



Town of Newmarket

Agenda

Committee of the Whole - Electronic

Date: Monday, July 20, 2020
Time: 1:00 PM
Location: Streamed live from the Municipal Offices
395 Mulock Drive
Newmarket, ON L3Y 4X7

1. Notice

At this time, the Municipal Offices remain closed to the public. This meeting will be streamed live at newmarket.ca/meetings.

Public Input

Individuals who wish to submit input to Council in relation to an item on this agenda have the following options available.

1. Email your correspondence to clerks@newmarket.ca by end of day on Wednesday, July 15, 2020. Written correspondence received by this date will form part of the public record; or,
2. Make a live remote deputation by joining the virtual meeting using the Town's videoconferencing software and verbally provide your comments over video or telephone. To select this option, you are strongly encouraged to pre-register by emailing your request and contact information to clerks@newmarket.ca.

2. Additions & Corrections to the Agenda

Note: Additional items are marked by an asterisk*.

3. Conflict of Interest Declarations

4. Presentations & Recognitions

5. Deputations

6. Consent Items

6.1 2019 Audited Financial Statements

Note: Report and materials to be distributed when available.

6.2 2020 Reserves and Reserve Funds Budget Staff Report

1. That the report entitled 2020 Reserves and Reserve Funds Budget dated July 20, 2020 be received; and,
2. That 2020 Reserves and Reserve Funds Budget as set out in the attachment be approved; and,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

6.3 Helmer Avenue Parking Review

1. That the report entitled Helmer Avenue Parking Review dated July 20, 2020 be received; and,
2. That no additional parking restrictions be implemented on Helmer Avenue; and,
3. That a copy of this report be forwarded to the residential community prior to the Committee of the Whole meeting so that residents may attend the meeting or present a deputation if they so wish; and,
4. That the Eagle Terrace Long Term Care Facility's administration be forwarded a copy of this report and ensuing Council extract, along with a request to remind all visitors who park on Helmer Avenue to treat the community with respect and to comply with the Town's by-laws; and,
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

6.4 Timothy Street Parking Review

1. That the report entitled Timothy Street Parking Review dated July 20, 2020 be received; and,
2. That the parking amendments in Appendix A be adopted; and,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

6.5 Kingsmere Avenue Traffic and Parking Review

1. That the report entitled Kingsmere Avenue Traffic and Parking Review dated July 20, 2020 be received; and,

2. That this report and Council extracts be forwarded to the York Region Catholic School Board; and,
3. That this report and Council extracts be forwarded to the York Regional Police; and,
4. That staff undertake the appropriate Category 1 speed management programs on Kingsmere Avenue; and,
5. That staff coordinate with the York Region Catholic School Board for on-site and off-site improvements; and,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

6.6 2020 Annual Servicing Allocation Review

1. That the report entitled 2020 Annual Servicing Allocation Review dated July 20, 2020 be received; and,
2. That Council reinstate servicing allocation to the following developments as outlined in this staff report:
 - a. Azure Homes (172-178 Old Main Street);
 - b. Redwood (17645 Yonge Street);
 - c. Marianneville Glenway Block 120 (Bethpage Crescent, lands west of the Hydro corridor);
 - d. Options Development (281 Main Street North);
 - e. Shining Hill Phase 1 (16250 Yonge Street); and,
 - f. Maple Lane Lands and Development (680 Gorham Street); and,
3. That Council grant serving allocation to Marianneville Glenway East Phase 3 as outlined in this staff report; and,
4. That Council rescind 98 persons of servicing allocation from Landmark Estates Phase 5 (Yonge Street and Clearmeadow Boulevard) for the reasons outlined in this staff report; and
5. That the Town's remaining servicing capacity (the Town Reserve) of 2094 persons of allocation, of which, 16 persons is to be held in the Severance Reserve, be maintained for future development; and,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

6.7 Site Specific Exemption to Interim Control By-law 2019-04 for 318 Andrew Street

1. That the report entitled Site Specific Exemption to Interim Control By-law 2019-04 for subject property 318 Andrew Street dated July 20th, 2020 be received; and,

2. That Council deny the requested site-specific exemption to Interim Control by-law 2019-04 for 318 Andrew Street.

6.8 Site Specific Exemption to Interim Control By-law 2019-04 for 737 Grace Street

1. That the report entitled Site Specific Exemption to Interim Control By-law 2019-04 for subject property 737 Grace Street dated July 20th, 2020 be received; and,
2. That Council approve the requested site-specific exemption to Interim Control by-law 2019-04 for 737 Grace Street and adopt the attached exemption by-law.

6.9 Newmarket Public Library Board Meeting Minutes of February 19, 2020, April 2, 2020 and April 9, 2020

1. That the Newmarket Public Library Board Meeting Minutes of February 19, 2020, April 2, 2020 and April 9, 2020 be received.

7. Action Items

8. Notices of Motion

9. Motions Where Notice has Already been Provided

10. New Business

11. Closed Session (if required)

12. Adjournment



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

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

2020 Reserves and Reserve Funds Budget Staff Report to Council

Report Number: 2020-54

Department(s): Financial Services

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

Meeting Date: July 20, 2020

Recommendations

1. That the report entitled 2020 Reserves and Reserve Funds Budget dated July 20, 2020 be received; and,
2. That 2020 Reserves and Reserve Funds Budget as set out in the attachment be approved; and,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Executive Summary

Following the final approvals of the Operating and Capital budgets for a year, there is a requirement for Council to approve the contributions to the Reserves and Reserve Funds.

The 2020 budgeted revenues for reserves and reserve funds including obligatory reserve funds are \$26.3 million. They include \$16.0 million in transfers from the operating budget, \$2.5 million from the gas tax grant, and \$7.1 million in contributions from developers, mainly from Development Charges.

Reserves and reserve funds, including obligatory reserve funds (for development charges and parkland contributions, gas tax grant, etc.) had a combined balance of \$95.6 million at the beginning of 2020 and are budgeted to have a balance of \$82.4 million at the end of 2020, a decrease of \$13.2 million.

Purpose

The purpose of this report is to seek Council approval of the 2020 Reserves and Reserve Funds Budget.

Background

The majority of the Reserves and Reserve Funds budget has already been established through the previous adoption of the 2020 Operating and Capital Budgets. The projected revenues, i.e. interest earned, contributions from developers, items paid directly to the reserve and reserve funds, etc., are based upon the trends of the last three years.

