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April 7, 2016

**DEVELOPMENT AND INFRASTRUCTURE SERVICES/PLANNING & BUILDING SERVICES REPORT
2016-14**

TO: Committee of the Whole

SUBJECT: **Application for Zoning By-Law Amendment,
178, 180, 184, 188, 190 and 194 Main Street
Main Street Clock Inc.
Files: D14 NP 13-19**

ORIGIN: Application Submitted to the Planning Department

RECOMMENDATIONS

THAT Development and Infrastructure Services – Planning and Building Services 2016-14 dated April 7, 2016 regarding application for Zoning By-law amendment be received and the following recommendation(s) be adopted:

- 1. THAT the application for Zoning By-law amendment, as re-submitted by Main Street Clock Inc. for lands being located at the southwest corner of Main Street South and Park Avenue, municipally known as 178, 180, 184, 188, 190 and 194 Main Street be referred to a public meeting;**
- 2. AND THAT following the public meeting, issues identified in this report, together with comments from the public, Committee, and those received through the agency and departmental circulation of the application, be addressed by staff in a comprehensive report to the Committee of the Whole, if required;**
- 3. AND THAT Chris Bobyk, The Forrest Group 590 Alden Road, Suite 211, Markham, ON L3R 8N2 be notified of this action.**

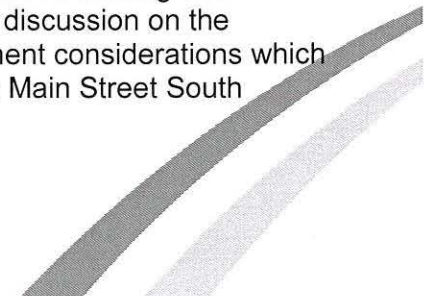
COMMENTS

Location

The subject lands are located on the southwest corner of Main Street South and Park Avenue municipally known as 178, 180, 184, 188, 190 and 194 Main Street (See Location Map attached).

Background

The applicant for this proposal has submitted revised reports, studies and plans for the above noted development. The original Planning Report (Development and Infrastructure Services\Planning and Building Services Report 2013-55 dated November 14, 2013) contains significant discussion on the existing site context, the Official Plan, Zoning By-law and Provincial Policy Statement considerations which have not significantly changed. The report also included discussion on the Lower Main Street South



Heritage Conservation District (HCD) Plan. Planning Report 2013-55 is appended for information purposes.

This report will focus on the resubmission, outlining the changes proposed by the proponent and additional Planning discussion.

Re-submission Proposal

Main Street Clock Inc. have re-submitted materials in support of the zoning by-law amendment to amend the existing Historic Downtown Urban Centre (UC-D1) zone to permit a mixed use development on the subject lands. This is the second formal revision to the original plan submitted. The original submission contemplated a 6 storey mixed use building consisting of 150 Residential units above 10 units of ground floor commercial and two levels of underground parking (173 spaces) while retaining the historic Post Office/Clock Tower building. Prior to the statutory public meeting being held, in part to address the concerns of heights in excess of three storeys on Main Street, a revised plan was submitted that proposed three storeys on Main Street and increased the proposed height along Park Avenue to 9 storeys. The number of units and proposed parking remained the same.

This most recent resubmission proposes to develop the property for a 7 storey mixed use building with a total of 165 apartment units and 5 retail units along Main Street. Underground parking continues to be proposed extending under the existing library parking and a portion of the Market Square parking lot and provides for 199 parking spaces (1.2 spaces per unit). The plan has also increased step-backs on upper levels to assist in mitigating the massing. The proposed design is discussed further below in this report.

In all cases, the three buildings south of the Clock Tower are proposed to be demolished and redeveloped however opportunities to preserve the façades in situ as well as dismantling and rebuilding have also been considered through the Heritage Impact Assessment. The proposal also contemplates the conveyance of a parcel of Town owned land in the northeast corner of Market Square. This parcel is currently grassed and used for utility boxes.

The applicant has also indicated with this proposal that the tenure of the units is intended to be rental.

Documents included in the resubmission include a revised drawing set (including site plans, floor plans elevations and perspective drawings), updated Heritage Impact Assessment, updated Planning Justification Report, shadow studies, traffic and parking update as well as a response to a number of comments that have been proffered.

Heritage Impact Assessment

A heritage impact assessment is a report prepared by a qualified heritage specialist to assess the impacts demolition, removal, significant alteration or new construction may have on the character of the building, property, its surrounding context and/or a historic area. This recent resubmission includes an updated Heritage Impact Assessment for 180-194 Main Street South prepared by Goldsmith Borgal & Company Architects.

The HIA provides a historical and contextual background and an architectural review for Main Street and specifically the structures under this application. The report provides a review of the Town's Official Plan and the Lower Main Street South Heritage Conservation District Plan and the relevant policies.

The report provides background on the firm's involvement in the process and the two previous iterations of the Impact Assessment to illustrate the ways in which the design has adapted to the comments and concerns. The conclusion of the report indicates that the proposed development, while not meeting the HCD Plan in terms of height restrictions could be mitigated in order to allow the Town to meet a number of other planning goals in the Historic Downtown Core. This HIA includes examples of how architectural design can further enhance the compatibility of new construction in Heritage Conservation Districts. The HIA indicates that the conservation and rehabilitation of four heritage buildings as part of the development is in keeping with the intent of the Lower Main Street South Heritage Conservation District Plan.

The report summarises the current proposal as follows:

- The proposal is a multi-storey, multi-unit residential building with below-grade parking, with commercial units along Main Street South.
- To mitigate the height of the new structure within the two-to-three storey context of the Lower Main Street South Heritage Conservation District, the height has been confined to correspond with the height of the existing Clocktower and remains consistent with the height of the adjacent steeple of Trinity United Church, just north of the site.
- The historic Clocktower remains prominent due to the design that maintains the hipped-roof of the former Post-Office building, setting the new construction well-back of the tower on both sides.
- Also stepped-back are the upper levels of the new building along the Main Street South elevation - the set-back ranges from 4 metres (from the parapets/roof-lines of the existing heritage structures at 184, 188 and 194 Main Street South) to 7 metres (at the top floor of the new building).
- The Clocktower will remain as a landmark in the Heritage Conservation District as it will remain visible/prominent by means of the set-backs of the new building along Main Street South - views from both the north and south will not be affected, nor is the view from the east/from Riverwalk Commons. Approaching from the west along Park Avenue, the Clocktower will be somewhat blocked from view by the new construction.
- The historic commercial uses along Main Street South will be enhanced by rehabilitating the two-storey structures at 184, 188 and 194. Small-scale commercial spaces will encourage and enable independent commercial ventures as opposed to "big-box" retail, allowing for the type of niche retail envisioned in the Newmarket Historic Downtown Community Improvement Plan.

The report acknowledges that the proposal does not meet the goals of the HCD Plan with regards to limiting heights to two-three storeys on Main Street, however, it also notes that there are numerous competing interests that ultimately must be weighed by Council. It rightly indicates that it is the Town's policy to revitalize Lower Main Street South while preserving its historic character. The HIA suggests that this current proposal seeks to balance the complementary interests of increasing density, while preserving heritage character as best as possible.

The Heritage Impact Assessment continues by providing specific details on the proposed development against the policies of the Heritage Conservation District Plan. The report indicates how these policies can be achieved, and where there is conflict, recommendations are made on how to mitigate the impact increased density would have on the heritage aspects of the District.

The Heritage Impact Assessment is currently under peer review by ERA Architects. This peer review will be discussed in the final comprehensive report on this proposal.

Shadow Study

A shadow study has been prepared for the proposal that details impacts of shadowing on the surrounding neighbourhood at the spring and fall equinoxes and summer solstice. The shadow impacts are shown at 9am, 12pm, 2pm and 4pm. Shadow Studies illustrate the impact of development in terms of sun and daylight access to the surrounding context including surrounding buildings, the public realm, public and private open space.

An existing condition shadow study has also been provided to assess the impact. The shadow studies submitted show little impact on the low density developments to the west of Main Street. The greatest impact of shadowing from this proposal would be the east side of Main Street in the fall evenings and the Trinity United Church on Park Avenue in the spring and fall mornings. The façade on the south side of the Trinity United Church includes a number of stain glass windows of various sizes. The shadow impacts on the church warrant further discussion and consideration.

Planning Justification Report

The submitted Planning Justification report prepared by MHBC discusses the proposed design and mitigation techniques used to address compatibility. It reads: "From a design perspective, the Proposal preserves the existing heritage building facades as part of the building podium along Main Street South to preserve the main street look and feel. The five storeys which rise above this podium mirror the colours and materials of buildings along Main Street South, particularly of the post office building. The Proposal seeks to lessen its height impact on Main Street South and the surrounding community through a series of step-backs. The Proposal includes a 4.0 m step-back of the building façade above the second-storey, and an additional 0.95 m and 2.66 m step-back above the fourth and sixth-storeys respectively along Main Street South. The Proposal also includes a 1.53 m and 2.81 m step-back above the third-storey and sixth-storey respectively along Park Avenue. These step-backs offer a visual transition of built form and height along Main Street South and Park Avenue. The Proposal also includes a pedestrian connection through the building from the public parking (Market Square) in the rear to Main Street South."

