



Town of Newmarket

Agenda

Committee of the Whole

Date: Tuesday, October 15, 2019
Time: 12:30 PM
Location: Council Chambers
Municipal Offices
395 Mulock Drive
Newmarket, ON L3Y 4X7

1. Additions & Corrections to the Agenda

2. Declarations of Pecuniary Interest

3. Presentations & Recognitions

3.1 Multi-year Accessibility Plan Update

Note: Steve Foglia, Chair of the Newmarket Accessibility Advisory Committee, will be in attendance to provide a presentation on this matter.

This presentation is related to item 5.1

*3.2 2020 Budget Process Update

Note: Mike Mayes, Treasurer, will be in attendance to provide a presentation on this matter.

This presentation is related to item 5.2

4. Deputations

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

Note: This deputation has been withdrawn.

4.2 Hugs4Hope

Note: Nancy Bodi will be in attendance to provide a deputation on this matter.

*4.3 Helena Court Parking Amendment

Note: Muhammad Kamran Kayani will be in attendance to provide a deputation on this matter.

This deputation is related to item 5.8

***4.4 William Booth Avenue and Knapton Drive All-Way Stop**

Note: Matthew Reilly will be in attendance to provide a deputation on this matter.

This deputation is related to item 5.11

5. Consent Items

5.1 Multi-year Accessibility Plan Update

1. That the report entitled 2019-2023 Multi-Year Accessibility Plan and Annual Status Update for 2019 dated October 15, 2019 be received; and,
2. That the 2019-2023 Multi-Year Accessibility Plan be approved; and
3. That staff be authorized and directed to do all things necessary to give effect to this resolution.

***5.2 2020 Budget Process Update**

1. That the report entitled 2020 Budget Process Update dated October 15, 2019 be received; and,
2. That subject to any further direction, staff be authorized to move forward to finalize the Preliminary Draft 2020 Tax-supported, Rate-supported Operating and Capital Budgets; and,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

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

Note: This report has been withdrawn as the property owner has withdrawn their Site-Specific Employment Area Conversion Request.

5.4 Mulock Station Area Secondary Plan Request for Public Meeting

1. That the report entitled Mulock Station Area Secondary Plan Request for Public Meeting dated October 15, 2019 be received; and,
2. That the Mulock Station Area Secondary Plan be referred to a Public Meeting; and,
3. That following the public meeting, comments from the public, Committee, and those received through agency and departmental circulation of the

application, be addressed by staff in a comprehensive report to the Committee of the Whole; and,

4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

5.5 665-695 Stonehaven Avenue - Zoning By-law Amendment Application

1. That the report entitled Zoning By-law Amendment Application – 665-695 Stonehaven Avenue, dated October 15, 2019 be received;
2. That the application be referred to a public meeting;
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;
4. That Lucila Sandoval of Groundswell Urban Planners, 95 Mural Street, Suite 402, Richmond Hill, L4B 3G2 be notified of this action;
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

5.6 Six-Month Servicing Allocation Review

1. That the report entitled Six-Month Servicing Allocation Review for 2019 dated October 15, 2019 be received;
2. That 153 person units of additional servicing allocation be granted to the Rose Corporation to service the additional units in Phase 1 and Phase 2 of their development located at 175 Deerfield Road;
3. That the following people be notified of this action: Andrew Webster, The Rose Corporation, 156 Duncan Mill Road, Suite 12, Toronto, Ontario M3B 3N2;
4. That the Town's resulting remaining servicing capacity (the Town Reserve) of 2,644 persons of allocation (of which 20 persons of allocation is to be held in a Severance Reserve) be maintained; and
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

5.7 Source Protection Plan and Region Assessment Report Amendments

1. That the Staff Report entitled Source Protection Plan and Region Assessment Report Amendments dated October 15, 2019, be received; and,
2. That the proposed policy amendments, identified in this report, to the South

Georgian Bay Lake Simcoe Source Protection Plan and Assessment Report, specifically to reflect the decommissioning of Newmarket Well 14 and the newly installed Aurora Well 7, be endorsed; and,

3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

5.8 Helena Court Parking Amendment

1. That the report entitled Helena Court Parking Amendment dated October 15, 2019 be received; and,
2. That the proposed amendments in Appendix A be adopted; and,
3. That the petition originator be informed of the Town Council decision; and,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

5.9 Wayne Drive Parking Amendment

1. That the report entitled Wayne Drive Parking Amendment dated October 15, 2019 be received; and,
2. That the parking amendments noted in Appendix A be adopted; and,
3. That the Glen Cedar Public School administration and York Region District School Board be notified of the Town Council decision; and,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

5.10 19th Sideroad Speed Limit Reduction

1. That the report entitled 19th Sideroad Speed Limit Reduction dated October 15, 2019 be received; and,
2. That bylaw amendments noted in Appendix A be adopted; and,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

5.11 William Booth Avenue and Knapton Drive All-way Stop

1. That the report entitled William Booth Avenue and Knapton Drive All-way Stop Request, dated October 15, 2019, be received; and,
2. That Staff monitor the area road network and report back to Council if changes need to be made; and,
3. That Staff be authorized and directed to do all things necessary to give effect

to this resolution.

***5.12 Item from draft Appointment Committee Meeting Minutes of October 9, 2019**

The Appointment Committee recommends:

1. That the Newmarket Economic Development Advisory Committee (NEDAC) Terms of Reference be amended to increase their membership by one (1) to attract a candidate with experience in the new media and millennial marketing sector.

5.13 Accessibility Advisory Committee Meeting Minutes of August 15, 2019

1. That the Accessibility Advisory Committee Meeting Minutes of August 15, 2019 be received.

5.14 Elman W. Campbell Museum Board of Management Meeting Minutes of June 20, 2019

1. That the Elman W. Campbell Museum Board of Management Meeting Minutes of June 20, 2019 be received.

5.15 Main Street District Business Improvement Area Board of Management Meeting Minutes of August 21, 2019

1. That the Main Street District Business Improvement Area Board of Management Meeting Minutes of August 21, 2019 be received.

5.16 Newmarket Economic Development Advisory Committee Meeting Minutes of June 26, 2019

1. That the Newmarket Economic Development Advisory Committee Meeting Minutes of June 26, 2019 be received.

5.17 Newmarket Public Library Board Meeting Minutes of June 19, 2019 & August 6, 2019

1. That the Newmarket Public Library Board Meeting Minutes of June 19, 2019 & August 6, 2019 be received.

5.18 Outstanding Matters List

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 (if required)**

***11.1 Appointment to the Newmarket Economic Development Advisory Committee (NEDAC)**

Personal matters about an identifiable individual, including municipal or local board employees as per Section 239 (2) (b) of the Municipal Act, 2001.

12. Public Hearing Matter (7:00 PM)

***12.1 1095 Stellar Drive - Zoning By-law Amendment Application**

Aleks Todorovski and Aaron Gillard, from Larkin+ will be in attendance to provide a presentation on this matter. The presentation will be distributed with the addendum.

The following report has been attached for information purposes only:

- Planning and Building Services 2019-81 dated September 23, 2019 regarding Preliminary Staff Report - 1095 Stellar Drive

13. Adjournment



Newmarket Accessibility Advisory Committee Multi-Year Accessibility Plan

Steve Foglia, Chair

Accessibility Advisory Committee

October 15, 2019

Multi-Year Accessibility Plan

- Newmarket Accessibility Advisory Committee has supported the development and implementation of the Multi-Year Plan since 2013
- AAC endorsed the draft 2019-2023 plan at its September 19, 2019 meeting

Projects

- Town Facility Audits
- Provided feedback on park improvements including park equipment, materials, design etc.
- Provided feedback regarding the Magna Centre parking lot design changes
- Provide input and support of York Region Diversity and Inclusivity Charter
- Suggested signage to improve communication of accessibility in Parks (e.g. College Manor Park)
- Website redesign to make the website more accessible
- Review of Electronic Participation in meetings policy

Projects

- Council Chambers AV Project Consultation
 - Consulted with staff on proposed improvements
 - Attended vendor demos to evaluate the products
- Downtown Main Street Patio Project
 - Provided comments prior to the start of the pilot project and provided feedback and recommendations for the project going forward
- Municipal Election
 - Supported internet voting for the 2018 election
- Review of Site Plan Applications

Upcoming Projects

- Making Downtown Newmarket more accessible
 - Downtown walkthrough to perform an Accessibility Audit of Main Street with Chair of Business Improvement Area
- National Access Awareness Week
- Further Town Facility Audits

Improvement Opportunities

- Accessible Parking at Fairy Lake and Riverwalk Commons
- Fairy Lake Washrooms

Initiatives in Newmarket – Upper Canada Mall Accessible Washroom



Initiatives in Newmarket – Upper Canada Mall Accessible Washroom



Initiatives in Newmarket – Upper Canada Mall Accessible Washroom



Initiatives in Newmarket – Upper Canada Mall Accessible Washroom



2020 Budget Process Update

Presenter: Mike Mayes
Date: October 15, 2019



2020 Budget Process Update



- Purpose
- Background:
 - Council priorities
 - Targets and direction
- Progress to date
- Next Steps



Purpose

To provide an update on the 2020 Draft Budget:

- Draft Budget Details to be provided:
 - October 28 - Capital
 - October 28 - Rate-supported Operating
 - November 11 -Tax-supported Operating
- Inform Council about budget process successes and challenges to date
- Indicate areas where Council direction will be required



Background: Council Strategic Priorities



Budget includes funding for:

1. Extraordinary places and spaces
2. Safe transportation
3. Vibrancy on Yonge, Davis and Mulock
4. Economic leadership and job creation
5. Environmental stewardship
6. Long-term financial sustainability



The budget process will address Long-term Financial Sustainability:



- Continuation of past practices to educate and provide feedback opportunities
- New approach to capital budgeting will move towards a capital plan
- Multi-year operating budget outlook
- \$546,00 in budget reductions for 2020
- A primary focus of the budget is building the Asset Replacement Fund (ARF)



Background: Targets and Direction

- On May 6, 2019 Council approved Finance Report 2019-42, 2020 Budget Process and Target, and added the following recommendation:

That endorsement be given to staff to proceed with preparation of the 2020 budgets employing the structure and targets as set out in this report with a tax levy increase of less than 3%.

- This direction challenged staff to find cost reductions in the budget



Tax-supported Operating Budget Detailed Target Limits



	Net increase in \$	% Tax increase
Town base	\$ 996,000	1.66%
CYFS base	439,000	0.73%
Library base	65,000	0.11%
Mulock Farm	-	-
Enhancements	-	-
Growth, net	-	-
ARF	600,000	1.00%
Carried forward (Bill 148)	240,000	0.40%
Original request	\$ 2,340,000	3.90%
Reductions	- 546,000	(0.91%)
Meeting Council's direction	\$ 1,794,000	2.99%



Other Budget Targets

- Water and wastewater combined increase of 4.9% per 6-year financial plan
 - \$60 for an average residential property
- Stormwater increase of 10.9% per 6-year financial plan
 - \$4 for an average residential property
- Capital budget to remain within the available funding envelopes



Progress to date: Tax-supported Operating Budget



- Base budget will come in at 1.99%
 - Net efficiencies of \$546,000 found
 - Does not include results or recommendations from the Audit and Accountability Fund program - “REV It Up”
- Assessment Growth projected to be 1.3% will only be applied against growth-related expenditures
- Asset Replacement Fund
 - 1% levy increase (\$600,000)



Progress to date: Rate-supported Operating Budget



- Water and wastewater
 - On target
- Stormwater
 - The capital program will require options and considerations to meet the current funding envelope
- Building Permits
 - Exceeds target



Stormwater capital funding

Options:

1. Defer projects
2. Borrow funds on an interim basis
3. Increase stormwater rates
4. A combination of these options

To be discussed further on October 28



Capital Budget

Challenges

- Carryovers, funded projects approved by Council but not completed, are projected to total \$60 million at the end of 2019
- Although the overall Asset Replacement Fund to be \$33 million, the tax-supported ARF will be in a \$23 million deficit



Next Steps

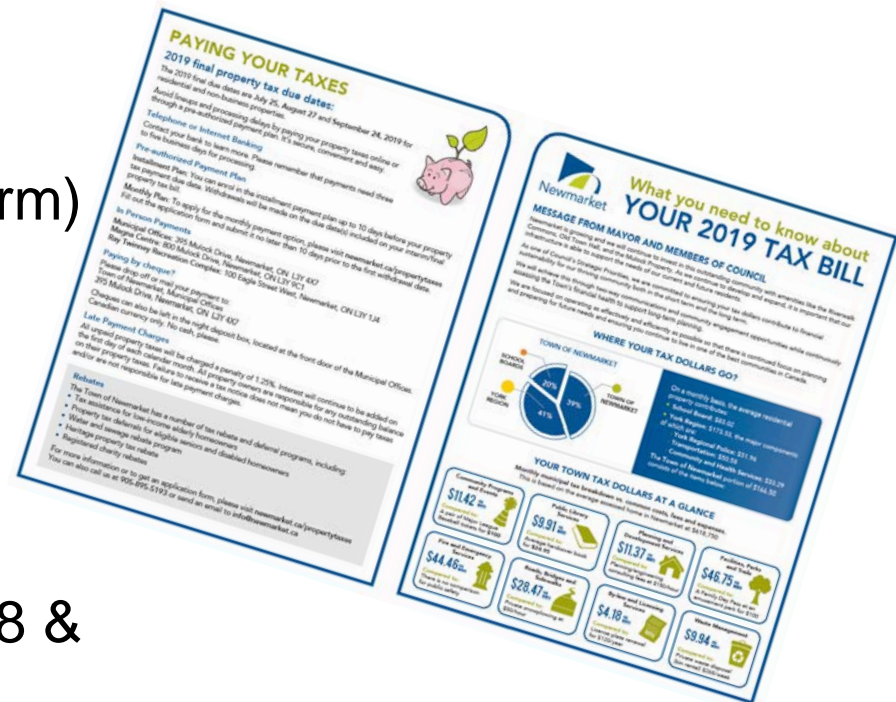
– beyond the 2020 budget

- REV It Up Service Delivery Review – anticipated to be completed in December, 2019
- A new financial strategic framework will be presented to Council in May/June 2020. It will include and impact:
 - New and existing Finance Policies
 - ARF strategy
 - Multi-year operating and capital plans



Budget Engagement, Input Opportunities

- Tax Insert to all households
- Budget Game
- Hey Newmarket!
(online engagement platform)
- Designated Webpage
- Town page Ads
- Social Media Campaign
- Special CoWs - October 28 & November 11
- Draft budget – November 25



2020 Budget Schedule

ACTIVITY	DATE	MEETING	STATUS
Recommendations for 2019 budget process - schedule, targets, community engagement	April 29	Committee of the Whole	Done
Community Engagement Phase 1	July to October	-	Done
Fees & Charges for early approval – licensing, recreation	June 17	Committee of the Whole	Date changed
Approval of early Fees & Charges	June 24	Council	
Presentation of the Preliminary Draft budgets	October 15	Committee of the Whole	In process



2020 Budget Schedule

ACTIVITY	DATE	MEETING	STATUS
Community Engagement Phase 2	October to November	-	
Consideration of the Capital and Rate-supported Budgets	October 28	Special Committee of the Whole	
Consideration of the Tax-supported Operating Budget	November 11	Special Committee of the Whole	
Presentation of the Draft Budgets and remaining Fees & Charges for approval	November 25	Committee of the Whole	
Approval of the Budgets and remaining Fees & Charges	December 2	Council	



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: Nancy Bodi	
Organization / Group/ Business represented: Hugs4Hope	
Address: [REDACTED]	Postal Code: [REDACTED]
Daytime Phone No: [REDACTED]	Home Phone: [REDACTED]
Email: [REDACTED]	Date of Meeting: September 23
Is this an item on the Agenda? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Agenda Item No:
<input 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): I would like to ask the Town council if they will agree to hug on another for a 15 sec video to support Hugs4Hope. Hugs4Hope is an event taking place Sunday October 27 at Trinity United Church from 1 p.m. to 4 p.m. We are hoping to break the Guinness World Record for the most hugs by a team of 8 in 60 minutes.	
Do you wish to provide a written or electronic communication or background information <input type="checkbox"/> Yes <input checked="" 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;
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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

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Name: Muhammad Kamran Kayani	
Organization / Group/ Business represented: Resident	
Address: [REDACTED]	Postal Code: [REDACTED]
Daytime Phone No: [REDACTED]	Home Phone: [REDACTED]
Email: [REDACTED]	Date of Meeting: 15-Oct-2019
Is this an item on the Agenda? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Agenda Item No:
<input 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): This petition approval will not only increase the limited parking pads on the street but also prevents the potential accidents in current parking scenario. Attached are the pics to facilitate this petition.	
Do you wish to provide a written or electronic communication or background information <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Please submit all materials at least 5 days before the meeting.	

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Name: Matthew Reilly	
Organization / Group/ Business represented: Residents of Knapton Drive - Woodland Hills	
Address: [REDACTED]	Postal Code: [REDACTED]
Daytime Phone No: [REDACTED]	Home Phone: [REDACTED]
Email: [REDACTED]	Date of Meeting: October 15, 2019
Is this an item on the Agenda? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Agenda Item No:
<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): I would like the opportunity to address council regarding the staff report being submitted that does not recommend the implementation of the all way stop sign at Knapton Drive and William Booth Avenue. I will be providing additional information on this issue and requesting that council pass a motion to direct staff to implement the stop sign based on the current needs of the neighbourhood, resident requests and overall safety.	
Do you wish to provide a written or electronic communication or background information <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Please submit all materials at least 5 days before the meeting.	

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Resident Deputation Regarding Stop Sign On William Booth Avenue

Resident Response To Staff Recommendation

Overview

- Residents are extremely disappointed in the recommendation.
- The need for the all way stop is urgent.
- Safety issues were not included in the report.

Factors Not Considered

- The future school is PROPOSED, not confirmed.
- Tango Cres is not a through road, Only residents access it.
- Knapton has become a major feeder road at both ends.
- Knapton/William Booth Volume far exceeds Tango/William Booth.
- **Knapton/William Booth is a pickup point for several school busses.**
 - Students East of the intersection MUST cross William Booth to get there.
- The width of William Booth makes crossing the road dangerous.
- Sightlines and right of way are critical safety issues at this intersection.
- Other lower volume intersections do have all way stops.

Similar Intersections

Equipped with All Way Stops

- Knapton & Alfred Smith
- Alfred Smith & Matthew Boyd
- Bonshaw & Coachwhip
- Aspenwood & Coachwhip
- Ford Wilson & Carlissa Run

Resident Engagement

- Initial deposition considered all factors and was an honest request, with suggestions.
- A petition was completed and submitted showing the support of local residents.
- When staff issued a notice for feedback, I went door to door to provide everyone with copies.
- Residents sent in email support for the request.
- Copies were also posted at all mailboxes in the neighbourhood.
- Everything about this request was clear, organized and textbook in nature.
- We feel that there is nothing more we could have done to ensure the success of this request.
- This request should have been a home run, as it was without a doubt common-sense in nature.

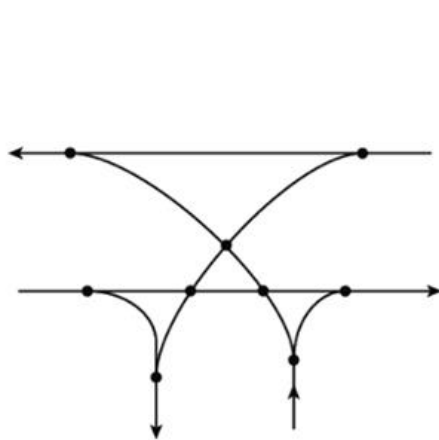


Resident Deputation Regarding Stop Sign On William Booth Avenue

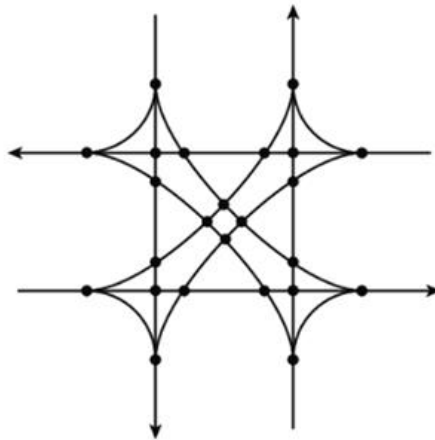
Resident Response To Staff Recommendation

Our request to the Town was to relocate the stop signs from Tango to Knapton due to the following:

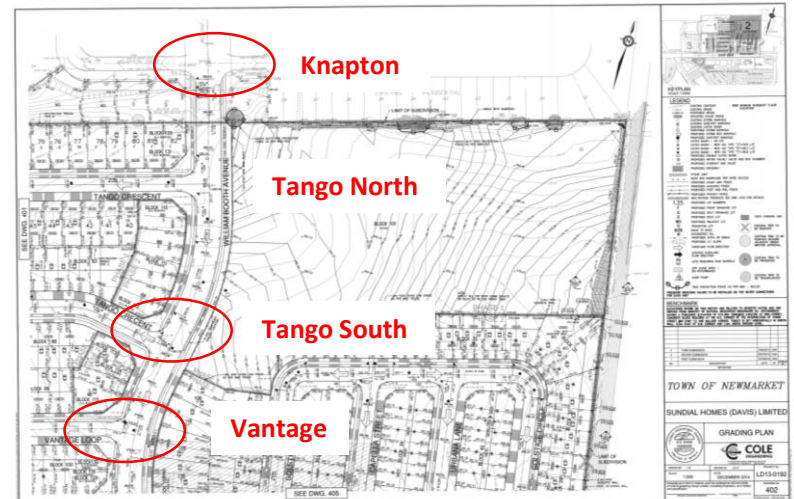
- More pedestrians crossing in the east-west direction including school kids. (Walking to Alexander Muir)
- It is a 4-leg intersection, which makes more sense to have as an all-way (hence, more conflict points)
- Sightlines concerns for both NB and SB approaches (hence, the report did not include a discussion about sightlines)
- WBLT and EBRT traffic from Knapton to William Booth have to come to a complete stop again at Tango after they stopped at William Booth (distance between intersections is only 55m)
- Consideration for future stop signs on William Booth at either Vantage Loop or Vivant St would make a better spacing between stop signs.
- The Town could have justified the relocation of the stop signs in their report.
- The report only takes into consideration current traffic volumes but does not consider safety and future volume.
- The report acknowledges that the volume has spiked and will continue to rise with development.
- The report makes assumptions on the actual layout of school entrances, however the school and site plan have not even been proposed.
- The report fails to consider that having an all way stop sign at a school is NOT a best practice, and only exists at 4 out of 29 schools in town.
- The report fails to consider the width of William Booth and the safety issues associated with crossing time.
- The report does not acknowledge other all way stops at intersections in the neighborhood with similar volume.



(a) 3-Way intersection
with 9 conflict points



(b) 4-way intersection
with 24 conflict points





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

2019-2023 Multi-Year Accessibility Plan and Annual Status Update for 2019 Staff Report to Council

Report Number: 2019-100

Department(s): Legislative Services

Author(s): Andrew Walkom, Legislative Coordinator

Meeting Date: October 15, 2019

Recommendations

1. That the report entitled 2019-2023 Multi-Year Accessibility Plan and Annual Status Update for 2019 dated October 15, 2019 be received; and,
2. That the 2019-2023 Multi-Year Accessibility Plan be approved; and
3. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Purpose

This report accompanies the 2019-2023 Multi-Year Accessibility Plan and Annual Status Update for 2019 and provides Council with an overview of the development of the Plan. The report details the legislative background of the Plan, the Town's efforts to date to comply with the Accessibility for Ontarians with Disability Act (AODA) and the plans to continue compliance to the 2025 goal set by the AODA.

Background

In 2013, the Council of the Town of Newmarket approved the first Multi-Year Accessibility Plan in accordance with the requirements of the AODA. The goal of a Multi-Year Plan is to provide strategies to meet the compliance deadlines set by the AODA.

In accordance with the requirements of the Integrated Accessibility Standards Regulation (IASR) regarding a Multi-Year Accessibility Plan, the Plan has been

published to the Town's website and a status update has been prepared each year. This update to the Multi-Year Plan is also required by the IASR, as a review is required every five years.

Discussion

Multi-Year Accessibility Plan Progress

Since the creation of the first Multi-Year Accessibility Plan in 2013, a number of deadlines for the compliance with the AODA have passed. These deadlines include a number of the requirements of the Information and Communications Standard and Design of Public Spaces Standard. The Town's action plans to meet these standards have been detailed in Appendix C of the Multi-Year Plan.

The format of the Multi-Year Plan has been updated to comply with accessible document guidelines. The document has been reformatted so that it is more easily readable by screen-reading software. The formatting through tables has been replaced with headings, which allows users of screen readers to navigate through the document more easily.

Future Deadlines for Compliance

Only one future date remains on the IASR implementation timeline, which relates to the Information and Communications standard. The regulation requires that by January 1, 2021, all internet websites and web content must conform with WCAG 2.0 Level AA. The current Town of Newmarket website was launched in 2014, and was designed to adhere to WCAG 2.0 and AODA Level A and Level AA. The Multi-Year Plan details further strategies to comply with this timeline for web content.

Potential Legislative Changes

Accessible Canada Act

In June 2018, parliament was introduced with the Accessible Canada Act, a Bill that proposes changes to federally regulated entities such as:

- The government of Canada and parliament
- The Royal Canadian Mounted Police and the Canadian Forces
- Crown corporations (VIA rail, the Bank of Canada, Canada Post)
- Federally regulated private sectors

The purpose of this legislation is to make Canada barrier-free in the above-noted areas on or before January 1, 2040. At the time this report was written, date(s) for which the Act would come into force were not announced.

2019 Legislative Review of the Accessibility for Ontarians with Disabilities Act, 2005

In 2018, The Honourable David C. Onley, Lieutenant Governor, was appointed to review the AODA. This was the third review of the AODA since its passing. The report produced by this review is extensive and suggests the need for wide-ranging amendments to AODA, including the development of new accessibility standards. The report has been presented to the Ontario government for its review. At this time, it is uncertain if any action will be taken by the provincial government regarding these proposed changes to AODA. Staff will continue to monitor any possible amendments to AODA or further legislation which could affect the Town's accessibility requirements.

Review of the Information and Communications Standards – Information and Communications Standards Development Committee

In addition to the review of the AODA as a whole, a review of the Communications Standards was completed by the Information and Communications Standards Development Committee of the provincial government, in line with the requirement to review these standards within five years of their implementation. The report includes both wide-ranging recommendations for changes to the Communications Standard, as well as “a new model to transform and modernize the regulatory approach to accessibility in Ontario.” As with the previously discussed review of the AODA, it is uncertain whether the provincial government will proceed with any of the Committee's recommendations. Staff will continue to monitor any potential future amendments to the Integrated Accessibility Standards Regulation. Public consultation for the review is open until October 18, 2019.

Conclusion

Staff will continue to implement the strategies described in the Multi-Year Accessibility Plan and proceed towards the 2025 goal as set out by the Accessibility for Ontarians with Disabilities Act.

As required by the IASR, the updated Plan will be published to the Town website in an accessible format. Annual updates will continue to be produced and the Plan will be reviewed and updated in 2023 in accordance with the IASR requirements. Finally, staff will submit the 2019 Accessibility Compliance report to the province by December 31, 2019.

Business Plan and Strategic Plan Linkages

This report aligns with Council's Strategic Pillar regarding Extraordinary Places and Spaces (priority focus on Mulock Property): Creating an environment for an engaged, accessible and inclusive community. The Plan aligns with the Town's vision of being a community that is Well Beyond the Ordinary.

Consultation

The development of this Multi-Year Plan occurred through wide collaboration across the Corporation, primarily through the Accessibility Working Group. This Working Group consists of members from departments across the Corporation, as well as Central York Fire Services and the Newmarket Public Library.

The Newmarket Accessibility Advisory Committee was consulted throughout the update to the Multi-Year Plan and assisted with the updates. The Committee was also instrumental throughout the implementation of the Multi-Year Plan throughout the period since its creation in 2013. The projects and initiatives of the Committee are detailed in Appendix B of the Multi-Year Plan. The Committee endorsed the draft Multi-Year Plan at its September 19, 2019 meeting.

Human Resource Considerations

None.

Budget Impact

None.

Attachments

Attachment 1 - 2019-2023 Multi-Year Accessibility Plan

Appendix A to Multi-Year Plan: 2019 Annual Status Update

Appendix B to Multi-Year Plan: Newmarket Accessibility Advisory Committee 2013-2018 Projects

Appendix C to Multi-Year Plan: IASR Implementation Plan

Approval

Kiran Saini, Deputy Town Clerk

Lisa Lyons, Director of Corporate Services/Town Clerk

Esther Armchuk, Commissioner of Corporate Services

Contact

For more information please contact Andrew Walkom at awalkom@newmarket.ca

Multi-Year Accessibility Plan

Equal Opportunity | Integration | Independence | Dignity



Newmarket

2019-2023

Message from Town of Newmarket Council

The Town of Newmarket is dedicated to continuous improvement regarding accessibility and meeting the needs of our community. The Town of Newmarket's 2019-2023 Multi-year Accessibility Plan continues efforts to improve our services, facilities and programs so they may be more accessible for everyone in Newmarket.

In 2013, we approved the Integrated Accessibility Standards Regulation (IASR) Policy, which supports the Town's commitment to meeting the requirements of accessibility standards developed under the Accessibility for Ontarians with Disabilities Act, 2005 (AODA). This policy endorses the importance of ensuring equitable access to all Town goods, services and facilities.

We will continue to work with Newmarket's Accessibility Advisory Committee, staff, and other community partners to enhance and foster an inclusive community that meets the needs of people with disabilities in the Town of Newmarket and supports the vision of the Town of being a community 'Well Beyond the Ordinary'. This vision was re-established with the 2018-2022 Strategic Pillar "Extraordinary Places and Spaces" which seeks to create the environment for an engaged, accessible, inclusive community.

Council would like to extend thanks to the Accessibility Advisory Committee for their valuable input and assistance in the development of this Plan.



Council of the Town of Newmarket 2018-2022

Message from the Town of Newmarket Accessibility Advisory Committee

The Town of Newmarket's Accessibility Advisory Committee's goal is to encourage and facilitate accessibility for all persons with disabilities in the Town of Newmarket. The goal of providing a fully accessible community for all is an important undertaking.

We are pleased to be provided an opportunity to act on the community's behalf and have a role in advising Newmarket Council on various initiatives that support achieving an accessible community. A Multi-year Accessibility Plan is essentially a road map to how and when the municipality will meet Ontario's accessibility requirements, and our committee has worked with staff and Council to review and provide feedback on how this work will occur in the years ahead. Since the creation of the Town's first Multi-year Plan in 2013, much progress has been made in reaching the goals of the AODA. With the renewal of this Plan, the Committee will continue to work with Council and staff to ensure this progress continues well into the future.

The Newmarket Accessibility Advisory Committee is honoured to continue to support the Town of Newmarket in implementing and achieving the goals of this plan and the vision of a community that we all can be proud of, and that is 'Well Beyond the Ordinary.'

We invite your comments, participation and commitment to assist the Town of Newmarket in achieving a fully accessible community.

Statement of Commitment

The Town of Newmarket is committed to meeting the needs of persons with disabilities in a timely manner through the implementation of policies and to ensure that persons with disabilities shall have equitable access to all Town programs, goods, services and facilities allowing them to benefit from the same services, in the same place and in a similar way as other customers, respecting the four core principles of:

- Independence
- Dignity
- Integration
- Equal Opportunity

The Town of Newmarket's policies related to accessibility align with the Town's Strategic Plan vision of a community 'Well Beyond the Ordinary' and employee mission of "Making Newmarket Even Better" through:

- enriching lives
- increasing accessibility
- striving for service excellence
- improving inter-connectivity
- being well respected in achieving balanced living

Multi-year Accessibility Plan Overview

The Integrated Accessibility Standards Regulation (IASR) requires the Town prepare a Multi-year Accessibility Plan. An organizational strategy to prevent and remove barriers and enact the requirements in the standards must be included in the Multi-year Accessibility Plan. The IASR also requires that the accessibility plan be reviewed and updated at least every five years. This document is the Multi-year Accessibility Plan for the Town of Newmarket and is designed to meet the requirements the AODA.

The accessibility planning process is one that is ongoing. Discussions regarding accessibility planning take place between Council, Staff and the Accessibility Advisory Committee throughout the year. The Multi-year Accessibility Plan provides an opportunity to establish an implementation strategy, demonstrate current achievements and identify barriers and future priorities. Routine monitoring is required to ensure that applicable initiatives are incorporated in the Plan and that progress is identified. The first Town of Newmarket Multi-year Accessibility Plan focused on the implementation requirements of the IASR. With this 2019 review, most of the major milestones in the IASR implementation have passed. The current focus of the Multi-year Accessibility Plan is to continue the progress made by the Town, with the AODA's goal in mind of a fully accessible Ontario by 2025.

The implementation strategy outlined in this Plan identifies both short and long-term accessibility initiatives that are related to the five core standards of: customer service, information and communication, transportation, employment, and design of public spaces. The Plan outlines the objectives and strategy/action plan to achieve each objective and a timeframe to achieve compliance. The progress of the Plan will be reviewed and reported on annually, together with any additional initiatives that have been identified.

The Town of Newmarket has established a strong foundation for accessibility planning that ensures actions are responsive to community needs and ensures real and effective change for people with disabilities.

