



# **Town of Newmarket**

## **Minutes**

### **Committee of the Whole**

Date: Monday, January 13, 2020  
Time: 12:30 PM  
Location: Council Chambers  
Municipal Offices  
395 Mulock Drive  
Newmarket, ON L3Y 4X7

Members Present: Mayor Taylor  
Deputy Mayor & Regional Councillor Vegh  
Councillor Simon (12:33 PM - 7:51 PM)  
Councillor Woodhouse  
Councillor Twinney (12:35 PM - 8:05 PM)  
Councillor Morrison  
Councillor Kwapis  
Councillor Broome

Members Absent: Councillor Bisanz

Staff Present: I. McDougall, Acting Chief Administrative Officer/Commissioner of Community Services  
E. Armchuk, Commissioner of Corporate Services  
P. Noehammer, Commissioner of Development & Infrastructure Services  
L. Lyons, Director of Legislative Services/Town Clerk  
K. Saini, Deputy Town Clerk  
J. Unger, Acting Director of Planning & Building Services  
T. Horton, Senior Planner – Community Planning  
M. Mayes, Director of Financial Services/Town Treasurer  
G. Marsh, Supervisor, Property Tax & Assessment  
A. Walkom, Legislative Coordinator

For consideration by Council on January 20, 2020.  
The meeting was called to order at 12:33 PM.  
The Committee of the Whole recessed at 1:42 PM and reconvened at 7:00 PM.  
Mayor Taylor in the Chair.

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

The Clerk advised of the following additions to the revised agenda:

- Item 5.6: Amendment to the Motor Vehicle Collision Cost Recovery Program By-law (Item 6.1 of the Central York Fire Services - Joint Council Committee Meeting of January 7, 2020 Draft Minutes).
- Item 12.1: 693-713 Davis Drive - Zoning By-law Amendment Application – The presentation was distributed with the revised agenda.

Moved by: Councillor Woodhouse

Seconded by: Councillor Broome

1. That the additions to the agenda be approved.

**Carried**

## **2. Declarations of Pecuniary Interest**

None.

## **3. Presentations & Recognitions**

### **3.1 Recognition - Ukraine International Airlines Flight PS752**

Mayor Taylor recognized the victims of the plane crash of Ukraine International Airlines Flight PS752, including Bahareh Karami, an employee at York Region and Newmarket residents Amir Ovaysi, Sara Hamzeei, and Asal Ovaysi.

Council observed a moment of silence in memory of the victims.

### **3.2 Proposed Ward Boundary Review**

The Clerk provided an introduction to the presentation which included the background of Newmarket's ward boundaries. The Clerk advised it is a best practice to review the Town's ward boundaries periodically.

The Records & Projects Coordinator provided a presentation which included an overview of the current ward boundaries in Newmarket, the legislative framework involved and the population projections by ward into the next term of Council.

Members of Council queried staff on the costs associated with a ward boundary review and the possibility of including ward boundaries in a broader review of Council structure.

Moved by: Councillor Woodhouse

Seconded by: Councillor Morrison

1. That the presentation regarding the Proposed Ward Boundary Review be received.

**Carried**

#### **4. Deputations**

##### **4.1 Climate Emergency Declaration Request - Drawdown Newmarket-Aurora**

Debbie Fletcher-Queen and David Kempton provided a presentation on behalf of Drawdown Newmarket-Aurora which asked Council to declare a Climate Emergency. The presentation outlined the effect of the declaration of a climate emergency would have on the Town of Newmarket's policies and initiatives.

Moved by: Councillor Kwapis

Seconded by: Deputy Mayor & Regional  
Councillor Vegh

1. That the deputation by Debbie Fletcher-Queen and David Kempton regarding Climate Emergency Declaration Request - Drawdown Newmarket-Aurora be received.

