



Town of Newmarket

Agenda

Committee of the Whole

Date: Monday, August 26, 2019
Time: 12:30 PM
Location: Council Chambers
Municipal Offices
395 Mulock Drive
Newmarket, ON L3Y 4X7

Pages

1. Additions & Corrections to the Agenda
2. Declarations of Pecuniary Interest
3. Presentations & Recognitions
4. Deputations

- 4.1 World Wellness Weekend

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Note: Katie Gilligan, Timeless Harmony, will be in attendance to provide a deputation on this matter.

- *4.2 Site-Specific Employment Area Conversion Request for 1240 Twinney Drive & 1250 Davis Drive (Rice Group)

Note: This deputation has been deferred to the October 15, 2019 Committee of the Whole Meeting.

5. Consent Items

- 5.1 2020 User Fees and Charges - Licensing

5

1. That the report entitled 2020 User Fees and Charges - Licensing dated August 26, 2019 be received; and,
2. That Schedule A to By-law 2019-XX be approved; and that the fee adjustments come into full force and effect as of January 1, 2020;
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

- | | | |
|------|---|----|
| 5.2 | Application for Draft Plan of Subdivision Official Plan Amendment and Zoning By-law Amendment Marianneville Developments Limited (Glenway West) | 13 |
| | <ol style="list-style-type: none"> 1. That the report entitled Application for Draft Plan of Subdivision Official Plan Zoning By-law Amendments Marianneville Developments Limited dated August 26, 2019 be received; and, 2. That the Application for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision, as submitted by Marianneville Developments Limited be referred to a public meeting; and, 3. That following the public meeting, issues identified in this Report, together with comments of 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; and, 4. That Kerigan Kelly, Groundswell Urban Planners Inc., 95 Mural Street, Suite 402, Richmond Hill, L4B 3G2 be notified of this action. | |
| 5.3 | Official Plan and Zoning By-Law Amendment Glenway Blocks 164 & 165 | 29 |
| | <ol style="list-style-type: none"> 1. That the report entitled Official Plan and Zoning By-Law Amendment Glenway Blocks 164 & 165 dated August 26, 2019 be received; and, 2. That the application for Official Plan & Zoning By-Law amendment, as submitted by Marianneville Developments Limited for Blocks 164 and 165 of the Estates of Glenway Community subdivision, be referred to a statutory public meeting; and, 3. 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; and, 4. That the applicant be notified of this action. | |
| *5.4 | Site-Specific Employment Area Conversion Request for 1240 | |

Twinney Drive & 1250 Davis Drive (Rice Group)

Note: This report has been deferred to the October 15, 2019 Committee of the Whole Meeting.

- | | | |
|-----|---|----|
| 5.5 | Site Specific Exemption to Interim Control By-law 2019-04 for 170 Victoria Street | 51 |
| | <ol style="list-style-type: none"> 1. That the report entitled Site Specific Exemption to Interim Control By-law 2019-04 for 170 Victoria Street dated August 26, 2019 be received; and, 2. That Council approve the requested site-specific exemption to Interim Control by-law 2019-04 for 170 Victoria Street and adopt the attached exemption by-law. | |
| 5.6 | Stickwood Walker Farm Official Plan Amendment #24 & Zoning By-law Amendment | 61 |
| | <ol style="list-style-type: none"> 1. That the report entitled Stickwood Walker OPA & ZBA Final Report dated August 26, 2019, be received; and, 2. That Official Plan Amendment No. 24 (Stickwood Walker Property), generally as attached to this report, be adopted; and, 3. That an implementing zoning by-law based on Official Plan Amendment No. 24, generally as attached to this report, be approved; and, 4. That Staff be authorized and directed to do all things necessary to give effect to this resolution. | |
| 5.7 | More Homes, More Choice Act, 2019 - Bill 108 Proposed Regulations | 81 |
| | <ol style="list-style-type: none"> 1. That the report entitled Bill 108 Proposed Regulations, dated August 26, 2019 be received; and, 2. That following the September 9, 2019 Council meeting, the final version of the report entitled Bill 108 Proposed Regulations, dated August 26, 2019 be formally submitted to the province; and, 3. That it be requested by the Town that the province release final drafts of the regulations associated with Bill 108 with a consultation period of no less than 3 months; and, 4. That Staff be authorized and directed to do all things | |

necessary to give effect to this resolution.

5.8 Bicycle Lane Updates - Traffic and Parking By-laws 95

1. That the report entitled Bicycle Lanes – Traffic and Parking By-law Update dated August 26, 2019 be received; and,
2. That the Traffic By-law amendments noted in Appendix A be approved; and,
3. That the Parking By-law amendments noted in Appendix B be approved; and,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

5.9 Traffic & Parking Petitions 103

- Parking Restrictions on Helmer Avenue
- Traffic Calming Measures/Speed Mitigation on Flagstone Way
- Traffic Calming Measures/Speed Mitigation on Simcoe Street

The Strategic Leadership Team/Operational Leadership Team recommend:

1. That the petition regarding Parking Restrictions on Helmer Avenue be referred to Staff; and,
2. That the petition regarding Traffic Calming Measures/Speed Mitigation on Flagstone Way be referred to Staff; and,
3. That the petition regarding Traffic Calming Measures/Speed Mitigation on Simcoe Street be referred to Staff.

5.10 Appointment Committee Minutes of March 1, 2019 109

1. That the Appointment Committee Minutes of March 1, 2019 be received.

5.11 Appointment Committee Minutes (Closed) March 1, 2019

1. That the Appointment Committee Minutes (Closed) March 1, 2019 be received.

5.12	Accessibility Advisory Committee Minutes of May 2, 2019	113
	1. That the Accessibility Advisory Committee Minutes of May 2, 2019 be received.	
5.13	Elman W. Campbell Museum Board of Management Meeting Minutes of May 16, 2019	117
	1. That the Elman W. Campbell Museum Board of Management Meeting Minutes of May 16, 2019 be received.	
5.14	Newmarket Public Library Board Meeting Minutes of May 15, 2019	121
	1. That the Newmarket Public Library Board Meeting Minutes of May 15, 2019 be received.	
5.15	Main Street District Business Improvement Area Board of Management Meeting Minutes of May 15, 2019 & June 19, 2019	127
	1. That the Main Street District Business Improvement Area Board of Management Meeting Minutes of May 15, 2019 & June 19, 2019 be received.	
5.16	Outstanding Matters List	145
	1. That the list of outstanding matters be received.	

6. Action Items

7. Reports by Regional Representatives

8. Notices of Motions

9. Motions

10. New Business

11. Closed Session

11.1 Proposed Amendment to the Minutes of Settlement with Main Street Clock Inc. regarding 180 to 194 Main Street South

Advice that is subject to solicitor-client privilege, including communications necessary for that purpose as per Section 239(2)(f) of the Municipal Act, 2001.

12. Public Hearing Matter

- *12.1 Proposed Zoning By-law Amendment (247 and 251 Kathryn Crescent)

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Reza Hayati, Applicant, will be in attendance to provide a presentation on this matter.

The following report has been attached for information purposes only:

- Planning and Building Services 2019-49 dated May 21, 2019 regarding Application for Zoning By-Law Amendment 247 and 251 Kathryn Crescent

13. Adjournment

Deputation and Further Notice Request Form

Please complete this form to speak at a meeting of Town Council or Committee of the Whole or to receive further notification regarding an item on the agenda. If filling out by hand please print clearly.

Please email to clerks@newmarket.ca, fax to 905-953-5100 or mail or drop off at Legislative Services Department, Town of Newmarket Municipal Offices, 395 Mulock Drive, PO Box 328, STN Main, L3Y 4X7

Name: <u>Katie Gilligan</u>	
Organization / Group/ Business represented: <u>Timeless, Harmony Salon & Spa, Honsberger Physiotherapy, Bayview Naturopathic, It can be done</u>	
Address: <u>[REDACTED]</u>	Postal Code: <u>[REDACTED]</u>
Daytime Phone No: <u>[REDACTED]</u>	Home Phone: <u>[REDACTED]</u>
Email: <u>[REDACTED]</u>	Date of Meeting: <u>Aug 1 Sept</u>
Is this an item on the Agenda? <input type="checkbox"/> Yes <input type="checkbox"/> No	Agenda Item No: <u>[REDACTED]</u>
<input checked="" type="checkbox"/> I request future notification of meetings	<input checked="" type="checkbox"/> I wish to address Council / Committee
Describe in detail the reason for the deputation, and what action you will be asking Council/Committee to take (if applicable): <u>Global movement world wellness weekend. 4 Newmarket businesses coming together for a free event on Thursday Sept 14th. Details attached</u>	
Do you wish to provide a written or electronic communication or background information <input type="checkbox"/> Yes <input type="checkbox"/> No	
Please submit all materials at least 5 days before the meeting.	

Deputation Guidelines:

- Deputations related to items on the agenda can be accommodated up to and including the meeting day;
- Deputations related to items not on the agenda may be scheduled within sixty (60) days of receipt of this form;
- Deputations will not be heard on a matter decided upon by Council until ninety (90) days have passed from the date of the matter's disposition by Council;
- Deputations are limited to 5 minutes.

Be advised that all Council and Committee of the Whole meetings are audio-video recorded and live streamed online. If you make a presentation to Council or Committee of the Whole, your presentation becomes part of the public record and you will be listed as a presenter in the minutes of the meeting. We post our minutes online, so the listing of your name in connection with the agenda item may be indexed by search engines like Google.

Personal information on this form will be used for the purposes of sending correspondence relating to matters before Council. Your name, address, comments, and any other personal information, is collected and maintained for the purpose of creating a record that is available to the general public in a hard copy format and on the internet in an electronic format pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M.56, as amended. Questions about this collection should be directed to the Director of Legislative Services/Town Clerk, Town of Newmarket, 395 Mulock Drive, P.O. Box 328, STN Main, Newmarket, ON L3Y 4X7; Telephone 905 895-5193 Ext. 2211 Fax 905-953-5100



Invest in you. Health is wealth!

Four Newmarket businesses are joining forces to be a part of the “World Wellness Weekend” a Global movement.

On Tuesday September 17th 6-9pm at The Newmarket Public Library in Newmarket. Join Katie Gilligan from Timeless Harmony Salon & Spa, Roby Honsberger from Honsberger Physiotherapy, Dr Kitty Shang from Bayview Naturopathic Wellness and Karen Spencer NLP Practitioner from It can be different. We will be bringing you an educational evening on tips to take care of yourself, HEALTH IS WEALTH

With only 3 company's Ontario we are starting the movement and putting Newmarket on the map for Wellness centre of Ontario.

<https://www.world-wellness-weekend.org/>

<https://www.world-wellness-weekend.org/medias-en/>

We are asking The town of Newmarket to be a part of this movement, help us share the event and get the word out there. Although this year is in Aurora next year will be in Newmarket. We would love to see the Town of Newmarket participate in this event by offering a wellness fair at Riverwalk commons next year. . Below are the stats for this event in North America.

In North America there are as follows

Massage Addict are a sponsor for this event.

24 businesses in Canada are involved

7 in Ontario

Scandinavian Spa Collingwood

Toronto Neuro feedback and Physiotherapy

Headwaters Holistic Family Care

Timeless Harmony Salon & Spa

It Can Be different NLP

Honsberger physiotherapy

Bayview Naturopathic Dr. Kitty Shang

With 18 in Quebec and 2 in BC

388 Businesses are participating in the United States.



Town of Newmarket
395 Mulock Drive P.O. Box 328,
Newmarket, Ontario, L3Y 4X7

Email: info@newmarket.ca | Website: newmarket.ca | Phone: 905-895-5193

2020 User Fees and Charges – Licensing Fees Staff Report to Council

Report Number: 2019-80

Department(s): Financial Services

Author(s): Mike Mayes, Director, Financial Services/Treasurer

Meeting Date: August 26, 2019

Recommendations

1. That the report entitled 2020 User Fees and Charges - Licensing dated August 26, 2019 be received; and,
2. That Schedule A to By-law 2019-XX be approved; and that the fee adjustments come into full force and effect as of January 1, 2020;
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Executive Summary

Fees and charges are being targeted to increase by 2.5% on average, resulting from general service cost increases.

Purpose

The purpose of this report is to recommend increases to the majority of Licensing Fees for 2020, which are within the targeted range.

Background

On May 10, 2019, Council approved a schedule for the 2020 budget process which included early approval of fees and charges in June. Licensing and Recreation and Culture fees are submitted for early approval to:

1. Provide sufficient notice to users and user groups as increases may have a significant impact on users;
2. Facilitate proper budgeting as these fees are quite significant to their relevant departments. Clarifying revenue expectations is required for proper planning.

Recreation and Culture is undertaking a re-evaluation that will delay the introduction of its rates until the fall.

All user fees and charges are reviewed annually and adjusted in accordance with the Annual Budget Review Process and application of the Service Pricing Policy.

Based on the Service Pricing Policy, Licensing fees fall into either the Community Supported Good or Consumer Good category, placing them at a 60-100% cost recovery.

Discussion

None of the proposed fees exceed a 2.5% increase. The suggested fees are within the range of 1.7% to 2.5% or have no increase.

Two new fees are being introduced in 2020 under Driving School Instructor category for Replacement Plate and Vehicle transfer, the fees are \$85 and \$182, respectively.

Staff have worked within the limit and the proposed fee increases have been rounded down to the nearest dollar.

Conclusion

Licensing Fees and Charges are being targeted to increase by no more than 2.5% and will come into effect on January 1, 2020.

Business Plan and Strategic Plan Linkages

The adoption of the 2020 Fees and Charges By-law, implementing adjustments to Licensing fees is in alignment with Section iii) of the Long-term Financial Sustainability Strategic Priority by ensuring ongoing continuous improvement and a service level analysis for consideration.

Consultation

Legislative Services has developed these rates based upon cost recovery targets and their knowledge of the market.

Human Resource Considerations

Not applicable.

Budget Impact

Operating Budget

The additional revenue anticipated as a result of the increase in Licensing Fees is difficult to estimate as the number of licenses that will be issued in 2020 is unknown.

Capital Budget

Not applicable.

Attachments

Legislative Services – Licensing Fees – Schedule A (4 pages)

Approval

Mike Mayes, Director of Financial Services/Treasurer

Esther Armchuk, Commissioner of Corporate Services

Contact

For more information on this report, contact Mike Mayes, Director of Financial Services/Treasurer at 905-953-5300 extension 2102 or mmayes@newmarket.ca

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TOWN OF NEWMARKET
2020 USER FEES
Schedule to Bylaw 2020-xx

DEPARTMENT: Legislative Services - Licensing Fees

Effective Date: January 1, 2020

SERVICE PROVIDED	UNIT OF MEASURE	SUBJECT TO HST YES/NO	2019 FEE BEFORE TAX	2020 FEE BEFORE TAX	TOTAL FEE	INCREASE
ADULT ENTERTAINMENT PARLOURS						
Owner*	each	N	\$ 624.00	\$ 640.00	\$ 640.00	2.6%
Owner/Operator*	each	N	\$ 503.00	\$ 515.00	\$ 515.00	2.4%
Operator*	each	N	\$ 375.00	\$ 384.00	\$ 384.00	2.4%
Entertainer	each	N	\$ 257.00	\$ 263.00	\$ 263.00	2.3%
ADULT VIDEOS						
Store*	each	N	\$ 437.00	\$ 448.00	\$ 448.00	2.5%
Video Tape Store-where provision of Adult Videotapes is only incidental to the carrying on of the business of the provision of videotapes*	each	N	\$ 385.00	\$ 394.00	\$ 394.00	2.3%
ANIMAL LICENSING						
Standard Dog or Cat over 4 months (non-refundable)	each	N	\$ 35.00	\$ 35.00	\$ 35.00	0.0%
Seniors/Special Rate Dog or Cat over 4 months (non-refundable)	each	N	\$ 30.00	\$ 30.00	\$ 30.00	0.0%
Dog or Cat transfer from other Municipality (non-refundable)	each	N	\$ 5.00	\$ 5.00	\$ 5.00	n/a
Dog or Cat replacement tag (non-refundable)	each	N	\$ 5.00	\$ 5.00	\$ 5.00	0.0%
BODY RUB PARLOUR						
Body-Rub Parlour Owner*	each	N	\$ 624.00	\$ 639.00	\$ 639.00	2.4%
Body-Rub Parlour Owner/Operator*	each	N	\$ 624.00	\$ 639.00	\$ 639.00	2.4%
Body-Rub Parlour Operator*	each	N	\$ 435.00	\$ 446.00	\$ 446.00	2.5%
Body-Rub Attendant	each	N	\$ 309.00	\$ 316.00	\$ 316.00	2.3%
CARNIVAL	each	N	\$ 278.00	\$ 285.00	\$ 285.00	2.5%

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TOWN OF NEWMARKET
2020 USER FEES
Schedule to Bylaw 2020-xx

DEPARTMENT: Legislative Services - Licensing Fees

Effective Date: January 1, 2020

SERVICE PROVIDED	UNIT OF MEASURE	SUBJECT TO HST YES/NO	2019 FEE BEFORE TAX	2020 FEE BEFORE TAX	TOTAL FEE	INCREASE
CATERING/REFRESHMENT VEHICLES						
Cart/Vehicle/Bicycle*	each	N	\$ 320.00	\$ 328.00	\$ 328.00	2.5%
Cart/Vehicle/Bicycle operator*	each	N	\$ 134.00	\$ 137.00	\$ 137.00	2.2%
Refreshment Special Occasion Permit	each	N	\$ 82.00	\$ 84.00	\$ 84.00	2.4%
Lost Refreshment Vehicle Plate	each	N	\$ 85.00	\$ 85.00	\$ 85.00	0.0%
Lost Refreshment Vehicle Operator ID	each	N	\$ 25.00	\$ 25.00	\$ 25.00	0.0%
Refreshment Cart Location - change to or additional location	each	N	\$ 58.00	\$ 59.00	\$ 59.00	1.7%
Refreshment Vehicle Transfer	each	N	\$ 183.00	\$ 187.00	\$ 187.00	2.2%
CLOTHING DONATION BINS						
Clothing Donation Bin	each	N	\$ 228.00	\$ 233.00	\$ 233.00	2.2%
Clothing Donation Bin - Charities	each	N	\$ 85.00	\$ 87.00	\$ 87.00	2.4%
Clothing Donation Bin - Change Location	each	N	\$ 58.00	\$ 59.00	\$ 59.00	1.7%
Clothing Donation Bin - Impound Fee per Bin	each	N	\$ 100.00	\$ 100.00	\$ 100.00	0.0%
Clothing Donation Bin - Daily Storage Fee per Bin	each	N	\$ 20.00	\$ 20.00	\$ 20.00	0.0%

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TOWN OF NEWMARKET
2020 USER FEES
Schedule to Bylaw 2020-xx

DEPARTMENT: Legislative Services - Licensing Fees

Effective Date: January 1, 2020

SERVICE PROVIDED	UNIT OF MEASURE	SUBJECT TO HST YES/NO	2019 FEE BEFORE TAX	2020 FEE BEFORE TAX	TOTAL FEE	INCREASE
DRIVING SCHOOL INSTRUCTOR						
Driving School Instructor	each	N	\$ 125.00	\$ 128.00	\$ 128.00	2.4%
Replacement Plate	each	N		\$ 85.00	\$ 85.00	NEW
Vehicle transfer	each	N		\$ 182.00	\$ 182.00	NEW
FIREWORKS						
Mobile Sales Premise	each		\$ 375.00	\$ 384.00	\$ 384.00	2.4%
Temporary Sales Premise	each		\$ 375.00	\$ 384.00	\$ 384.00	2.4%
Permanent Sales Premise	each		\$ 375.00	\$ 384.00	\$ 384.00	2.4%
HAWKERS & PEDLAR						
Class A operator	each	N	\$ 427.00	\$ 437.00	\$ 437.00	2.3%
Employer License	each	N	\$ 308.00	\$ 315.00	\$ 315.00	2.3%
Class B "Special Sale" Per Day	each	N	\$ 111.00	\$ 113.00	\$ 113.00	1.8%
Class B "Special Sale" Maximum of 7 days	each	N	\$ 375.00	\$ 384.00	\$ 384.00	2.4%
Class C "Shopping Mall"	each	N	\$ 439.00	\$ 450.00	\$ 450.00	2.5%
Class D "Shopping Mall"	each	N	\$ 393.00	\$ 403.00	\$ 403.00	2.5%
Class E "Show Sale"	each	N	\$ 417.00	\$ 427.00	\$ 427.00	2.4%
Lost Picture ID	each	N	\$ 25.00	\$ 25.00	\$ 25.00	0.0%
NEWSPAPER BOXES	each	N	\$ 57.00	\$ 58.00	\$ 58.00	1.8%
Newspaper Box - Impound fee per box	each	N	\$ 62.00	\$ 63.00	\$ 63.00	1.6%
Newspaper Box - Daily storage fee per box	each	N	\$ 20.00	\$ 20.00	\$ 20.00	0.0%
OUTDOOR SERVING AREAS*	each	N	\$ 365.00	\$ 374.00	\$ 374.00	2.5%
SECOND HAND GOODS SHOPS & DEALERS*	each	N	\$ 447.00	\$ 458.00	\$ 458.00	2.5%

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TOWN OF NEWMARKET
2020 USER FEES
Schedule to Bylaw 2020-xx

DEPARTMENT: Legislative Services - Licensing Fees

Effective Date: January 1, 2020

SERVICE PROVIDED	UNIT OF MEASURE	SUBJECT TO HST YES/NO	2019 FEE BEFORE TAX	2020 FEE BEFORE TAX	TOTAL FEE	INCREASE
TAXI						
Taxi Owner License (Plate)*	each	N	\$ 3,757.00	\$ 3,850.00	\$ 3,850.00	2.5%
Taxi Owner License Renewal (Plate)*	each	N	\$ 550.00	\$ 564.00	\$ 564.00	2.5%
Taxi Broker*	each	N	\$ 612.00	\$ 627.00	\$ 627.00	2.5%
Taxi Plate Owner Transfer (Sale)	each	N	\$ 470.00	\$ 481.00	\$ 481.00	2.3%
Taxi Driver New or after renewal date	each	N	\$ 182.00	\$ 186.00	\$ 186.00	2.2%
Taxi Driver Renewal before May 1st	each	N	\$ 108.00	\$ 110.00	\$ 110.00	1.9%
Taxi Driver Priority List	each	N	\$ 84.00	\$ 86.00	\$ 86.00	2.4%
Reinspection of Taxi Vehicle	each	N	\$ 59.00	\$ 60.00	\$ 60.00	1.7%
Vehicle transfer	each	N	\$ 178.00	\$ 182.00	\$ 182.00	2.2%
Replacement Taxi Plate	each	N	\$ 85.00	\$ 85.00	\$ 85.00	0.0%
Replacement Taxi Driver ID	each	N	\$ 25.00	\$ 25.00	\$ 25.00	0.0%
Replacement Tariff Sheet	each	N	\$ 15.00	\$ 15.00	\$ 15.00	0.0%
Taxi test fee (per test)	each	N	\$ 28.00	\$ 28.00	\$ 28.00	0.0%
*Late Payment Fee for some classes of licenses		N	\$ 25.00	\$ 25.00	\$ 25.00	0.0%



Town of Newmarket
395 Mulock Drive P.O. Box 328,
Newmarket, Ontario, L3Y 4X7

Email: info@newmarket.ca | Website: newmarket.ca | Phone: 905-895-5193

Application for Draft Plan of Subdivision Official Plan Zoning By-law Amendments Marianneville Developments Limited Staff Report to Council

Report Number: 2019-71

Department(s): Planning and Building Services

Author(s): D. Ruggle

Meeting Date: August 26, 2019

Recommendations

1. That the report entitled Application for Draft Plan of Subdivision Official Plan Zoning By-law Amendments Marianneville Developments Limited dated August 26, 2019 be received; and,
2. THAT the Application for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision, as submitted by Marianneville Developments Limited be referred to a public meeting; and,
3. THAT following the public meeting, issues identified in this Report, together with comments of 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; and,
4. THAT Kerigan Kelly, Groundswell Urban Planners Inc., 95 Mural Street, Suite 402, Richmond Hill, L4B 3G2 be notified of this action.

Application for Draft Plan of Subdivision Official Plan Zoning By-law Amendments Marianneville Developments Limited

Executive Summary

Staff have reviewed the development proposal for the subject lands against the relevant Provincial, Regional and local policy documents and have concluded that the proposal for Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment is sufficiently advanced to warrant referral to the required statutory public meeting.

Purpose

The purpose of this report is to provide Council with an overview of the development applications, report on the comments to date and recommend the applications be referred to the required statutory public meeting to garner feedback from the public.

Background

An application for draft plan of subdivision approval, Official Plan amendment and zoning by-law amendment has been submitted for lands by Marianneville Developments Limited to amend the existing Official Plan designations and Zoning By-law permissions to permit a draft plan of subdivision consisting of:

- 10 single detached dwellings: five on the south side of Sykes Road (Lots 1-5) and five on the east side of Alex Doner Drive (Lots 6-10).
- 87 single detached condominium units (POTLs) on private roads: 26 located in the area surrounded by westerly leg of Alex Doner Drive (Block 11), and 61 located north and west of Kirby Crescent (Block 12).
- 96 residential townhouse units, located east of Bathurst Street and south of Sykes Road (Block 13).
- Parkland/Trail blocks: west of Borland Court and including the recreational trail easement intended to be conveyed to the Town (Block 14); north of Amberlee Court (Block 15); and adjacent to Kirby Park, providing a westerly expansion to the existing Park (Block 16).

- Storm Water Management: Blocks 17 and 18 currently contain existing stormwater ponds which will be retrofitted and upgraded. These blocks will also provide for passive recreation use, and will have connections to other open space, parkland and trails.

Discussion

Site Description

The Subject Lands are located within the westerly portion of the former Glenway Golf Course generally located east of Bathurst Street and south of Alex Doner Drive. (See Location Map attached)

Surrounding land uses

North and East – generally low density ground related residential.

South - Open Space lands/existing low density residential

West – Township of King – Actively farmed Rural land

Preliminary Review

This application for residential land uses proposes to add 10 single detached dwellings on public roads, 87 single detached dwellings and 96 townhomes on private roads to the existing Glenway community. The plan also includes lands for parks and recreation purposes and stormwater management. A woodlot designated Natural Heritage is also shown on the plans as “other lands owned by applicant”. The attached location map details the subject lands as well as other lands owned by the applicant.

Provincial Policy Statement

The Provincial Policy Statement supports improved land use planning and management, which contributes to a more effective and efficient land use planning system. The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Decisions affecting planning matters “shall be consistent” with this policy statement. The Provincial Policy Statement is intended to be read in its entirety and the relevant policies are to be applied to each situation.

The proposed draft plan of subdivision is generally consistent with the PPS by providing a mix of housing types within the settlement area of the Town of Newmarket.

This proposal appears to be consistent with the relevant provisions the Provincial Policy Statement (2014).

Official Plan Considerations

The subject property is designated Parks and Open Space and Natural Heritage System on Schedule “A” Land Use Plan in the 2006 Official Plan. OPA 28, the Towns Official Plan amendment relating to the Oak Ridges Moraine, designates a portion of the lands Open Space (Oak Ridges Moraine) and Neighbourhood Park (Oak Ridges Moraine).

The applicant is proposing to amend these designations to Emerging Residential, Low Density Residential and Medium Density Residential with the parkland and stormwater ponds remaining in the parks and Open Space Designation to support the development application. A portion of the Natural Heritage Woodlot designation is proposed to be redesignated to the Emerging Residential.

With regards to compatibility, the Official Plan indicates that where new housing is proposed adjacent to existing homes, the new dwellings should generally have a physical character similar to the existing neighbourhood in terms of density, lot sizes, building heights and setbacks. The proposed development is generally compatible with the surrounding uses being single detached dwellings. The continued detailed review of the proposed zoning is required to ensure standards are put in place to address the compatibility of the proposal with the existing community.

The proposal to re-designate a portion of the Natural Heritage (woodlot) to Emerging Residential is continuing to be reviewed by the LSRCA. It is noted that the LSRCA have staked the limits of the woodlot which resulted in the reduced boundary shown on the plans. The LSRCA have indicated that any buffer improvements as well as offsetting measures will result in an ecological net gain.

Zoning By-law Consideration

The following outlines the submitted proposed zoning By-law amendment:

Removing the Residential Detached (R1D) zone from the westerly part of lot 1 of the original estates of Glenway subdivision to allow access to the proposed condominium block.

Removing the Open Space (OS-2-32) and (OS-2-NZ) zones from the remainder of the lands subject to this application.

Apply the Residential Detached 15m (R1D) zone to the 10 proposed residential detached lots fronting on Public Roads

Apply the Residential Detached 15m R1D zone with special provisions for an increased rear yard set back (from 7.5m to 8m minimum) and reduced front yard setback (from 7.5m to 7m minimum) to the residential detached condominium blocks.

Apply the Residential Townhouse Dwelling 1 zone (R4-N) with special provisions requiring dual front entry for Townhouse units adjacent to Bathurst Street and Sykes Road, specifying lot area, coverage, setback and height regulations to the proposed townhouse block at this location.

Apply the Public Open Space zone (OS-1) to all parkland, open space and stormwater management Blocks.

Staff will utilise Section 16.1.1, policy 3 in the Town's Official Plan with regards to the Zoning By-law Amendment:

"3. In considering an amendment to the Zoning By-law, Council shall be satisfied that:

- a. the proposed change is in conformity with this Plan;
- b. the proposed use is compatible with adjacent uses, and where necessary, buffering is provided to ensure visual separation and compatibility between uses;
- c. potential nuisance effects upon adjacent uses are mitigated;
- d. adequate municipal services are available;
- e. the size of the lot is appropriate for the proposed use;
- f. the site has adequate road access and the boundary roads can accommodate the traffic generated;
- g. the on-site parking, loading and circulation facilities are adequate; and,
- h. public notice has been given in accordance with the *Planning Act*."

As this development proposal does not have servicing allocation, the Holding (H) provisions of the Planning Act will be required in the event the property is rezoned.

Parkland

The Town's parkland dedication by-law requires residential developers to provide parkland dedication either in land conveyance or cash in lieu equalling the same value. The proposed development lands are 12.639 ha. The parkland dedication by-law would

require a minimum of 0.64 ha of land to be conveyed to the municipality for parks purposes. In this application, parkland dedication is proposed to be addressed through the conveyance of 0.912 hectares of land within the proposed draft plan of subdivision. Specifically, three blocks (14, 15 and 16) are proposed to be dedicated as parkland. Block 14 is a linear parcel of land along the rear of lots on Borland Court intended to stay in private ownership (part of the proposed townhouse condominium) with a land area of 0.29 ha. This parcel is intended to link the future town owned block south of the proposal to Alex Doner Drive by way of an easement. Block 15, being 0.26 ha in size is located north of Amberlee Court intended to provide a pedestrian link through the open space lands. However, at this point, the proposed linkage terminates at the privately owned natural heritage woodlot. Block 16 is 0.36 ha in size and is intended to be added to the west side of the existing Kirby Park. The blocks intended for parkland Dedication are detailed on the attached draft plan of subdivision.

The appropriateness of the proposed blocks for parkland dedication is under review along with the overall parks provisions.

Roads and Traffic

Bathurst Street is a Regional Road under the jurisdiction of the Region of York. The Region of York have provided comments in regards to transportation planning and have indicated no objection to the proposed Official Plan Amendment. The Region have indicated that access from the proposed Townhouse Block to Bathurst Street is proposed to be a right in/right out for emergency vehicles only and that the access will be further reviewed by the Region at the site plan approval stage in the event these applications are approved.