Discussion

Reserves and reserve funds, including obligatory reserve funds (for development charges and parkland contributions, gas tax grant, etc.) had a combined balance of \$95.6 million at the beginning of 2020 and are budgeted to have a balance of \$82.4 million at the end of 2020, a decrease of \$13.2 million. The details of the 2020 reserves and reserve funds budget are attached. They are summarized below:

1. Reserves and reserve funds for capital purposes

These reserves and reserve funds were set up for the funding of future capital projects.

Category	Beginning Balance 2020	Revenues	Expenses	Ending Balance 2020	Change over 2019
General Capital	4,130,258	355,874	629,406	3,856,726	(273,532)
Loan to Capital	(10,388,307)	469,619	4,822,903	(14,741,591)	(4,353,284)
Designated Capital	13,542,428	1,247,995	1,531,926	13,258,497	(283,931)
Growth Funds	3,536,001	646,587	435,000	3,747,588	211,587
Asset Replacement Funds	22,319,524	12,984,166	11,560,089	23,743,601	1,424,077
TOTAL	33,139,904	15,704,241	18,979,324	29,864,821	(3,275,083)

Revenues in the General Capital and Designated Capital reserve funds are mainly transfers from the operating fund for things like capital financing, environmental land

purchases, the official plan and other items that may on occasion be included in the operating budget.

Revenues in the Growth Funds include a projection of \$325,000 in voluntary trail contributions and \$360,000 in Recommending–A-Strategy (RAS) surcharges¹. A detailed list of all the reserves and reserve funds is attached to this report.

The budgeted balance of the Asset Replacement Funds is projected to increase by \$1.4 million during 2020. This is mainly due to annual contributions from operating fund exceeding the budgeted financing from the Asset Replacement Funds.

Loan to capital, internal loans from the reserve fund to fund capital projects, is budgeted to increase by \$4.3 million mainly for the water meter replacement project.

Total reserves and reserve funds for capital purposes is budgeted to decrease by \$3.3 million.

2. Reserves and reserve funds for operating purposes

These reserves were set up for rate stabilization and operational contingencies. The total 2020 ending balance of these reserves and reserve funds is 14.2% of 2020 budgeted taxation revenue. The target level is 5-10%.

Category	Beginning Balance 2020	Revenues	Expenses	Ending Balance 2020	Change over 2019
Operational Contingencies	2,827,138	350,000	95,000	3,082,138	255,000
Cyclical Expenses	514,605	95,441	-	610,046	95,441
Discretionary Operating	3,727,817	544,686	98,872	4,173,631	445,814
Operational Carry-overs	1,571,081	-	67,000	1,504,081	(67,000)
TOTAL	8,640,641	990,127	260,872	9,369,896	729,255

3. Obligatory reserves and reserve funds

¹ Some recreational programs and activities have a capital surcharge referred to as Recommending a Strategy or RAS for short. This was created as part of a Recreation master plan to obtain additional funding for facilities required to meet the demands of a growing community.

These are legislated reserves and include Cash-in-Lieu Contributions for Parkland from developers, Development Charges, Gas Tax Grant, Building Permit Fees and Engineering Administration fees for development. There are statutory restrictions on these reserve funds and their accounting treatment has been confirmed with our auditors.

Category	Beginning Balance 2020	Revenues	Expenses	Ending Balance 2020	Change over 2019
Cash-in-Lieu Contributions for Parkland	1,834,160	591,429	250,000	2,175,589	341,429
Development Charges	28,094,696	5,036,238	11,050,077	22,080,857	(6,013,839)
Gas Tax Grant	6,608,854	2,573,198	6,458,000	2,724,052	(3,884,802)
Building Permit Fees	4,158,885	17,213	1,163,671	3,012,427	(1,146,458)
Engineering Administration	505,399	687,720	944,572	248,547	(256,852)
TOTAL	41,201,994	8,905,798	19,866,320	30,241,472	(10,960,522)

Revenue estimates for Development Charges and Cash-in-Lieu Contributions for Parkland are extrapolated from the trends of the preceding three years.

The budgeted ending balance will decrease \$10.9 million.

4. Other reserves and reserve funds

These are reserves and reserve funds not included in the above groups.

Category	Beginning Balance 2020	Revenues	Expenses	Ending Balance 2020	Change over 2019
Development Related Revenues	3,334,743	143,489	365,747	3,112,485	(222,259)
Restricted Operating	9,267,129	612,686	91,335	9,788,480	521,351
TOTAL	12,601,872	756,175	457,082	12,900,965	299,092

Restricted operating reserves are set aside for very specific purposes. Most of them are at a healthy level: the long-term disability reserve fund is 120% of our accrued obligation, water & waste rate stabilization reserve combined reserve is \$1.4 million.

Conclusion

The majority of the Reserves and Reserve Funds budget has already been established through the previous adoption of the 2020 Operating and Capital Budgets. Projected revenues for reserves and reserve funds excluding transfers are based upon the trends of the last three years.

Business Plan and Strategic Plan Linkages

By ensuring that Asset Replacement Funds are appropriately allocated, this report links to Newmarket's key strategic directions of Long-term Financial Sustainability and its 3rd priority of multi-year budgeting.

Consultation

The 2020 Reserves and Reserve Funds Budget has been created from the 2020 Capital and Operating Budgets which were developed by staff and have undergone extensive review by the public and Council.

Human Resource Considerations

Not applicable to this report.

Budget Impact

This report has no direct impact on the Operating Budget. All transfers to or from the Operating Budget were previously approved by Council.

There is no direct impact on the Capital Budget. All transfers to the Capital Budget were previously approved by Council.

Attachments

2020 Reserves and Reserve Funds Budget

Approval

Mike Mayes, CPA, CGA, DPA

Director, Financial Services/Treasurer

Esther Armchuk, LL.B
Commissioner, Corporate Services

Contact

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

Category	Beginning Balance 2020	Revenues	Expenses	Ending Balance 2020	Change over 2019
General Capital	4,130,258	355,874	629,406	3,856,726	(273,532)
Loan to Capital	(10,388,307)	469,619	4,822,903	(14,741,591)	(4,353,284)
Designated Capital	13,542,428	1,247,995	1,531,926	13,258,497	(283,932)
Growth Funds	3,536,001	646,587	435,000	3,747,588	211,587
Asset Replacement Funds	22,319,524	12,984,166	11,560,089	23,743,601	1,424,077
TOTAL	33,139,904	15,704,241	18,979,324	29,864,821	(3,275,083)

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	Beginning Balance 2020		Ending Balance 2020	
Accumulated Amortization	306,000,607	10.8%	320,093,494	9.3%