4.1.1 Climate Emergency Declaration

Moved by: Deputy Mayor & Regional  
Councillor Vegh

Seconded by: Councillor Kwapis

Whereas the Intergovernmental Panel on Climate Change (IPCC) on October 8, 2018 has urged the world to reduce the level of Green House Gas (GHG) emissions by 45% before 2030 as compared to 2010 to ensure that there is not more than a 1.5 degree increase in global average temperatures above preindustrial levels and to reach net zero by 2050; and,

Whereas there is a need for urgent and transformative action to reduce GHG emissions to limit global warming to 1.5 degrees to avoid catastrophic climate change; and,

Whereas climate change is currently responsible for billions of dollars in property damage worldwide, negatively affecting local and international economies; and,

Whereas climate change is threatening human civilization through rising sea levels, poor air quality, intense wild fires, heat events, unpredictable droughts and heavy rains; and,

Whereas climate change will impact human health through increased injury and death from extreme weather and temperature events and increased rates of vector-borne diseases from a climate more favourable to vectors; and,

Whereas climate change contributes to poor air quality that will exacerbate respiratory and cardiovascular disease, and increased rates of illness through food and water contamination; and,

Whereas these health impacts from climate change will worsen health inequities by disproportionately affecting vulnerable groups such as seniors, children, those experiencing social or economic

isolation, and those with chronic health conditions or disabilities or both:

Now therefore be it resolved:

1. That the Town of Newmarket officially declare a climate emergency for the purpose of naming and deepening our commitment to the protection of our environment, economy, and community from the impacts of climate change; and,
2. That the Town of Newmarket officially declare a climate emergency for the purpose of expressing our commitment to reduce emissions across our Town, including both the emitters within the Towns control and all those who consider Newmarket to be their community such that the whole community can benefit from the ancillary opportunities such as economic growth, stimulation in the low carbon economy, and cost savings which are created by reducing emissions; and,
3. That in response to this declaration, Council direct staff to ensure that the Town of Newmarket's Community Energy Plan is utilized as a platform for public engagement and community collaboration in our collective efforts to reduce GHG emissions. Council also direct staff to proactively engage our entire staff team to reduce GHG emissions as outlined in the Community Energy Plan and present additional opportunities relating to increased GHG and energy reductions to Council for consideration as they arise.

**Carried**

## **5. Consent Items**

Moved by: Councillor Simon

Seconded by: Councillor Morrison

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

Carried

### 5.1 Proposed Ward Boundary Review

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

Moved by: Councillor Kwapis

Seconded by: Councillor Simon

1. That the report entitled Ward Boundary Review dated January 13, 2020 be received; and,
2. **That a Ward Boundary Review be deferred for consideration by the 2022-2026 term of Council; and,**
3. **That Staff be directed to create a Ward Boundary Review Reserve Fund; and,**
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

### 5.2 Application for Draft Plan of Condominium (19CDMN-2019-002)

1. That the report entitled Application for Draft Plan of Condominium (19CDMN-2019-002) dated January 13, 2020 be received; and,
2. That approval be given to Draft Plan of Condominium 19CDMN-2019-002) subject to the Schedule of Conditions attached hereto and forming part of this report; and,
3. That Kerigan Kelly, Groundswell Urban Planners Inc., 95 Mural Street, Suite 402, Richmond Hill ON L4B 3G2 be notified of this action.

### 5.3 Site Specific Exemption to Interim Control By-law 2019-04 for 110 Niagara Street

1. That the report entitled Site Specific Exemption to Interim Control By-law 2019-04 for 110 Niagara Street dated January be received; and,

2. That Council approve the requested site-specific exemption to Interim Control by-law 2019-04 for 110 Niagara Street and adopt the attached exemption by-law.

**5.4 Site Specific Exemption to Interim Control By-law 2019-04 for 730 Arthur Street**

1. That the report entitled Site Specific Exemption to Interim Control By-law 2019-04 for 730 Arthur Street dated January 13th, 2020 be received; and,
2. That Council approve the requested site-specific exemption to Interim Control by-law 2019-04 for 730 Arthur Street and adopt the attached exemption by-law.

**5.5 Stormwater Billing 2020 – Options**

Moved by: Councillor Morrison

Seconded by: Councillor Broome

1. That the report entitled Stormwater Billing 2020 – Options, dated January 13, 2020 be received; and,
2. That Council approve the recommendation related to billing options contained in the report; and,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

**5.6 Item 6.1 of the Central York Fire Services - Joint Council Committee Meeting of January 7, 2020 Draft Minutes**

The Joint Council Committee recommends to Council:

1. That Fire Services Report 2020-01 titled Amendment to the Town of Newmarket By-law 2019-60 regarding Motor Vehicle Collision Cost Recovery Program dated December 20, 2019 be received; and,

2. That the Joint Council Committee (JCC) recommend to Newmarket and Aurora Town Councils that amendments to Newmarket By-law 2019-60 be adopted in accordance with Attachment 1 to this report; and,
3. That staff be authorized and directed to do all things necessary to give effect to this resolution.