Engineering Services have provided comments on the submitted Transportation Mobility Plan that are required to be addressed prior to being in a position to support draft plan approval. Comments relate to the proposed access locations supporting the condominium blocks, access to the site from Bathurst Street and questions regarding technical clarifications on the report.

Sanitary Drainage

New Sanitary sewers discharging to the existing sanitary sewer network on Sykes Road, Alex Doner Drive and Reg Harrison Trail will be constructed to service the new units. The Town's sanitary consultant has reviewed the capacity of the downstream sanitary sewer system and has advised that adequate capacity is available to accommodate flows from this development.

Water Servicing

Application for Draft Plan of Subdivision Official Plan Zoning By-law Amendments Marianneville Developments Limited

A number of comments have been provided by Engineering Services that will require significant changes to the water servicing design currently being proposed.

Storm Drainage

Engineering Services have provided a number of comments on the stormwater management design that will have to be addressed prior to providing draft plan conditions for these applications. A revision to the proposed layout may be required to address the concerns.

Grading

There are a number of proposed lots where “deck” or “walk out” type lots are being proposed backing onto existing lots creating a condition whereby the new dwellings will be higher than the existing homes. A Compatibility Interface report/plan will be required prior to draft plan approval which provides a review of these conditions. The report should provide cross sections drawn to realistic scales showing existing and proposed ground grades and grades at the top and bottom of the existing and proposed units. Recommendations to mitigate the impact of the new units on the existing units are to be provided. The report is required prior to draft plan approval to allow appropriate zoning provisions to be put in place to control the setback and height of the proposed units and decks.

Engineering Services have provide additional comments on the grading plan that require addressing as we proceed through the process.

Phase One Environmental Site Assessment

ES have reviewed the Phase One Environmental Site Assessment and find it to be acceptable. The report recommends that a Phase Two ESA be carried out and notes that as the land use is proposed to be changed to a more sensitive land use (commercial golf course to residential), Records of Site Condition are required.

Trees

An arborist report prepared by SBK has been submitted in support of the development application. Of the 641 trees and tree groupings inventoried. It was determined that 510 trees and tree groupings require removal to accommodate the proposed development. Of these 510 trees, 378 trees or tree groupings are subject to the Town’s Tree Preservation, Protection and Enhancement Policy. The report indicates that the compensation required for the removal of the identified trees amounts to 1,335 new 6cm caliper trees or a total cash value of \$534,000.00. In the Glenway development currently building out east of the Hydro corridor, a number of trees were transplanted to other

areas of the property. The arborist report indicates that the previous transplanting program was, in their opinion unsuccessful as many of trees did not survive and had to be removed. While considered for this development proposal, it was ultimately not considered viable as a sustainable course of action.

The arborist report recommends the landscape planning for this development should explore various locations to provide new tree planting on the site to, in time, establish a sustainable tree canopy coverage for the new development. Locations such as rear yard tree planting, buffer planting, street tree planting and enhanced SWM pond planting should be considered.

The submitted report and tree protection plan have been reviewed by the Town's peer review arborist Urban Forest Innovations Inc. A number of technical comments have been provides that necessitates a further resubmission of the Arborist Report.

The LSRCA have also commented on the Tree Work and have requested the developer further review the plans in specific locations in an effort to preserve additional trees within the proposal.

Servicing Allocation

Servicing allocation has not been granted for this proposed draft plan of subdivision.

Departmental and Agency Comments

Engineering Services have provided comments on the submitted reports outlined above.

Agency Comments

Lake Simcoe Region Conservation Authority – have provided no objection to the proposal, however, have a number of comments to be addressed in a further submission prior to them being in a position to recommend development approval. Comments related to the proposal to remove a portion of land within the Natural Heritage designation can be found under the Official Plan section of this report. The LSRCA further note that the technical engineering review is ongoing and comments will be provided at a future date.

The LSRCA have reviewed the Hydrological investigation report, Geotechnical Investigation and source Water Impact Assessment and have a number of technical

comments to be addressed, many dealing with the provision of Low Impact Design elements of the plan.

The Town has also received general comments from various agencies/utilities that will be addressed throughout the planning process as necessary.

Public Consultation/Comments

A developer led Public Information Centre was held on May 13, 2019 where the applicant and their consultants provided information to the community and answered general questions. A Ward 7 meeting was held on June 19, 2019 where Town staff provided a presentation of the planning process as it relates the subject proposal and answered general questions regarding the process and plan.

A number of residents have provided preliminary comments on the proposal generally as it relates to compatibility with the existing neighbourhood, loss of green space, loss of significant trees, privacy issues and grading concerns. As noted under the Official Plan discussion above, additional information has been requested from the developer to allow staff to further review the issues of compatibility.

Further comments from the public will be received at the statutory public meeting if council adopt the recommendations of this report.

Conclusion

The application for Draft plan of subdivision approval, Official Plan and Zoning By-law amendment are sufficiently advanced to warrant referral to the required statutory public meeting.

Business Plan and Strategic Plan Linkages

The development of this parcel of land has linkages to the Strategic Pillars and Priorities as follows:

Long Term Financial Stability through the collection of fees and charges along with Development Charges if this application is approved.

Safe Transportation by providing off street linkages through the proposed development and existing community

Environmental stewardship through the preservation of a Natural Heritage Woodlot

Application for Draft Plan of Subdivision Official Plan Zoning By-law Amendments Marianneville Developments Limited

Consultation

The recommendations of this report refer the applications to the statutory public meeting as required by the Planning Act. Additional consultation has occurred as described in this report.

Human Resource Considerations

n/a

Budget Impact

Operating Budget (Current and Future)

The appropriate planning application fees have been received for Official Plan amendment, zoning By-law amendment and draft plan of subdivision. The Town will also receive revenue from development charges and assessment revenue with the development of this subdivision in the event the applications are approved.

Capital Budget

There is no direct capital budget impact as a result of this report.

Attachments

Location Map

Proposed Draft Plan of Subdivision

Approval

Peter Noehammer, Commissioner Development and Infrastructure Services

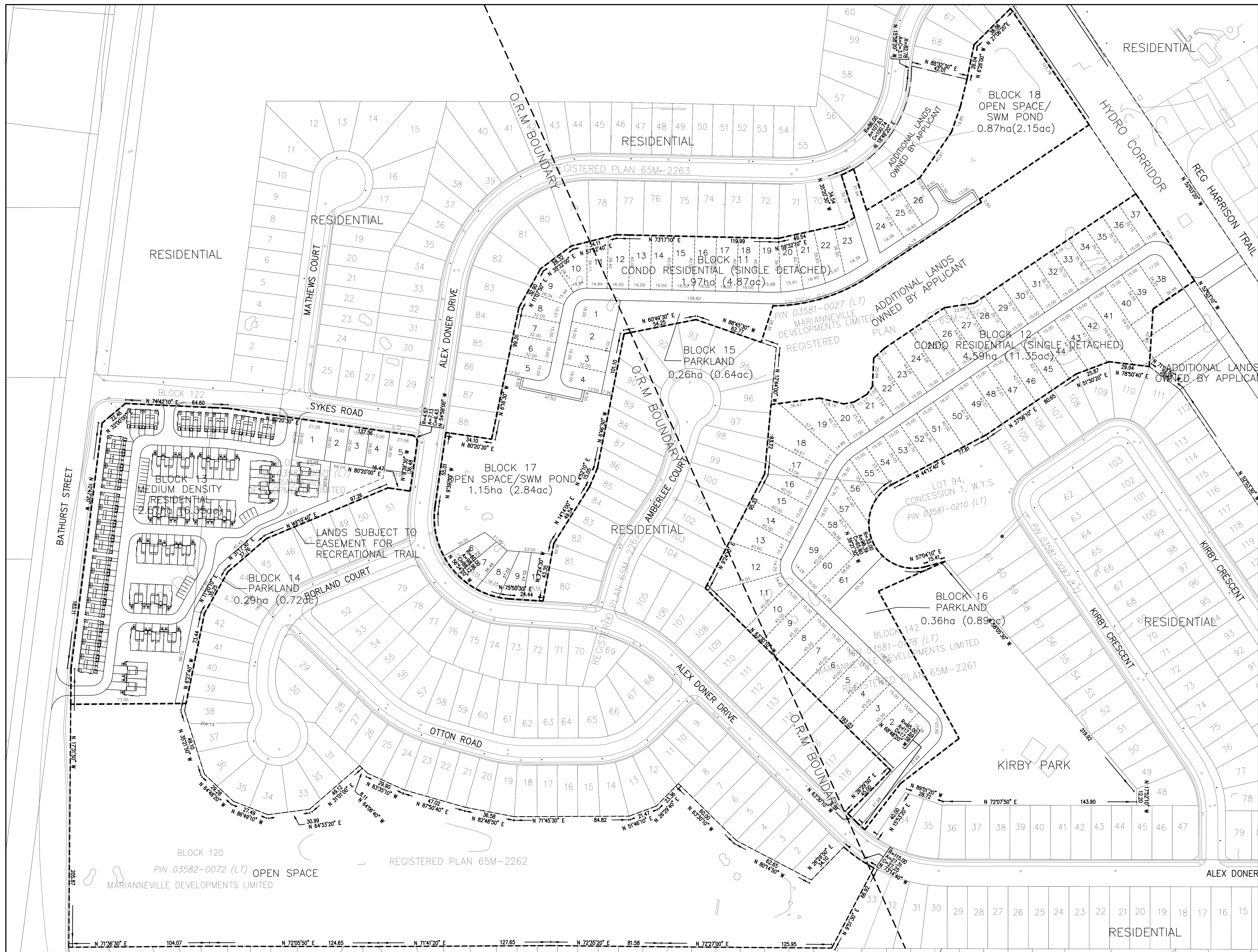
Jason Unger, Acting Director, Planning and Building Services

Dave Ruggle, Senior Planner, Community Planning

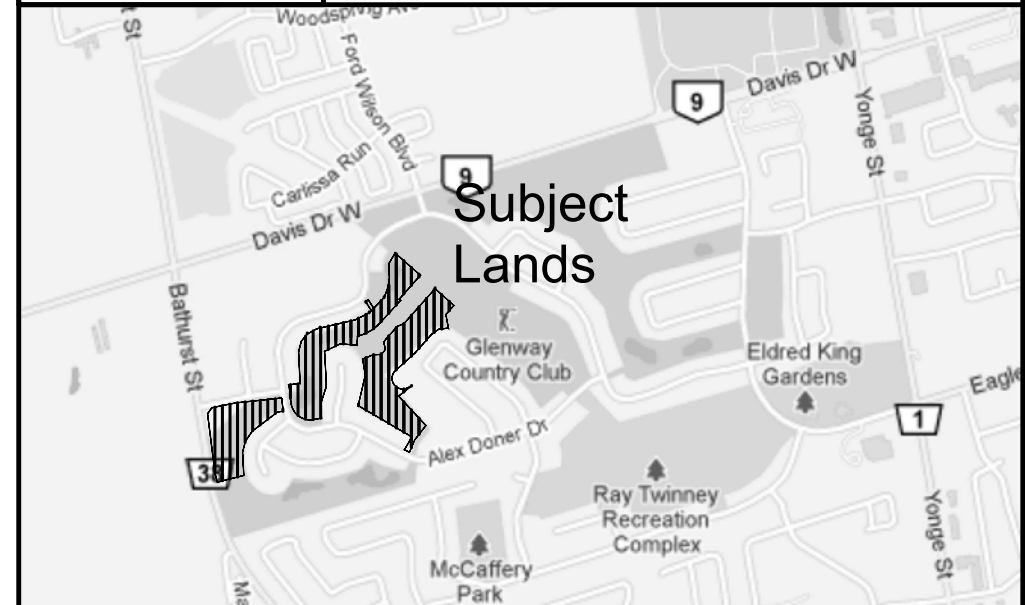
Application for Draft Plan of Subdivision Official Plan Zoning By-law Amendments Marianneville Developments Limited

Contact

For more information on this report, contact: Dave Ruggle, Senior Planner – Community Planning, at 905-953-5321, ext 2454; druggle@newmarket.ca



KEY PLAN



DRAFT PLAN OF SUBDIVISION

OF PART OF
LOT 1, RP 65M-4587
BLOCK 89, RP 65M-2263
BLOCK 120, RP 65M-2262
BLOCK 142, RP 65M-2261
 AND ALL OF
BLOCK 121 RP 65M-2262

TOWN OF NEWMARKET
REGIONAL MUNICIPALITY OF YORK

INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT

- | | |
|--------------------|---|
| A) As shown | G) As shown |
| B) As shown | H) Municipal water supply available |
| C) As shown | I) Mix of Silty Sand & Silty Clay |
| D) As listed above | J) As shown |
| E) As shown | K) All municipal services to be available |
| F) As shown | L) As shown |

PROPOSED LAND USES AND AREAS

RESIDENTIAL (LOTS 1-10)	10 units	0.576 ha
RESIDENTIAL, CONDO (BLOCKS 11-12)	87 units	6.564 ha
RESIDENTIAL, MEDIUM DENSITY (BLOCK 13)	96 units	2.565 ha
PARKLAND (BLOCKS 14-16)		0.912 ha
OPEN SPACE/STORMWATER MANAGEMENT (BLOCKS 17-18)		2.022 ha

TOTAL	193 units	12.639 ha
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OWNER'S CERTIFICATE

MARIANNEVILLE DEVELOPMENTS LIMITED
HEREBY CONSENTS TO THE FILING OF THIS PLAN IN DRAFT
FORM

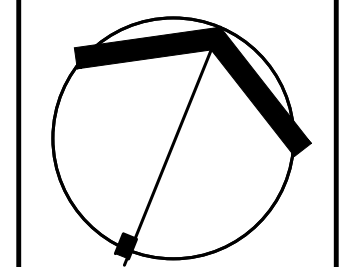
MARIANNEVILLE DEVELOPMENTS LTD., OWNER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND
TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE
ADJACENT LANDS ARE ACCURATELY SHOWN ON THIS PLAN.

Greg G. Robinson, ONTARIO LAND SURVEYOR
for J.D. BARNES LTD.

NO.	REVISION	DATE	INITIAL
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318 Wellington Road, London, Ontario N6C 4P4
Tel: (519) 474-7137 Fax: (519) 474-2284 e-mail: zp@zpplan.com

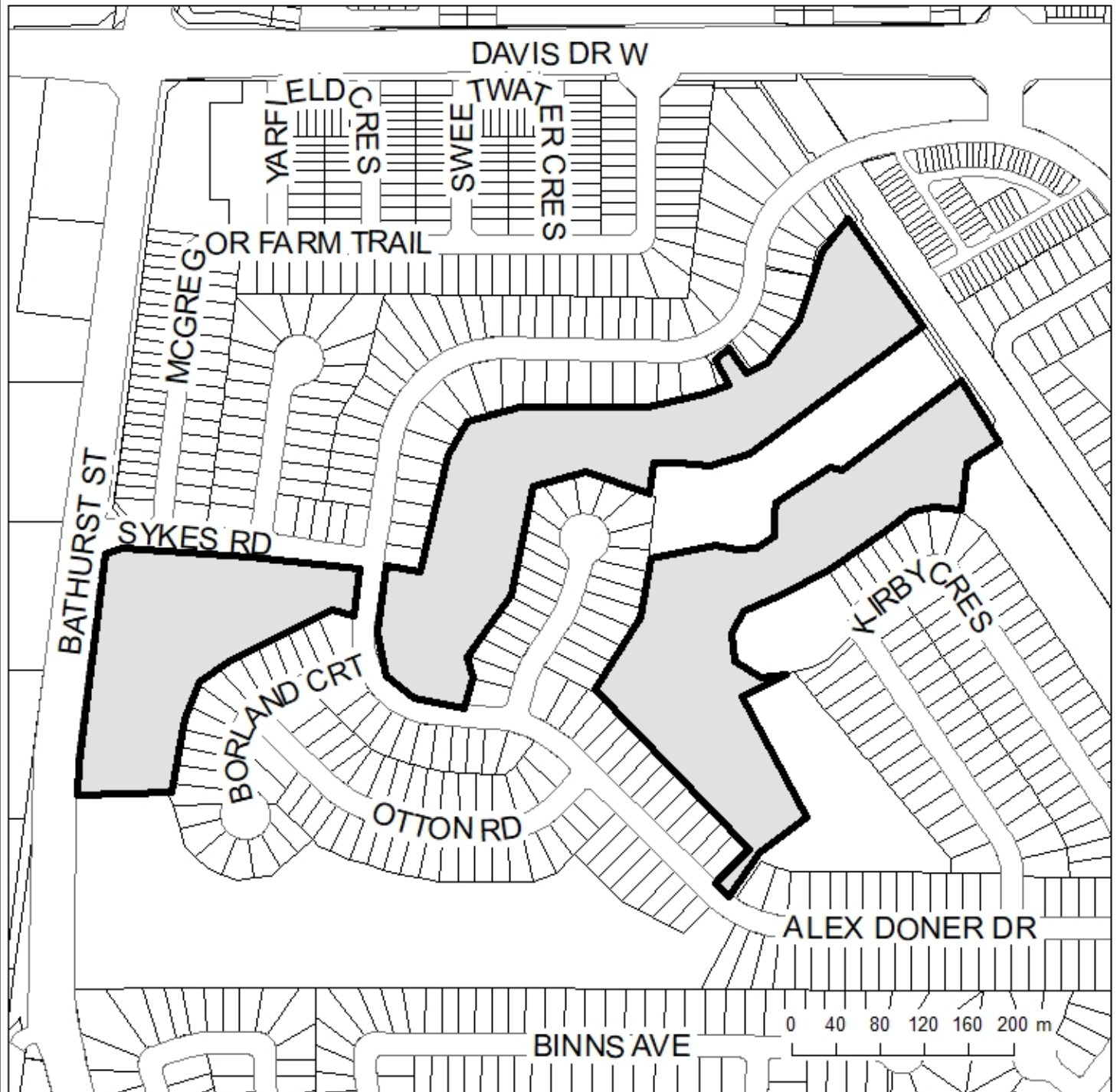
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DATE FEBRUARY 2019	SCALE 1:1,250
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LOCATION MAP

Glenway West (Marianneville)

East of Bathurst St South of Davis Dr



Subject Lands

TOWN OF NEWMARKET PLANNING DEPARTMENT



Town of Newmarket
395 Mulock Drive P.O. Box 328,
Newmarket, Ontario, L3Y 4X7

Email: info@newmarket.ca | Website: newmarket.ca | Phone: 905-895-5193

Official Plan and Zoning By-Law Amendment Glenway Blocks 164 & 165 Staff Report to Council

Report Number: 2019-77

Department(s): Planning and Building Services

Author(s): A. Slattery

Meeting Date: August 26, 2019

Recommendations

1. That the report entitled Official Plan and Zoning By-Law Amendment Glenway Blocks 164 & 165 dated August 26, 2019 be received; and,
2. That the application for Official Plan & Zoning By-Law amendment, as submitted by Marianneville Developments Limited for Blocks 164 and 165 of the Estates of Glenway Community subdivision, be referred to a statutory public meeting; and,
3. 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; and,
4. That the applicant be notified of this action.

Executive Summary

Staff have received an application to amend Official Plan 2006 and Zoning By-law 2010-40 to permit the development of stacked townhouses and live-work units on the subject lands known as Block 164 and 165 of Plan of Subdivision 65M-4587, Estates of Glenway Community. Staff have reviewed the development proposal against the relevant Provincial, Regional and local policy documents and have concluded that the proposal is sufficiently advanced to warrant referral to the required statutory public meeting.

Purpose

The purpose of this report is to provide Council with the details of the application, the comments to date, and to recommend referral of the Official Plan and Zoning By-law Amendment application to the required statutory public meeting.

Background

Subject Lands

The subject lands are located within the most northeasterly portion of the Estates of Glenway Community subdivision, as approved by the Ontario Municipal Board in 2014. Blocks 164 and 165, as outlined on Plan of Subdivision 65M-4587, are located south of Davis Drive, east of Mitchell Place and west of the GO Bus Terminal. The subject lands are currently vacant and devoid of significant natural features or vegetation. The lands have a land area of approximately 2.71 ha (6.7 acres). The surrounding land uses are as follows:

North: Future residential development lands (Sundial Homes)

East: GO Transit Station

South: Stable residential lands, single-detached dwellings

West: Emerging residential lands, townhomes



The subject lands were subject to Official Plan Amendment 16 (OPA 16) in 2014, which designated the lands to permit 4 to 6 storey apartment buildings and mixed use “live-work” units. The subject lands are currently zoned Residential with Exception (H)(R5-T-125) and retail Commercial with Exception (H)(CR-2-126), to permit apartment dwellings 4 to 6 storeys in height, an elementary school and residential uses in the form of live work units.

Proposal

The applicant is proposing to amend the Official Plan to expand the permitted uses on the subject property, to include stacked townhouse units as a permitted use. The applicant is further seeking to amend Zoning By-law 2010-40 to permit twelve townhouse buildings for residential and commercial uses, consisting of 304 dwelling units, 12 of which are proposed as live-work units.

Live-work Units

The proposed live-work units will be located on the ground floor of Buildings 1 and 2, which are situated in the northwest corner of the subject lands, closest to the intersection of Mitchell Place and Davis Drive West.

The general built form for each live-work building is similar in design; each building features a garage with both an internal access through the garage and exterior access to the dwelling unit.



The commercial units will be located facing Mitchell Place and Davis Drive, will have up to 60 square metres of commercial space, and will have pedestrian access from the abutting streets.

Parking for the live-work units will be provided in a lot at ground-level.



Residential Units

Buildings 3-13 are proposed to be developed as stacked townhouses, each consisting of 20 to 36 units, resulting in a total of 292 dwelling units. The stacked townhouses are proposed to have four habitable levels, with the lower level being partially below grade, resulting in a height of 3.5 storeys. The stacked townhouse buildings will consist of one, two and three bedroom units.

The stacked townhouse dwellings are similar in design to the proposed-live-work units, however the stacked townhouses buildings do not include an attached garage.

Parking for the residential units will be provided in an underground parking garage, with visitor parking spaces located at ground-level.



Open Space

The proposed development includes a strip of open space along the southerly portion of the subject lands, which is consistent with the previously approved development concept. The open space strip is approximately 30 metres in width and is proposed to act as a buffer space between the proposed stacked townhouses and the existing single-detached dwellings to the south of the subject lands. This open space area will act as a private park area for residents.

The applicants are also proposing amenity spaces in the centre of the development and in the northwest corner of the subject lands, abutting Davis Drive and Mitchell Place.

Parking and Transportation

The majority of parking for the stacked townhouse units is proposed to be located underground, with the access point located centrally. Parking for the commercial units and visitor parking will be provided in lots at grade level.

Access to the subject lands is proposed from an all turns access on Mitchell Place to the west, which connects to a signalized connection to Davis Drive West. Emergency access will be designed through a hard-surface landscaped area in the northwesterly corner of the site.

Pedestrian access points are planned from Mitchell Place and Davis Drive.

The subject lands are located adjacent to the GO Bus Terminal, and are located on the VIVA transit route along Davis Drive, providing public transit options for residents.

Discussion

The following section will review the development proposal against applicable planning policy.

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 Provincial Policy Statement sets the policy foundation for regulating the development and use of land. It also supports the provincial goal of enhancing the quality of life for Ontario citizens.

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.

The Provincial Policy Statement is intended to be read in its entirety and the relevant policies are to be applied to each situation.

The policies set out in the PPS outline how healthy, liveable and safe communities are to be sustained. This includes promoting efficient development and land use patterns which sustain financial well-being of the Province and municipalities over the long term, and accommodating an appropriate range and mix of residential, employment, recreation, park and open space and other uses to meet long term goals.

The policies also direct municipalities to provide for a range and mix of housing types and densities, including implementing minimum targets for affordable housing and facilitating diverse forms of housing and residential intensification.

The proposed development is consistent with the PPS by providing a mix of housing types within the settlement area of the Town of Newmarket. Stacked townhouses and live-work units represent a newer type of residential development that is more compact and generally more affordable than traditional low-density residential development, such as single-detached dwellings. The proposal provides for a compact form allowing for the efficient use of land and infrastructure, and promotes the use of active transportation and public transit options.

A Place to Grow – Growth Plan for the Greater Golden Horseshoe

The Growth Plan for the Greater Golden Horseshoe 2019 (Growth Plan) provides a framework for implementing the Government of Ontario's vision for building stronger, prosperous communities by better managing growth in the region. It demonstrates the ways in which our cities, suburbs, towns and villages will grow over the long term. The Growth Plan guides decisions on a wide range of issues, including transportation, infrastructure planning, land-use planning, urban form, housing, natural heritage and resource protection.

Regional and municipal plans are required to conform to the Growth Plan, as well as decisions on individual planning applications.

The Growth Plan identifies an Urban Growth Centre in Newmarket, the boundaries of which are generally surrounding the intersection of Yonge Street and Davis Drive and are more specifically delineated in the local Official Plan. The Growth Plan sets a target of 200 residents and jobs per hectare for the Newmarket Centre Urban Growth Centre. The proposed development lands are located adjacent to the boundaries of the Urban Growth Centre, along Davis Drive.

The Growth Plan contains policies directing municipalities to create complete communities, reduce the dependence on private automobile through mixed-use and transit-supportive development; provide for high quality public spaces; support transit, walking, and cycling; implement minimum affordable housing targets in accordance with the PPS; and achieve an appropriate transition of built form to adjacent uses.

This development proposal aligns with the objectives of the Growth Plan by:

- providing a mix of built forms;
- seeking to meet affordable housing targets;
- providing a range of size and types of dwelling units; and
- supporting transportation demand management through its proximity to the Davis Drive corridor and accessibility of public transit options.

York Region Official Plan

Development applications in the Town of Newmarket are required to conform to the York Region Official Plan (YROP). The YROP designates the subject lands as part of the “Urban Area”, which is the primary area for accommodating growth. A minimum of 40% of all residential development in York Region is to occur within the built-up area, which includes the subject lands. This application supports the achievement of this target.

In addition, the application generally supports the YROP policies related to intensification. The application supports the YROP policy of permitting a mix and range of housing types, lot sizes, unit sizes, functions, tenures, and levels of affordability. Based on its location adjacent to Davis Drive, the application supports the YROP targets of locating 50 percent of residents within 200 metres of a transit stop, and 90 percent of residents within 500 metres of a transit stop.

The Region of York has provided comments on the proposed development application which are addressed further in this report.

Official Plan Considerations

The subject lands are designated Emerging Residential on Schedule “A” Land Use of the Newmarket Official Plan. Section 3.0 Residential Areas, of the Town’s Official Plan describes the two types of residential designations, Stable Residential and Emerging Residential. Stable Residential areas currently have a mix of housing forms including rowhouses, townhouses, duplexes, fourplexes, apartments and other multi-unit buildings, however, only permit single detached and semi detached dwellings through

new infill development. Emerging Residential areas permit single detached and semi detached dwellings, however townhomes are also permitted provided the use is appropriately justified. The policies of the plan direct new developments of these forms to the Urban Centres and the Emerging Residential areas, where appropriate, in order to manage change in a manner that will maintain neighbourhood character.

Emerging Residential areas represent future residential areas that are in the process of being developed or are anticipated to be developed but will eventually become Stable Residential areas. These areas may develop at low densities similar to the Stable Residential areas while providing for a range of innovative and affordable housing types, zoning standards and subdivision designs.

The objective of the Emerging Residential designation is to provide for a range of residential accommodation by housing type, tenure, size, location and price ranges to help satisfy the Town's housing needs; and to encourage the provision for a range of innovative and affordable housing types, zoning standards and subdivision designs.

In 2014, the subject lands were subject to Official Plan Amendment 16 (OPA 16), which was approved by the Ontario Municipal Board and adopted by the Town of Newmarket on November 18th, 2014. The purpose of OPA 16 was to change Schedule "A" Land Use Designations" as it related to parts of the former Glenway Country Club lands, and to add a special policy to Section 33 Emerging Residential Areas. The special policy reads as follows:

Town of Newmarket Official Plan Section 3.3.2.5:

Within the Emerging Residential Area located on Davis Drive, immediately west of the GO Bus Terminal, permitted uses shall also include 4 to 6 storey apartment buildings and mixed use "live-work" units.

The applicant is proposing to re-designate the subject lands to permit stacked townhouse dwellings opposed to the 4 to 6 storey apartment buildings that were previously approved by OPA 16. The applicants are looking to maintain the "live-work" units as a permitted use on the subject lands.

The proposal has been designed to include a landscaped buffer strip of approximately 30 metres along the southerly boundary of the site where it abuts existing residential dwellings. In addition, a 1.8 metre high wood privacy fence is proposed to be constructed 0.3 metres inside the property line along the southerly lot boundary.

The Official Plan would encourage this type of development within the Emerging Residential designation which looks to provide for a range of residential accommodations, including stacked townhouse development.

Compatibility and Site Suitability

The existing neighbourhood is a mix of low to medium density dwellings. To the south of the subject lands are Stable Residential lands, consisting of single-detached dwellings.

To the west and southwest of the subject lands there are Emerging Residential lands, consisting of townhouses dwellings currently under construction. To the north of the subject lands, across Davis Drive, are Emerging Residential lands, currently proposed for future townhome development. The applicants have proposed a 30 metre open space area between the proposed stacked townhouses and the existing single-detached dwellings, as well as a 1.8 metre high wood privacy fence, to act as a buffer between the two land uses.

From Davis Drive, the proposed stacked townhouse units will be similar in style and massing to the townhouse development to the west, and the proposed townhouse development to the north, creating a similar streetscape.

With regard to the physical suitability of the site to accommodate the proposed development, Engineering Services have reviewed the grading, water distribution, sanitary service and stormwater, and have indicated that the proposed use can be graded and serviced in an acceptable manner.

Zoning By-law Considerations

The subject property is currently zoned Residential with Exception (H)(R5-T-125) and retail Commercial with Exception (H)(CR-2-126). The zoning for the subject property was approved by the Ontario Municipal Board in 2014, and amended by By-law number 2014-25.

The R5-T-125 zone permits apartment dwellings 4 to 6 storeys in height. The zone also permits an elementary school in accordance with the I-B zone regulations.

The CR-2-126 zone permits residential uses in the form of live work units, and commercial uses including the following: art gallery, studio, personal service shop, retail store, and office, as well as an elementary school.

The applicant is proposing to replace the existing R5-T-125 and CR-2-126 zones with a consolidated Residential Exception Zone (R5-T-125). The R5-T-125 zone would consolidate the permissions for the existing R5-T-125 and CR-2-126 zones, would add stacked townhouses as a permitted use, including site specific regulations, and remove elementary school as a permitted use. The proposed zone defines which part of the subject lands may be used for the live work units, specifying a depth of 80 metres from Mitchell Place.

Roads and Traffic

The submitted Traffic Impact Study has been reviewed by Engineering Services, who have concurred that the proposed OPA and ZBA will not have a significant impact on the previously approved Transportation Impact Study. They note that the Transportation Demand Management Plan is acceptable, subject to the Region's approval of the recommendations outlined in the report.

Stormwater Management and Storm Drainage

Engineering Services have indicated that the subject site is designed to outlet to Pond 4 of the Glenway subdivision. They note that the imperviousness level of the revised site is higher than that allocated in the subdivision design. As such, an on-site underground storage chamber is proposed to provide adequate quantity control. It is noted that no additional measures are required for quality control, as the pond as designed can provide the adequate level of quantity control. Engineering Services note that the following items are to be addressed at the Site Plan Application stage:

- Detailed calculations for the runoff coefficients and imperviousness
- Any permanent dewatering from the underground parking is to be discussed and accommodated in the stormwater management design
- Additional Low Impact Development measures are to be reviewed and implemented during the detailed engineering design stage

Sanitary Drainage, Water Servicing and Grading

Engineering Services note that changes may be required of the calculations for proposed flows of the development, however this should be addressed at the detailed design stage. It is noted that the proposed watermain system is sufficient to support the proposed use and justification for the proposed watermain size should be provided at the Site Plan stage. Additional details regarding grading will also be required at the Site Plan stage.