Category	Beginning Balance 2020	Revenues	Expenses	Ending Balance 2020	Change over 2019
Operational Contingencies	2,827,138	350,000	95,000	3,082,138	255,000
Cyclical Expenses	514,605	95,441	-	610,046	95,441
Discretionary Operating	3,727,817	544,686	98,872	4,173,631	445,814
Operational Carry-overs	1,571,081	-	67,000	1,504,081	(67,000)
TOTAL	8,640,641	990,127	260,872	9,369,896	729,255

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Tax Revenue	63,442,298	13.6%	65,935,298	14.2%
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Category	Beginning Balance 2020	Revenues	Expenses	Ending Balance 2020	Change over 2019
Parkland	1,834,160	591,429	250,000	2,175,589	341,429
Development Charges	28,094,696	5,036,238	11,050,077	22,080,857	(6,013,839)
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Building Permit Fees	4,158,885	17,213	1,163,671	3,012,427	(1,146,458)
Engineering Administration	505,399	687,720	944,572	248,547	(256,852)
TOTAL	41,201,994	8,905,799	19,866,320	30,241,473	(10,960,521)

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Development Related Revenues	3,334,743	143,489	365,747	3,112,484	(222,258)
Restricted Operating	9,267,129	612,686	91,335	9,788,480	521,351
TOTAL	12,601,871	756,175	457,082	12,900,964	299,093

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Operating Expenses	\$ 130,272,108	41.7%	\$ 134,098,675	38.9%
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Proof	(0)	(0)	-	(1)	(0)
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Per Mondelis
Report

LTD - 2019 \$ 5,098,807 \$ 4,243,583 120%



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

Helmer Avenue Parking Review Staff Report to Council

Report Number: 2020-48

Department(s): Engineering Services

Author(s): Rachel Prudhomme, Director, Engineering Services

Meeting Date: July 20, 2020

Recommendations

1. That the report entitled Helmer Avenue Parking Review dated July 20, 2020 be received; and,
2. That no additional parking restrictions be implemented on Helmer Avenue; and,
3. That a copy of this report be forwarded to the residential community prior to the Committee of the Whole meeting so that residents may attend the meeting or present a deputation if they so wish; and,
4. That the Eagle Terrace Long Term Care Facility's administration be forwarded a copy of this report and ensuing Council extract, along with a request to remind all visitors who park on Helmer Avenue to treat the community with respect and to comply with the Town's by-laws; and,
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Purpose

The purpose of this document is to report back to Town Council the results of a study stemming from a community petition that was submitted in accordance with the Council-approved Public Consultation and Support policy for transportation matters.

Background

At its regular meeting of September 9, 2019, Town Council adopted the recommendations from the Committee of the Whole held on August 26, 2019 (Section

5.9 of the Committee of the Whole and Section 9.1.9 of the Council minutes), at which a petition was received requesting that parking be prohibited on both sides of Helmer Avenue from 8:00 a.m. to 5:00 p.m. on Mondays through Fridays. The petition was referred to staff for action as per the Town's Public Consultation and Support Policy.

Discussion

Helmer Avenue is a local residential road that runs north to south from Eagle Street to Avenue Road, west of Lorne Avenue. There are 13 homes that either front or flank Helmer Avenue. In addition to the homes, Eagle Terrace (a Revera Long Term Care Facility) also flanks that street, but it is located on Eagle Street. However, because Eagle Terrace is institutional, it is expected that it would provide sufficient parking for its needs on its own property and therefore, it would not be affected by any changes in the parking by-law as a result of the petition.

The petition was signed by 6 households, which accounts for 46% of the total residences. The Public Consultation and Support policy requires a minimum of 25% of households supporting the petition in order to proceed with further review and notification.

The Town mailed two notifications to the community. The first notification was mailed on November 26, 2019, and it included the private residences and Eagle Terrace as well. The notification resulted in no input from the residential community, but several replies from the Eagle Terrace residents, staff and care providers. The replies received from the Eagle Terrace community were all against any changes to existing parking since family, friends and special care givers regularly visit the residents of Eagle Terrace.

It was determined that the first notification may have been subjected to delays due to being mixed in with seasonal holiday mail, and that residents may not have had sufficient time to provide their input. Therefore, a second notification, dated January 10, 2020, was sent to the residential community only, with a deadline that extended to three weeks. Again, no comments were received as a result of the second mail-out.

In the end, the response rate fell short of the Public Consultation and Support Policy limit of 50%. For that reason, no further action will be undertaken on the matter and the parking by-law will remain as it currently exists.

Conclusion

Based on the level of support outlined in the Public Consultation and Support policy, changes to parking on Helmer Avenue are not recommended at this time.

Furthermore, it is recommended that Eagle Terrace's administration be sent a copy of this report, and be asked to remind all visitors who are parking on Helmer Avenue to act respectfully towards the community and to comply with the Town's by-laws.

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.

A copy of this report will be forwarded to the community prior to the Committee of the Whole meeting so that residents may attend the meeting or present a deputation if they so wish.

Human Resource Considerations

None.

Budget Impact

The recommendations have no impacts to budgets.

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

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

Timothy Street Parking Review Staff Report to Council

Report Number: 2020-50

Department(s): Engineering Services

Author(s): Rachel Prudhomme, Director, Engineering Services

Meeting Date: July 20, 2020

Recommendations

1. That the report entitled Timothy Street Parking Review dated July 20, 2020 be received; and,
2. That the parking amendments 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 Parking Bylaw to create a No Parking zone on the south side of Timothy Street from Church Street eastward around the Trading Tree area, which is located just west of Main Street.

Background

Traffic and parking operations on Timothy Street, east of Church Street and in the area of the Trading Tree located west of Main Street, were reviewed as a result of an internal observation for potential conflicts. Timothy Street is a one-way street westward from Main to Church Street. In the area of the Trading Tree, the pavement width narrows significantly from about 6.0 metres to a little slightly less than 4.0 metres. Any vehicle parked in, or immediately adjacent to, the narrowed area can either restrict the flow of traffic or can create a blockage. Appendix B illustrates the area and parking restrictions.

Discussion

The creation of a No Parking zone in this area will enhance traffic operations and safety. Any vehicles parked in this area, or poorly parked at the approach, would cause traffic restrictions or even blockage. This is a particular concern in regards to larger vehicles and, in particular, Central York Fire Services' fire trucks. The proposed "No Parking" zone is essential to keep this section of the roadway clear of parked cars, thereby maintaining the pavement width required for larger vehicles.

The creation of this No Parking zone would remove one (1) on-street parking space which is located where the road begins to narrow and is the root of the issue.

Conclusion

Therefore, it is recommended that the Parking Bylaw be amended to add a No Parking zone on the south side of Timothy Street from Church Street to the east side of the Trading Tree area.

