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Mulock Station Area Secondary Plan: Update & Public Release Information Report

Report Number: 2018-47

Department(s): Planning and Building Services

Author(s): Adrian Cammaert

Date: December 10, 2018

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 threefold: i) to provide an update to Council regarding the status of the Mulock Station Area Secondary Plan; ii) advise Council on a new approach to station construction; and iii) advise Council on an upcoming non-statutory Public Information Centre.

Background

The Mulock GO Station was announced by the province in June, 2017. Council subsequently committed to implementing a transit supportive planning regime around the station. The Mulock Station Area Secondary Plan will fulfill this commitment as it will, among other objectives, determine the highest and best long-term land uses and densities around the station.

Discussion

Mulock Station Area Secondary Plan: Project Status Update

The Mulock Station Area Secondary Plan commenced in May 2018 and is scheduled for completion, through Council's adoption of the Secondary Plan, in September 2019. This project is on track to meet this timeline.

As noted in the below chart, there are 6 Phases in this project. We are now beginning Phase 3:

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Phase 1 Project Start Up & Background Information Review

Phase 2	Public Notification and Technical Report Preparation
Phase 3	Preparation of the Draft Secondary Concept Plan and Policy Summary Document
Phase 4	Council Orientation
Phase 5	Preparation of the Draft Mulock Station Area Secondary Plan
Phase 6	Final Recommendation and draft Official Plan Amendment

— We are here

Included within Phase 3 is the preparation of a preliminary (draft) Concept Plan for public review and comment. This preliminary Concept Plan has now been prepared, and is included as Attachment 1.

The preliminary Concept Plan, as attached, presents new land uses that are better able to support the future Mulock GO Station (where mixed uses are shown, the predominant use is the first one listed):

- Office Employment uses are focused to prominent locations along Mulock and Steven Court.
- Mixed Uses (Residential/Retail/Office) are focused to the intersection of Mulock Drive and Bayview Ave.
- Mixed Uses (Residential/Retail) is focused east of the station lands, west of Bayview Ave.
- Mixed Uses (Retail/Residential) are also shown along the south side of Mulock Drive, west towards Yonge Street and the boundary of the Urban Centre Secondary Plan.
- Residential areas are focused towards the northern parts of the study area abutting the stable residential area.
- No land use change is contemplated for lands currently designated Parks and Open Space, or within the floodplain.

The preliminary Concept Plan focuses heights and densities southwest of the intersection of Mulock Drive and Bayview Ave, where maximum 12 stories are permitted. Heights and densities decrease to maximum 6 stories in the areas surrounding this core area. In addition, a maximum of 6 storeys is shown along the south side of Mulock Drive, west towards Yonge Street and the boundary of the Urban Centre Secondary

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Plan. The residential areas located towards the northern parts of the study area abutting the stable residential area have a maximum height of 4 storeys.

It should be noted that the preliminary Concept Plan shows *permitted* uses and densities, but does not mandate redevelopment. This means that existing uses will be able to continue operations indefinitely / until they choose to redevelop, at which point the new land use and required densities would need to be met.

It is acknowledged that the Concept Plan is also a long-term plan and a long-term build-out is therefore shown. To account for the long-term nature of this build-out, the final Concept Plan will likely include a phasing structure which introduces the new land uses and increased heights/densities at set time periods.

New Approach re. New Station Construction

On November 30, 2018, Metrolinx released a report outlining an alternative approach to be pursued to deliver new stations as part of the GO Regional Express Rail expansion program. This new approach was then considered and approved at the Metrolinx Board meeting held on Thursday, December 6, 2018.

The Mulock Station had been proceeding through Metrolinx's business case process, and it was initially thought that this report would provide direction on each of the 12 new stations being planned (i.e., the next 'decision gate' in the business case process). However, rather than simply providing direction on the future of these stations (including the Mulock Station), a completely new approach was presented. This new approach relies on the concept of transit-oriented development (TOD) to fund each station. Each station's development would be completed in partnership with third-parties (e.g., adjacent property owners, developers) in exchange for certain development rights around, and/or over, each station. This approach relies heavily on market demand.

The new approach does not change the Town's intentions for proceeding with the Mulock Station Area Secondary Plan; in fact, because the Metrolinx Board may now be approving a *market-driven* approach, it only places greater importance on having the TOD framework in place in order to better promote the area.

Non-Statutory Public Information Centre

A series of non-statutory public consultation events have been planned for this study. One such session has already been held, being a Visioning Session held on July 24, 2018 specifically for landowners within the Secondary Plan study area.

The next non-statutory public consultation event is a PIC that is being planned for the evening of February 6, 6-9pm, at the Community Centre (Hall 1). A calendar invitation has been sent to all Members of Council. This PIC will be the first opportunity the public will have to see the preliminary Concept Plan, included as Attachment 1.

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Future consultation for this project is discussed below under “Consultation”.