The step-backs as described above are detailed in the elevations and cross sections in the appendix of this report. Significant breathing room has been included around the clock tower itself lessening the impacts on this designated building. The proposed step-backs on Main Street do give some distinction to a Main Street façade of 2 storeys however floors above the second will remain visible and will have impact on the heritage character of the area. The appropriateness of the height and step-backs will continue to be reviewed though the process. It is anticipated that the Heritage Impact Assessment peer review will also comment on the appropriateness of the massing and mitigation techniques.

Traffic and Parking – the applicant has submitted a revised report intended to review the appropriateness of the proposed parking supply address the parking related comments from Engineering Services.

The current development proposal is for 165 Residential apartment units and 5 Commercial units. A total parking supply of 199 parking spaces (1.21 spaces per unit) is being proposed within a three level underground parking garage, including 174 spaces for residents (approximately 1.05 spaces per unit) and 25 spaces for visitors (approximately 0.15 spaces per unit). The current zoning by-law standard for this proposal would be 1.5 per unit (248 spaces) plus an additional 0.25 for visitor parking (42 spaces) leaving the total required by the by-law at 290 spaces. The proposed underground parking area is intended to be accessed by Park Avenue.

The parking justification report breaks down the units as follows:

1-Bedroom/1-Bedroom + Den units	115
2-Bedroom/2-Bedroom + Den units	49
3-Bedroom unit	1

No parking is being proposed for the at-grade retail which is consistent with the zoning by-law requirements.

Engineering Services have reviewed the report and continue to have concerns regarding the parking shortfall and cannot support the application until the identified issues are addressed.

Departmental and Agency Comments

The Heritage Newmarket Advisory Committee have made recommendations to Council through their April 5th 2016 meeting minutes. These minutes will go through the normal and usual process and be included and discussed in the comprehensive report following the public meeting.

Engineering Services – The previous comments of Engineering Services identified in the attached Planning Report have been addressed or can be addressed utilizing the holding provision in the zoning by-law with the exception of the parking analysis.

COMMUNITY CONSULTATION POLICY

The statutory public meeting was held on February 3, 2014 where a number of community members spoke to the application. The proposal that was presented at the public meeting depicted 3 storey heights on Main Street with 9 storeys on Park Avenue. As the proposal has significantly changed from what was presented at that public meeting, and considering the length of time that has passed, staff are recommending that this application be referred to an additional public meeting to garner further comments from the public.

BUDGET IMPACT (CURRENT AND FUTURE)

Application fees have been received, and the Town will receive revenue from assessment fees from any land use decisions made on the subject properties. Should the application be referred to a public meeting, there will be the typical costs associated with providing notice and holding the public meeting.

HUMAN RESOURCE CONSIDERATION

Not applicable to this report as staffing levels remain the same.

Conclusion

It is appropriate to refer this application for zoning by-law amendment to a further public meeting to hear comments/questions from the public.

Attachments: Location Map
Site Plan
Elevations
Perspective Plan
Planning Report 2013-55



Senior Planner – Community Planning



Director of Planning and Building Services



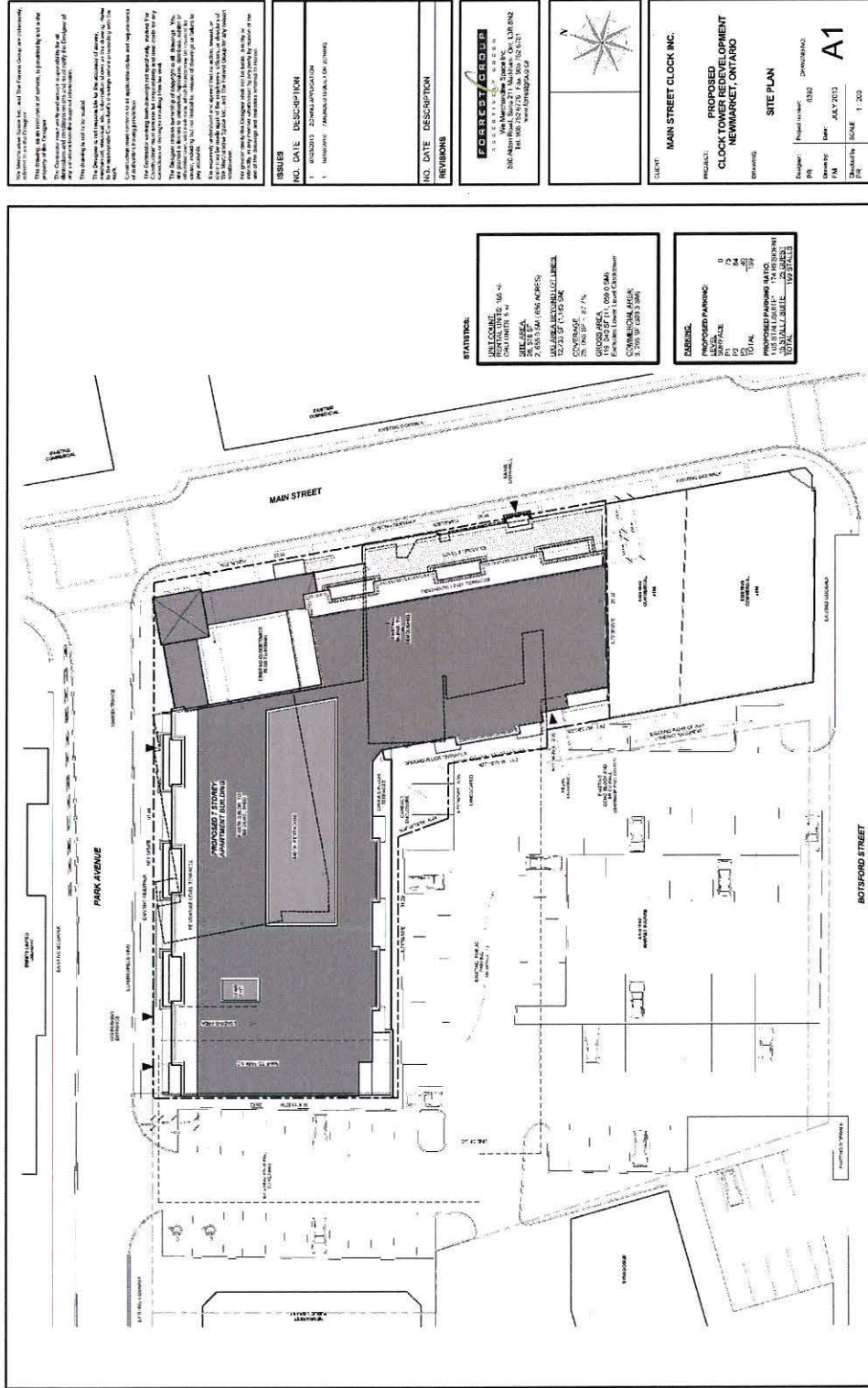
Commissioner of Development and
Infrastructure Services

LOCATION MAP 178, 180, 184, 188, 190 and 194 MAIN STREET (CLOCK TOWER)



TOWN OF NEWMARKET PLANNING DEPARTMENT

Designed & Produced by: Infomatrix Technology – GIS Concepts: 2007 Coburn Ortho Image by – © J.D. Barnes Limited, 2007 Orthophotography: Land Parcel Boundaries – © Terese Inc. and its suppliers. All rights reserved. NOT A PLAN OF SURVEY. 2009: Municipal Boundary – Geomatics Division, Planning and Development Services Department © The Regional Municipality of York, 2009. DISCLAIMER: This mapping is based on the POLARIS parcel table products compiled using Land Registry System records and recent surveys and control points where available. This mapping is a representation of the earth's surface and provides estimates of area and distance. It is not a substitute for a legal survey.