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 14 households that would be impacted by parking restrictions by sending a letter requesting their input (dated October 28, 2019). The Town received only one response, which discussed parking in general on Timothy Street but did not object to the changes being proposed.

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.

The Town's Legislative Services Department has been contacted, and they are in support of the parking restriction.

Human Resource Considerations

None

Budget Impact

The “No Parking” signs and poles to be installed will cost less than \$1,000.00. There are sufficient funds in the Operating Budget to cover this expense.

Attachments

Appendix A – Proposed Parking Bylaw Amendment

Appendix B – Map of Timothy Street and Parking Restrictions

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 adding the following:

ROAD	SIDE	BETWEEN	PROHIBITED TIMES
Timothy Street	South	Church Street to the property line between #444 Timothy Street and #448 Timothy Street	Anytime

Appendix B – Map of Area and Parking Restrictions



-  Proposed No Parking
-  Existing No Parking



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

Kingsmere Avenue Traffic and Parking Review Staff Report to Council

Report Number: 2020-49

Department(s): Engineering Services

Author(s): Rachel Prudhomme, Director, Engineering Services

Meeting Date: July 20, 2020

Recommendations

1. That the report entitled Kingsmere Avenue Traffic and Parking Review dated July 20, 2020 be received; and,
2. That this report and Council extracts be forwarded to the York Region Catholic School Board; and,
3. That this report and Council extracts be forwarded to the York Regional Police; and,
4. That staff undertake the appropriate Category 1 speed management programs on Kingsmere Avenue; and,
5. That staff coordinate with the York Region Catholic School Board for on-site and off-site improvements; and,
6. 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 address a request from the Kingsmere Avenue community (from Ivsbridge Boulevard to Stonehaven Avenue) for traffic and parking control, and to improve overall traffic operations. The petition received from the community outlines nine (9) proposed solutions that will be discussed in this report.

Background

At its regular meeting of June 24, 2019, Town Council received a petition from the Kingsmere Community which outlined several traffic and parking issues, and included nine separate requests for solutions. Notre Dame Catholic elementary school is located in this section of Kingsmere Avenue, and its only access is via Kingsmere Avenue.

The petition is being considered in tandem with a previous Staff Report, “Development and Infrastructure Report ES 2015-01” which was presented at the regular meeting of Council on February 9, 2015. This previous report had provided recommendations to Council after an area parking review and an all-way stop review at the Kingsmere/Ataire intersection were conducted.

Discussion

The petition received in June, 2019, included nine separate requests to address the traffic and parking issues. Each issue is discussed individually below.

1. PETITION REQUEST: ‘Install speed reducing lanes along Kingsmere as been done on Stonehaven this year (which has no doubt added to Kingsmere traffic).’

This suggested solution refers to the flexible bollard program. In 2019, a succession of traffic-calming flexible bollards were installed on a length of Stonehaven Avenue.

At the time of this report, staff was already considering installing flexible bollards on Kingsmere Avenue between Ataire Road and Stonehaven Avenue, and south of Stonehaven Avenue on Lockwood Boulevard, as part of its 2020 traffic-calming program. Four (4) successive bollard sets are planned in these locations. Bollards work best in groups of two or more, and should not be located close to school entrances.

2. PETITION REQUEST: ‘Reconsider installing gentle speed bumps along Kingsmere.’

The standard speed hump installed by the Town is designed to encourage drivers to adhere to the 40 km/h speed limit. Analysis of previous installations confirmed that “operating speeds” (i.e. the speeds at which eighty-five (85) percent of vehicles travel) can be brought down to 45 km/h as a result of speed humps. Based on the 2019 traffic counts, the operating speed along Kingsmere Avenue is already at 45 km/h. This is based on a speed study using three (3) speed measurement locations: 1) north of Ivsbridge Boulevard (operating speed of 46.9 km/h), 2) in front of the school (operating speed of 43.7 km/h), and 3) south of Ataire Road (operating speed of 44.6 km/h). As a result of the existing low operating speeds, the addition of standard speed humps on Kingsmere Avenue would have very little impact on traffic speeds, but it would negatively impact school bus operations for the area schools as bus drivers need to ensure passenger safety as they negotiate the humps. Gentle speed humps (lower

vertical profile) would have less of a negative impact on school buses, but they would have no impact on road speeds.

3. PETITION REQUEST: 'Request police speed/law enforcement on Kingsmere (as taken place along Stonehaven this past year).'

Speed enforcement is undertaken by York Regional Police (YRP). Staff will forward this request to YRP, but residents are urged to consider doing the same and calling YRP for more enforcement.

4. PETITION REQUEST: 'Have Newmarket Traffic Control blitz Kingsmere speeding and parking on a very regular schedule.'

As noted above, speed enforcement is under the purview of York Regional Police (YRP). Staff can forward the request to YRP on behalf of the residents, but it helps tremendously if residents also contact YRP directly to ask for more enforcement. On the other hand, parking enforcement is handled by the Town's Legislative Services. The number of parking by-law enforcement officers at the Town is limited and therefore, parking enforcement is done mostly on an "on demand" and "on call" basis. Legislative Services also undertake regular parking control checks throughout the Town, including in the areas surrounding the 20 elementary and 5 secondary schools within Newmarket's boundaries.

5. PETITION REQUEST: 'Install NO STOPPING 3:00 – 4:00pm M-F on the east side of Kingsmere.'

Currently, there is no parking on the east side (school side) of Kingsmere Avenue, and time- and date-limited "No Stopping" on the west side. The introduction of a "No Stopping" zone on the school side (east side) of the street would create a "clear zone" that could improve traffic flow in front of the school. However, the implementation of "clear zones" pushes parking operations onto adjacent local streets, as has been evidenced at several other schools in Newmarket. This type of measure requires a review of both the parking and traffic operations on the school site, which would have to be done by the School Board prior to implementation. Section 7 provides further clarification.

6. PETITION REQUEST: 'Install NO STOPPING at the intersection of Kingsmere and Ataire to at least give cars an opportunity to do a U-turn within the road allowance rather than using private driveways.'

The Town's Traffic Bylaw (Bylaw #2011-24, as amended) allows U-turns at the Kingsmere/Ataire intersection. The Parking Bylaw (2019-63, as amended) under Section 8. (1)(a) prohibits stopping within an intersection. Therefore, vehicles may make U-turns at the intersection, but no vehicle may stop within the intersection. The Town has no jurisdiction over the use of private driveways for turning around and is unable to monitor and ticket drivers' behavior in this area. The use of private driveways for turning around is at the discretion of the driver and it is not an enforceable offence.

