



INFORMATION REPORT
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April 27, 2017

INFORMATION REPORT # 2017-17
DEVELOPMENT & INFRASTRUCTURE SERVICES/PLANNING & BUILDING SERVICES

TO: Mayor and Members of Council
SLT/OLT

SUBJECT: Former School Site – Marianneville Developments Ltd.

ORIGIN: Planning & Building Services

The purpose of this Information Report is to advise that the York Region District School Board has released the school site in the Marianneville draft plan of subdivision, that the Town will not be exercising its First Right of Refusal to purchase the lands, and that the property also has zoning which would allow for residential and mixed-used development.

In accordance with the Procedure By-law, any Member of Council may request that this Information Report be placed on an upcoming Committee of the Whole agenda for discussion through the Clerk.

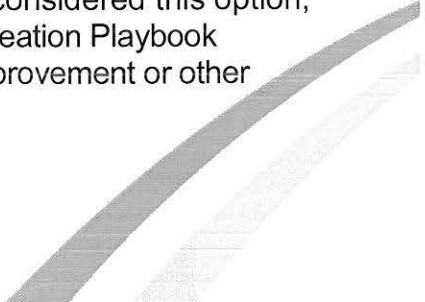
COMMENTS

The York Region District School Board has released the Marianneville Developments Limited elementary school site designation.

During the processing of the Marianneville and Sundial subdivision applications, the York Region District School Board (YRDSB) identified an elementary school site in each plan, advising at that time that it would only be pursuing one of the sites in the future. The YRDSB has recently released the Marianneville school site (refer to Appendix "A"), choosing instead to continue with the school site in the Sundial plan.

No municipal use has been identified for this property.

The Marianneville Phase 1 subdivision agreement grants the Town the First Right of Refusal to purchase the school site in the event that the YRDSB advises that it has released the site. The terms of the purchase would require current market value prices. Council considered this option; however, in light of the cost and these lands not being identified in the Recreation Playbook (Recreation Master Plan 2015 – 2025) as needed for any recreation facility improvement or other



municipal use, staff was directed not to proceed with a purchase of the lands. Other strategic property acquisitions would provide better trail linkages or green space opportunities for the Town.

The site will now likely proceed to be developed in accordance with the underlying zoning permissions.

The property is zoned to recognize that, in the event a school is not needed, the lands may be developed for other purposes. Specifically, the site is zoned to permit an apartment building, mixed-use residential units, and three detached dwellings. The approved draft plan of subdivision also recognizes the potential for these uses on the site by identifying the residential uses and unit counts associated with the apartment building, mixed-use units, and detached lots on the plan.

Should Marianneville wish to proceed with developing the site in accordance with the approved draft plan and zoning by-law, it will do so through the site plan process (the exception being the 3 detached lots, which would be addressed and included in a subdivision agreement). A timeframe has not yet been identified for further development of this property.

COMMUNICATION

While there is no requirement or formal practice for the Town to provide public notification of its decision to not purchase the school site, this public Information Report will be placed on the Town's website and may be used by members of Council to advise the public of its decision should any member of Council wish to do so.

BUSINESS PLAN AND STRATEGIC PLAN LINKAGES

The on-going review of land requirements to support and implement Town goals and Council strategic priorities supports the Recreation Playbook, the Parks Policy Manual, and the *Well-planned and Connected* branch of the Strategic Plan by matching a long-term strategy with a short-term action plan.

HUMAN RESOURCE CONSIDERATIONS

Not applicable to this Information Report.

BUDGET IMPACT

There is no capital or operating budget implications associated with this report.

CONTACT

For more information on this report, contact R. Nethery, Director of Planning & Building Services (rnethery@newmarket.ca), 905-953-5321, ext. 2451.


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