Policies of Section 6 and the Urban Design policies of Section 7. Bonusing is subject to the provisions of Section 14.