Noise

The submitted Noise Impact Study has been reviewed and engineering staff have concurred that the proposed development noise can be accommodated with mitigation measures, and that additional comments will need to be addressed at the Site Plan stage.

Vibration

On March 18 2019, staff brought forward Report 2019-29 to Council recommending vibration impact assessments be required as part of a complete application for development proposals. As the pre-consultation for the proposed development was held June 2018, prior to this process being approved, a vibration impact assessment had not been established as a requirement for a complete application. Staff will be contacting the applicant and requesting a vibration impact assessment be submitted to the Town for review.

Environmental Site Assessment

The submitted Phase One and Two Environmental Site Assessments have been reviewed by Engineering Services. It is noted that the proposed change use of land will have no bearing on the Record of Site Condition filed with the Ministry.

Department and Agency Comments

The development proposal has been circulated internally and externally to the public and the Town's review partners. Many of the comments provided are outlined in the discussion section above. Additional comments from several review partners are provided below for greater context.

York Region

Staff from the Regional Municipality of York have provided comments on the application. They note that they have no objections to the Official Plan Amendment and Zoning By-law Amendment, and that they are of the opinion that the proposal appears to be a routine matter of local significance and will not adversely affect Regional planning policies or interests, and could potentially qualify for an exemption from Regional approval.

Technical comments from York Region will be addressed through the appropriate planning tools.

Engineering Services

Staff from Engineering Services have provided comments on the application outlined in the above section.

Lake Simcoe Region Conservation Authority

The Lake Simcoe Region Conservation Authority (LSRCA) has reviewed the application in accordance with the Natural Heritage and Natural Hazard policies of the Provincial Policy Statement (PPS), the Greenbelt Plan, the Lake Simcoe Protection Plan (LSPP), and Ontario Regulation 179/06 under the Conservation Authorities Act, and have provided comments applicable to the application.

The LSRCA notes they are in the process of reviewing the submitted materials and technical comments will follow under a separate cover once technical review has been completed. These will be provided to inform the preparation of the subsequent detailed design submission (Site Plan) for these lands.

Based on the review of the submitted information, the LSRCA does not object to the approval of this Application for Official Plan and Zoning By-Law Amendment.

Other Review Partners

- The York Region District School Board has been advised of the application and they have noted that they have no objections to the approval of the proposed OPA and ZBA.
- Canada Post has been advised of the application and they have noted they do not have any comments at this time.

- The Southlake Regional Health Centre has been advised of the application and they have noted the ongoing need for capital investment and public support to meet the needs of the region's growing population.

Conclusion

The subject application for Official Plan and Zoning By-Law Amendment for Blocks 164 & 165 of the Estates of Glenway Community subdivision is sufficiently advanced to warrant its referral to a statutory public meeting.

Business Plan and Strategic Plan Linkages

This development proposal relates to the vision, mission and strategic priorities of the Town of Newmarket by providing opportunities for varied housing types, affordability and densities, utilizing ongoing community engagement, managing traffic and growth, and promoting safe and active transportation.

Consultation

The Official Plan and Zoning by-law Amendment application has been provided to the Town's review partners per standard practice. Notice has been provided to persons and bodies as required by Ontario Regulation 545/06 of the Planning Act.

The recommendations of this report refer the applications to the statutory public meeting as required by the Planning Act.

Human Resource Considerations

N/A

Budget Impact

The appropriate planning application fees have been received for the Official Plan Amendment and Zoning By-law Amendment. The Town will also receive revenue from development charges and assessment revenue with the development of this proposal in the event the applications are approved.

Attachments

- Location Map
- Proposed Site Plan
- Proposed Conceptual Landscape Plan
- Perspective Elevations

Approval

Alannah Slattery, BES, MCC

Planner and Secretary-Treasurer, Planning and Building Services

Jason Unger, MCIP RPP

Acting Director, Planning and Building Services

Peter Noehammer, P.Eng

Commissioner, Development & Infrastructure Services

Contact

Alannah Slattery, Planner and Secretary-Treasurer, aslattery@newmarket.ca

LOCATION MAP

Marianneville Blocks 164 and 165 (Glenway)



 Subject Lands



TOWN OF NEWMARKET PLANNING DEPARTMENT



THE KING'S HIGHWAY NO. 9 KNOWN AS DAVIS DRIVE WEST



THESE DRAWINGS ARE NOT TO BE SCALED:
ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR
TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES
MUST BE REPORTED DIRECTLY TO SRN ARCHITECTS INC.

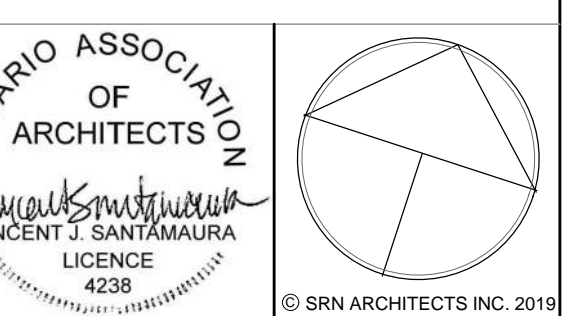
DATE:	ISSUED FOR:
15/12/17	CONCEPT SITE PLAN
24/01/18	CONCEPT SITE PLAN
13/03/18	CONCEPT SITE PLAN
04/04/18	CONCEPT SITE PLAN
26/04/18	CLIENT REVIEW
31/10/18	CLIENT REVIEW
06/12/18	CLIENT REVIEW
13/12/18	CLIENT REVIEW
19/12/18	ISSUED FOR ZONING REVIEW
22/01/19	CLIENT REVIEW

ADDITIONAL NOTES:

PRELIMINARY CONCEPT ONLY

[illegible]

8395 JANE STREET, SUITE 202
VAUGHAN, ONTARIO. L4K 5Y2
PHONE: 905.417-5515 FAX: 905.417-5517



**MARIANNEVILLE
DEVELOPMENTS LIMITED**
26 LESMIL ROAD, UNIT 3
TORONTO, ONTARIO. M3B 2T5
(P) 416.733.3128 (F) 416.733.3129

PROJECT:
MIXED-USE RESIDENTIAL
GLENWAY NEWMARKET

AWING TITLE:
CONCEPT SITE PLAN

DATE: 03/04/18 SCALE: 1:250

AWN BY: N.W.	CHECKED BY: G.P.R.
JECT NUMBER:	DRAWING NUMBER:

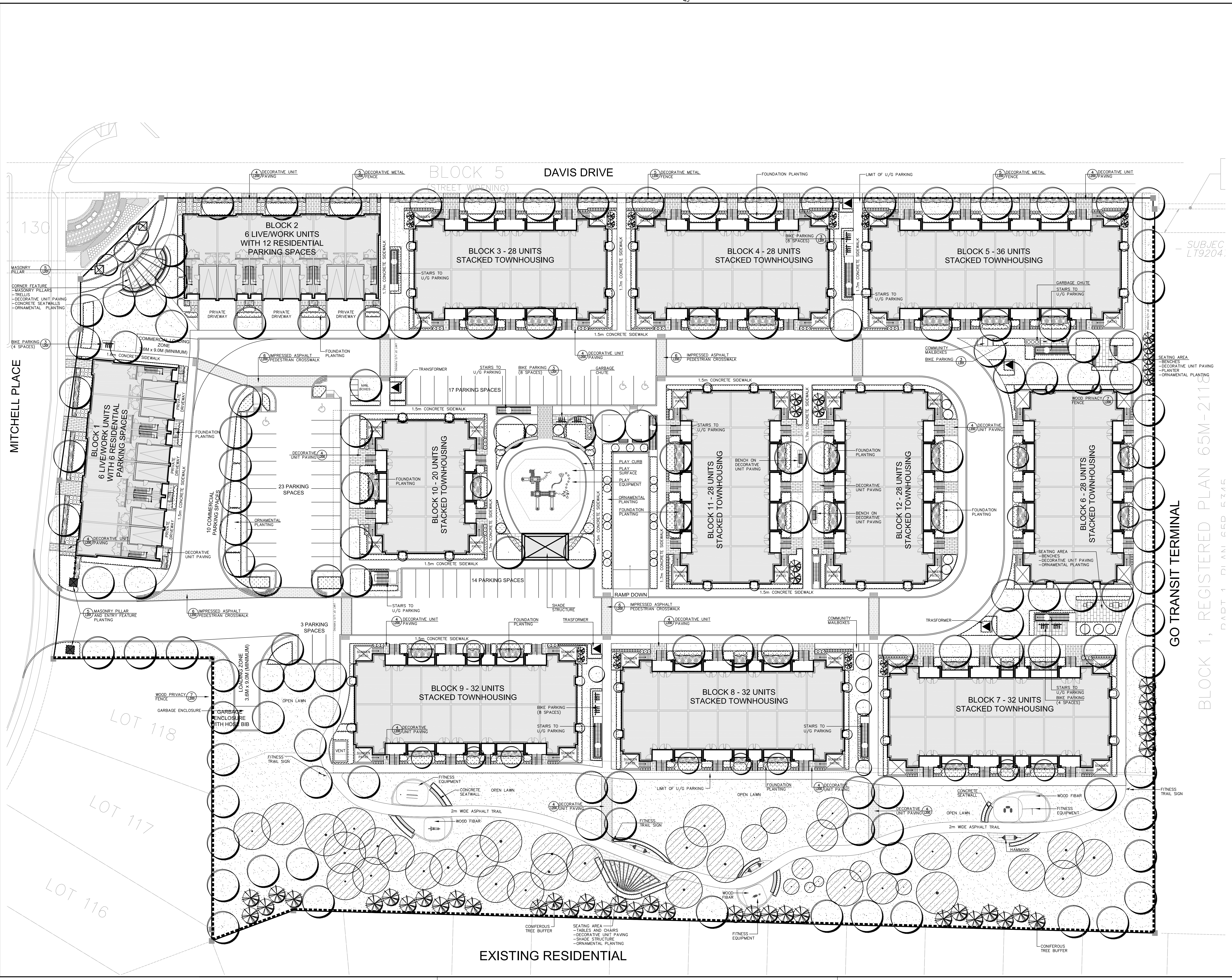
S17066	A100
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SITE STATISTICS		
TOTAL SITE AREA	2.71 ha / 27,070 SQ.M.	
LOT AREA (NET)	2.71 ha / 27,070 SQ.M. (100%)	
FSI (GFAI/OT)	1.12	
DENSITY (UPH)	112	
BUILDING AREA	8232.7 SQ.M.	(30.41%)
LANDSCAPED AREA	14,230.6 SQ.M.	(52.57%)
PAVED AREA	4606.7 SQ.M.	(17.02%)

BUILDING STATISTICS:			
	UNITS PER BLOCK	BUILDING FOOTPRINT	BUILDING GFA
BLOCK 1	6 LIVE/WORK UNITS	587.1 SQ.M.	1,494.1 SQ.M. (16,082 SQ.F.T.)
BLOCK 2	6 LIVE/WORK UNITS	587.1 SQ.M.	1,494.1 SQ.M. (16,082 SQ.F.T.)
BLOCK 3	28 UNITS	637.0 SQ.M.	2,824.0 SQ.M. (28,245 SQ.F.T.)
BLOCK 4	28 UNITS	637.0 SQ.M.	2,824.0 SQ.M. (28,245 SQ.F.T.)
BLOCK 5	36 UNITS	834.3 SQ.M.	3,427.3 SQ.M. (36,887 SQ.F.T.)
BLOCK 6	28 UNITS	637.0 SQ.M.	2,824.0 SQ.M. (28,245 SQ.F.T.)
BLOCK 7	32 UNITS	750.0 SQ.M.	3,030.0 SQ.M. (32,615 SQ.F.T.)
BLOCK 8	32 UNITS	750.0 SQ.M.	3,030.0 SQ.M. (32,615 SQ.F.T.)
BLOCK 9	32 UNITS	750.0 SQ.M.	3,030.0 SQ.M. (32,615 SQ.F.T.)
BLOCK 10	20 UNITS	442.2 SQ.M.	1,820.5 SQ.M. (19,596 SQ.F.T.)
BLOCK 11	28 UNITS	637.0 SQ.M.	2,824.0 SQ.M. (28,245 SQ.F.T.)
BLOCK 12	28 UNITS	637.0 SQ.M.	2,824.0 SQ.M. (28,245 SQ.F.T.)
TOTAL	304 UNITS (292 STACKED + 12 LIVE/WORK UNITS)	7,840.7 SQ.M.	30,616.0 SQ.M. (327,721 SQ.F.T.)
UNDERGROUND GARAGE GFA		16,348.9 SQ.M. (175,958 SQ.F.T.)	

UNIT TYPE	NUMBER	PERCENT
LIVE/WORK	12	3.9%
1 BEDROOM	80	26.3%
2 BEDROOM	172	56.6%
3 BEDROOM	40	13.2%
TOTAL:	304	100%



GENERAL NOTES

- VERIFY ALL DIMENSIONS.
- DO NOT SCALE DRAWINGS.
- REPORT ANY DISCREPANCIES, DISCOVERED ERRORS, OR OMISSIONS TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
- IT IS ADVISED THAT CONTRACTORS CONTACT THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION TO ENSURE THE USE OF THE LATEST REVISED DRAWINGS.
- DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE LANDSCAPE ARCHITECT.

LEGEND

- EXISTING TREES TO BE PRESERVED
- PROPOSED DECIDUOUS TREE
- PROPOSED LARGE DECIDUOUS SHRUB
- PROPOSED CONIFEROUS TREE
- DECIDUOUS SHRUBS
- ORNAMENTAL GRASS AND PERENNIAL PLANTING
- CONIFEROUS SHRUBS
- SODDING
- CONCRETE SEATWALL
- BENCH
- BIKE RACK
- METAL FENCE
- MASONRY PILLAR

No.	DATE	REVISION	BY
1.	2019-04-03	Issued for Submission	s.m.

It is the responsibility of the Contractor and/or Owner to ensure that the drawings with the latest revisions are used for construction.

STRYBOS BARRON KING
LANDSCAPE ARCHITECTURE

5770 HURONTARIO STREET, SUITE 320
MISSISSAUGA, ONTARIO, L4R 3G5
T: 416.695.4949 F: 905.712.3101
WWW.STRYBOS.COM

PROJECT:

MIXED-USE RESIDENTIAL
MITCHELL PLACE
NEWMARKET, ONTARIO

DRAWING TITLE:

PRELIMINARY LANDSCAPE PLAN

SCALE: 1 : 250	PROJECT No. 18-5237
DATE: NOV 28, 2018	DRAWING No. L100
DRAWN BY: SS	
CHECKED BY: BB	

DATE:	ISSUED FOR:
15/12/17	CONCEPT SITE PLAN
24/01/18	CONCEPT SITE PLAN
13/03/18	CONCEPT SITE PLAN
04/04/18	CONCEPT SITE PLAN
26/04/18	CLIENT REVIEW
31/10/18	CLIENT REVIEW
06/12/18	CLIENT REVIEW
13/12/18	CLIENT REVIEW
19/12/18	ISSUED FOR ZONING REVIEW
22/01/19	CLIENT REVIEW

ADDITIONAL NOTES:

PRELIMINARY CONCEPT ONLY



1 FRONT ELEVATION - BLOCKS 3, 4, 6, 11 AND 12
A400 SCALE: 1:75


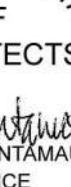
2 SIDE ELEVATION - BLOCKS 3, 4, 6, 11 AND 12
A400 SCALE: 1:75



3 REAR ELEVATION - BLOCKS 3, 4, 6, 11 AND 12
A400 SCALE: 1:75

4 SIDE ELEVATION - BLOCKS 3, 4, 6, 11 AND 12
A400 SCALE: 1:75

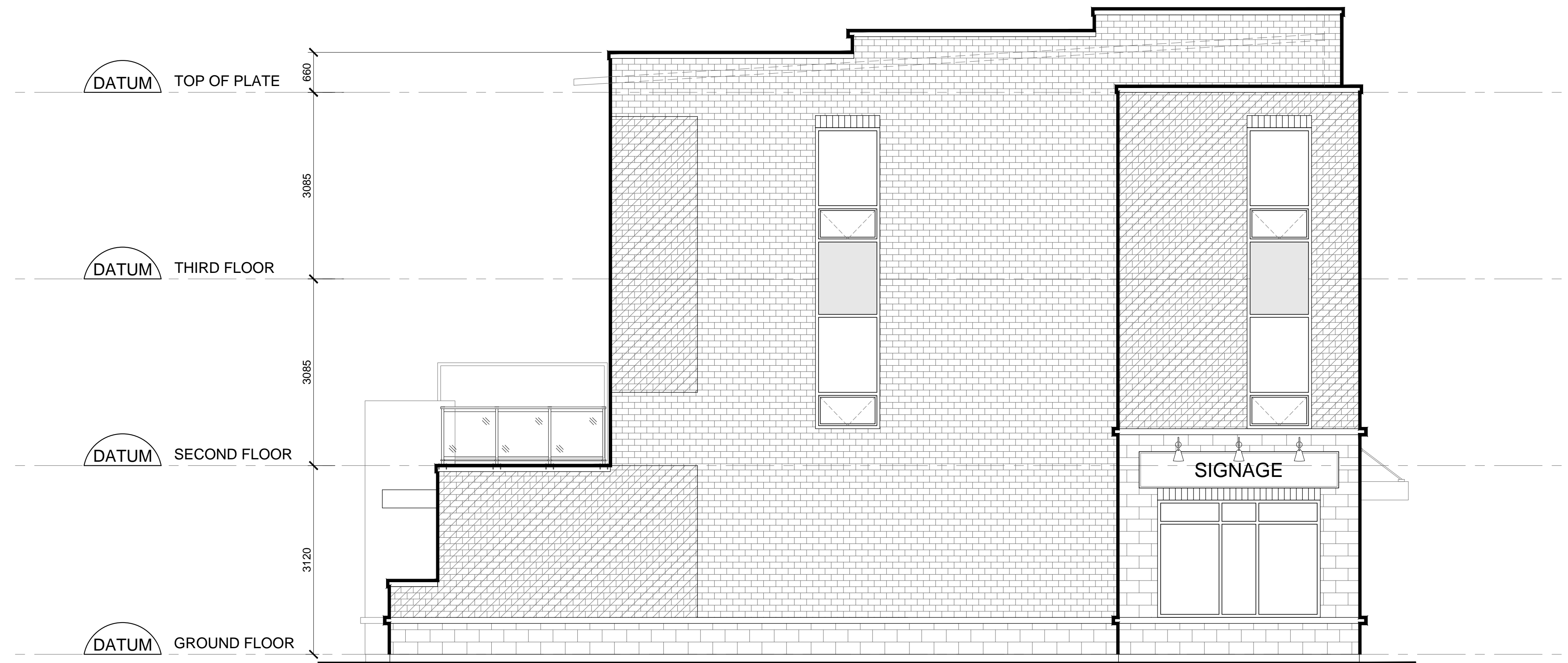
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 SRN architects Inc.	
8395 JANE STREET, SUITE 202 VAUGHAN, ONTARIO, L4K 5Y2 PHONE: 905.417-5515 FAX: 905.417-5517	
ASSOCIATION OF ARCHITECTS OF ONTARIO 100 KING ST. W. SUITE 1000 TORONTO, ONT. M5X 1C5	
MARIANNEVILLE DEVELOPMENTS LIMITED 26 LESMILL ROAD, UNIT 3 TORONTO, ONTARIO, M3B 2T5 (416) 733.3128 (P) 416.733.3129	
PROJECT: MIXED-USE RESIDENTIAL GLENVIEW NEWMARKET	
DRAWING TITLE: TOWNHOUSES ELEVATIONS	
DATE: 17/12/18 DRAWN BY: N.W. PROJECT NUMBER:	SCALE: 1/75 CHECKED BY: G.P.R. DRAWING NUMBER:

DATE:	ISSUED FOR:
15/12/17	CONCEPT SITE PLAN
24/01/18	CONCEPT SITE PLAN
13/03/18	CONCEPT SITE PLAN
04/04/18	CONCEPT SITE PLAN
26/04/18	CLIENT REVIEW
31/10/18	CLIENT REVIEW
06/12/18	CLIENT REVIEW
13/12/18	CLIENT REVIEW
19/12/18	ISSUED FOR ZONING REVIEW
22/01/19	CLIENT REVIEW

ADDITIONAL NOTES:

PRELIMINARY CONCEPT ONLY





1 LIVE/WORK : SIDE ELEVATION
A406 SCALE: 1:50



2 LIVE/WORK : FRONT ELEVATION
A406 SCALE: 1:50

[illegible]

 <p>BARN architects Inc.</p> <p>8395 JANE STREET, SUITE 202 VAUGHAN, ONTARIO, L4K 5Y2 PHONE: 905.471-5515 FAX: 905.471-5517</p>	
<p>ONARIO ASSOCIATION OF ARCHITECTS</p> <p><i>Ontario Architects</i></p> <p>100 KING STREET WEST, SUITE 1000 TORONTO, ONTARIO M5X 1C5 TEL: 416-967-8888 WWW.OA-ONTO.COM</p>	 <p>© BARN ARCHITECTS INC. 2019</p>
<p>MARIANNEVILLE DEVELOPMENTS LIMITED</p> <p>26 LESLIE ROAD, UNIT 13 TORONTO, ONTARIO, M3B 2T5 (P) 416.733.3128 (F) 416.733.3129</p>	
<p>SUBJECT:</p> <p>MIXED-USE RESIDENTIAL GLENVIEW NEWMARKET</p>	
<p>DRAWING TITLE:</p> <p>LIVE/WORK ELEVATIONS</p>	
<p>DATE: 04/01/19</p> <p>DRAWN BY: N.W.</p> <p>PROJECT NUMBER:</p>	<p>SCALE: 1:50</p> <p>CHECKED BY: G.P.R.</p> <p>DRAWING NUMBER:</p>
<p>S17066 A406</p>	

DATE:	ISSUED FOR:
15/12/17	CONCEPT SITE PLAN
24/01/18	CONCEPT SITE PLAN
13/03/18	CONCEPT SITE PLAN
04/04/18	CONCEPT SITE PLAN
26/04/18	CLIENT REVIEW
31/10/18	CLIENT REVIEW
06/12/18	CLIENT REVIEW
13/12/18	CLIENT REVIEW
19/12/18	ISSUED FOR ZONING REVIEW
22/01/19	CLIENT REVIEW

ADDITIONAL NOTES:

PRELIMINARY CONCEPT ONLY

[illegible]

SRN architects inc.

8395 JANE STREET, SUITE 202
VAUGHAN, ONTARIO, L4K 5Y2
PHONE: 905.417-5515 FAX: 905.417-5512

**ASSOCIATION
OF
ARCHITECTS**

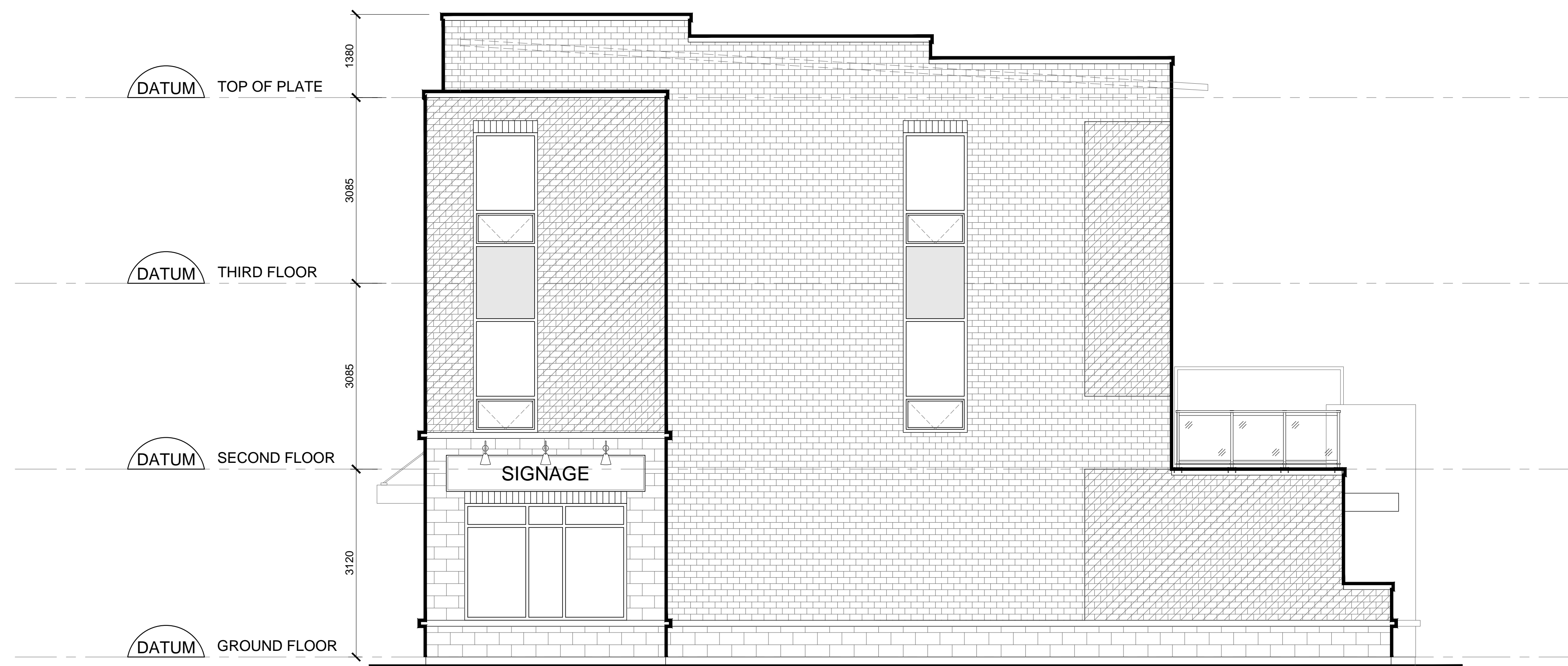
MARIANNEVILLE
CENT J. SANTAMAURO
LICENCE
4238

© SRN ARCHITECTS INC. 2019

OBJECT:
MIXED-USE RESIDENTIAL
GLENWAY NEWMARKET

DATE: 04/01/19	SCALE: 1:50
DRAWN BY: N.W.	CHECKED BY: G.P.R.
PROJECT NUMBER:	DRAWING NUMBER:

S17066	A407
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1 LIVE/WORK : SIDE ELEVATION
A407 SCALE: 1:50



2 LIVE/WORK : REAR ELEVATION
A407 SCALE: 1:50



Town of Newmarket
395 Mulock Drive P.O. Box 328,
Newmarket, Ontario, L3Y 4X7

Email: info@newmarket.ca | Website: newmarket.ca | Phone: 905-895-5193

Site Specific Exemption to Interim Control By-law 2019-04 for 170 Victoria Street

Staff Report to Council

Report Number: 2019-74

Department(s): Development and Infrastructure Services/Planning and Building Services

Author(s): A. Slattery

Meeting Date: August 26, 2019

Recommendations

1. That the report entitled Site Specific Exemption to Interim Control By-law 2019-04 for 170 Victoria Street dated August 26, 2019 be received; and,
2. That Council approve the requested site-specific exemption to Interim Control by-law 2019-04 for 170 Victoria Street and adopt the attached exemption by-law.

Purpose

The purpose of this report is to recommend to Council the approval of a site specific amendment to Interim Control By-law 2019-04 for subject property 170 Victoria Street

Background

Council passed Interim Control By-law 2019-04 on January 21, 2019. On May 27, 2019 Council approved a Site Specific Exemption Process for Interim Control By-law 2019-04. The exemption process consists of the review of proposed residential dwellings or additions within the subject area of the Interim Control By-law on a case-by-case basis, to determine their compatibility with existing neighbourhood character. Council approval is required to grant a site-specific exception from the Interim Control By-law.

Discussion

On June 10th, 2019, Planning Services received a request for exemption from Interim Control By-law 2019-04, for subject property 170 Victoria Street. The applicant is

Site Specific Exemption to Interim Control By-law 2019-04 for 170 Victoria Street

proposing to demolish the existing 1-storey single detached dwelling, and re-construct a two-storey single-detached dwelling in the same building footprint. A map of the subject property can be found attached to this report.

A minor variance was granted for the subject property in July, 2018. The minor variance requested the following relief from Zoning By-law 2010-40, as amended by By-law Number 2013-30:

1. Relief from Zoning By-law 2010-40, as amended by By-law Number 2013-30, Development Standards to permit a lot coverage of 34.30% for a 2-storey dwelling, whereas the By-law permits a maximum lot coverage of 25% for a 2-storey dwelling;
2. Relief from Zoning By-law 2010-40, as amended, Section 6.2.2 Zone Standards Regulatory Set "D" to permit an interior side yard setback of 1.36m for a 2-storey dwelling, whereas the By-law requires a minimum interior yard setback of 1.8m for a 2-storey dwelling; and
3. Relief from Zoning By-law 2010-40, as amended, Section 6.2.2 Zone Standards Regulatory Set "D" to permit an exterior side yard setback of 1.46m, whereas the By-law requires a minimum exterior side yard setback of 6.0m.

The proposed second storey addition would increase the gross floor area from approximately 76.11 square metres to approximately 150.39 square metres. The proposed addition would increase the building height from approximately 6.10 metres to approximately 9.90 metres. The proposal can be found attached to this report.

Staff have reviewed the proposal and provide the following comments based on the exemption process as approved by Council.

Physical Character

- The subject property is zoned Residential Exception (R1-D-119) Zone which permits a maximum height of 10.0 metres for a two-storey dwelling. The proposed addition will increase the dwelling height to approximately 9.90 metres.
- The design of the roof of the proposed addition is consistent with existing slopes, ridges and rooflines of the neighbouring properties.
- Although the proposed re-construction will increase the gross floor area from 76.11 square metres to 150.39 square metres, the dwelling will be constructed using the existing building footprint and will be appropriate relative to the size of the lot.
- The proposed two-storey dwelling will be consistent in size with neighbouring properties.
- The proposed dwelling will meet the zoning requirements of Minor Variance Application D13-A15-18, and all other requirements of Zoning By-law 2010-40.
- The proposed dwelling will not result in over-development of the lot.

Site Specific Exemption to Interim Control By-law 2019-04 for 170 Victoria Street

Streetscape Character

- The design of the proposed dwelling (style, height, mass) will result in a dwelling in-keeping with the existing character of the neighbourhood, which is comprised of moderately-sized single- and two-storey dwellings along Victoria and Park Avenue.
- The proposed re-construction will be built within the same footprint of the existing building, maintaining existing street lines and a uniform built form.
- The proposed dwelling will not significantly change the character of the streetscape, which is comprised of single- and two-storey dwellings.

Town staff are of the opinion that the proposed dwelling will not compromise the character of the neighbourhood. As such, staff recommend that the request for exemption of 170 Victoria Street from Interim Control By-law 2019-04 be approved by Council, and that the attached by-law be adopted.

Conclusion

It is recommended that Council grant a site-specific exception for 170 Victoria Street, Newmarket, from Interim Control By-law 2019-04 by adopting the attached exemption by-law.

Business Plan and Strategic Plan Linkages

The proposed development supports Council's 2018-2022 Strategic Priorities which aim to ensure a thriving community that is supportive of community engagement.