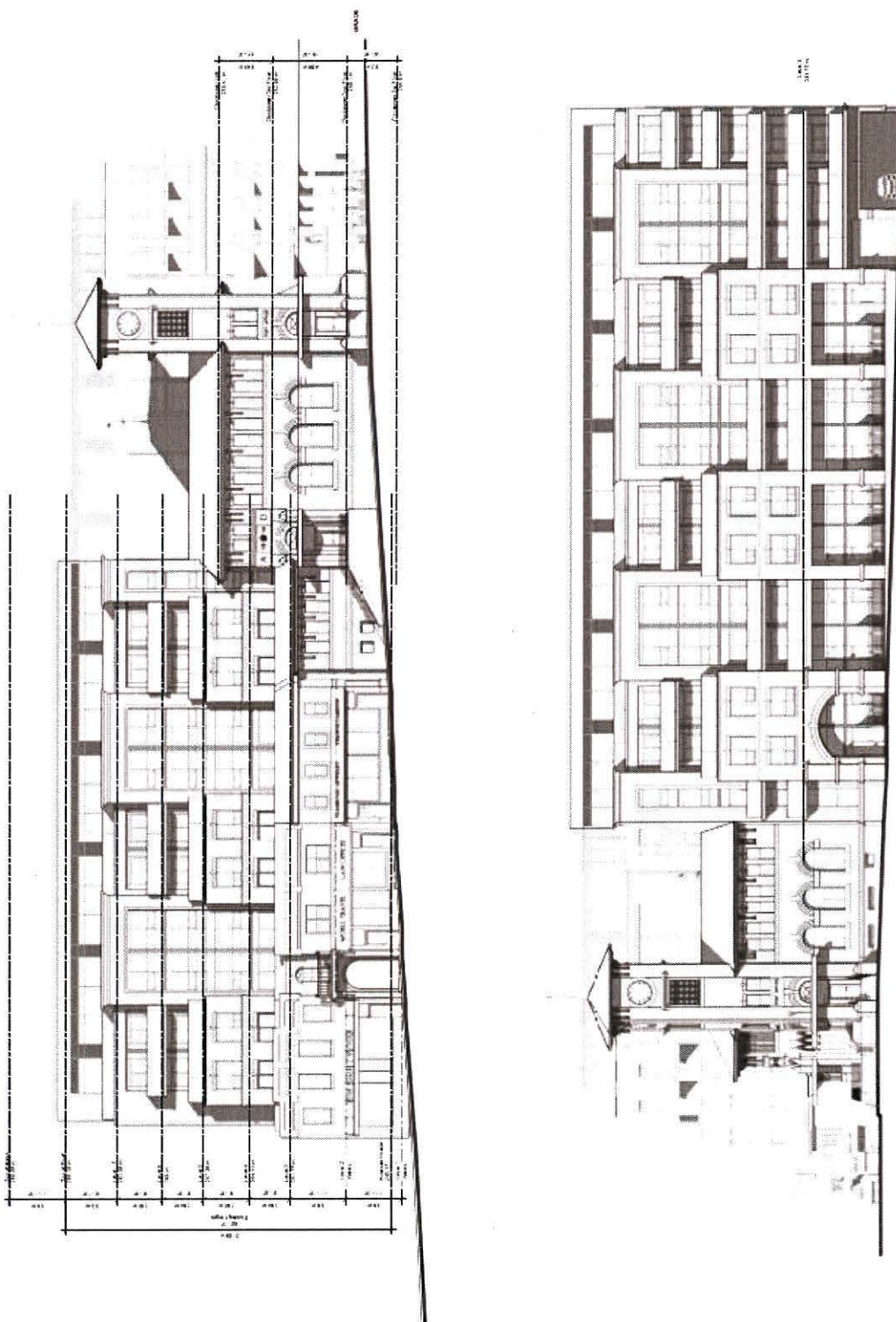
<p>The information shown on this drawing was prepared by the design team and is based on the information provided to us by the client. We do not warrant the accuracy or completeness of this information. The design team is not responsible for any errors or omissions on this drawing. The client is responsible for obtaining all necessary permits and approvals from the relevant authorities.</p>	
<p>CLIENT: MAIN STREET CLOCK INC.</p>	<p>PROJECT: PROPOSED CLOCK TOWER REDEVELOPMENT NEWMARKET, ONTARIO</p>
<p>NO. DATE DESCRIPTION</p>	<p>NO. DATE DESCRIPTION</p>
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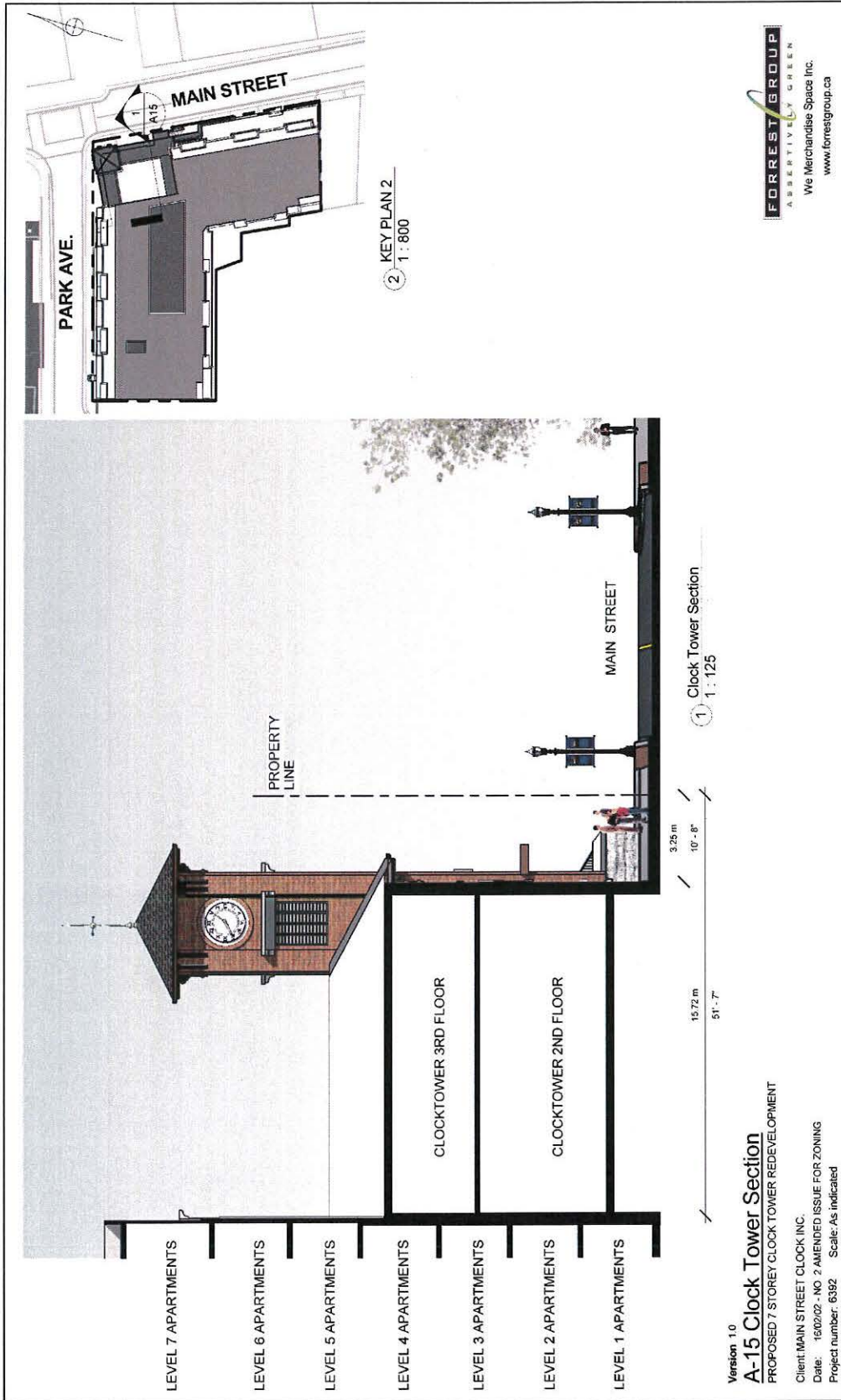
PROJECT: PROPOSED
 CLOCK TOWER REDEVELOPMENT
 NEWMARKET, ONTARIO

