

NEWCASTLE VILLAGE CENTRE SECONDARY PLAN

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1. INTRODUCTION

- 1.1 The Newcastle Village Centre extends from the east side of Foster Creek along King Avenue to Arthur Street. This area comprises the historic downtown and more recent development to the east of the historic downtown. As Newcastle Village continues to grow, it is anticipated that the Village Centre will continue to grow and redevelop.

2. GOAL

- 2.1 To strengthen the role of the Village Centre as the functional and symbolic point of economic, social and cultural activity in Newcastle Village by providing retail facilities, housing, symbolic points of interest and community and cultural facilities.

3. OBJECTIVES

- 3.1 To preserve and enhance the unique character of the Village Centre as a heritage main street.
- 3.2 To enhance and diversify the range of retail and personal services uses.
- 3.3 To provide 750 jobs and 200 housing units by 2016.
- 3.4 To provide for the redevelopment of the Village Centre with emphasis on increased densities, quality urban design and heritage preservation.
- 3.5 To establish an eastern gateway to the Village Centre.

4. GENERAL LAND USE POLICIES

- 4.1 The land use designations for the Village Centre are shown on Map A. The related land use policies are contained in Sections 5 to 10 inclusive.
- 4.2 The Official Plan establishes a planned population of 400 persons and provides for approximately 15,000 square metres of retail and service floorspace.
- 4.3 The Village Centre serves the commercial needs of the entire urban area. With the exception of corner stores, home-based occupation uses and the Local Central Area in the Port of Newcastle Harbourfront Centre, all other retail and personal service uses shall be located in the Village Centre.
- 4.4 The maximum height of buildings shall be four storeys. The floor space index of any building shall not exceed 0.75.
- 4.5 The Municipality, in co-operation with local businesses, will:
- promote the historic downtown as a point of tourist activity

- undertake streetscape improvements
- encourage facade and signage improvements

4.6 For the purpose of Section 10.9.3 of the Official Plan and in consideration of land use and urban design objectives of this Plan, the intersections of King Avenue with North Street, Mill Street and Arthur Street are prominent intersections which Council deems to have important visual significance.

5. STREET-RELATED COMMERCIAL AREA

5.1 This designation incorporates the heritage downtown area and adjoining redeveloping lands. Commercial buildings have been traditionally built to the streetline, with a continuous facade having main entrances facing the street at grade. In this area, all development and redevelopment will be oriented to the street in accordance with the urban design principles of Section 10.4.5 of the Official Plan.

5.2 Permitted uses are:

- retail, personal service and office uses
- residential dwellings generally above the ground floor
- recreational and cultural uses including theatres and places of entertainment but not including video arcades and adult entertainment uses
- community facilities

5.3 Notwithstanding the above, no drive-through retail or personal service establishments are permitted.

5.4 Existing uses within the heritage downtown which are not compatible with the character of this area such as service stations and commercial uses with outdoor storage, shall be encouraged to relocate to areas outside of the Village Centre.

5.5 In the redevelopment of lands, the Municipality will:

- a) encourage the consolidation of smaller land parcels;
- b) require the preparation of comprehensive redevelopment plans where necessary;
- c) encourage joint parking arrangements; and
- d) encourage the preservation, renovation and reuse of historic buildings.

5.6 The Municipality encourages the reuse of the historic Massey building at the southeast corner of Beaver Street and King Street East in a manner that retains and enhances the heritage features of the exterior facade.

6. GENERAL COMMERCIAL AREA

- 6.1 This designation recognizes an area containing conventional commercial plazas on the periphery of the Village Centre. In this area, any development or redevelopment may take place with a setback consistent with the existing plazas.
- 6.2 Permitted uses are:
- retail and service uses
 - professional offices
 - recreational and cultural uses including theatres, places of entertainment and bowling alleys but not including video arcades and adult entertainment uses
 - automobile service stations subject to the provisions of Section 10.9 of the Official Plan, and
 - community facilities
- 6.3 Any development or redevelopment in the General Commercial Area will conform to the site development criteria of Section 10.4.6 of the Official Plan.
- 6.4 Notwithstanding Section 6.1 of this Plan, the commercial development at the intersection of King Avenue and Brookhouse Drive shall be designed with a prominent street presence, landmark architectural features reflecting historic themes and high quality streetscape amenities to function as a gateway to the Village Centre.

7. MIXED USE AREA

- 7.1 This Mixed use Area currently contains predominantly single detached residential dwellings. It is the intention of this Plan to allow for the conversion or redevelopment of these structures in keeping with the historic character of this area.
- 7.2 The permitted uses are:
- residential uses
 - small scale retail and personal service uses
 - professional offices
 - mixed use buildings
 - community facilities
 - home-based occupation uses
- 7.3 Notwithstanding the above, no drive-through facility shall be permitted in the Mixed Use Area.