Consultation

Planning staff have circulated the exemption request to abutting and adjacent property owners, as per the Council-approved exemption process for Interim Control By-law 2019-04. Staff have not received any objections to the proposal.

Human Resource Considerations

N/A

Budget Impact

There is no budget impact associated with this report.

Attachments

- Location Map
- Proposal
- Proposed By-law

Site Specific Exemption to Interim Control By-law 2019-04 for 170 Victoria Street

Approval

Jason Unger, Acting Director of Planning & Building Services

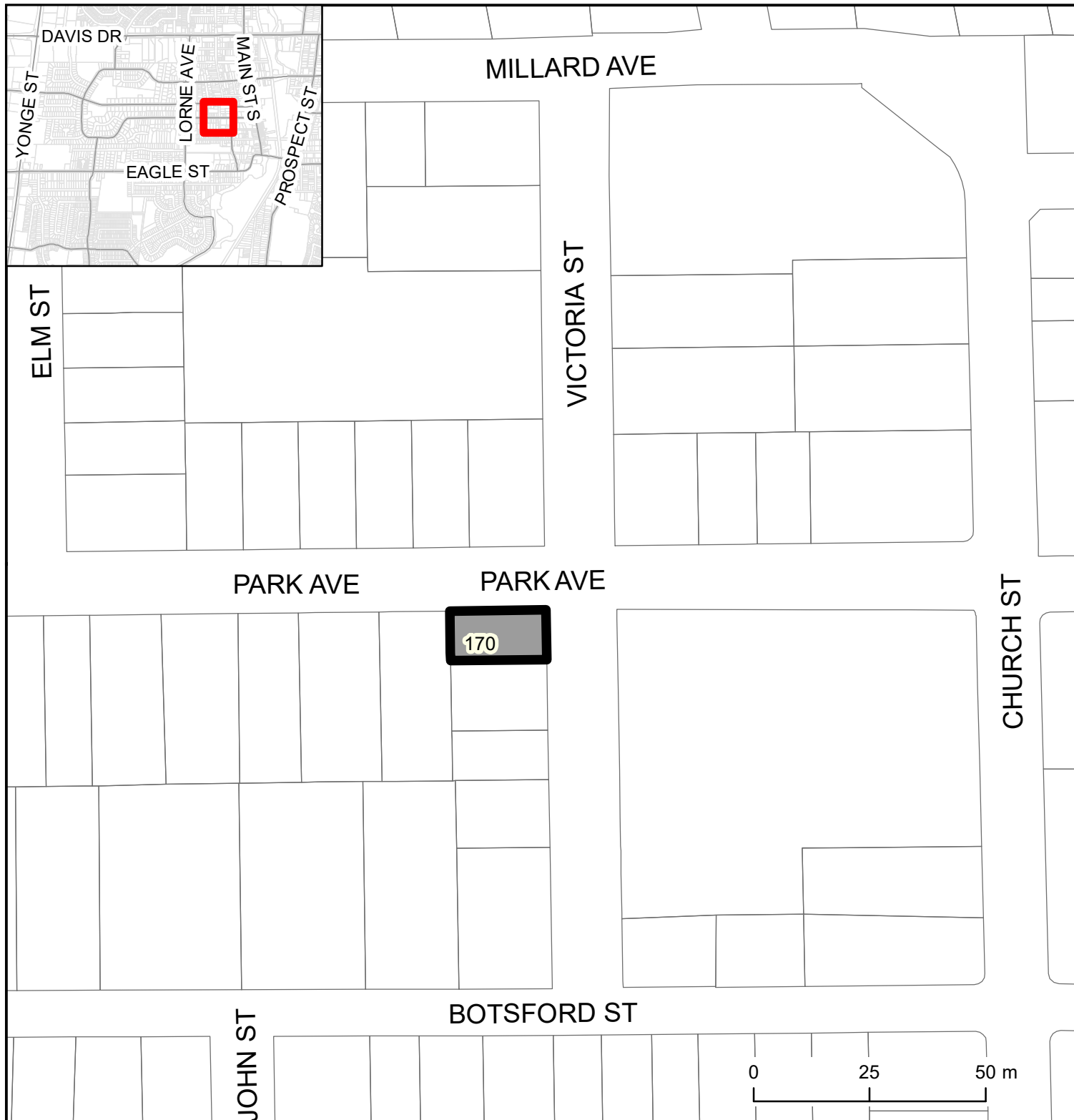
Peter Noehammer, Commissioner of Development & Infrastructure Services

Contact

Alannah Slattery, Planner / Secretary Treasurer aslattery@newmarket.ca

LOCATION MAP

170 VICTORIA STREET



Subject Lands





17-1100 GORHAM STREET NEWMARKET ON L3Y 8Y8 | 905-235-3933 | INFO@STAMPANDHAMMER.COM

GROSS FLOOR AREA: EXISTING 1 STOREY BUNGALOW = 76.11sm
PROPOSED 2 STOREY DWELLING = 150.39sm

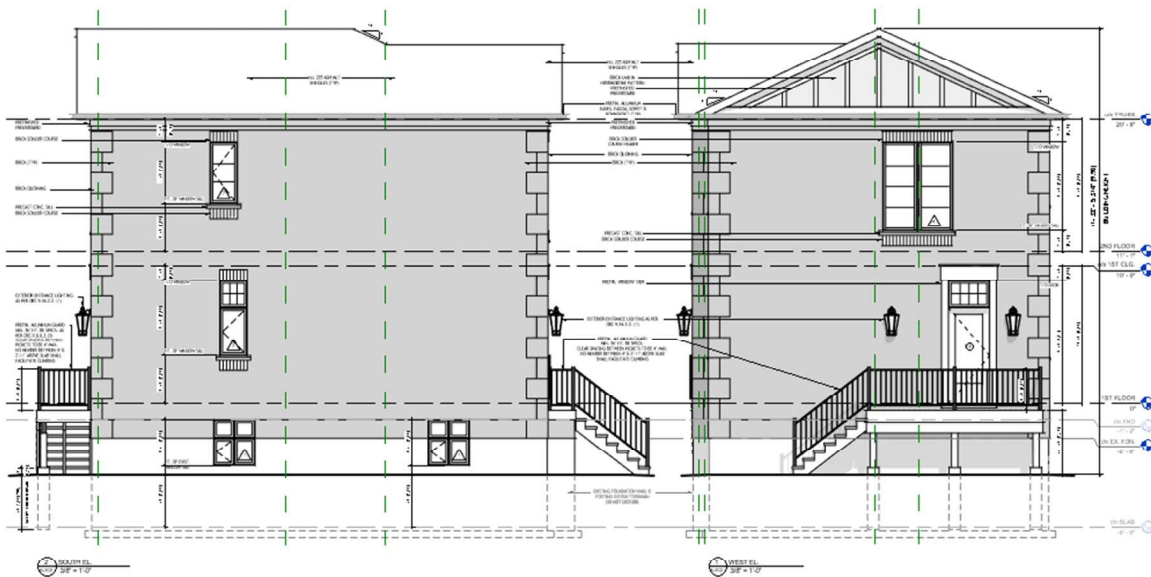
BUILDING HEIGHT: EXISTING 1 STOREY BUNGALOW = +/- 6.10 m
PROPOSED 2 STOREY DWELLING = 9.90 m

PROPOSED DWELLING:



EAST ELEVATION

NORTH ELEVATION



SOUTH ELEVATION

WEST ELEVATION

CLIENT'S INITIALS _____



Corporation of the Town of Newmarket

By-law 2019-

A By-law to grant a site specific exemption for the property with the Municipal address of 170 Victoria Street, Newmarket, from Interim Control By-law 2019-04.

Whereas on January 21, 2019, Council for the Town of Newmarket enacted Interim Control By-law No. 2019-04 to control the erection of, or additions resulting in, any large scale dwellings within defined areas of the Town of Newmarket.

And Whereas on August 26, 2019 Newmarket Council considered a request for an exemption to Interim Control by-law 2019-04 for the property with the Municipal Address of 170 Victoria Street.

Now, Therefore, Be It Resolved That the Council Of The Corporation Of The Town Of Newmarket Enacts As Follows:

1. Interim Control By-law 2019-04 is hereby amended by adding the following section:

9b. Notwithstanding Section 1 of this By-law, on the lands described as 170 Victoria Street, Newmarket, there shall be permitted the demolition of the existing single-storey dwelling and the construction of a two-storey dwelling within the same building footprint, resulting in a total Gross Floor Area not exceeding 152 square metres.

Enacted this 26th day of August, 2019.

John Taylor, Mayor

Lisa Lyons, Town Clerk



Town of Newmarket
395 Mulock Drive P.O. Box 328,
Newmarket, Ontario, L3Y 4X7

Email: info@newmarket.ca | Website: newmarket.ca | Phone: 905-895-5193

Stickwood Walker OPA & ZBA Final Report Staff Report to Council

Report Number: 2019-79

Department(s): Planning & Building Services

Author(s): Meghan White and Thia Walters

Meeting Date: August 26, 2019

Recommendations

1. That the report entitled Stickwood Walker OPA & ZBA Final Report dated August 26, 2019, be received; and,
2. That Official Plan Amendment No. 24 (Stickwood Walker Property), generally as attached to this report, be adopted; and,
3. That an implementing zoning by-law based on Official Plan Amendment No. 24, generally as attached to this report, be approved; and,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Executive Summary

This report recommends approval of the Official Plan Amendment (OPA) and implementing Zoning By-law Amendment (ZBA) which propose to amend the Official Plan and Zoning By-law to enable a day nursery use and accessory community uses to take place on the subject portion of the Stickwood Walker property. The report highlights the location and basis of the amendments and speaks to how the amendments conform to and are consistent with all of the relevant upper level planning documents, including the Provincial Policy Statement, A Place to Grow: Growth Plan for the Greater Golden Horseshoe, the Lake Simcoe Protection Plan and the Regional Official Plan.

Finally, the report outlines and addresses the public comments received prior to and at the Public Meeting; reviewing comments on parking, the clarification of proposed land uses, traffic, trees and health concerns.

The report finds that the Official Plan Amendment and the implementing Zoning By-law Amendment for the Stickwood Walker property represent good planning and are in the public interest.

Purpose

The purpose of this report is to recommend the approval of Official Plan Amendment (OPA) No. 24 (Stickwood Walker Property) and the implementing zoning by-law. This report lays out the planning rationale for approving the OPA and ZBA including how it conforms to all relevant policy documents. The report also discusses comments heard at the Public Meeting and how they have been addressed.

Background

Location

The subject lands are located on the southeast corner of Mulock Drive and Fernbank Road. The surrounding land uses are:

- North: major institutional and commercial uses
- South: residential uses, primarily single detached dwellings
- East: residential uses, primarily single detached dwellings
- West: major institutional use (Magna Centre)

The subject site represents a portion of the property, which is more specifically located south of Mulock Drive, north of the existing parking lot, east of the soccer fields, west of the community gardens, and includes the Stickwood Walker farmhouse. The site is part of Plan 65M-4022 Block 38, and is municipally known as both 900 Mulock Drive and 605 Fernbank Road (see location map attached).

Site Description

The aforementioned property, known as the Stickwood Walker Farm, was purchased by the Town in 2003. The terms of purchase included for the site to be used, for a period of 20 years, for community uses and for the farmhouse to be retained. Currently, portions of the property are used as soccer fields and a community garden; however, the farmhouse has generally remained vacant for the last few years and as such, the Town undertook a Request for Proposal (RFP) process to find a partner who would be able to use the farmhouse and the otherwise underutilized part of the property.

Denison Child Care was the successful proponent, who proposes to re-use the farmhouse and construct a 5,000 square foot building on the property for the purposes of running a child day care centre, which will house approximately 73 new child care spaces and create approximately 20 new jobs.

Denison Child Care, through their terms of lease agreement, also intends to provide community space (i.e., offices for not-for-profit organizations) within the existing

Stickwood Walker farmhouse. The farmhouse will also be used to display historical photographs and artifacts about the property and all exterior historical aspects of the farmhouse will be preserved. The existing sales office that can be accessed from Mulock Drive will be removed; no direct access to Mulock Drive is proposed for the day care.

Proposal

To accommodate the day care and community space uses on the subject site, an OPA and ZBA are required, as the current Official Plan and Zoning By-law designations for this property, Parks & Open Space and Open Space, respectively, do not allow for such uses.

Discussion

Plan Conformity and Consistency

The *Planning Act* requires that a decision of Council shall be consistent with the policy statements issued under subsection (1) of the Act, and shall conform to provincial plans in effect on that date, or shall not conflict with them.

Provincial Policy Statement

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Decisions affecting planning matters “shall be consistent” with the policy statement.

Section 1.1.3 of the PPS communicates that settlement areas shall be the focus of growth and development, and that their vitality be promoted. Further, settlement areas shall be based on densities and a mix of land uses that promote appropriate development standards to facilitate intensification, redevelopment and compact form.

Section 1.5.1 of the PPS discusses how healthy, active communities shall be promoted by planning spaces which meet community needs and provide equitable opportunity for engagement and benefit.

Section 1.7 of the PPS speaks to long-term economic prosperity which shall be supported in numerous ways, including encouraging a sense of place through heritage preservation and promoting opportunities for local economic development.

The Stickwood Walker property OPA is consistent with the PPS, as it will diversify the density and land use patterns of the settlement area in such a way that ultimately promotes the vitality of the surrounding neighbourhoods. The proposed development promises a day nursery facility, a place for accessory community uses, a focus on heritage preservation and presentation and a continued respect for the natural environment, which both meets local needs and provides accessible and equitable opportunities for employment, use of services offered and enjoyment of the property's

park/open space. In addition, the proposed development shall also enhance the Newmarket's sense of place by retaining the Stickwood Walker farmhouse and redeveloping the property to be functional and beneficial to the greater community.

The Stickwood Walker property Official Plan Amendment is consistent with the PPS, as it considers the redevelopment and intensification of existing infrastructure services whilst ensuring that the surrounding neighbourhood and general community are benefitted through the sensitive addition of a day nursery and accessory community uses on the property.

Growth Plan

The Growth Plan contains policies directing that municipalities create complete communities, reduce the dependence on private automobiles through mixed-use and transit-supportive development; provide for high quality public spaces; support transit, walking, and cycling; implement minimum affordable housing targets in accordance with the PPS; and achieve an appropriate transition of built form to adjacent uses.

It is important to note the Stickwood Walker property's close proximity to Mulock Drive, a primary east/west transportation link for Newmarket. Transit options along Mulock Drive and within nearby residential areas means that the proposed day care and accessory community uses will be accessible to the greater community. In addition, the mixed-use nature of this area will serve to reduce the dependence on private automobile use, encourage walking and cycling and ultimately provide a high quality urban space.

Furthermore, the preservation of the natural environment and cultural heritage on the property, where possible and appropriate, will continue to reinforce and promote the vibrancy, resiliency and identity of Newmarket as it grows in the future. The Stickwood Walker property Official Plan Amendment aligns with and conforms to the objectives of the Growth Plan, as it improves the quality of life (environmentally, economically, mentally and physically) for Newmarket residents in the long-term.

Regional Official Plan

Decisions with respect to planning matters are required to conform to the York Region Official Plan (YROP). The YROP designates this site as part of the "Urban Area". This designation allows for urban development.

Chapter 3.0 of the YROP speaks to healthy communities in terms of human well-being, environmental resiliency, service accessibility, cultural heritage and housing provision. This Official Plan Amendment aligns with these foundations of healthy communities by enabling the property to house a community service which is accessible to surrounding neighbourhoods and the greater community, to be developed in a way that is sensitive and supportive to the existing greenspace and to contribute to the preservation of local heritage.

Section 8.3.8 of the Region's Official Plan allows for municipalities to request an exemption from Regional approval of an official plan amendment, if it can be demonstrated that it will not adversely affect any Regional interests. The area subject to the Stickwood Walker property Official Plan Amendment is within the urban boundary of Newmarket, thus the OPA is of local importance, and will not adversely affect any Regional interests.

The Region has granted an exemption from their approval of the OPA and their staff is satisfied that Regional interests will not be negatively impacted and that the Stickwood Walker property conforms to the Regional Official Plan policies.

Lake Simcoe Protection Plan

The Lake Simcoe Protection Plan (LSPP) is a provincial plan which looks to the preservation and enhancement of Lake Simcoe as a significant water body. The policies of the LSPP speak to stormwater management, subwatershed planning, wetland protection, watercourse protection, natural heritage planning, significant valley lands, ecological offsetting and phosphorus offsetting. The Lake Simcoe Region Conservation Authority (LSRCA) administers the LSPP and has advised that the Stickwood Walker property Official Plan Amendment conforms to the relevant sections of the LSPP.

Town's Official Plan

The subject lands are currently designated Parks & Open Space and located within Wellhead Protection Area D.

The Parks and Open Space System designation permits uses which support the natural, open and recreational uses of the land, including a complete range of public recreational uses, private outdoor recreational facilities, existing golf courses and associated uses, and conservation uses.

In addition, Section 1.3.2 of the Official Plan reiterates the Town's priority of cultural heritage protection and balanced recreational opportunities. The preservation, restoration and utilization of the Town's heritage resources, such as proposed through this amendment, will help preserve cultural identity and wellness within the community in a manner that is compatible with its surroundings.

Section 1.3.3 discusses the need for sustainable communities to be able to meet current needs and ensure the needs of future generations as well. The proposed redevelopment will help the community become more sustainable by creating a property which improves the quality of life for nearby residents in terms of both form and function. The property's greenspace and community-based buildings/services will maintain a design appropriate to its surroundings and accessible to all, while the functions of the building will be able to locally house services that are desired by nearby residents and community-based organizations.

The OPA and ZBA also address Section 1.3.4 on Sustainable Transportation and 1.3.5 on Employment and Economic Wellbeing of the Official Plan by ensuring the property, which is situated on an established east/west transportation link, and its proposed land uses, are accessible, supportive of existing and future transportation infrastructure, and beneficial in providing local employment opportunities.

The Stickwood Walker property Official Plan Amendment allows for the gentle development of a portion of the lands to house community uses and a day care facility. It also ensures that the remaining lands on the property will continue to be used as the Parks and Open Space policies of Section 8.0 permit. This is in keeping with the general intent and overall direction of the Official Plan and the Parks and Open Spaces policies.

Furthermore, the OPA and ZBA support Section 11.0 of the Official Plan (Cultural Heritage Resources) by continuing the protection of the designated farmhouse and allowing for the respectful reuse of the property to enhance its contribution to the Town's sense of place in the future.

The proposed amendments for the Stickwood Walker property also take into consideration urban design principles, as discussed in Section 12.2 of the Town's Official Plan. Staff believes that the designs proposed for the development will create a high quality urban space which is desirable to use and which respects the natural and built environments surrounding it.

It is staff's opinion that OPA No. 24 (Stickwood Walker Property Official Plan Amendment) represents good planning and is in keeping with the Town's own policies as well as all higher level Regional and Provincial Plans.

Zoning By-law Considerations

The subject lands are currently zoned Open Space (OS-1) Zone by By-law 2010-40. The Town-initiated ZBA is proposing to create a site-specific zone Open Space Exception 149 (OS-1-149) for the subject lands to permit and implement the proposed development.

Staff has reviewed Section 16.1.1, policy 3 in the Official Plan with regards to the Zoning By-law Amendment. That policy states that: In considering an amendment to the Zoning By-law, Council shall be satisfied that:

a. the proposed change is in conformity with this Plan;

As a result of the review and analysis of the submitted application, staff are recommending approval of the Zoning By-law Amendment which proposes the site-specific addition of the day nursery use and related administrative uses, and accessory community uses as permitted uses to the current Parks & Open Space designated Stickwood Walker Farm property. The proposed zoning will better align the property to meet the goals and work toward the strategic directions intentioned in the Official Plan. All relevant policies of the Official Plan have been addressed.

Therefore, it is staff's opinion that the proposed change is in conformity with the Official Plan.

b. the proposed use is compatible with adjacent uses, and where necessary, buffering is provided to ensure visual separation and compatibility between uses;

The proposal is generally compatible with the surrounding land uses. The proposed redevelopment will have little effect on outer edges of the property which are directly adjacent to residential and major institutional land uses surrounding it, thus additional buffering may not be necessary to maintain visual separation and compatibility between uses. The Town and applicant intend to preserve as many trees as possible to contribute to the buffering and to ensure that the programming of the property is environmentally responsible.

c. potential nuisance effects upon adjacent uses are mitigated;

Nuisance effects typically refer to impact of noise and airborne particles on occupiers of neighbouring properties, usually from employment uses. It is not anticipated that this development will cause any nuisance effects with the exception of construction activities which will be addressed in a construction management plan at the detailed design stage.

d. adequate municipal services are available;

The new development will be connected to the Town's water and wastewater infrastructure. Adequate services are available.

e. the size of the lot is appropriate for the proposed use;

The proposed development can be appropriately accommodated on these lands by providing reasonable structure sizes, amenity areas, stormwater management and preservation of the trees. The total property area is significantly larger than the leased area, thus ensuring that the proposed uses will have an appropriate footprint.

f. the site has adequate road access and the boundary roads can accommodate the traffic generated;

The access and surrounding road network are sufficient to accommodate the traffic generated by a new day care use.

g. the on-site parking, loading and circulation facilities are adequate; and,

On-site parking, loading and circulation facilities will be provided to ensure adequate parking and flow. No new roads are proposed.

h. public notice has been given in accordance with the *Planning Act*.

Public Notice was provided in accordance with the *Planning Act* by providing direct mail out to the surrounding community and Notice signs being erected on the property. The Statutory public meeting was held on June 17, 2019.

Lake Simcoe Region Conservation Authority

The Lake Simcoe Region Conservation Authority has reviewed the applications and is satisfied with the proposal such that they have no further requirements related to its approval.

Regional Municipality of York

York Region staff is satisfied with the proposed Official Plan Amendment. An exemption from approval by the Regional Planning Committee and Council has been granted.

Conclusion

It is staff's opinion that OPA No. 24 (Stickwood Walker Property) and the implementing Zoning By-law Amendment represent good planning and are in the public interest. Staff is recommending Council approve the applications for the Official Plan Amendment and Zoning By-law Amendment for the subject lands.

Strategic Plan Linkages

The development of this parcel of land is in accordance with the Town's Official Plan and supports the following of Council's Strategic Priorities as noted below:

- Long Term Financial Sustainability
 - Expected to reduce/eliminate the Town's current operating costs associated with maintaining the property
- Extraordinary Places and Spaces
 - Addresses a vacant municipal property
 - Supports local culture and place-making
- Economic Leadership and Job Creation
 - Creates employment opportunities
- Vibrancy on Yonge, Davis and Mulock
 - Increases the vibrancy and vitality of Mulock Drive
 - Provides services which meet the needs of current and future residents
 - Helps develop the Mulock corridor by adding another high quality urban space
- Environmental Stewardship
 - Focus on maintaining and improving the existing tree canopy and greenspace on the property, as appropriate and where possible

The Stickwood Walker property OPA and ZBA supports Council's Strategic Priorities and demonstrates a commitment to improving Newmarket through these pillars.

Consultation

Community Consultation

The Statutory Public Meeting was held on June 17, 2019, where comments focused on the following:

Parking

At the public meeting, staff heard residents' concern that there is not enough parking proposed and that the layout of the existing parking lot is not appropriate for dropping off children. The proposed development will meet parking-related zoning standards for a day nursery as required by the Town's Zoning By-law 2010-40. Appropriate drop-off, traffic flow and lot configuration will be determined during the detailed design stage.

Definition of Accessory Community Uses

Residents communicated that the term "accessory community uses" referred to by the Stickwood Walker property OPA/ZBA was vague and unclear. The term "accessory community uses" is defined in the attached draft zoning by-law. It is generally contemplating uses such as: office space shared with another not-for-profit agency, partnering with post-secondary schools for co-op/intern programs, and potential collaboration with government agencies offering English as a Second Language (ESL) classes. By permitted accessory community uses, Denison Child Care will be able to partner with other not-for-profit, charitable and government agencies. Not only are these kinds of partnerships beneficial for not-for-profit agencies with limited resources, they are also invaluable to the community as a whole. Through Denison Child Care helping other not-for-profit agencies, residents will have access to a greater number of public goods and services, thus ultimately benefiting the entire community.

Traffic

Attendees at the public meeting were also concerned that Fernbank Road would be unable to accommodate the predicted traffic increase following the execution of this proposed development. Fernbank is a minor collector road and staff do not foresee any traffic issues with the addition of a day care use or accessory community uses on the property.

Trees

Residents noted that more trees should be planted to increase the buffer area between the property and adjacent land uses and to enhance the greenspace on the property. The Town will work with the applicant to ensure that trees will be preserved, as appropriate and where possible, and that new trees will be planted if necessary.

Health Concerns

Residents also expressed concerns about the health and safety of nearby residents if chickens are to be raised on the site. On June 6, 2017, Council removed chickens/hens from the prohibited animals list and enacted a Town-wide by-law following the successful one year pilot project permitting a select number of backyard coops in residential areas which commenced March 2016. If any chickens are kept on site in the future, the rules and regulations of the Town, in place at the time, will be complied with. The by-law addresses health concerns by limiting the number of chickens/hens onsite. Additionally, any keeping of chickens/hens shall be for the purposes of education by the day nursery facility on the property and will not be an operation of mass scale.

Human Resource Considerations

None.

Budget Impact

Through the proposed development, the OPA and ZBA are expected to reduce/eliminate the Town's current operating costs associated with maintaining the property.

Attachments

1. Location Map
2. Draft Official Plan Amendment
3. Draft Zoning By-law Amendment

Approval

Meghan White, MCIP RPP

Planner, Planning and Building Services

Jason Unger, MCIP RPP

Acting Director, Planning and Building Services

Peter Noehammer, P.Eng

Commissioner, Development & Infrastructure Services

Contact

Meghan White, Planner mwhite@newmarket.ca or 905-953-5300 x 2460.

LOCATION MAP



 Subject Lands



**AMENDMENT NO. 24
TO THE
TOWN OF NEWMARKET
OFFICIAL PLAN**

DRAFT

**AMENDMENT NO. 24
TO THE
NEWMARKET
OFFICIAL PLAN
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Part A – The Preamble

1. Purpose of the Amendment

The purpose of this amendment is to implement the following in regards to the Stickwood Walker property:

Adding the uses of day nursery and accessory community uses to the lands identified on Map 1.

2. Location

The Stickwood Walker property, municipally addressed as 900 Mulock Drive and 605 Fernbank Road (Block 38, Plan 65M-4022), is located on the southeast corner of Mulock Drive and Fernbank Road/College Manor Drive. The subject site is located south of Mulock Drive, north of the existing parking lot, east of the soccer fields, west of the community gardens, and includes the Stickwood Walker farmhouse.

The zoning designation for the property is open space (OS-1) and the site currently includes three (3) soccer fields, the Stickwood Walker farmhouse, an existing sales office structure, multiple sheds, parking lots, a trail network, open space, and a community allotment garden. It is surrounded by single-detached dwellings fronting onto Foxcroft Boulevard and Nellie Little Crescent, as well as bounded by both Mulock Drive and Fernbank Road.

The subject lands are shown on Map 1.

3. Basis of the Amendment

The purpose of this Town-initiated amendment is to enable a day nursery and related administrative uses and accessory community uses to take place on the subject portion of the Stickwood Walker property. The property remains in the ownership of the Town of Newmarket, however the subject portion will be leased to Denison Child Care with goals of community benefit and heritage preservation. Denison Child Care will construct a 5,000 square foot building which will create approximately 73 new child care spaces and approximately 20 new jobs which is consistent with the provisions of provincial plans and policies, the York Region Official Plan and the Town of Newmarket Official Plan.

Part B – The Amendment

All of this part of the document entitled “Part B – The Amendment”, consisting of the attached document and schedule, constitutes Amendment No. 24 to the Newmarket Official Plan.

1. Amendment

The Newmarket Official Plan text is hereby amended by adding Section 8.2.1.a) as follows:

8.2.1.a) notwithstanding the provisions of Section 8.2.1, a day nursery and related administrative uses and accessory community uses are also permitted on a portion of 605 Fernbank Road outlined in Map 1 of Amendment Number 24 of the Newmarket Official Plan.

2. Schedule

Schedule A – Land Use Plan is amended to show the location of the subject lands of Amendment Number 24.

3. Implementation and Interpretation

This Amendment to the Official Plan will be implemented as follows:

a) Zoning By-law

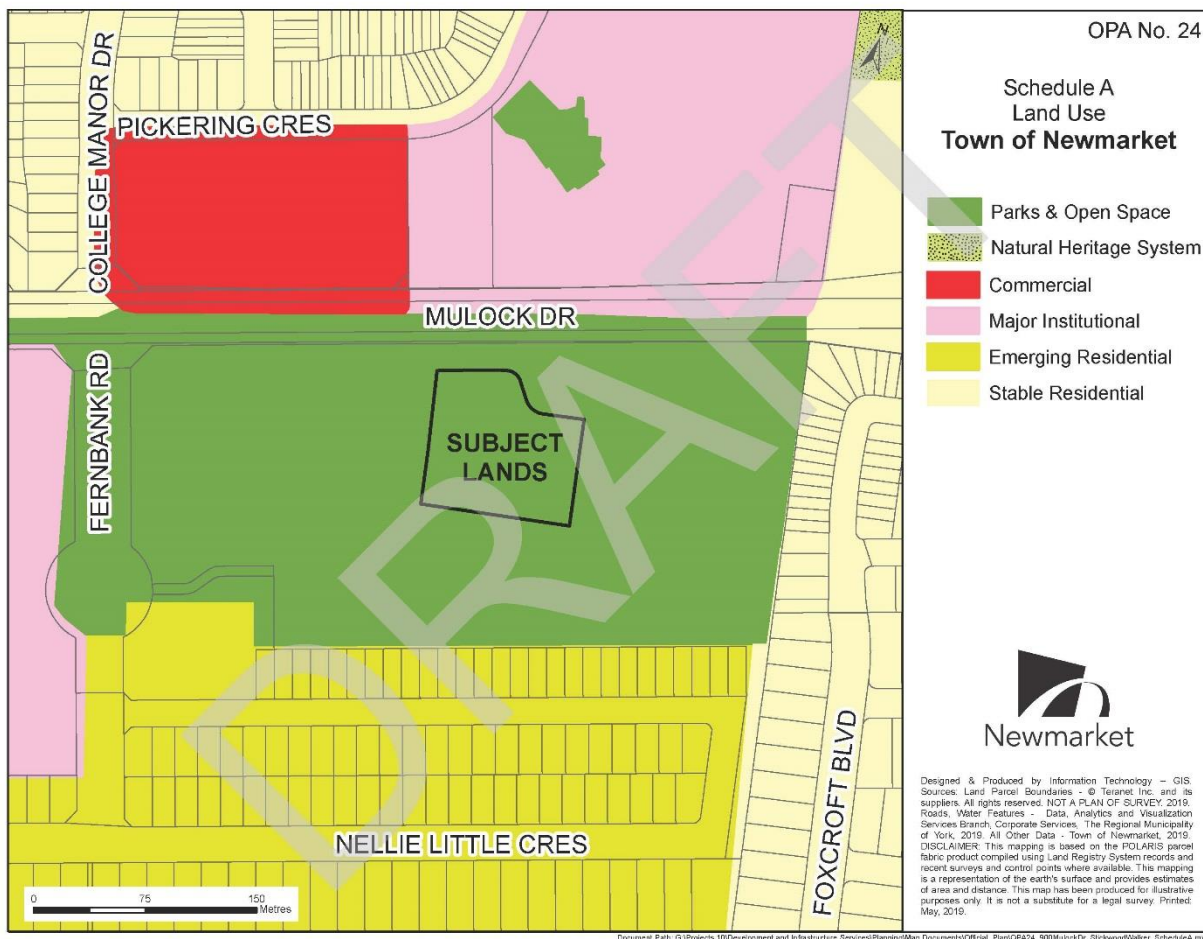
It is Council's intent to implement the Amendment by enacting an appropriate zoning by-law pursuant to the provisions of the *Planning Act*, R.S.O. 1990, c.P. 13, on the lands affected by this Amendment.