SITE PLAN

PROJECT NO. 1552
 DATE: JULY 2013
 SCALE: 1:200

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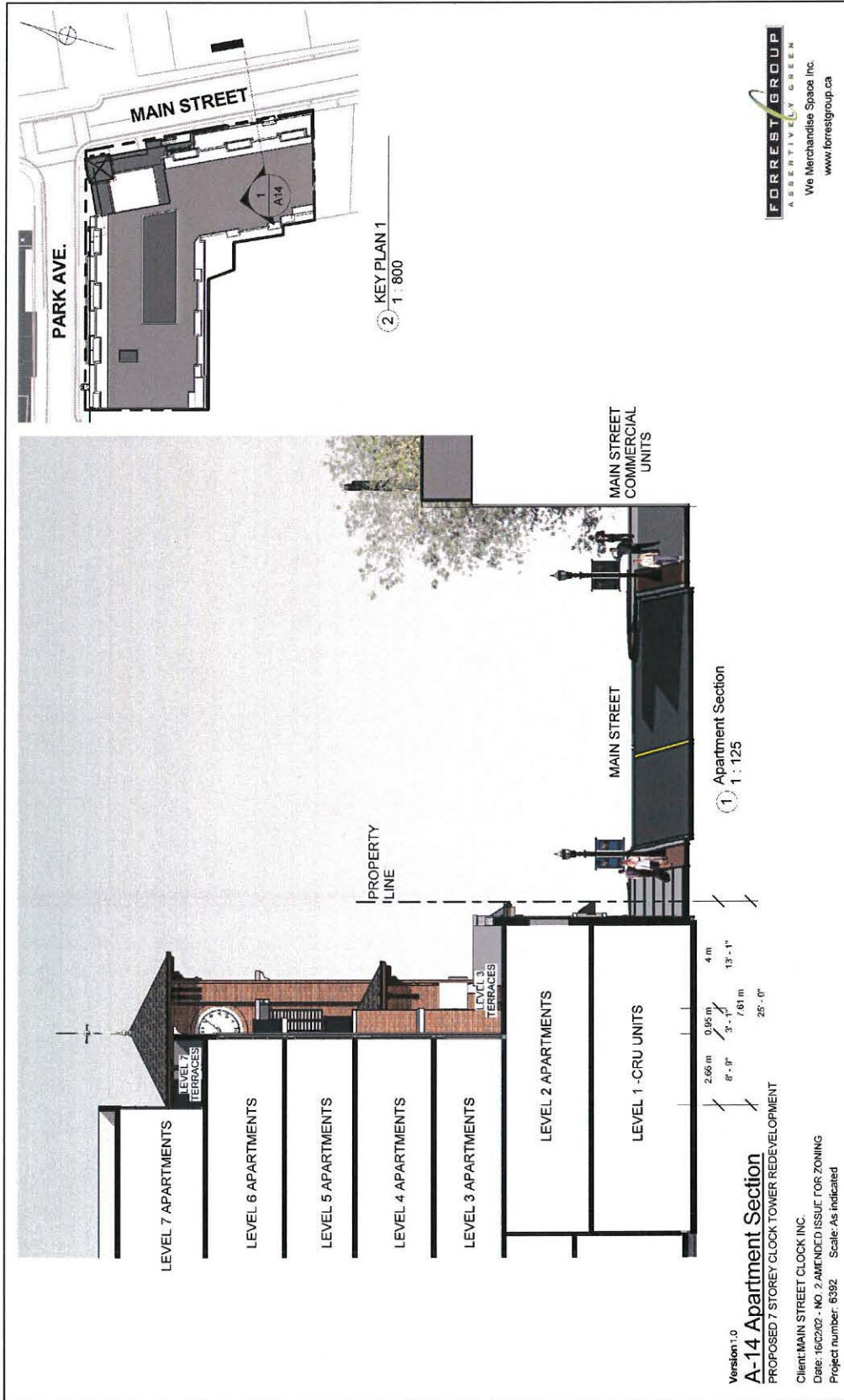




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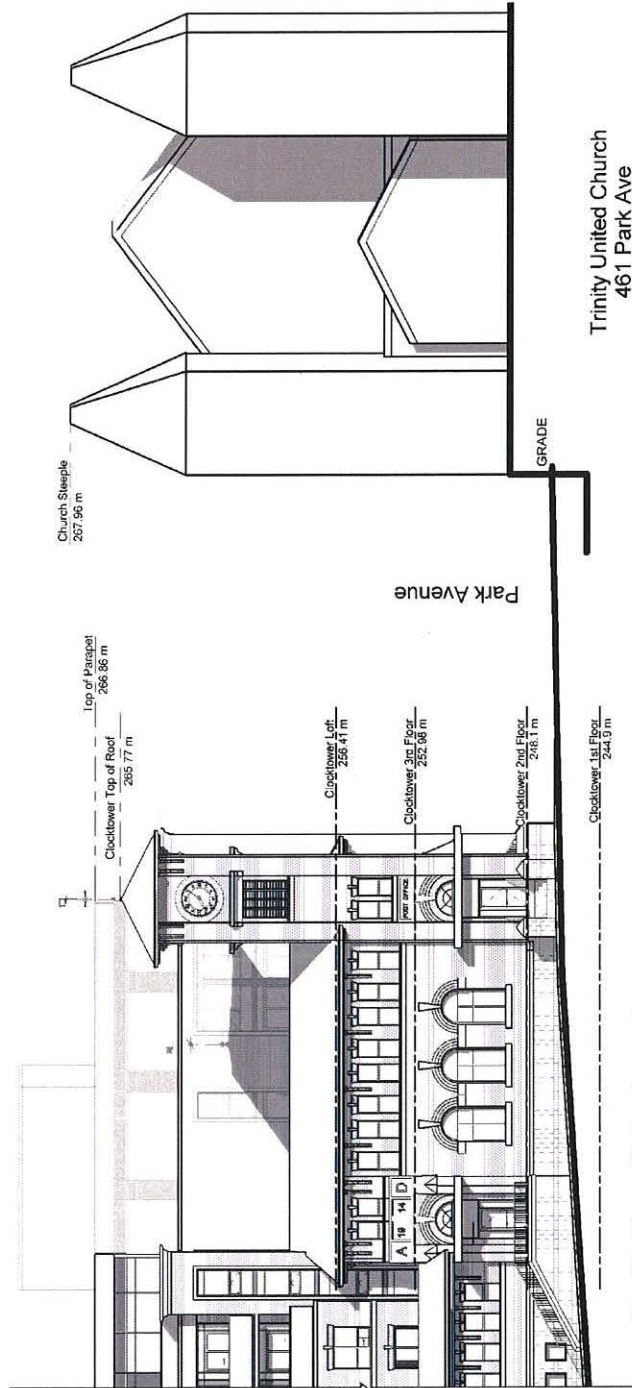
Version 1.0
A-15 Clock Tower Section
 PROPOSED 7 STOREY CLOCK TOWER REDEVELOPMENT
 Client: MAIN STREET CLOCK INC.
 Date: 16/09/09 - NO. 2 AMENDED ISSUE FOR ZONING
 Project number: 6392 Scale: As indicated

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TOP OF PARAPET FOR THE PROPOSED DEVELOPMENT IS 1M BELOW THE NEIGHBOURING CHURCH STEEPLE.



Version 1.0

A-16 HEIGHT STUDY

PROPOSED CLOCK TOWER REDEVELOPMENT

NEWMARKET, ONTARIO

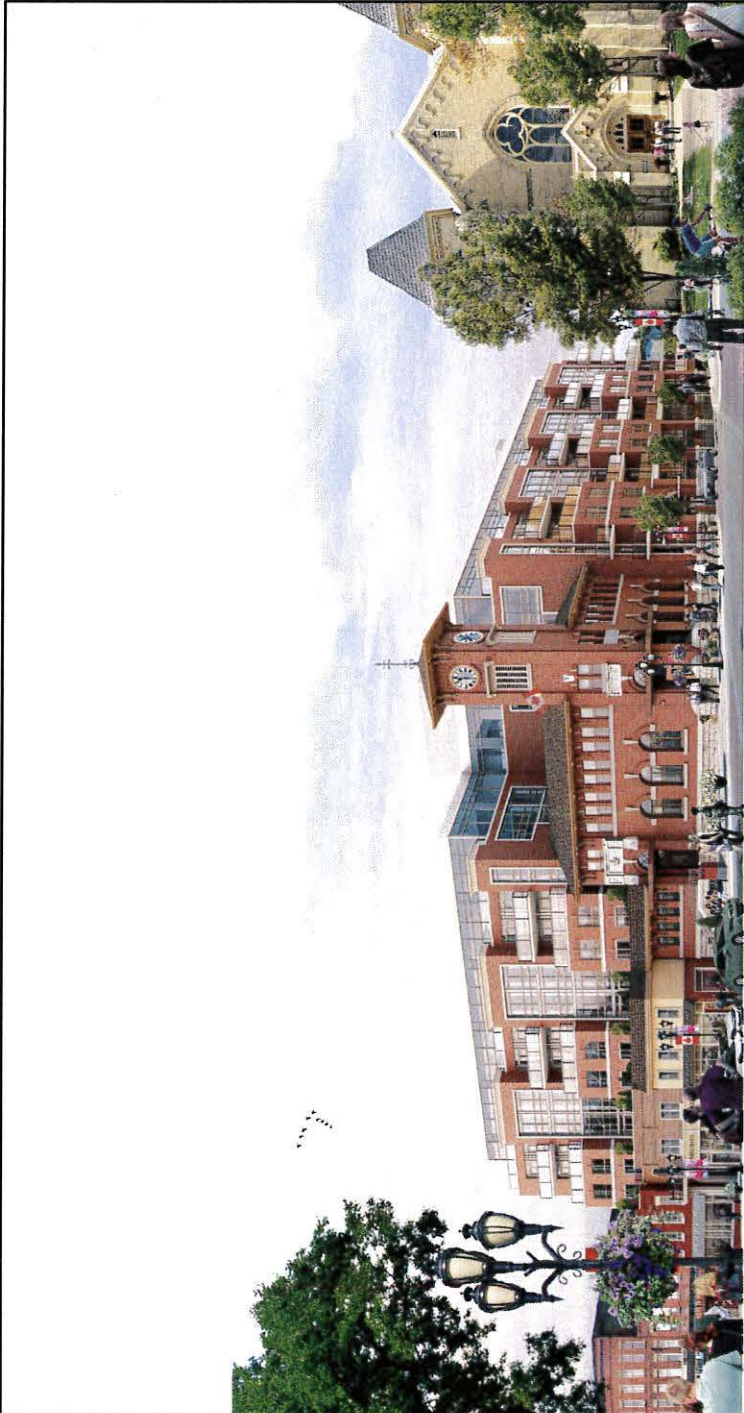
CLIENT: MAIN STREET CLOCK INC.

