



Town of Newmarket

Minutes

Committee of the Whole

Date: Monday, April 29, 2019
Time: 12:30 PM
Location: Council Chambers
Municipal Offices
395 Mulock Drive
Newmarket, ON L3Y 4X7

Members Present: Mayor Taylor
Deputy Mayor & Regional Councillor Vegh
Councillor Simon
Councillor Woodhouse
Councillor Twinney
Councillor Morrison
Councillor Kwapis
Councillor Broome
Councillor Bisanz

Staff Present: J. Sharma, Chief Administrative Officer
E. Armchuk, Commissioner of Corporate Services
P. Noehammer, Commissioner of Development & Infrastructure Services
I. McDougall, Commissioner of Community Services
L. Lyons, Director of Legislative Services/Town Clerk
K. Saini, Deputy Town Clerk
C. Kallio, Economic Development Officer
E. Bryan, Business Development Specialist
M. Mayes, Director of Financial Services/Town Treasurer
R. Nethery, Director of Planning & Building Services
J. Unger, Assistant Director, Planning
T. Horton, Planner
P. Voorn, Associate Solicitor
A. Walkom, Legislative Coordinator

For consideration by Council on May 6, 2019.
The meeting was called to order at 12:30 PM.
The Committee of the Whole recessed at 2:23 PM and reconvened at 2:38 PM.
The Committee of the Whole recessed at 3:51 PM and reconvened at 4:00 PM.
The Committee of the Whole recessed at 5:56 PM and reconvened at 7:00 PM.
Mayor Taylor in the Chair.

1. Additions & Corrections to the Agenda

The Commissioner of Community Services advised of the following additions to the agenda:

- Item 3.1: Economic Development Update
- Item 3.2: 2018-2022 Council Strategic Priorities
- Item 4.1: Deputation by Kelley Scott - Interim Control By-law - 624 Srigley Street
- Item 4.3: Deputation by Andrea Skinner - Interim Control By-law - 84 Howard Road
- Item 4.4: Deputation by Steve Rostron - Potential Redevelopment – 693 & 713 Davis Drive and 35 Patterson Street (Hollingsworth Arena Site)
- Item 5.3: Committee Structure Review
- Item 5.5: Update on the Clock Tower Settlement
- Item 5.12: Letter from Wendy Cassells regarding Hollingsworth Arena
- Item 12.2.1: Deputation request for the Public Hearing Matter from Elnaz Abotalebi

Moved by: Councillor Broome

Seconded by: Councillor Morrison

1. That the additions to the agenda be approved.

Carried

2. Declarations of Pecuniary Interest

None.

3. Presentations & Recognitions

The Commissioner of Development & Infrastructure Services congratulated Rick Nethery, Director of Planning & Building Services on his upcoming retirement and recognized his long career with the Town of Newmarket.

3.1 Economic Development Update

The Commissioner of Community Services provided an introduction to the presentation. The Economic Development Officer and the Business Development Specialist provided a presentation which outlined the economic development efforts which took place in 2018, the economic outlook for the Region and the major economic sectors in Newmarket.

Moved by: Councillor Morrison

Seconded by: Councillor Broome

1. That the presentation regarding the Economic Development Update be received.

Carried

3.2 2018-2022 Council Strategic Priorities

The Commissioner of Community Services provided an introduction to the presentation and an overview of the strategic priorities process which has been undertaken by Council and staff. The Director of Legislative Services/Town Clerk provided Council with the final six strategic pillars and associated priorities which had been identified through the strategic priorities process, as well as next steps.

Moved by: Councillor Kwapis

Seconded by: Deputy Mayor & Regional
Councillor Vegh

1. That the presentation regarding the 2018-2022 Council Strategic Priorities be received.

Carried

4. Deputations

4.1 Interim Control By-law - 624 Srigley Street

Kelley Scott and Jordan Driediger provided a deputation which outlined their plans to construct an addition on their home. They advised Council that the Interim Control By-law prevented the construction of the addition.

Moved by: Councillor Woodhouse

Seconded by: Councillor Kwapis

1. That the deputation by Kelley Scott and Jordan Driediger regarding the Interim Control By-law be received and referred to staff and/or to the Interim Control By-law exemption process.

Carried

4.2 Interim Control By-law - 316 Darlington Crescent

Ian Hypolite provided a deputation which outlined his family's plans to renovate their home. He advised Council that the Interim Control By-law prevented the construction of a second floor to the house.

Moved by: Councillor Morrison

Seconded by: Councillor Simon

1. That the deputation by Ian Hypolite regarding the Interim Control By-law be received and referred to staff and/or to the Interim Control By-law exemption process.