Guiding Legislation

Accessibility for Ontarians with Disabilities Act (AODA)

The Accessibility for Ontarians with Disabilities Act (AODA) sets out a process for developing and enforcing accessibility standards. The purpose of the AODA is to benefit all Ontarians by developing, implementing and enforcing accessibility standards in order to achieve accessibility for Ontarians with disabilities by 2025.

Integrated Accessibility Standards Regulation

The Integrated Accessibility Standards Regulation (O. Reg. 191/11) has combined the standards created by several separate regulations into one regulation. The standards it contains relate to the removal of barriers in five areas.

Information and Communications Standard

The [Information and Communications Standard](#) outlines requirements for organizations to create, provide and receive information and communications in ways that are accessible for people with disabilities. This includes requirements for websites and web content, as well as the need to provide public information in accessible formats.

Employment Standard

The [Employment Standard](#) requires employers to provide for accessibility throughout the stages of employment, including recruitment, hiring and career advancement.

Transportation Standard

The requirements in the [Transportation Standard](#) are designed to ensure transportation providers make their services and vehicles accessible to people with disabilities. These standards are wide ranging and include requirements for public transit and accessible taxi cabs.

Design of Public Spaces Standard

The [Design of Public Spaces Standard](#) ensures that public spaces are designed to include specific features that make it easier for to use public spaces. This standard includes features related to sidewalks, pedestrian signals, ramps, parking spaces and service counters. It also applies to recreational public spaces, such as trails, outdoor eating areas and play spaces.

Customer Service Standard

The [Customer Service Standard](#) was the first standard under the AODA to become law. This regulation establishes accessibility standards for customer service and ensures people with disabilities receive goods and services in a manner that takes into account a person's disability.

Compliance Timelines

Since the introduction of the AODA in 2005 and subsequent regulations, timelines for compliance have been established. As of the 2019 update of this plan, one compliance deadline remains. As of January 1, 2021, all internet websites and web content must conform with WCAG 2.0 Level AA (excluding live captioning and audio description).

Appendix C of this document lists the requirements of the IASR, the associated timelines for the Town's compliance, and the strategies employed by the Town to meet these requirements.

Foundation and Principles

Increased accessibility for people with disabilities is part of the Town of Newmarket's community vision and corporate mission and is integrated into the Town's first Accessibility Plan developed in 2003. Since that time a strong foundation has been established through annual accessibility plans which will continue to strengthen with the Multi-year Accessibility Plan and the following principles:

Informed and Committed Leadership

- Town of Newmarket Council is committed to meeting the needs of persons with disabilities through the implementation of the Customer Service and IASR policies and Accessibility Plans, including the Multi-year Accessibility Plan.
- All Town of Newmarket departments have provided input to the Plan.
- Accountability is demonstrated by making all applicable Town of Newmarket documentation available to the public, and in alternate formats upon request.
- Mandatory accessibility training is provided to all employees including regular full-time, regular part-time, casual, sessional, seasonal and contract staff, sub-contractors, volunteers and all persons who participate in developing

Newmarket's policies. Training is also designed and adapted to apply to the type of work, location and staff involvement with the public.

- Staff are engaged and encouraged to incorporate accessibility practices into daily work across the organization by using an 'accessibility lens' when preparing procedural documents, procuring goods or services, or developing programs and services.
- To ensure all staff have access to accessibility related information and tools, an internal Accessibility Working Group has been established. The Working Group is led by Legislative Services and assists in delivering accessibility related communications throughout the departments across the corporation.
- By meeting or exceeding the timelines and legislation implementation, the Town led development of policy/procedures and training of the Customer Service Standard with its Northern Six (N6) partner municipalities of York Region and can be looked at as a leader in accessibility.
- The Town has an internal Diversity and Inclusion Working Group that consists of staff from across the organization, and work to implement various Diversity & Inclusivity activities that align with corporate objectives.

Alignment

For the Multi-year Accessibility Plan to be successful with its implementation strategy there is a need for the plan to be aligned with other Town of Newmarket guiding documents:

- Vision – 'Well Beyond the Ordinary' means encouraging a sense of community supported by our employee mission of "Making Newmarket Even Better" to include:
 - Serving all life-cycle stages and abilities
 - Supporting cultural harmony and ethnic diversity
 - Preserving arts, culture, entertainment and heritage
 - Providing accessible recreational, facilities, green and open spaces, parks, playgrounds and playing fields
 - Programming recreational services and events that shape identity and contribute to community spirit, particularly youth and seniors' facilities and programs
 - Ensuring accessibility for persons with disabilities
- Council's 2018-2022 Strategic Priorities including:
 - Extraordinary Places and Spaces: Creating an environment for an engaged, accessible and inclusive community
 - Safe Transportation (Streets): Incorporating technology and tactics into engineering "complete street" and trail designs that enhance street safety and respect all users (vehicles, pedestrians and other transportation modes)
 - Long-term Financial Sustainability: Proactively leveraging upper-tier grant funding and Asset Replacement Funds to upgrade existing facilities to be accessible to all users

- Newmarket Official Plan: Requiring that both the public and private sector commit to building structures and communities that are safe, accessible and reflect employee core values of Courage & Creativity, Accountability & Accessibility, Respect & Integrity and Excellence.
- Recreation Playbook: With the Vision for recreation in which everyone is engaged in meaningful, accessible recreation experiences, the Town of Newmarket is fostering individual and community wellbeing
- Accessibility Policies: Establishes the Town of Newmarket's Accessibility commitment
 - Accessible Customer Service Policy and Procedures
 - Integrated Accessibility Standards Regulation (IASR) Policy
- Statement of Commitment: Affirms the Town of Newmarket's commitment to accessibility
 - The Town of Newmarket's 'Statement of Commitment' to accessibility is included as part of the IASR Policy. The statement affirms the commitment to meet the needs of persons with disabilities in a timely manner through the implementation of policies that ensure that persons with disabilities shall have equitable access to all Town programs, goods, services and facilities allowing them to benefit from the same services, in the same place and in a similar way as other customers, respecting the four core principles of independence, dignity, integration and equal opportunity.

Coordination

The accountability for the various objectives within the Multi-year Accessibility Plan is a shared responsibility with the various departments and responsibilities related to employees, members of the Newmarket Accessibility Advisory Committee, Human Resources Department, Directors/Managers/Supervisors and the Chief Administrative Officer/Commissioners are clearly outlined in the Town of Newmarket IASR Policy.

In the past, the Newmarket Public Library has participated in the Town of Newmarket Accessibility Plans. The Newmarket Public Library will continue this practice and is included in this Multi-year Accessibility Plan.

Evaluation and Reporting

The Town of Newmarket will continue to review and consult with staff, the Newmarket Accessibility Advisory Committee, people with disabilities and any other individuals or groups who provide accessibility related feedback.

Additional evaluation and reporting include:

- Annual review of the Multi-year Accessibility Plan and preparation of a progress report. This progress report is prepared for Council to identify progress of the

Plan's implementation, accomplishments and achievements, and is posted online and available in alternative formats.

- Compliance reports submitted to the Accessibility Directorate of Ontario, who regulates compliance for all Ontario Organizations.
- A report on the accessibility of a Municipal Election and voting measures is completed as required by the Municipal Elections Act, as amended from time to time.

Town of Newmarket Accessibility Advisory Committee

The Town of Newmarket Accessibility Advisory Committee (NAAC) was established in 2003 and is responsible for encouraging and facilitating accessibility for all persons with disabilities in the Town of Newmarket by advising with the prevention, identification and removal of barriers that restrict people with disabilities from participating in Town programs or accessing services and facilities.

The Committee is made up of dedicated volunteers (who come from different backgrounds and/or types of disabilities), staff, and a Council representative who all are committed to working towards a barrier-free Newmarket. The Committee's term is the same as the term of Council and at a new term, a new Committee is formed from the community through an application process.

The Newmarket Accessibility Advisory Committee continues to provide valuable advice and feedback to Council and staff, in addition to participating in various accessibility-related activities. Since the creation of the Town's first Multi-year Accessibility Plan, the Accessibility Advisory Committee has formed an integral part of the Town's strategy towards its implementation. A summary of the numerous projects and initiatives which the Committee was involved in throughout the first phase of this Plan is provided in Appendix B of this Plan.

Accessibility Partnerships in the Region and Beyond

Accessibility planning involves many stakeholders, and the Town of Newmarket encourages involvement from a variety of people and groups. The development of this plan required input from many staff including the Accessibility Working Group from across the organization, the Newmarket Accessibility Advisory Committee and members of the public.

The Town of Newmarket also participates in accessibility planning with the Region of York. The Region of York coordinates an Annual Forum with the local AACs as part of National AccessAbility Week. Town Staff also participate in the York Region Municipal Diversity and Inclusion Group. This group is committed to welcoming and inclusive communities and includes members from a wide variety of community stakeholders including municipalities, police, school boards, health care providers, United Way of Toronto and York Region, Conservation Authorities, and the York Region Children's Aid Society.

Appendices

Appendix A

Appendix A to this plan provides a summary of barrier identification initiatives throughout the Town in 2019. It also provides a list of upcoming projects that will help to remove barriers.

Appendix B

Appendix B to this plan provides a summary of the numerous projects and initiatives which the Newmarket Accessibility Advisory Committee was involved in throughout the first phase of this Plan from 2013-2018.

Appendix C

Appendix C to this plan provides a selection of regulations from the IASR which apply to Newmarket. The appendix provides the Town's strategies for meeting these regulations and the appropriate compliance date. For dates which have already passed, this appendix is used to report on the Town's compliance.

Appendix A to Multi-Year Plan: 2019 Annual Status Update

Barrier Identification Update

Initiatives have taken place in the Town of Newmarket to identify, remove and prevent barriers to persons with disabilities. These actions are identified in past Accessibility Plans which are available on the Town of Newmarket website, newmarket.ca/accessibility

Actions completed in 2019:

Corporate Communications

- Accessible Documents and templates
 - Chartered an Accessible Word Template Committee, that is championed by senior leadership on a Town-wide strategy to ensure accessible documents are produced from the all content/report writers
 - All Town of Newmarket corporate word templates were refreshed and reproduced to ensure accessibility features were incorporated (i.e. alt text, alt tags, proper headings used, fonts, sizes etc.)
 - Town-wide training for all departments was undertaken by the Accessible Word Template Committee
 - Communications ensures that new accessible word templates are used by departments when approving content - continuous improvement to templates are made when required
 - Continued to provide training to all new and old content producers to ensure accessible standards are met
 - A corporate accessibility style-guide has been completed and given to staff members when they are being trained on accessible templates
 - The second phase of the Town-wide training to create accessible PDF's is currently being rolled out continuously when new website updaters are onboarded. IT has also been trained to train people on creating accessible pdfs.
- Website, video and print media
 - Communications ensures that an accessibility lens is used when approving graphically designs communication materials (posters, web graphics etc.)
 - Use of proper font and font size on communication materials (at least size 12 and a sans serif font)
 - Using colours that ensure a minimum 3:1 ratio of contrast on communication materials
 - Regularly auditing the website to ensure appropriate tags are applied to website content for accessibility purposes
 - Regularly auditing the website to ensure all PDF documents uploaded meet AODA requirements

- Provide training to staff on converting accessible word documents into accessible PDFs
- Communications, along with Information Technology and Legislative Services has begun to ensure that subtitles are added to all Town of Newmarket produced videos to ensure compliance with the AODA legislation

Engineering Services

- Tom Taylor Trail
 - New bridge Installation to separate vehicular traffic from non-vehicular traffic
 - Slopes, Rest areas as per AODA
- College Manor Trail, Concession Street Trail/Bridge
 - Slopes, Rest areas as per AODA, where topography allows
- Arkinstall Splash Pad
 - Wheelchair accessibility throughout and spray features designed for wheelchair use
 - Design elements incorporated for participants with hearing, visual and cognitive impairments
 - Design Consultant hired 'Design Able' as a consultant to help design from an accessibility perspective
 - Handicapped Parking spaces being constructed
 - Accessible pads for wheelchairs beside most benches
- Charles Street and Granby Place Road Reconstruction Project (2018 Design & 2019 Construction):
 - AAC has been consulted throughout the design process
 - Existing sidewalk on the east side are 1.2m or less. 1.5m AODA compliant sidewalks on both sides of the road have been incorporated into the design
 - Tactile Walking Surface Indicators will be installed at all intersections
- Millard Avenue Culvert Replacement at Haskett Park (2018 Design & 2019 Construction):
 - A Pedestrian Refuge Island (PRI) was incorporated into the design to improve pedestrian crossing
 - The PRI meets AODA requirements
- Wayne Drive and Waratah Avenue Drainage Improvement Co-Creation Project (2018 Design & 2020 Construction):
 - AODA standards for public spaces have been incorporated into the design. The attached matrix includes all of the AODA compliance standards for this project that have been incorporated into the design.
- Patterson St. Watermain Replacement (Construction 2019)
 - Sidewalks were 1.35 m wide, as part of the design they will be 1.5 m wide
 - TWSI placed at intersections.
- Niagara St. Road Reconstruction (Design Phase)
 - Sidewalks 1.2 – 1.35 m wide, sidewalks will be designed at 1.5 m wide.
 - TWSI will be placed at intersections.

- Longford Dr. Reconstruction (Design Phase, Construction 2020)
 - Sidewalks will be 1.5 m wide.
 - TWSI will be placed at intersections
- Tom Taylor Trail (Construction 2019)
 - Bridges will be widened to 3 m clear span.
 - Paving stones removed and asphalt placed on trail.
- Park Ave Reconstruction Project (2018/2019 Construction):
 - Existing sidewalks on the both sides were 1.0m+- now 1.5m AODA compliant sidewalks on both sides of the road have been incorporated into the design
 - Additional AODA compliant sidewalk installed on the north side to bypass existing stairs adjacent to the Holy Trinity church
 - Tactile Walking Surface Indicators will be installed at all intersections
- Timothy and Cedar intersection improvements Project (2019/2020 Construction):
 - Existing sidewalk around the intersection are 1.2m or less. 1.5m AODA compliant sidewalks on all corners of the intersection have been incorporated into the design
 - Tactile Walking Surface Indicators will be installed
- Strategies to further improve AODA compliance projects delivery and communications:
 - AODA Compliance during the design of Capital Projects:
 - Capital Department has ensured that the Town's consultants are made aware of AODA requirements during the design/review processes of the projects
 - A clause indicating that all the design submissions shall incorporate AODA standards has been added to our Consultants selection RFP documents
 - AODA compliant public notices, construction corners and public communications:
 - Capital Department has ensured that all the public notices, construction corners and public communications formats and contents are AODA compliant
 - AODA compliant projects' websites and web content:
 - Capital Department complies with AODA requirements (font size, contrast, image, etc.) when designing print and digital materials for the Town's website
 - AODA compliant Reports and Studies:
 - Capital Department has ensured that all the submitted reports to the Town that will be posted on the Town's website as public documents, are AODA compliant
 - A clause indicating that all the submitted reports to the Town shall follow AODA standards formatting has been added to consultants selection RFP
 - Accessibility Advisory Committee Consultation:

- Capital Department circulates and presents all the Capital projects to the Accessibility Advisory Committee to receive and incorporate their input into the design.
- Accessibility Advisory Committee has been added to the stakeholders list of Capital Projects on the Project Charter Template

Information Technology

- Implemented a corporate wide telephone voice recognition system whereby members of public can say the name of a staff member and be transferred directly to their extension.
- Worked with Corporate Communications to standardize all corporate templates regularly used by staff in an accessible manner. Provided training to content authors to support the consistent use of accessible documents and standardized tools for ensuring accessible content.
- Gradual replacements of desktop monitors to 24 inch monitors as part of the on-going, corporate hardware upgrade including public facing terminals; larger monitor size allows for more clear and larger display of information.
- Continue to ensure the compliance with AODA standards is captured as a compulsory requirement in all Request for Proposals.
- Continually implementing and scoping business solutions that have online and mobile capabilities for easy 24/7 access for customers and employees.

Innovation and Strategic Initiatives

- Performance Reporting
 - Investigating online digital dashboards to improve communications with all community members to enhance performance reporting. For example, current practices use both stop light colours (green, red and yellow) and symbols to indicate the status of priorities to ensure fairness of access to information to differently abled members of the community on the status of initiatives related to the execution of Council's 2018-2022 Strategic Priorities. Any new digital dashboards will be designed to accessibility standards for readability by all.
- Grants
 - Continued corporate support for grant funding applications which serve to improve accessibility of Town facilities and playgrounds through both the physical environment and program experiences of participants. The intent of the applications is to assist to accelerate planned capital projects that remove barriers to accessibility.
- Policy
 - Providing corporate support for new policy using the new document formats, applying a plain language approach for improved clarity, simplicity, transparency, and readability for all employees. Providing support to Human Resources to convert existing employment related policies to new policy and procedure document templates in compliance with AODA legislation requirements.

Legislative Services

- Meeting Management Solution
 - Continued implementation of a new meeting management solution which produces accessible HTML-based agendas and minutes.
 - Implemented paperless, electronic agenda solution with accessible features available through tablets or phones for Council and staff.
 - Live-streamed Council and Committee of the Whole meetings are closed captioned.
 - Archived videos are bookmarked to agenda items for increased ease of access to video recordings.
 - Continued review of report templates for increased accessibility.
- 2018 Newmarket Municipal Election
 - Newmarket was the first municipality in York Region to administer an online and telephone election. A [comprehensive report](#) on the accessibility of the election is available online.

Newmarket Public Library

- Installed a water fountain and bottle filling station that meets accessibility requirements.
- Installing AODA compliant emergency communication device in elevator. Device is hands free and enables communication between persons inside the elevator cab and a monitoring service.

Planning and Building Services

- Elements of the Town's Plan related to Planning and Building Services exist in several areas. These areas are laid out according to the sections of the Town's IASR policy areas below.
 - Training in accessibility as it relates to Planning and Building Services is undertaken by staff members as part of their professional certification. Building Services staff have undertaken training on barrier-free design requirements in December 2017.
 - Planning and Building Services ensures that documents are provided in an accessible format or are made available in an accessible format upon request.
 - Planning and Building Services areas of the website are developed with appropriate WCAG formats as per the Town's website architecture. Documents are provided in an accessible format or are made available in an accessible format upon request.
- Accessibility Site Plan Review Obligations: Planning staff have developed a process with the Accessibility Advisory Committee to allow them to exercise their ability to review such plans as they select that are submitted under Section 41 of the Planning Act. Staff have presented on the Town's development processes to the Committee and make available to the Committee such plans as they indicate that they wish to review.
- Design of Public Spaces Standard

- Despite the obligation for compliance with the IASR resting with the organization with the authority to construct or develop a site, Planning staff have endeavoured to ensure that sites comply with this Standard and municipal standards for accessibility through the Site Plan process.
- One member of Planning staff has completed an online course and an in-person workshop in the Accessibility Standard for the Design of Public Spaces.
- The Town's Zoning By-law (2010-40) has been amended to match the requirements for off-street parking facilities for persons with disabilities.
- In support of accessibility improvements among other objectives, Planning Services has accomplished several initiatives:
 - An update to the Site Plan Approval Process Manual, which now includes accessibility-related development standards drawn from the AODA. Planning Services has also collaborates with the Accessibility Advisory Committee (AAC) to enhance their role in the site plan review process by engaging them as a review partner in all plans they select to review and ensuring response to their concerns and comments are provided by applicants as set out in the Site Plan Approval Process Manual.
 - A review of the Town's Zoning By-laws to ensure that AODA standards are integrated and that less-accessible standards are replaced by those of the AODA.
 - Implementing the Urban Centres Secondary Plan Zoning By-law including updated accessibility standards therein.
 - Planning Services intends to engage additional training in the IASR Design of Public Spaces for Planning and Building staff.

Public Works Services: Facilities

- Ongoing program for upgrading park washrooms to current Ontario Building Code barrier-free requirements and AODA standards.
- Ongoing discussion and review of current accessibility features in buildings.
- Identifying, through conducting regular building walk-throughs of the various building in our portfolio, areas for improvement to increase accessibility such as providing barrier free paths of travel and accessibility in washrooms (fixtures, push buttons, accessories) where possible.
- Conducting monthly checks of working condition of automatic door operators and other motorized accessibility features.
- Presenting upcoming projects and getting feedback from the Accessibility Advisory Committee in the early stages of projects as an opportunity to improve accessibility and incorporate best practices. This includes receiving, evaluating and implementing where possible suggestions from the general public relative to accessibility in the buildings. Some examples of this consultation includes the following:
 - Ray Twinney Recreation Complex main lobby washroom renovation AODA standard was completed.
 - Paul Semple Park washroom renovation was completed.
 - Whipper Billy Watson Park washroom renovation was completed.

- College Manor Park washroom renovation is currently underway.

Recreation and Culture

- Family change room at Ray Twinney Recreation Complex was completed September 2018.
- Convex mirrors installed on track of Tim Hortons gymnasium for increased visibility on corners, from distances and from the gym floor below. Removes blind spots.
- Ensure all posted/website schedules meet AODA compliance.
- Sensory Room: designed and installed a portable sensory room at Magna Centre for the camp season to aid in learning/development, helping to relax an agitated participant or stimulate and raise alertness levels of someone who has sensory processing disorders.
- Programming
 - Continued increase of 1:1 or 1:2 support for participants with special needs to any and all of our summer camp programs.
 - Designated staff to facilitate program accommodation and support year round.
 - Continued increase in therapeutic/rehabilitative programs (i.e., new strong and stable program which is a functional based fitness movement class with focus on increasing strength and mobility, additional aquafit classes).
 - Continue to expand “learn to speak...” language programs – French, Spanish, etc.
 - Recreation staff facilitate within the schools experiential learning sessions and host sledge hockey, wheelchair sports and our new volt hockey program.

Plans for the Removal of Barriers from 2019 Onward

Information and Communication Standard

- Potential mobile phone upgrade that offers compatibility with digital hearing aids to support staff with hearing impairment.
- Inclusion of alternative text in new web map applications and storymaps.
- Land use and permit tracking solution to provide online 24/7 access for customers to submit various applications and see their statuses.
- Employee Self Service portal to allow staff access to their payroll information online.
- Recreation solutions replacement project that will provide both online and mobile access to families and individuals to book recreation programs.
- Digital display and signage replacement project providing better quality and clearer images on signage within Town facilities.

Design of Public Spaces Standard

- Ray Twinney Recreation Complex Lounges – New service/bar counters to incorporate AODA and barrier-free design (underway/completion 2020).
- Ray Twinney Recreation Complex pool change rooms renovation to incorporate AODA and barrier-free design (design underway/construction 2020-2021 pending budget approval).
- Ray Twinney Recreation Complex lobby and common areas renovation (pending budget approval).
- Ray Twinney Recreation Complex pool railing replacement – to meet current AODA and code requirements (pending budget approval – 2021).
- Magna Centre – Installation of automatic door operators at entrance to track and pool viewing gallery.
- Magna Centre washrooms – accessibility audit.
- Senior's Meeting Place washrooms upgrades to incorporate AODA and barrier-free design (pending budget approval).
- Rene Bray Park washroom accessibility upgrade (pending budget approval).
- Gorman Pool change rooms renovation to incorporate AODA and barrier-free design (pending budget approval).
- Museum washroom accessibility improvements (2020).
- National Homes/Kingsmere Trail
 - Asphalt Paving of open space to allow access from Kingsmere sidewalk to new Park
- Breathing Space/Haskett Trail
 - Slopes, rest areas, widths as per AODA
 - Handrails and surfaces as per AODA
 - Wheelchair accessible Picnic tables and seating areas
- Lorne Ave Reconstruction Project (2020/2021 Construction):
 - Existing sidewalks on both sides are 1.2m or less. 1.5m and 1.8m at school will be AODA compliant sidewalks on both sides of the road have been incorporated into the design
 - Tactile Walking Surface Indicators will be installed at all intersections
- Millard, Church and Elm Road Reconstruction Project (2023 Construction):
 - Existing sidewalk on both sides are 1.2m or less. 1.5m AODA compliant sidewalks on both sides of the road have been incorporated into the design
 - Tactile Walking Surface Indicators will be installed at all intersections

Appendix B to Multi-Year Plan: Newmarket Accessibility Advisory Committee 2013-2018 Projects

Since the implementation of the Town of Newmarket's first Multi-Year Accessibility Plan in 2013, the Newmarket Accessibility Advisory Committee has been an integral part of the Town's strategy. The sections below provide an overview of the numerous projects on which the Committee has provided advice and assistance to Town Council and staff.

2014

- Performed Accessibility Audits of Town facilities
 - The Newmarket Accessibility Advisory Committee identified 11 facilities that require accessibility audits and/or reviews in early 2014. To date, three audits have been completed: Newmarket Community Centre and Lions Hall, Magna Centre and Ray Twinney Recreation Complex. These three facilities were given priority status due to their use as voting facilities in the 2014 municipal election.
- Organized National Access Awareness Week celebrations; the Committee hosted a successful National Access Awareness Week from June 2 – June 6, 2014. Activities held during the week-long celebration of accessibility and abilities included a community awareness evening with participation from organizations including the Canadian National Institute for the Blind, Canadian Hearing Society and Canadian Mental Health Association, MV-1 Accessible Vehicles, a Town of Newmarket versus Town of Aurora Staff Sledge Hockey Challenge, a Wheelchair Basketball Challenge between Sir William Mulock and Dr. Dennison High Schools and various interactive events and displays. National Access Awareness Week continues to grow each year, with plans underway for the 2015 events.
- Participated in a Joint York Region/Newmarket Accessibility Advisory Committee meeting to review plans for the Regional Annex building.
- Reviewed plans and provided recommendations for the initiatives and projects which include the following: accessible trail initiatives in York Region, Newmarket's Off-Leash Dog Park and the York Region Annex Building.
- Reviewed legislation to permit alternate forms of committee meeting attendance, specifically related to Accessibility Advisory Committees.
- Provided advice on the Town of Newmarket's Accessibility Plan update.
- Continued to work with staff on the development of the Town of Newmarket website.
- Participated in York Region's Emergency Preparedness Meetings in order to ensure that the most vulnerable are not overlooked in the event of an emergency.
- Attended and participated in the York Region Area Accessibility Advisory Meeting.
- Worked with the Legislative Services Department to develop the Accessible Election Plan.

- Provided ongoing public awareness of accessibility.

2015

- Organized National Access Awareness Week Celebrations
 - The Committee hosted a successful National Access Awareness Week event on June 1, 2015 outside the Recreation Pop-Up Shop at the Upper Canada Mall. The event, celebrating accessibility and abilities included an experiential maze and wheelchair dancing demonstration.
- Reviewed plans and provided recommendations for the initiatives and projects which include the following:
 - the location of an additional accessible parking space on Main Street in downtown Newmarket;
 - a proposed sidewalk installation on Millard Avenue;
 - a proposed sidewalk installation on Srigley Street.
- Inspected sidewalks to ensure that new and replacement sidewalk slabs are constructed in accordance with the Town's sidewalk standard (by removing troweling around expansion joints), which was implemented as a result of an Accessibility Advisory Committee recommendation.
- Reviewed Site Plan applications and provided recommendations on accessibility related conditions to staff.
- Provided advice on the Town of Newmarket's Accessibility Plan update.
- Provided ongoing public awareness of accessibility.

2016

- Organized National Access Awareness Week Celebrations
 - The Committee continues to host annual National Access Awareness Week events. The 2016 event celebrating accessibility and abilities was held on Saturday, June 4 at the Farmer's Market.
- Reviewed plans and provided recommendations for the initiatives and projects which include the following:
 - a proposed sidewalk installation on Millard Avenue;
 - proposed reconstruction of Park Avenue;
 - Main Street outdoor patio pilot project;
 - Recommended that the Town enter into an agreement with the City of Vaughan for the provision of accessible taxicabs in Newmarket.
- Inspected sidewalks to ensure that new and replacement sidewalk slabs are constructed in accordance with the Town's sidewalk standard (by removing troweling around expansion joints), which was implemented as a result of an Accessibility Advisory Committee recommendation.
- Reviewed Site Plan applications and provided recommendations on accessibility related conditions to staff.
- Provided advice on the Town of Newmarket's Accessibility Plan update.

- Provided ongoing public awareness of accessibility.

2017

- Consulted, reviewed plans and provided recommendations for the initiatives and projects which include the following:
 - Main Street Outdoor Patio Project.
 - Accessibility enhancement to the Magna Centre parking lot and entrance.
 - Proposed new play equipment and park improvements to the following public spaces:
 - Seneca Cook Parkette
 - Fairgrounds Park
 - Drew Doak Park
 - Sunnyhill Park
 - Jacarandah Park
 - Frank Stronach Splash Pad and Park updates
 - Accessible washroom renovation at Upper Canada Mall
 - New signage for Historic Downtown Main Street
 - York Region Diversity and Inclusivity Charter
 - New signage for College Manor Park
 - Meeting room audio/visual renovations and upgrades, including:
 - Three styles of assisted hearing devices in the Council Chambers
 - Closed Captioning on archived video streams
 - Online and Telephone Voting for the 2018 Municipal Election consultation
 - Conducted audits of Town facilities including:
 - The Newmarket Theatre
 - Old Town Hall
 - Reviewed Site Plan applications and provided recommendations on accessibility related conditions to staff.
 - Provided advice on the Town of Newmarket's Accessibility Plan update.
 - Provided ongoing public awareness of accessibility.
 - Making Downtown Newmarket more accessible
 - A staff working group has been established and will report back to the Committee in 2018.

2018

- Consulted, reviewed plans and provided recommendations for the initiatives and projects which include the following:
 - Frank Stronach Splash Pad and Park updates
 - Internet and Telephone Voting for the 2018 Municipal Election consultation
 - Accessible washroom renovation at Upper Canada Mall
 - Davis Drive Breathing Space
 - Arkinstall Splash Pad
 - Review of east entrance to Magna Centre

- Proposed new play equipment and park improvements to the following public spaces:
 - Beswick Park
 - Environmental Park
 - George Richardson Park
 - Whipper Watson Park
 - Fairgrounds Park Batting Cage
- Conducted audits of Town facilities including:
 - Old Town Hall
 - Ray Twinney Recreation Complex
 - Magna Centre
 - Newmarket Theatre
- Reviewed Site Plan applications and provided recommendations on accessibility related conditions to staff.
- Provide advice on the Town of Newmarket's Accessibility Plan update
- Provided ongoing public awareness of accessibility.

Appendix C to Multi-Year Plan: IASR Implementation Plan

The following outlines the Town of Newmarket Implementation Plan (2019-2023) under the Accessibility for Ontarians with Disabilities Act, Integrated Accessibility Standards, Ontario Regulation 191/11.

Part I – General

Establishment of Accessibility Policies (s.3)

IASR Requirement

- a) Shall develop, implement and maintain policies governing how the organization achieves accessibility through meeting the requirements of the IASR.
- b) Shall prepare one or more written documents describing policies; and make the documents publicly available, and provide in an accessible format upon request.
- c) Policies shall include a statement of organizational commitment.

Town of Newmarket Action Plan

- a) IASR Policy was established and approved by Council.
- b) [IASR Policy](#) is available on website (intranet and internet) or in accessible format upon request.
- c) Policy includes statement of organization commitment.

Status

Complete

Legislated Compliance Date

January 1, 2013

Accessibility Plans (s.4)

IASR Requirement

- a) Establish, implement, maintain and document multi-year accessibility plan.
- b) Post accessibility plan on website, if any, and provide the plan in an accessible format upon request.
- c) Establish, review and update plans in consultation with persons with disabilities and if have established an Accessibility Advisory Committee, must consult with the committee.

- d) Review and update the accessibility plan at least once every five years.

Town of Newmarket Action Plan

- a) A Multi-year Accessibility Plan was developed in 2013.
- b) Plan is posted on the [Town website](#) and is available in an alternate formats, upon request.
- c) Plan will be reviewed and updated yearly in preparation for the progress report. Annual progress report prepared for Council to identify progress of the Plan's implementation, accomplishments and achievements, to be posted online and available in alternative formats. Yearly review of Plan will be in consultation with Newmarket Accessibility Advisory Committee.
- d) Compliance reports will be submitted to the Accessibility Directorate of Ontario, as required.

Status

Complete

Legislated Compliance Date

January 1, 2013

Procuring or Acquiring Goods, Services or Facilities (s.5)

IASR Requirement

- a) Incorporate accessibility criteria and features when procuring or acquiring goods, services or facilities, except where it is not practicable.

Town of Newmarket Action Plan

- a) A pre-bid form must be completed before any bid document is issued. The pre-bid form includes three questions about accessibility and the good/services that are being procured. If accessible criteria/features cannot be incorporated an explanation must be provided. Staff that regularly use the bid process all received training on how to use the new form and how to procure accessible goods/services.

Status

Complete

Legislated Compliance Date

January 1, 2013

Self-Service Kiosks (s.6)

IASR Requirement

- a) Incorporate accessibility features when designing, procuring or acquiring self-service kiosks.

Town of Newmarket Action Plan

- a) Incorporated as part of the procurement process.

Status

Complete

Legislated Compliance Date

January 1, 2013

Training (s.7)

IASR Requirement

- a) Provide training on the requirements of the IASR accessibility standards and on the Human Rights Code.
- b) Training provided to all employees, volunteers, all persons who participate in developing the organization's policies and all other persons who provide goods, services or facilities on behalf of the organization.

Town of Newmarket Action Plan

- a) The Town of Newmarket has developed an Accessibility Training Module which includes the IASR standards, Town of Newmarket IASR policy and the Human Rights Code. The training module is currently being reviewed to ensure compliance with all relevant regulations.