PART C: THE APPENDIX

The following appendix does not constitute part of this Amendment and is included for information purposes only.

1. MAP 1

Map 1, which shows the location of the subject land, is for information purposes only.





Corporation of the Town of Newmarket
By-law 2019-

A By-law to amend By-law 2010-40 being a Zoning By-law (Stickwood Walker Farm, 605 Fernbank Road)

Whereas it is deemed advisable to amend By-law Number 2010-40 as amended;

Therefore be it enacted by the Council of the Corporation of the Town of Newmarket as follows:

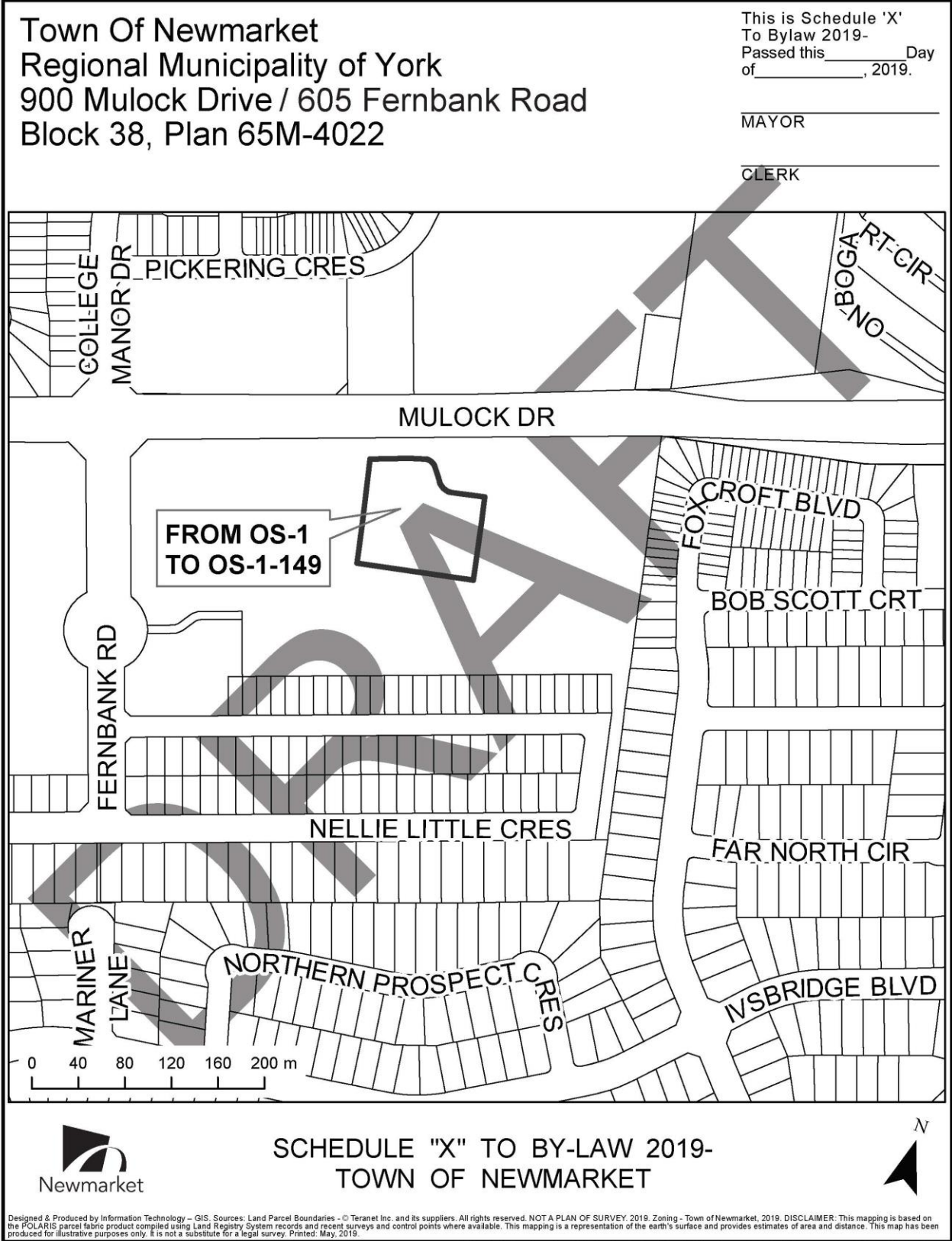
- 1. That By-law 2010-40 as amended be and the same is hereby further amended by:
- 2. Amending Schedule ‘A’ Map No. 19, the Open Space (OS-1) Zone to include a portion of the lands as Open Space Exception 149 (OS-1-149) as shown more particularly on Schedule “X” attached hereto, and forming part of this By-law;
- 3. Adding the following regulations to Section 8.1.1 List of Exceptions:

Exception 149	Zoning OS-1-149	Map 19	By-law 2019-**	File Reference n/a
<div><div>i)</div><div>Location: part of 605 Fernbank Road</div></div> <div><div>ii)</div><div>Legal Description: part of Block 38 Plan 65M-4022</div></div> <div><div>iii)</div><div>Notwithstanding any other provisions of this By-law, a day nursery and related administrative uses, and accessory community uses are also permitted on the subject lands.</div></div> <div><div>iv)</div><div>For the subject lands, the definition of accessory community uses shall be: “Uses incidental or subordinate to the principal use on the lands subject to OS-1-149 where facilities are provided on behalf of a government or non-profit organization for community activities, such as arts, crafts, recreational, social, charitable and educational activities.”</div></div>				

Enacted this day of , 2019.

John Taylor, Mayor

Lisa Lyons, Town Clerk





Town of Newmarket
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Bill 108 Proposed Regulations Staff Report to Council

Report Number: 2019-76

Department(s): Planning & Building Services and Innovation & Strategic Initiatives

Author(s): Adrian Cammaert; Kevin Yaraskavitch

Meeting Date: August 26, 2019

Recommendations

1. That the report entitled Bill 108 Proposed Regulations, dated August 26, 2019 be received; and,
2. That following the September 9, 2019 Council meeting, the final version of the report entitled Bill 108 Proposed Regulations, dated August 26, 2019 be formally submitted to the province; and,
3. That it be requested by the Town that the province release final drafts of the regulations associated with Bill 108 with a consultation period of no less than 3 months; and,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Purpose

The purpose of this report is to provide Council with information regarding the planning and financial implications of three proposed regulations to implement Bill 108 (the More Homes More Choice Act).

Background

Bill 108, More Homes, More Choice Act, 2019 received Royal Assent on June 6, 2019 and is awaiting proclamation. The changes to the various pieces of legislation including those to the Planning Act (as contained in Schedule 12 of Bill 108) are not currently in force; they will come into force upon proclamation.

Report 2019-62 (June 17, 2019) provided Council with an overview of the implications of Bill 108 and recommendations on the Bill, which were subsequently submitted to the province for consideration.

As noted in Report 2019-62, Bill 108 will dramatically change the urban planning and development financing landscape. The changes will create additional administrative costs, increase price uncertainty for developers/landowners, and may reduce municipalities' ability to continue to provide the current levels of service.

At the time Report 2019-62 was being prepared, it was anticipated that much of the detail regarding Bill 108's implementation would be included in the subsequent regulations. The province has recently released three proposed regulations which are discussed in this Report.

This report provides technical recommendations that seek to improve the regulations' specific elements. Notwithstanding the technical recommendations contained herein, staff maintain the opinions regarding the larger concerns associated with Bill 108 as expressed in Report 2019-62.

Discussion

General Comments on Consultation

The three proposed regulations that are intended to implement Bill 108's planning (Schedule 12 of Bill 108) and financial (Schedule 3 of Bill 108) components are:

1. Proposed new regulation and regulation changes under the Planning Act, including transition matters, related to Schedule 12 of Bill 108 - the More Homes, More Choice Act, 2019 **(June 21 to August 6, 2019)**
2. Proposed new regulation pertaining to the community benefits authority under the Planning Act **(June 21 to August 21, 2019)**
3. Proposed changes to O. Reg. 82/98 under the Development Charges Act related to Schedule 3 of Bill 108 - More Homes, More Choice Act, 2019 **(June 21 to August 21, 2019)**

Through Report 2019-62, it was recommended that the province engage in significant and meaningful consultation with municipalities prior to the development of the regulations. Significant levels of consultation are appropriate for Bill 108's regulations due to the dramatic change from the planning and development financing landscape that Bill 108 represents.

The three regulations were posted for public review for a total of 46 and 61 days respectively, over the summer period. In staff's opinion, this consultation represents neither 'significant' nor 'meaningful' consultation, and is insufficient for such extensive

legislative changes. It is submitted, through a recommendation in this report, that additional time would be beneficial for the province to seriously consider feedback and release more detailed regulations.

Comments & Recommendation(s): It is recommended that:

- The province extend the August 6 and August 21 deadlines in order to provide adequate time to consider the feedback that municipalities are currently providing on the proposed regulations;
- The province meet specifically with Town and Region staff to discuss the recommendations contained herein; and
- The final regulations be revised to reflect the specific recommendations contained herein as well as prescribe clear processes that can be followed by planning and finance practitioners.
- The province release final drafts of the regulations associated with Bill 108 with a consultation period of no less than 3 months (formal recommendation of this Report).

Proposed new regulation and regulation changes under the Planning Act, including transition matters, related to Schedule 12 of Bill 108 - the More Homes, More Choice Act, 2019

It was anticipated that full Planning Act regulations implementing Schedule 12 of Bill 108 were going to be released by the province, however the proposed regulations lack much of the detail that was anticipated by Report 2019-62. Unlike most provincial legislation's regulations, the regulatory framework that was released does not include specific, prescribed processes for the implementation of the more general direction provided in the Bill; in contrast, the regulatory framework released is essentially a summary of the proposed changes. To date, the following details have been released:

1. Transition

There are five amendments that Bill 108 proposed regarding transitional matters associated with planning application review timelines and LPAT appeals, summarized as follows:

Bill 108 Amendment:	Applies to:
The reduction for decision timelines on applications for official plan amendments (120 days), zoning by-law amendments (90 days, except where concurrent with official plan amendment for same	Complete applications submitted after Royal Assent (June 6, 2019) of Bill 108.

Bill 108 Amendment:	Applies to:
proposal) and plans of subdivision (120 days).	
Expanding grounds of appeal of a decision on an official plan/official plan amendment or zoning by-law/amendment and allowing the LPAT to make any land use planning decision the municipality or approval authority could have made.	Appeals of decisions not yet scheduled for a hearing by the LPAT.
Expanding the grounds of appeal of a lack of decision on an official plan/official plan amendment or zoning by-law amendment and allowing the LPAT to make any land use planning decision the municipality or approval authority could have made.	Appeals of the failure of an approval authority or municipality to make a decision within the legislated timeline that have not yet been scheduled for a hearing by the LPAT.
The removal of appeals other than by key participants and the reduction of approval authority decision timelines for non-decision of official plan, official plan amendments.	Applications where the approval authority has not issued a notice of decision at the time the Bill's proposed changes come into force.
The removal of appeals other than by key participants for draft plan of subdivision approvals, conditions of draft plan of subdivision approvals or changes to those conditions.	Applications where the notice of the decision of draft approval or change of conditions is given, or conditions are appealed other than at the time of draft approval on or after the date that the Bill's proposed changes come into force.

Comments & Recommendation(s):

It is submitted that the proposed transitional framework as summarized in the second column above represents an overly complex approach that raises implementation concerns for municipal staff. It is therefore recommended that:

- The final regulations include a simplified approach wherein the above noted five transition provisions become applicable to planning applications that are deemed complete after the date of proclamation.

2. Community Planning Permit System

The Community Planning Permit System (CPPS) is a framework that combines and replaces the individual zoning, site plan and minor variance processes with a single application and approval process, within a specific area. This is intended to streamline the planning approvals process, thereby resulting in quicker development within these areas. The Planning Act already has provisions for creating CPPS areas, however the proposed regulatory framework sets out matters that must be included in an official plan to establish the system; sets out the process to establish the implementing by-law; removes the ability to appeal the by-law implementing a CPPS; and most significantly, includes provisions that allow the Minister to require a local municipality to establish a CPPS.

Comments & Recommendation(s):

It is generally agreed that removing the ability for appeals will help to streamline the planning process within CPPS areas; however, it is recommended that:

- The final regulations include additional information regarding the circumstances where the Minister would issue an order to require a local municipality to adopt or establish a CPPS.
- The final regulations provide clarity regarding which official plan(s) (upper/single tier or lower tier, or both) must include CPPS policies.

3. Additional Residential Unit Requirements and Standards

Specific standards are proposed to remove barriers for the establishment of additional residential units with respect to occupancy and parking. Currently, the Planning Act requires official plans and zoning by-laws to allow up to two residential units in a primary building (detached house, semi-detached house or rowhouse). Bill 108 has changed this to allow two residential units in a primary building, as well as an additional unit in an ancillary building or structure. This change effectively increased the allowable number of residential units on a single property from two to three.

The proposed regulation sets out requirements and standards for these additional residential units. The regulation specifies that an additional unit may be occupied regardless of whether or not the primary unit is occupied by the actual owner of the property. The proposed regulation also requires parking to be provided in accordance with municipal zoning, up to one additional parking space per additional unit. Furthermore, the regulation formally recognizes and defines ‘tandem parking’.

Comments & Recommendation(s):

It is generally agreed that a significant amount of housing capacity exists in existing building stock, specifically in the Town’s townhouse dwellings and ancillary buildings and structures. The Town has been a leader regarding Accessory Dwelling Units

(ADUs) and permits them by right, through Official Plan policy and zoning standards, in single detached and semi-detached residences. Staff see the extension of this permission to the other specified forms of ground-oriented housing and ancillary buildings as logical and supportable. Further, staff support the proposed regulation's parking content. However, it is imperative that this additional density be adequately supported by increased hard and soft services (connected to number 4 under the proposed changes to Schedule 3 of Bill 108, below). Therefore it is recommended that:

- The identified additional residential units be subject to a Development Charge (DC) to ensure that the “growth pays for growth” philosophy is upheld.

4. Housekeeping regulatory changes

The regulations propose to modify a number of other existing regulations under the Planning Act to ensure consistent requirements among regulations.

Comments & Recommendation(s):

None.

Proposed new regulation pertaining to the community benefits authority under the Planning Act

Proposed new regulations specifically pertaining to the Community Benefits Charge will provide municipalities with the ability to charge for certain community benefits. Sometimes called ‘soft services’, these community benefits could include libraries, parkland, daycare facilities and recreation facilities. To date, the following details have been released:

1. Transition

The proposed date for municipalities to transition to community benefits is January 1, 2021. This means that municipalities must pass a Community Benefits Charge By-law by this date in order to collect development charges from new development for the prescribed ‘hard’ services such as water/wastewater infrastructure. This by-law will act as the new mechanism that the Town will use to collect funds for the soft services that were previously collected through Development Charges (DCs) and Section 37 (bonusing).

Comments & Recommendation(s):

The clarity on the January 1, 2021 deadline to pass a Community Benefits Charge By-law is appreciated, however staff do have some concerns. It is noted that the January 1,

2021 deadline does not provide adequate time to prepare a background study to research appropriate rate(s) for inclusion in the by-law, or set up the required administration to oversee the application of, and reporting on, the new Community Benefits Charge (connected with number 2 below). In addition, the proposed regulatory framework does not provide adequate information on transitional matters beyond the January 1, 2021 date, e.g. how any recently approved Section 37 agreements are to be handled. It is therefore recommended that:

- The deadline be extended to January 1, 2022.
- The 'freeze' of any DC increases be lifted for the period between January 1, 2021 and the approval of the new by-law, to offset any increased immediate administrative costs.
- The final regulations must ensure that any Section 37 payment requirements under existing agreements will carry forward in accordance with the agreement provisions.

2. Reporting on community benefits

In order to provide transparency and greater accountability on the new Community Benefits Charge, under the proposed regulatory framework, municipalities would be required to prepare an annual report for the preceding year that provides information about the amounts in the Community Benefits Charge special account, such as:

- Opening and closing balances of the special account
- A description of the services funded through the special account
- Details on amounts allocated during the year
- The amount of any money borrowed from the special account, and the purpose for which it was borrowed
- The amount of interest accrued on money borrowed

Comments & Recommendation(s):

Increased transparency and accountability are supportable objectives, however as noted in number 1 above, increased costs are anticipated with the associated administration. Therefore it is recommended that:

- A provision be included in the proposed regulation that allows municipalities to recoup the administrative costs of the Community Benefit Charge reporting on an on-going basis.

3. Reporting on parkland

Under Bill 108, municipalities may choose to collect parkland requirements (land or cash-in-lieu) under the current basic parkland provisions of the Planning Act or through the new Community Benefits Charge / by-law. In instances where a municipality chooses to collect parkland requirements through a Community Benefits Charge, the proposed regulatory framework requires that such parkland funds be kept in a special account and annual reporting take place, in order to provide transparency and accountability. This is similar to the annual reporting on the new Community Benefits Charge discussed in number 2 above, and the same five reporting elements are required.

Comments & Recommendation(s):

It is unclear how this differs from the changes that came in to effect under Bill 73, which currently require parkland fees to be kept in a special account with annual reporting requirements in order to provide enhanced transparency and accountability. Such clarification is requested from the province.

4. Exemptions from community benefits

The proposed regulations provide that Community Benefits Charges will not be applicable to the following developments (i.e. exempt):

- Long-term care homes
- Retirement homes
- Universities and colleges
- Memorial homes, clubhouses or athletic grounds of the Royal Canadian Legion
- Hospices
- Non-profit housing

Comments & Recommendation(s):

Staff have concerns with the ambiguity of some of the above noted developments that are proposed to be exempt from Community Benefits Charges, namely “long-term care homes”, “retirement residences”, “universities and colleges” and “non-profit housing”. In addition, there may be other forms of development that a municipality may wish to incentivize. Therefore it is recommended that:

- The regulation includes definitions for “long-term care homes”, “retirement residences”, “universities and colleges” and “non-profit housing”; and
- The regulation allow for additional exemptions to the Community Benefits Charge for types of developments identified by a Municipal Council and outlined in the Community Benefits By-law.

5. Community benefits formula

A formula for calculating community benefit payment amounts is not included in the proposed regulatory framework, although it is understood that such a formula is expected to be released by the province through a subsequent regulation in the fall of 2019. The province has indicated that an objective in developing the formula is to enable municipalities to maintain the historical revenues from Section 37 height/density bonusing, parkland dedication, and DCs for discounted services under this new charge.

For any particular development, the Community Benefits Charge payable could not exceed a prescribed percentage of the value of the development land (i.e. a Community Benefit Charge 'cap'). This cap is based on the value of land the day before the building permit is issued, in order to accurately reflect lands' zoning that is required to accommodate the development.

Comments & Recommendation(s):

The community benefit needs differ between municipalities and should reflect local population, existing services and facilities, development market and other contextual considerations. Using Newmarket examples, in order to maintain current growth related revenue, the prescribed percentage of the value of land would need to 75% for a high-rise apartment development and 25% for a ground-oriented residential development. To account for these different needs, it is recommended that:

- The formula include a clear methodology that can be tailored to local contexts in order to accurately reflect different population sizes and levels of market demand of various municipalities.
- The formula ensure that requirements are high enough to achieve revenue neutrality to the municipality, considering many soft services are no longer able to be captured by DCs and will rely solely on funding from the Community Benefits Charge.
- The province, in determining the formula, have regard to existing Section 37 (bonusing) formula and any parkland requirements that municipalities currently have, in order to understand current payments.
- The regulation clearly state that lower tier municipalities will be responsible for administering the Community Benefits Charge.

6. Appraisals for community benefits

As noted in number 5 above, the payable Community Benefits Charge cannot exceed an amount determined by a formula which will be set at a prescribed percentage of the value of the development land (i.e. a Community Benefit Charge 'cap') on the day before

the building permit is issued. In instances where a developer/landowner is of the view that the Community Benefits Charge being applied exceeds the cap, the developer/landowner can challenge the cap based on the completion of an appraisal. Similarly, a municipality can also provide the developer/landowner with an appraisal if it is of the view that the developer/landowner's appraisal is inaccurate. If both appraisals differ by more than 5 percent, a third appraisal is prepared.

Comments & Recommendation(s):

Planning Staff supports the appraisals-based approach to determine the Community Benefits Charge cap. However it is recommended that:

- The regulation include a definition of “development land” in order to clarify which land areas are to be included/excluded for the purposes of calculating the cap.
- The regulation include a longer timeline that the current 45 days for municipalities to provide the developer/landowner with an appraisal.

7. Excluded services for community benefits

In much the same way that certain developments are exempt from Community Benefit Charges (as noted in number 4 above), the proposed regulatory framework excludes the following specific facilities, services or matters from community benefits:

- Cultural or entertainment facilities
- Tourism facilities
- Hospitals
- Landfill sites and services
- Facilities for the thermal treatment of waste
- Headquarters for the general administration of municipalities and local boards

Comments & Recommendation(s):

The above list of proposed exclusions appears to be generally consistent with the ineligible services found under the Development Charges Act, however there is inconsistent terminology regarding the proposed term “Facilities for the thermal treatment of waste” and “facilities and services for the incineration of waste” as currently exists in the Development Charges Act. Therefore it is recommended that:

- The regulation maintain the term “facilities and services for the incineration of waste” as currently exists in the Development Charges Act.

8. Community planning permit system

As noted above (in number 2 of the proposed changes to Schedule 12), the proposed regulatory framework sets out matters that must be included in an official plan to establish the system; sets out the process to establish the implementing by-law; removes the ability to appeal the by-law implementing a CPPS; and includes provisions that allow the Minister to issue an order to require a local municipality to establish a CPPS. Building on these changes, the regulatory framework proposes that a Community Benefits Charge by-law would not be permitted to be used in CPPS areas because the opportunity for requiring the provision of specified community benefits already exists under the process involved in establishing CPPS areas.

Comments & Recommendation(s):

No recommendations; the CPPS allows conditions to be added to approvals to require the provision of specified community facilities or services, therefore it is not logical to require additional Community Benefits Charge in these areas.

Proposed changes to O. Reg. 82/98 under the Development Charges Act related to Schedule 3 of Bill 108 - More Homes, More Choice Act, 2019

1. Transition

The regulations of the Act provides for transition to the CBC authority during the period of January 1, 2020 to January 1, 2021.

Comments & Recommendation(s):

The effective date of the provisions relating to DCs is unclear. It is recommended that:

- Regulations state that all Development Charge Act provisions of Bill 108 will be effective at the municipality's discretion during the transition period (i.e. by January 1, 2021), such that DC by-law amendments for collections and statutory exemptions can take effect at the same time as transitioning soft services.

2. Scope of types of development subject to development charges deferral

The regulations of the Act provide for the deferral of DCs for rental housing development, institutional/industrial/commercial development until occupancy for 5 years. It also provides for the deferral of DCs for non-profit housing development for 20 years.

Comments & Recommendation(s):

Given the potential for abuse of the DC deferral provision for rental housing developments, it is recommended that:

- The regulation impose a requirement that any owner of the property must maintain “non-profit corporation” status over the term of the deferral.
- The regulation provide municipalities a means of substantiating that a property remains a “rental housing development”.

Given the length of time that DCs can be deferred for non-profit housing it is further recommended that:

- The regulation imposes a requirement that any owner of the property must maintain “non-profit corporation” status over the term of the deferral.

3. Period of time for which the development charge freeze would be in place

Upon proclamation, Bill 108 will require the amount of a DC to be set at the time a zoning by-law amendment or site plan application is received by the Town. The proposed regulations establish that the DC rate would be frozen “until two years from the date the site plan application is approved, or in the absence of the site plan application, two years from the date the zoning application was approved.”

Comments & Recommendation(s):

The stated goal of this proposed regulation is to “encourage development to move to the building permit stage so that housing can get to market faster and provide greater certainty of costs”. However, it is unclear how providing a two year freeze on DCs will meet this goal. This two year freeze may actually have the opposite effect, allowing developers with site plan approval to delay building for up to two years. Therefore, in order to incentivize expeditious development, it is recommended that:

- The two year freeze be reduced to a maximum 6 month freeze.
- The province consider other ways to incentivize the expeditious development of pre-approved site plans including the application of penalties for non-development within specified timeframes.

4. Interest rate during deferral and freeze of development charges

Upon proclamation, Bill 108 will allow municipalities to charge interest on DCs payable during a DC deferral period (as per number 2 above) as well as during the DC ‘freeze’ from the date the application is received to the date the DC is payable (as per number 3 above). The proposed regulation does not prescribe a maximum interest rate.

Comments & Recommendation(s):

No recommendations; by not prescribing a maximum interest rate municipalities may set their own, which accurately reflects local contexts and considerations including the strength of the local development market.

5. Additional dwelling units

The regulations of the Act propose that the present exemption within existing dwellings be expanded to allow "...the creation of an additional dwelling in prescribed classes of residential buildings and ancillary structures does not trigger a DC" Further, in new single, semi and row dwellings (including ancillary structures), one additional dwelling will be allowed without a DC payment. Lastly, it is proposed that, "...within other existing residential buildings, the creation of additional units comprising 1% of existing units" would be exempted.

Comments & Recommendation(s):

There is potential to increase the housing supply by making more efficient use of existing housing stock through the additional dwelling unit provision. However, this additional density will require the provision of additional hard and soft services. A means to finance these additional services should be provided for in the regulations. Therefore it is recommended that:

- The identified additional residential units be subject to a DC to ensure that the "growth pays for growth" philosophy is upheld.

Timing of Report

As noted previously, the commenting period for two of the three proposed regulations in August 21, 2019 and the commenting period the third proposed regulation is August 6, 2019. These commenting deadlines are prior to the August 26, 2019 Committee of the Whole date and the September 9, 2019 Council date. Therefore, in order to provide comments to the province within their commenting period, this report will be provided to the province through the Environmental Registry of Ontario upon completion as a draft, then again formally through the submission of a Council extract following the September 9 Council meeting. In the event that Committee or Council revise this Report's recommendations, the Council extract would reflect such revisions.

Conclusion

Bill 108's proposed regulatory framework lacks much detail required for a thorough assessment. This report makes recommendations that can be used by the province in the drafting of the final regulations in order to provide additional detail and increase clarity.

Business Plan and Strategic Plan Linkages

- Long-term Financial Sustainability
- Extraordinary Places and Spaces

Consultation

This report was co-authored by the Planning & Building Services and the Innovation & Strategic Initiatives Departments.

Human Resource Considerations

None.

Budget Impact

There are no budget impacts as a direct result of this report. However, the changes proposed by Bill 108's proposed regulations will have significant budget impacts.

Attachments

None.

Approval

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

Kevin Yaraskavitch
Financial Business Analyst

Jason Unger, MCIP, RPP
Acting Director of Planning & Building Services

Susan Chase
Director Innovation & Strategic Initiatives

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

Contact

Adrian Cammaert, Senior Planner, Policy: acammaert@newmarket.ca



Town of Newmarket
395 Mulock Drive P.O. Box 328,
Newmarket, Ontario, L3Y 4X7

Email: info@newmarket.ca | Website: newmarket.ca | Phone: 905-895-5193

Bicycle Lanes – Traffic and Parking Bylaw Update Staff Report to Council

Report Number: 2019-78

Department(s): Engineering Services

Author(s): Mark Kryzanowski

Meeting Date: August 26, 2019

Recommendations

1. That the report entitled Bicycle Lanes – Traffic and Parking Bylaw Update dated August 26, 2019 be received; and,
2. That the Traffic Bylaw amendments noted in Appendix A be approved; and,
3. That the Parking Bylaw amendments noted in Appendix B be approved; and,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Purpose

This report is a housekeeping exercise to insert the necessary information regarding the bicycle lanes into the Traffic Bylaw (2011-24), as amended and the Parking Bylaw (1993-62), as amended.

Background

The inclusion of bicycle lanes into the Town's transportation system requires that the Traffic Bylaw be amended to indicate which streets have a bicycle lane. The amendment to the Traffic Bylaw is required primarily for enforcement and Highway Traffic Act reasons. As well, Parking Bylaw amendments are required to create NO parking zones for cyclist safety in bicycle lanes.

Discussion

As noted above, this report is to provide housekeeping amendments to the Traffic Bylaw (2011-24), as amended, and the Parking Bylaw (1993-62), as amended.

The changes to the Traffic Bylaw, Schedule XI, to include bicycle lanes are:

1. Main Street North (existing)
2. Lundy's Lane (existing)
3. Harry Walker North (nearing completion)
4. Harry Walker South (nearing completion)
5. Stackhouse Road (nearing completion)

The changes to the Parking Bylaw, Schedule X, to accommodate bicycle lanes are:

1. Harry Walker North
2. Harry Walker South
3. Stackhouse Road

There is no reference in the Parking Bylaw regarding No parking for certain portions of both Harry Walker Parkway North and South. Harry Walker Parkway North and South is classified as a primary industrial collector road.

Conclusion

Therefore, it is recommended that the Traffic Bylaw amendments, as noted in Appendix A, and the Parking Bylaw amendments, as noted in Appendix B, be approved.

Business Plan and Strategic Plan Linkages

Well-planned and connected...strategically planning for the future to improve information access and enhance travel to, from, and within Newmarket..

Consultation

No consultation was undertaken in the preparation of this housekeeping report. Public and stakeholder consultation was undertaken for each individual project.

Human Resource Considerations

None.

Budget Impact

None. Budget impacts, such as signage, are part of the individual projects.

Attachments

Appendix A – Proposed Traffic Bylaw Amendments

Appendix B – Proposed Parking Bylaw Amendments

Approval

Mark Kryzanowski, Manager, Transportation Services

Rachel Prudhomme, Director, Engineering Services

Peter Noehammer, Commissioner, Development & Infrastructure Services

Contact

For more information or questions regarding this report, please contact Mark Kryzanowski, Manager, Transportation Services, at 905-895-5193 extension 2508 or MKryzanowski@newmarket.ca.

Appendix A – Proposed Traffic Bylaw Amendments

THAT Schedule XI (Bike Lanes) of the Traffic Bylaw 2011-24, as amended, be further amended by adding the following:

Section of Roadway

10. Lundy's Lane from Davis Drive to Bolton Avenue
11. Main Street North from Davis Drive to north Town limit
12. Harry Walker Parkway North from Davis Drive to north Town limit
13. Harry Walker Parkway South from Davis Drive to Mulock Drive
14. Stackhouse Road from Leslie Street to Harry Walker Parkway South

Appendix B – Proposed Parking Bylaw Amendments

THAT Schedule X (No Parking) of the Parking Bylaw 1993-62, as amended, be further amended by deleting the following:

Road	Side	Between	Prohibited times
Harry Walker Parkway	East	Davis Drive to its north limit	Anytime
Harry Walker Parkway	West	South side of Ringwell Drive to a point 100 feet southerly thereof	Anytime
Harry Walker Parkway	West	A point 100 feet south of Kerrisdale Boulevard to a point 100 feet north of Kerrisdale Blvd.	Anytime
Harry Walker Parkway	West	A point 30 metres north of Stellar Drive to Davis Drive	Anytime
Harry Walker Parkway South	East	From 150 metres north of Gorham Street to Mulock Drive	Anytime
Harry Walker Parkway South	West	From 150 metres north of Gorham Street to Mulock Drive	Anytime

THAT Schedule X (No Parking) of Parking Bylaw 1993-62, as amended, be further amended by adding the following:

Road	Side	Between	Prohibited times
Harry Walker Parkway North	Both	Davis Drive to its north limit	Anytime
Harry Walker Parkway South	Both	Davis Drive to Mulock Drive	Anytime
Stackhouse Road	Both	Leslie Street to Harry Walker Parkway South	Anytime

July 2, 2019

Petition for No Parking on Helmer Ave

The Residents of Helmer Ave would like to propose to the Town of Newmarket to have

“NO PARKING” on Helmer ave, from Monday to Friday 8am to 5pm

Due to the overwhelming amount of cars parked on our street, encroaching to close to our driveways and causing blind spots, making it difficult to back out and maneuver around safely.