7. PETITION REQUEST: ‘Redesign the parking / school bus pick-up on Notre Dame property.’

One of the root causes of the traffic and parking concerns on Kingsmere Avenue is the flow of traffic on the school property itself. This school has been operating for approximately 20 years. The school catchment area is quite vast and numerous school buses operate at the school.

When the School Board was planning to build this school, a Site Plan Agreement was signed with the Town to guide the development. In 2005, this was superseded by an “Amending Agreement”, signed by the School Board and the Town, in which the School was allowed to add portable classrooms to the site. In both agreements, Section 17 states clearly that:

“The Board covenants and agrees to provide and erect all signs delineating traffic flow, designated parking areas, bus loading and unloading areas, parent pick-up and drop-off areas, no parking, fire route and all other signs as required to ensure safe and convenient flow of traffic. Further, the Board will ensure that the site will function at all times to accommodate traffic related to the school site property without adversely impacting on Town roads and agrees to make any future required modifications to achieve this result.”

Therefore, the School Board is required to implement improvements to mitigate any traffic or parking operations that impact Town road operations. Suggested solution #5, noted above, as well as #7, would fall within this type of review.

8. PETITION REQUEST: ‘Better positioning visual speed traps to catch violators.’

This request may be referring to Newmarket’s solar speed board sign program. The solar speed signs are considered an educational tool to instantly inform motorists of their speeds. The location of the solar speed board signs depends on utility pole location (for proper mounting), as well as nearby street trees that can create too much shade, thereby preventing the sun from charging the boards. The Town also relies on automatic tube recorders (ATRs) to determine speeds and volumes. The latter devices are not as visible as the speed boards and they do not provide immediate speed and volume readings.

9. PETITION REQUEST: ‘Town to petition for the installation of a permanent radar speed trap in the vicinity of the elementary school.’

The Town is fully supportive of the Automatic Speed Enforcement (ASE) program proposed by the Province. Currently, York Region has announced a 2-year in-service pilot review of ASEs. The Town will be monitoring experiences with both the York Region and the City of Toronto ASE program. These programs are very expensive to operate, mostly due to the cost of the cameras. It is therefore advisable to learn from the best practices of York Region and the City of Toronto before the Town entertains the implementing of its own ASE program.

Conclusion

Based on the above information, the following are the next steps:

1. In addition to the flexible bollard program, other “Category 1 Measures” from the Town’s 2014 Traffic Mitigation Strategy will be implemented on Kingsmere Avenue to help reduce the speeds. “Category 1 Measures” include signage, enforcement and education initiatives, the use of which is governed by the Town’s by-laws and the Ontario Traffic Manuals (OTM). The speed management program (solar speed signs and boulevard lawn signs) will also be implemented, and YRP and the Town’s own forces will be encouraged to enforce traffic and parking laws.
2. Notre Dame School’s traffic and parking operations have been impacting the community for quite some time since it was built 20 years ago. School operations and the volume of children in the catchment area have significantly changed since the property was first designed. It may be time for the School Board to review the traffic and parking operations at Notre Dame School, as well as the existing school’s infrastructure and facilities. This type of review has had very positive results at a number of other schools within the Town.

Business Plan and Strategic Plan Linkages

This report links to Newmarket’s Strategic Plan direction, Well Planned & Connected, by improving travel within Newmarket through inter-connected neighbourhoods, as well as providing varied transit options, cycling trails, paths, and bike lanes.

This report also aligns with Council’s 2018-2022 Strategic Priority Pillar on Safe Transportation (Streets), by ensuring safe streets and reducing traffic congestion.

Consultation

The Town received a petition requesting a number of solutions for various traffic and parking issues. As per the Town’s policy, a letter (dated July 15, 2019) was sent to each household within the study area to solicit additional input.

A copy of this report will be forwarded to the community that was polled, including all those who signed the petition, prior to the Committee of the Whole meeting so that residents may attend the meeting or present a deputation if they so wish.

Human Resource Considerations

Not applicable to this report.

Budget Impact

Any budget items associated with this will be minimal and can be accommodated in the annual Operating Budget of the Transportation Business Unit.

Attachments

None.

Approval

Rachel Prudhomme, M.Sc., P.Eng.,
Director, Engineering Services

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

Contact

For more information on this report, please contact Mark Kryzanowski, Manager, Transportation Services, at 905-953-5300, extension. 2508.



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

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

2020 Annual Servicing Allocation Review Staff Report to Council

Report Number: 2020-51

Department(s): Planning & Building Services

Author(s): Phoebe Chow, Senior Planner - Policy

Meeting Date: July 20, 2020

Recommendations

1. That the report entitled 2020 Annual Servicing Allocation Review dated July 20, 2020 be received; and,
2. That Council reinstate servicing allocation to the following developments as outlined in this staff report:
 - a. Azure Homes (172-178 Old Main Street);
 - b. Redwood (17645 Yonge Street);
 - c. Marianneville Glenway Block 120 (Bethpage Crescent, lands west of the Hydro corridor);
 - d. Options Development (281 Main Street North);
 - e. Shining Hill Phase 1 (16250 Yonge Street); and,
 - f. Maple Lane Lands and Development (680 Gorham Street); and
3. That Council grant serving allocation to Marianneville Glenway East Phase 3 as outlined in this staff report; and,
4. That Council rescind 98 persons of servicing allocation from Landmark Estates Phase 5 (Yonge Street and Clearmeadow Boulevard) for the reasons outlined in this staff report; and
5. That the Town's remaining servicing capacity (the Town Reserve) of 2094 persons of allocation, of which, 16 persons is to be held in the Severance Reserve, be maintained for future development; and,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Executive Summary

The Town's Servicing Allocation Reserve currently has 2640 persons of capacity, of which, 16 persons are in the Severance Reserve. In this report, staff recommends that Council reinstate applications that received servicing allocation in 2019, except Landmark Estates Phase 5, with some minor adjustments to previously allocated capacity to reflect updated unit counts. In addition, staff recommends that Council grant an additional 659 persons of servicing allocation to Marianneville Glenway East Phase 3. The full amount granted to Marianneville Glenway East plus an additional 220 persons is required to be paid back to the Town through their Inflow & Infiltration (I&I) Program. Should Council adopt staff's recommendations contained in this report, the Town's Servicing Allocation Reserve would have a balance of 2094 persons, of which, 16 persons would remain in the Severance Reserve.

Regarding future allocation from York Region, the Region will provide a monitoring report to Regional Council in 2021 and has scheduled the next capacity assignment in 2023. The extent of any additional allocation from the Region to the Town as part of this assignment is not yet known; however, Planning staff from both the Town and Region will continue to work to identify the best approach in meeting the Town's needs to support future growth.