**5.7 Accessibility Advisory Committee Meeting Minutes of September 19, 2019**

1. That the Accessibility Advisory Committee Meeting Minutes of September 19, 2019 be received.

**5.8 Elman W. Campbell Museum Board Meeting Minutes of October 17, 2019**

1. That the Elman W. Campbell Museum Board of Management Meeting Minutes of October 17, 2019 be received.

**5.9 Newmarket Economic Development Advisory Committee Meeting Minutes of September 26, 2019**

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

**5.10 Newmarket Public Library Board Meeting Minutes of October 16, 2019 and November 20, 2019**

1. That the Newmarket Public Library Board Meeting Minutes of October 16, 2019 and November 20, 2019 be received.

**5.11 Outstanding Matters List**

Moved by: Councillor Twinney

Seconded by: Councillor Broome



1. That the outstanding matters list be received.

**Carried**

**6. Action Items**

None.

**7. Reports by Regional Representatives**

None.

**8. Notices of Motions**

None.

**9. Motions**

None.

**10. New Business**

**10.1 Construction on Millard Avenue**

Councillor Kwapis thanked staff for their work during the construction on Millard Avenue and for implementing the resident ambassador program which improved the experience for residents during the construction process.

**11. Closed Session**

Mayor Taylor advised that there was no requirement for a closed session.

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

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

The Deputy Clerk advised that the purpose of the public meeting is to hear from anyone who has an interest in the Zoning By-law Amendment for 693-713 Davis Drive.

The purpose and effect of this Zoning By-law amendment is to permit an increased density for a commercial and residential mixed-use building, comprising of two 15-storey towers linked by a three-storey podium with ground floor commercial space fronting onto Davis Drive.

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

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

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

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

### **12.1 693-713 Davis Drive - Zoning By-law Amendment Application**

Diarmuid Horgan, Candevcon Limited and Elyse Snyder, Kohn Architects provided a presentation which detailed the plans for the proposed buildings at 693-713 Davis Drive. The presentation included an overview of the proposed public benefits which would be included as part of the development.

Members of Council asked questions regarding the public benefits such as the energy efficiency measures and affordable housing included in the development, as well as the traffic impact study which was conducted.

Moved by: Councillor Woodhouse

Seconded by: Councillor Twinney

1. That the Presentation regarding 693-713 Davis Drive - Zoning By-law Amendment Application be received.

**Carried**

#### 12.1.1 Deputations

- David Engel provided a deputation which raised his concerns with traffic congestion in the area of Patterson Street and Davis Drive, which could be increased by the development.
- Wendy Cassells provided a deputation which expressed her opinion that the proposed public benefits included in the development plans would not impact most Newmarket residents.
- Charles Nanacsik provided a deputation which expressed his concern that the design of the Patterson Street and Davis Drive intersection would continue to experience traffic issues which could increase with the development.
- Kimberly St. Jacques provided a deputation in which she raised her concerns with the proposed height of the buildings, as well as with the need for parking spaces in the area.
- Patrick Monks provided a deputation which expressed his opinions regarding the architectural design and composition of the buildings, and the possibility of designing the building to achieve a higher energy efficiency certification.
- Heather Jongsma provided a deputation which raised her concerns regarding parking and traffic issues related to the medical building nearby the proposed development, which could be increased by the addition of the buildings to the area.

Moved by: Councillor Twinney

Seconded by: Councillor Woodhouse

1. That the deputations provided by David Engel, Wendy Cassells, Charles Nanacsik, Kimberly St. Jacques, Patrick Monks and Heather Jongsma regarding 693-713 Davis Drive - Zoning By-law Amendment Application be received.

**Carried**

### **13. Adjournment**

Moved by: Councillor Morrison

Seconded by: Councillor Broome

1. That the meeting be adjourned at 8:05 PM.

**Carried**

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John Taylor, Mayor

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Lisa Lyons, Town Clerk