DATE: 16/02/02 - NO. 2 AMENDED ISSUE FOR ZONING

PROJECT NUMBER: 6382 SCALE: 1 : 175



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ISSUES

NO.	DATE	DESCRIPTION
1.	02/23/2015	CONTRACT SIGNATURE
2.	03/02/2016	AMENDMENTS FOR CLONING

NO. DATE DESCRIPTION REVISIONS

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CLIENT
 MAIN STREET CLOCK INC.

PROJECT
 PROPOSED
 CLOCK TOWER REDEVELOPMENT
 NEWMARKET, ONTARIO

DRAWING
 MAIN STREET PERSPECTIVE

Designer:	Project Name:	Sheet No.:
PR	5592	00A/2016 02
Drawn by:	Date:	
FW	JUNE 2015	
Checked by:	SCALE:	
PL	N.T.S.	

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Planning and Building Services

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November 14, 2013

DEVELOPMENT AND INFRASTRUCTURE SERVICES/PLANNING & BUILDING SERVICES REPORT 2013-55

TO: Committee of the Whole

SUBJECT: **Application for Zoning By-Law Amendment,
178, 180, 184, 188, 190 and 194 Main Street
Main Street Clock Inc.
Files: D14 NP 13-19**

ORIGIN: Application Submitted to the Planning Department

RECOMMENDATIONS

THAT Development and Infrastructure Services – Planning and Building Services 2013-55 dated November 14, 2013 regarding application for zoning by-law amendment be received and the following recommendation(s) be adopted:

1. THAT the application for zoning by-law amendment, as submitted by Main Street Clock Inc. for lands being located at the southwest corner of Main Street South and Park Avenue, municipally known as 178, 180, 184, 188, 190 and 194 Main Street be referred to a public meeting;
2. AND THAT following the public meeting, issues identified in this report, together with comments from the public, Committee, and those received through the agency and departmental circulation of the application, be addressed by staff in a comprehensive report to the Committee of the Whole, if required;
3. AND THAT Chris Bobyk, The Forrest Group 590 Alden Road, Suite 211, Markham, ON L3R 8N2 be notified of this action.

COMMENTS

Location

The subject lands are located on the southwest corner of Main Street South and Park Avenue municipally known as 178, 180, 184, 188, 190 and 194 Main Street (See Location Map attached).

Proposal

Main Street Clock Inc. have submitted an application for zoning by-law amendment to amend the existing Historic Downtown Urban Centre (UC-D1) zone to permit a mid-rise 6 storey mixed use building on the subject property consisting of 150 Residential units above 10 units of ground floor commercial and two levels of underground parking (173 spaces) while retaining the historic Post Office/Clock Tower building. The three buildings south of the Clock Tower are proposed to be demolished and redeveloped. The proposal also contemplates the conveyance of a parcel of Town owned land in the northeast corner of Market Square. This parcel is currently grassed and used for utility boxes. The proposed two storeys of

underground parking would extend under the existing library parking and a portion of the Market Square parking lot. If deemed appropriate, it will be necessary to provide easements to allow the underground parking garage to extend into Town owned property.

Site Description

- the Subject lands currently contain the two storey post office building at the corner of Main Street South and Park Avenue and addition that runs along Park Avenue. The subject lands also contain the 3 two storey commercial buildings fronting on Main Street, south of the above noted former Post Office building.
- total lot area is approximately 0.27 hectares with a frontage on Main Street of \pm 55 metres and a frontage on Park Avenue of \pm 87 metres.
- the surrounding land uses are:
 - North: Trinity United Church and low density residential further west along Park Ave.
 - South: Existing Commercial with residential apartments above.
 - West: Newmarket Public Library and the Market Square parking lot.
 - East: Existing Commercial and urban park land.

Preliminary Review

Official Plan Considerations

One of the goals and strategic directions of the Plan is the protection and enhancement of the natural and cultural heritage of the Town. Section 1.3.2 indicates that the protection of the Town's cultural heritage will be a priority for the Town and that the preservation, restoration and utilization of the Town's heritage resources is vital for the retention of the Town's cultural identity.

Section 1.3.6 under the strategic directions entitled *Revitalization of the Historic Downtown* indicates that the Historic Downtown is the traditional Central Business District of Newmarket and that there is significant opportunity for growth and change that would facilitate the achievement of the Plan's strategic directions. Additional development in this area would achieve the sustainability goal by providing an opportunity to live close to services without the need to burden the road system. The Official Plan goes on to indicate that with additional development, the rich history of the area will be protected for the enjoyment of residents as the Plan builds on the Newmarket Historic Downtown Community Improvement Plan. The mix and design of retail and service, office, institutional, entertainment, recreational and residential uses located along Main Street will continue to foster a sense of vibrancy and community in the Historic Downtown at an Urban Scale in harmony with the rich heritage of the surrounding residential neighbourhoods.

The Subject Property is designated Historic Downtown Centre on Schedule A - Land Use Plan to the Town's Official Plan.

The Historic Downtown Centre designation permits a number of uses including residential uses up to 80 units per net hectare. The Official Plan allows for greater densities provided background studies demonstrate that the proposed development will not create an unacceptable level of traffic, and will be compatible with the existing surrounding development. To demonstrate this, the Official Plan requires a number of studies to be submitted including a Shadow Impact Study, Traffic Impact Study, Heritage Impact Assessment, Environmental Site Assessment, Functional Servicing Report and Planning Justification Report discussed further in this report.

One of the Official Plan's primary goals is to revitalize the Historic Downtown. Policies related to this portion of Main Street encourage improvements in the form of infill development and rehabilitation that is at a scale that retains the historic character of the area. The plan encourages retail uses along Main Street with residential units on the upper floors and encourages pedestrian activity by providing adequate links to Main Street and landscaped sidewalks.

In summary, the Official Plan would encourage appropriate residential and commercial redevelopment in scale with the historic character of Main Street South.

Zoning Bylaw Considerations

The subject property is currently zoned Historic Downtown Urban Centre Zone (UC-D1) by comprehensive zoning By-Law 2010-40. The UC-D1 zone includes an apartment building as a permitted use. The performance standards for this zone have a minimum height of 2 storeys and a maximum height of 3 storeys, a minimum floor space index of 0.5 and a maximum floor space index of 1.0. There are no yard setbacks in this zone category as many of the existing buildings are built to the lot lines.

The applicant is proposing to amend the existing zone of the property to allow for a 6 storey building stepped back from Main Street with a floor space index of 4.25. Relief from the parking requirements is also being requested. The current zoning By-law would require 1.75 parking spaces per unit which equals 263 spaces for the proposed 150 apartment units. The applicant is proposing 173 spaces which amounts 1.15 spaces per unit.

The proposed commercial units that are replacing existing units will not have parking requirements associated with them. However, the newly proposed commercial units would be required to provide parking or cash in lieu of same. The current rate for cash in lieu of parking for the Downtown area is \$1500 per space. This can be applied to the deficient parking spaces for the residential units as well as the newly proposed commercial units if this application is approved.

Provincial Policy Statement

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario's policy-led planning system, the PPS sets the policy foundation for regulating the development and use of land. It also supports the provincial goal to enhance the quality of life for the citizens of Ontario.

Planning decisions shall be consistent with the Provincial Policy Statement. The PPS provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural environment. The PPS supports improved land use planning and management, which contributes to a more effective and efficient land use planning system.

Heritage Conservation District

Council have recently passed a By-law to implement the Heritage Conservation District Plan for Lower Main Street South. The by-law is currently in the Notice of Appeal period which ends on December 2, 2013. If there are no appeals received, the HCD Plan will be in full force and effect on December 3, 2013. While these applications have been made prior to the Heritage Conservation District being in full force, the development proposal will be reviewed against the policies and objectives of the Plan.

Purpose

The purpose of the Heritage District Plan is to establish a framework for assessing and guiding proposals by private property owners and the municipality's proposals for public works to ensure that change contributes to the district character. The Plan also list the types of proposals requiring heritage review, offers guidance on building conservation, gives guidance on adapting existing buildings and identifies where new compatible construction would be appropriate.

Types of Buildings

The Plan identifies three types of buildings and provides guidelines for each building in the proposed district. The building hierarchy are those that are Historic, those that are complementary to the district and other buildings that are neither historic nor complementary. The Clock Tower building at the southwest corner of Main Street South and Park Avenue is identified as a Historic Landmark Building. The remainder of the buildings under this application are designated Historic Commercial buildings with the exception of a small infill building at 190 Main Street filling in what used to be an alley space between 188 and 194 Main Street which is designated as neither historic nor complementary.

Goal of the Plan

The overarching goal of the Plan is to revitalize the Lower Main Street South District while preserving its historic character. The Plan has a number of objectives and policies to achieve this goal. The policies of the Plan, specifically as they relate to buildings identified as historic (Historic Landmark buildings and Historic Commercial Buildings), supports the retention of historic buildings in the district. If a property owner proposed to demolish a building, a heritage impact assessment may be required to ascertain whether there are alternatives to demolition. The Town is not obligated to issue a demolition permit.