Status

Ongoing

Legislated Compliance Date

January 1, 2014

Part II – Information and Communications Standards

Feedback (s.11)

IASR Requirement

- a) Responsible for providing accessible formats and communication supports, upon request, to those with disabilities.
- b) Shall notify the public about the availability of accessible formats and communication support.

Town of Newmarket Action Plan

- a) Communications has been placing the statement: “If you require this document in an alternative format, please contact the Town of Newmarket at 905-895-5193” on major print publications such as our Community Reports since 2010.
- b) Communications ensures that our statement “If you require this document in an alternative format, please contact the Town of Newmarket at 905-895-5193” is included on all communications.

Status

Ongoing

Legislated Compliance Date

January 1, 2014

Accessible formats and communication supports (s.12)

IASR Requirement

- a) Upon request, provide or arrange for accessible formats and communication supports for persons with disabilities in a timely manner and at no extra cost compared to other persons
- b) Responsible for consulting the person making the request to determine the suitable accessible format or communication support

Town of Newmarket Action Plan

- a) Communications has been placing the statement: “If you require this document in an alternative format, please contact the Town of Newmarket at 905-895-5193” on major print publications such as our community reports since 2010.
- b) Communications will ensure that our statement “If you require this document in an alternative format, please contact the Town of Newmarket at 905-895-5193” is included on all communications moving forward to comply with the January 2015 timeline and consult with the person making the request to ensure needs are met.

Communications will continue to produce materials in a variety of formats (print, online, electronic, audio, video) to comply with regulations.

Communications will continue to provide all materials using accessible fonts, headings and graphics to comply with regulations.

Accessible templates and Accessible PDF training sessions were provided to all report writers and website content contributors. Training will be continuously provided as required.

Corporate Accessibility Standard Guides and Microsoft Word and Accessible PDF process training guides were created and available to all staff members.

All communication pieces that go through the communications approval process will also be vetted to ensure all corporate accessibility standards are met.

Status

Ongoing

Legislated Compliance Date

January 1, 2015

Accessible websites and web content (s.14)

IASR Requirement

All internet websites and web content must conform with WCAG 2.0 Level AA, other than, Captions (Live), and Audio Descriptions (Pre-recorded).

Town of Newmarket Action Plan

New Town of Newmarket website platform was launched in 2014 and adheres to WCAG 2.0 and AODA Level A and Level AA.

The Town continues to run accessibility checks to ensure Level A and AA standards are met and in compliance.

Guidelines for creating appropriate content for documents and websites meeting accessibility was developed.

All website content contributors were trained on accessibility standards and how to make document accessible.

Communications continuously works with the IT department to run accessibility and usability checks (site improve) on the corporate website.

Accessibility standards statement is included on all webpages of the website.

Status

Ongoing

Legislated Compliance Date

January 1, 2021

Public Libraries (s.19)

IASR Requirement

- a) Library board is responsible for providing access to or arrange for accessible materials where they exist.
- b) Library board is obligated to make information about available accessible materials public and responsible for providing accessible formatted information or communication, upon request.
- c) May provide accessible formats for archival materials, special collections, rarebooks and donation.

Town of Newmarket Action Plan

- a) Library currently provides large print material, commercial talking books, as well as adult literacy/ESL material that can be used for individuals with learning disabilities.
- b) Library has an arrangement with the Canadian National Institute for the Blind (CNIB) to provide Digital Accessible Information System (DAISY) format discs or downloads to qualified CNIB clients and has one DAISY reader available for use in the Library.
- c) The Library is a member of Centre for Equitable Library Access (CELA), which provides books, newspapers, and magazines for individuals with a visual impairment. Formats are available in DAISY audio, e-text and Braille.

The Library has an accessible public computer station. This computer workstation has several unique components:

- a height adjustable desk
- a large print keyboard
- a large trackball
- a flatbed scanner
- a screen magnifier (Windows Magnify)
- a screen reader (Windows Narrator)

Status

Complete

Legislated Compliance Date

January 1, 2013

Part III – Employment Standards

Recruitment, general (s.22)

IASR Requirement

- a) Every employer must notify all employees and the public about available accommodation for applicants with disabilities during recruitment processes.

Town of Newmarket Action Plan

- a) An accessibility tagline has been added to all job advertisements stating that: “The Town of Newmarket is committed to accommodate all applicants in accordance with the Ontario Human Rights Code for all employment activities including the recruitment process. If you need assistance please call Human Resources at extension 2050.”

Status

Complete

Legislated Compliance Date

January 1, 2014

Recruitment, assessment or selection process (s.23)

IASR Requirement

- a) Accommodations to be made available, upon request, during recruitment process.
- b) If applicant requests accommodation when invited to participate, suitable accommodation in an appropriate matter is required.

Town of Newmarket Action Plan

- a) Town of Newmarket recruitment policies and processes are compliant with all legislation. Applicants who are selected to proceed to the interview stage will be advised of the availability of accommodations during the recruitment process. Applicants must meet the occupational requirements of the position available to proceed to the interview stage.

Status

Complete

Legislated Compliance Date

January 1, 2014

Notice to successful applicants (s.24)

IASR Requirement

- a) Every employer shall, when making offers of employment, notify successful applicant of policies for accommodating those with disabilities.

Town of Newmarket Action Plan

- a) The standard offer letter templates include a statement to notify the successful applicant of Town of Newmarket policies for accommodating employees with disabilities .

Status

Complete

Legislated Compliance Date

January 1, 2014

Informing employees of supports (s.25)

IASR Requirement

- a) Employer shall inform employees of policies used to support those with disabilities, including but not limited to, policies on provision of job accommodations that take account of employee's accessibility needs due to disability.

Town of Newmarket Action Plan

- a) As part of employee onboarding, employees are provided with the IASR Policy which includes the provision of job accommodations and other relevant accessibility supports.

Status

Complete

Legislated Compliance Date

January 1, 2014

Accessible formats and communication supports for employees (s.26)

IASR Requirement

- a) Employer shall consult with employee to provide or arrange accessible formats and communication supports for: information to perform the employees job; and information generally available to employees in the workplace.
- b) Employer shall consult with employee making request to determine suitable accessible format or communication support.

Town of Newmarket Action Plan

- a) The IASR Policy includes accessible formats and communication supports for employees. Requests are reviewed with the employee so appropriate supports are provided.

Status

Complete

Legislated Compliance Date

January 1, 2014

Workplace emergency response information (s.27)

IASR Requirement

- a) Every employer shall provide individualized workplace emergency response information to employees that have a disability, if the employer is aware of the disability and the individualized information is necessary.
- b) The employer may provide a designated person with the appropriate workplace response information for accommodating another employees with a disability.
- c) The employer shall provide information required as soon as they become aware of the need for accommodation.
- d) The employer shall review individualized workplace emergency response information when the employee moves to a different location in the organization, overall accommodation of employee is reviewed, when employer reviews general emergency response policies.

Town of Newmarket Action Plan

The Town of Newmarket has an “individualized workplace emergency response plan” document which is completed when required. The form would be completed during orientation if the need was present at hire;

otherwise, if the need arises during employment, the form would be completed. All sections of this requirement are covered in the IASR policy under the “Workplace Emergency Response Information” section.

Status

Complete

Legislated Compliance Date

January 1, 2014 (items a-c)

January 1, 2012 (item d)

Documented individual accommodation plans (s.28)

IASR Requirement

- a) Employers shall develop and have written process for the development of documented individual accommodation plans for those employees with disabilities.
- b) The process for developing individual documented accommodation plans shall include seven features that help persons with a disability participate in the development of the plan in its entirety.

Town of Newmarket Action Plan

The Town of Newmarket uses an “Individual Accommodation Plan” (IAP) document which addresses the 8 features in the requirement

Status

Complete

Legislated Compliance Date

January 1, 2014

Return to work process (s.29)

IASR Requirement

- a) Return to work process shall be developed or in place for employees that have been absent due to disability and require disability-related accommodation in order to return to work.
- b) The return to work process should outline the steps an employer will take to facilitate the process and will incorporate the use of documented individual accommodation plans.

Town of Newmarket Action Plan

- a) The Return to Work Policy includes a section detailing the accommodation of employees who have been absent due to disability.

- b) The Return to Work Policy outlines the steps to facilitate the process and incorporates the use of documented individual accommodation plans.

- [Return to Work Policy HR.8-03](#)
- Return to work program - Managers Guideline
- Return to work program – Employee Agreement

Status

Complete

Legislated Compliance Date

January 1, 2014

Performance Management (s.30)

IASR Requirement

- a) An employer that uses performance management in respect of its employees shall take into account the accessibility needs of employees with disabilities, as well as individual accommodation plans, when using its performance management process in respect of employees with disabilities.

Town of Newmarket Action Plan

- a) The IASR Policy contains a requirement that the Town of Newmarket take into account the accessibility needs and individual accommodation plans of employees when using performance management processes.

Status

Complete

Legislated Compliance Date

January 1, 2014

Career development and advancement (s.31)

IASR Requirement

- a) An employer that provides career development and advancement to its employees shall take into account the accessibility needs of its employees with disabilities as well as any individual accommodation plans, when providing career development and advancement to its employees with disabilities.

Town of Newmarket Action Plan

- a) The IASR Policy contains a requirement that the Town of Newmarket take into account the accessibility needs and individual accommodation plans of employees when providing career development and advancement information.

Status

Complete

Legislated Compliance Date

January 1, 2014

Redeployment (s.32)

IASR Requirement

- a) An employer that uses redeployment shall take into account the accessibility needs of its employees with disabilities, as well as individual accommodation plans, when redeploying employees with disabilities.

Town of Newmarket Action Plan

- a) The IASR Policy contains a requirement that the Town of Newmarket take into account the accessibility needs and individual accommodation plans of employees when using redeployment procedures.

Status

Complete

Legislated Compliance Date

January 1, 2014

Duties of municipalities, accessible taxicabs (s.79)

IASR Requirement

- a) Every municipality shall consult with their municipal accessibility advisory committee to determine the proportion of on-demand accessible taxicabs required in the community, and identify progress made meeting on-demand accessible taxicabs.

Town of Newmarket Action Plan

- a) A review of the Town of Newmarket's business licence by-law, which includes vehicles for hire and the taxi industry, is currently underway by Regulatory Services. Consultation with the Accessibility Advisory

Committee will take place as part of this review to determine the proportion of on-demand accessible taxicabs required in the community, and identify progress made meeting on-demand accessible taxicabs.

Status

Ongoing

Legislated Compliance Date

January 1, 2013

Part IV.1 – Design of Public Spaces Standards (Accessibility Standards for the Built Environment)

Sections 80.1 to 80.38

IASR Requirement

- a) Sections 80.1 to 80.38 provide requirements for recreational trails, outdoor play spaces, exterior paths of travel, and accessible parking.

Town of Newmarket Action Plan

- a) The Town of Newmarket requires all Engineering Consultants to comply with these IASR regulations during the design phase of any Engineering projects.

Status

Ongoing

Legislated Compliance Date

January 1, 2016

On-street parking spaces (s.80.39)

IASR Requirement

- a) When constructing or redeveloping existing on-street parking spaces, designated public sector organizations shall consult on the need, location and design of accessible on-street parking spaces with the public and persons with disabilities and with the municipal accessibility advisory committee.

Town of Newmarket Action Plan

- a) The Town of Newmarket will consult with the public and persons with disabilities and with the Newmarket Accessibility Advisory Committee) when constructing or redeveloping existing on-street parking spaces.

No on-street parking spaces have been created or redeveloped since this regulation came into effect.

Status

Ongoing

Legislated Compliance Date

January 1, 2016

Sections 80.40 to 80.43

IASR Requirement

- a) Sections 80.41 to 80.43 provide requirements for service counters, fixed queuing guides, and waiting areas.

Town of Newmarket Action Plan

- a) The Town of Newmarket requires compliance with these IASR regulations during the design phase of any Facilities projects.

Status

Ongoing

Legislated Compliance Date

January 1, 2016

Maintenance of accessible elements (s.80.44)

IASR Requirement

- a) In addition to the accessibility plan requirements set out in section 4, obligated organizations, other than small organizations, shall ensure that their multi-year accessibility plans include the following:
 - a. Procedures for preventative and emergency maintenance of the accessible elements in public spaces as required under this Part.
 - b. Procedures for dealing with temporary disruptions when accessible elements required under this Part are not in working order.

Town of Newmarket Action Plan

- a) The Town of Newmarket provides preventative maintenance of accessible elements through routine maintenance and inspections. Inspections will focus on accessible elements covered by the Design of Public Spaces Standard and the Ontario Building Code.
- b) The Town of Newmarket notifies members of the public of any temporary disruptions to accessible elements through email, the Town

website, social media, and the Town Page in the local newspaper. Temporary accommodations are provided where possible in the event of a temporary disruption, whether emergency or preventative, until the disruption has ended. Accommodations during a disruption will vary depending on the nature of the disruption.

Standard Town practice requires all contractors that disrupt services during construction, such as sidewalks, must provide an approved Traffic Management Plan. The plan should include how the contractor proposes to maintain access at all times which includes pedestrian access.

Status

Ongoing

Legislated Compliance Date

January 1, 2016



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2020 Budget Process Update Staff Report to Council

Report Number: 2019-102

Department(s): Financial Services

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

Meeting Date: October 15, 2019

Recommendations

1. That the report entitled 2020 Budget Process Update dated October 15, 2019 be received; and,
2. That subject to any further direction, staff be authorized to move forward to finalize the Preliminary Draft 2020 Tax-supported, Rate-supported Operating and Capital Budgets; and,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Executive Summary

Development of the draft 2020 budgets is progressing well – all targets will be met. There are some challenges:

1. The Stormwater Budget – options will be presented
2. The Capital Budget – a new approach is being undertaken
3. The Tax-supported ARF – a new strategy

Purpose

Report 2019-42 outlined the 2020 budget process and targets. Council amended the recommendations and adopted them on May 6, 2019. This report will provide an update on progress and challenges.

At this point we usually strive to present a Preliminary Draft Budget. In some years, such as this, details are not finalized and an overview is provided. For the 2020 budget there are some significant changes and details of the budget will not be available until later, in time for discussion at the Special Committee of the Whole meetings set aside for budget deliberations. Specifically:

- The Capital Budget on October 28, 2019
- The Rate-supported Operating Budgets – water, wastewater and stormwater – also on October 28, 2019
- The Tax-supported Operating Budget on November 11, 2019

Background

Council set clear targets and direction for the budget

Finance Report 2019-42, 2020 Budget Process and Target, proposed targets for the 2020 budget. On May 6, 2019 Council approved this report and added the following recommendation:

That endorsement be given to staff to proceed with preparation of the 2020 budgets employing the structure and targets as set out in this report with a tax levy increase of less than 3%.

The original target suggested in the report was a tax increase of 3.9%. The Council direction challenged staff to find cost reductions in the budget.

The Tax-supported Budget is on target

The tax-supported budget will include a base increase of 1.99% and an infrastructure levy of 1% for a combined 2.99% increase - \$60 to the average residential property.

	Net increase in \$	% Tax increase
Town base	\$ 996,000	1.66%
CYFS base	439,000	0.73%
Library base	65,000	0.11%
Mulock Farm	-	-
Enhancements	-	-
Growth, net	-	-
ARF	600,000	1.00%
Carried forward (Bill 148)	240,000	0.40%
Original request	\$ 2,340,000	3.90%
Reductions	- 546,000	(0.91%)
Meeting Council's direction	\$ 1,794,000	2.99%

Town Base

The Town Base Budget is defined to be the net cost to maintain the Town's service levels for a stable population. This is net of ancillary revenues and efficiencies and has property taxation as its' primary funding source. It covers all municipal services except those that are rate-supported (water, wastewater, stormwater and building permits) or that have a separate governance (Central York Fire Services, Newmarket Public Library and the Newmarket Downtown BIA).

Central York Fire Services (CYFS)

The Joint Council Committee (JCC) for CYFS approved an Asset Management Plan and 10-year financial outlook at its meeting on June 12, 2018. These plans were the starting point for CYFS's 2020 budget. A special JCC meeting is being set up to review and make a recommendation on the CYFS budget for 2020, the tentative date is October 22, 2019 as of the writing of this report.

The draft budget includes Newmarket's share of the base budget and funding requests for growth items and for an increase in ARF contributions.

Newmarket Public Library (NPL)

The Library Board approved the NPL budget request on September 18, 2019. This included an inflationary increase in the Municipal Grant and a growth provision.

Other Boards and Committees

There have been no budget requests from any of the boards or committees, including the Newmarket Downtown BIA.

Mulock Farm

Until the property is made accessible to the public, the current budget is sufficient. A minor housekeeping adjustment will be made to net the transfers to and from reserve funds.

Enhancements

Enhancements are the net cost of increases to service levels. There is limited room in the tax-supported budget for enhancements.

Growth

Growth includes the additional net cost to maintain the existing level of service for a growing community. It matches growth-related expenses with growth-related revenues. For the tax-supported budget, this revenue is assessment growth – incremental property taxation revenue generated from new construction.

Assessment growth for 2020 has been projected to be 1.30% and will be matched against \$680,000 in growth-related expenditures.

Asset Replacement Fund (ARF)

The contributions to the tax-supported ARF, also referred to as the Infrastructure Levy, has the goal of reducing the infrastructure funding gap and the fund deficit.

The Capital Financing Sustainability Strategy recommended an annual increase in the tax-supported ARF contribution equal to a 1% tax increase. Previous budgets have not always met that target. The plan is that 2020 will be at 1%.

Reductions

The budget target of a tax increase of less than 3% was a challenge. After deducting a 1% infrastructure levy, this left 1.99%. While 2% was the Toronto Consumer Price Index (CPI) at the end of March; and is a good indicator of the 2020 rate; CPI is not a sufficient measure for the cost drivers experienced by municipal governments. The basket of goods used by a municipality varies significantly from those of an average household and can be 0.25% to 0.50% higher.

Meeting the target required finding \$546,000 in cost reductions. The basic tactics are efficiencies, new revenues, manageable risk, and service level adjustments. These reductions have been found without taking the REV It Up program into consideration.

As a result, the tax increase target has been met. Details will be provided at the Special Committee of the Whole meeting on November 11, 2019.

The Rate-supported Budgets are based on their 6-year financial plans

Rate-supported operating budgets – water, wastewater and stormwater are funded 100% from non-tax revenues. They have 6-year financial plans that were approved by Council in 2017. The Building Division is also considered to be a rate-supported budget.

- Water and Wastewater projected a combined increase of 4.9%. This has been achieved.
- Stormwater projected an increase of 10.9% in its 6-year financial plan. This is achievable but the stormwater capital program is challenged by the level of funding.
- Building permit fees are sufficient to fund the Building Department.

Details will be provided at the Special Committee of the Whole meeting on October 28, 2019.

The Capital budget will remain within the available funding envelopes

The growth component of the capital budget is funded mostly by development charges (DC's). DC collections and reserves are strong and can support the budget requests. The replacement of some DC's with a Community Benefit Charge (CBC) is not until 2021 and should not have a direct impact on the 2020 budget.

The replacement component of the capital budget is funded mostly by the Asset Replacement Fund (ARF). The Water and Wastewater ARF's are very strong. The Stormwater ARF is not. The Tax-supported ARF is in a deficit. The latter two present challenges to the capital program.

This is further explained below in the new approach to capital budgeting and ARF contributions.

Discussion

In general, the budget process has progressed well. There are a number of areas where recommendations are being finalized. These are briefly outlined below and further Council approval will be sought at the appropriate Special Committee of the Whole meetings (October 28 and November 11).

Stormwater is challenged to meet its capital funding requirements

When Stormwater was segregated from the tax-supported budget and set up as a separate rate group, it was done on a revenue neutral basis. Since then, new regulations have significantly increased operating costs and there has been expansion of the capital program.

Options being considered to stay within the funding envelope for 2020, include:

- Deferring projects
- Borrowing on an interim basis
- Increasing stormwater rates further than the 6-year plan projection (10.9%)
- A combination of these options

This is to be discussed further on October 28, 2019.

A new approach to capital budgeting will eliminate capital carryovers

The current projection is that \$60 million in approved capital projects will not be completed by the end of 2019. This creates a number of issues: cash flow planning for investments, delivery expectations and possible out-of-date cost estimates.

The new approach will emphasize a deliverable budget. This will be achieved by:

- Setting an overall spending cap for the capital budget based on historical spending
- Taking a “tender ready” approach – limiting budget approval to projects that are tender ready and to the costs to get projects tender ready
- More extensive forecasting
- Quarterly reporting tracking progress and adding new projects as appropriate

This is significant change involving a review of all previously approved capital projects and upcoming budget requests.

First steps will be taken towards a new ARF Strategy

The tax-supported Asset Replacement Fund is projected to be in a \$23 million deficit at the end of 2019. This deficit has been growing over the years.

While an ARF Strategy is being developed as part of an overall financial strategic framework, the following practices will be implemented in the interim:

- A consistent minimum 1% tax levy increase for annual ARF contributions
- ARF contribution increases to be targeted to building the fund balance
- No increases in the deficit

This step combines with the new approach to capital budgeting – the two initiatives will complement each other. It is possible that the adjustment to the capital program may need to be phased in.

Additional Gas Tax funds received in 2019 need to be allocated

Newmarket would normally receive \$2,547,376 for its share of the federal gas tax. For 2019, the federal government doubled this payment and gave us another \$47,444 as our share of the Gas Tax surplus. The additional \$2,594,820 has not yet been allocated. These funds could be used to phase in the above initiatives.

Long-term interest rates at historic lows

The interest rate for a 20-year debenture is in the 2.5% per annum range. This is only slightly higher than the daily interest earned on our bank account. In compliance with the Town's Debt Policy, we have the capacity to borrow another \$80 million.

Taking on new debt is not being recommended at this time, but this opportunity should be noted.

Community Benefit Charges (CBC) should not impact the 2020 capital budget

Discounted Development Charges will be replaced by a Community Benefit Charge. This includes DC's collected for Recreation, Parking, Library, Fire and General Government.

As the relevant regulations have not yet been issued, the impact cannot be reliably estimated at this time. This should not be a problem as the implementation date is not until 2021.

REV It Up has not been factored into the 2020 budget

REV It Up is a service review to provide the Town with recommendations on how to deliver long-term sustainable savings and provide efficiencies, while maintaining or improving service levels. It is being funded by a provincial government grant – the Audit and Accountability Fund. A final report will be issued regarding this by December 31, 2019.

The 2020 budget includes currently realizable budget reductions and does not factor in any expectations from this review.

A new financial strategic framework will be presented to Council in early 2020

The 2020 budget has seen the acceleration of some financial plans that were in place and the development of new plans. This is evolving into a comprehensive overhaul of our financial policies and strategies. An overarching fiscal framework, comparable to that of York Region, is targeted to be presented to Council in May/June of 2020.

As such, the ARF Strategy and updates to the 6-year financial plans (water, wastewater and stormwater) are being deferred to 2020.

Some policy work under consideration is:

- A Budget Policy to formalize our current practices
- A change in the Economic Increase Policy to an earlier target date to facilitate the preparation of budgets
- Updates to the Investment Policy with regards to capitalizing on the long term opportunities that should materialize and on the allocation of incremental Reserve Fund investment income

Conclusion

Upcoming dates:

- October to November – Community Engagement Phase 2
- October 28 - Special Committee of the Whole – Capital & Rate-supported Budgets
- November 11 – Special Committee of the Whole – Tax-supported Operating Budget
- November 25 – Committee of the Whole regular meeting with draft budgets and fees and charges for approval
- December 2 – Target for Council approval of the Budget

There will also be opportunities for Councillors to meet with or to obtain additional information from the Treasurer or other members of staff.

Business Plan and Strategic Plan Linkages

The budget includes funding for the pillars of Council's Strategic Priorities for 2018-22:

1. Long-term financial sustainability
2. Extraordinary places and spaces
3. Safe transportation
4. Economic leadership and job creation
5. Vibrancy on Yonge, Davis and Mulock
6. Environmental stewardship

The 2020 budget process specifically addresses priorities within Council Strategic pillar of long-term financial sustainability:

1. Community engagement
 - Details are provided in the Consultation section below
2. Develop a multi-year operating and capital budget that aligns with Budget Policies
 - The new approach to capital budgeting will be a first step towards multi-year capital budgeting
 - Financial Policies are being updated and developed to support this and other budget initiatives
 - In addition to the 6-year financial plans for rate-supported operations, an outlook will be provided for the tax-supported operating budget
3. Ensure ongoing continuous improvement and a service level analysis for consideration
 - Staff continued to find cost reductions in the budget
 - REV It Up has started
4. Asset Management Plan and investment into the Asset Replacement Fund
 - Building the Asset Replacement Fund (ARF) is a primary focus of this budget

Consultation

The Community Survey indicated a high approval rating

The Newmarket Citizen Satisfaction Survey was conducted in June and July of 2018. The headline result was that 95% of residents surveyed are satisfied with Newmarket as a place to live. Of even more significance was that 85% indicated that they were receiving at least fair value for their taxes and user fees.

Council will be diving deeper into these results when they set their priorities for the term. However, from the survey results it appears that Newmarket residents do not feel over-taxed.

Communications: Phase Two of Community Engagement will commence

Public Engagement for the 2020 budget focused on educating residents around the Town's overall budget process, how our services link to Council's Strategic Priorities (2018-2022) and raising awareness on ways they could provide their feedback.

The objectives of **Phase One** engagement were to show residents how the Town "builds the budget" (the budget process); and to provide residents with a greater understanding of where tax dollars go. This was achieved by:

- Providing a breakdown of the regional, municipal and school board portions of a tax bill in primary communications tactics
- Including an explanation of the services the Town provides and the fees associated with those services (based on the average assessed home in Newmarket in 2018) in primary communications.

For the month of **October (Phase Two)**, the Town will be asking residents to participate in our [2020 Budget Game: How do you want to see your tax dollars invested?](#)

This Budget Game will ask residents to rank each municipal service provided by the Town of Newmarket, in order of importance, by assigning a number from 1 to 8 for each service. **Each service also links to the Council Strategic Priority** that it applies to. Services with the highest rankings will assist Council with the 2020 Budget.

During Phase Two, the Town launched a [webpage on HeyNewmarket.ca](#) – Newmarket's online engagement platform. This online forum will feature information about the 2020 Budget process with key meeting dates, information on how residents can get involved in the Budget process and a monthly cost breakdown of the Town's municipal services (calculated based on the average assessed Newmarket home at \$618,750). There is also an opportunity for residents to provide their feedback in the forum section and to ask budget-related questions.

In summary, the 2020 Budget and Community Engagement Tools include:

- A dedicated webpage at [newmarket.ca/2020budget](#)
- Budget Booths at internal and external events
 - Community Open House 2019
 - Budget Game: <https://www.surveymonkey.com/r/3S5TTBD>
- All Household Mailer – June tax insert

- Posters and signage and other printed materials
- Social Media Campaigns
- Online forum and engagement webpage at HeyNewmarket.ca
- Advertisements in Newmarket's weekly Town Page in the Newmarket Era
- Advertisements in Newmarket Now – Newmarket's e-newsletter
- Promotions on the Town's screens and marquees at Town facilities
- Media Release and Media Interviews
- Council Engagement – Budget Engagement Toolkit

Human Resource Considerations

The draft budgets will include requests to add to the staffing complement. Details will be provided at the Special Committee of the Whole meetings dedicated to budget deliberations.

Budget Impact

Based on the current budget targets, the annual impact to the average residential property would be:

- Property Tax – a 2.99% increase of about \$60
- Water and wastewater – a 4.9% increase of about \$60
- Stormwater – a 10.9% of about \$4

Attachments

N/A

Approval

Mike Mayes, CPA, CGA, DPA
Director, Financial Services/Treasurer

Esther Armchuk, LL.B
Commissioner of Corporate Services

Jag Sharma
Chief Administrative Officer

Contact

For more information on this report, contact: Mike Mayes at 905-953-5300, ext. 2102 or via e-mail at mmayes@newmarket.ca



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Mulock Station Area Secondary Plan Request for Public Meeting Staff Report to Council

Report Number: 2019-92

Department(s): Planning & Building Services

Author(s): Meghan White

Meeting Date: October 15, 2019

Recommendations

1. That the report entitled Mulock Station Area Secondary Plan Request for Public Meeting dated October 15, 2019 be received; and,
2. That the Mulock Station Area Secondary Plan be referred to a Public Meeting; and,
3. That following the public meeting, comments from the public, Committee, and those received through agency and departmental circulation of the application, be addressed by staff in a comprehensive report to the Committee of the Whole; 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 refer the draft Mulock Station Area Secondary Plan to a public meeting.

Background

The Mulock GO Station was announced by the province in June, 2017. Council subsequently committed to implementing a transit supportive planning regime around the station. The Mulock Station Area Secondary Plan will fulfill this commitment as it will, among other objectives, determine the highest and best long-term land uses and

densities around the station. The Secondary Plan will facilitate transit-oriented design, including land uses, densities and a future road network to facilitate this vision.

As Council will recall, on November 30, 2018, Metrolinx released a report outlining an alternative approach to be pursued to deliver new stations. This new approach was then considered and approved at the Metrolinx Board meeting on December 6, 2018. This new approach relies on the concept of transit-oriented development (TOD) to fund each station. Each station's development would be completed in partnership with third-parties (e.g., adjacent property owners, developers) in exchange for certain development rights around, and/or over, each station. This approach relies heavily on market demand.

The new approach does not change the Town's intentions for proceeding with the Mulock Station Area Secondary Plan; in fact, because the Metrolinx Board has now approved a market-driven approach, it only places greater importance on having the TOD framework in place in order to better promote the area.

The project is progressing well and schedule to conclude in Q1 2020 (see Attachment 1 – Project Schedule).

Discussion

The Mulock Station Area Secondary Plan has advanced enough to warrant a public meeting as it complies with and conforms to the relevant provincial and regional plans as discussed below.

Provincial Policy Statement, 2014

The 2014 Provincial Policy Statement (PPS) provides policy direction on matters of Provincial interest related to land use planning and development. Planning decisions are required to be consistent with the PPS. The PPS contains policies that emphasize a land-use pattern, density, and mix of uses that are supportive of transit and active transportation. It also contains policies that speak to the efficient use of existing and planned infrastructure capacity.

The Mulock GO Station Secondary Plan envisions a new community which is centred on the Mulock GO Station area. Land uses are to be accommodated within a dense, mixed use format, in a transit supportive manner as to optimize transportation investment into the GO Station. Refinements to the floodplain and erosion hazard limits associated with the East Holland River tributary valleylands are envisioned to take place on a site-specific basis as development applications are advanced, in order to ensure that development and new land uses are provided sufficiently away from hazardous lands. This will ensure that no intensification takes place within areas that are subject to a natural hazard, in line with PPS policies regarding Natural Hazards.

The Mulock GO Station Secondary Plan is consistent with the policies of the PPS with respect to meeting set intensification targets. The Study Area envisions a minimum

density of 150 residents and jobs per hectare, and a maximum of 200 residents and jobs per hectare, which is in line with the Region of York's intensification hierarchy. Approximately 7,500 residents and 4,000 jobs are envisioned within the Study Area by 2041, with a targeted full build-out of approximately 10,200 residents and 5,300 jobs. These densities are consistent with the PPS's direction regarding intensification, as the minimum provincial density targets are planned to be met, as well as those of the Region of York.

From a design perspective, the PPS directives for built form require the establishment of appropriate development standards. The Secondary Plan envisions the introduction of the highest densities within the core of the Station Area, and provides for appropriate setbacks, stepbacks, separation distances, and transitional height provisions to ensure that a denser, taller built form is appropriately buffered from existing low-density uses that surround the Secondary Plan area. As such, the PPS policies with respect to well-designed built form are implemented through the Secondary Plan.

The PPS encourages the use of active transportation and transit in order to connect residential, employment, and institutional uses. The Secondary Plan envisions an enhanced active transportation network throughout the new community areas, and capitalizes on local transit improvements through the development of the Mulock GO station itself. As such, these improvements will facilitate a reduction in vehicular trips as residents will be within walking distance to a transit hub, meeting the intent of the PPS in this regard.

The intent of the PPS is upheld with respect to the optimization of planned hard and soft infrastructure improvements, as the development of the new mixed-use community will take place simultaneously with improvements to stormwater management and servicing infrastructure, as well as the improvements to local community services such as public transportation. As such, the proposed Secondary Plan demonstrates consistency with the directives of the PPS 2014.

Draft Provincial Policy Statement, 2019

It is noted that as of July 22, 2019, a draft update to the PPS has been released by the Province. Based on the draft update, the same general policies as noted above apply. However, it is noted that an additional relevant draft PPS policy has been proposed with respect to the protection and enhancement of employment lands. The Secondary Planning process has identified lands within the study area which are required to be subject to a future employment land conversion. The Draft PPS 2019 directs that an assessment of employment lands be undertaken to ensure that this designation is appropriate to the planned function of the employment area (1.3.2.2). An employment lands conversion request has been submitted to the Region as part of the current Municipal Comprehensive Review which will be considered in accordance with the applicable policies and population/employment forecasts of the Region.

With respect to the relevant changes, as noted above, the Secondary Plan remains consistent with the provisions of the PPS, as draft provisions require employment lands

to be protected and enhanced. In order to introduce residential uses into the station area, an employment lands conversion is required and has been submitted to the Region. However, the intent of the Secondary Plan is to facilitate an appropriate mix of residential as well as employment uses in order to provide for a complete community within the Station Area. The introduction of residential land uses into the station area is envisioned to be undertaken in a complementary way to the proposed employment uses, in order to maintain the function of the existing employment lands and meet employment intensification targets.