Eroding our front drainage culverts and damaging the grass that we maintain.

Blocking our community mail box.

Blocking wheelchair ramp beside the community mail box

Parking too close to the intersection at Eagle St

litter on areas where parked.

This petition has been redacted to
remove personal information.
Original document included 6
signatures.

COUNCILLOR'S OFFICE		
INCOMING MAIL	REF'D TO	COPY TO
JUL 03 2019		

To: Councillor - Christina Bisanz
395 Mulock Drive STN MAIN, Newmarket, Ontario, L3Y 4X7

Re: The study of and the installation of speed humps

Location: Flagstone Way, Newmarket, On, L3X 2 R8

From: 292 Flagstone Way to 398 Flagstone Way

The undersigned property owners from Woodland Hill, Newmarket request the study of and the installation of speed humps on Flagstone Way, Newmatket, Ontario

Property Owner of Record

Signature

Address

Date

This petition has been redacted to remove personal information. Original document included 21 signatures.

We, the residents of Newmarket residing on Simcoe Street (on the one-way section between the boundaries of Main St and Niagara St) are expressing our concern for the safety of our community. The posted speed limit of 40 km/h has done very little to mitigate excessive speeds on our street. Many vehicles continue to surpass the legal speed limit, posing risks to the multiple children, pets, and residents of our neighbourhood. In an effort to resolve this issue, we are requesting that some form of obstructive traffic calming or speed mitigation be installed. For instance, speed bumps, rumble strips, speed display boards, bollards. The Town must become involved in order to help us, the residents, to achieve a safer environment. We are requesting proactive measures regarding this safety risk, and we expect that the Town shares our concern for its citizens.

<u>NAME</u>	<u>ADDRESS</u>	<u>CONTACT (Phone and/or email)</u>
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This petition has been redacted to remove personal information. Original document included 26 signatures.



Town of Newmarket

Minutes

Appointment Committee

Date: Friday, March 1, 2019
 Time: 10:00 AM
 Location: Mulock Room
 Municipal Offices
 395 Mulock Drive
 Newmarket, ON L3Y 4X7

Members Present: Mayor Taylor
 Deputy Mayor & Regional Councillor Vegh, Vice Chair
 Councillor Twinney, Chair
 Staff Present: Kiran Saini, Acting Director of Legislative Services/Town Clerk

The meeting was called to order at 10:05 AM.
 Councillor Twinney in the Chair.

1. Additions and Corrections

None.

2. Declarations of Pecuniary Interest

None.

3. Presentations and Deputations

None.

4. Approval of Minutes

4.1 Appointment Committee Meeting Minutes of January 17, 2019

Moved by: Mayor Taylor

Seconded by: Deputy Mayor & Regional
 Councillor Vegh

1. That the Appointment Committee Meeting minutes of January 17, 2019 be approved.

Carried

5. Items for Discussion

None.

6. Closed Session

6.1 Personal matters about an identifiable individual, including municipal or local board employees, as per Section 239 (2) (b) of the Municipal Act, 2001 - Applications to the following Statutory Committees:

Moved by: Deputy Mayor & Regional
Councillor Vegh

Seconded by: Mayor Taylor

1. That, in accordance with subsection 239(2)(b) the Appointment Committee resolve into closed session to consider:

- a. Personal matters about an identifiable individual, including municipal or local board employees, as per Section 239 (2) (b) of the Municipal Act, 2001 - Applications to the following Statutory Committees:
 - Accessibility Advisory Committee
 - Appeal Committee
 - Committee of Adjustment
 - Elman W. Campbell Museum Board
 - Heritage Newmarket Advisory Committee
 - Newmarket Public Library Board
 - Property Standards Committee

Carried

The Appointment Committee resolved into Closed Session at 10:06 AM.
The Appointment Committee (Closed Session) Minutes are recorded under separate cover.

The Appointment Committee resumed into Open Session at 10:45 AM.

7. New Business

None.

8. Adjournment

Moved by: Deputy Mayor & Regional
Councillor Vegh

Seconded by: Mayor Taylor

1. That the meeting be adjourned at 10:46 AM.

Carried

Councillor Twinney, Chair

Date



Town of Newmarket

Minutes

Accessibility Advisory Committee

Date: Thursday, May 2, 2019
 Time: 10:30 AM
 Location: Cane Room
 Municipal Offices
 395 Mulock Drive
 Newmarket, ON L3Y 4X7

Members Present: Steve Foglia, Chair
 Jeffrey Fabian
 Linda Jones
 Faye Longhurst
 Patricia Monteath
 Lawrence Raifman
 Councillor Simon
 Richard Wilson

Staff Present: S. Marcoux, Project Consultant, Facility Maintenance
 P. McIntosh, Recreation Programmer
 K. Saini, Deputy Town Clerk
 R. Bingham, Manager of Development Engineering
 J. Grossi, Legislative Coordinator

The meeting was called to order at 10:30 AM.
 Steve Foglia in the Chair.

1. Additions & Corrections to the Agenda

None.

2. Declarations of Pecuniary Interest

None.

3. Presentations & Deputations

3.1 Orientation Session

The Legislative Coordinator provided an orientation presentation concerning Town By-laws, meeting procedures and the Code of Conduct.

4. Approval of Minutes

4.1 Accessibility Advisory Committee Meeting Minutes of June 21, 2018

Moved by: Jeffrey Fabian

Seconded by: Richard Wilson

1. That the Accessibility Advisory Committee Meeting Minutes of June 21, 2018 be approved.

Carried

5. Items

5.1 Appointment of Chair and Vice-Chair

Moved by: Linda Jones

Seconded by: Lawrence Raifman

1. That Steve Foglia be appointed as Chair of the Accessibility Advisory Committee; and,
2. That Richard Wilson be appointed as Vice Chair of the Accessibility Advisory Committee.

Carried

Steve Foglia assumed the role of the Chair.

5.2 Pony Drive Reconstruction Capital Project

The Capital Works Project Manager provided a presentation to the Accessibility Advisory Committee regarding the Pony Drive reconstruction capital project. She outlined draft drawings, sidewalk construction and asked the Members for feedback.

The Members of the Accessibility Advisory Committee queried the presenter regarding sidewalk placement and AODA compliance versus York Region best practices.

5.3 Sidewalk Standards

The Manager of Development Engineering provided a presentation to the Accessibility Advisory Committee regarding sidewalk standards for the Town of Newmarket. He outlined current practices, concerns and new standards.

The Members of the Accessibility Advisory Committee queried the presenter regarding tactile plates at intersections, access to sidewalk crossing signal buttons and risk management.

5.4 National Access Awareness Week 2019

The Recreation Programmer provided an update regarding the events planned for National Access Awareness Week 2019. She outlined the activities available at the Farmer's Market and Community Centre on Saturday June 1, 2019, as well as the Sports for Everyone event on Monday June 3, 2019.

6. New Business

6.1 Accessibility Downtown

The Chair advised that there is a lack of accessible parking downtown, especially when events are being hosted in the area. Additional parking spots allowing side-loading vans were required. He also advised that Main Street calls for additional accessibility improvements.

He advised that these were areas of concerns that the Accessibility Advisory Committee would like to address this term.

6.2 Accessibility Renovations

The Project Consultant advised of the following washroom renovations:

7. Adjournment

Moved by: Richard Wilson

Seconded by: Faye Longhurst

1. That the meeting be adjourned at 12:03 PM.

Carried

Steven Foglia, Chair

Date



Town of Newmarket

Minutes

Elman W. Campbell Museum Board of Management

Date: Thursday, May 16, 2019
 Time: 7:30 PM
 Location: Elman W. Campbell Museum
 134 Main Street South
 Newmarket, ON

Members Present: Jackie Playter, Chair
 Councillor Morrison
 Ron Atkins
 Ross Caister
 Michelle Clayton-Wood
 Norman Friend
 Kathleen Jackson

Members Absent: Billie Locke

Staff Present: M, Mayes, Director, Financial Services / Treasurer
 W. Broydell, Curatorial Assistant
 A. Walkom, Legislative Coordinator

1. Call to order

The meeting was called to order at 7:30 PM.

2. Regrets

3. Additions & Corrections to the Agenda

Item 8.1: Museum Trust Fund was moved to the beginning of the agenda.

4. Declarations of Pecuniary Interest

There were no declarations of pecuniary interest.

5. Approval of Minutes

5.1 Elman W. Campbell Museum Board Meeting Minutes of April 18, 2019

Moved by: Kathleen Jackson

Seconded by: Ron Atkins

1. That the Elman W. Campbell Museum Board Meeting Minutes of April 18, 2019 be approved

Carried

6. Business arising from the Minutes

6.1 Non museum programs/security issues

None.

6.2 Fire Hall Proposal, Master Plan

None.

6.3 Front Lawn Sign

Jackie Playter advised that the front lawn sign should be installed by 2020.

6.4 Dishwasher, Installation/plumbing updates

The Curatorial Assistant advised that a request had been made to Facilities for the installation of the dishwasher.

7. Correspondence and Communications

The Curatorial Assistant circulated the periodicals which had been received by the Museum.

Moved by: Norman Friend

Seconded by: Ron Atkins

1. That the correspondence be received.

Carried

8. Items

8.1 Museum Trust Fund

The Town Treasurer provided the draft financial statements for the Museum. He advised that the Museum fund would be transferred to a reserve account which would yield better interest rates. He provided an overview of the fund, including the original donation which established the fund.

Moved by: Ross Caister

Seconded by: Ron Atkins

1. That the presentation by Mike Mayes regarding the Museum Fund be received.

Carried

8.2 SpaceFile – Letter from the Board in order to release the funds

The Curatorial Assistant advised that a letter approving the release of the funds would need to be signed by the Chair.

9. Financial Report

Jackie Playter provided a financial report and an overview of the budget to date in 2019.

Moved by: Kathleen Jackson

Seconded by: Ross Caister

1. That the financial report be received.

Carried

10. Museum Report

The Curatorial Assistant provided a report which included recent recognition of Museum volunteers and details of upcoming events such as Indigenous Peoples Day.

Moved by: Michelle Clayton-Wood

Seconded by: Norman Friend

1. That the Museum Report be received.

Carried

11. Friends of the Museum Report

There was no report on this item.

12. New Business

(1) Ron Atkins advised members of his concerns regarding the by-laws and agreements which founded the Elman W. Campbell Museum. He also raised concerns regarding Health and Safety requirements for the Museum and Ontario legislative requirements for Museums.

13. Next Meeting

14. Adjournment

The meeting adjourned at 8:18 PM.

Jackie Playter, Chair

Date



Newmarket Public Library Board

Minutes

Date: Wednesday, May 15, 2019
 Time: 5:30 PM
 Location: Newmarket Public Library Boardroom
 Newmarket Public Library
 438 Park Avenue
 Newmarket ON L3Y 1W1

Members Present: Darcy McNeill, Chair
 Jane Twinney, Vice Chair
 Kelly Broome
 Darryl Gray
 Leslee Mason
 Art Weis
 Victor Woodhouse

Staff Present: Linda Peppiatt, Deputy CEO
 Todd Kyle, CEO

Guests: Ian McDougall, Commissioner, Community Services, Town of
 Newmarket (left at 6:55 pm)
 Lynn Georgeff, Director, Human Resources, Town of
 Newmarket (left at 6:55 pm)

1. **Adoption of Agenda Items**

In the absence of the Chair, the Vice Chair called the meeting to order at 5:38 pm.

The Chair arrived at 5:39 pm and resumed the role as Chair.

Motion 19-05-24

Moved by Kelly Broome

Seconded by Leslee Mason

That Agenda items 1.1 to 1.3 be adopted as presented.

Carried

- 1.1 Adoption of the Regular Agenda
- 1.2 Adoption of the Closed Session Agenda
- 1.3 Adoption of the Consent Agenda Items

2. Declarations

None were declared.

3. Consent Agenda Items

Motion 19-05-25

Moved by Darryl Gray

Seconded by Art Weis

That Consent Agenda items 3.1 to 3.4 be approved and adopted as presented.

Carried

- 3.1 Adoption of the Regular Board meeting minutes for Wednesday, April 17, 2019
- 3.2 Adoption of the Closed Session minutes for Wednesday, April 17, 2019
- 3.3 Strategic Operations Report for April, 2019
- 3.4 Monthly Bank Transfer

4. Closed Session

- 4.1 That the Library Board move in to a closed session to discuss matters pertaining to Labour relations and an indentifiable individual.

Motion 19-05-26

Moved by Kelly Broome

Seconded by Art Weis

That the Library Board move in to a Closed Session at 5:39 pm to discuss labour relation matters.

Carried

Motion 19-05-27

Moved by Jane Twinney

Seconded by Kelly Broome

That the Library Board move out of Closed Session at 5:53 pm.

Carried

Motion 19-05-28

Moved by Art Weis

Seconded by Darryl Gray

Motion Arising from Closed Session:

That the Library Board receive the report on Labour relations.

Carried

Motion 19-05-30

Moved by Art Weis

Seconded by Darryl Gray

That the Library Board move in to a second closed session at 6:13 pm to discuss matters pertaining to an individual.

Carried

Motion 19-05-31

Moved by Art Weis

Seconded by Leslee Mason

That the Library Board move out of closed session at 6:55 pm.

Carried

Motion 19-05-32

Moved by Art Weis

Seconded by Darryl Gray

Motion arising from closed session.

That the Library Board receive the report Operational Efficiencies and Library IT Shared Services and defer to the next Library Board meeting for further discussion.

Carried

5. Reports

5.1 Library Facility Needs - Update

The Board discussed the report on library facility needs and what next steps can be taken to further expand library services.

Motion 19-05-29

Moved by Jane Twinney

Seconded by Kelly Broome

That the Library Board receive the report on Library Facility Needs - Update;

And that the Library Board supports doing a facility needs assessment study as a joint effort with the Town of Newmarket;

And that the CEO will work with the Commissioner, Community Services, Town of Newmarket to advance this effort.

Carried

6. Business Arising

6.1 Revisions to the Code of Conduct

The Board agreed to the recommended changes to the Governance policy and revisions to the provision for Gifts.

Motion 19-05-33

Moved by Art Weis

Seconded by Leslee Mason

That the Library Board receive the report on revisions to Code of Conduct: provisions for Gifts;

And That the Library Board approve the recommended revisions to the Code of Conduct as contained in the Governance Policy.

Carried

6.2 Provincial Budget Cuts update

No further information has been received regarding provincial budget cuts affecting Southern Ontario Library Services at this time.

6.3 Library Board Action List

The Board reviewed the revisions to the Action List.

Motion 19-05-34**Moved by** Darryl Gray**Seconded by** Leslee Mason

That the Library Board receive the Action List as presented.

Carried

6.4 Leadership by Design Board Orientation 3

This time was deferred to the next Library Board meeting.

7. New Business

There was no New Business.

8. Dates of Future Meetings

8.1 The next Regular Library Board meeting is scheduled for Wednesday, June 19, 2019 at 5:30 pm in the Library Board room.

9. Adjournment**Motion 19-05-35****Moved by** Art Weis**Seconded by** Kelly Broome

That there being no further business, the meeting adjourn at 7:11 pm.

Carried

Darcy McNeill, Chair

Todd Kyle, Secretary/Treasurer



Town of Newmarket

Minutes

Main Street District Business Improvement Area Board of Management

Date: Wednesday, May 15, 2019

Time: 8:00 AM

Location: Serpa Studio
Old Town Hall
460 Botsford Street
Newmarket, ON L3Y 1T1

BIA Board Members Present: Tom Hempen, Chair
Councillor Kwapis
Councillor Twinney (8:04 AM - 10:14 AM)
Rob Clark
Allan Cockburn
Debbie Hill
Mark Iacovetta
Jennifer McLachlan
Omar Saer (8:04 AM - 10:14 AM)
Ken Sparks

Staff Present: C. Kallio, Economic Development Officer
E. Bryan, Business Development Specialist
J. Luttrell, Recreation Programmer
J. Grossi, Legislative Coordinator

Guests: Tony Emmerson, York Regional Police
Rich McHardy, York Regional Police
Robert Swayze, Integrity Commissioner

The meeting was called to order at 8:00 AM.
Tom Hempen in the Chair.

1. Additions and Corrections to the Agenda

The Chair advised that there were no additions or corrections to the agenda.

2. Declarations of Pecuniary Interest

There were no declarations of pecuniary interest.

3. Presentations & Recognitions

3.1 Code of Conduct

Robert Swayze, Integrity Commissioner, was in attendance to provide a presentation to the Main Street District Business Improvement Area Board of Management regarding the code of conduct. He outlined the process in which complaints are received and evaluated.

Members of the Main Street District Business Improvement Area Board of Management queried the Integrity Commissioner on conflicts when funding events and conflicts when a member is being hired for services.

Moved by: Ken Sparks

Seconded by: Councillor Kwapis

1. That the presentation provided by Robert Swayze, Integrity Commissioner, regarding the Code of Conduct be received.

Carried

3.2 York Regional Police

Detective Sergeant Tony Emmerson and Crime Prevention Officer Rich McHardy were in attendance to provide a presentation regarding York Regional Police services and the Main Street area. The Officers provided information outlining crime prevention strategies for business owners, and future opportunities for communication between the Main Street District Business Improvement Area Board of Directors and York Regional Police.

The Main Street District Business Improvement Area Board of Directors queried the Officers on crime prevention for the spring and best practices.

Moved by: Omar Saer

Seconded by: Jennifer McLachlan

1. That the presentation provided by Tony Emmerson and Rich McHardy regarding York Regional Police be received.

Carried

3.3 GIS/Map Caching

The Recreation Programmer was in attendance to provide a presentation regarding the Discovering Newmarket – A Geocaching Adventure project. The presentation outlined the tool *HeyNewmarket* and the 2019 Geocaching event.

Moved by: Jennifer McLachlan

Seconded by: Omar Saer

1. That the presentation provided by the recreation programmer regarding GIS/Map Caching be received.

Carried

4. Deputations

4.1 Jewel Radio 88.5

Santana Chircop, Account Manager, Evanov Radio Group was in attendance to provide a deputation regarding radio advertising opportunities for Main Street District Business Improvement Area Board of Management members. The deputation outlined Jewel Radio 88.5 coverage and advertising packages.

Moved by: Jennifer McLachlan

Seconded by: Ken Sparks

1. That the deputation provided by Santana Chircop regarding Jewel 88.5 be received.

Carried

5. Approval of Minutes

5.1 Main Street District Business Improvement Area Board of Management Meeting Minutes of April 17, 2019

Moved by: Councillor Kwapis

Seconded by: Jane Twinney

1. That the Main Street District Business Improvement Area Board of Management Meeting Minutes of April 17, 2019 be approved.

Carried

6. Items

6.1 Street Events Update

Ken Sparks provided an update on the Canada Day event on Main Street regarding entertainment, vendor booths, not-for-profit booths and the stage area being moved to Park Avenue.

The Main Street District Business Improvement Area Board of Management discussed potential efficiencies and insurance costs. The Members also conferred about the Canada Day event at Riverwalk Commons, and queried Staff on the placement of the Beer Garden and entertainment.

Moved by: Ken Sparks

Seconded by: Omar Saer

1. That the Main Street District Business Improvement Area Board of Directors allocate up to \$10,000 for the 2019 Canada Day event on Main Street.

Carried**6.2 Financial Update**

The Business Development Specialist provided a financial update for the Main Street District Business Improvement Area Board of Management regarding budget allocation, funding and the process for receiving payments after invoices are received.

Moved by: Omar Saer

Seconded by: Mark Iacovetta

1. That the Financial Services Update provided by the Business Development Specialist be received.

Carried**6.3 NDDC Update**

The Business Development Specialist advised that the current Newmarket Downtown Development Committee (NDDC) has been replaced with a Staff committee which includes the Ward 5 Councillor.

Moved by: Jennifer McLachlan

Seconded by: Mark Iacovetta

1. That the NDDC Update provided by the Business Development Specialist be received.

Carried**6.4 Staff Update****6.4.1 Soofa Data**

The Business Development Specialist advised that GIS will have soofa data to distribute to the committee via email.

6.5 Buskerfest Funding

The Business Development Specialist advised of the Town of Newmarket Recreation department requesting support from the Main Street District Business Improvement Area Board of Management in regards to changing the location of Buskerfest to Main Street for 2019.

The Main Street District Business Improvement Area Board of Management discussed possible road closure time frames and store hours. The Members queried staff regarding detailed schedules and event information.

Moved by: Omar Saer

Seconded by: Jennifer McLachlan

1. That the Main Street District Business Improvement Area Board of Management supports Buskerfest moving to Main Street for the 2019 event, knowing that an earlier street closure will accompany the event.

Carried

7. New Business

7.1 Canada Day

Councillor Twinney updated the Main Street District Business Improvement Area Board of Directors regarding the placement of the Beer Garden in P3 instead of Fairy Lake. The Director of Recreation and Culture advised Councillor Twinney that P3 was more secure and construction would impact the Fairy Lake site. Transportation would also be available from Magna and Ray Twinney to accommodate parking.

7.2 Strategic Priorities

Al Cockburn advised that the Main Street District Business Improvement Area Board of Management require a facilitator to develop strategic priorities for the 2018-2022 term.

Moved by: Allan Cockburn

Seconded by: Omar Saer

1. That the Main Street District Business Improvement Area Board of Management allocate up to \$5000 towards hiring a strategic priority facilitator.

Carried

7.3 Council Updates

(1) Councillor Kwapis advised that street sweeping had begun in the Town of Newmarket and would continue throughout the spring and summer seasons.

(2) Councillor Kwapis advised that penny-farthing inspired bike racks were being installed at Timothy Street and Main Street in front of Bene Bene as a pilot project.

7.4 Parking

Tom Hempen advised that the Main Street District Business Improvement Area Membership has expressed concerns over the lack of parking on Main Street and the surrounding areas.

The Economic Development Officer advised that downtown parking was included in the 2018-2022 Council Strategic Priorities.

Moved by: Mark Iacovetta

Seconded by: Debbie Hill

1. That the Main Street District Business Improvement Area Board of Management recommends that Council re-establish a parking taskforce for the downtown core (Main Street).

Carried

7.5 Garbage Solutions

Tom Hempen advised that the Main Street District Business Improvement Area Membership has raised concerns regarding garbage solutions on Main Street.

The Economic Development Officer advised of the in-ground garbage solutions pilot project in the 2020 capital budget. He also advised that this project is expected to begin in summer 2019.

Moved by: Debbie Hill

Seconded by: Ken Sparks

1. The Main Street District Business Improvement Area Board of Directors recommends that Council revisit garbage solutions for the downtown and begin a pilot project.

Carried

Moved by: Jennifer McLachlan

Seconded by: Allan Cockburn

1. That a garbage update and parking update be added to the Main Street District Business Improvement Area Board of Directors agenda as standing items.

Carried

7.6 Meeting Schedule

The Legislative Coordinator advised that a member of the Main Street District Business Improvement Area Board of Management has asked the Board to review the 2019 meeting schedule and assess alternate meeting day options.

Tom Hempen advised that he would survey the Board and bring options to the next scheduled meeting on Wednesday June 19, 2019.

8. Closed Session

Tom Hempen advised that there was no requirement for a closed session.

9. Adjournment

Moved by: Debbie Hill

Seconded by: Ken Sparks

1. That the meeting be adjourned at 10:14 AM.

Carried

Tom Hempen, Chair

Date



Town of Newmarket

Minutes

Main Street District Business Improvement Area Board of Management

Date: Wednesday, June 19, 2019

Time: 8:00 AM

Location: Cynthia Gallery Room
Old Town Hall
460 Botsford Street
Newmarket, ON L3Y 1T1

BIA Board Members Present: Tom Hempen
Councillor Kwapis (8:05 AM - 9:16 AM)
Councillor Twinney
Rob Clark
Allan Cockburn
Debbie Hill
Mark Iacovetta
Jennifer McLachlan
Omar Saer
Ken Sparks

Staff Present: E. Bryan, Business Development Specialist
D. Lowes, Recreation Programmer - Community & Special Events
J. Grossi, Legislative Coordinator

Guests: Gianni Creta, President, ENVI

The meeting was called to order at 8:05 AM.

Tom Hempen in the Chair.

1. Additions and Corrections to the Agenda

The Chair advised that there were no additions or corrections to the agenda.

2. Declarations of Pecuniary Interest

There were no declarations of pecuniary interest.

3. Presentations & Recognitions

3.1 Buskerfest

The Recreation Programmer provided a presentation to the Main Street Business Improvement Area Board of Management regarding Buskerfest. He outlined the event details, potential closures and asked for feedback on event planning thus far.

The Members of the Main Street District Business Improvement Area Board of Management queried Staff on communication with business owners and a schedule of events.

Moved by: Allan Cockburn

Seconded by: Rob Clark

1. That the presentation provided by the Recreation Programmer regarding Buskerfest be received.

Carried

4. Deputations

4.1 ENVI Update

Gianni Creta, President of ENVI, was in attendance to provide a deputation outlining updates to the ENVI network and Main Street businesses.

The Members of the Main Street Business Improvement Area Board of Management queried the deputant regarding future contracts and service delivery.

Moved by: Omar Saer

Seconded by: Rob Clark

1. That the deputation provided by Gianni Creta regarding ENVI be received.

Carried

5. Approval of Minutes

5.1 Main Street District Business Improvement Area Board of Management Meeting Minutes of May 15, 2019

Moved by: Allan Cockburn

Seconded by: Ken Sparks

1. That the Main Street District Business Improvement Area Board of Management Meeting Minutes of May 15, 2019 be approved.

Carried

6. Items

6.1 Staff Update

6.1.1 Financial Incentive Program Staff Working Group

The Business Development Specialist provided an update on the Financial Incentive Staff Working Group, which replaced the Newmarket Downtown Development Committee (NDDC). She provided an update on the Clocktower application and advised that no additional applications had been received.

6.1.2 Financial Update

The Business Development Specialist provided a financial update to the Main Street Business Improvement Area Board of Management regarding a timeline to approve the 2020 budget, invoice standard operating procedures, and strategic plan cost allocation.

Rob Clark provided an update regarding the website and advised that the website renewal and security certificate has been paid for to continue operation of the site. He also advised that he registered the Main Street Business Improvement Area with the Ontario Business Improvement Area Association (OBIAA) which has programming that allows presentations to be made to Business Improvement Areas.

Moved by: Jennifer McLachlan

Seconded by: Ken Sparks

1. That the Main Street District Business Improvement Area Board of Management approve the annual costs associated with joining the Ontario Business Improvement Area Association (OBIAA).

Carried

Moved by: Allan Cockburn

Seconded by: Ken Sparks

1. That Rob Clark be reimbursed for the invoices regarding the Ontario Business Improvement Area Association (OBIAA) Membership and the costs related to the website maintenance.

Carried

Moved by: Omar Saer

Seconded by: Allan Cockburn

1. That the Main Street District Business Improvement Area Board of Management approve up to \$500 to schedule a workshop with the Ontario Business Improvement Area Association.

Carried

6.2 Street Events Update

6.2.1 Buskerfest

The Main Street District Business Improvement Area Board of Management discussed allowing vendors on Main Street for the duration of the Buskerfest Event on Saturday July 27, 2019.

Moved by: Omar Saer

Seconded by: Jennifer McLachlan

1. That the Main Street District Business Improvement Area Board of Management allow vendors on Main Street for Buskerfest on Saturday July 27, 2019; and,
2. That a fee of \$75 per table be collected.

Carried

6.2.2 Canada Day

Ken Sparks provided an update to the Main Street District Business Improvement Area Board of Management regarding booth/vendor availability for Canada Day. The Board also discussed the ordering and storage of chairs and tables for the event.

6.3 Parking Update

Councillor Kwapis advised that a downtown taskforce has been developed internally at the Town of Newmarket to address parking and garbage issues. The Main Street District Business Improvement Area Board of Management advised that increased communication between the Town and the businesses is needed around events regarding road closures and parking availability.

6.4 Garbage Update

Councillor Kwapis advised that new garbage receptacles would be installed along Main Street in the next couple of weeks.

The Business Development Specialist advised of a potential private-public pilot partnership to install in ground garbage receptacles for Main Street Businesses to utilize.

The Main Street District Business Improvement Area Board of Management discussed the management of the in ground garbage receptacles, project timeline and draft contract.

7. New Business

7.1 Meeting Schedule

Rob Clark queried the Main Street District Business Improvement Area Board of Management regarding meeting date and or time to accommodate scheduling conflicts.

Moved by: Jennifer McLachlan

Seconded by: Debbie Hill

1. That the Main Street District Business Improvement Area Board of Management reschedule their meetings for the remainder of 2019 to begin at 7:00 AM.

Carried

7.2 Blue Doors Shelter

Rob Clark advised that Michael Braithwaite from Blue Doors Shelters had been in contact regarding possible a partnership with the Main Street District Business Improvement Area.

8. Closed Session

Tom Hempen advised that there was no requirement for a closed session.