- 7.4 Redevelopment within the Mixed Use Area will generally comprise the conversion of existing residential structures subject to the following criteria:
- a) the existing residential façade of a house will be maintained with any additions at the rear or side of the dwelling;
 - b) all effort will be made to restore and preserve the historic character of dwellings identified as heritage buildings on Map A;
 - c) all development and redevelopment will maintain the established building setback and reinforce the pedestrian character of the street by providing streetscape enhancements and pedestrian amenities;
 - d) parking will be located at the side or the rear of the property behind the front façade of the building. In no case shall parking be permitted in the front of the building;
 - e) consolidation of smaller land parcels will be encouraged; and
 - f) all development will comply with Section 10.4.6 c) to i) of the Official Plan.

8. RESIDENTIAL

- 8.1 The Plan recognizes existing residential uses on the south side of King Avenue. The lands designated Medium Density Residential shall be governed by the appropriate policies of Sections 6 and 9 of the Official Plan.

9. PARKS

- 9.1 Newcastle Memorial Park is identified as a Neighbourhood Park on Map A in accordance with the provisions of Section 18.3 of the Official Plan.
- 9.2 The Municipality will generally take cash-in-lieu of parkland for the purposes of acquiring public land within the Village Centre or parkland development within adjacent residential neighbourhoods.

10. COMMUNITY FACILITY USES

- 10.1 The lands designated Community Facility recognize existing community facility uses. It is the intent of this plan that these lands continue to be used as community facilities including such uses as places of worship, community centres, schools, fire and police stations, libraries, art and cultural facilities, day care and nursery facilities.
- 10.2 Newcastle Village Community Hall will remain the central activity point and a place of symbolic identity for the community. The Municipality encourages the adaptive use of this building for evolving community needs in the context of the historic building.

11. URBAN DESIGN

- 11.1 Urban Design Guidelines shall be prepared to implement the policies of the Secondary Plan. They shall facilitate proposals which enhance the historic character of existing development, and shall provide guidance for the evaluation of development proposals for site plan approval.
- 11.2 The Guidelines will form an appendix to this Secondary Plan. They may be reviewed from time to time and revised without amendment to the Official Plan, provided they conform with this Secondary Plan.
- 11.3 Prior to the completion and adoption of Urban Design Guidelines for the Newcastle Village Centre, the general urban design principles of Section 10.4.5 the Official Plan, the site development criteria of Section 10.4.6 of the Official Plan, and the following policies will be implemented in any development or redevelopment:
- a) any parking areas developed on lands abutting Emily Street or at other locations where parking areas are sited across the road from residential uses, will incorporate a high quality landscape strip including a low wall and street trees to provide a sense of enclosure to the street and screen the parking areas;
 - b) any facade improvement will complement the historic character of the downtown by using similar materials and styles;
 - c) signage will be appropriate in scale, placement and colour requiring adoption of standard corporate signage to the character of the local area;
 - d) co-ordination of signage is encouraged; and
 - e) public access to the Foster Creek valleylands and trail system will be enhanced through dedications, easements and acquisitions.
- 11.4 Heritage buildings of architectural or historic significance are identified on Map A for information purposes only. The Municipality encourages landowners of these buildings to seek designation under the *Ontario Heritage Act*.
- 11.5 In any conversion and/or redevelopment, the adaptive reuse of structures of historic or architectural significance will be required, wherever possible.

12. TRANSPORTATION AND PARKING

- 12.1 Council shall ensure the continued safe and efficient traffic operations on King Avenue and subject to budgetary approval, may consider the following measures:
- a) improving road geometry, rationalizing lane arrangements, installing raised centre medians where appropriate and other design modifications;

- b) widening sidewalks and incorporating streetscape enhancements to improve the pedestrian environment;
- c) reviewing regulations for on-street parking;
- d) adding additional traffic signals or traffic control devices;
- e) encouraging the relocation of undesirable private accesses; and
- f) investigating the designation of King Avenue as a controlled access road under the *Municipal Act, 2001*, and the closing of private accesses.

12.2 Off-street parking requirements within the Village Centre shall be in accordance with Section 19.10 of the Official Plan.

12.3 Wherever possible, development shall provide for joint parking and street access between abutting properties to facilitate the movement of vehicles and improve the supply of parking. This may include the establishment of private laneways to permit ease of movement between adjoining commercial properties. The system shall be implemented by means of registered easement in favour of the abutting property owners. It is not the intention of the Plan that such laneways would be assumed by the Municipality.

12.4 The Municipality may require a traffic impact study for any proposal for development or redevelopment to ensure that it does not negatively impact operation, safety and capacity of the road network.

13. IMPLEMENTATION AND INTERPRETATION

13.1 This plan refines and implements the policies of the Official Plan. Unless otherwise indicated, the policies of the Official Plan shall apply to this Secondary Plan.

13.2 The policies of this Plan shall be implemented and interpreted in conjunction with the applicable policies of the Official Plan.