



# **Town of Newmarket**

## **Minutes**

### **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

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

Members Absent: Councillor Woodhouse  
Councillor Twinney

Staff Present: J. Sharma, Chief Administrative Officer  
E. Armchuk, Commissioner of Corporate Services  
P. Noehammer, Commissioner of Development & Infrastructure Services  
I. McDougall, Commissioner of Community Services  
L. Lyons, Director of Legislative Services/Town Clerk  
K. Saini, Deputy Town Clerk  
J. Unger, Acting Director of Planning & Building Services  
D. Ruggle, Planner  
K. Yaraskavitch, Financial Business Analyst  
J. Grossi, Legislative Coordinator

For consideration by Council on September 9, 2019.

The meeting was called to order at 12:31 PM.

The Committee of the Whole recessed at 1:20 PM and reconvened at 7:05 PM.

Mayor Taylor in the Chair.

**1. Additions & Corrections to the Agenda**

The Clerk advised of the following corrections to the agenda:

- Items 4.2 & 5.4: Site-Specific Employment Area Conversion Request for 1240 Twinney Drive & 1250 Davis Drive (Rice Group) deputation and staff report were deferred to the October 15, 2019 Committee of the Whole Meeting.
- Item 12.1: The presentation regarding the public hearing matter for the Proposed Zoning By-law Amendment located at 247 and 251 Kathryn Crescent was distributed with the addendum.

Moved by: Councillor Kwapis

Seconded by: Councillor Bisanz

1. That the corrections to the agenda be approved.

**Carried**

**2. Declarations of Pecuniary Interest**

None.

**3. Presentations & Recognitions**

None.

**4. Deputations**

**4.1 World Wellness Weekend**

Robin Honsberger, Honsberger Physio+ and Katie Gilligan, Timeless Harmony Salon & Spa provided a deputation which outlined the World Wellness Weekend event at the Newmarket Public Library on September 17, 2019 at 7:00 PM.

Moved by: Councillor Kwapis

Seconded by: Deputy Mayor & Regional  
Councillor Vegh

1. That the deputation provided by Robin Honsberger and Katie Gilligan regarding World Wellness Weekend be received.

**Carried**

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

**Note:** This deputation was deferred to the October 15, 2019 Committee of the Whole Meeting under Additions and Corrections. See item 1 for motion.

**5. Consent Items**

Moved by: Councillor Broome

Seconded by: Councillor Simon

1. That sub-items 5.1, 5.5, 5.6, 5.8, 5.9, 5.10, 5.11, 5.12, 5.13, 5.14, 5.15 and 5.16 be adopted on consent. See following sub-items 5.2, 5.3 and 5.7 for motions.

**Carried**

**5.1 2020 User Fees and Charges - Licensing**

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)**

Moved by: Councillor Bisanz

Seconded by: Councillor Broome

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.

**Carried**

### **5.3 Official Plan and Zoning By-Law Amendment Glenway Blocks 164 & 165**

Moved by: Councillor Bisanz

Seconded by: Councillor Broome

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 was deferred to the October 15, 2019 Committee of the Whole Meeting under Additions and Corrections. See item 1 for motion.

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

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**

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**

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

Moved by: Councillor Bisanz

Seconded by: Councillor Kwapis

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 a copy of this Motion be sent to all Ontario Municipalities requesting their support; and,**
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

#### **5.8 Bicycle Lane Updates - Traffic and Parking By-laws**

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**

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**

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**

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**

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**

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**

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**

1. That the list of outstanding matters be received.

### **6. Action Items**

None.

### **7. Reports by Regional Representatives**

None.

### **8. Notices of Motions**

None.

### **9. Motions**

None.

### **10. New Business**

#### **10.1 Communities, Culture and Recreation Grant**

Councillor Kwapis advised that at the Association of Municipalities of Ontario (AMO) conference Premier Ford announced a new grant opportunity, "Communities, Culture and Recreation".