Plan Policies

The HCD Plan also contains policies in relation to new construction. This section of the Plan indicates that the Town will favour proposals for new construction that propose:

- building height is not less than two storeys and not more than three storeys and is complementary to adjacent historic buildings and the streetscape;
- there is zero front yard setback and zero side yards;
- the facade shows a vertical orientation (or vertical directional emphasis) by segmenting the mass of the building into units of two or three bays across and by placing windows that are taller than they are wide in the upper floor;
- the ground floor of the facade is mostly taken up by plate glass display windows, the upper floor (or floors) shows a rhythm of windows spaced across the wall, and clay brick of light buff or red colour clads ground-floor piers and the upper-floor wall;
- floors align, or align approximately, with floors of adjacent historic buildings, allowance being made for changes in grade on the Main Street South hill;

- the facade is surmounted by a flat roofline, either a decorative brick cornice or a decorative brick parapet;
- signage is integrated into the ground floor design; and,
- at corner locations, the design addresses the corner and presents two street facades.

The appropriateness of any new design would be demonstrated through a heritage impact assessment in which the impact of the new design on adjacent historic buildings, the streetscape and the district is assessed. A heritage impact assessment has been submitted for this application and discussed further below.

Views

The HDC Plan discusses the importance of the protection of views to, from and within the district. Specifically, the Plan indicates the Town will review application for their potential impact on existing views including views of the districts four landmark buildings, one of which being the Clock Tower.

Guidelines

The HDC Plan also contains a number of Guidelines identifying minor improvements to the Post Office building such as filling in holes in the brick work where flag poles and window shields were once mounted. The Guidelines also provide a four step process for approaching improvements or restoration of Historic Commercial Buildings. Section 5.6 of the Plan identifies guidelines for New Construction which are based on the policies for new construction identified above.

The HDC Plan provides a number of suggestions for buildings within the district which are provided below for the properties that form this application. The applicant has indicated that they will integrate heritage facades as part of the redevelopment where feasible. It is noted that the submitted Heritage Impact Assessment also recommends that some form of integration of the existing heritage structures/facades into the development be considered. Further, a structural investigation and a Conservation Plan will be required to determine the appropriate conservation strategy.

184 Main Street South – The Plan recommends that after the siding is removed from the storefront and upper floor and the roughcast plaster beneath is exposed, restoration based on historic photographs and the fire insurance plans should occur. This is one of the district's few buildings where a plaster finish – authentic roughcast and not synthetic EIFS – is recommended. The restored plaster finish should be left in its natural state and not tinted with colour, as was typical, unless there is evidence in the underlying roughcast plaster of a colour tint.

188 Main Street South – The Plan recommends that the siding on the ground floor and upper floor should be removed. If the underlying brick veneer is not irretrievably damaged, restoration based on historic photographs should occur.

194-196 Main Street South – Historic photographs shows at No. 194 an identical building to No. 196. The siding covering No. 194 should be removed, and restoration of the upper floor and storefront should proceed if the underlying brick is not irretrievably damaged.

Comments

The proposal by the applicant for redevelopment of these buildings on Main Street South would assist in the revitalization of Downtown Newmarket by providing a number of residential units in the core and

providing additional commercial units along Park Avenue as encouraged by the Plan. However, the proposal does not meet significant policies of the Heritage Conservation District Plan by exceeding the 3 storey height limitation and not preserving in situ Historic Commercial Buildings. To assist in the on-going review of the application against the HCD Plan, a Heritage Impact Assessment has been submitted. Staff will provide further analysis of this proposal against the HCD Plan in a comprehensive report after the required Statutory Public Meeting has occurred.

Heritage Impact Assessment

A heritage impact assessment is a report prepared by a qualified heritage specialist to assess the impacts demolition, removal, significant alteration or new construction may have on the character of the building, property, its surrounding context and/or a historic area. Submitted with the application is a Heritage Impact Assessment for 180-194 Main Street South prepared by Goldsmith Borgal & Company Architects.

The HIA provides a historical and contextual background and an architectural review for for Main Street and specifically the structures under this application. The report provides a review of the Town's Official Plan and the Lower Main Street South Heritage Conservation District Plan and the relevant policies.

The report asserts that the proposal addresses the Town's policies by:

- Developing a site within the Historic Downtown which has been identified as an area with a significant opportunity for growth as it would achieve the sustainability goal of providing an opportunity to live close to services without the need to burden the road system.
- Including a multi-unit residential and commercial uses to achieve a mix of uses within the Historic Downtown.
- Proposing a use that has the potential to revitalize the Historic Downtown.

The report also acknowledges that the proposal does not meet the Town's policies and objectives related to heritage, such as;

- Maintaining the historic scale in the Historic Downtown at Two, two-and-one-half, or three stories.
- Protecting heritage by retaining and restoring existing buildings.

The Heritage Impact Assessment continues by providing specific details on the proposed development against the policies of the Heritage Conservation District Plan. The report indicates how these policies can be achieved, and where there is conflict, recommendations are made on how to mitigate the impact increased density would have on the heritage aspects of the District.

The Town is in the process of securing a peer review consultant to review the HIA and comment on the submitted plan. Final comments on the HIA will be provided in a future report to Committee of the Whole.

Shadow Study

A shadow study has been prepared for the proposal that details impacts of shadowing on the surrounding neighbourhood at the spring and fall equinoxes and summer solstice. The shadow impacts are shown at 9am, 12pm, 2pm and 4pm. Shadow Studies illustrate the impact of development in terms of sun and

daylight access to the surrounding context including surrounding buildings, the public realm, public and private open space.

The shadow studies submitted show little impact on the low density developments to the west of Main Street. There appears to be significant shadowing on the public streets of Park Avenue and Main Street. Staff have requested a current condition shadow study be submitted to clarify the cumulative impacts the proposed building would have over the existing situation.

Departmental and Agency Comments

Heritage Newmarket have completed a preliminary review of the proposal and provided comments to staff. The comments relate to questions of clarification on the submitted Heritage Impact Assessment as well as providing photographs of existing views to landmark buildings (The Old Post Office, Trinity United Church and Old Town Hall) that would be impeded if this proposal were to be approved in its current state. It is intended that that applicant and heritage consultant will attend Heritage Newmarket on December 3rd to present the proposal and answer any questions the committee have. Further comprehensive comments will be included in a report to Committee of the Whole after the public meeting is held.

The Town has received comments from various utilities that will be addressed throughout the planning process.

Engineering services have reviewed the Traffic Impact and Parking Study, Functional Servicing Report and Phase 1 and 2 Environmental Site Assessments and have the following comments to offer:

Traffic Impact Study and Parking

The Traffic Impact and Parking Study (TIPS) only analyses traffic operations on week-days – Saturday traffic operations should also be considered.

The Report assumes no traffic generation from the Commercial Retail Units (CRU). Vehicle traffic is likely to be generated from the CRU and therefore some traffic generation should be forecast.

Additional sight distance work needs to be completed based on a design speed of 50km/h opposed to the 45km/h in the report.

The adequacy of the parking supply proposed for the residential use should be further reviewed within the context of all of the uses proposed including the CRU.

Insufficient justification is provided to support the conclusion that no parking is required for the proposed CRU.

The TIPS does not provide any analysis of the impacts of the site redevelopment based on the replacement of the existing uses. Further consideration of these factors may result in the need for additional parking.

Sanitary Sewage

Sanitary sewage from this development as proposed will discharge to the existing sanitary sewer on Main Street. The capacity of only the sanitary sewer on Main Street fronting this property has been reviewed in the FSR. No analysis has been carried out to confirm that adequate capacity exist in the downstream

system for the flows generated by this development. The applicant will be required to carry out a study to confirm that adequate capacity exists or determine what downstream improvements are required to the sanitary system. All cost for the study and any downstream improvements necessary will be the sole responsibility of the applicant.

Water Supply

The report did not provide any hydrant flow information or modelling to confirm if the existing watermains are adequate to service the proposed development. The consultant should provide either modelling or a hydrant flow test on the watermain where the connection is proposed to confirm that the existing watermain is adequate.

Additional analysis for the Fire Underwriters Survey calculation is required (projected fire flow rate).

Storm Drainage

The existing site is generally impervious. The proposed development will have minimal impact on the quantity of storm water flow which discharges from the property. Water captured and discharged from the roof is inherently clean and therefore the quality of the storm water discharging from the property will be improved from the existing condition. The final design should demonstrate that the water quality from this site meets Enhanced Protection Criteria as defined by MOE Guidelines.

Phase 1 and Phase 2 Environmental Site Assessments

Engineering Services have reviewed the Phase 1 and Phase 2 Environmental Site Assessments and have indicated a number of comments that require addressing. The reports identify that contamination exists in the soils above residential standards. Remediation work and the filing of a Record of Site Condition (RSC) will likely be required. Sufficient environmental work has been carried out to demonstrate that it should not be an undue hardship to remediate the site. We require confirmation from the MOE on whether or not an RSC will be required.