The planned targeted build-out of the Secondary Plan area envisions the introduction of 10,200 residents and approximately 5,300 jobs. Based on a market analysis completed by N. Barry Lyon Consultants Limited in November 2018, the Study Area currently supports an estimated 1,200 to 2,800 jobs. As such, at build-out, the land use distribution within the Secondary Plan area will strengthen the employment numbers within the area by a minimum of 2,500 additional jobs.

Growth Plan for the Greater Golden Horseshoe

The Growth Plan for the Greater Golden Horseshoe (Growth Plan) sets out the Province of Ontario's vision for building stronger, prosperous communities by managing growth within the Greater Golden Horseshoe Region. In setting out a vision to manage growth, the Growth Plan emphasizes the accommodation of significant amounts of new growth through the intensification of lands within already built-up areas. The Growth Plan identifies a number of Strategic Growth Areas towards which intensification is to be directed, including Major Transit Station Areas (MTSAs). These MTSAs are a significant focus of the Plan in terms of their ability to accommodate growth within the built-up areas of municipalities. Being a station for higher-order transit located within a settlement area, the Mulock GO Station area, will meet the Growth Plan's definition of a MTSA.

The land uses envisioned through the Secondary Plan respond to the policies of the Growth Plan, as added residential and expanded employment permissions are proposed in a mixed use format with a compact built form.

As the Mulock GO Station Area is within the built boundary, the intent of the Growth Plan is maintained with respect to intensification being targeted towards areas that have already been built up. The minimum density target for MTSAs associated with GO rail stations is 150 people and jobs combined per hectare, which will be accommodated within the Secondary Plan area. A maximum of 200 residents and jobs per hectare is provided within the Secondary Plan document, so as to not detract from the intent of the neighbouring Newmarket Urban Centres Secondary Plan, which provides for a minimum density target of 200 residents and jobs per hectare.

The Growth Plan directs that MTSAs be identified through municipal official plans. Through the advancement of the Secondary Plan, and once the Mulock GO Station has been constructed, the Secondary Plan area will meet the definition of an MTSA. The

Secondary Plan contains policies that encourage Transit Oriented Development in order to realize the build-out of the Secondary Plan while enabling the construction of the Station in a third party partnership arrangement. As such, the Secondary Plan meets the direction of the Growth Plan.

Lake Simcoe Protection Plan

The Lake Simcoe Protection Plan (LSPP) provides for a comprehensive plan to protect and restore the ecological health of Lake Simcoe and its watershed. The LSPP addresses long term environmental issues in Lake Simcoe and its watershed.

The LSPP contains policies pertaining to development within Settlement Areas, with respect to the impacts on natural features and habitats. Development within the Lake Simcoe watershed will seek to avoid, minimize and/or mitigate impacts associated with the quality and quantity of urban run-off into receiving streams, lakes and wetlands.

The proposed Secondary Plan conforms to the LSPP by further protecting the Natural Heritage Areas within the Secondary Plan area.

York Region Official Plan

The York Region Official Plan (2010) describes how York Region plans to accommodate future growth and redevelopment facilitating a minimum of 40 percent residential intensification (5.3.1) within the built-up area while enhancing mobility systems using a “people and transit first approach” (1.2.7) to connect land use and transportation planning.

The Secondary Plan meets the objectives of the York Regional Official Plan (ROP) as it provides for intensification on lands that are on, and adjacent, to a future GO Transit train station. The Secondary Plan provides for land uses that are complementary to the future transit improvements in the area, in order to ensure that a transit-supportive residential and employment density is provided to ensure the longevity of the planned transit improvements.

The Secondary Plan area will connect to the surrounding community through an enhanced road network and provide for additional trip-generating uses. This will in turn enhance the surrounding area, and provide for a focal point for the local community. Mulock Drive is envisioned to function as a corridor which will facilitate new medium density development with an attractive public realm and streetscaping treatments. Mulock Drive will provide a connection to the nearby Newmarket Urban Centres Secondary Plan area to the west, which will fulfill the intent of the York ROP with respect to the improvement of connectivity within the surrounding community.

The York ROP’s policies are met with respect to the delineation and protection of the Regional Greenlands System. The Secondary Plan concept and policies show that Natural Heritage Features will be identified, protected and enhanced in partnership with the LSRCA, which is consistent with the ROP’s policies with respect to the Regional

Greenland System. With respect to cultural heritage, draft policies have been incorporated into the Secondary Plan policy text regarding the conservation of cultural heritage resources, and as such the intent of the ROP has been met in this respect.

The preservation and expansion of employment uses is a significant component of the Secondary Plan, especially due to the existing context of the area as an industrial/commercial area. According to the market analysis completed by N. Barry Lyon Consultants Limited, under existing conditions the Secondary Plan area supports an estimated 1,200 to 2,800 jobs. At the planned targeted buildout, approximately 5,300 jobs will be facilitated within the Secondary Plan area, providing for a significant increase in jobs. These additional jobs will be facilitated primarily within four land use designations; three of them being mixed-use commercial-residential, and one being an Office land use designation. Subject to the results of the Regional Municipal Comprehensive Review, these land uses, along with new low-rise residential uses, will be arranged within the Secondary Plan area in a manner that appropriately transitions to the existing stable residential land uses surrounding the Secondary Plan area. Furthermore, the Secondary Plan recognizes that there are currently potential noise and other nuisance concerns that could arise as residential and/or sensitive non-residential uses are introduced within the Mulock GO Station Area, originating from existing industrial and commercial operations. The Secondary Plan contains policies that require mitigation strategies for noise and nuisance concerns, on a site-by-site basis, through the submission of development applications. While the Secondary Plan will encourage the gradual replacement of these uses in order to fulfill its intensification objectives, policies have been incorporated to recognize the continued function of existing uses. This will ensure that impacts between existing businesses and new residential and/or sensitive non-residential uses are minimized as the Mulock GO Station Area transitions over time.

Town Official Plan

The Town of Newmarket Official Plan (2006) manages and directs physical change within the Town of Newmarket to increase quality of life. Redevelopment, infill, and intensification are a key focus of the Official Plan's growth management strategy. The Official Plan is structured around seven core goals (1.3), two of which are directly related to the purpose of this study. The first of these two goals, Encourage Growth in Support of a Sustainable Community (1.3.3), encourages the development of complete communities that provide the opportunity to live and work. The second of these two goals, Develop Sustainable Transportation Improvements (1.3.4), calls for land use changes around potential station areas in order to provide the necessary support to make transit systems viable.

The Secondary Plan Area is currently designated for Commercial and Business park uses, as well as Parks and Open Space uses. The Commercial Land Use designation provides for a broad range of commercial and retail units outside Urban Centres. Additionally, two designations of General and Mixed Employment are established under

the Business Park Land Use designation. The Parks and Open Space land use designation applies to the majority of the East Holland River valleylands and lands associated with the floodplain, as well as the established open spaces of the Natural Heritage System. The Secondary Plan envisions intensification in a predominantly mixed-use approach, which will take place in a gradual manner over the build-out period. The mixed-use approach will introduce intensive residential and commercial redevelopment to the Secondary Plan Area, which will support the objective of achieving transit-supportive densities. The intent of the Official Plan to maintain the area as an employment-focused centre is upheld through the Secondary Plan, given the significant increase in employment opportunities that is envisioned, relative to existing conditions.

The Town's OP contains policies regarding Urban Design principles and standards. The Secondary Plan contains policies with respect to Urban Design that are aligned with those of the OP. Namely, the Secondary Plan endeavours to ensure a compact, high-quality, attractive, accessible built environment in a transit-oriented fashion. The OP directs that the majority of new development will be located in areas that are well-served by Transit, and provide for pedestrian conveniences and an improved public realm. The OP recognizes that with the advancement of higher order transit in Newmarket, urban design policies will be transit supportive and aim to facilitate high quality pedestrian and transit user environments. The Secondary Plan is aligned with these directives through the provision of policies that describe built form and development standards that are transit-oriented and provide for improved connectivity throughout the Secondary Plan area.

The Town's OP policies with respect to Cultural and Natural Heritage resources will be incorporated into the Secondary Plan policies and schedules, specifically through the inclusion of wording that recognizes the natural heritage features associated with the Bailey Ecological Park, Wesley Brooks Conservation Area, and the East Holland River valleylands as a whole. The OP requires that cultural and natural heritage features be identified, protected and enhanced through the submission of site-specific studies as part of development applications. As such, the Secondary Plan responds to this policy requirement, and is consistent with the OP.

Conclusion

The Mulock Station Area Secondary Plan is now substantially advanced enough to warrants it's referral to a Statutory Public Meeting.

After the Statutory Public Meeting, staff will report back to Council on the outcomes of the consultation and with recommendations on how to proceed.

Business Plan and Strategic Plan Linkages

The Mulock Station Area Secondary Plan contributes to Council's 2019-2022 Strategic Priorities by ensuring vibrancy on Yonge, Davis and Mulock through policies which support enhanced access to diverse housing, office and retail options on Mulock Drive.

Consultation

Staff have engaged the public and various agencies twice through the Secondary Plan process to date and incorporated the comments received into the draft policies.

It is staff's intention that a third, non-statutory public engagement session will be held early in 2020. This third consultation session will re-engage affected landowners, and the general public, around key issues of the Plan including the proposed transition policies.

A detailed accounting of the comments received and how they were considered and/or addressed will form part of the report following the Public Meeting.

Human Resource Considerations

None.

Budget Impact

Should the application be referred to a public meeting, there will be the typical costs associated with providing notice and holding the public meeting.

Attachments

Attachment 1 – Project Schedule

Approval

Adrian Cammaert, MCIP RPP, CNU-A, Acting Manager of Planning Services

Jason Unger, MCIP RPP, Acting Director Planning and Building Services

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

Contact

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

		2019																								2020											
Task No.	Task Name	July		August			September					October				November			December			January			February			March									
		22	29	5	12	19	26	2	9	16	23	30	7	14	21	28	4	11	18	25	2	9	16	23	6	13	20	27	3	10	17	24	2	9	16	23	30
5.0	Phase 5: Preparation of the Final Draft Mullock Station Area Concept & Secondary Plan																																				
5.2	Finalize technical reports to support final draft Concept																																				
5.3	Final circulation to Project Team / Agencies for review and comment																																				
5.4	Revise Draft Mullock Station Area Secondary Plan based on Project Team / Agency Review																																				
6.0	Phase 6: Preparation of Official Plan Amendment & Submission to Agencies																																				
6.1	Town staff prepare Report recommending Statutory Public Meeting																																				
6.2	Prepare Amendment Documents (Final Report and Secondary Plan)																																				
6.2.1	Final Report Sections 2-5																																				
6.2.2	Secondary Plan Sections 1-5																																				
6.2.3	Secondary Plan Sections 6-8																																				
6.2.4	Final Report Sections 6.1-6.4, 6.8																																				
6.2.5	Secondary Plan Sections 9-10																																				
6.2.6	Final Report Sections 1, 6.5-6.7																																				
6.2.7	Submit Draft Final Report, Secondary Plan, Cross-Sections and Response Matrix for Internal Circulation																																				
6.3	Town to Review and Circulate Comments on Draft Deliverables																																				
6.4	Revise and Re-Submit Draft Final Report, Secondary Plan, Cross-Sections and Reponse Matrix for External Circulation																																				
6.5	Prepare and Circulate Public Notice for Statutory Public Meeting																																				
6.6	Statutory Public Meeting & Public Information Centre 2 - Present Final Draft Secondary Plan																																				
6.7	Final Adjustments to Deliverables based on Public and Agency Feedback																																				
6.8	Presentation to Council Recommending Approval of the Secondary Plan																																				
6.9	Submit Final Secondary Plan with Region and Metrolinx																																				



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Zoning By-law Amendment Application – 665-695 Stonehaven Avenue Staff Report to Council

Report Number: 2019-97

Department(s): Planning and Building Services

Author(s): Ted Horton, Planner

Meeting Date: October 15, 2019

Recommendations

1. That the report entitled Zoning By-law Amendment Application – 665-695 Stonehaven Avenue, dated October 15, 2019 be received;
2. That the application be referred to a public meeting;
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;
4. That Lucila Sandoval of Groundswell Urban Planners, 95 Mural Street, Suite 402, Richmond Hill, L4B 3G2 be notified of this action;
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Executive Summary

The Town has received an application to amend Zoning By-law 2010-40 to add additional permitted uses for the lands known municipally as 665-695 Stonehaven Avenue (the “subject lands”). The application proposes to add day nurseries (daycares) and commercial schools as permitted uses, as they are currently prohibited on this property by the zoning by-law. This report summarizes initial feedback on the application and recommends that the application be referred to a public meeting as required under the Planning Act.

Purpose

This report provides an overview of the application for zoning by-law amendment for 665-695 Stonehaven Avenue to amend the existing zoning of Retail Commercial 2 Zone Excepton 108 (CR-2-108) to add day nurseries and commercial schools as permitted uses under the zoning by-law. The report recommends that the application be referred to a public meeting in accordance with the requirements of the *Planning Act*.

Background

History

The subject lands were considered under previous *Planning Act* applications. In 2009 the Town received zoning by-law amendment application NP-A-09-01, which sought approval for the development of a retirement community consisting of 152 units throughout one 5-storey building and 36 bungalow units. The application was deemed complete and circulated for public consultation. Through the process of consultation, concerns were raised regarding the compatibility of residential and institutional uses in close proximity to the existing industrial uses to the north. In particular, concerns were raised that these sensitive uses could be negatively impacted by noise and vibration from the industrial uses and that allowing these sensitive uses in proximity to the industrial plants would limit the ability of the industrial uses to continue, change, or expand their operations.

In 2011 the Town received Official Plan Amendment application D9-NP11-07 and Zoning By-law Amendment application D14-NP11-07, which sought to amend the Official Plan for the subject lands to a commercial designation and the zoning by-law to allow a retail commercial plaza. Through the process of consultation some residents from the surrounding areas raised concerns of noise and traffic, while others commented positively on the increased availability of retail options in walking distance of their homes. Similarly to the previous applications, representatives of the owners of the industrial properties to the north raised concerns of the potential that sensitive noise receptors such as daycares, schools, and hotels would be located on the site. These representatives raised similar concerns of compatibility of allowing sensitive land uses in proximity to existing industrial facilities. Council approved amending zoning by-law 2012-23, which applied a retail commercial zoning to the site but specifically prohibited commercial schools, day nurseries, hotels, institutional day cares, and places of worship.

In 2012 the Town received an application for site plan approval D11-NP12-03, which sought approval for the layout of the site in a manner that conformed to the zoning by-law. After a technical review, site plan approval was granted, and the property has now been built out with all approved buildings.

Location and surrounding uses

The proposed zoning by-law amendment submitted by Groundswell Urban Planners Inc. on behalf of the owner, Garden Commercial (Newmarket) Inc., concerns a 2.49 hectare property located on the northeast corner of Bayview Avenue and Stonehaven Avenue. The subject lands are irregularly-shaped, with a taper to the east as Stonehaven Avenue curves northward. The site has been developed as a retail commercial plaza with four buildings. The buildings are currently occupied by a Shoppers Drug Mart on the northwest corner, a Tim Horton's with a drive through on the south of the site, and the large building on the east of the site that is occupied by a grocery store. Figure one provides an aerial view of the site below, although the building at the southwest corner has now also been constructed.



Figure 1: Subject Lands

The subject lands are legally described as Part of Lot 28, Concession 2, Part of Parts 1 & 2, Plan 65R-15778. The subject property is designated 'Commercial' by the Town of Newmarket Official Plan and zoned Retail Commercial 2 Zone Exception 108 (CR-2-108) by Zoning By-law 2010-40, as amended by By-law 2012-23.

Surrounding land uses include:

- North: Large industrial buildings on Newpark Boulevard
- East: The German Canadian Housing of Newmarket Inc. residential development
- South: York Region Police Association open space and recreational lands
- West: Single detached residential neighbourhood

Proposal

The applicant is proposing to amend the zoning by-law for the subject lands to add day nursery (daycare) and commercial school as permitted uses on the subject lands to reverse the prohibition on them that was imposed by the 2012 zoning by-law amendment. The property has previously received site plan approval for the development of the lands, and has been built out with all buildings as approved.

The applicant is proposing certain restrictions on where these uses can be located on the lands in order to comply with the land use compatibility guidelines from the Ministry of the Environment, Conservation, and Parks (MECP). Based on this guidance, the findings of the supporting studies suggest that the day nursery use be limited to the currently-vacant building on the southwest corner of the subject lands.

The applicant has also undertaken a parking justification study that proposes site-specific parking rates for the day nursery and commercial school uses. The proposed parking requirements are presented below.

	By-law 2010-40 standard requirement	Existing requirement for subject lands	Proposed minimum requirement
Day Nursery	2 spaces per classroom plus 1 space for every 4 licensed capacity	4.25 spaces per 90m ² of gross floor area	3.4 spaces per 100m ² of gross floor area
Commercial School	1 space per 20m ² of gross floor area		1 space per 20m ² of gross floor area

Discussion

Decisions on planning matters are required to conform to or be consistent with the policies of superior planning instruments. In the case of an application for a zoning by-law amendment such as this, the decision is required to conform to or be consistent with the Provincial Policy Statement (2014), provincial plans including the Growth Plan for the Greater Golden Horseshoe 2019 (the “Growth Plan”), the York Region Official Plan (YROP), and the Town of Newmarket Official Plan.

Provincial Policy Statement and Provincial Plans

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 PPS.

Policy 1.1.1 (b) requires that an appropriate range and mix of residential, employment (including industrial, commercial and institutional uses), recreation, park and open space uses be accommodated to meet long-term needs.

The proposed application would allow for a daycare, which is a high-demand use that serves the surrounding residential neighbourhoods, to be located in close proximity to these homes.

Policy 1.1.1 (c) seeks to avoid development and land use patterns which may cause environmental or public health and safety concerns.

Policy 1.2.6.1 states that *Major facilities* and *sensitive land uses* should be planned to ensure they are appropriately designed, buffered and/or separated from each other to prevent or mitigate *adverse effects* from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term viability of *major facilities*.

Major facilities are defined to include industries. Sensitive land uses are defined to include day care centres. The PPS clearly indicates a need to ensure that the potential effects of industrial uses on day cares are addressed through buffering and separation, and that care be taken in permitting day cares that they not limit the long-term viability of industrial uses through their presence.

The Growth Plan for the Greater Golden Horseshoe 2019 provides a framework for managing growth in the Greater Golden Horseshoe including: direction on how and where to grow, the provision of infrastructure to support growth, ensuring an appropriate mix of land uses, and protecting valuable heritage systems. All decisions in respect of a planning matter must conform to this plan. The Growth Plan includes policies that are relevant to this application, including several that are cited below.

Policy 2.2.1.4 of the Growth Plan regarding where and how to grow states that the policies of the Plan will achieve complete communities that:

- a) feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;(...)
- e) provide for a more *compact built form* and a vibrant *public realm*, including public open spaces.

Policy 2.2.5 states that municipalities will plan for all employment areas within settlement areas by:

- a) prohibiting residential uses and prohibiting or limiting other *sensitive land uses* that are not ancillary to the primary employment use; (...)
- c) providing an appropriate interface between *employment areas* and adjacent non-employment areas to maintain land use compatibility.

The same policy goes on to state that:

The development of *sensitive land uses, major retail uses or major office uses* will, in accordance with provincial guidelines, avoid, or where avoidance is not possible, minimize and mitigate adverse impacts on industrial, manufacturing or other uses that are particularly vulnerable to encroachment.

The applicant has submitted studies related to noise and vibration, air quality, and environmental site assessments. These have been provided to the appropriate Town staff and consulting professionals for peer review. The conclusions of these studies and reviews will inform staff's recommendation as to whether the proposed zoning by-law amendment should be approved and whether the above-noted policies are fulfilled.

York Region Official Plan

The subject lands are designated as "Urban Area" as shown on Map 1 of the York Region Official Plan (YROP), which permits a broad range of residential, institutional, commercial, and industrial uses. The YROP provides objectives to develop commercial sites in a compact form that is pedestrian-oriented and transit-supportive. The YROP supports a mix of uses that allows residents to meet their daily needs in close proximity to their homes.

Planning Staff have circulated the application to the Regional Municipality of York. Comments from the Region are generally as follows:

- The Region has no comments on the application.
- The subject lands are within a Wellhead Protection Area and as such are subject to the applicable policies of the YROP. The Region will require a Source Water Protection Impact and Assessment Mitigation Plan or a letter by a qualified professional attesting that no prescribed high-risk activities will be occurring on the site.

Town of Newmarket Official Plan

The subject lands are designated 'Commercial' on Schedule A – Land Use in the Town of Newmarket Official Plan. The goals and strategic directions of the Official Plan include supporting employment and economic well-being by achieving opportunities for employment growth.

The Commercial designation of the Official Plan provides for a range of retail and service commercial uses. The Official Plan directs the comprehensive development of lands including internal circulation systems, coordinated access points, and compatible urban design features.

Within the policies of the Official Plan related to employment land uses, the Official Plan indicates that the Town will implement controls such as buffering and separation distances for sensitive land uses to ensure that conflicts between uses are minimized with the priority being given to office and industrial uses.

Town of Newmarket Zoning By-law 2010-40

The subject lands are currently zoned Retail Commercial 2 Zone Exception 108 (CR-2-108) and the applicant has proposed to amend the by-law to remove the site-specific prohibition on day nurseries and commercial schools.

The Official Plan requires 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;

The inclusion of day nursery and commercial school uses is common within commercially-designated areas. These uses were prohibited on this site due to concerns of compatibility, as is discussed above. Pending the review of the submitted studies, staff may conclude that the proposed change conforms to the Plan or not and provide a recommendation to Council accordingly.

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

As discussed above, the compatibility of the uses is dependent in part on the submitted studies related to noise, vibration, and air quality. Staff continue to review the submitted material and will provide a recommendation to Council following the completion of this review and the required public consultation.

- c.** potential nuisance effects upon adjacent uses are mitigated;

As discussed above, the compatibility of the uses is dependent in part on the submitted studies related to noise, vibration, and air quality. The potential nuisance effects of noise, vibration, and air quality on the daycare are being reviewed. Similarly, staff are conscious of the importance of not limiting the viability of the industrial uses through the introduction of nearby sensitive land uses. Staff continue to review these reports and will provide a recommendation to Council following the completion of this review and the required public consultation.

- d.** adequate municipal services are available;

Servicing for the site has been reviewed as part of the site plan approval application and is not considered a concern.

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

The size of the lot is adequate for the proposed uses.

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

The site has driveway access onto Stonehaven Avenue and Bayview Avenue, which is under the jurisdiction of the Regional Municipality of York. The Region has expressed no concern with the traffic that may be generated by this site. The existing commercial site permits a range of uses by right that can be expected to generate similar amounts of traffic.

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

The applicant has provided reports and studies in support of this application including a site plan, concept landscape plan, arborist report, and initial reports on servicing, grading, and stormwater management. Some changes are proposed to the layout of the property to accommodate the required outdoor play areas and traffic circulation. These matters have been reviewed by staff and staff are generally satisfied that these can be appropriately addressed through the site plan approval process.

	By-law 2010-40 standard requirement	Existing requirement for subject lands	Proposed minimum requirement
Day Nursery	2 spaces per classroom plus 1 space for every 4 licensed capacity	4.25 spaces per 90m ² of gross floor area	3.4 spaces per 100m ² of gross floor area
Commercial School	1 space per 20m ² of gross floor area		1 space per 20m ² of gross floor area

Council previously approved a zoning by-law amendment in 2012 for the site that established a parking requirement based on overall gross floor area that did not distinguish based on use. This rate was set at 4.25 spaces per 90m² of gross floor area.

There is no change proposed for the parking that would be required by a commercial school.

Although no change is required to the zoning by-law's parking requirement to allow a day nursery for the site, the applicant has proposed a rate for the proposed day nursery. For a day nursery on the site, the proposed alternative parking requirement is similar to the amount of parking commonly required by other nearby municipalities, with several examples provided below:

- Aurora – 2.5 spaces per 100m² of gross floor area
- Mississauga – 2.5 spaces per 100m² of gross floor area
- Markham – 1.5 spaces per classroom plus 1 space for every 5 licensed capacity
- Barrie – 1 space per classroom and 1 space per office
- Vaughan – 1.5 parking spaces per employee

The proposed day nursery parking rate can be accommodated on the site. The proposed day nursery parking rate varies from the typical Newmarket zoning requirement in how it is calculated by being based on gross floor area rather than the number of classrooms and licensed capacity. However, the proposed requirement may be easier to administer by using gross floor area as a metric instead of capacity. Any change to the gross floor area requires the approval of the Town through a building permit issued under the Ontario Building Code. Linking parking requirements to elements of the use that are largely beyond the municipality's ability to monitor (e.g licensed capacity, number of employees, number of children attending) renders the parking requirements less likely to be enforced. As an example, it is possible to change the licensed capacity of a day nursery without the Town's approval, as the licensed capacity is determined by the Ministry of Education under the Child Care and Early Years Act.

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

Notice has been provided in accordance with the *Planning Act* that a complete application was received. Should the matter be referred to a public meeting, further notice will be provided as required by the *Act*.

Mulock GO Station Area Secondary Plan

Following the June 2017 announcement by the Provincial government of the planned Mulock GO Station, the Town began a secondary plan process for the surrounding area. The subject lands are not within the proposed Secondary Plan area (see image below with the subject lands outlined in red). The subject lands are to the southeast of the planned station, at the limit of an 800m radius from the planned station site.



Adjacent uses

As is discussed above, the subject lands have residential uses to the west and east, open space to the south, and industrial lands to the north. These industrial uses are continuing, lawful uses that comply with the Town's zoning by-law and Official Plan.

The Regional Municipality of York is currently undergoing a Municipal Comprehensive Review (MCR). This review includes the consideration of requests for the conversion of employment lands to other purposes. Through item 5.9 of the June 17th, 2019 Committee of the Whole, Council adopted staff recommendations to support a request from the agent of the owners of 520, 521, 550, and 630 Newpark Boulevard that their lands be permitted to be converted from employment lands to a mix of residential, office, retail, and open space uses. The recommendation was made, in part, based on a recognition that the surrounding lands are becoming more residential in nature. The Region has not concluded its MCR or rendered a final decision on the employment conversion request.

Site Plan Application

The site has been granted site plan approval. The initial approval contemplated a bank with a drive through for the corner building proposed for the day care.

If Council grants the proposed zoning by-law amendment, the applicant will be required to undertake a minor amendment to the site plan in order that any changes required to the site can be reviewed and approved. For example, the outdoor play area required by the Child Care and Early Years Act will require modifications to the existing site layout to be accommodated. Staff will review the revised plans to ensure a high quality design of the play area, appropriate separation from traffic, and best practices in design of child care play areas.

More, this presents an opportunity to ensure the site is functioning well with the new uses. Engineering Services has advised that they have received concerns from residents with respect to traffic sightlines at this property due to the presence of brick pillars adjacent to driveway exits. Accordingly, if Council approves this application and the minor amendment to the site plan agreement takes place, the Town will request that modifications to the entrance areas be undertaken to remove the pillars and re-align fencing to improve sightlines. The removal of these pillars will aid with visibility for traffic exiting the development and provide a more clear view of oncoming pedestrians and traffic along the public right-of-way.

Conclusion

It is recommended that Council refer the proposed Zoning By-law Amendment application to a public meeting, as required by the *Planning Act*.

Business Plan and Strategic Plan Linkages

Economic Leadership and Job Creation

Consultation

Community Consultation

Notice was provided to surrounding property owners and signs placed on the property in accordance with the Planning Act. This report recommends that this application be referred to a public meeting.

Agency Circulation

Notice was provided to development review partners and public bodies per the Town's usual practice. These comments will be considered and integrated into the final recommendation to Council.

Human Resource Considerations

Not applicable to this report.

Budget Impact

Required application fees were received with the submission of this application.

Attachments

None.

Approval

Ted Horton, Planner

Adrian Cammaert, Acting Manager, Planning Services

Jason Unger, Acting Director, Planning & Building Services

Peter Noehammer, Commissioner, Development & Infrastructure Services

Contact

Ted Horton

thorton@newmarket.ca



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Six-Month Servicing Allocation Review for 2019 Staff Report to Council

Report Number: 2019-91

Department(s): Planning Services

Author(s): Adrian Cammaert

Meeting Date: October 15, 2019

Recommendations

1. That the report entitled Six-Month Servicing Allocation Review for 2019 dated October 15, 2019 be received;
2. That 153 person units of additional servicing allocation be granted to the Rose Corporation to service the additional units in Phase 1 and Phase 2 of their development located at 175 Deerfield Road;
3. That the following people be notified of this action: Andrew Webster, The Rose Corporation, 156 Duncan Mill Road, Suite 12, Toronto, Ontario M3B 3N2;
4. That the Town's resulting remaining servicing capacity (the Town Reserve) of 2,644 persons of allocation (of which 20 persons of allocation is to be held in a Severance Reserve) be maintained; and
5. 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 an adjustment to the Town's 2019 servicing allocation figure that was determined through the Annual Servicing Allocation Review in May, 2019 (Report 2019-50)

Background

A formal review of all development applications and available servicing capacity is
Six-Month Servicing Allocation Review for 2019

undertaken annually (typically in April or May), with a six-month internal staff review carried out in the fall. This year's Annual Servicing Allocation Review was reported on in May, 2019 (Report 2019-50). Typically staff do not provide a formal report to Council as part of the six-month internal review, however since the May 2019 Annual Servicing Allocation Review, a request has been made by a local developer (the Rose Corporation) for an increase to the capacity previously assigned to Phases 1 and 2 of their development at 175 Deerfield Road.

Discussion

175 Deerfield Road

The Rose Corporation's development at 175 Deerfield Road is comprised of two 15-storey towers and one 9-storey building, proposed over two phases.

Initially, the development included a total of 462 dwelling units for all three buildings, and servicing was allocated based on that total and was allocated to the first two buildings. However, in August 2019, a change to the development was made through the current site plan approval process to increase the unit count of buildings 1 and 2 of the development by a total of 77 units. This change has necessitated this request for additional allocation capacity. The previous unit counts, additional units and impact to servicing allocation is summarized as follows:

	Previous Unit Count	Previous People Allocation	Current Unit Count	Current People Allocation Request
Building 1	186	362	216 (+30)	422 (+60)
Building 2	172	335	219 (+47)	428 (+93)
Totals	358	697	435 (+77 units)	850 (+153 people)

Note: Allocation figures are determined using York Region's apartment standard of 1.95 people per unit.

As per the above summary, allocation for 153 additional people is required to service the net increase of 77 units in buildings 1 and 2.

Sustainable Development Through LEED® Program

The previously allocated 697 people worth of allocation were granted as part of an incentive package that required the developer to proceed with the Sustainable Development Through LEED® Program to maximize the amount of allocation that can be provided. The Region has confirmed they will be providing an additional 196 people of allocation to the Town, contingent upon buildings 1 & 2 achieving the requirements of the Region's program. As a part of the incentive package that Council approved for this development, these additional servicing allocation units from the LEED program will be directed to building 3.

Town Allocation Reserve

The Town's current allocation reserve is 2,797 people. Should the recommendations of this report be adopted, the Town's allocation reserve would be 2,644 people worth of allocation.

Conclusion

Rose Corporation's development at 175 Deerfield Road has recently been revised through the Site Plan review process. As a result of changes to the internal layouts and unit configurations, Phases 1 and 2 of the development have increased by 153 units and therefore additional servicing capacity is required to facilitate this change.

Business Plan and Strategic Plan Linkages

- Vibrancy on Yonge, Davis and Mulock.

Consultation

Consultation has taken place over the summer and fall with the landowner through the Site Plan approval process.

Human Resource Considerations

None.

Budget Impact

None.

Attachments

None.

Approval

Adrian Cammaert, MCIP, RPP, CNU-A
Acting Manager of Planning Services

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

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

Contact

Adrian Cammaert, Acting Manager of Planning Services, acammaert@newmarket.ca.



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Source Protection Plan and Region Assessment Report Amendments Staff Report to Council

Report Number: 2019-98

Department(s): Planning and Building Services

Author(s): Adir Glikson, E.I.T.

Meeting Date: October 15, 2019

Recommendations

1. That the Staff Report entitled, “Source Protection Plan and Region Assessment Report Amendments” dated October 15, 2019, be received; and,
2. That the proposed policy amendments, identified in this report, to the South Georgian Bay Lake Simcoe Source Protection Plan and Assessment Report, specifically to reflect the decommissioning of Newmarket Well 14 and the newly installed Aurora Well 7, be endorsed; 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 seek Council endorsement on the proposed amendments to the South Georgian Bay Lake Simcoe Source Protection Plan (the SPP) and the Region Assessment Reports (the Assessment Reports).

Background

Clean Water Act

The *Clean Water Act, 2006* (The Act) was developed to ensure that source water is safe and high-quality prior to entering municipal drinking water treatment systems. Source

water is defined as any untreated body of water such as rivers, lakes, springs and underground aquifers that provides raw water. The Act describes the need to establish a collaborative, locally driven, science-based process that addresses concerns directly at the source. The approach is a multi-barrier method that encourages mutual responsibility from every stakeholder to further increase source water protection.

One of the first regulations to come out of the *Clean Water Act, 2006* was to divide the province into independent source protection areas. Parallel to this, each district requires the support of a Source Protection Committee (SPC) who is responsible for the creation of a Source Protection Plan (SPP). SPPs are vital as they outline the Region's policies to effectively mitigate current and future drinking water threats.

Another governing body, known as the Source Protection Authority (SPA), is in place to lay out the groundwork for the source protection process. Figure 1 is a map of the SPAs in the Region. The Town of Newmarket, in particular, is under the jurisdiction of the Lake Simcoe and Couchiching/Black River Source Protection Authority.