Moved by: Councillor Kwapis

Seconded by: Councillor Broome

Whereas Premier Ford announced on August 19th at the Association of Municipalities of Ontario (AMO) conference that the "Communities, Culture and Recreation" grant, as part of the Investing in Canada Infrastructure Program will be open on September 3rd, 2019, and;

Whereas grant funding application timelines can be abbreviated with short windows for submission, and;

Whereas significant grant programs often require formal Council support, and;

Whereas the development of recreational amenities at the Mullock Property is a Strategic Priority of Council, and;



Whereas this grant program and the suggested projects within this motion align with the priorities in Newmarket’s “Recreation Playbook”, and;

Whereas the development of the Mulock property for recreational purposes aligns perfectly with this grant opportunity, and;

Whereas more appropriate grants and funding sources are/will be available to assist in funding the rehabilitation of the Mulock House to a state-of-good-repair, and;

Whereas the overarching objective for the Mulock Property is to develop the property with a vision towards a wide-range of community purposes through community consultations, and;

Whereas the formal visioning and community consultations for the Mulock Property may not occur within the grant application timelines, and;

Whereas initial visioning and communication with the public has included amenities such as an outdoor skating rink and associated pavilion, outdoor skating trails, a transition feature abutting Yonge Street in recognition of Mulock Commons, a water feature with gazebo and all associated interconnected smart infrastructure, and;

Therefore be it resolved

1. That Council authorizes staff to use, at minimum, the above list of amenities to make applications to fund this opportunity

**Carried**

## **11. Closed Session**

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

Moved by: Deputy Mayor & Regional  
Councillor Vegh

Seconded by: Councillor Bisanz

1. That the Committee of the Whole resolve into Closed Session to discuss the following matters:
  - a. Proposed Amendment to the Minutes of Settlement with Main Street Clock Inc. regarding 180 to 194 Main Street South as per Section 239(2)(f) of the Municipal Act, 2001.

**Carried**

The Committee of the Whole resolved into Closed Session at 1:07 PM.

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

The Committee of the Whole resumed into Open Session at 1:19 PM.

## **12. Public Hearing Matter (7:00 PM)**

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

The Deputy Clerk advised that the purpose of the public meeting is to hear from anyone who has an interest in the Proposed Zoning By-law Amendment located on 247 and 251 Kathryn Crescent.

The purpose and effect of this amendment is to facilitate the division of these 2 lots into 3 separate building lots for single detached dwellings.

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

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

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

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

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

Toulooe Bahramian, Project Manager, Sunrise Constrade Corp provided a presentation which described the subject lands and surrounding land uses, reviewed applicable planning framework, and the proposed planning applications. The presentation included a comparison between the proposed applications and current zoning standards.

### 12.1.1 Deputations

- Jim Arlow provided a deputation which outlined his concerns with the proposed developments not fitting into the neighbourhood aesthetics and zoning requirements, and provided a signed petition to Council.
- Donna McKinnon provided a deputation which outlined her concerns with parking requirements, noise pollution, loss of privacy, and depreciation of home values in the community.
- Lina Bertasiene provided a deputation which expressed her concerns with the application relating to height requirements, storm water management, and shadows from the dwellings.
- Elaine Adam provided a deputation outlining her concerns with the compatibility of the proposed developments and the surrounding neighbourhood, and the need for affordable and accessible housing in the form of bungalows.
- Bill Harpur provided a deputation which outlined his concerns with additional service allocations, and maintaining the character of the neighbourhood.
- Ron Oroston provided a deputation which raised his concerns with approval of this application setting a precedence for the Town.
- Patricia Hawke provided a deputation which raised her concerns related to developments fitting into the character of the neighbourhood and the trees on the properties.

Moved by: Councillor Kwapis

Seconded by: Councillor Bisanz

1. That the deputations and petition regarding the Proposed Zoning By-law Amendment (247 and 251 Kathryn Crescent) be received.

**Carried**

**13. Adjournment**

Moved by: Deputy Mayor & Regional  
Councillor Vegh

Seconded by: Councillor Kwapis

1. That the meeting be adjourned at 7:55 PM.

**Carried**

---

John Taylor, Mayor

---

Lisa Lyons, Town Clerk