Conclusion

The Mulock Station Area Secondary Plan is progressing well and is on schedule to be complete in September, 2019.

Metrolinx’s new approach regarding the construction of all 12 new stations does not alter the course of this project. Being a market-based approach, the new approach places greater importance on the Secondary Plan as it can be used as a means to market the study area to the development industry.

Business Plan and Strategic Plan Linkages

Well-planned & Connected:

- Improving inter-connectivity.
- Transportation and transit linkages.

Consultation

As noted above, a non-statutory PIC is being planned for the evening of February 6, 6-9pm, at the Community Centre (Hall 1). A calendar invitation has been sent to all Members of Council. This PIC will be an open house format.

Future consultation will occur through a presentation to Committee of the Whole anticipated to be in March 2019; a second non-statutory PIC in June 2019; and the statutory Public Meeting in September 2019.

Ongoing consultation for this project is also taking place through the HeyNewmarket online engagement platform.

Human Resource Considerations

None.

Budget Impact

Funds have been approved in the 2018 budget for the preparation of a Secondary Plan for the area surrounding the Mulock Station.

Attachments

Attachment 1 – Preliminary Mulock Station Area Concept Plan (draft)

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Approval

Adrian Cammaert, MCIP, RPP, CNU-A
Senior Planner, Policy

Jason Unger, MCIP, RPP
Assistant Director of Planning

Rick Nethery, MCIP, RPP
Director of Planning & Building Services

Peter Noehammer, P. Eng.
Commissioner of Development & Infrastructure Services

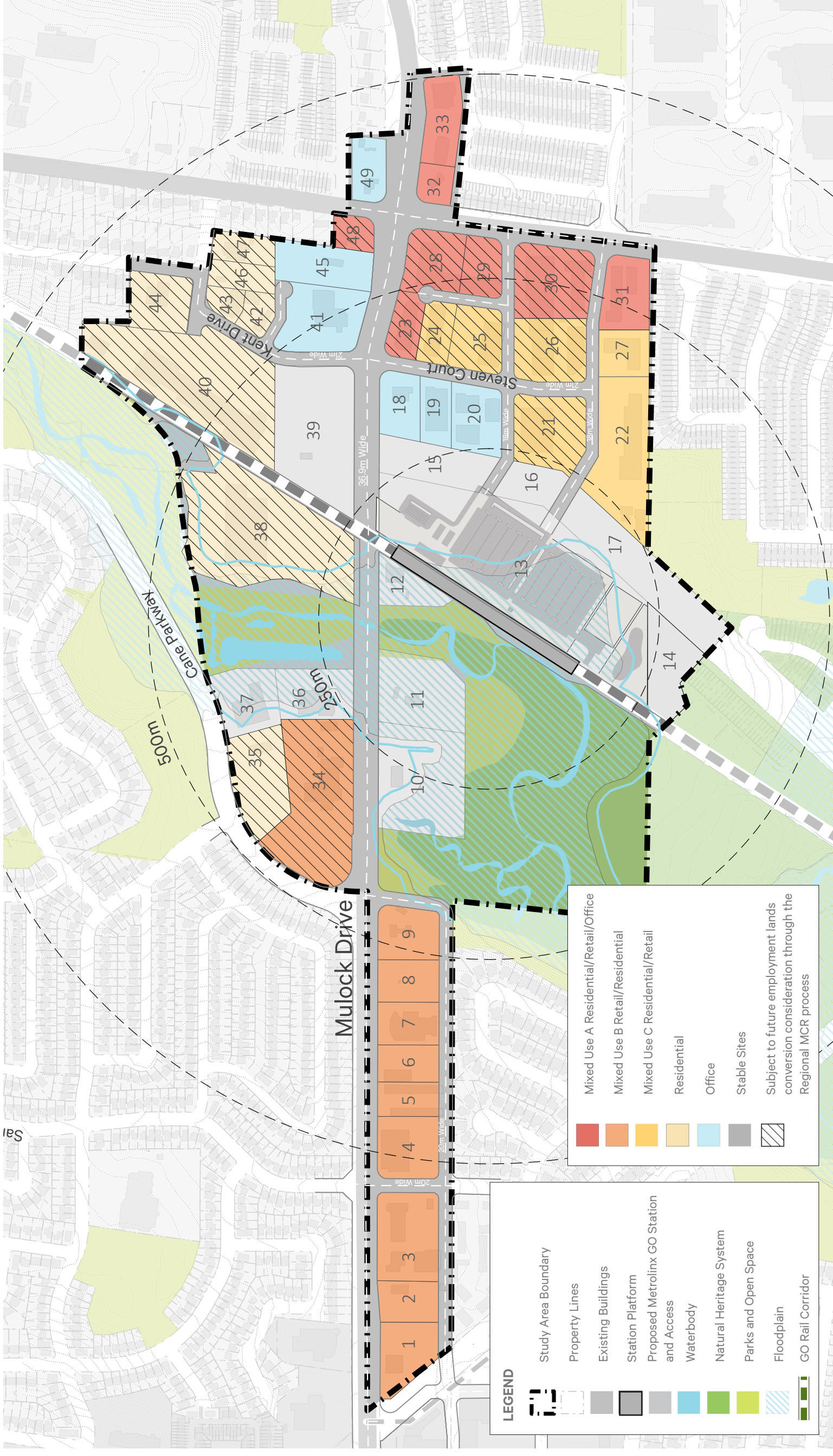
Contact

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Preliminary Concept

Potential Land Use

DRAFT

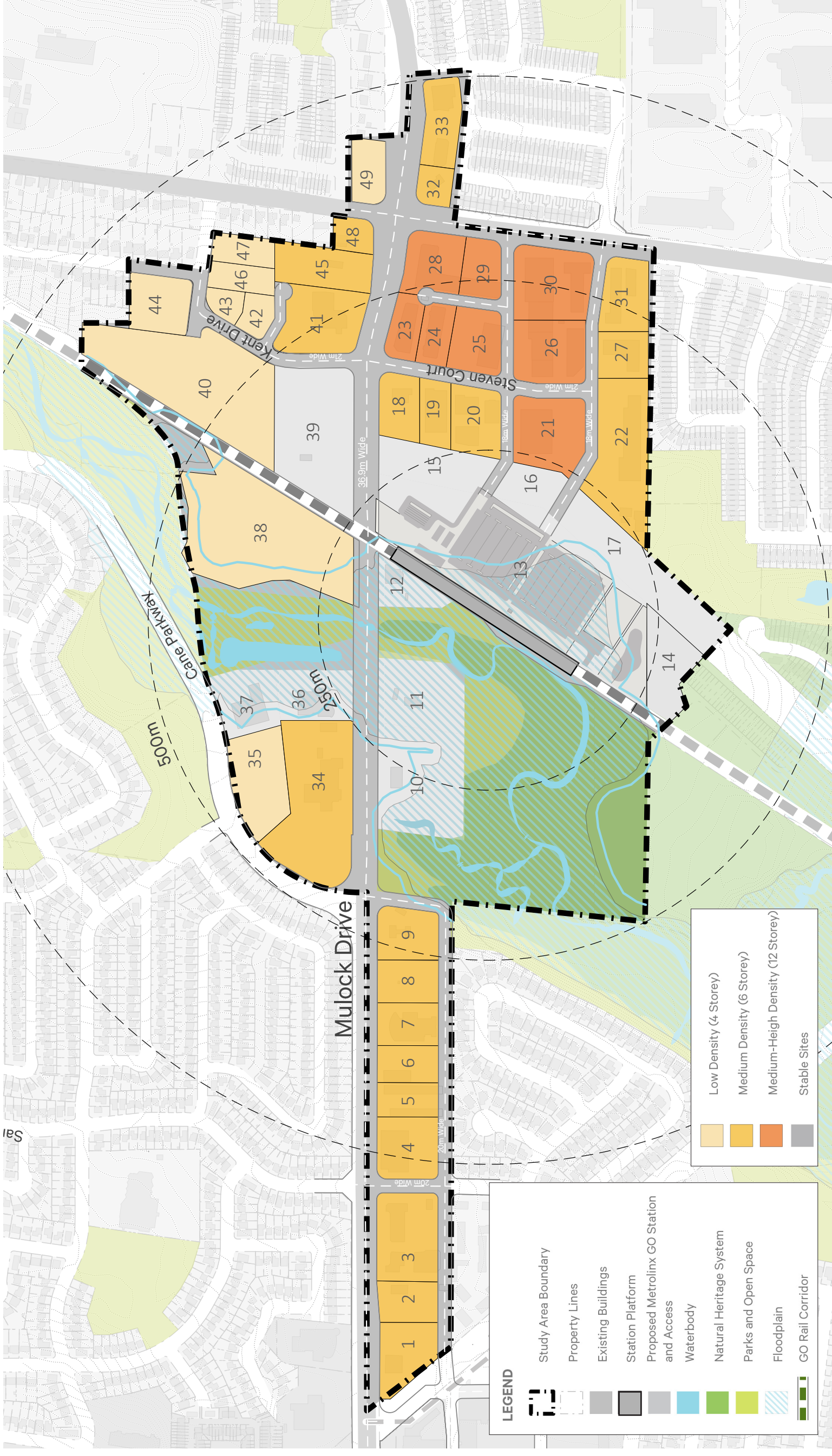


NOTE: Part of the proposed Secondary Plan Area is within an area governed by Ontario Regulation 179/06 under the Conservation Authorities Act. The Secondary Plan will identify these areas and have associated policy which notes the requirement for a permit from LSRCA prior to any site alteration or development on regulated lands.

Preliminary Concept

Potential Density

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