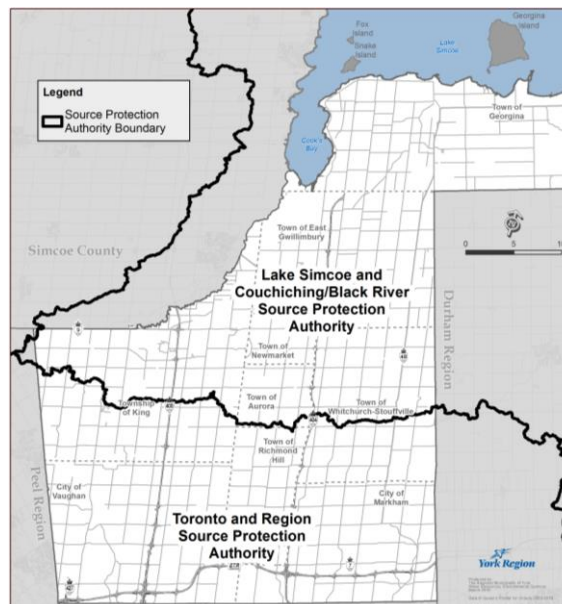


Figure 1: York Region's Two-Source Protection Authorities

Source Protection Plan

The South Georgian Bay Lake Simcoe Source Protection Plan came into effect on July 1st, 2015 and is critical to York Region and Newmarket's multi-barrier approach on clean and safe drinking water. The SPP outlines policies on source water protection for effectively:

- 1) Safeguarding human health
- 2) Ensuring adequate safe, clean water is available; and
- 3) Managing current and future sources of municipal drinking water from significant threats.

Assessment Reports

Assessment Reports are open, technical documents that describe the work required to complete the SPP. Information that can be found in the assessment report are the following:

- 1) Vulnerable areas and risks to drinking water
- 2) Water quality and quantity issues related to water sources
- 3) Local watersheds and assessments of available water supply
- 4) Assessment of the risk to water systems

Both the SPP and the Assessment Reports are continually refined as systems change and updated. Any amendments require the endorsement of the Region and local Municipalities that are directly affected.

For the full Source Protection Plan and Assessment Report, please visit <https://ourwatershed.ca/>.

Discussion

This project is the responsibility of the Region and the only action required by the Town is the endorsement of the amendments to the SPP and the Assessment Report by Town Council. Amendments to the SSP are required due to the addition of a new well and the decommissioning of an older well that is no longer in use.

Installation of Aurora Well No. 7

York Region has recently completed the installation of a new groundwater well infrastructure (Aurora Well 7) in the Yonge Street Aquifer area. Aurora Well 7 is located on the same site of existing Aurora Well 5; South-East quadrant of St. John's Street and Old Yonge Street. A map of Aurora Well 7 can be found in Attachment 1.

The purpose of the upgrade is to address efficiency losses due to ageing infrastructure. In doing so, the Region further increases the protection of its drinking water sources and minimizes future threats.

Removal of Newmarket Well No. 14

Newmarket Well 14 is located in the North-East quadrant of Leslie Street and Davis Drive. The well has not been used for water supply in over 12 years and is expected to be decommissioned in the near future with a date not yet confirmed by the Region.

Similar to Well 7 in Aurora, Newmarket Well 14 exhibited inefficiencies due to ageing infrastructure. The Region expects no impact on the water supply in the area considering there are several of other wells in the area which are all interconnected and can mitigate any impacts. Aurora Well 7 will also replace Newmarket Well 14 as a source of water. A map of Newmarket Well 14 can be found in Attachment 2.

Well 14 is also located on the same site as an Elevated Tank (ET), more commonly referred to as a water tank. The Region periodically utilizes this ET when other ETs are offline for maintenance and is expected to continue to be used for the foreseeable future.

The SPP and the Assessment Report will need to reflect these changes.

Impact to Newmarket

It is anticipated that there will be little to no impact on the Town and its residents as a result of removing Well 14 in Newmarket and the installation of Well 7 in Aurora. Essentially, one groundwater well is being replaced by another.

The resulting amendments completed to the SPP and the Assessment Reports require endorsement from all parties directly impacted by the changes as mandated by the *Clean Water Act, 2006*. Changes to the South Georgian Bay Lake Simcoe Source Protection Plan and Assessment Report are being made to reflect the work described above.

Conclusion

The recent installation of a new drinking water source (Aurora Well 7) and the future removal of Newmarket Well 14 protects the integrity of the Region's water treatment systems and mitigates future threats. As mandated by the *Clean Water Act, 2006*, any updates to a source water infrastructure must be reflected in the Assessment Reports and the Source Protection Plan.

Although there is no direct impact on the Town and its residents as a result of the project, amendments completed to both the South Georgian Bay Lake Simcoe Source Protection Plan and the Assessment Report require endorsement from the Region and local municipalities.

Business Plan and Strategic Plan Linkages

Strategic Priorities

Environmental Stewardship

- Support a highly effective partnership with LSRCA, MECP, York Region, Newmarket Hydro, and others who provide funding and support.

Consultation

External consultation with the Region has been made and is ongoing. This is in order to gain a better understanding of the Region's intentions with the property and update Council on any new development.

Additionally, internal consultation with Engineering Services and Public Works was completed with both parties posing no concerns with the installment of Well 7 in Aurora and the removal of Well 14 in Newmarket.

Human Resource Considerations

There is no human resource consideration associated with this report.

Budget Impact

None.

Attachments

- Attachment 1 – Map of the location of Aurora Well No. 7
- Attachment 2 – Map of the location of Newmarket Well No.14

Approval

Adir Glikson, E.I.T.
Community Energy Plan Intern

Adrian Cammaert, MCIP, RPP, CNU-A
Acting Manager, Planning & Building Services

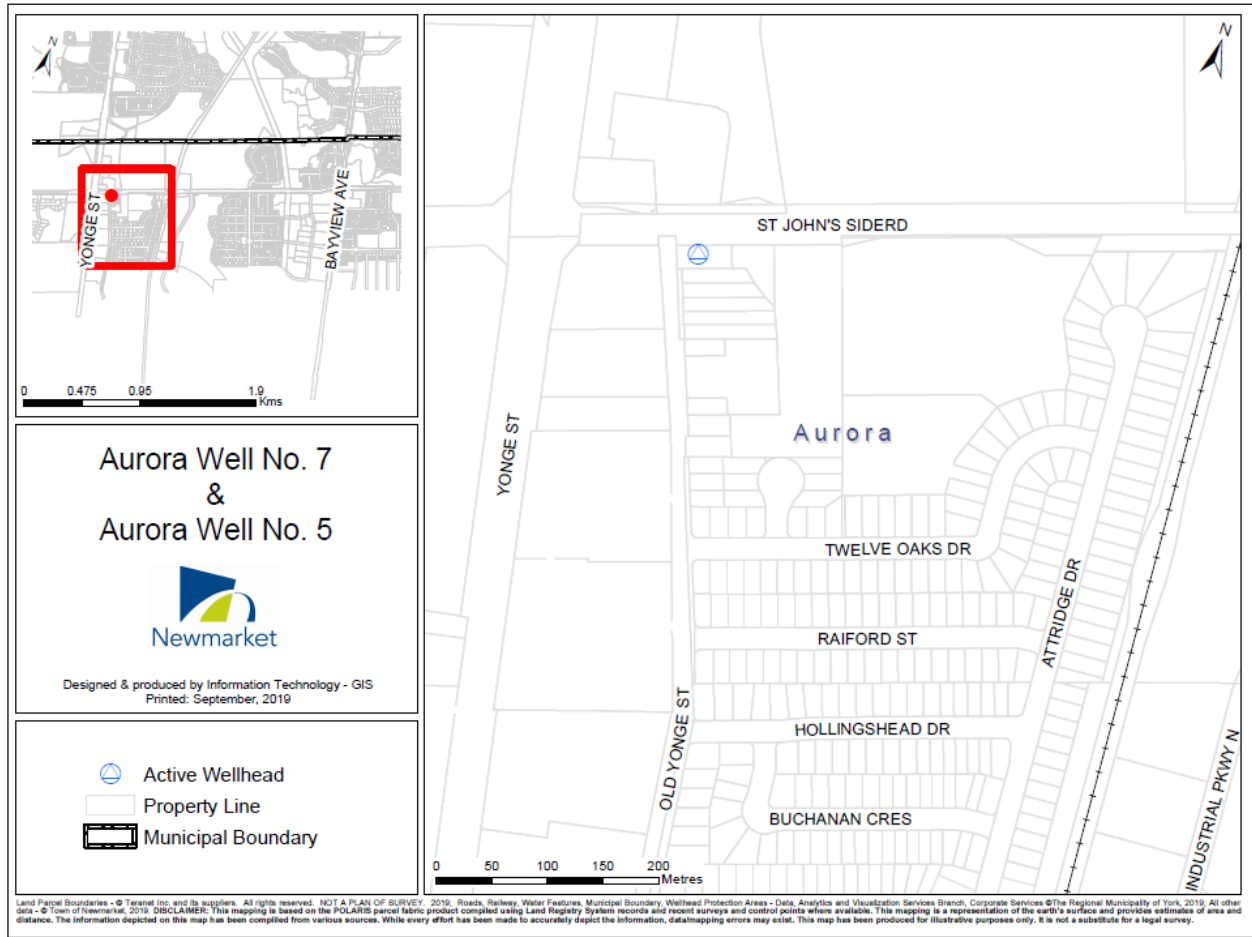
Jason Unger, BES MPI MCIP RPP
Acting Director, Planning & Building Services

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

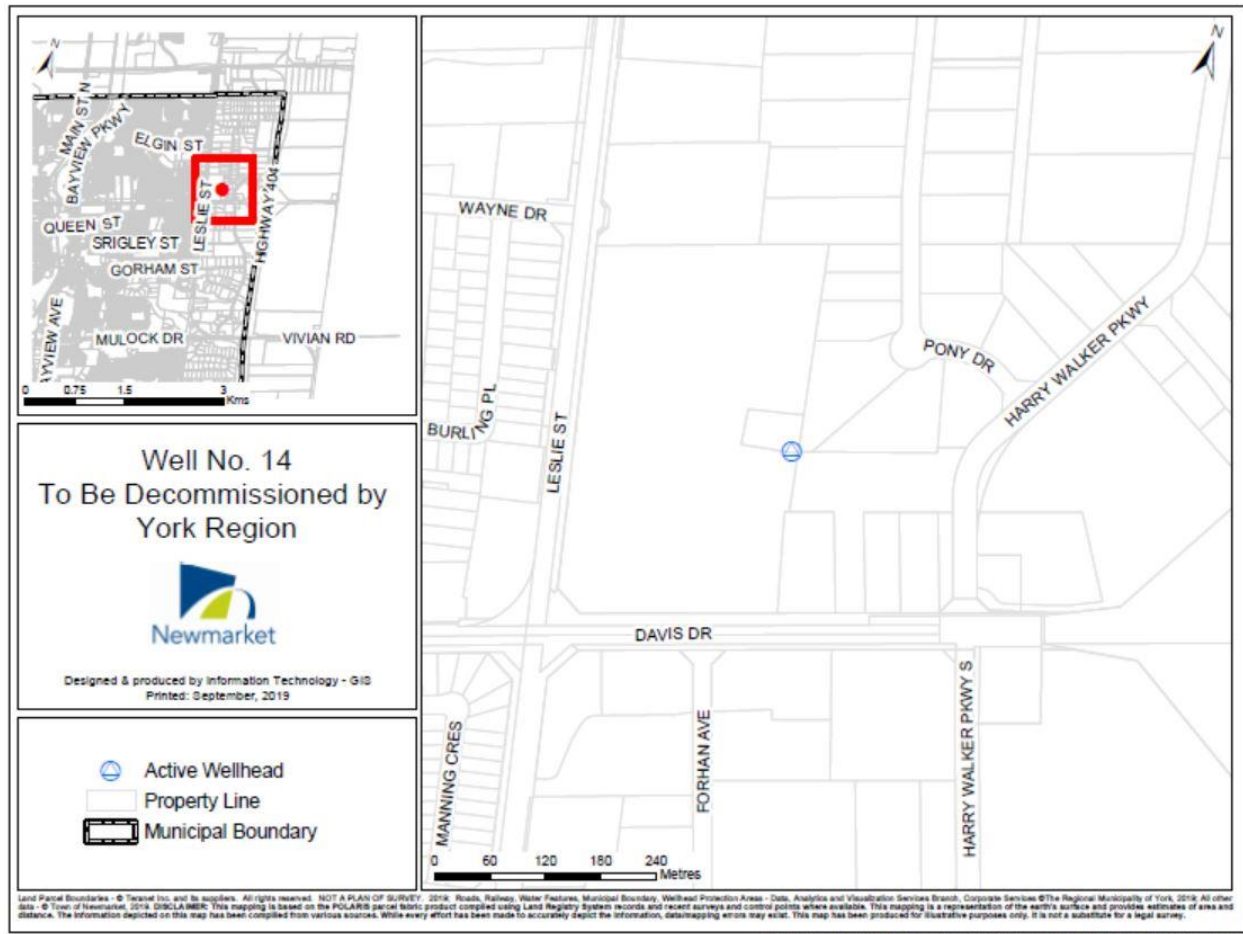
Contact

For more information on this report, contact: Adir Glikson, Community Energy Plan Intern, at (905)-953-5300, ext. 2419, aglikson@newmarket.ca.

Attachment 1



Attachment 2





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Helena Court Parking Amendment Staff Report to Council

Report Number: 2019-93

Department(s): Engineering Services

Author(s): M. Kryzanowski, Manager Transportation Services

Meeting Date: October 15, 2019

Recommendations

1. That the report entitled Helena Court Parking Amendment dated October 15, 2019 be received; and,
2. That the proposed amendments in Appendix A be adopted; and,
3. That the petition originator be informed of the Town Council decision; 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 amend the Parking Bylaw to move the existing No Parking restrictions from the north side of Helena Court to the south side of the street.

Background

At its regular meeting of June 24, 2019, Town Council (Section 9.3.30) adopted the recommendations from the Committee of the Whole (section 10.1) of June 17, 2019 to refer the petition received to amend the existing No Parking zone by moving it to the south side of the street.

Discussion

The purpose of this amendment is to provide improvements to some traffic operations on the street and provide more on-street parking.

The Town received a petition from the community requesting that parking be changed from the north side of Helena Court to the south side. Out of the eleven households that would be affected, six signed the petition, accounting for a 55 percent of the neighbourhood. Since more than 50% of the total households responded, the petition met the 25% Policy criterion required to begin the study process.

After receiving the petition, the Town sent a notice to each household via letter dated July 12, 2019, to solicit comments or additional opinions, and to reconfirm the commitment of the community. During this consultation, the Town received an additional response from a resident who was not in support of the change. Another household responded, stating that they were opposed to the petition and they asked that their name be removed from the petition document.

In total, seven of the eleven households have responded. Five are in support, accounting for 70 percent in favour, and two are not in support, accounting for 30 percent against. The 70% support exceeds the Policy requirement of a minimum of 60% required to implement the change.

A copy of this report will be forwarded to all households within the study area advising these residents of the date and time this issue will be addressed at the Committee of the Whole.

Residents who wish to address the Committee on this report and recommendations can do so at this time.

Conclusion

Therefore, it is recommended that the Parking Bylaw be amended to move the No Parking zone from the north side of Helena Court to the south side.

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

Consultation was conducted in accordance with the Town's Public Consultation and Support Policy for Transportation matters, and as detailed in the "Discussion" section of this report.

Human Resource Considerations

None.

Budget Impact

The operating budget will be impacted by less than \$1,000.00 for the movement of the several No Parking signs and posts.

Attachments

Appendix A – 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 Parking Bylaw Amendment

THAT Schedule X (No Parking) of the Parking By-law 2019-63, as amended, be further amended by deleting the following:

ROAD	SIDE	BETWEEN	PROHIBITED TIMES
Helena Court	North	Somerville Drive to Harry Douglas Street	Anytime

THAT Schedule X (No Parking) of the Parking By-law 2019-63, as amended, be further amended by adding the following:

ROAD	SIDE	BETWEEN	PROHIBITED TIMES
Helena Court	South	Somerville Drive to Harry Douglas Street	Anytime



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

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

Wayne Drive Parking Amendment Staff Report to Council

Report Number: 2019-94

Department(s): Engineering Services

Author(s): M. Kryzanowski, Manager Transportation Services

Meeting Date: October 15, 2019

Recommendations

1. That the report entitled Wayne Drive Parking Amendment dated October 15, 2019 be received; and,
2. That the parking amendments noted in Appendix A be adopted; and,
3. That the Glen Cedar Public School administration and York Region District School Board be notified of the Town Council decision; 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 amend the Parking Bylaw to change an existing “No Parking” zone on the south side of Wayne Drive (across the street from the school) to a “No Stopping” zone.

Background

At its regular meeting of June 24, 2019, Town Council adopted a recommendation from the Committee of the Whole of June 17, 2019, to refer a petition to staff for review. The petition requested that the Town change the existing “No Parking” zone on the south side of Wayne Drive (across the street from the school), to a “No Stopping” zone.

This change would greatly improve the flow of traffic and the overall site visibility by preventing parents from stopping on the south side of Wayne Drive and having their children cross the street on foot to access the school.

The change would also improve visibility for residents trying to exit their driveways during the busy morning rush hour. It would also ensure that the school crossing guard is fully visible to drivers as well. The change would also improve the flow of school buses at the site.

With this change, parents who still want to drive their children to school can do so by using the drop-off location that exists directly in front of the school on the north side of the road.

Currently, Glen Cedar Public School is a holding school for children from several households in Sharon. This arrangement will last until the Sharon Public School is built and can be occupied. Staff expects that the congestion of vehicles during drop-off and pick-up times will lessen once the students from Sharon can attend school in their own community.

Discussion

Changing the existing “No Parking” zone to “No Stopping” will prevent parents from stopping on the south side of Wayne Drive, particularly around residential driveways. Parking in this area creates traffic flow issues, especially for school buses entering or exiting the site. This type of parking restriction is common to many schools in Newmarket. Restricted parking at schools mitigates traffic flow issues created by parked cars and, at this site, will prevent children from crossing Wayne Drive in front of the school at peak traffic times.

The petitioners requested that the No Parking zone, with restricted times, on the south side of Wayne Drive be amended to No Stopping, with the same restricted times. As well, the petition requested the No Parking signs located between the school driveways be amended to No Stopping. No Stopping in this particular section of Wayne Drive is needed to prevent parked vehicles from blocking visibility for motorists at the driveways, but most importantly, to allow motorists to see the school crossing guard.

This petition met all criteria of the Public Consultation and Support Policy.

Conclusion

It is recommended that the No Parking zone, with restricted time periods on the south side, and the No Parking zone between the driveways on the north side, be amended to No Stopping with the same restricted times.

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

The Town consulted the Glen Cedar Public School administration, the parent council, and York Region District School Board (YRDSB) representatives. This Town initiative helps with a broader traffic flow strategy being undertaken by York Region District School Board (YRDSB) at Glen Cedar Public School.

The Town received a petition from the community to initiate Parking Bylaw amendments. The community consisted of 10 households. Seven households were in favour of the change. Therefore, the petition met the minimum number of households required under the Town's Public Consultation and Support Policy to commence the process. As well, 50% of the households responded, and 60% were in favour of the amendments, therefore these Policy requirements were also met.

The Town sent a notice to each household by way of a letter dated July 12, 2019, to confirm the wishes of the community.

All households within the study area will receive a copy of this report and a notice indicating the date and time of the Committee of the Whole at which the matter will be heard. Residents who wish to address the Committee will have the opportunity to do so at that time.

Human Resource Considerations

None

Budget Impact

The operating budget will be impacted by less than \$1,000.00 for the replacement of two speed limit signs.

Attachments

Appendix A – Proposed Parking Bylaw Amendments

Appendix B – Map of Area and proposed changes

Approval

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 Parking Bylaw Amendment

THAT Schedule X (No Parking) of the Parking By-law 2019-63, as amended, be further amended by deleting the following:




ROAD	SIDE	BETWEEN	PROHIBITED TIMES
Wayne Drive	South	Howlett Avenue to a point 360 ft. east of Howlett Avenue	8:00am to 4:30pm Monday to Friday

THAT Schedule XI (No Stopping) of the Parking By-law 2019-63, as amended, be further amended by adding the following:

ROAD	SIDE	BETWEEN	PROHIBITED TIMES
Wayne Drive	South	Howlett Avenue to the western property limit of #940 Wayne Drive	8:00am to 4:30pm Monday to Friday
Wayne Drive	North	The school driveways	Anytime

Appendix B – Map of Area and Proposed Parking Amendments



-  Existing No Parking Zone
-  Existing NO Parking Zone with specific times
-  Request for No Stopping



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

19th Sideroad Speed Limit Reduction Staff Report to Council

Report Number: 2019-96

Department(s): Engineering Services

Author(s): M. Kryzanowski, Manager Transportation Services

Meeting Date: October 15, 2019

Recommendations

1. That the report entitled 19th Sideroad Speed Limit Reduction dated October 15, 2019 be received; and,
2. That bylaw amendments noted in Appendix A be adopted; and,
3. 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 amend the Traffic Bylaw (2011-24) by reducing the posted speed limit on 19th Sideroad.

Background

Nineteenth Sideroad, from Bathurst Street to the Town's limit at the border with King, is under the jurisdiction of the Town of Newmarket. Nineteenth Sideroad is the westward extension of Mulock Drive beyond the Bathurst Street intersection. It is located in a very rural area surrounded by ditches and trees. The current posted speed limit is 60 km/h. The Town has undertaken some traffic calming initiatives to mitigate speeds, but a reduction in the speed limit would be good to supplement the existing measures.

Discussion

A very tight curve at 19th Sideroad poses a challenge to drivers. In order to mitigate speeds at this sharp curve, a number of warning signs and pavement markings have

been installed in recent years. The approach to the curve is already signed with chevrons and a sharp curve ahead sign, and the **curve is posted at 20 kph maximum speed**. These have provided some relief by giving advance notice to drivers.

In May, 2019, the Town piloted a newer form of traffic calming at this curve. Through pavement markings and altered surface features, the Town installed rumble strips across the roadway and along the pavement edge. These cause both a visual and a sensory cue to alert drivers to the challenge ahead before entering the curve. Such rumble strips are only suitable for rural locations because of the noise that they create when drivers travel over them, so this was an ideal location to apply this measure.

To complement this traffic mitigation program, staff is recommending that the speed limit be lowered from 60 km/h to 50 km/h. This 10 km/h reduction should further slow some vehicles before they enter the sharp curve. The lowered speed limit would also align with the 50 km/h posted speed limit in King Township's portion of 19th Sideroad.

Conclusion

It is recommended that the Traffic Bylaw (2011-24) be amended to reduce the posted speed limit on 19th Sideroad from 60 km/h to 50 km/h and that the sharp curve remain posted at 20 km/h.

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

There was no public consultation for this initiative. Over the years the Town has received a few complaints and has been monitoring collision occurrences. York Region was consulted in regards to the mitigation measures, since the Region has been piloting these forms of traffic calming measures on Regional roads.

Human Resource Considerations

None

Budget Impact

The operating budget will be impacted less than \$1000.00 for the replacement of two speed limit signs.

Attachments

Appendix A – Proposed Amendments to the Traffic Bylaw

Approval

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 Amendments to the Traffic Bylaw

1. That Schedule VII (Speed Limits) in the Traffic Bylaw 2011-24 be amended by deleting:
 - a. Mulock Drive (from Bathurst St. diversion Westerly to old Bathurst Street)
 - b. Prescribed Maximum Rate of Speed in km/h – 60
2. That Schedule VII (Speed Limits) in the Traffic Bylaw 2011-24 be amended by adding:
 - a. 19th Sideroad
 - b. Prescribed Maximum Rate of Speed in km/h - 50



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

William Booth Avenue and Knapton Drive All-way Stop Request, Staff Report to Council

Report Number: 2019-95.

Department(s): Engineering Services

Author(s): M. Kryzanowski, Manager, Transportation Services

Meeting Date: October 15, 2019

Recommendations

1. That the report entitled William Booth Avenue and Knapton Drive All-way Stop Request, dated October 15, 2019, be received; and,
2. That Staff monitor the area road network and report back to Council if changes need to be made; and,
3. 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 summarize the findings and recommendations of the all-way stop review for the William Booth Avenue and Knapton Drive intersection.

Background

At its regular meeting of January 21, 2019, Town Council adopted the recommendations of the previous Committee of the Whole, at which a deputation request in regards to installing an All-way stop at William Booth Avenue and Knapton Drive was referred to staff.

William Booth Avenue is a primary residential collector road located in the northwest quadrant of the Town. William Booth Avenue, from Knapton Drive to Woodspring Avenue, was assumed by the Town in 2013. The section of William Booth Avenue from

Knapton Drive to Davis Drive has been open to the community since December 2017. However, the subdivision (Sundial subdivision) is still being constructed and that part of the subdivision is unassumed by the Town.

Traffic on William Booth Avenue is steadily increasing due to several new homes being occupied and because of changing traffic patterns due, in part, to new traffic signals that were installed by York Region at the intersection of William Booth and Davis Drive.

While Knapton Drive is a local road, it also provides internal community connections for traffic originating from Alfred Smith Way. Motorists travelling to the south or west from this community are evidently taking advantage of this new roadway. The subject intersection, as a result, has also become a point of increased traffic flow.

There is an existing all-way stop at William Booth Avenue and Tango Crescent, approximately 60 metres south of the William Booth Avenue and Knapton Drive intersection. This all-way stop was installed to serve as an access point to a (future) school site.

Discussion

Traffic counts were taken on William Booth Avenue both before and after the road was opened at Davis Drive. The counts revealed that the east-west traffic on Knapton Drive at William Booth Avenue has doubled, with the largest increases occurring during the morning traffic peak. As expected, the traffic volumes on William Booth Avenue, both northbound and southbound, have increased dramatically during both morning and afternoon traffic peak times.

To start the All-Way Stop review directed by Council as a result of the petition, a 5-hour traffic count was undertaken at the intersection. The traffic count was performed in conformance with the Town's Transportation Management Policy, which requires that vehicle turning movements and pedestrian activity be collected between 7:00 AM and 9:00 AM and between 3:00 PM and 6:00 PM.

The subject intersection was then analysed to determine if the All-Way Stop warrants were met. The All-Way Stop warrant consists of three (3) parts. The first part addresses the future signalization of intersections. This part does not apply, since traffic signals are not planned for any of the William Booth Avenue intersections.

The second part of the All-Way Stop warrant examines the frequency of recorded vehicle collisions in, or adjacent to, the intersection for the twelve (12) month period prior to the review. A search of our records indicated that no vehicle collisions occurred within the intersection during that period.

The third part of the warrant deals with both traffic and pedestrian volumes on the major and minor streets of the intersection. Accordingly, staff obtained counts for the total number of vehicles and pedestrians approaching the intersection on an hourly basis, and the average volume on the minor street (Knapton Drive, in this case).

The results of the all-way stop warrant analysis confirmed that the all-approach volume reached only 52% of the required minimum warrant volume of 500, and the minor street volume was only 35% of the required minimum warrant volume of 200. Therefore, the intersection does not meet the warrants for an All-Way Stop control.

Staff has confirmed, therefore, that the warrants would not be met until the traffic volumes increase significantly from what they are today. This may occur upon full build-out of the Sundial subdivision, and after completion of a school in the area. Currently, traffic volumes are expected to continue to fluctuate due to construction activity both within the subdivision and on Yonge Street, but they will not meet the warrants for the all-way stop.

It should be noted that school traffic entering and exiting William Booth Avenue at Tango Crescent may eventually warrant an All-Way Stop at that intersection. Tango Crescent is located very close to the William Booth/Knapton intersection, and staff anticipates that, when the future school site is completed, All-Way Stops at these two locations will help with right-of-way control.

Conclusion

It is recommended that an All-Way Stop control at William Booth Avenue and Knapton Drive not be implemented at this time. However, staff will continue to monitor this intersection, and the area's road network, to determine any required future action. If there is further action required, staff will report back to Council.

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

After the deputation at the Committee of the Whole, the Town sent a letter dated July 12, 2019, to each household in the immediate area around the intersection to collect feedback on the request. Input from the community was favourable.

A copy of this report will be forwarded to all households within the study area advising the residents of the date and time that this matter will be addressed at the Committee of the Whole.

Residents who wish to address the Committee regarding this report or its recommendations can do so at that time.

Human Resource Considerations

None.

Budget Impact

The recommendations do not directly impact Capital or Operating budgets, as the Town has funds to routinely monitor traffic in areas of concern.

Attachments

None

Approval

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.



Town of Newmarket

Minutes

Accessibility Advisory Committee

Date: Thursday, August 15, 2019

Time: 10:30 AM

Location: Council Chambers
Municipal Offices
395 Mulock Drive
Newmarket, ON L3Y 4X7

Members Present: Steve Foglia, Chair
Jeffrey Fabian
Linda Jones
Patricia Monteath
Councillor Simon

Members Absent: Faye Longhurst
Lawrence Raifman
Richard Wilson

Staff Present: K. Saini, Deputy Town Clerk
P. McIntosh, Recreation Programmer - Seniors & Special Needs
S. Marcoux, Project Consultant Facility Maintenance
T. Horton, Planner
L. Traviss, Senior Planner
A. Walkom, Legislative Coordinator
J. Grossi, Legislative Coordinator

The meeting was called to order at 10:35 AM.
Steve Foglia in the Chair.

1. Additions & Corrections to the Agenda

None.

2. Declarations of Pecuniary Interest

None.

3. Presentations & Deputations

3.1 Multi-Year Accessibility Plan Update

The Legislative Coordinator provided a presentation to the Accessibility Advisory Committee regarding the Multi-Year Accessibility Plan for the Town of Newmarket. He outlined accessible document improvements made, and provided a status update on the department submissions. The draft Multi-Year Accessibility Plan will be presented and distributed at the next meeting.

3.2 Site Plan Application Review

The Planner provided an overview of the site plan approval process including the accessibility checklist required by all applicants, and outlined the role of the Accessibility Advisory Committee in the process. He asked the Committee to provide direction to Staff regarding what kinds of development applications and what types of plans they wanted to receive, and how they would review and provide feedback to Staff.

4. Approval of Minutes

4.1 Accessibility Advisory Committee Meeting Minutes of June 20, 2019

Moved by: Jeffrey Fabian

Seconded by: Linda Jones

1. That the Accessibility Advisory Committee Meeting Minutes of June 20, 2019 be approved.

Carried

5. Items

5.1 Site Plan Application Review

The Accessibility Advisory Committee discussed the site plan application process and outlined what kinds of development applications and what types of plans they wanted to receive, and how they would review and provide feedback to Staff.

Moved by: Jeffrey Fabian

Seconded by: Linda Jones

1. That the Accessibility Advisory Committee receive the following documents related to Site Plan Applications:
 - a. All site plans, architectural plans, landscape plans and accessibility checklists related to commercial developments and parking lots; and,
 - b. All site plans and landscape plans, and accessibility checklists related to multi-residential project developments.
2. That the plans be distributed to all Committee Members through:
 - a. Accessibility Advisory Committee meeting agendas, if time permits, with final comments being provided at the meeting; or,
 - b. Emailed to all Committee Members with the Chair coordinating the final comments provided to the appropriate Planning Staff.

Carried

5.2 Accessible Parking Sub-Committee Update

The Members advised that this sub-committee has not met yet and will provide an update at the next meeting.

5.3 Webinar on Innovative AAC Accessibility Projects

The Legislative Coordinator advised the Accessibility Advisory Committee of a webinar hosted by the Ministry for Seniors and Accessibility in September regarding Innovative Accessibility Advisory Committee Accessibility Projects.

5.4 Accessible Parking at Fairy Lake and Riverwalk Commons

The Accessibility Advisory Committee discussed accessible parking at Fairy Lake and surrounding Riverwalk Commons, specifically accessible van parking. The Members addressed the shortage of spots large enough to accommodate these types of vehicles and discussed potential solutions.

Moved by: Jeffrey Fabian

Seconded by: Linda Jones

1. That all extra wide accessible parking spots at Fairy Lake and surrounding Riverwalk Commons, be labeled as accessible van only.

Carried

5.5 Accessible Parking Spots at the Town Offices (395 Mulock Drive)

The Chair advised Staff of issues with the accessible parking spots at the front of the Town Offices and asked Staff to look into repairs.

5.6 Upper Canada Mall Accessible Washroom Project Update

The Chair provided an update to the Accessibility Advisory Committee regarding the new fully accessible washroom in Upper Canada Mall. He outlined design features and accessible equipment that will be included, and advised that the York Region Annex would use this washroom design as a sample.

6. New Business

None.

7. Adjournment

Moved by: Patricia Monteath

Seconded by: Linda Jones

1. That the meeting be adjourned at 11:15 AM.

Carried

Steven Foglia, Chair

Date



Town of Newmarket

Minutes

Elman W. Campbell Museum Board of Management

Date: Thursday, June 20, 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
Billie Locke
Kathleen Jackson

Staff Present: 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: Letter of Attestation regarding Annual Operating Grant for the Museum was added to the agenda.

4. Declarations of Pecuniary Interest

None.

5. Approval of Minutes

5.1 Elman W. Campbell Museum Board Meeting Minutes of May 16, 2019

The minutes were corrected to show the meeting was called to order at 7:30 PM.