Carried

4.3 Interim Control By-law - 84 Howard Road

Andrea Skinner provided a deputation representing the owners of the property at 84 Howard Road. She advised Council that she was seeking clarification if the property was affected by the Interim Control By-law.

Moved by: Councillor Twinney

Seconded by: Councillor Broome

1. That the deputation by Andrea Skinner regarding the Interim Control By-law be received and referred to staff and/or to the Interim Control By-law exemption process.

Carried

4.4 Potential Redevelopment – 693 & 713 Davis Drive and 35 Patterson Street (Hollingsworth Arena Site)

Steve Rostron provided a deputation regarding the potential redevelopment of the Hollingsworth Arena site and the associated effects of the development on the surrounding neighbourhood.

Moved by: Councillor Twinney

Seconded by: Councillor Simon

1. That the deputation regarding the Potential Redevelopment of 693 & 713 Davis Drive and 35 Patterson Street (Hollingsworth Arena) be received.

Carried

5. Consent Items

Moved by: Councillor Broome

Seconded by: Councillor Morrison

1. That sub-items 5.6, 5.8, 5.9, 5.10, and 5.11 be adopted on consent. See following sub-items 5.1, 5.2, 5.3, 5.4, 5.5, 5.7, and 5.12 for motions.

Carried

5.1 Potential Redevelopment – 693 & 713 Davis Drive and 35 Patterson Street (Hollingsworth Arena Site)

An alternate motion was presented and is noted below in bold.

Moved by: Councillor Twinney

Seconded by: Councillor Broome

1. **That the report entitled "Potential Redevelopment - 693 & 713 Davis Drive and 35 Patterson Street (Hollingsworth Arena Site)", dated April 29, 2019 be deferred to the May 21, 2019 Committee of the Whole meeting; and,**
2. **That residents in the area be notified that the matter will be considered at the May 21, 2019 Committee of the Whole meeting; and,**
3. **That the Correspondence Regarding Hollingsworth Arena from Wendy Cassells be received; and,**
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution

Carried

5.2 2018-2022 Council Strategic Priorities

An alternate motion was presented and is noted below in bold.

Moved by: Deputy Mayor & Regional
Councillor Vegh

Seconded by: Councillor Woodhouse

1. **That the attached Vision, Strategic Pillars and Strategic Priorities contained within the Final Report from MDB Insight be adopted with the following amendments:**
 - a. **That point ii of Economic Leadership and Job Creation be amended to read "Increase downtown parking availability through additional spaces and by leveraging Smart City solutions and other innovative options"; and,**
 - b. **That point v of Vibrancy on Yonge, Davis and Mulock be amended to read "Consider development incentives to provide a range of housing and employment options that meet the needs of current and future residents, including the pursuit of CIP to incent corridor development"; and,**

2. That Staff report back to Council with respect to a fulsome, ongoing communications plan and an overall performance measurement approach intended to track and present progress.

Carried

5.3 Committee Structure Review

An alternate motion was presented and is noted below in bold.

Moved by: Councillor Simon

Seconded by: Councillor Twinney

1. That the report entitled Committee Structure Review dated April 29, 2019 be received; and,
2. That Council approve revised Terms of Reference for the following Committees:
 - a. Accessibility Advisory Committee
 - b. Appeal Committee
 - c. Audit Committee
 - d. Committee of Adjustment
 - e. Elman W. Campbell Museum Board
 - f. Heritage Newmarket Advisory Committee
 - g. Newmarket Economic Development Advisory Committee
 - h. Property Standards Committee; and,
3. That Council approve the revised Committee Administration Policy and Committee Public Appointment Policy; and,
4. That Council dissolve the Newmarket Downtown Development Committee and direct staff to prepare a staff-led process for the evaluation and approval of Community Improvement Plan grant applications; and,
5. That Council dissolve the Newmarket Environmental Advisory Committee and direct staff to continue community wide engagement on Environmental projects; and,

6. That Council adopt amendments to the Code Of Conduct for Members of Council, Local Boards and Adjudicative Boards to remove the Newmarket Environmental Advisory Committee and the Newmarket Downtown Development Committee; and,
7. **That Staff report back to Council within sixty days with community engagement options and considerations related to youth, diversity and inclusivity, and the environment; and,**
8. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

5.4 2020 Budget Process and Target

An alternate motion was presented and is noted below in bold.