Purpose

The purpose of this report is twofold: 1) to provide Council with recommendations for distribution of servicing capacity to development applications on file that have a residential component, and 2) to provide Council with a general update on the Town's current servicing capacity status.

Background

Planning staff review servicing allocation requests and makes recommendations to Council annually. Each application is reviewed based on its status in the planning approval process and staff's assessment of each application against the [Town's Servicing Allocation Policy](#). The Town's Servicing Allocation Policy seeks to direct servicing capacity to developments within the following Servicing Priority Areas:

1. Allocation Priority Area 1 – Urban Centres Secondary Plan Area
2. Allocation Priority Area 2 – Areas designated Historic Downtown Centre
3. Allocation Priority Area 3 – Areas designated Emerging Residential
4. Allocation Priority Area 4 – Areas designated Stable Residential

Discussion

All development applications involving residential uses have been categorized into the following three categories:

1. Recommendations where Servicing has been Previously Allocated;
2. Recommendations for New Request for Servicing, and
3. Applications Not Recommended for Servicing Allocation at this Time.

Recommendations where Servicing has been Previously Allocated

Table 1 below identifies current development applications that have been granted servicing allocation in the past. Staff monitor the progress of each development and makes the following recommendations to either rescind or reinstate this allocation depending on the work that has been completed during the past year. Staff's recommendations are provided in the right-hand column, which accounts for credits of any existing dwelling units on site.

Table 1 Applications Previously Received Servicing Allocation

Development	Priority Area	Allocation Received	Status	Recommendation
Redwood Development Phase 1 (17645 Yonge Street)	1	184 apartment units (359 persons)	Second Site Plan submission under review	*Reinstate 347 persons and rescind 12 persons
Glenway Block 120 (Bethpage Crescent, lands west of the Hydro corridor) (I&I Program)	3	26 single detached units (85 persons)	Site Plan Agreement being finalized	Reinstate 85 persons
Options Development (281 Main Street North)	3	2 semi-detached units and 9 townhouse units (27 persons)	ZBLA approved; site plan application under review	Reinstate 27 persons
Shining Hill Phase 1 (16250 Yonge Street) (I&I Program)	3	179 units (485 persons)	Engineering submission	Reinstate 485 persons
Azure Homes (172-178 Old Main Street)	4	12 semi-detached units (35 persons subtract one existing single detached unit 3.25 persons)	Clearing conditions of draft approval	Reinstate 32 persons and rescind 3 persons (credit from existing dwelling unit)

Development	Priority Area	Allocation Received	Status	Recommendation
Landmark Estates Phase 5 (Yonge Street and Clearmeadow Blvd)	4	34 semi-detached units (98 persons)	Draft approved; working towards final registration	**Rescind 98 persons
Maple Lane Lands & Development Co. Ltd. (680 Gorham Street)	4	4 apartment units (8 persons)	Finalizing Site Plan Agreement	Reinstate 8 persons
Totals		Granted 1097 persons		Reinstate 984 persons and rescind 113 persons

*Redwood Development previously received 359 persons of servicing allocation for 184 apartment units. However, through the review of its Site Plan application, the proposed unit count has been revised to 178 apartment units (347 persons). As such, staff recommends rescinding the extra 12 persons of servicing allocation (6 apartment units) and reinstating 347 persons of servicing allocation to Redwood Development.

**As noted in the Town's 2017 Servicing Allocation Review staff report, Landmark Estates Phase 5 was originally planned to be registered in 2017. The applicant has advised Town staff in March 2020 that they anticipate registration of the Phase 5 in spring 2021. Given it has been three years since the planned registration timeline and registration is unlikely to happen by the end of 2020 based on applicant's response, Planning staff recommends that Council rescind the 98 persons of servicing allocation at this time and a six-month review report may be provided in early 2021, if necessary. Planning staff will continue to monitor progress of the registration of Phase 5. Should allocation be required prior to the next servicing allocation review report in spring 2021, Planning staff will provide a recommendation to Council in Q1 of 2021.

Recommendations for New Request for Servicing Allocation

The application listed in Table 2 below has not been granted servicing allocation in the past, but is now adequately advanced in the planning approval process to be considered for allocation. Staff recommends granting servicing allocation to the application listed in Table 2.

Table 2 New Request for Servicing Allocation

Development	Priority Area	Allocation	Status	Recommendation
Marianneville Glenway East Phase 3 (I&I Program)	3	292 townhouse units and 12 live-work units (800 persons)	OPA and ZBLA approved	Allocate 659 persons

Marianneville Glenway East Phase 3 consists of 292 townhouse units and 12 live-work units, which requires 800 persons of servicing allocation. Through the I&I Program, Marianneville has generated a surplus of 141 persons of servicing allocation in their favour. To advance Glenway East Phase 3 development, Marianneville needs to borrow a balance of 659 persons of servicing allocation from the Town. In accordance with the Tri-party agreement between York Region, the Town and Marianneville, Marianneville needs to pay back the full amount borrowed plus an additional 220 persons of allocation (total of 879 persons) to the Town in the future through their I&I program.

Applications Not Recommended for Servicing Allocation at This Time

Development applications listed in Table 3 below are not yet adequately advanced in the planning approval process to warrant the allocation of servicing, and/or they are located in lower priority areas according to the Town's Servicing Allocation Policy. As such, staff do not recommend assigning allocation to these applications at this time. These applications will be reconsidered for allocation annually or at such time as they are deemed to have sufficiently progressed through the approvals process.

Table 3 Applications Not Recommended for Servicing Allocation at This Time

Development	Priority Area	Allocation	Status
Briarwood (693-713 Davis Drive)	1	318 apartment units (620 people)	ZBLA and Site Plan applications under review
Kerbel (17365 and 17395 Yonge Street) (I&I Program)	1	303 apartment units and 28 townhouse units (665 people)	Revised submission received in May. ZBLA and Site Plan applications under review.