Moved by: Billie Locke

Seconded by: Kathleen Jackson

1. That the Elman W. Campbell Museum Board Meeting Minutes of May 16, 2019 be approved with corrections.

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

Moved by: Ross Caister

Seconded by: Billie Locke

1. That the cost of the front lawn sign be included with the 2020 budget request up to \$25,000; and,
2. That the Elman W. Campbell Museum Board of Management provide input into the design of the sign.

Carried

6.4 Dishwasher, Installation/plumbing updates

The Curatorial Assistant advised that a commercial grade dishwasher would be required for the building and that the cost would be too great for the Museum.

7. Correspondence and Communications

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

Moved by: Michelle Clayton-Wood

Seconded by: Ron Atkins

1. That the correspondence be received.

Carried

8. Items

8.1 Letter of Attestation regarding Annual Operating Grant for the Museum

Moved by: Billie Locke

Seconded by: Ross Caister

1. That the Elman W. Campbell Museum Board of Management endorse the Letter of Attestation and authorize Jackie Playter, Chair, to sign the Letter of Attestation on behalf of the Board.

Carried

9. Financial Report

The Financial Report was not available at the time of the meeting.

10. Museum Report

The Curatorial Assistant provided a report which included recent events and programming, including Victoria Day, Mothers Day and National Indigenous Peoples Day.

Moved by: Billie Locke

Seconded by: Kathleen Jackson

1. That the Museum Report be received.

Carried

11. Friends of the Museum Report

Billie Locke advised of the upcoming garage sale on August 17, 2019, which will require volunteers.

Moved by: Norman Friend

Seconded by: Ron Atkins

1. That the Friends of the Museum Report be received.

Carried

12. New Business

12.1 Heritage Newmarket Report

Norman Friend advised that at the recent meeting of Heritage Newmarket, the Committee had discussed ways to honour the life and accomplishments of Jim Nuttall. He asked if there was a way the Museum could honour Mr. Nuttall.

Moved by: Ross Caister

Seconded by: Billie Locke

1. That the Museum meeting room be named after James Nuttall.

Carried

12.2 Museum By-laws and Agreements

The Board discussed the by-laws and agreements related to the founding of the Museum. The Board discussed the age of the original by-law and if it needed to be updated or amended to reflect the current functioning of the Museum.

12.3 Museum Trust Fund

The Board continued the discussion from the May meeting regarding the Museum Trust Fund, specifically related to the calculation of the

Museum's remaining capital. The item was deferred to a future meeting for further discussion.

13. Next Meeting

The next meeting of the Elman W. Campbell Museum Board of Management will be held September 19, 2019.

14. Adjournment

The meeting adjourned at 8:33 PM.

Jackie Playter, Chair

Date



Town of Newmarket

Minutes

Main Street District Business Improvement Area Board of Management

Date: Wednesday, August 21, 2019
Time: 7:00 AM
Location: Mulock Room
Municipal Offices
395 Mulock Drive
Newmarket, ON L3Y 4X7

Members Present: Tom Hempen, Chair
Allan Cockburn, Vice Chair
Rob Clark
Debbie Hill
Jennifer McLachlan
Omar Saer
Ken Sparks

Members Absent: Councillor Kwapis
Councillor Twinney
Mark Iacovetta

Staff Present: C. Kallio, Economic Development Officer
J. Grossi, Legislative Coordinator

The meeting was called to order at 7:09 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

None.

4. Deputations

4.1 Newmarket Car Club

Dan Arnold was not in attendance to provide a deputation on this matter.

4.2 Salvation Army - The Santa Shuffle

Nancy Harrison provided a deputation outlining the Santa Shuffle event occurring on Saturday December 7, 2019. She advised that the proceeds would support Salvation Army and asked Members of the Main Street Business Improvement Area Board of Management to register teams for the event.

Moved by: Rob Clark

Seconded by: Ken Sparks

1. That the deputation provided by Nancy Harrison regarding the Salvation Army - Santa Shuffle be received.

Carried

4.3 After Hours Big Band

Lawrence Moule of After Hours Big Band, provided a deputation regarding the Newmarket Artisans Music, Art & Craft Beer event on October 5, 2019 at 7:30 PM.

Moved by: Rob Clark

Seconded by: Allan Cockburn

1. That the deputation provided by Lawrence Moule regarding the After Hours Big Band be received.

Carried

4.4 Newmarket Hug-A-Thon Guinness World Record Attempt

Nancy Bodi and Sher St. Kitts provided a deputation regarding the Newmarket Hug-A-Thon Guinness World Record Attempt event on

October 27, 2019 at 1:00 PM. They outlined the potential street closure, marketing initiatives, and asked for the support of Main Street businesses.

Moved by: Jennifer McLachlan

Seconded by: Rob Clark

1. That the deputation provided by Nancy Bodi and Sher St. Kitts regarding the Newmarket Hug-A-Thon Guinness World Record Attempt be received.

Carried

5. Approval of Minutes

5.1 Main Street District Business Improvement Area Board of Management Minutes of July 10, 2019 and July 17, 2019

Moved by: Jennifer McLachlan

Seconded by: Allan Cockburn

1. That the Main Street District Business Improvement Area Board of Management Minutes of July 10, 2019 and July 17, 2019 be approved.

Carried

6. Items

6.1 Street Events Update

6.1.1 Buskerfest

The Main Street District Business Improvement Area Board of Management discussed the Buskerfest event, reviewed the vendor space and event logistics. They discussed feedback from Main Street business owners, vendors, and guests.

6.1.2 Future Events

The Main Street District Business Improvement Area Board of Management discussed future event ideas for Main Street and

advised that the Street Events sub-committee would meet prior to the September Main Street District Business Improvement Area meeting and report back to the Board of Management.

6.2 Staff Update

6.2.1 Financial Update

The Economic Development Officer provided an update regarding Main Street District Business Improvement Area 2019 remaining budget.

6.2.2 Financial Incentive Program Staff Working Group Update

The Economic Development Officer provided an update on the Financial Incentive Staff Working Group, and advised that applications for 183 Main Street South and 209 Main Street were reviewed at the August 14, 2019 meeting.

7. New Business

7.1 Strategic Plan Update

The Main Street District Business Improvement Area Board of Management discussed next steps regarding a Strategic Plan Consultant and themes of focus.

Moved by: Jennifer McLachlan

Seconded by: Debbie Hill

1. That a Special Main Street District Business Improvement Area Board of Management meeting regarding Strategic Plan Consultant be scheduled prior to the September 18, 2019 meeting.

Carried

7.2 Soofa Data

The Main Street District Business Improvement Area Board of Management asked Staff to provide the data from the Soofa benches for the Canada Day and Buskerfest events at the next meeting.

7.3 Film Permits on Main Street

The Main Street District Business Improvement Area Board of Management discussed the film permit process for the use of Main Street and asked for additional information to be provided at the next meeting.

7.4 Garbage Update

The Economic Development Officer provided an update on the in-ground garbage solution project timeline, recycling options, and contract details.

8. Closed Session

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

9. Adjournment

Moved by: Rob Clark

Seconded by: Jennifer McLachlan

1. That the meeting be adjourned at 9:00 AM.

Carried

Tom Hempen, Chair

Date



Town of Newmarket
Minutes
Newmarket Economic Development Advisory
Committee

Date: Wednesday, June 26, 2019

Time: 5:00 PM

Location: Cane Room
Municipal Offices
395 Mulock Drive
Newmarket, ON L3Y 4X7

Members Present: Donna Fevreau, Chair
Carin Binder
Steven Bruno
Marek Dabrowski
Beric Farmer
Brian Johns (5:05 PM - 7:14 PM)
Jessica Rawlley
Rod Scotland (5:08 PM - 7:25 PM)
Beth Stevenson
Bri-Ann Stuart
Mayor Taylor
Deputy Mayor & Regional Councillor Vegh
Edmund Yeung

Members Absent: Robert Bull
Patrick Horgan
Darryl Sills

Staff Present: I. McDougall, Commissioner, Community Services (5:05 PM - 6:45 PM)
C. Kallio, Economic Development Officer
E. Bryan, Business Development Specialist
J. Grossi, Legislative Coordinator

The meeting was called to order at 5:05 PM.
The meeting recessed at 6:26 PM and reconvened at 6:36 PM.
Donna Fevreau in the Chair.

1. Additions & Corrections to the Agenda

None.

2. Declarations of Pecuniary Interest

There were no declarations of pecuniary interest.

3. Items

3.1 Welcome & Roundtable Introductions of Members (5:00 PM)

Mayor Taylor welcomed the Committee Members and provided an overview of the Newmarket Economic Development Advisory Committee.

The Committee Members provided brief introductions.

3.2 Committee Orientation (5:15 PM)

The Director of Legislative Services/Town Clerk provided an orientation presentation to the Newmarket Economic Development Advisory Committee concerning Town By-laws, meeting procedures and the Code of Conduct.

Moved by: Brian Johns

Seconded by: Beth Stevenson

1. That the contact information of the Newmarket Economic Development Advisory Committee Members be distributed.

Carried

3.3 Appointment of Chair and Vice Chair (5:30 PM)

Moved by: Mayor Taylor

Seconded by: Carin Binder

1. That Donna Fevreau be appointed as Chair of the Newmarket Economic Development Advisory Committee (NEDAC).

Carried

Moved by: Mayor Taylor

Seconded by: Brian Johns

1. That Beric Farmer be appointed as Vice Chair of the Newmarket Economic Development Advisory Committee (NEDAC).

Carried

3.4 Economic Development Overview (5:40 PM)

The Economic Development Officer and the Business Development Specialist provided a presentation to the Newmarket Economic Development Advisory Committee outlining the Marketing Corridors Implementation project, the Where Work Meets Play blog, and provided an update on corridor projects. They also outlined the corporate visitation program, downtown initiatives and the community improvement lands.

3.5 Economic Development Strategy 2016-2020 Progress Checklist (6:10 PM)

The Economic Development Officer provided a presentation regarding the Economic Development Strategy for 2016-2020. He outlined the three pillars - innovation, urbanization and collaboration, and highlighted key milestones in each pillar.

3.6 -- Break (6:25 PM) --

3.7 Engagement Exercise (6:35 PM)

The Economic Development Officer and the Business development Specialist conducted an exercise to identify top priorities of the Newmarket Economic Development Advisory Committee Members regarding improving the future of the local economy.

3.8 Next Steps: Economic Development Strategy 2020-2023 (7:15 PM)

The Economic Development Officer discussed the next steps for the Economic Development Strategy for 2020-2023.

3.9 Next Meeting (7:25 PM)

The Members set the next meeting for Thursday September 26, 2019 with the time to be confirmed at a later date.

4. Approval of Minutes

4.1 Newmarket Economic Development Advisory Committee Meeting Minutes of November 1, 2018

Moved by: Carin Binder

Seconded by: Marek Dabrowski

1. That the Newmarket Economic Development Advisory Committee Meeting Minutes of November 1, 2018 be approved.

Carried

5. Closed Session

Donna Fevreau advised that there was no requirement for a closed session.

6. New Business

None.

7. Adjournment

Moved by: Bri-Ann Stuart

Seconded by: Edmund Yeung

1. That the meeting be adjourned at 7:25 PM.

Carried

Donna Fevreau, Chair

Date



Newmarket Public Library Board

Minutes

Date: Wednesday, June 19, 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
Darryl Gray
Leslee Mason
Art Weis
Victor Woodhouse

Members Absent: Kelly Broome

Staff Present: Linda Peppiatt, Deputy CEO
Todd Kyle, CEO
Lianne Bond, Administrative Coordinator

1. Adoption of Agenda Items

Motion 19-06-36

Moved by Jane Twinney

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 19-06-37

Moved by Art Weis

Seconded by Darryl Gray

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

Carried

3.1 Adoption of the Regular Board meeting for May 15, 2019

3.2 Adoption of the Closed Session minutes for May 15, 2019

3.3 Strategic Operations Report for May, 2019

3.4 Monthly Bank Transfer

4. Reports

4.1 2018 Draft Audited Financial Statements

The Library Board reviewed the draft Audited Financial Statements for 2018 completed by Deloitte LLP.

Motion 19-06-38

Moved by Victor Woodhouse

Seconded by Darryl Gray

That the Library Board approve the 2018 Audited Financial Statements as presented.

Carried

5. Business Arising

5.1 Marketing and IT efficiencies update

The CEO is continuing discussions with the Town of Newmarket senior staff as to the best way forward and will bring back a report to the Board with recommendations.

Motion 19-06-39

Moved by Jane Twinney

Seconded by Darryl Gray

That the Library Board receive the report on Marketing and IT efficiencies update;

And That the Library Board defer to the next meeting a decision on marketing and IT integration.

Carried

5.2 Interlibrary Loan Service update

The CEO reported that inter-library loan service has been restored however the system has been reduced. The Library will now ship items by Canada Post using the Library Book Rate discount and will monitor the impact of the costs. Southern Ontario Library Service will reimburse some of this cost but the amount is unknown at this time.

Motion 19-06-40

Moved by Jane Twinney

Seconded by Leslee Mason

That the Library Board receive the verbal report on Interlibrary Loan service.

Carried

5.3 Library Board Action List

The Library Board reviewed the Action List.

Motion 19-06-41

Moved by Victor Woodhouse

Seconded by Leslee Mason

That the Library Board receive the Action List as presented.

Carried

6. New Business

6.1 2020 Operating and Capital Budget Requests

Highlights of Changes to the Operating Budget 2020 over 2019 were distributed to the Library Board. The CEO reviewed the changes of the draft 2020 Operating Budget submission with the Board and asked the Board if a request for Monday openings should be submitted.

Motion 19-06-42

Moved by Jane Twinney

Seconded by Darryl Gray

That the Library Board receive the verbal report on the draft 2020 Operating Budget;

And that the Library Board submit a request for additional budget to pay for Monday service.

Carried

6.2 Patron Retention Strategies

The CEO advised the Library Board the the Library is working on a number of proposals that will be brought to the Board to remove barriers for patrons and promote better customer service.

7. **Closed Session (If required)**

8. **Dates of Future Meetings**

A tentative Special Board meeting for 2020 Budget and Closed Session items is scheduled for Tuesday, July 15, 2019 at 5:30 pm in the Library Board room.

The next Regular Board meeting is scheduled for Wednesday, September 18, 2019 at 5:30 pm in the Library Board room.

9. **Adjournment**

Motion 19-06-43

Moved by Victor Woodhouse

Seconded by Leslee Mason

That there being no further business the meeting adjourn at 6:35 pm.

Carried

Darcy McNeill, Chair

Todd Kyle, Secretary/Treasurer



Newmarket Public Library Board

Minutes

Date: Tuesday, August 6, 2019

Time: 3:00 PM

Members Present: Darcy McNeill, Chair
Kelly Broome (joined by phone)
Leslee Mason
Victor Woodhouse

Members Absent: Jane Twinney, Vice Chair
Darryl Gray
Art Weis

Staff Present: Linda Peppiatt, Deputy CEO
Todd Kyle, CEO
Lianne Bond, Administrative Coordinator

Guests: Lynn Georgeff, Director, Human Resources, Town of Newmarket

1. Closed Session

Motion 19-08-44

Moved by Victor Woodhouse

Seconded by Leslee Mason

That the Library move in to a Closed Session at 3:00 pm to discuss labour relation matters.

Carried

Motion 19-08-45

Moved by Victor Woodhouse

Seconded by Leslee Mason

That the Library Board move out of Closed Session at 3:20 pm.

Carried

Motion 19-08-46

Moved by Leslee Mason

Seconded by Kelly Broome

That the Library Board receive the report on Labour relations;

And That the proposed settlement between Newmarket Public Library and CUPE Locals 905.09 and 905.10 be ratified.

Carried

Motion 19-08-47

Moved by Leslee Mason

Seconded by Victor Woodhouse

That the Library Board approve the recommendations for non-union market adjustments.

Carried

2. Dates of Future Meetings

The next Regular Board meeting is scheduled for Wednesday, September 18, 2019 at 5:30 pm in the Library Board room.

3. Adjournment

Motion 19-08-48

Moved by Victor Woodhouse

Seconded by Leslee Mason

That there being no further business, the meeting adjourn at 3:22 pm.

Carried

Darcy McNeill, Chair

Todd Kyle, Secretary/Treasurer

Town of Newmarket

Outstanding Matters List (2018 – 2022 term of Council)

As of October 3, 2019

	Originating Meeting Date and Subject	Recommendation and Responsible Department	Target Quarter / Timeframe	Staff Comments
Q4, 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: ➤ Development and Infrastructure Commission	2019	To be addressed through 2020 Capital Budget process.
2.	Meeting Date: Committee of the Whole – April 9, 2018 Subject: Council Remuneration	Recommendations: 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, Responsible Department: ➤ Office of the CAO/Human Resources	Q4, 2019	
3.	Meeting Date: Committee of the Whole – January 14, 2019 & June 17, 2019 Subject: Deputation: Traffic Signage on Wayne Drive	Recommendation: 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. 1. That the deputation regarding Traffic Signage on Wayne Drive be received and referred to staff. Responsible Departments: ➤ Engineering Services	Q4, 2019	Committee of the Whole Meeting - October 15, 2019

	Originating Meeting Date and Subject	Recommendation and Responsible Department	Target Quarter / Timeframe	Staff Comments
4.	Meeting Date: Committee of the Whole - September, 25, 2017 Subject: Report 2017-16 Vacant Building Report – Window Wrap Program	Recommendation: 2. That staff be directed to report back on Option 2, a Window Wrap program. Responsible Departments: <ul style="list-style-type: none"> ➤ Legislative Services ➤ Economic Development 	Q4, 2019	Information report to be distributed
5.	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: <ul style="list-style-type: none"> ➤ Transportation Services 	Q4, 2019	Committee of the Whole - October 15, 2019
6.	Meeting Date: Committee of the Whole – March 18, 2019 Subject: Construction Vibration Issues	Recommendations: 5. That staff investigate options for existing sites where construction activity will cause significant vibrations. Responsible Departments: <ul style="list-style-type: none"> ➤ Planning and Building Services & Engineering Services 	Q4, 2019	
7.	Meeting Date: Committee of the Whole – August 28 – Motion Subject: Item 3 of Accessibility Advisory Committee Meeting Minutes of March 23 re: Accessibility in the downtown area	Recommendation: 1. That the Operational Leadership Team recommends that the following recommendation be referred to staff for review and report: a. 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. Responsible Departments: <ul style="list-style-type: none"> ➤ Legislative Services (lead), Planning and Building Services, Engineering Services & Legal Services 	Q4, 2019	Joint Meeting to be scheduled with Business Improvement Area and Newmarket Accessibility Advisory Committee

	Originating Meeting Date and Subject	Recommendation and Responsible Department	Target Quarter / Timeframe	Staff Comments
8.	Meeting Date: Committee of the Whole – April 8, 2019 Subject: Hollingsworth Arena and Future Ice Allocation Considerations	Recommendations: 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 6. That within six months staff bring back a report on any plans for public amenity use at this location; and, Responsible Department: ➤ Recreation	Q4, 2019	
9.	Meeting Date: Committee of the Whole – April 8, 2019 Subject: Cycling Infrastructure – Mulock Drive	Recommendations: 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. Responsible Department: ➤ Engineering Services	Q4, 2019	Committee of the Whole - November 4, 2019
10.	Meeting date: Committee of the Whole – March 19, 2018 Subject: 500 Water Street Parking Information Report 2018-11 (Cachet Parking Lot)	Recommendation: 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: ➤ Engineering Services/ Community Centre Lands Task Force	Q4, 2019	
11.	Meeting Date: Committee of the Whole – February 25, 2019 Subject: Recognition of the Widdifield Family	Recommendations: 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: ➤ Recreation / Parks	Q4, 2019	Information Report to be provided

	Originating Meeting Date and Subject	Recommendation and Responsible Department	Target Quarter / Timeframe	Staff Comments
12.	Meeting Date: Committee of the Whole - February 26, 2018 Subject: Newmarket Public Library Study Implementation	Recommendations: 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	
13.	Meeting Date: Committee of the Whole – April 29, 2019 Subject: 2018-2022 Council Strategic Priorities	Recommendations: 2. That Staff report back to Council with respect to a fulsome, ongoing communications plan (completed) and an overall performance measurement approach intended to track and present progress. Responsible Department: ➤ Strategic Priority Staff Working Group	Q4, 2019	Communications Plan Information Report circulated.
14.	Meeting Date: Committee of the Whole - September 23, 2019 Subject: Established Neighbourhoods Compatibility Study	Recommendation: Established Neighbourhoods Compatibility Study Responsible Department: ➤ Planning and Building Services	Q4, 2019	Information Report to be distributed. Council Workshop to be scheduled.
15.	Meeting Date: Committee of the Whole – June 17, 2019 Subject: Ward 1 Traffic Petitions	Recommendation: 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 Responsible Departments: ➤ Engineering Services	Q4, 2019	Helena Court Matter is on the Committee of the Whole agenda for October 15, 2019.

	Originating Meeting Date and Subject	Recommendation and Responsible Department	Target Quarter / Timeframe	Staff Comments
16.	Meeting Date: Committee of the Whole – June 17, 2019 Subject: Youth Engagement, Diversity and Inclusivity, and Consultation on the Environment	Recommendation: 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; Responsible Departments: ➤ Engineering Services, Public Works Services	Q4, 2019 & Q1, 2020	Climate Change Open House - October 5, 2019
Q1, 2020				
17.	Meeting Date: Special Committee of the Whole – May 14, 2019 Subject: Ranked Ballots	Recommendation: 3. That Staff report back to Council with respect to referendum questions for the 2022 Municipal Election; and, Responsible Departments: ➤ Legislative Services	Q1, 2020	
18.	Meeting Date: Council – June 26, 2017- Item 10 Subject: Application for Official Plan Amendment and Zoning By-law Amendment – 260 Eagle Street	Recommendation: 1. That traffic impacts be monitored post construction. Responsible Departments: ➤ Engineering Services		To be included in departmental workplan for follow up.
19.	Meeting Date: Committee of the Whole - August 26, 2019 Subject: Traffic & Parking Petitions	Recommendations: 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. Responsible Departments: ➤ Engineering	Q1, 2020	

	Originating Meeting Date and Subject	Recommendation and Responsible Department	Target Quarter / Timeframe	Staff Comments
20.	Meeting Date: Committee of the Whole - April 30, 2018 Subject: Heritage Designations - York Region Administrative Building and Newmarket Canal System	Recommendations: 1. The Senior Leadership Team/Operational Leadership Team recommend that the following be referred to staff for review and report: 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, b. That the Heritage Newmarket Advisory Committee recommend the Town of Newmarket designate the Newmarket Canal system. Responsible Department: ➤ Planning and Building Services	Q1, 2020	
21.	Meeting Date: Committee of the Whole - September 23, 2019 Subject: All Way Stop at Dover Crescent and Burford Street	Recommendations: 1. That the traffic issue related to an all-way stop at Dover Crescent and Burford Street be referred to Staff. Responsible Departments: ➤ Engineering	Q1, 2020	
22.	Meeting Date: Council - September 9, 2019 Subject: All Way Stop at Dover Crescent and Burford Street	Recommendations: 1. That the deputation by Joseph Coupal regarding a Request for an All-way Stop at the Intersection of London Road and Harewood Boulevard be received and referred to staff Responsible Departments: ➤ Engineering	Q1, 2020	
23.	Meeting Date: Committee of the Whole - June 17, 2019 Subject: Protection of Trees on Private Property	Recommendations: 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, Responsible Department: ➤ Planning Services	Q1, 2020	PIC at the iWonder Event October 5, 2019 Report back to Council in Q1, 2020

Q2, 2020				
24.	Meeting Date: Committee of the Whole - September 23, 2019 Subject: Derelict Properties	Recommendations: 1. That Staff circulate an information report related to derelict properties, including information regarding demolition requirements and any impediments that may apply. Responsible Departments: <ul style="list-style-type: none"> ➤ Legislative Services ➤ Planning & Building 	Q2, 2020	
25.	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: <ul style="list-style-type: none"> ➤ Financial Services 	Q2, 2020	
26.	Meeting Date: Council – December 5, 2016 Subject: Report 2016-25 – 178, 170, 184, 188, 190 and 194 Main Street S.	Recommendation: 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. Responsible Department: <ul style="list-style-type: none"> ➤ Planning and Building Services 	Q2, 2020	

Q3, 2020				
27.	Meeting Date: (1) Committee of the Whole - November 6, 2017 (2) Committee of the Whole – April 9, 2018 (Temporary Parking Exemption Report) Subject: Residential Parking	Recommendations: (1) 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: c. 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. (2) 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 Responsible Department: ➤ Planning and Building Services / Legislative Services	Q3, 2020	CW held on June 10, 2019
Q4, 2020				
28.	Meeting Date: Committee of the Whole - September 23, 2019 Subject: Town-Wide Mitigation Strategy - Traffic Calming Policy Public Consultation Report	Recommendations: 2. That Staff report back to Council in up to 12 months regarding various initiatives raised in this report. Responsible Departments: ➤ Engineering	Q4, 2020	
29.	Meeting Date: Committee of the Whole – June 17, 2019 Subject: Single Use Plastics	Recommendation: 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: 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. Responsible Departments: ➤ SLT to determine	TBD	

2021				
30.	<p>Meeting Date: Council – January 18, 2016 – Item 35</p> <p>Subject: 2015-44 – Proposed Trail from Yonge Street to Rita's Avenue</p>	<p>Recommendation:</p> <ol style="list-style-type: none"> 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. <p>Responsible Department:</p> <ul style="list-style-type: none"> ➤ Planning and Building Services ➤ Engineering Services 	2021	Deferred subsequent to VivaNext construction



Town of Newmarket
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Newmarket, Ontario, L3Y 4X7

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

Zoning By-Law Amendment 1095 Stellar Drive Staff Report to Council

Report Number: 2019-81

Department(s): Planning and Building Services

Author(s): A. Slattery

Meeting Date: September 23, 2019

Recommendations

1. That the report entitled Zoning By-law Amendment 1095 Stellar Drive dated September 23, 2019 be received; and,
2. That the application for Zoning By-Law amendment, as submitted by St. Philopateer and St. Demiana Coptic Orthodox Church for subject property 1095 Stellar Drive, 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 Zoning By-law 2010-40 to permit the development of a Place of Worship and Day Nursery on the subject lands known municipally as 1095 Stellar Drive. 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 Zoning By-law Amendment application to the required statutory public meeting.

Background

Subject Lands

The subject lands are located northeast of the Leslie Street and Stellar Drive intersection. The subject lands have an area of approximately 6,333 square metres, with approximately 141 metres of frontage along Stellar Drive and 25 metres of frontage along Leslie Street. The subject lands currently contain a vacant two-storey commercial building, previously occupied by a gym and martial arts training facility. The surrounding land uses are as follows:

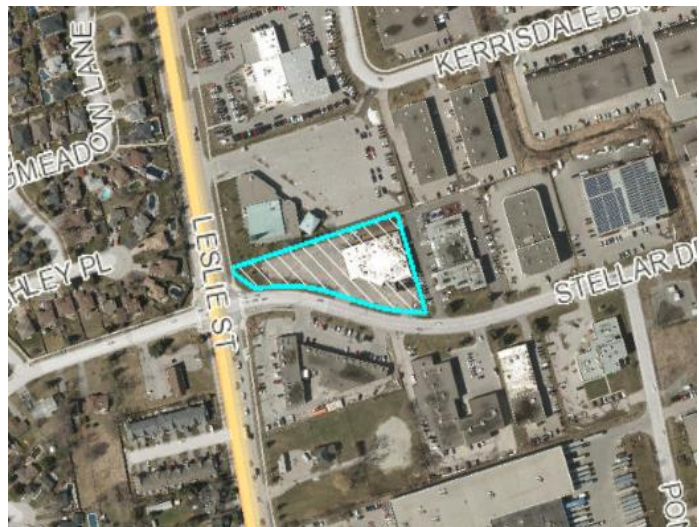
North: Institutional lands, place of worship

East: Mixed Employment lands, multi-unit building, including day nursery use

South: Service Commercial lands, multi-unit commercial building

West: Residential and Institutional lands, including place of worship use

The subject lands are currently zoned Mixed Employment (EM) Zone and designated Commercial within the Town's Official Plan.



Proposal

The applicant is proposing to rezone the subject property from Mixed Employment (EM) Zone to Service Commercial (CS) Zone, to permit Place of Worship and Day Nursery uses. Staff note that the proposed rezoning is not an employment land conversion, as the subject lands are currently designated Commercial within the Town's Official Plan. The application is also looking to recognize site-specific parking requirements discussed further in this report. The applicant is proposing to add a third storey on to the existing two-storey building, as well as a dome feature on the eastern portion of the roof and a minaret to the west side of the building. The footprint of the building and existing setbacks will remain unchanged. The applicant will be required to apply for Site Plan

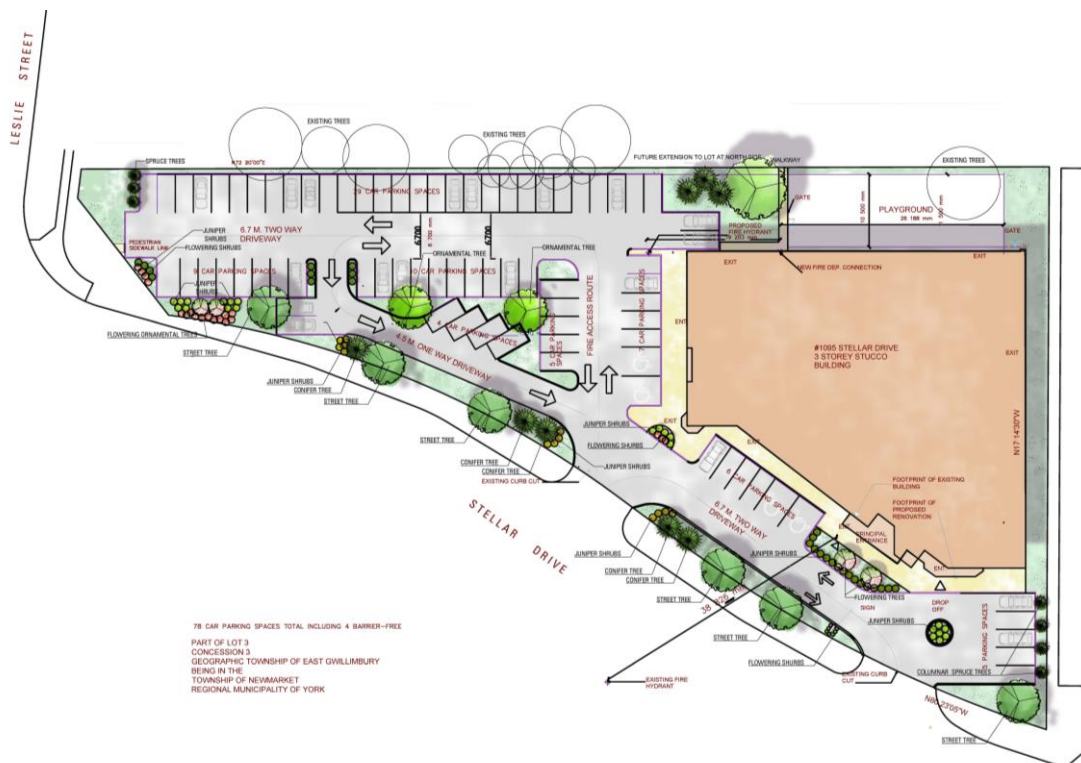
Approval following the decision of Council on the rezoning application, to further address exterior changes and development of the property.

Place of Worship

The Place of Worship is proposed to include the following spaces: Chapel, Sunday School Classrooms, Priest/staff rooms, sanctuary, cafeteria/kitchen and a gymnasium/play area. The Place of Worship services will be provided on the first and second floors of the building.

Day Nursery

The Day Nursery is proposed to include six daycare classrooms/playrooms, and a multi-use space on the third floor of the building.



Operations

The Place of Worship and Daycare uses will not operate concurrently. The majority of Place of Worship operations will occur on weekends, while the Day Nursery will operate primarily during weekdays. The applicant has provided the following information on times of operation for both the Place of Worship and Day Nursery.

USE: PLACE OF WORSHIP	
Day	Time
Sundays	9:00am – 1:30pm
Fridays	7:30pm – 10:30pm
Saturdays	6:00pm – 10:00pm
USE: DAY NURSERY	
Monday – Friday	8:00am – 4:00pm

The anticipated attendance for standard weekly church services is estimated at approximately 250 people, with anticipated increases during special events. The maximum occupancy load for all three levels of the building is approximately 1,080 persons.

Parking and Transportation

The applicant is proposing 78 parking spaces for the conceptual site plan, which is below the minimum parking requirements of Zoning By-law 2010-40. Site-specific parking requirements for the site are discussed further in this report. An informal agreement has been reached between the applicant and St. Elizabeth Seton Parish to the north, wherein St. Elizabeth Parish has agreed to provide 30 parking spaces for use by the church during peak periods. The applicant has noted that other adjacent properties are being approached for informal agreements to provide additional parking when required.

The applicant has noted ride sharing options, including the possibility of a shuttle service coordinated by the church, to pick up attendees at centralized locations such as Aurora, East Gwillimbury and Newmarket GO stations. The proposal includes a “Kiss & Ride” drop-off location located on site to address parking demand. The applicant has also noted that bicycle racks are to be incorporated into the Site Plan.

Access to the site is gained through two entrances off Stellar Drive. The proposed development does not propose any changes to ingress or egress to the site. The applicant is proposing a sidewalk link to Leslie Street for pedestrian connectivity.

The subject lands are located along multiple York Region Transit routes on Leslie Street, including a public transit stop at the intersection of Leslie Street and Stellar Drive.