Moved by: Councillor Morrison

Seconded by: Councillor Simon

1. That the report entitled 2020 Budget Process and Target, dated April 29, 2019, be received; and,
2. That the proposed budget schedule with a target budget adoption date of December 2, 2019 be approved; and,
3. **That endorsement be given to staff to proceed with preparation of the 2020 budgets employing the structure and targets as set out in this report with a tax levy increase of less than 3%; and,**
4. That the form and timing of budget submissions for all entities accountable to Council be subject to the process outlined in this report; and,
5. That the proposed community engagement plan for the budget be adopted; and,
6. That the Treasurer be authorized and directed to do all things necessary to give effect to these recommendations

Carried

5.5 Update on the Clock Tower Settlement

Moved by: Councillor Kwapis

Seconded by: Councillor Morrison

1. That the report entitled Update on the Clock Tower Settlement dated April 29, 2019 be received for information.

Carried

5.6 2019 User Fees and Charges – Tree Maintenance Fee For New Trees on Town-Owned Land at Development Sites

1. That the report entitled “2019 User Fees and Charges – Tree Maintenance Fee for New Trees on Town-Owned Land at Development Sites”, dated April 29, 2019, be received; and,
2. That Schedule “E”, of the Town of Newmarket 2019 User Fees for Engineering Services be amended, approved and adopted through by-law, to include a Tree Maintenance Fee of \$85 (plus HST) per tree, to be reviewed annually and adjusted accordingly; and,
3. That the Tree Maintenance Fee come into effect on May 1, 2019; and,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

5.7 Site Specific Exemptions to Interim Control By-Law 2019-04

Moved by: Councillor Woodhouse

Seconded by: Deputy Mayor & Regional
Councillor Vegh

1. That the report entitled Site Specific Exemption to Interim Control By-law 2019-04 dated April 29, 2019 be received; and,
2. That Council approve the process for exemption from Interim Control By-law 2019-04, as outlined in this report.

5.8 Site Specific Exemption to Interim Control By-law 2019-04 for 578 Lydia Street

1. That the report entitled Site Specific Exemption to Interim Control By-law 2019-04 for 578 Lydia Street dated April 29, 2019 be received; and,
2. That 578 Lydia Street be removed from the Municipal Register of Non-Designated Heritage Properties and photo documentation of 578 Lydia Street be submitted to the Town; and,
3. That Council approve the requested site specific exemption to Interim Control by-law 2019-04 for 578 Lydia Street and that staff be directed to bring forward the necessary exemption by-law.

5.9 Newmarket Downtown Development Committee Meeting Minutes of October 26, 2018

1. That the Newmarket Downtown Development Committee Meeting Minutes of October 26, 2018 be received.

5.10 Main Street District Business Improvement Area Board of Management Meeting Minutes of March 20, 2019

1. That the Main Street District Business Improvement Area Board of Management Meeting Minutes of March 20, 2019 be received.

5.11 Outstanding Matters List

1. That the list of outstanding matters be received.

5.12 Correspondence Regarding Hollingsworth Arena

Note: This item was dealt with under sub-item 5.1. Please see sub-item 5.1 for motion.

1. That the Correspondence regarding Hollingsworth Arena from Wendy Cassells be received.

6. Action Items

None.

7. Reports by Regional Representatives

None.

8. Notices of Motions

None.

9. Motions

None.

10. New Business

10.1 Playground and Park Improvement Public Information Centre

Councillor Broome thanked residents who came to the recent Public Information Centre regarding playgrounds and park improvements. She advised that it would be helpful for more information from the event to be included on the associated web page, including the presentation which was provided.

10.2 Dog Park Shelter

Councillor Twinney requested information on the potential cost of a shelter structure to be located at the dog park.

10.3 Ontario Board of Directors for the Ontario Small Urban Caucus (OSUM)

Councillor Kwapis advised that the previous term of Council had provided support in relation to his service as a member of the Ontario Board of Directors for the Ontario Small Urban Municipalities. He requested this support be continued for the remainder of the term through 2019 and 2020.

Moved by: Councillor Woodhouse

Seconded by: Councillor Bisanz

Whereas Councillor Bob Kwapis is a member of the Ontario Board of Directors for the Ontario Small Urban Municipalities (OSUM) for the 2018 to 2020 term; and,

Whereas the previous term of Council approved up to \$4,000 to cover the associated costs of serving on this Board for 2018;

Therefore be it resolved by the Municipal Council of the Corporation of the Town of Newmarket:

1. That an annual budget of \$4,000 be approved for the 2019 year and for the 2020 year to cover the associated costs of Councillor Kwapis serving on the OSUM Board of Directors.