COMMUNITY CONSULTATION POLICY

A statutory public meeting will be required as part of the Planning Act requirements for the proposed changes to the zoning bylaw. A number of comments/letters have been submitted to date including a petition against the existing proposal for redevelopment of these buildings on Main Street South citing design, obstruction of views, traffic increase and parking as issues to be addressed.

BUDGET IMPACT (CURRENT AND FUTURE)

Application fees have been received, and the Town will receive revenue from assessment fees from any land use decisions made on the subject properties. Should the application be referred to a public meeting, there will be the typical costs associated with providing notice and holding the public meeting.

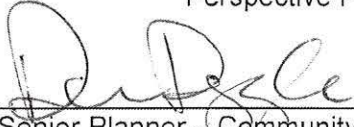
HUMAN RESOURCE CONSIDERATION

Not applicable to this report as staffing levels remain the same.

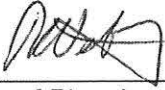
Conclusion

It is appropriate to refer this application for zoning by-law amendment to a statutory public meeting to hear comments/questions from the public.

Attachments: Location Map
Site Plan
Elevations
Perspective Plan



Senior Planner – Community Planning



Director of Planning and Building Services



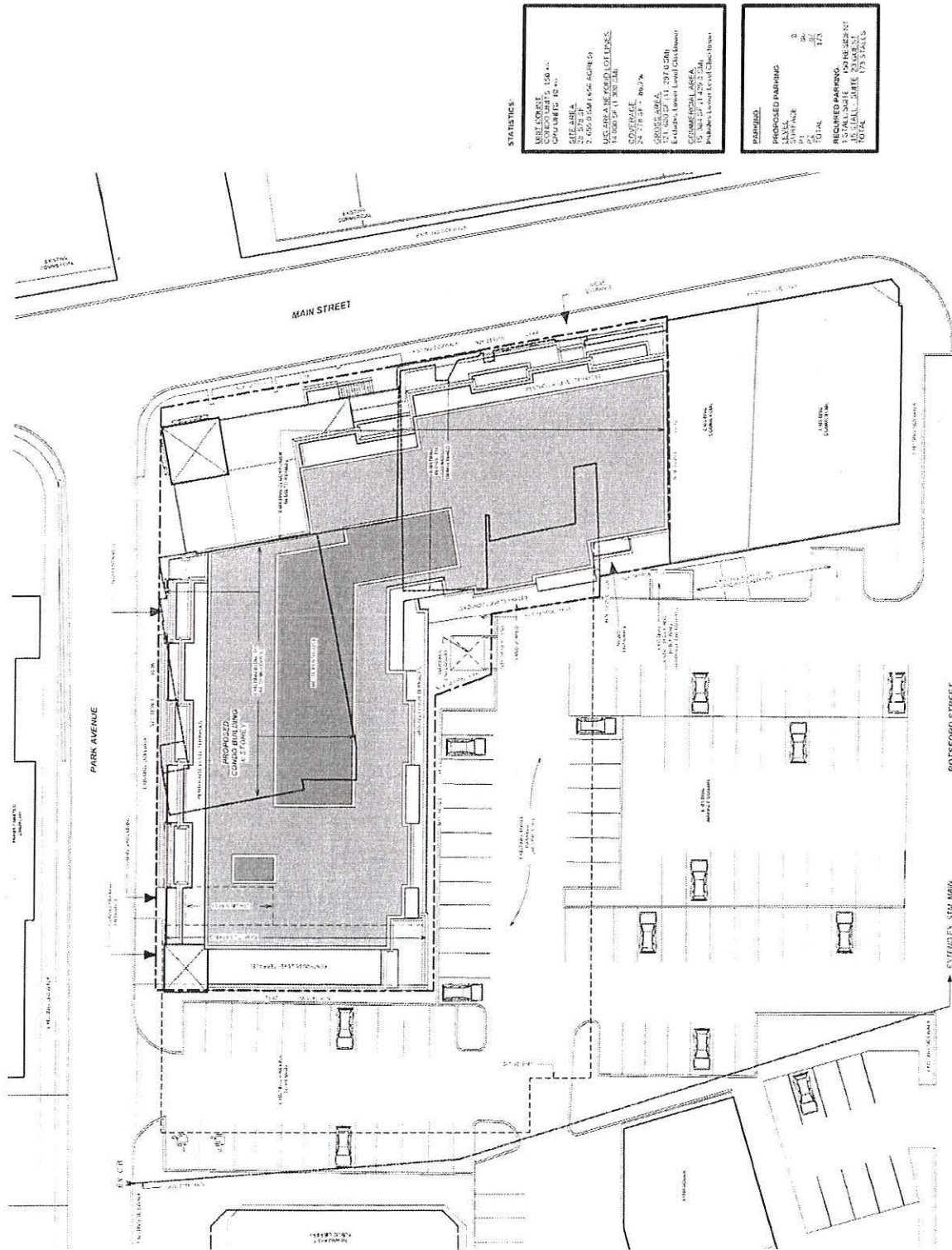
Commissioner of Development and
Infrastructure Services

LOCATION MAP 178, 180, 184, 188, 190 and 194 MAIN STREET (CLOCK TOWER)



TOWN OF NEWMARKET PLANNING DEPARTMENT

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DISCLAIMER: This mapping is based on the POLA PLS parcel fabric product supplied using Land Registry System records and recent survey, and control points where available. This mapping is a representation of the land's surface and provides estimates of area and distance. It is not a substitute for a legal survey.