Development	Priority Area	Allocation	Status
345 – 351 Davis Drive	1	68 apartment units (133 persons)	Site Plan under review
Maters Development (49, 55, 59 Charles and 52 Prospect)	1	9 townhouse units and 42 apartment units (106 persons)	Statutory Public Meeting for ZBLA held on June 29, 2020
Cougs (Silken Laumann Drive)	3	28 townhouse units (74 people)	OMB approved with holding (H) provisions
Forest Green Homes (16920 and 16840 Leslie Street)	3	Approximately 312 units (Approximately 821 persons)	Awaiting further information from applicant to finalize OPA, ZBLA and draft Plan of Subdivision
Glenway West	3	97 singles and 96 townhouse units (568 persons)	OPA, ZBLA and draft Plan of Subdivision under review
Sundial Phase 3 (north of Davis Drive between William Booth and Upper Canada Mall)	3	22 semi-detached units and 222 townhouse units (648 persons)	Draft approved
Millford Development Limited Phase 1 (55 Eagle Street)	3 & 4	154 apartment units and 38 townhouse units (401 persons)	Appealed to LPAT
Ali Jawad (292-294 Court Street)	4	2 single detached units (7 persons)	Statutory Public Meeting for ZBLA held on June 29, 2020*

Development	Priority Area	Allocation	Status
Lulu Holdings (1015, 1025, 1029 Davis Drive)	4	23 townhouse units (60 persons)	OPA and ZBLA applications under review
Gorham Development 849 Inc. (849 Gorham Street)	4	2 semi-detached units and 20 townhouse units (58 persons)	ZBLA and Site Plan applications under review. Public meeting scheduled for July 27, 2020
751-757 Gorham Street	4	82 apartment units (160 persons)	OPA and ZBLA under review
2529473 Ontario Ltd. (1038 & 1040 Jacarandah Drive)	4	2 singles and 22 semi-detached units (70 persons)	ZBLA under review
Marianneville Stonehaven Limited (600 Stonehaven Avenue)	N/A – designated Parks and Open Space	60 singles and 142 townhouse units (568 persons)	OPA, ZBLA and draft Plan of Subdivision under review

*There are two existing semi-detached units at 292 and 294 Court Street, which account for six persons of servicing allocation. These six persons of servicing allocation will be applied as credit towards the two proposed single detached units. The difference of one person of servicing allocation will be granted from the Severance Reserve if Council and the Committee of Adjustment approved the zoning by-law amendment application and future severance application.

Current Town Reserve

The Town's Servicing Allocation Reserve (without factoring in the recommendations of this Report) currently has 2640 persons of capacity, of which, 16 persons are part of the Severance Reserve.

This accounts for:

2019 Opening Balance	3261 persons
- Allocation granted in 2019 from Town Reserve	723 persons
- Allocation granted in 2019 from Severance Reserve	4 persons
+ Allocation Rescinded in 2019	106 persons
2019 Year End Balance	2640 persons

This report recommends granting an additional 659 persons of servicing allocation, rescinding 98 persons from Landmark Estates Phase 5, rescinding 12 persons from previous over-allocation, and applying credit to an existing residential unit (3 persons).

Should Council adopt staff's recommendations, the Town's Reserve would be **2094 persons** (2640-659+98+12+3), of which, 16 persons would be set aside for the Severance Reserve.

Future Capacity

York Region has scheduled the next capacity assignment for 2023 with a capacity monitoring report to Regional Council in 2021. Planning staff will work with Regional staff and monitor the status of the report.

As stated in the [2019 Annual Servicing Allocation Review Report](#), York Region has committed to providing additional capacity to the Town as summarized below in Table 4:

Table 4 Summary of Future Capacity Committed by York Region

Project	Additional Amount of Capacity	Year Additional Capacity Become Available
Forcemain Twinning	1500 persons	Upon completion of project, sometime in 2021
Interim Solutions Project	1309 persons	Upon completion of project, approximately 2022
York Region's Reserve for Centres and Corridors in Town of Aurora, Town of Newmarket and Town of East Gwillimbury	1000 persons (total)	Upon completion of interim solutions project

Inflow and Infiltration Reduction (I&I) Program Repayments

No I&I repayments were received in 2019. Marianneville has paid back all servicing capacity previously borrowed from the Town and has a credit of 141 persons in their favour. Should Council adopt staff's recommendation and front-end servicing allocation of 659 persons to advance Glenway East Phase 3, a total of 879 persons will be required to be paid back to the Town in the future.

Shining Hill has been working to complete the works identified through their program. As stated in the agreement between Shining Hill and the Town, Shining Hill will repay the full up-front amount of 485 persons plus an additional 162 persons to account for the Town's allotment (total of 647 persons) to the Town by December 1, 2020. These repayments will be added to the Town Reserve once they are received.

Conclusion

Staff have completed their annual review of current development applications requiring servicing allocation and have provided recommendations as per the Town's Servicing Allocation Policy. This report recommends granting 659 persons of new allocation and rescinding 113 persons of previously granted allocation, thereby creating a 2020 Town Reserve balance of 2094 persons of allocation, of which 16 are to be held in the Town's Severance Reserve.

Business Plan and Strategic Plan Linkages

- Long-term Financial Sustainability
- Vibrancy on Yonge, Davis and Mulock

Consultation

The annual servicing allocation letter was sent to all developers having active planning applications in the Town that involve a residential use. This letter requested updated information regarding development application status, phasing plans, anticipated construction timing etc., and advised that this report would be considered at an upcoming Committee of the Whole meeting. A follow-up notice was also sent to developers advising them the date of this meeting.

Human Resource Considerations

None

Budget Impact

None

Attachments

None

Submitted by

Phoebe Chow, Senior Planner - Policy, Development & Infrastructure Services

Approved for Submission

Adrian Cammaert, Acting Manager, Planning Services

Jason Unger, Acting Director, Planning and Building Services

Peter Noehammer, Commissioner, Development & Infrastructure Services

Contact

Phoebe Chow, Senior Planner – Policy, pchow@newmarket.ca



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

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

Site Specific Exemption to Interim Control By-law 2019-04 for 318 Andrew Street **Staff Report to Council**

Report Number: 2020-52

Department(s): Planning Services

Author(s): Alannah Slattery

Meeting Date: July 20, 2020

Recommendations

1. That the report entitled Site Specific Exemption to Interim Control By-law 2019-04 for subject property 318 Andrew Street dated July 20th, 2020 be received; and,
2. That Council deny the requested site-specific exemption to Interim Control by-law 2019-04 for 318 Andrew Street.

Purpose

The purpose of this report is to recommend to Council the denial of a site specific exemption to Interim Control By-law 2019-04 for subject property 318 Andrew Street.

Background

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

As per the Council approved process, exemption requests are evaluated against the following two criteria:

- **Physical Character Compatibility** of the proposed dwelling or addition with the physical character of the existing neighbourhood, inclusive of height, massing, roof lines, and built form; and,

- **Streetscape Character Compatibility** of the proposed dwelling or addition with the streetscape character of the existing neighbourhood, inclusive of setbacks, building projections, siting on property, and relationship to adjacent dwellings.

Council approval is required to grant a site-specific exception from the Interim Control By-law.

Discussion

Planning Services have received a request for exemption from Interim Control By-law 2019-04, for subject property 318 Andrew Street. The applicant is proposing to demolish the existing single-storey dwelling and re-build a two-storey dwelling.