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, institutional, park and open space and other uses to meet long term goals.

Section 1.1.3.2 of the PPS promotes the efficient use of the infrastructure and public service facilities which are available. Section 1.1.3.2 also promotes land use patterns which are transit-supportive.

Section 1.2.6 of the PPS states that sensitive land uses (including Day Nursery uses) should be planned to ensure they are appropriately designed, buffered and/or separated from each other to prevent or mitigate adverse effects.

The proposal is consistent with the PPS by redeveloping a currently vacant building that is on municipal services, promoting the efficient use of existing infrastructure and services. The subject lands are located along numerous York Region transit routes, providing for transit-supportive development. The proposed sensitive use (Day Nursery) will be located wholly on the third floor of the building, will not operate during church service hours, and is compatible with surrounding land uses (Day Nursery immediately to the east, and Place of Worship to the north and west).

Staff is satisfied that the proposal conforms to the PPS by providing efficient use of existing infrastructure and services, providing a mix of commercial and institutional uses, supporting public transit options and is compatible with surrounding land uses.

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.

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.

Policies within the Growth Plan also look at optimizing the use of the existing urban land supply, by focusing on making better use of our existing infrastructure and public service facilities.

The proposed development is located within an existing built-up area, and makes use of existing lands and infrastructure for service commercial redevelopment in a manner similar to nearby land uses. The proposed development supports transportation demand management through various methods, including ride-sharing and active-transportation strategies. The subject lands proximity to a predominant arterial road with York Region Transit routes further support transit-supportive development.

Staff is satisfied that the proposal conforms to the Growth Plan.

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 and permits a broad range of residential, institutional, commercial, and industrial uses. The YROP contains policies that retail, commercial, office, and institutional structures be carefully designed in a compact form and be pedestrian-oriented, transit-supportive, and multi-storey where appropriate.

Staff have circulated the application to the Regional Municipality of York, who have noted that they have no objections to the Zoning By-law Amendment, and will require circulation at the time of formal Site Plan submission.

Staff is satisfied that the proposed development is in conformity with the YROP.

Official Plan Considerations

The subject lands are designated Commercial on Schedule “A” Land Use of the Newmarket Official Plan. Section 5.0, Commercial Areas, of the Town’s Official Plan outlines the objectives of the Commercial designation which look to accommodate retail and service commercial uses which would not be appropriate for the Urban Centre designations, and to ensure that a broad range of commercial opportunities are provided for residents. Permitted uses include retail warehouses, vehicle sales and service

centres, business and professional offices, accommodation facilities and places of assembly and worship.

Policies within the Official Plan require that applications for new development indicate how development on an individual property may be coordinated and integrated with other properties within the surrounding Commercial designation.

The applicant is proposing to rezone the subject property to Service Commercial, to permit a Place of Worship and Day Nursery use, both of which are permitted uses within the Commercial designation.

The Official Plan would encourage this type of development within the Commercial designation, which looks to provide for a range of service commercial uses, including places of assembly and worship.

Compatibility and Site Suitability

The existing site currently consists of a vacant two-storey building, previously occupied by a gym and martial arts training facility. To the north of the subject lands are Major Institutional lands, consisting of a place of worship. To the east are Mixed Employment lands, containing a multi-unit building which includes a variety of uses, including a Day Nursery use. The Day Nursery use was permitted under Zoning By-law 1979-50, as amended by Bylaw Number 1985-128, and has continued as a legal non-conforming use. To the south are Service Commercial lands, consisting of multi-unit buildings containing a variety of uses, including retail and restaurant uses. To the west are Institutional and Residential lands, including a place of worship with Sunday school services.

The proposed service commercial uses are similar to the permitted uses to the north, east and west of the subject lands. As such, nuisance effects are expected to be minimal and shared in nature.

The existing building on the site is set back approximately 75 metres from Leslie Street, as such, visual impacts to the Leslie Street and Stellar Drive intersection are not anticipated.

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

Zoning By-law Considerations

The subject property is currently zoned Mixed Employment (EM) Zone, under Zoning By-law 2010-40, and the applicant is proposing to rezone the subject lands to Service Commercial (CS) Zone, with site-specific land use permissions for parking, further discussed below. The proposed development will not result in any changes to yard

setbacks, and will meet all other zoning provisions for the Service Commercial Zone. The proposed building design includes a minaret, which as per Zoning By-law 2010-40, is exempt from height requirements.

As per Zoning Bylaw 2010-40, the following parking standards are required:

Place of Worship: 1 parking space per 9 m² of the aggregate gross floor area of the nave, public hall, banquet hall or other community/multi-use hall used as a place of assembly

Day Nursery: 2 parking spaces per classroom plus 1 space for every 4 children licensed capacity

The applicant has provided the following parking calculations for the site:

PLACE OF WORSHIP – APPLICABLE PARKING RATIOS						
FIRST/SECOND FLOOR	Main Church (Area)	Chapel (Area)	Gymnasium (Area)	Cafeteria (Area)	Total (Area)	Total Parking 1space/9m ² GFA
	390m ²	229m ²	236 m ²	143m ²	998m ²	111 (Parking Spaces)
DAY NURSERY – APPLICABLE PARKING RATIOS						
THIRD FLOOR	6 Daycare Classrooms (Area)				GRAND TOTAL (Area)	Total Parking 2PS/Classroom + 1PS for 4 Licensed Children
	117m ²				117m ²	12 (Min) (Parking Spaces)

The parking calculations for the site result in a requirement of 123 parking spaces. The site can currently accommodate 78 parking spaces. As such, the applicant is requesting exemption from Section 5.3 of the Zoning Bylaw to permit a reduced number of parking spaces. The applicant has provided the following justification for reduced parking on the site:

- the Day Nursery and Place of Worship uses will generally not operate simultaneously
- proximity of the subject lands to transit options
- an informal agreement has been reached with St. Elizabeth Parish to the north, agreeing to provide 30 parking spaces for use by the church during peak periods
- other adjacent properties are being approached for informal agreements for additional parking during peak hours
- possibility of a shuttle service coordinated by the church, with pick-up at centralized locations such as Aurora, East Gwillimbury and Newmarket GO stations
- “Kiss & Ride” drop-off location located on site
- pedestrian access points and bike racks on site for active transportation options

Within the Town's Urban Centres Zoning By-law, parking space calculations may be reduced by proximity of lands to transit, carpool parking spaces or shared parking. Although the subject lands are not located within the boundaries of the Urban Centres Zoning By-law, similar reductions may be considered for the subject lands due to the location and nature of the proposed development. Parking requirements will be further reviewed by staff.

The applicant has provided reports and studies in support of this application including a site plan, concept landscape and grading plan, and initial reports on functional servicing and stormwater management, which will be reviewed by Engineering Services.

The Town's Official Plan requires 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;

The proposal would rezone the subject from the current Mixed Employment Zone to a Service Commercial Zone, bringing the property further into alignment 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 proposed service commercial use, including a place of worship and day nursery, is similar to the uses permitted to the north, east, south and west. Current buffers as shown on the concept landscape plan are under review by Engineering Services.

c. potential nuisance effects upon adjacent uses are mitigated;

The adjacent uses are similar to those proposed for the subject lands and thus nuisance effects are expected to be minimal and shared in nature.

d. adequate municipal services are available;

The subject lands are located within a built-up area currently on municipal servicing. As per standard process, servicing will be considered and allocated through the Town's Servicing Allocation Policy.

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

The size and frontage of the subject lands satisfies the minimum lot frontage and area requirements for the Service Commercial Zone.

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

The site has two existing driveway access points directly onto Stellar Drive, with an all-turn signalized intersection onto Leslie Street, a major arterial road.

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

The applicant has requested a reduced number of parking spaces for the site, and proposes a range of transportation demand management techniques. The request is currently under review by staff.

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

Notice has been provided in accordance with the *Planning Act*.

Site Plan Control

A further application for Site Plan Approval will be required, should Council decide to approve the zoning by-law amendment application.

This application will be required to address matters including:

- Building elevations
- Landscaping
- Construction management
- Stormwater management
- Parking
- Servicing

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 Zoning By-law Amendment, and that they will require circulation at the time of formal Site Plan submission.

Engineering Services

To be provided.

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.

The LSRCA notes that the subject property is currently outside of an area that is regulated by the LSRCA under Ontario Regulation 179/06. Accordingly, a permit from the LSRCA under Ontario Regulation 179/06 will not be required prior to development or site alteration occurring on the regulated portion of the property.

Based on their review of the submitted information in support of the application, the LSRCA noted that the proposal is generally consistent and in conformity with the applicable Provincial Plans. As such, they have no further requirements related to the approval of this application for Zoning By-law Amendment.

Other Review Partners

- Enbridge Gas Inc. have been advised of the application and they have noted that they have no objections to the approval of the proposed ZBA.
- Canada Post has been advised of the application and have provided comments on the mail delivery service.
- The Southlake Regional Health Centre has been advised of the application and they have noted that they have no objections to the approval of the proposed ZBA.

Conclusion

The subject application for Zoning By-Law Amendment for 1095 Stellar Drive 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 a mix of commercial and institutional uses, utilizing ongoing community engagement, managing traffic and growth, and promoting safe and active transportation.

Consultation

The 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 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
- Parking Agreement

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

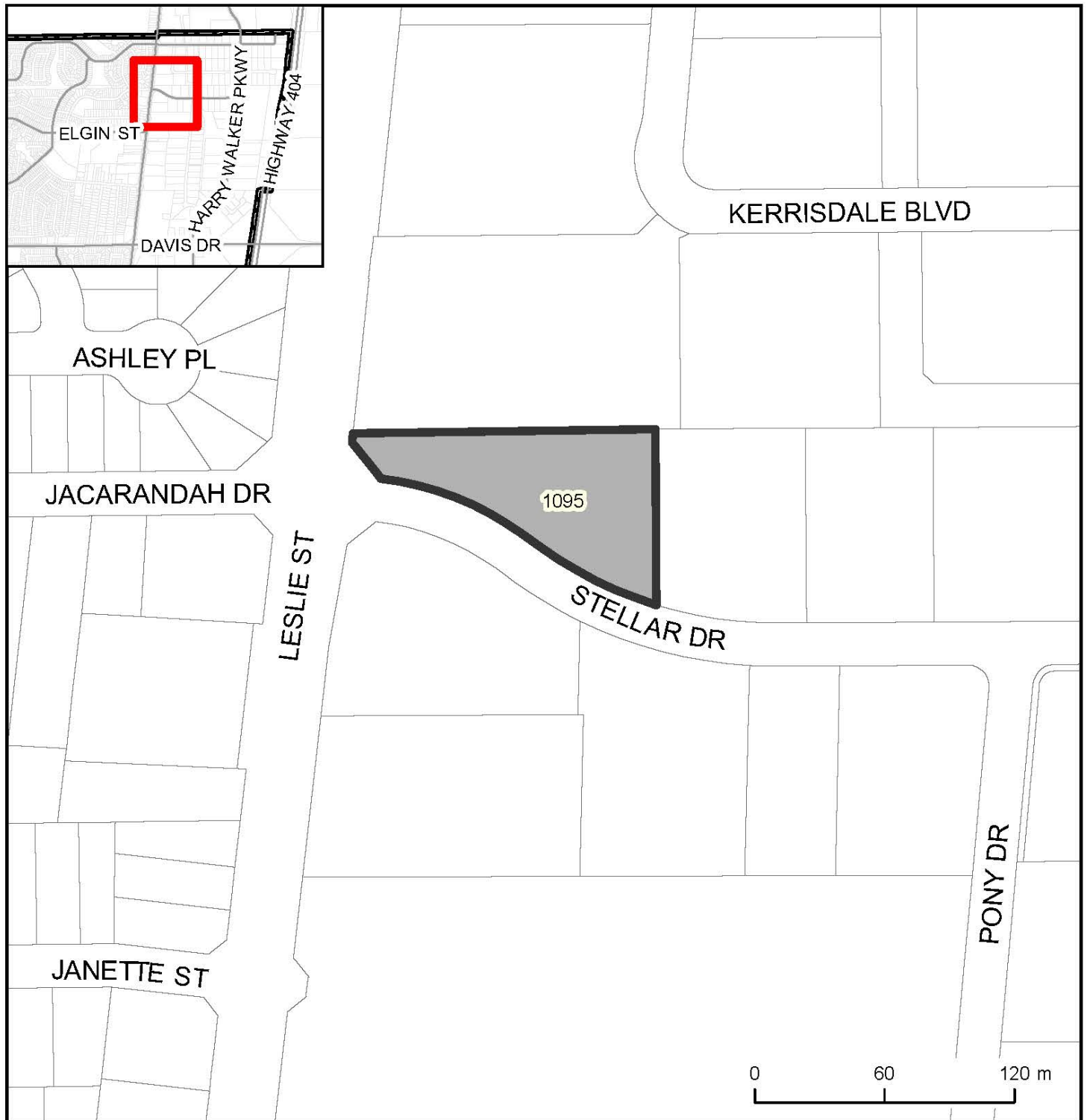
Commissioner, Development & Infrastructure Services

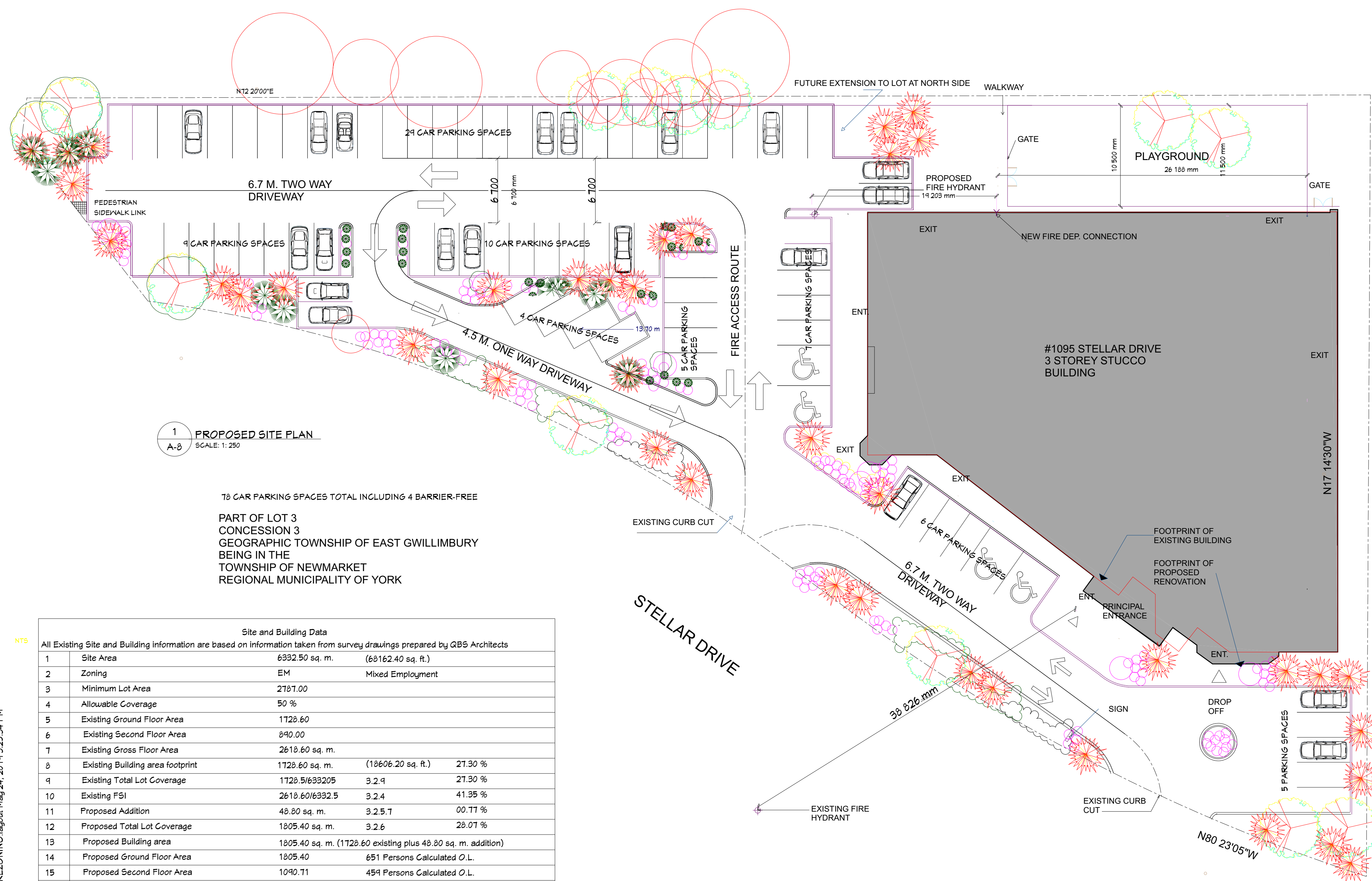
Contact

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

LOCATION MAP

1095 STELLAR DRIVE





NTS

Site and Building Data

All Existing Site and Building information are based on information taken from survey drawings prepared by GBS Architects

1	Site Area	6332.50 sq. m.	(68162.40 sq. ft.)	
2	Zoning	EM	Mixed Employment	
3	Minimum Lot Area	2181.00		
4	Allowable Coverage	50 %		
5	Existing Ground Floor Area	1128.60		
6	Existing Second Floor Area	840.00		
7	Existing Gross Floor Area	2618.60 sq. m.		
8	Existing Building area footprint	1128.60 sq. m.	(18606.20 sq. ft.)	27.30 %
9	Existing Total Lot Coverage	1128.5/633205	3.2.9	27.30 %
10	Existing FSI	2618.60/6332.5	3.2.4	41.35 %
11	Proposed Addition	48.80 sq. m.	3.2.5.1	00.71 %
12	Proposed Total Lot Coverage	1805.40 sq. m.	3.2.6	28.07 %
13	Proposed Building area	1805.40 sq. m. (1128.60 existing plus 48.80 sq. m. addition)		
14	Proposed Ground Floor Area	1805.40	651 Persons Calculated O.L.	
15	Proposed Second Floor Area	1040.71	454 Persons Calculated O.L.	
16	Proposed Third Floor Area	683.63	183 Persons Calculated O.L.	
17	Proposed Gross Floor Area	3574.74	28182.00 S. F.	56.53 %
18	Proposed FSI/FAR (Floor Area Index)	3574.74/6332.50		
19	Proposed Building Coverage	1805.40 sq. m.		
20	Daycare Outdoor Playground	345.77 sq. m.	For 71 Children	60 S.F./Child
21	Asphalt Paved Area	2127.68 sq. m.		
22	Concrete Walkway Area	486.68 sq. m.		
23	Building Coverage	1805.40 sq. m.		
24	Landscape Area	425.04 sq. m.		
25	Parking for Worship Space (Church + Chapel)	6471/1 = 78 Cars	Required 78	Provided 78
26	Parking Space Size	2.6 x 5.5 regular, 4.2 x 5.5 Barrier-free, 2.7 x 6.7 Parallel		
27	Driving Aisle Width	6.7 M Two-way	4.5 M One-way Traffic	
28	Snow Storage Accommodation	60.00 sq. m.	(5% of 714 x 2.7x5.5) is provided	
29	Bicycle parking	Required	4 spaces are provided	
30	Front Setback	14.3	Existing	No Change
31	Right-side Setback	3.1	Existing	No Change
32	Left-side Setback	75.9	Existing	No Change
33	Rear Setback	12.1	Existing	No Change
34	Established Grade at Street Curb	212.80		
35	Building Height from Grade To Top of Parapet	7.71 at Lower Roof	10.02 at Upper Roof	
36	Building Height from Grade To Top of Tower	17.64	4 spaces are provided	
37	Building Height from Grade To Top of Dome	20.76 at Tower	14.61 at Main church	
38	Worship area is 647 sq. m. total = 480 sq. m. (340 + 90) church and 217 sq. m. chapel for 444 persons (408 at main level, 86 at second level) + 204 at chapel			
39	Daycare area is 232 sq. m. for 71 Children			
40	Daycare outdoor playground area is 345.77 sq. m. (5.13 sq. m. per child)			
41	Sunday Classrooms area is 248 sq. m. (124 sq. m. at ground floor and 124 sq. m. at second floor) for 94 persons			
42	Gymnasium area is 236 sq. m. for 25 Persons			
43	Cafeteria area is 143 sq. m. for 12 Persons			

1. BOULEVARDS TO BE GRADED, TOP SOILED 150mm DEPTH AND SODDED BY GENERAL CONTRACTOR TO THE TOWN'S SATISFACTION .
2. ALL EXISTING PAVEMENT, CURBS, SIDEWALKS, DRIVEWAYS AND BOULEVARD AREAS DISTURBED BY THE CONSTRUCTION MUST BE REINSTATED TO THE SATISFACTION OF THE TOWN OF NEWMARKET
3. A MINIMUM SETBACK OF 1.0m FROM STREET FURNITURE TO PROPOSED DRIVEWAYS AND SIDEWALKS SHALL BE MAINTAINED. ALL EXISTING STREET FURNITURE TO BE RELOCATED BY THE GENERAL CONTRACTOR TO A SETBACK OF 1.0m
4. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY RELOCATES AND ANY DAMAGE OR DISTURBANCE DURING CONSTRUCTION
5. ALL BARRIER FREE ENTRANCES AND BARRIER FREE PATHS OF TRAVEL MUST COMPLY WITH OBC 3.8
6. THE GENERAL CONTRACTOR SHALL SUPPLY ALL FIRE ROUTE AND HANDICAP SIGNS AS SET OUT IN THE TOWN OF NEWMARKET BY-LAW DESIGN CRITERIA as set out in the town of Neumarkt By-law and design criteria.
7. ALL EXTERIOR ILLUMINATION TO DIRECTED DOWNWARD AS WELL AS INWARD AND DESIGNED TO MAINTAIN ZERO CUT OFF LIGHT DISTRIBUTION OF THE PROPERTY LINE.
8. SIDEWALK AND DRIVEWAYS SHALL BE CONSTRUCTED AS PER TOWN OF NEWMARKET DETAIL A5 231 AND A5 342 RESPECTIVELY
9. ALL MUNICIPAL CURBS TO BE CUT BY THE TOWN. CONTACT TO OBTAIN A CURB CUT PERMIT.
10. ALL DOWNSPOUTS TO BE CONNECTED TO THE STORM DRAINAGE SYSTEM

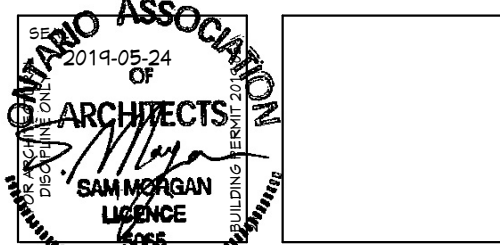
- THIS DRAWING SHALL CONFORM IN ALL RESPECTS TO THE SITE DEVELOPMENT PLANS AS APPROVED BY THE TOWN OF NEWMARKET
- ALL WORKING DRAWINGS SUBMITTED TO THE BUILDING DIVISION AS PART OF AN APPLICATION OF THE ISSUANCE OF BUILDING PERMIT SHALL BE IN CONFORMITY WITH THE SITE DEVELOPMENT PLAN AS APPROVED BY THE TOWN OF NEWMARKET.
- ALL EXTERIOR LIGHTING WILL BE DIRECTED ONTO THE SITE AND WILL NOT INFRINGE UPON THE ADJACENT PROPERTIES.
- ALL ROADS AND INTERNAL SERVICES INCLUDING STREET LIGHTS WILL BE CONSTRUCTED IN ACCORDANCE WITH TOWN OF NEWMARKET STANDARDS.
- ALL ROOF TOP MECHANICAL UNITS SHALL BE SCREENED FROM VIEW BY THE APPLICANT.
- PARKING SPACE(S) RESERVED FOR THE PHYSICALLY HANDICAPPED MUST BE IDENTIFIED BY A SIGN, INSTALLED AT THE APPLICANT'S EXPENSE, IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS OF TOWN OF NEWMARKET BY-LAW.
- ALL SURFACE DRAINAGE SHALL BE SELF-CONTAINED, COLLECTED TO ISSUANCE OF BUILDING PERMITS. ALL LANDSCAPING WORK APPROVED BY DESIGN SERVICES, PLANNING & DEVELOPMENT WILL BE LOCATED 30CM. INSIDE THE PROPERTY LINE IF APPLICABLE.
- THE LOCATIONS OF BARRIER-FREE PARKING SPACES SHALL BE PERMANENTLY PAINTED ON THE PAVED SURFACE AND SHALL BE THE PORTIONS OF THE DRIVEWAYS WITHIN THE MUNICIPAL

- GRADES WILL BE MET WITHIN 33% MAXIMUM SLOPE AT THE PROPERTY LINES AND WITHIN THE SITE.
- FIRE ROUTES SHALL BE DESIGNATED AS PER THE TOWN BY-LAW, PRIOR TO OCCUPANCY OF THE BUILDING. LOCATION OF SIGNS INDICATING FIRE ROUTES SHALL BE APPROVED BY THE TOWN OF NEWMARKET FIRE DEPARTMENT.
- ALL FIRE ACCESS ROUTES SHALL BE CONSTRUCTED OF HARD SURFACE MATERIAL SUCH AS ASPHALT, CONCRETE, OR LOCKSTONE AND DESIGNED TO SUPPORT A LOAD OF NOT LESS THAN 11,363 KG. PER AXLE AND HAVE A CHANGE IN GRADIENT OF NOT MORE THAN 1 IN 12.5 OVER A MINIMUM DISTANCE OF 15M. AT THE ENTRANCE TO THE SITE THE MUNICIPAL SIDEWALK AND CURBS WILL BE CONTINUOUS THROUGH THE DRIVEWAY.
- THE TOPS OF ANY CURBS BORDERING DRIVEWAYS WITHIN THE MUNICIPAL BOULEVARD WILL BE FLUSH WITH THE MUNICIPAL SIDEWALK AND ROAD CURB.

ST. PHILOPATEER &
ST. DEMIANA COPTIC
ORTHODOX CHURCH
1095 Stellar Drive,
Newmarket, Ontario
L3Y 7B8

No.	ISSUE	DATE	BY
1	PRELIMINARY DESIGN	04/01/15	SM
2	DESIGN DEVELOPMENT	02/04/15	SM
3	REZONING APPLICATION	24/05/15	SM

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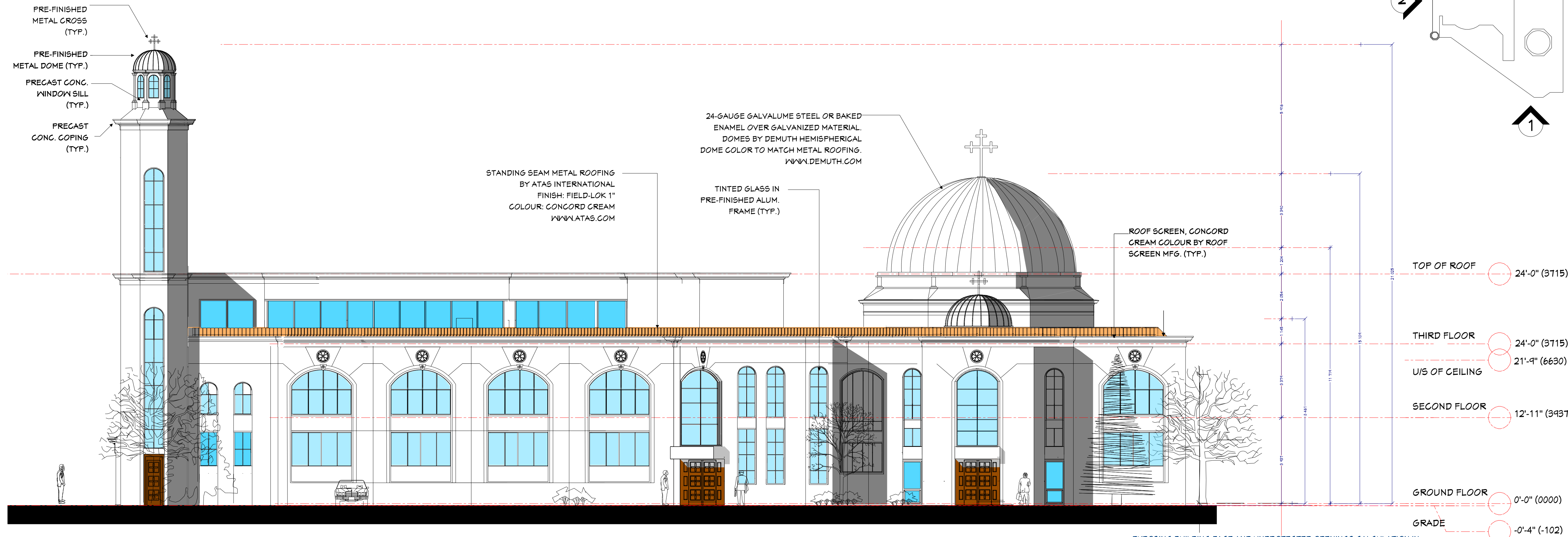
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ARCHITECT:
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Architect**
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sammorganarchitect@gmail.com

ALTERATION / ADDITION TO
ST. PHILOPATEER & ST.
DEMIANA CHURCH
1095 Stellar Drive, Newmarket, ON L3Y 7B8

PROPOSED
SOUTH &
WEST
ELEVATION
5

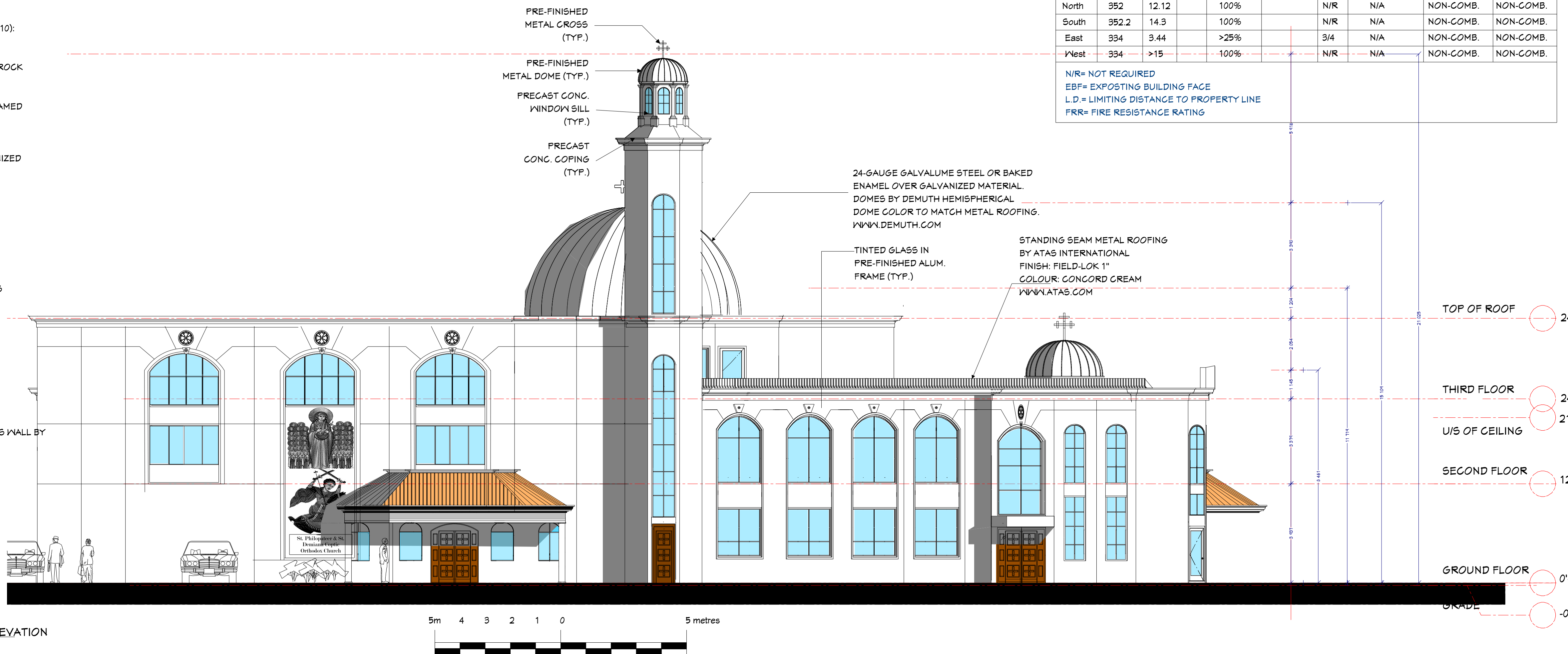
PROJECT 180803
Aug 08, 2018
DRAWN: SM
CHECKED: SM
A-12



1
A-12
PROPOSED SOUTH ELEVATION
SCALE 1: 100

- EXTERIOR FINISHES (REFER TO NOTES ON DRAWING A-410):
- 1= EIFS BY DUROCK
 - 2= STUCCO FINISH E.I.F.S. SYSTEM (FIELD) BY DUROCK
 - 3= STUCCO FINISH E.I.F.S. SYSTEM (TRIM PIECES) BY DUROCK
 - 4= STONE MASONRY VENEER BY ARRISCRAFT
 - 5= STANDING SEAM METAL ROOFING
 - 6= DOUBLE GLAZED THERMALLY BROKEN ALUMINUM FRAMED WINDOWS & GLASS DOORS
 - 7= STONE SILL WITH DRIP CUT
 - 8= ACCENT STONE (QUOINS) & KEY STONE, ARRISCRAFT
 - 9= GALVALUME STEEL OR BAKED ENAMEL OVER GALVANIZED MATERIAL DOMES
 - 10= CORNICE MOULDING BY FYFON
 - 11= PRE-FINISH METAL FLASHING
 - 12= PRECAST COPING
 - 13= PRECAST CONCRETE SILL
 - 14= PREFINISHED INSULATED ALUMINUM PANEL
 - 15= PRECAST ARCH
 - 16= SMOOTH STUCCO BAND
 - 17= ALUMINUM ENTRANCE DOOR
 - 18= ALUMINUM AND GLASS SKYLITE BY MAC SKYLIGHTS
 - 19= PREFINISHED COMPOSITE ALUMINUM CANOPY
 - 20= PREFINISHED METAL COPING VIC-WEST,
 - 21= OVERHEAD INSULATED METAL DOOR
 - 22= INSULATED HOLLOW METAL DOOR
 - 23= PREFINISHED METAL SCUPPER VIC-WEST
 - 24= ALUMINUM EXHAUST LOUVRE C/W BIRDSCREEN
 - 25= PREFINISH ALUMINUM SILL
 - 26= EXHAUST GRILL
 - 27= PRE-FINISHED METAL STANDING SEAM MECHANICAL EQUIPMENT SCREEN
 - 28= STUCCO ACCENT MOULDING PROJECTING FROM EIFS WALL BY FYFON MOULDING.