Carried

11. Closed Session

11.1 Hollingsworth Arena

11.2 Stickwood-Walker Farmhouse RFP #2018-145 Update

Moved by: Councillor Woodhouse

Seconded by: Deputy Mayor & Regional
Councillor Vegh

1. That the Committee of the Whole resolve into Closed Session to discuss the following matters:
 - a. Hollingsworth Arena - A proposed or pending acquisition or disposition of land by the municipality or local board as per Section 239(2)(c) of the Municipal Act, 2001.
 - b. Stickwood-Walker Farmhouse RFP #2018-145 Update - A trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization as per Section 239 (2) (i) of the Municipal Act, 2001.

Carried

The Committee of the Whole resolved into Closed Session at 4:01 PM.

The Committee of the Whole (Closed Session) Minutes are recorded under separate cover.

The Committee of the Whole resumed into Open Session at 5:51 PM.

12. Public Hearing Matter (7:00 PM)

The Clerk welcomed the public to the Committee of the Whole meeting. She advised that the Planning Act requires the Town to hold at least one public meeting on any proposed Official Plan Amendment or Zoning By-law Amendment.

The Clerk advised that the purpose of the public meeting is to hear from anyone who has an interest in the following two matters:

The first is for an application to amend the Official Plan to allow for the Regional Community Improvement Plan. The effect of this application would enable the Council of the Town of Newmarket to participate in any Community Improvement Plans adopted by the Regional Municipality of York.

The second application is for an Official Plan Amendment and Zoning By-law Amendment related to the lands municipally known as 1015-1029 Davis Drive. The effect of this application would change the zoning by-law for the properties to allow the current 3 single detached dwellings to be redeveloped into 23 townhouse dwellings.

She further advised that the Committee of the Whole would not make a decision regarding the proposed applications at the public meeting, but will refer all written and verbal comments to Planning Staff to consider and return with a report to a future Committee of the Whole or Council meeting.

The Clerk advised that if anyone present wished to be notified of any subsequent meetings regarding these matters, they may complete the further request form.

The Clerk noted that in accordance with the Planning Act, the Local Planning Appeal Tribunal may dismiss an appeal to the Tribunal, without holding a hearing, if the appellant failed to make either oral submissions at the public meeting or provide written submissions to Council prior to adoption of the applications.

The Clerk thanked residents for their participation and interest in the meeting.

12.1 Official Plan Amendment - Regional Community Improvement Plans

The Planner provided a presentation regarding the Official Plan Amendment for Regional Community Improvement Plans. The presentation provided an overview of Community Improvement Plans and the plans which currently exist.

Moved by: Deputy Mayor & Regional
Councillor Vegh

Seconded by: Councillor Kwapis

1. That the presentation regarding the Official Plan Amendment - Regional Community Improvement Plans be received.

Carried

12.2 Official Plan Amendment and Zoning By-law Amendment - 1015-1029 Davis Drive

Ryan Guetter, Senior Vice President, Weston Consulting provided a presentation regarding the Official Plan Amendment and Zoning By-law Amendment for 1015-1029 Davis Drive. The presentation provided an overview of the details of the proposed development, the official plan and zoning bylaw amendments proposed, and the revised site plan.

Moved by: Councillor Twinney

Seconded by: Councillor Woodhouse

1. That the presentation by Ryan Guetter regarding the Official Plan Amendment and Zoning By-law Amendment for 1015-1029 Davis Drive be received.

Carried

12.2.1 Deputations

- Stephanie Riley and Behram Engineer provided a deputation concerning the application. They expressed their concerns regarding a possible increase in traffic, effects on local parking, and potential safety issues.

- Elnaz Abotalebi and Soroush Sadafi provided a deputation concerning the application. Their presentation detailed the potential effects of the proposed development on the sunlight reaching their property, as well effects on the privacy of the backyard.
- Michelle Ego provided a deputation detailing her concerns with the possible parking impacts of the proposed development as well as the effects on the local environment.
- Glenn Langford provided a deputation which detailed his concerns with the proposed development concerning the effects on local trees as well as traffic safety in the area.
- Dennis Tomlinson provided a deputation detailing his concerns with the proposed development, including the effects of light reflections and noise pollution on the neighbouring area.

Moved by: Councillor Twinney

Seconded by: Councillor Simon

1. That the deputations regarding the Official Plan Amendment and Zoning By-law Amendment for 1015-1029 Davis Drive be received.

Carried

13. Adjournment

Moved by: Councillor Bisanz

Seconded by: Councillor Morrison

1. That the meeting be adjourned at 8:12 PM

Carried

John Taylor, Mayor

Lisa Lyons, Town Clerk