9. Adjournment

Moved by: Allan Cockburn

Seconded by: Debbie Hill

1. That the meeting be adjourned at 10:21 AM.

Carried

Tom Hempen, Chair

Date



Town of Newmarket

Outstanding Matters List (2018 – 2022 term of Council)

As of August 1, 2019

	Originating Meeting Date and Subject	Recommendation and Responsible Department	Target Quarter / Timeframe	Staff Comments
2019				
1.	Meeting Date: Council – June 7, 2016 – Item 35 Subject: Federal Infrastructure Funding	Recommendation: 1. That staff provide Council with a prioritized list of infrastructure projects currently not funded through Development Charges, the Asset Replacement Fund or Other Reserve Funds for implementation between 2018 to 2025 that augment existing priorities, strategies and master plans or leverage grant funding for initiatives that achieve our Corporate Vision of a 'Community Well Beyond the Ordinary' Responsible Departments: ➤ Strategic Initiatives	2019	Awaiting next phase of funding announcements
2.	Meeting Date: Committee of the Whole – April 9, 2018 Subject: Council Remuneration	Recommendations: 1. That CAO/Human Resources Report 2018-05 be received; and, 2. That Council direct staff not to "gross up" or increase Council pay in 2019, at the time of the removal of the 1/3 tax free provision, which will result in a take home pay cut for all Members of Council; and, 3. That Council refer the consultant and staff report to the new term of Council to be considered along with updated information at that time and to allow for phasing of any further adjustments to occur if necessary; and, 4. That staff be authorized and directed to do all things necessary to give effect to this resolution. Responsible Department: ➤ Office of the CAO/Human Resources	2019 TBD	

Q3, 2019				
3.	<p>Meeting date: Committee of the Whole – September 25, 2017</p> <p>Committee of the Whole – October 16, 2017</p> <p>Subject Development and Infrastructure Services Report – Engineering Services 2017-32- Town Wide Traffic Mitigation Strategy – 2017</p>	<p>Recommendation:</p> <ol style="list-style-type: none"> 1. That Development and Infrastructure Services Report – Engineering Services 2017-32, dated October 2, 2017, entitled “Town-wide Traffic Mitigation Strategy 2017 - Timing” be received and the following recommendations be adopted: <ol style="list-style-type: none"> a. That the final report be brought back to Council by early Quarter 3 2018; and, b. That staff continue to expedite the process to provide the report sooner, if possible; and, c. That all current road safety, speed management and traffic calming programs that are currently underway, and are in accordance with the principles set out in “Appendix A” (draft strategy) from Development and Infrastructure Services Report ES 2017-29 (Town-wide Traffic Mitigation Strategy 2017), continue as planned throughout the consultation period and until the final strategy document is approved by Council, at which time the programs will be reviewed to plan their conformance with the new approved strategy. <p>Responsible Department ➤ Engineering Services</p>	Q3, 2019	Information report to be distributed prior to end of August 2019.
4.	<p>Meeting Date: Committee of the Whole – January 14, 2019 &</p> <p>June 17, 2019</p> <p>Subject: Deputation: Traffic Signage on Wayne Drive</p>	<p>Recommendation:</p> <ol style="list-style-type: none"> 1. That staff be directed to contact the Principal of the Glen Cedar Public School regarding a drop-off area at the school; and, 2. That staff report back to Council with information on a drop-off area. <p>1. That the deputation regarding Traffic Signage on Wayne Drive be received and referred to staff.</p> <p>Responsible Departments: ➤ Engineering Services</p>	Q3, 2019	<p>Meeting Date: Committee of the Whole – January 14, 2019 & June 17, 2019</p> <p>Subject: Deputation: Traffic Signage on Wayne Drive</p>
5.	<p>Meeting Date: Committee of the Whole - September, 25, 2017</p> <p>Subject: Report 2017-16 Vacant Building Report – Window Wrap Program</p>	<p>Recommendation:</p> <ol style="list-style-type: none"> 1. That Corporate Services – Legislative Services Report 2017-16 dated September 14, 2017 entitled “Vacant Buildings/Storefronts” be received; and, 2. That staff be directed to report back on Option 2, a Window Wrap program. <p>Responsible Departments: ➤ Legislative Services/Economic Development</p>	Q3, 2019	Information report to be distributed

6.	Meeting Date: Committee of the Whole - April 30, 2018 Subject: Asset Replacement Fund Strategy	Recommendation: 1. That the Asset Replacement Fund Strategy be referred to staff for further information and be brought back to Council for consideration at a later date. Responsible Departments: ➤ Financial Services	Q3, 2019	
7.	Meeting Date: Committee of the Whole – January 14, 2019 Subject: Residents of Knapton Drive – Woodland Hills (stop signs - deputation)	Recommendations: 1. That the deputation be received and referred to staff. Responsible Department: ➤ Transportation Services	Q3, 2019	
8.	Meeting Date: (1) Council – December 14, 2015 (2) Council – January 18, 2016 – Item 35 Subject: 2015-44 – Proposed Trail from Yonge Street to Rita's Avenue	Recommendation: 1. That staff provide alternate trail options for this area at a lower cost. 2. That Item 35 of the Council Minutes of December 14, 2015 being Joint Development and Infrastructure Services - Planning and Building Services and Engineering Services Report 2015-44 dated November 19, 2015 regarding a proposed trail from Yonge Street to Rita's Avenue be reconsidered; and, 3. That staff provide alternate trail options for this area at a lower cost, including the option of extending the trail through George Luesby Park along Clearmeadow Boulevard to Yonge Street and further connecting the trail from Flanagan Court/Rita's Avenue to the George Luesby Park Trail; and, 4. That staff also include in the report the option of installing lighting along the George Luesby Park Trail. Responsible Department: ➤ Planning and Building Services ➤ Engineering Services	Q3, 2019	Deferred subsequent to VivaNext construction

9.	<p>Meeting Date: Committee of the Whole – August 28 – Motion</p> <p>Subject: Item 3 of Accessibility Advisory Committee Meeting Minutes of March 23 re: Accessibility in the downtown area</p>	<p>Recommendation: That the Operational Leadership Team recommends that the follow recommendation be referred to staff for review and report:</p> <ul style="list-style-type: none"> ➤ That The Accessibility Advisory committee recommends to Council that Council consider ways to make as many entrances to Main Street buildings as accessible as possible. <p>Responsible Departments:</p> <ul style="list-style-type: none"> ➤ Legislative Services (lead), Planning and Building Services, Engineering Services & Legal Services 	Q3, 2019	Joint Meeting to be scheduled with Business Improvement Area and Newmarket Accessibility Advisory Committee
10.	<p>Meeting Date: Committee of the Whole - April 30, 2018</p> <p>Subject: Heritage Designations – York Region Administrative Building and Newmarket Canal System</p>	<p>Recommendation:</p> <p>1. The Senior Leadership Team/Operational Leadership Team recommend that the following be referred to staff for review and report:</p> <p>a. That the Heritage Newmarket Advisory Committee propose to the Region of York that the Administration Centre building be designated, due to its noted architect; and,</p> <p>b. That the Heritage Newmarket Advisory Committee recommend the Town of Newmarket designate the Newmarket Canal system.</p> <p>Responsible Department:</p> <ul style="list-style-type: none"> ➤ Planning and Building Services 	Q3, 2019	
11.	<p>Meeting Date: Council – December 5, 2016</p> <p>Subject: Report 2016-25 – 178, 170, 184, 188, 190 and 194 Main Street S.</p>	<p>Recommendation:</p> <p>1. That in 120 days, staff be directed to bring back an amendment to the Heritage Conservation District Plan and By-law for consideration of Council that would outline the criteria which would need to be met by applicants in order to be considered for approval for a fourth storey set back from the street by a minimum of 15 (fifteen) feet.</p> <p>Responsible Department:</p> <ul style="list-style-type: none"> ➤ Planning and Building Services 	Q3, 2019	

12.	<p>Meeting Date: Committee of the Whole – April 8, 2019</p> <p>Subject: Hollingsworth Arena and Future Ice Allocation Considerations</p>	<p>Recommendations:</p> <ol style="list-style-type: none"> 1. That the report entitled Hollingsworth Arena and Future Ice Allocation Considerations, dated April 8, 2019, be received; and, 2. That the Town of Newmarket decommission the Hollingsworth Arena after the 2019-2020 season, ending in April 2020; and, 3. That the Town of Newmarket operate with six ice pads and report back annually on the status of ice allocations, and ability to accommodate users; and, 4. That staff conduct programmatic changes as outlined in the report in order to accommodate user groups post closure of Hollingsworth Arena; and, 5. That construction of a new outdoor ice pad coincide with the final season of Hollingsworth Arena if at all possible; and, 6. That within six months staff bring back a report on any plans for public amenity use at this location; and, 7. That Staff be authorized and directed to do all things necessary to give effect to this resolution. <p>Responsible Department:</p> <ul style="list-style-type: none"> ➤ Recreation 	Q3, 2019	
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<p>13.</p> <p>Meeting Date: Committee of the Whole – March 19, 2018</p> <p>Subject: Vibration Control and construction activity (deputation)</p>	<p>Recommendation:</p> <ol style="list-style-type: none"> 1. That the deputation by Stuart Hoffman regarding vibration control in regards to construction activity be received and referred to staff for review and report; and, 2. That staff be directed to provide recommendations and approaches to address the issues identified to protect neighbouring sites from the effects of vibrations from adjacent construction projects; and, 3. That the report should include, but not be limited to, potential by-law changes including the requirement of pre-condition surveys, effective monitoring and data reporting, resident notification and a process for complaint handling in all site plan approvals. <p>Responsible Departments:</p> <ul style="list-style-type: none"> ➤ Planning and Building Services & Engineering Services 	Completed	On March 18, 2019 CoW Agenda
<p>Meeting Date: Committee of the Whole – March 18, 2019</p> <p>Subject: Construction Vibration Issues</p>	<p>Recommendation:</p> <ol style="list-style-type: none"> 1. That the report entitled Construction Vibration issues dated March 18, 2019 be received; and, 2. That staff require vibration impact assessments as part of a complete application for development proposals ; and, 3. That Council endorse the proposed notice and complaint process identified in this report; and, 4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.-(Completed) 5. That staff investigate options for existing sites where construction activity will cause significant vibrations. <p>Responsible Departments:</p> <ul style="list-style-type: none"> ➤ Planning and Building Services & Engineering Services 	Q3, 2019	
<p>14.</p> <p>Meeting Date: Committee of the Whole – April 8, 2019</p> <p>Subject: Cycling Infrastructure – Mulock Drive</p>	<p>Recommendations:</p> <ol style="list-style-type: none"> 1. That the Information Report entitled Active Transportation Implementation Plan, dated March 15, 2019, be received for information purposes; and, 2. That staff be directed to prepare a report on prioritizing cycling infrastructure on Mulock Drive to enhance the work of the Secondary Plan that is underway and to better connect the community to the Mulock Farm Park. <p>Responsible Department:</p> <ul style="list-style-type: none"> ➤ Engineering Services 	Q3, 2019	

Q4 2019				
15.	Meeting date: Committee of the Whole – March 19, 2018 Subject: 500 Water Street Parking Information Report 2018-11 (Cachet Parking Lot)	Recommendation: <ol style="list-style-type: none"> 1. That Engineering Services report 2018-11 dated March 8, 2018 entitled “500 Water Street Parking (Cachet Parking Lot Expansion) be referred to the Community Centre Lands Task Force; and, 2. That the Community Centre Lands Task Force be directed to immediately reengage in the exploration of all options, including cost and timelines, for enhanced parking in the downtown area, including but not limited to new spaces and temporary structured parking; and, 3. That the Community Centre Lands Task Force work form the basis of a report back to Council, to be brought forward in Q1/Q2, 2019. Responsible Department: <ul style="list-style-type: none"> ➤ Engineering Services/ Community Centre Lands Task Force 	Q4, 2019	
16.	Meeting Date: Committee of the Whole – February 25, 2019 Subject: Recognition of the Widdifield Family	Recommendations: <ol style="list-style-type: none"> 1. That staff be directed to investigate options that will recognize the area east of the river and west of Doug Duncan Drive, that lies between Timothy and Water St to be recognized in some format by a commemorative plaque or other option that acknowledges and demonstrates the background and history of an area known to be Widdifield Park; and, 2. That Mike Widdifield of Newmarket be notified of any proposals. Responsible Department: <ul style="list-style-type: none"> ➤ Recreation / Parks 	Q4, 2019	Information Report to be provided
17.	Meeting Date: Committee of the Whole - February 26, 2018 Subject: Newmarket Public Library Study Implementation	Recommendations: <ol style="list-style-type: none"> 1. That staff, in conjunction with the Newmarket Public Library CEO, be authorized to implement the recommendations in accordance with the presentations made at the January 30, 2018 Joint Council and Newmarket Library Board Workshop provided implementation is in line with current and future approved operating budgets; and, 2. That Council refer the further consideration and direction with respect to library facility needs study to the 2018 – 2022 Council Strategic Priority setting process. Responsible Department: Community Services/Newmarket Public Library	Q4, 2019	

18.	<p>Meeting Date: Committee of the Whole – April 29, 2019</p> <p>Subject: 2018-2022 Council Strategic Priorities</p>	<p>Recommendations:</p> <p>1. That the attached Vision, Strategic Pillars and Strategic Priorities contained within the Final Report from MDB Insight be adopted with the following amendments:</p> <p style="padding-left: 40px;">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,</p> <p style="padding-left: 40px;">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,</p> <p>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.</p> <p>Responsible Department:</p> <p style="padding-left: 20px;">➤ To be determined</p>	Q4 2019	
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19.	<p>Meeting Date: Committee of the Whole - June 11, 2018</p> <p>Subject: Intensification in Stable Residential Neighbourhoods</p>	<p>Recommendation:</p> <ol style="list-style-type: none"> 1. That the report entitled Development And Infrastructure Services/Planning & Building Services Report 2018-37 dated June 11, 2018 be received; and, 2. That staff be authorized to issue a Request for Proposals for the Official Plan and Zoning By-law amendments as described in this report; and, 3. That early budget approval be granted to allow for the initiation of the Official Plan and Zoning By-law amendments to address intensification in stable residential areas, to be financed as set out in this report. 4. That staff bring back an interim control by-law to the August 27, 2018 Committee of the Whole meeting for consideration. (completed) <p>Responsible Department:</p> <ul style="list-style-type: none"> ➤ Planning and Building Services <p>Established Neighbourhoods Compatibility Study</p> <p>Responsible Department:</p> <ul style="list-style-type: none"> ➤ Planning and Building Services 	<p>Complete</p> <p>Q4 2019</p>	<p>Study includes public consultation and outreach and is intended to conclude by the end of 2019</p>
20.	<p>Meeting Date: Special Committee of the Whole – May 14, 2019</p> <p>Subject: Ranked Ballots</p>	<p>Recommendation:</p> <ol style="list-style-type: none"> 1. That the report entitled Ranked Ballot Election dated May 14, 2019 be received; and, 2. That Council direct Staff not to proceed with public engagement and consultation on a Ranked Ballot Election for the 2022 Municipal Election; 3. That Staff report back to Council with respect to referendum questions for the 2022 Municipal Election; and, 4. That Staff be authorized and directed to do all things necessary to give effect to this resolution. <p>Responsible Departments:</p> <ul style="list-style-type: none"> ➤ Legislative Services 	<p>Q4, 2019</p>	

21.	<p>Meeting Date: Committee of the Whole – June 17, 2019</p> <p>Subject: Single Use Plastics</p>	<p>Recommendation:</p> <ol style="list-style-type: none"> 1. That Council direct staff to bring back a report which outlines the roles and responsibilities of the Province, the Region and the Town in relation to recycling and diversion and provides the following: <ol style="list-style-type: none"> a. information on what work is currently being done to address the reduction and eventual elimination of single use plastics; and, b. clear options for Council to consider to ensure the town is taking steps within its jurisdiction to reduce and eventually eliminate single use plastics. <p>Responsible Departments:</p> <ul style="list-style-type: none"> ➤ SLT to determine 		
22.	<p>Meeting Date: Committee of the Whole – June 17, 2019</p> <p>Subject: Ward 1 Traffic Petitions</p>	<p>Recommendation:</p> <ol style="list-style-type: none"> 1. That the petitions regarding traffic issues in Ward 1 be received and referred to staff. <ul style="list-style-type: none"> • Atkins Drive – Speed Mitigation • Helena Court – Parking • Kingsmere Avenue – Stop sign <p>Responsible Departments:</p> <ul style="list-style-type: none"> ➤ Engineering Services 	Q4, 2019	
23.	<p>Meeting Date: Committee of the Whole – March 19, 2018</p> <p>Subject: Cats at large (deputation)</p>	<p>Recommendation:</p> <ol style="list-style-type: none"> 1. That the presentation by Sharon King Todd regarding cats at large be received and referred to staff. <p>Responsible Department:</p> <ul style="list-style-type: none"> ➤ Legislative Services 	Q4, 2019	

24.	Meeting Date: Committee of the Whole - June 17, 2019 Subject: Protection of Trees on Private Property	Recommendations: <ol style="list-style-type: none"> 1. That the report entitled Protection of Trees on Private Property dated June 17, 2019 be received; and, 2. That the presentation regarding Protection of Trees on Private Property be received; and, 3. That staff be directed to take the proposed approach for internal and public consultation; and, 4. That following the internal and public consultation, issues identified in this report, together with comments from the public, and Committee, be addressed by staff in a comprehensive report to the Committee of the Whole with a draft by-law; and, 5. That Staff be authorized and directed to do all things necessary to give effect to this resolution. Responsible Department: <ul style="list-style-type: none"> ➤ Planning Services 	Q4, 2019	
2020				
25.	Meeting Date: Committee of the Whole – April 8, 2019 Subject: Cycling Infrastructure – Mulock Drive	Recommendations: <ol style="list-style-type: none"> 3. That the Information Report entitled Active Transportation Implementation Plan, dated March 15, 2019, be received for information purposes; and, 4. That staff be directed to prepare a report on prioritizing cycling infrastructure on Mulock Drive to enhance the work of the Secondary Plan that is underway and to better connect the community to the Mulock Farm Park. Responsible Department: <ul style="list-style-type: none"> ➤ Engineering Services 	Q1, 2020	

26.	<p>Meeting Date: (1) Committee of the Whole – February 27, 2017</p> <p>(2) Committee of the Whole - November 6, 2017</p> <p>(3) Committee of the Whole – April 9, 2018 (Temporary Parking Exemption Report)</p> <p>Subject: Residential Parking</p>	<p>Recommendation: (1) 1. That staff prepare a report on options and opportunities to address residential on-street and off-street parking challenges. Specifically, the report should consider the impact that changing economics and demographics have on housing occupancy and ways in which the Town of Newmarket can better balance reasonable parking needs with streetscape aesthetics, active transportation objectives and effective by-laws enforcement.</p> <p>(2) 1. That Development and Infrastructure Services Engineering Services and Planning and Building Services - Report 2017-45 dated November 6th, 2017 regarding Residential Parking Review be received and the following recommendations be adopted:</p> <ul style="list-style-type: none"> a. That staff be directed to include in the 2018 budget a provision for contracting a planning and engineering consultant to undertake a review of parking matters discussed in this report; and, b. That, subject to budget approval, staff be directed to undertake a review of the Parking By-law and report back to Committee of the Whole with recommendations on improvements to parking matters discussed in this report. c. That staff be directed to organize a Council Workshop to present options based on Council's comments and feedback received at the November 6, 2017 Committee of the Whole meeting and that staff receive Council direction regarding the scope, scale and expected deliverables of a parking review prior to moving forward with issuing a Request for Proposal. <p>(3) Recommendation 5: That the Temporary Parking Exemption Program be implemented as a pilot project and reviewed as part of the overall residential parking review scheduled for Q1/Q2, 2019</p> <p>Responsible Department: ➤ Planning and Building Services / Legislative Services</p>	Q1, 2020	CW held on June 10, 2019
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27.	<p>Meeting Date: Council – June 26, 2017- Item 10</p> <p>Subject: Application for Official Plan Amendment and Zoning By-law Amendment – 260 Eagle Street</p>	<p>Recommendation:</p> <ol style="list-style-type: none"> 1. That traffic impacts be monitored post construction. <p>Responsible Departments:</p> <ul style="list-style-type: none"> ➤ Engineering Services 	Development is estimated to not be completed before 2020	
28.	<p>Meeting Date: Committee of the Whole – June 17, 2019</p> <p>Subject: Youth Engagement, Diversity and Inclusivity, and Consultation on the Environment</p>	<p>Recommendation:</p> <ol style="list-style-type: none"> 1. That the report entitled Youth Engagement, Diversity and Inclusivity, and Consultation on the Environment dated June 17, 2019 be received; and, 2. That staff be directed to continue the initiatives related to Youth Engagement and Diversity and Inclusivity that are outlined in this report; and, 3. That staff be directed to plan a Climate Change Open House for Fall 2019 and a Spring 2020 e-Waste Collection event as part of a one-year pilot environmental consultation program and report back in 2020 with a review of this program; and, 4. That staff be authorized and directed to do all things necessary to give effect to this resolution. <p>Responsible Departments:</p> <ul style="list-style-type: none"> ➤ Engineering Services, Public Works Services 	Climate Change Open House - October 5, 2019	



Town of Newmarket
395 Mulock Drive P.O. Box 328,
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Application for Zoning By-Law Amendment 247 and 251 Kathryn Crescent Staff Report to Council

Report Number: 2019-49

Department(s): Planning and Building Services

Author(s): D. Ruggle

Meeting Date: May 21, 2019

Recommendations

1. That the report entitled Application for Zoning By-Law Amendment 247 and 251 Kathryn Crescent dated May 21, 2019 be received; and,
2. That application for Zoning By-Law amendment, as submitted by Kariminejad Nobari, for lands on the north side of Kathryn Crescent, be referred to a statutory public meeting; and,
3. 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; and,
4. That Reza Hayati, Sunrise Constrade Corp., 7368 Yonge Street, Unit 210, Thornhill, L4J 8H9 be notified of this action.

Executive Summary

Staff have reviewed the development proposal for the subject lands against the relevant Provincial, Regional and local policy documents and have concluded that the proposal is sufficiently advanced to warrant referral to the required statutory public meeting.

Purpose

The purpose of this report is to provide Council with the details of the application, the comments to date, and to recommend referral of the zoning application to the required statutory public meeting.

Background

An application for Zoning Amendment has been submitted by Siavash Kariminejad Nobari, Zahar Kariminejad Nobari and Faras Kariminejad Nobari (Kariminejad Nobari) to rezone the subject land from the Residential Detached Dwelling 15m (R1-D-119) zone to the Residential Detached Dwelling 12m (R1-E) zone to facilitate the division of these two lots into three separate building lots for single detached dwellings generally as shown on the attached conceptual development plan. If this rezoning application is approved, the applicant will be required to apply for consent to sever the property.

Discussion

Site Description

- the Subject lands currently contain two single storey, single detached dwellings, both with a ground floor area of approximately 120 metres.
- 247 Kathryn Crescent has a lot area of approximately 610m²
251 Kathryn Crescent has a lot area of approximately 585m²
- There are 5 mature trees on the subject lands. One significant tree in the front yard proposed to be removed (discussed further in this report)
- the surrounding land uses are:
 - North: Low density residential on Kathryn Crescent and Avenue Road
 - South: Low density residential on Kathryn Crescent, some commercial and service uses on Eagle Street
 - West/East: Existing low density residential

Preliminary Review

Official Plan Considerations

The Subject Property is designated Stable Residential on Schedule A - Land Use Plan to the Town's Official Plan. The main objectives of the Stable Residential designation are to sustain and enhance the character and identity of existing residential communities as well as encourage the preservation and maintenance of existing housing stock.

Section 3.9 of the Official Plan indicates that infill units through the creation of new lots consistent with the size and form of housing in the neighbourhood as a whole is a permitted form of intensification within the Stable Residential designation. The creation of new lots for the purpose of infilling shall be permitted subject to compatibility with the scale of the surrounding neighbourhood, the physical suitability of the site to accommodate the proposal, availability of hard services and road access requirements.

As the proposed rezoning is intended to facilitate consent applications to create a total of 3 building lots, compliance with Section 16.1.5 Consents is required. This section indicates that applications for consents shall only be granted where:

- a. the severance is for the purpose of infilling within existing development;
- b. a plan of subdivision is not necessary;
- c. the number of lots created is three or less;
- d. the lot can be adequately serviced by sanitary sewage disposal, water supply, and storm drainage facilities;
- e. no extension, improvement or assumption of municipal services is required;
- f. the lot will have frontage on an improved public road, and access will not result in traffic hazards;
- g. the lot will not restrict the ultimate development of adjacent lands;
- h. the size and shape of the lot conforms with the requirements of the Zoning By-law, is appropriate to the use proposed and compatible with adjacent lots; and,
- i. the consent complies with all relevant provisions of this Plan.

Section 16.1.1 of the Official Plan discusses the items that need to be considered by Council when considering an amendment to the zoning bylaw:

- a. the proposed change is in conformity with this Plan;
- b. the proposed uses are compatible with adjacent uses, and where necessary, buffering is provided to ensure visual separation and compatibility between uses;
- c. potential nuisance effects upon adjacent uses are mitigated;
- d. adequate municipal services are available;
- e. the size of the lot is appropriate for the proposed uses;
- f. the site has adequate road access and the boundary roads can accommodate the traffic generated;
- g. the on-site parking, loading and circulation facilities are adequate; and,

h. public notice has been given in accordance with the Planning Act.

With regard to the above requirements, the uses permitted within the stable residential designation are single family and semi detached dwellings. This infill proposal for a total of 3 single family dwelling lots proposes frontages of 12.19m. Properties on the same side of Kathryn Crescent have frontages of approximately 18m where the properties adjacent to the subject lands, on the south side of Kathryn Crescent have frontages of approximately 15m. It does not appear that the proposed rezoning will have any nuisance effects on adjacent uses and municipal services are available for the lands. The proposed lots are of sufficient size to accommodate a single family dwelling however require a rezoning to do so due to the proposed lot frontage width.

As Eagle Street is a primary collector road and this proposal would add a single unit to the street, we do not anticipate any traffic impacts if this application is approved. The site is of sufficient size to accommodate parking requirements of the Zoning By-Law. A public meeting will be held in accordance with the Planning Act.

Established Neighbourhoods Compatibility Study and Interim Control By-Law

The Town's Official Plan is, in part, a response to the Provincial Growth Plan and as such has identified areas for intensification, being the Provincial Urban Centre, the Regional Urban Centre and the Historic Downtown Centre. The majority of the existing residential areas in Newmarket are designated Stable Residential, which, according to the Plan, will see limited intensification.

As residential trends in Newmarket are shifting from suburban growth to urban intensification and redevelopment, concerns have been raised regarding the compatibility of new homes or additions to existing homes that comply with the current zoning by-law regulations, but are considered to be out of character with the built form of the established neighbourhoods in which they are located.

One of the fundamental objectives of planning and zoning is to ensure compatibility between properties and land uses. Compatibility is achieved in part by regulating land use and built form.

Council recently directed staff to initiate a study of existing established neighbourhoods to examine the regulatory framework of the Town's Zoning By-law and Official Plan and propose recommendations for amendments that will assist in maintaining the existing character of the mature neighbourhoods.

Interim Control By-law (ICB) 2019-04, which regulates new residential buildings and additions, was passed by Town Council on January 21, 2019 and is a temporary by-law put in place while Council studies the issues of compatibility in established neighbourhoods. Council directed staff to bring forward the by-law to prevent significant new residential dwellings and additions until such time as they implement new policies

to address the issue. The study includes public consultation and outreach and is intended to conclude by the end of 2019 or shortly thereafter. The intent is that the neighbourhoods will be defined and studied to determine the important aspects and characteristics of the neighbourhoods and draft policies and standards for new buildings and additions in an attempt to ensure compatibility with the existing homes.

As this application for Zoning By-Law Amendment was submitted and declared complete prior to the enactment of the Interim Control By-law, it is not subject to the ICB policies. However, compatibility remains an important theme in the Town's current Official Plan. The established exemption process for the ICB looks at application against the following two criteria: Physical Character Compatibility and Streetscape Character Compatibility.

Compatibility

The existing neighbourhood is predominantly low density residential with a majority of single family dwellings. There are various small scale commercial establishments along Eagle Street as well as some institutional uses including the pioneer cemetery to the south. A new Townhouse development is currently under construction on Eagle Street to the south of this proposal.

Lot Sizes - There are a range of lots sizes in the area however, they generally fall between 500 and 800 square meters with the predominant zoning in the area (R1-D) having a minimum lot area requirement of 511 square metres. The applicant is proposing three lots, each with a lot area of approximately 400 square metres.

Building Standards – All the existing dwellings on Kathryn Crescent are bungalow or side split style. Two storey dwellings are common in the broader neighbourhood. Existing side yard setbacks range from around 1 metre to 4 metres. The proposal would see side yard setbacks of 1.2 on one side and 0.65 metres to 1.11 metres on the other, providing a minimum of 1.8 metres building separation. The existing homes on Kathryn Crescent generally have floor areas between 125 and 200 square meters over one storey. The proposed westerly dwelling is intended to have a Gross Floor Area of 211.7 square metres. The other two dwellings are proposed to have a Gross Floor Area of 222.2 square metres. The actual proposed building footprint will be similar or less than those existing on the street, however, over two storeys the Gross Floor Area will be slightly greater than that of the largest home on the street. Many of the homes are built well below the permissions in the zone category.

Garages – A variety of types of garages appear in this neighbourhood including, detached and attached one and two car garages. The proposal details each dwelling with an attached two car garage and associated driveway that would also accommodate two vehicles.

Streetscape – The single storey nature of the dwellings along with building setbacks gives this street a very open and airy feel.

Zoning Bylaw Considerations

The subject lands are currently zoned Residential Detached Dwelling 15m (R1-D-119) by By-law 2010-40. The applicant is proposing to rezone the property to the Residential Detached Dwelling 12m (R1-E) Zone to facilitate future consent applications to redevelop these lands with three single family detached dwelling lots of 12.19m frontages each. The following table details the proposed zoning standards for each lot which will continue to be reviewed as we proceed through the process.

Table 1- Proposed Specifications

Lot #	Lot Area (M ²)	Frontage (M)	West Side Set Back (M)	East Side Set Back (M)	Rear Set Back (M)	Front Set Back (M)	Building Coverage (%)	Building Height (M)	Total Building Area (M ²)
1	395.58	12.19	1.2	0.76	9.37	7.10	34.60	9.41	222.2
2	400.40	12.19	1.2	1.11	10.16	6.32	33.00	9.38	211.7
3	397.80	12.19	0.65	1.2	10.09	6.90	34.4	9.49	222.2

Provincial Policy Statement

The Provincial Policy Statement 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 Provincial Policy Statement 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.

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

This proposal appears to be consistent with all relevant provisions the Provincial Policy Statement (2005).

Tree Preservation, Protection, Replacement and Enhancement Policy

The submitted tree review prepared by Central Tree Care Ltd. identifies all trees on the property and on adjacent lands. The report identifies 5 trees and proposes to retain 4 of them. The 5th tree, proposed for removal, is located in the front yard of 247 Kathryn Crescent. This tree is proposed to be removed as it would interfere with a driveway for the most westerly proposed dwelling. The Arborist report indicates that an alteration of the proposed driveway may allow for this tree to be preserved. The driveway would have to be located along the westerly property line and only as wide as needed to enter the proposed garage space. The tree work is currently under peer review.

Departmental and Agency Comments

The Town has received comments from utilities issuing no objections.

Engineering Services have provided the following comments on the application

Stormwater Management (SWM)

The proposed change in zoning would decrease the overall perviousness of the properties resulting in higher peak discharge and runoff volume. It is recommended the applicant be required to provide stormwater management measures to address same. Should the stormwater comments not be satisfactorily addressed prior to Planning's report to council it is recommended a "Holding Provision" be applied.

Grading & Drainage

Under the existing condition the lots drain from the front yard to the rear yard with reverse grade driveways. The documentation submitted with the application shows a drainage scheme with positive drainage from the front of the dwellings to the street. It appears a satisfactory grading design can be accommodated. However, a detailed grading plan for the property will be required at the detailed design stage.

Servicing

It is anticipated new service connections will be required for the proposal as submitted. The applicant will be required to submit a Functional Servicing Report/ Letter with a subsequent development application.

Environmental Reports

A Phase One ESA prepared by Sunrise Constrade Corp. dated October 18, 2018 concludes there are "no Areas of Potential Environmental Concern, and as such, no further investigation is warranted."

Engineering Services has no objection to the proposed Zoning By-Law amendment subject to the above comments.

Conclusion

The subject application Zoning By-Law amendment is sufficiently advanced to warrant its referral to a statutory public meeting.

Business Plan and Strategic Plan Linkages

This application has linkages to the Community Strategic Plan as follows:

Well-equipped and Managed: by providing opportunities for varied housing types, affordability and densities

Consultation

A statutory public meeting will be required as part of the Planning Act requirements for the proposed changes to the Zoning By-Law.

Human Resource Considerations

n/a

Budget Impact

Operating Budget (Current and Future)

The appropriate planning application fees have been received for Zoning By-law amendment. The Town will also receive revenue from development charges as required by the Town's development charges by-law. Increased property tax assessment revenue would be collected from the development of these lands in the event the applications are approved.

Capital Budget

There is no direct capital budget impact as a result of this report.