2
A-12
PROPOSED WEST ELEVATION
SCALE 1: 100



EXPOSING BUILDING FACE AND UNPROTECTED OPENINGS CALCULATION IN
CONFORMANCE WITH SUB-SECTION 3.2.3., DIVISION "B" OF 2012 OBC (O. Reg. 332/12)

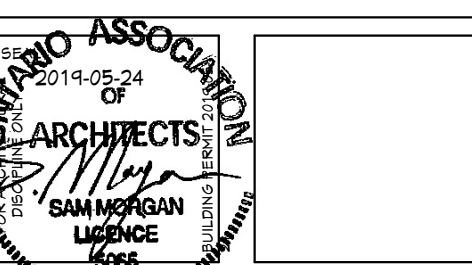
Wall	Area of EBF(m2)	L.D. (m)	L/H H/L	Max. % Openings	Proposed Openings	FRR (Hrs)	Listed Design or Description	Construction	Cladding
North	352	12.12		100%		N/R	N/A	NON-COMB.	NON-COMB.
South	352.2	14.3		100%		N/R	N/A	NON-COMB.	NON-COMB.
East	334	3.44		>25%		3/4	N/A	NON-COMB.	NON-COMB.
West	334	>15		100%		N/R	N/A	NON-COMB.	NON-COMB.

N/R= NOT REQUIRED
EBF= EXPOSING BUILDING FACE
L.D.= LIMITING DISTANCE TO PROPERTY LINE
FRR= FIRE RESISTANCE RATING

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PRIOR TO ORDERING, INSTALLING OR
CONSTRUCTING.

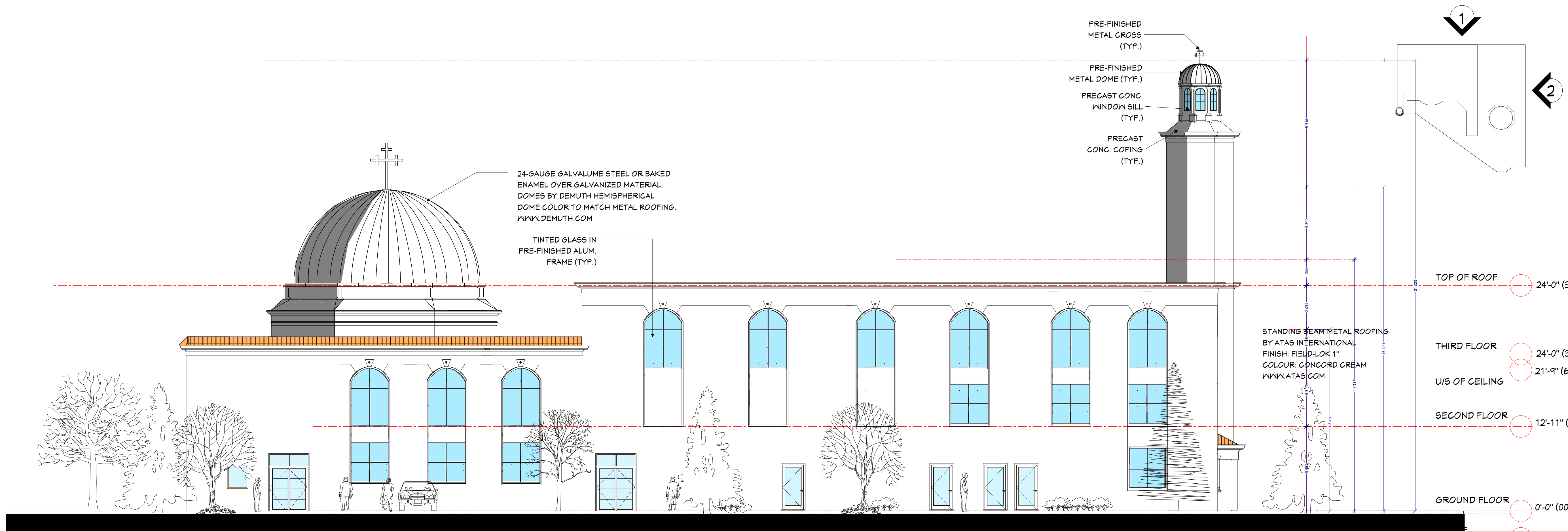
DESIGN:
HANY HABIB
HANNA
RT Design Group
(416)-722-5954
hanyrt@gmail.com

ARCHITECT:
Sam Morgan
Architect
9 Cowling Crescent
Ajax, Ontario L1S 2Z6
(416)-884-7083 morganarch.com
sammorganarchitect@gmail.com

ALTERATION / ADDITION TO
ST. PHILOPATEER & ST.
DEMIANA CHURCH
1095 Stellar Drive, Newmarket, ON L3Y 7B8

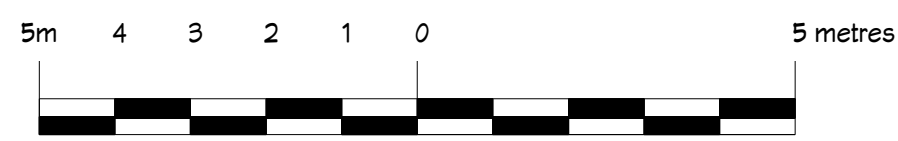
PROPOSED
NORTH &
EAST
ELEVATION
5

PROJECT 180803
Aug. 08, 2018
DRAWN: SM
CHECKED: SM
A-13



- NTS EXTERIOR FINISHES (REFER TO NOTES ON DRAWING A-410):
- 1= EIFS BY DUROCK
 - 2= STUCCO FINISH E.I.F.S. SYSTEM (FIELD) BY DUROCK
 - 3= STUCCO FINISH E.I.F.S. SYSTEM (TRIM PIECES) BY DUROCK
 - 4= STONE MASONRY VENEER BY ARRISCRRAFT
 - 5= STANDING SEAM METAL ROOFING
 - 6= DOUBLE GLAZED THERMALLY BROKEN ALUMINUM FRAMED WINDOWS & GLASS DOORS
 - 7= STONE SILL WITH DRIP CUT
 - 8= ACCENT STONE (QUOINS) & KEY STONE, ARRISCRRAFT
 - 9= GALVALUME STEEL OR BAKED ENAMEL OVER GALVANIZED MATERIAL DOMES
 - 10= CORNICE MOULDING BY FYFON
 - 11= PRE-FINISH METAL FLASHING
 - 12= PRECAST COPING
 - 13= PRECAST CONCRETE SILL
 - 14= PREFINISHED INSULATED ALUMINUM PANEL
 - 15= PRECAST ARCH
 - 16= SMOOTH STUCCO BAND
 - 17= ALUMINUM ENTRANCE DOOR
 - 18= ALUMINUM AND GLASS SKYLITE BY MAC SKYLIGHTS
 - 19= PREFINISHED COMPOSITE ALUMINUM CANOPY
 - 20= PREFINISHED METAL COPING VIC-WEST,
 - 21= OVERHEAD INSULATED METAL DOOR
 - 22= INSULATED HOLLOW METAL DOOR
 - 23= PREFINISHED METAL SCUPPER VIC-WEST
 - 24= ALUMINUM EXHAUST LOUVRE C/W BIRDSCREEN
 - 25= PREFINISH ALUMINUM SILL
 - 26= EXHAUST GRILL
 - 27= PRE-FINISHED METAL STANDING SEAM MECHANICAL EQUIPMENT SCREEN
 - 28= STUCCO ACCENT MOULDING PROJECTING FROM EIFS WALL BY FYFON MOULDING.

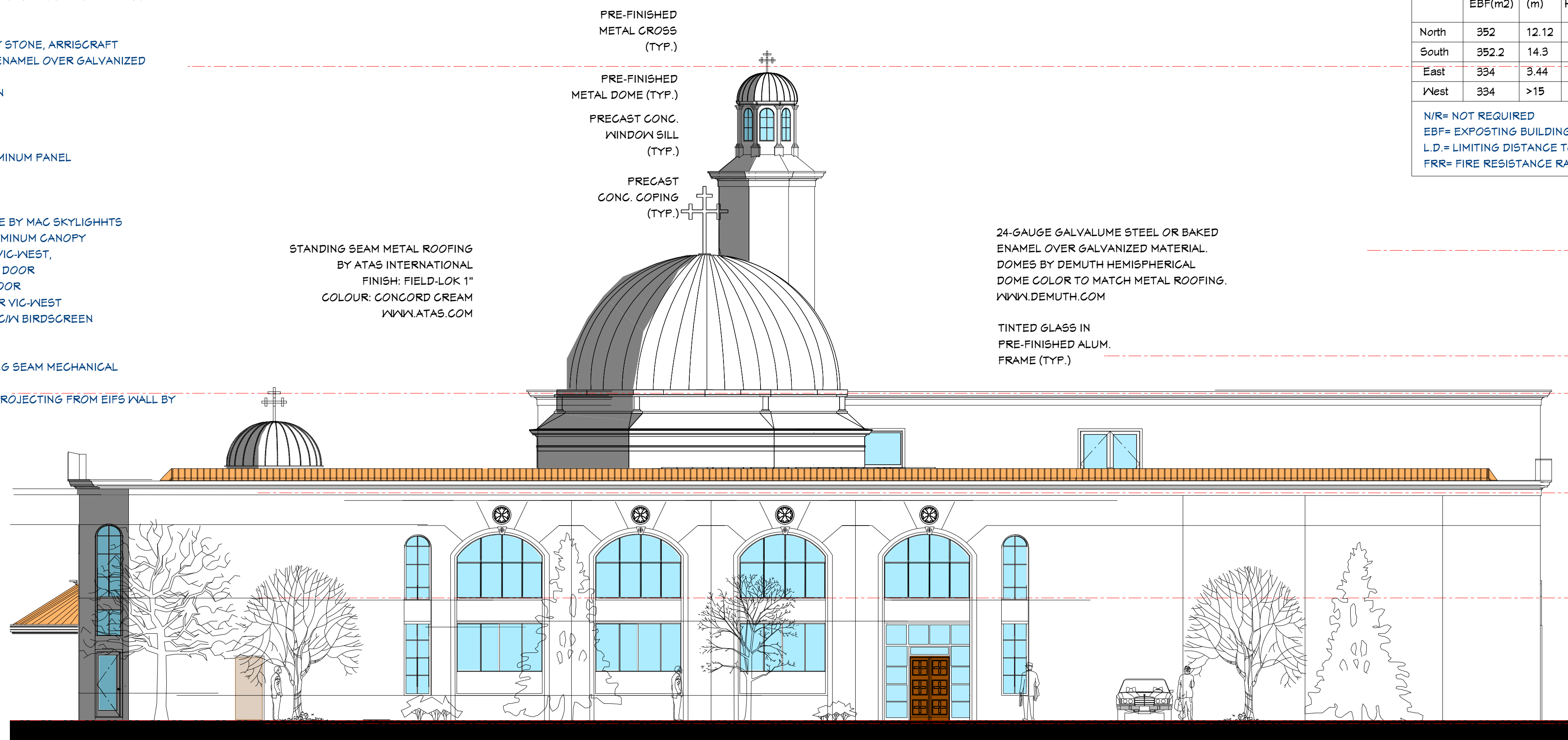
1 PROPOSED NORTH ELEVATION
SCALE 1: 100



EXPOSING BUILDING FACE AND UNPROTECTED OPENINGS CALCULATION IN
CONFORMANCE WITH SUB-SECTION 3.2.3., DIVISION "B" OF 2012 OBC (O. Reg. 332/12)

Wall	Area of EBF(m2)	L.D. (m)	L/H H/L	Max. % Openings	Proposed Openings	FRR (Hrs)	Listed Design or Description	Construction	Cladding
North	352	12.12		100%		N/R	N/A	NON-COMB.	NON-COMB.
South	352.2	14.3		100%		N/R	N/A	NON-COMB.	NON-COMB.
East	334	3.44		>25%		3/4	N/A	NON-COMB.	NON-COMB.
West	334	>15		100%		N/R	N/A	NON-COMB.	NON-COMB.

N/R= NOT REQUIRED
EBF= EXPOSING BUILDING FACE
L.D.= LIMITING DISTANCE TO PROPERTY LINE
FRR= FIRE RESISTANCE RATING



2 PROPOSED EAST ELEVATION
SCALE 1: 100



St. Elizabeth Seton Parish

17955 Leslie Street, Newmarket, Ontario L3Y 9A4

Phone: (905) 853-5009 Fax: (905) 853-9391

www.stelizabethseton.ca

March 11, 2019

Please be advised that the Parish of St. Elizabeth Seton has entered into an arrangement with St. Philopateer and St. Demiana Coptic Orthodox Church in Newmarket. They have been granted access to thirty parking spaces for those occasions when the parking lot on their premises is full.

Sincerely,

A handwritten signature in black ink, appearing to read "Fr. Roy Roberts", written over a circular official stamp.

Fr. Roy Roberts,
Pastor

Proposed Zoning By-law Amendment

1095 Stellar Drive – Newmarket, ON

Applicant: Mr. Michael Shafik

Town File No.: D14NP1910 (ZBA)

Agent: Aaron Gillard, MCIP, RPP

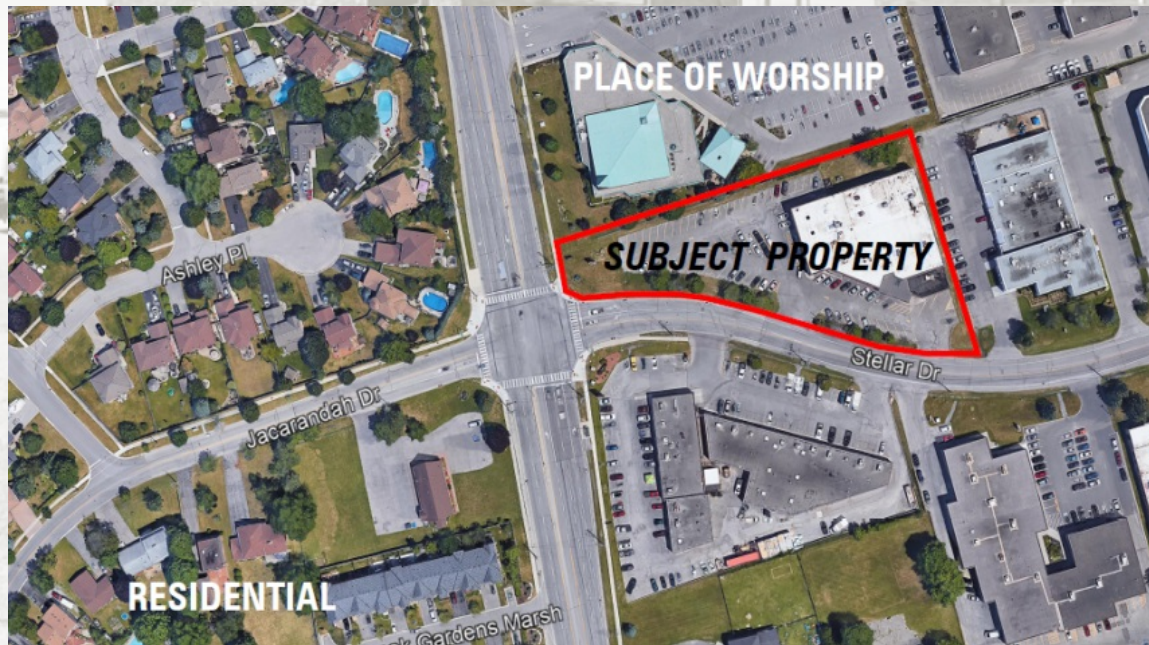
LARKIN+ Land Use Planners Inc.

Town of Newmarket Council Chambers

Public Meeting: October 15th, 2019

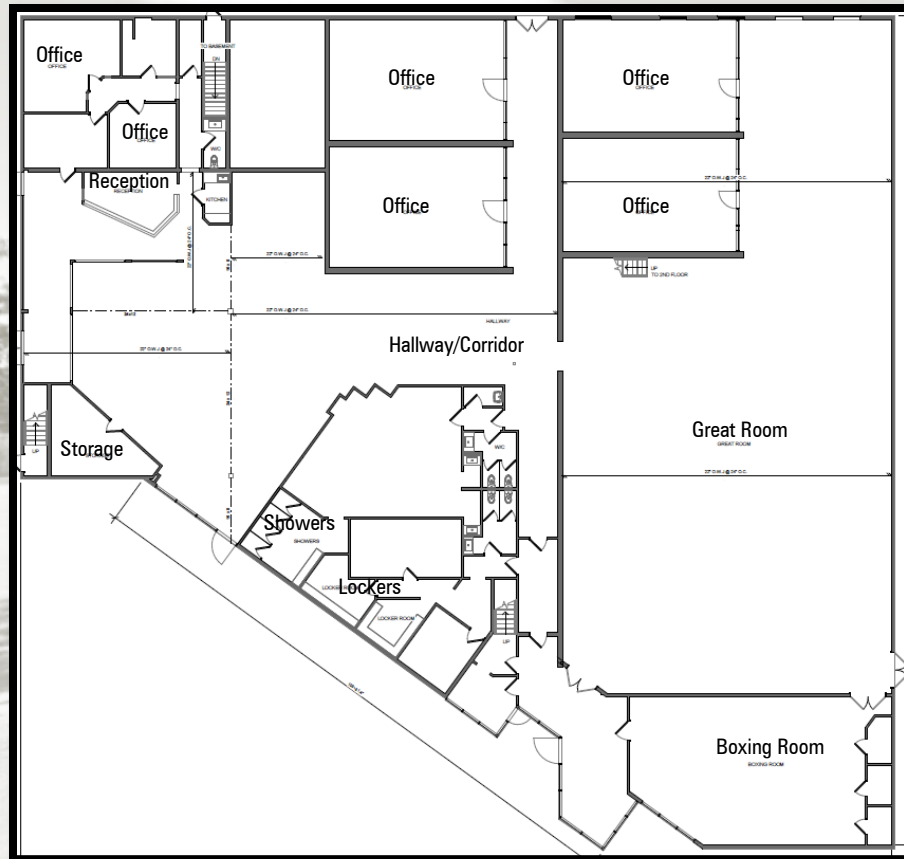
Existing Site

- Located at the northeast corner of Leslie Street and Stellar Drive
- Area: ~1.57 Ac
- Two road access points off of Stellar Drive
- Irregular Lot Shape
- Formerly used as a fitness facility, and now currently vacant

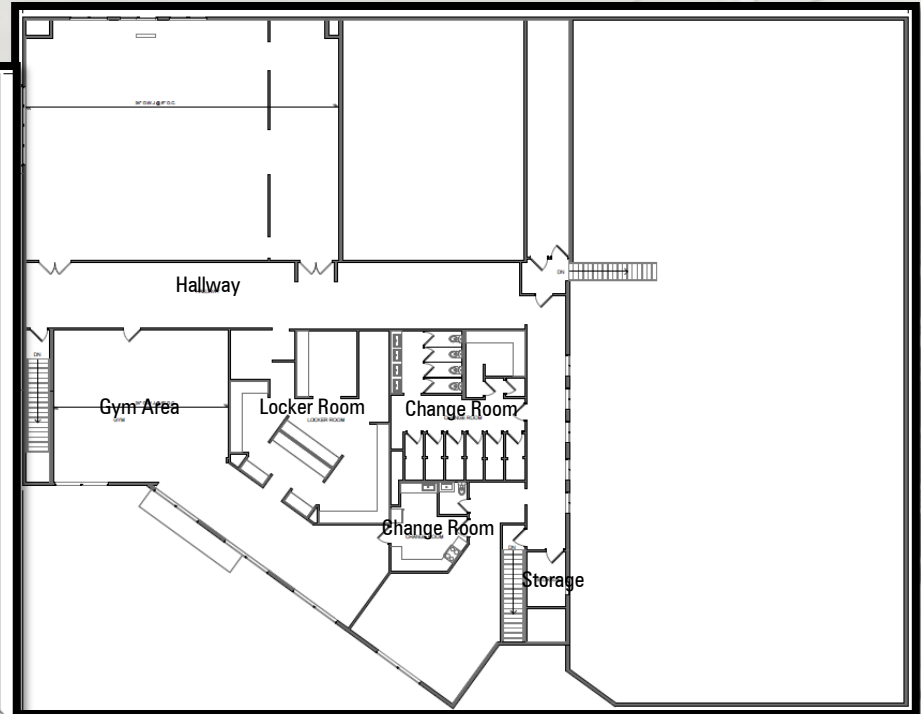


Subject Property, 1095 Stellar Drive - Newmarket, ON (Google Earth)

Existing Building

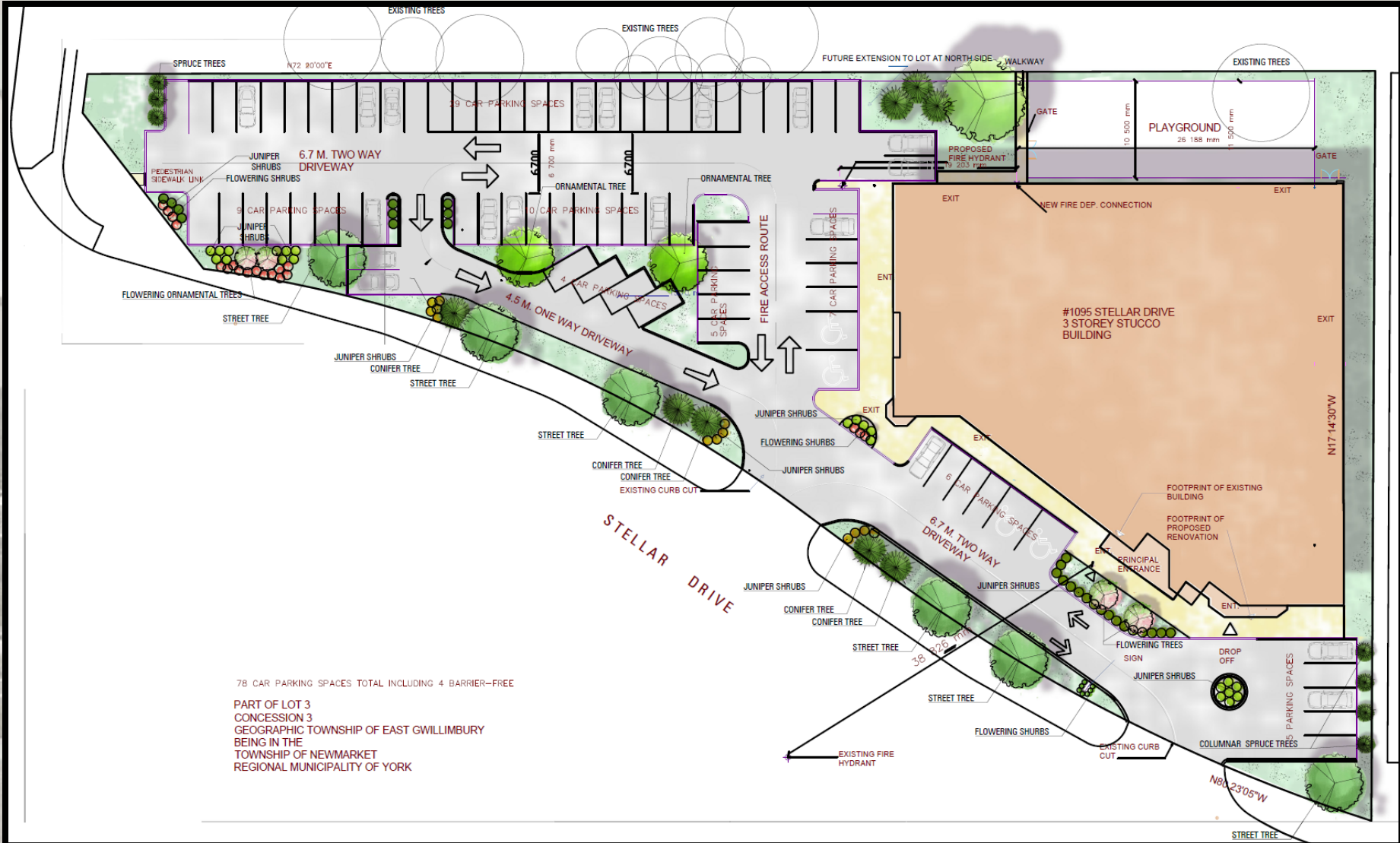


Existing Building, Ground Floor (QBS Architects)

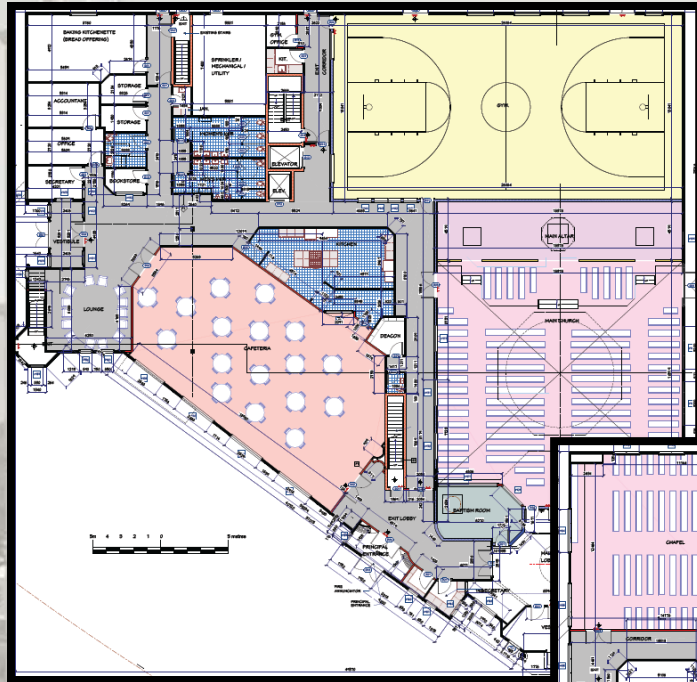


Existing Building, Second Floor (QBS Architects)

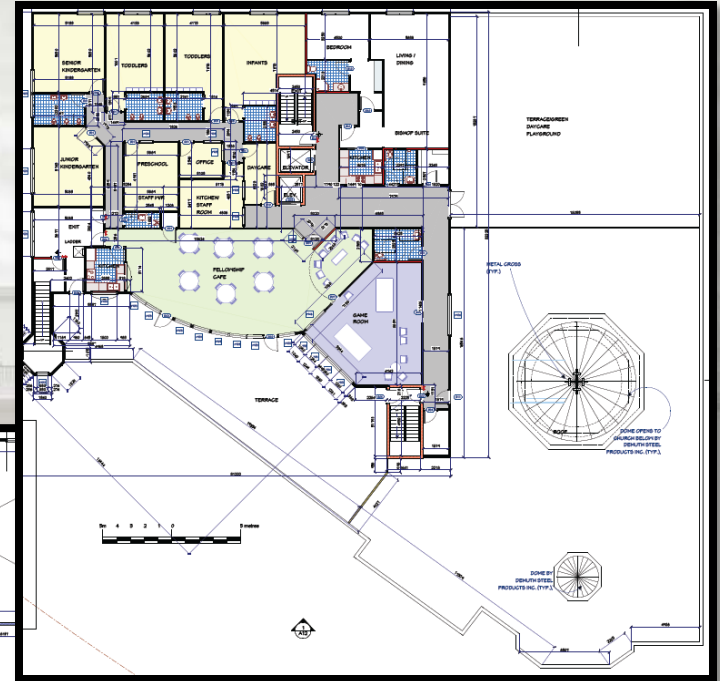
Proposed Development



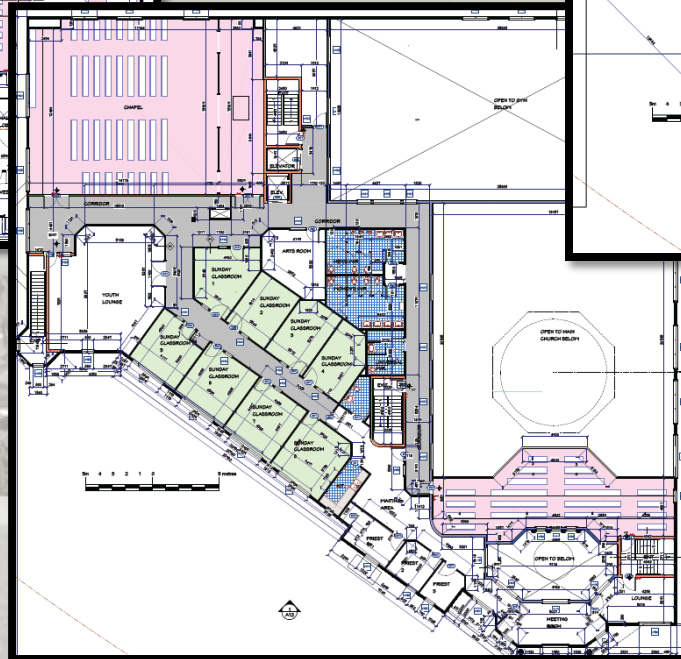
Proposed Building



*Proposed 1st Floor
(RT Design & Sam Morgan Architect)*



*Proposed 3rd Floor Addition
(RT Design & Sam Morgan Architect)*



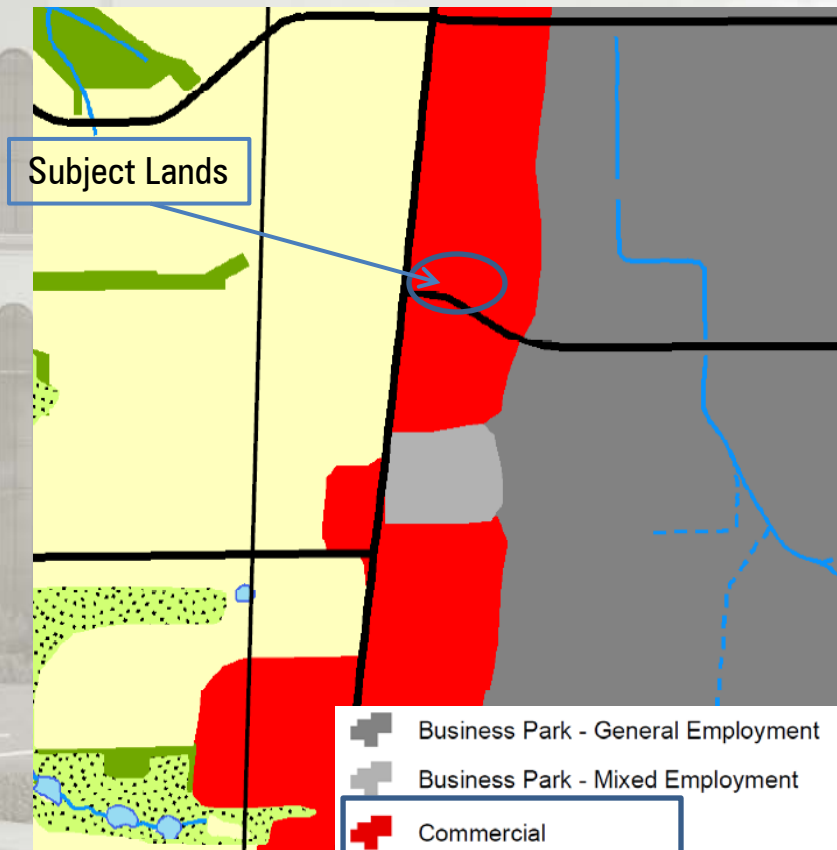
*Proposed 2nd Floor
(RT Design & Sam Morgan Architect)*

DESIGN:
HANY HABIB
HANNA
RT Design Group
(416)-122-5454
hanyrt@gmail.com

ARCHITECT:
Sam Morgan
Architect
9 Cowling Crescent
Ajax, Ontario L1S 2Z6
(416)-884-1083 morganarch@gmail.com
sammorganarchitect@gmail.com

LARKIN+
land use planners inc.

Zoning By-law Amendment



*Town of Newmarket Official Plan, Land Use
Schedule A*

- Permit a Place of Worship and Day Nursery Use
- **Current Zoning:** Mixed Employment "EM" Zone
- **Proposed Zoning:** Service Commercial "CS" – Exception Zone
- Application better aligns zoning with current "Commercial" designation of the Official Plan (OP)
- Exceptions to CS Zone:
 - Site Specific Parking
 - Side Yard Setback of 3.10m (Existing)



THANK YOU