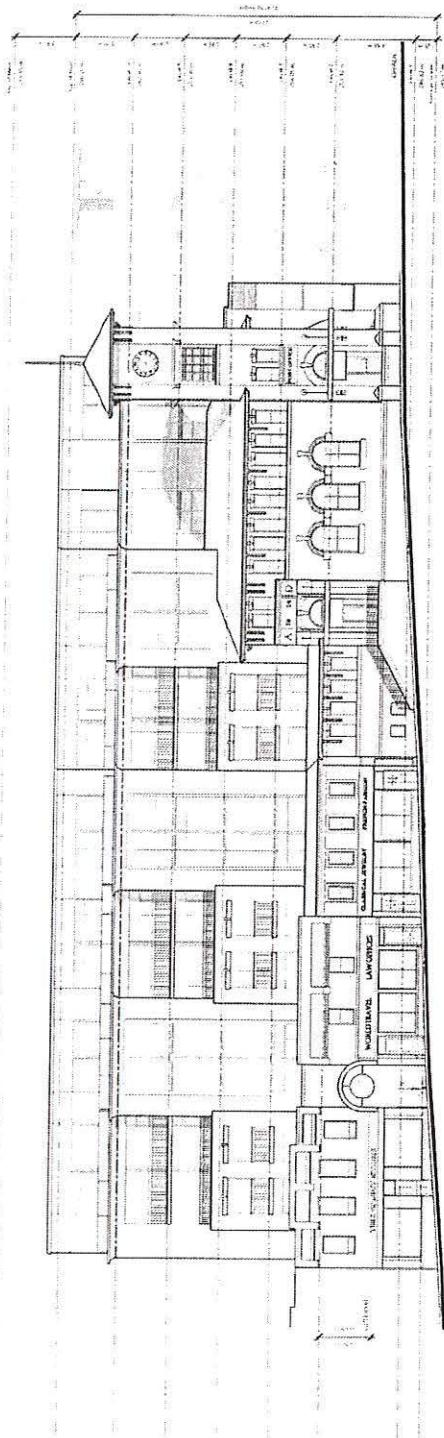


STATISTICS

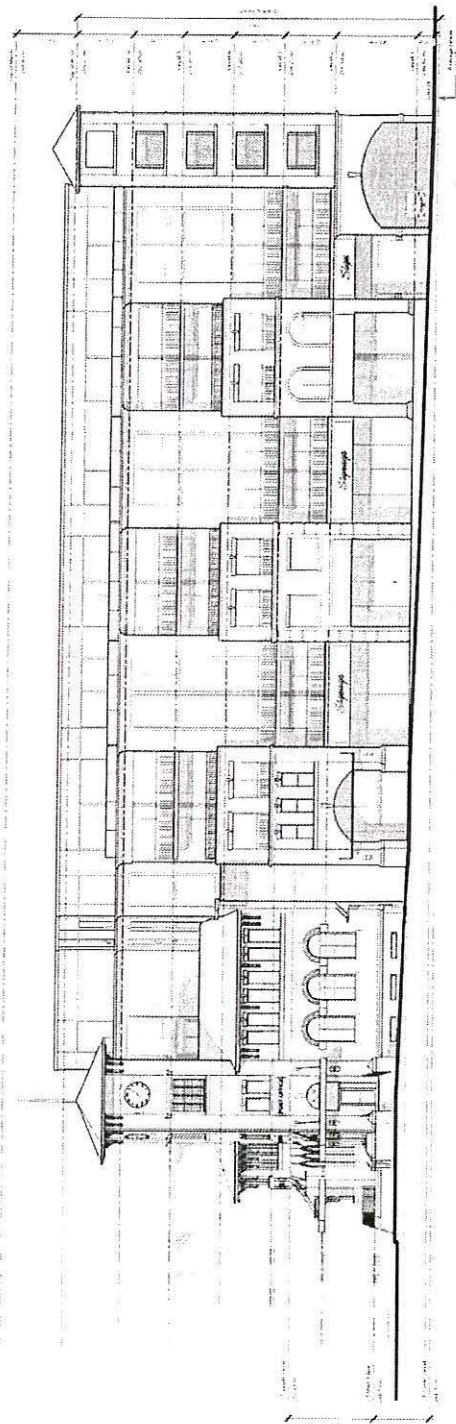
NET COVER	150.00
COVERAGE	15.00%
SITE AREA	7,705.00 SQ. FT. (0.176 AC)
MAXIMUM BUILDING FOOTPRINT	14,000.00 SQ. FT. (0.320 AC)
COVERAGE	24.71% (80.7%)
GROSS AREA	70,000.00 SQ. FT. (1.600 AC)
EXCLUDED AREAS	Excludes: Land (0.000 AC)
COMPOSITE AREA	15,240.00 SQ. FT. (0.348 AC)
Includes: Land (0.000 AC)	

PARKING

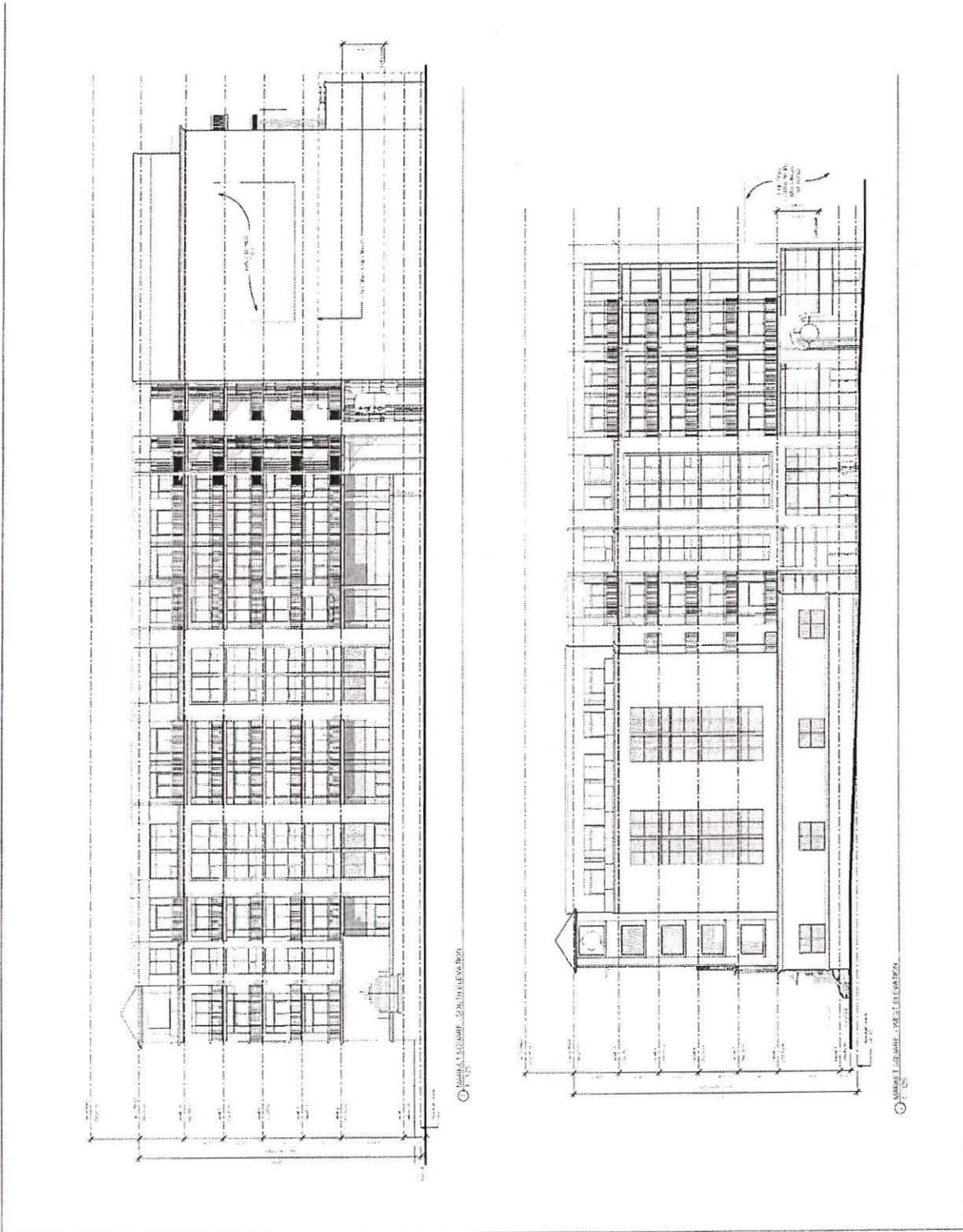
PROPOSED PARKING	0
EXISTING PARKING	175
TOTAL	175
REQUIRED PARKING	150
EXCESS	25
DEFICIT	0

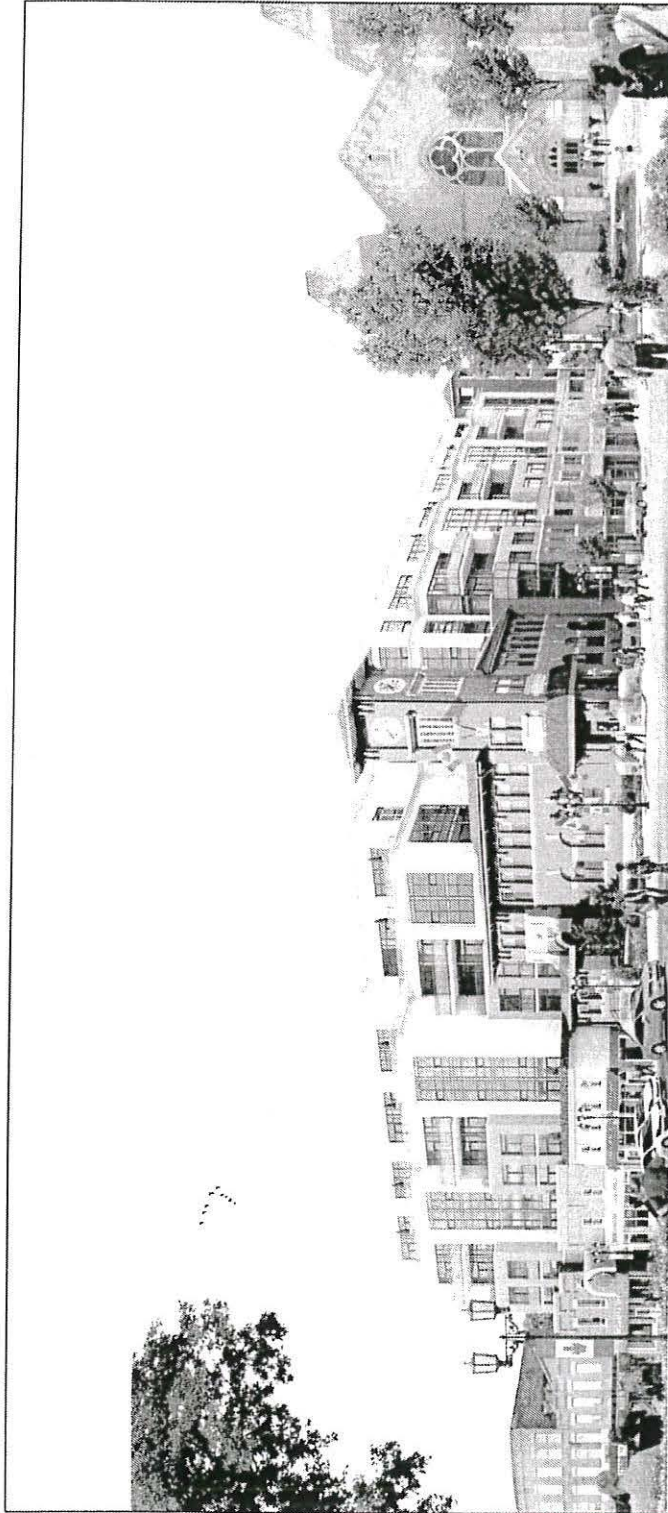


① MAIN STREET - WEST ELEVATION



② MAIN AVENUE - NORTH ELEVATION





Version: 2.0
Main Street Looking South
CLOCK TOWER REDEVELOPMENT NEWMARKET, ONTARIO
Client: MAIN STREET CLOCK INC.
Date: 13/09/22
Project Number: 2390 Scale

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ARCHITECTS & ENGINEERS
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