Attachments

Location Map

Proposed Site Plan

Proposed streetscape elevation

Approval

Commissioner Development and Infrastructure
Services

Director of Planning and Building
Services

Senior Planner – Community Planning

Contact


For more information on this report, contact: Dave Ruggle, Senior Planner – Community Planning, at 905-953-5321, ext 2454; druggle@newmarket.ca

LOCATION MAP

247 and 251 Kathryn Crescent

Town of Newmarket



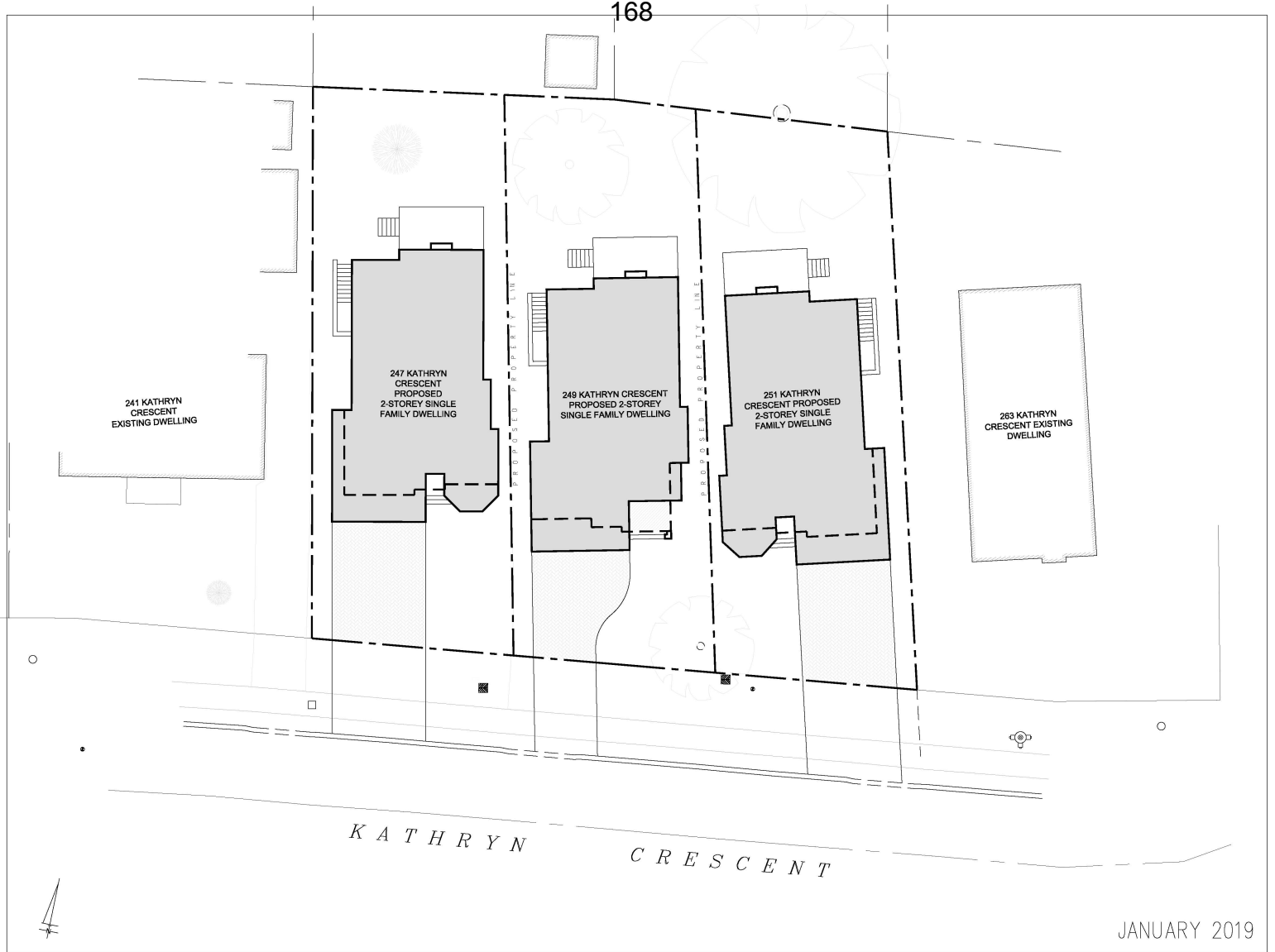
 Subject Lands

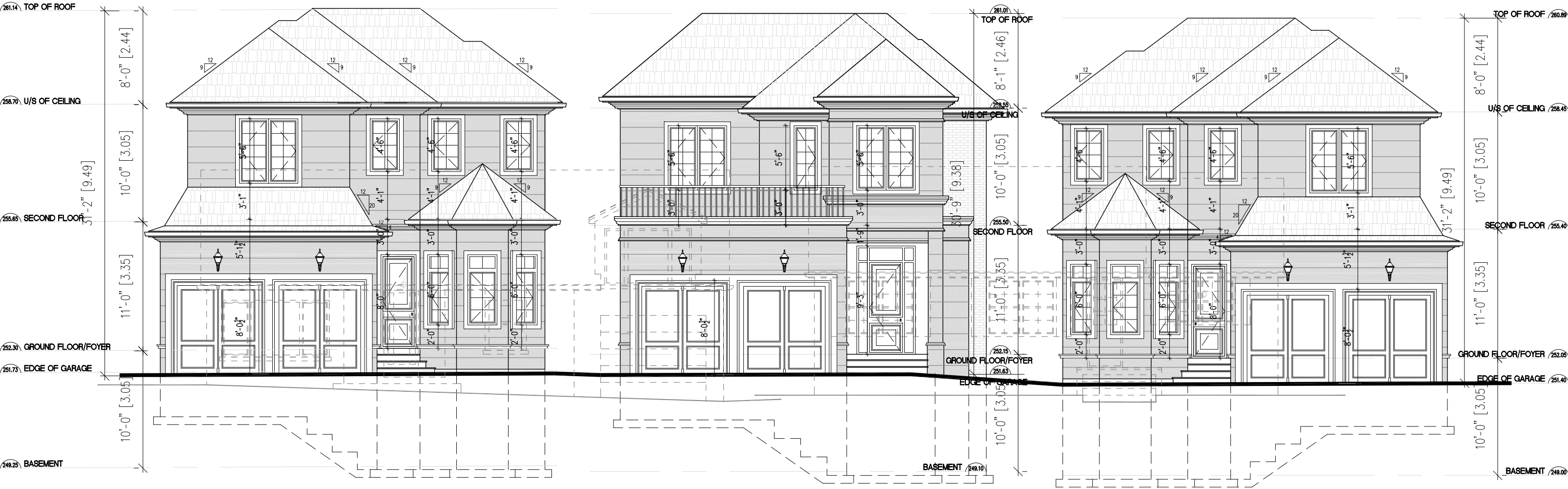
TOWN OF NEWMARKET PLANNING DEPARTMENT



Designed & Produced by Information Technology – GIS Printed: January, 2019. Land Parcel Boundaries - © Teranet Inc. and its suppliers. All rights reserved. NOT A PLAN OF SURVEY. 2015. Zoning - Town of Newmarket, 2015. DISCLAIMER: This mapping is based on the POLARIS parcel fabric product 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. This map has been produced for illustrative purposes only. It is not a substitute for a legal survey.

T:\DI Services\Planning\Dave\file related documentation\247 251 Kathryn\location map for complete application.mxd





NO.	DATE	DESCRIPTION	BY
1	2018-12-18	ISSUED FOR ZBA	

General Notes
CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK SITE AND REPORT DISCREPANCIES TO THE CONSULTANTS BEFORE PROCEEDING.

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF CONSULTANTS AND MUST BE RETURNED AT THE COMPLETION OF WORK.
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY CONSULTANT.

STAMP	NORTH

SHEET TITLE:
STREETSCAPE- SOUTH ELEVATION
SCALE: 1/8"=1'-0"
PROJECT TITLE:
251 KATHRYN CRESCENT
NEWMARKET, ON L3Y 1L9

DRWAING NO.:
A0-0
DRAWING BY.:
A.S
CHECKED BY.:
R.H



SUNRISE CONSTRADE CORP.
Tel: 905 597 7392
Cell: 647 527 7392



***247& 251
Kathryn
Crescent***

Zoning By-law Amendment

Agenda

Introduction

Description of the Subject Lands & Surrounding Land Uses

Proposal

Planning Framework

Proposed Planning Applications

Planning Analysis

Supporting Studies

Introduction

Purpose

description of the subject lands and surrounding land uses



Lot #	Lot Area (M ²)	Frontage (M)	West Side Set Back (M)	East Side Set Back (M)	Rear Set Back (M)	Front Set Back (M)	Building Coverage (%)	Building Height (M)	Total Building Area (M ²)
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3	397.80	12.19	0.65	1.2	10.09	6.90	34.4	9.49	222.2

Proposal

Planning framework

Provincial policy statement 2014

Greater Golden horseshoe growth
plan 2017

York region official plan 2010

Town of Newmarket official plan

Town of Newmarket zoning by law
No. 2010 - 40

Provincial policy statement 2014

177

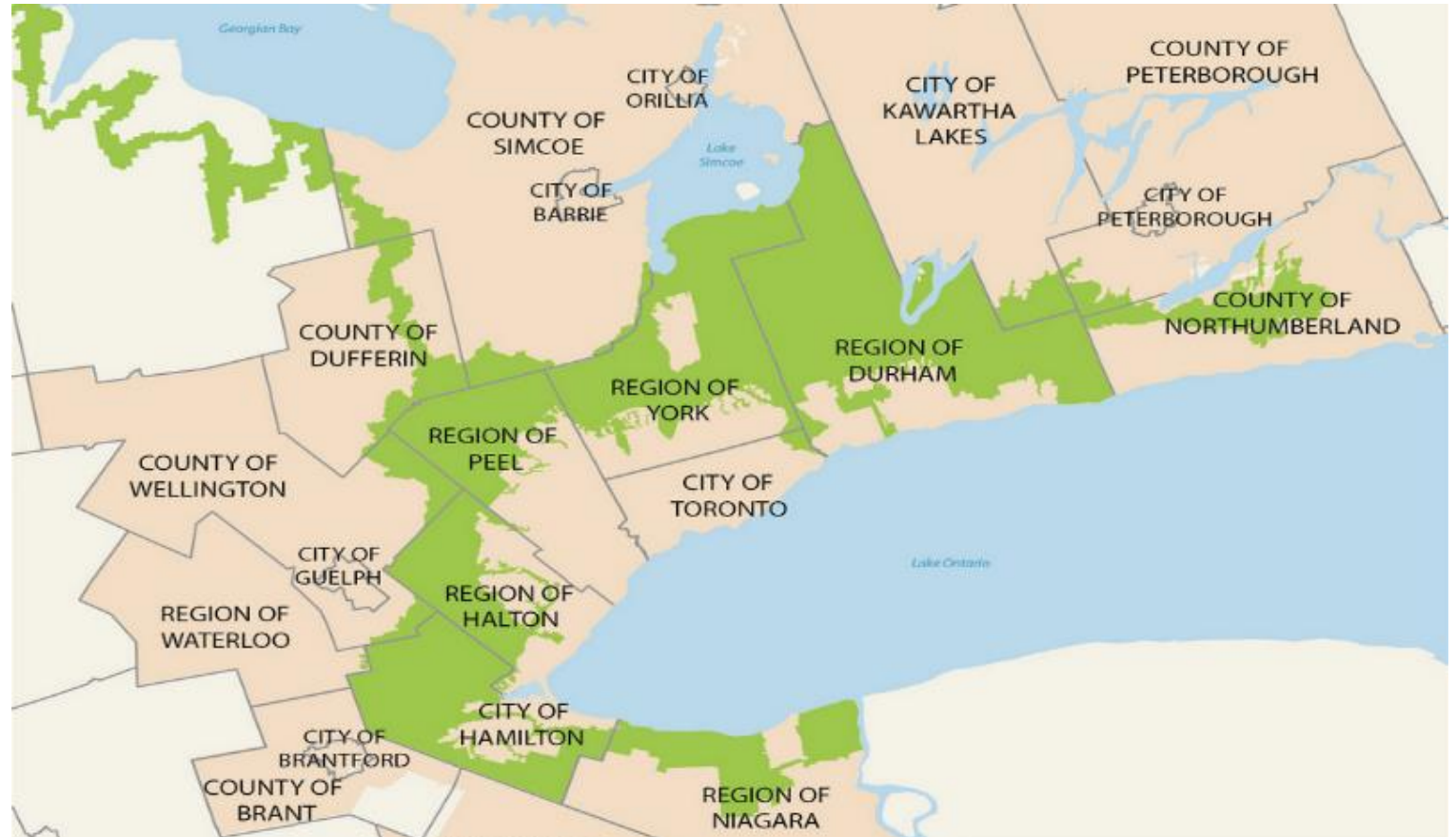
- **Policy 1.1.3.1:** mandates that “Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.”
- **Policy 1.1.3.2:** provides for a mix of land uses and densities for intensification and redevelopment.
- **Policy 1.1.3.3:** gives municipalities the authority to promote opportunities for intensification and redevelopment considering existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

✓ *The development of 247 and 251 Kathryn Crescent represents an opportunity for redevelopment that respects the surrounding community and maintains but also improves the existing concept that is compatible with the surrounding building stock. This is in keeping with the efficient use of infrastructure and amenities that are already in place and promoting an efficient use of land that does not compromise the community.*

Greater Golden horseshoe growth plan 2006

- Policy 2.2.2: the Growth Plan as it relates to Settlement supports community development priorities/plans which encourage “cities and towns to develop as complete communities with a diverse mix of land uses, a range and mix of employment and housing types, high public open space and easy access to local stores and services”.
- Policy 2.2.3: The Growth Plan identifies that “...by the year 2015 and for each year thereafter, a minimum of 40 per cent of all residential development occurring annually within each upper-and-single-tier municipality will be within the built-up area.” Intensification is encouraged generally, throughout the built-up area.
- *The proposed development 247 and 251 Kathryn Crescent supports a complete community as the proposed redevelopment is in line with the existing uses and is respectful of the character of the community.*
- *The policies of the Growth Plan are supported through the proposed development and is appropriate and compatible with the surrounding neighborhood and maintains an efficient land use pattern*

Growth plan map



York Region Official Plan 2010

2016 Office Consolidation

- **Policy 5.3.1** requires “That by the year 2015 and for each year thereafter, a minimum of 40% of all residential development will occur within the built-up area as defined by the Growth Plan”
- **Policy 5.3.2** requires “That the York Region Intensification Strategy be implemented”
- **Policy 5.3.3 a)** identifies a local intensification target of 5,250 residential units for Newmarket;
- **Policy 5.3.3. b)** requires that local Intensification Strategies identify a role for each of the following:
 - ❖ Regional Centers and Corridors;
 - ❖ Go Transit train stations and bus terminals, and subway stations;
 - ❖ Local Centers and Corridors;
 - ❖ Other Major Streets;
 - ❖ Local Infill; and
 - ❖ Secondary Suites;
- **Policy 5.3.6** requires “That intensification areas be planned and designed to achieve an appropriate transition of built form to adjacent areas”.

- ***The Region encourages infill and development that is compatible with existing built-form and surrounding community that would support the use of existing infrastructure. The proposed development meets the policy objectives of the Region’s Official Plan for Local Infill.***

- ***The development opportunity this site has as an infill, complements the surrounding residential dwellings and does not impact the character of the community.***

Town of Newmarket official plan 2016

“3.9 Intensification Policy

- The forms of intensification permitted within Stable Residential Areas are accessory units and infill units through the creation of new lots consistent with the size and form of housing in the neighborhood. Standards for accessory units and infill lots will be established in the Zoning By-law and shall be consistent with Section 3.7, Accessory Dwelling Units and Section 16.1.5, Consents. The creation of new lots for the purposes of infilling shall be permitted subject to compatibility with the scale of the surrounding neighborhood, the physical suitability of the site to accommodate the proposed infill housing, availability of hard services and road access requirements.”

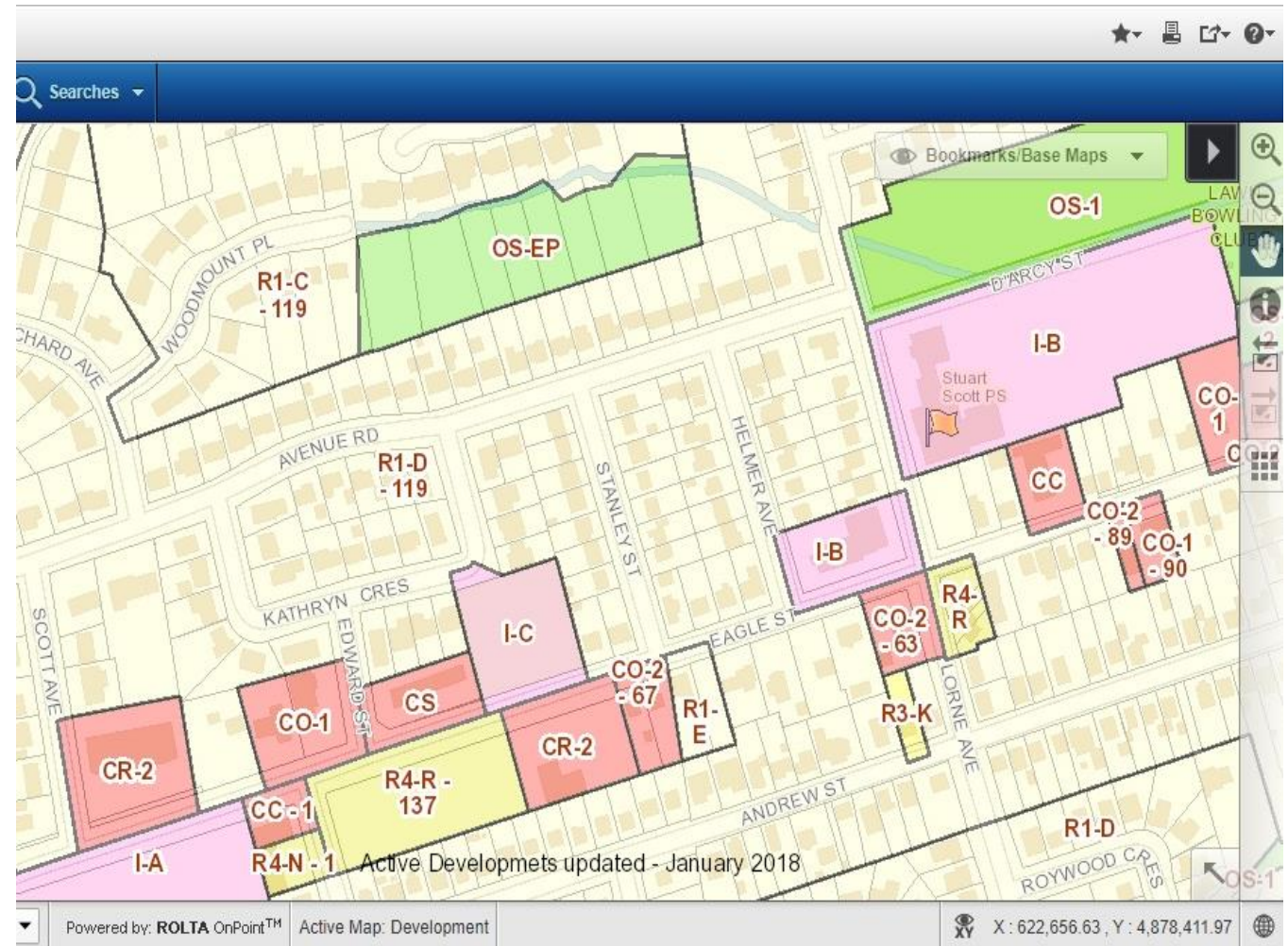
- *The development plans for the subject property are supported by policies of the Stable Residential Areas as found in the Town’s Official Plan. The proposed development is for a conversion of an existing 2 single family detached buildings into 3 new single-family detached dwellings as promoted by the Official Plan.*
- *As a result of maintaining the existing buildings permitted use, the proposed redevelopment is compatible and in keeping with the defining character of the area.*

Town of Newmarket Zoning By-law No. 2010-40

• The Site is zoned Residential Detached Dwelling 15m (R1-D-119) Zone in accordance to the interactive map. (Figure 5) of the Town's Zoning By-law. The permitted uses for the R1-D Zone (Section 6.2) are as follows:

- Dwelling Unit, Accessory (*1)(*2);
- Dwelling, Detached
- Bed and Breakfast Establishment (*3);
- Home Occupation (*4)
- Private Home Daycare (*5);
- Group Home (*6)(*7);
- Accessory Residential Structures
- Accessory Uses per Section 4.1.1

• The purpose of the rezoning application is to amend the current zone from Residential Detached Dwelling 15m (R1-D) Zone to Residential Detached Dwelling 12m (R1- E) Zone.



Proposed
planning
applications

Zone Standards

Zoning comparison

6.2.2 Zone Standards

The following table and notations provided in Section [6.2.3](#) establish the **zone** standards applicable to the Residential Zones:

Typical Built Form	Detached dwelling						
Regulatory Set:	A	B	C	D	Ex. 119	E	F
Min. Lot area	0.8 ha	1860 m ²	743 m ²	511 m ²		330 m ²	265 m ²
Min. Lot Frontage	60.0 m	30.0 m	18.0 m	15.0 m		12.0 m	9.7 m
Min. Yard Setbacks							
From Front Lot Line	30.0 m	9.0 m	7.5 m	7.5 m	(*14)	4.5 m	4.5 m
From Rear Lot Line	15.0 m	9.0 m	7.5 m	7.5 m	7.5m	7.5 m	7.0 m
From Exterior Side Lot Line	-	6.0 m	6.0 m	6.0 m	6.0m	3.0 m	3.0 m
From Interior Side Lot Line							
One Side	7.5 m	1.8 m	-	-	-	0.6 m	0.6 m
Other Side	7.5 m	4.2 m	-	-	-	1.2 m	1.2 m
Each Side 1 Storey	-	-	1.2 m	1.2 m	1.2m	-	-
Each Side 1.5 Storeys	-	-	1.5 m	1.5 m	1.5m	-	-
Each Side 2 Storeys	-	-	1.8 m	1.8 m	1.8m	-	-
Min. Building Separation	-	-	-	-	-	1.8 m	1.8 m
Max. Lot Coverage	15%	20%	35%	35%	35% if one storey 25% if two storeys	45%	47%
Max. Height	10.7 m (2 storeys)	10.7 m (2 storeys)	10.7 m (2 storeys)	10.7 m (2 storeys)	10.0m (2 storeys)	11.0 m (2 storeys)	11.0 m (2 storeys)
Min. Driveway Width (*7)	-	-				3.0 m	3.0 m
Max. Driveway Width (*7) By-law 2011-25	9m	9m	6m	6m	6m	6.0 m	5.5 m
Min. Driveway Length (*11)							
Garage Door Segmented	-	-	-	-		10 m (*12)	10 m (*12)
Non-Segmented Garage Door	-	-	-	-		11.2 m	11.2 m

See Section 6.2.3 for additional zone requirements where indicated.

Regulatory Set Detached Dwelling	R1-D (Ex. 119)	R1- E	Proposed Buildings
Min. Lot Area	511 m²	330 m²	397.8 m²
Min. Lot Frontage	15.0 m	12.0 m	12.19 m
Min. Yard Setbacks:			
From Front Lot Line	7.5 m	4.5 m	6.9 m
From Rear Lot Line	7.5 m	7.5 m	10.09 m
From Interior Side Lot Line			
One Side	-	0.6 m	0.65 m
Other Side	-	1.2 m	1.2 m
Each Side 2-Story	1.8 m	-	-
Max. Lot Coverage	25%	45%	34.40%
Max. Height	10.0 m (2-story)	11.0 m (2-story)	9.49 m

Planning Analysis

1) Urban Structure

Development of the Site will support the urban structure of the Stable Residential Area.

2) Efficient Land Use Planning

The proposed development is supported by the Provincial, Regional and Local policy and regulatory framework.

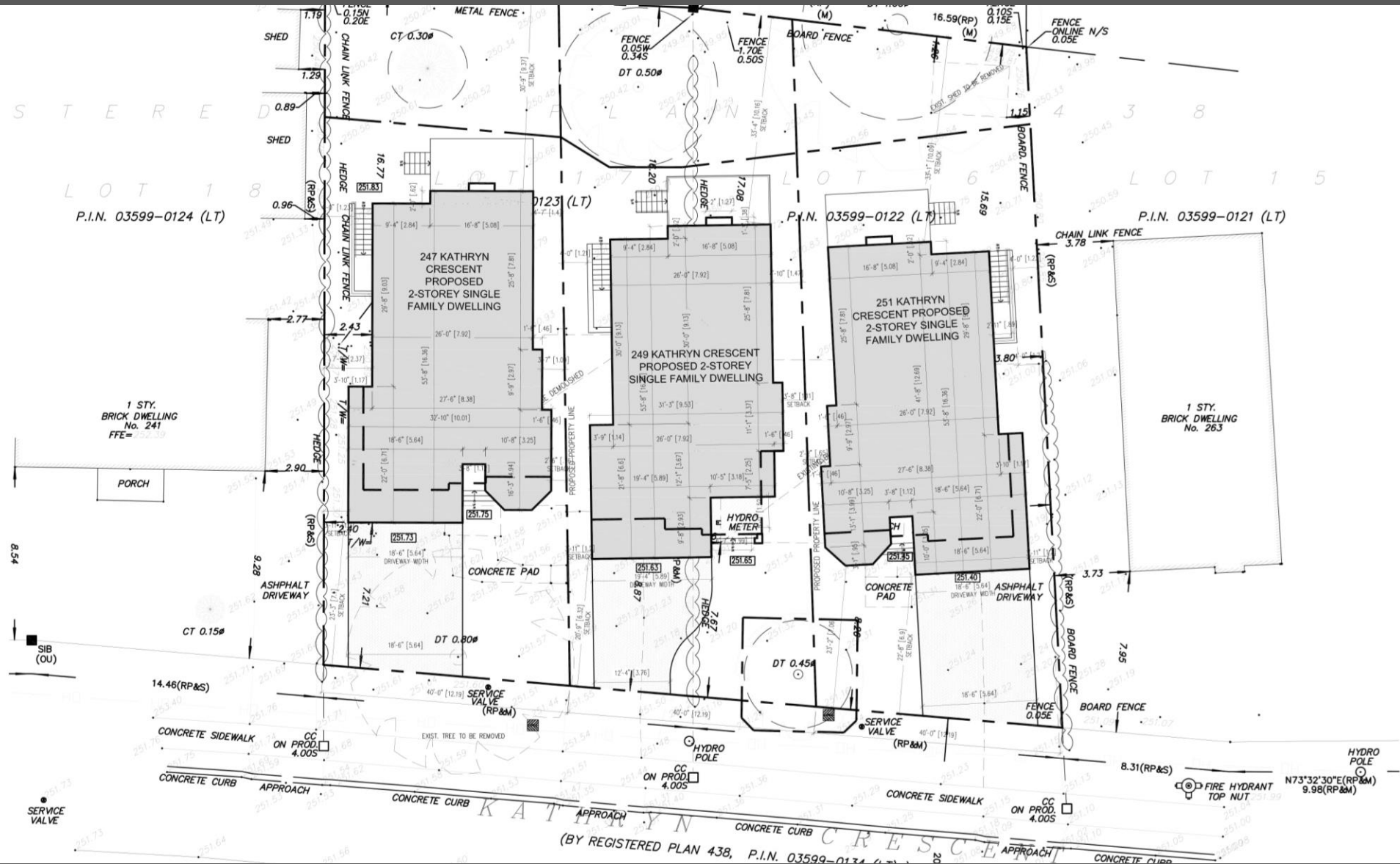
Supporting studies

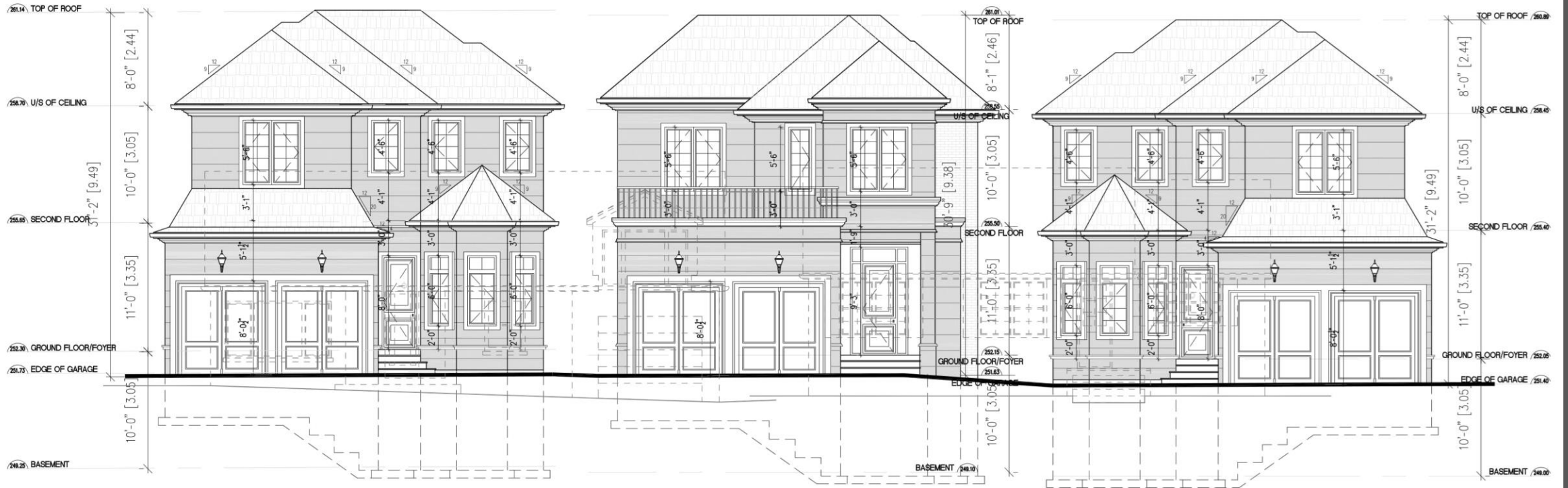
- Phase one environmental site assessment

- ✓ Based on the assessment, no further investigation of the environmental quality of the soil and groundwater is warranted at this time. Through the records review, interview and site reconnaissance, potentially contaminating activities (PCAs) were identified within the Phase One Study Area. Based upon the Phase One Conceptual Site Model, each of the PCAs have been assessed and no areas of potential environmental concern (APECs) were identified on the subject property.

- Tree inventory report

- ✓ The subject property was visited on July 24, 2018 to assess all trees located on and within 6m of the proposed construction area. Appendix I of the report, contains photo documentation, Appendix II contains the tree appraisal worksheet indicating the trunk formula method used to determine the value of each tree. If all recommendations are strictly adhered, the trees slated for preservation will survive well.





NO.	DATE	DESCRIPTION	BY
1	2018-12-18	ISSUED FOR ZBA	

NORTH

SHEET TITLE:

STREETSCAPE- SOUTH ELEVATION
SCALE: 1/8"=1'-0"

DRWAING NO.:

A0-0



Conclusion

- The Site, known as 247 and 251 Kathryn Crescent is comprised of 1193.98 square meters. The Site is in an urban area, with existing infrastructure, which contributes to the economic development and takes pressure off Greenfield sites.
- The proposed uses are compatible with the surrounding properties and land uses and as a result of maintaining the existing buildings characteristics, the built form is an efficient use of the land.
- The proposed buildings maintain the land use pattern that contributes to the character of this area of the Town. The amending application is site specific for the Site while supporting and enhancing the character of the neighborhood.
- This development represents good planning through the adherence to local, regional and provincial policy frameworks that promote intensification, in this case local infill and redevelopment in urban areas.



Questions

Questions



Thank You

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