The gross floor area of the existing dwelling is approximately 146 square metres. The gross floor area of the proposed dwelling is approximately 381 square metres. Gross floor area, as defined by Zoning By-law 2010-40, includes basement area but does not include area within the attached garage.

The existing dwelling is approximately 3.75 metres in height, measured from average finished grade to the midpoint. The approximate height to the peak of the existing dwelling is 5 metres. The maximum height of the proposed dwelling is approximately 9.5 metres, measured to the peak.

The Town's Zoning By-law measures dwelling height from the finished average grade to the midpoint of the roof. For this application, the applicant has advised that the final truss design has not yet been confirmed, and as such the applicant is asking for a maximum height of 9.5 metres, measured to the peak, although the final design may not reach this height. This report will consider heights as measured to the peak, to provide comparable measurements when comparing to surrounding dwellings.

The Town's Information Technology Department has provided approximate information on the heights of dwellings along Andrew Street. This data provides information on the height of dwellings measured to the peak.

Interim Control By-law 2019-04 prohibits the expansion of gross floor area of residential dwellings by 25% or more, and prohibits the increase in height of residential dwellings. The proposed addition would expand the gross floor area of the existing dwelling by approximately 161% and would increase the height of the dwelling, as such an exemption from Interim Control By-law 2019-04 is being requested.

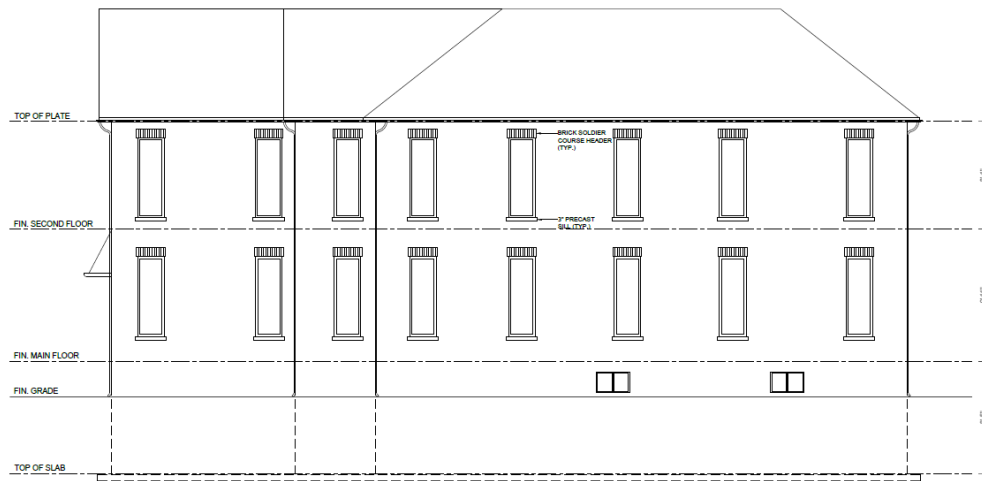
A map of the subject property and drawings of the proposed dwelling can be found attached to this report.

Staff have reviewed the proposal and provide the following comments based on the two planning/urban design themes in the approved exemption process.

Physical Character Compatibility

- The subject property is zoned Residential Exception (R1-D-119) Zone which permits a maximum lot coverage of 25% for a two-storey dwelling. The proposed addition will increase the lot coverage to approximately 25%, being the maximum lot coverage permitted.
- The proposed addition will increase the height from the existing 3.75 metres to the proposed maximum height of 9.5 metres. The maximum dwelling height in this zone is 10 metres for a two-storey dwelling. The majority of dwellings on Andrew Street are well below the maximum height requirements of the R1-D-119 Zone, with an average height of 7 metres, measured to the peak of the dwelling (Information Technology's data only provides height measurements to the peak of dwellings, not to the mid-point). As such, the proposed dwelling would be significantly taller than the majority of houses on the street.
- The proposed dwelling will have a **gross floor area** of 381 square metres, a 161% increase from the gross floor area of the existing dwelling, which has a gross floor area of 146 square metres.
- In term of massing, the proposed dwelling will have a **ground floor area** of approximately 176 square metres, including the attached garage. The average ground floor area for dwellings on Andrew Street is approximately 107 square metres, including attached garages.






RIGHT SIDE ELEVATION

Streetscape Character Compatibility

- The existing neighbourhood is comprised of 1950's era and older, single-detached dwellings interspersed with some new builds. Although, some of the existing housing stock has been renovated over the years, the general size of most dwellings has remained relatively the same to what was originally built.
- The chart below displays information on the adjacent dwellings:

Address	Location	Approximate height (to peak)	Photo
312 Andrew Street	Directly west of subject property	6.9 metres	

322 Andrew Street	Directly east of subject property	4.9 metres	
313 Andrew Street	Directly north- west of the subject property	6.3 metres	
319 Andrew Street	Directly north- east of the subject property	6.0 metres	

- The proposed dwelling would be significantly taller and larger than the surrounding dwellings.
- The dwellings along this section of Andrew Street are generally modest in height and massing, and maintain the original character from the time period in which they were built.

- However, there is one general outlier that is significantly taller than surrounding dwellings, as shown in the photos below, located at 258 Andrew Street. This dwelling was renovated in 2017, before the ICB was enacted. The dwelling is approximately 9.8 metres in height, measured to the peak.



- For the reasons listed above, it is staff's opinion that the proposed dwelling will not be in-keeping with the general character of the neighbourhood.

Comments have been received from the public regarding the following concerns:

- Impacts to privacy
- Proposed dwelling is out of character

Based off the analysis above, it is staff's opinion that the proposed dwelling would be out of character for the surrounding neighbourhood, which largely maintains the original character from when the neighbourhood was first developed.

Conclusion

It is recommended that Council deny the site-specific exception for 318 Andrew Street, Newmarket, from Interim Control By-law 2019-04.

Business Plan and Strategic Plan Linkages

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

Consultation

Planning staff have circulated the exemption request to property owners within 50 metres of the subject property, as per the Council-approved exemption process for Interim Control By-law 2019-04. The Notice for this application was sent to 26 surrounding properties. Comments from residents have been included as part of the review of this exemption request and have been addressed in the sections above.

Human Resource Considerations

N/A

Budget Impact

N/A

Attachments

- Location Map
- Existing Site Plan
- Proposed Site Plan
- Proposed Elevations

Submitted by

Alannah Slattery, Planner, Planning Services

Approved for Submission

Adrian Cammaert, Acting Manager, Planning Services

Jason Unger, Acting Director, Planning and Building Services

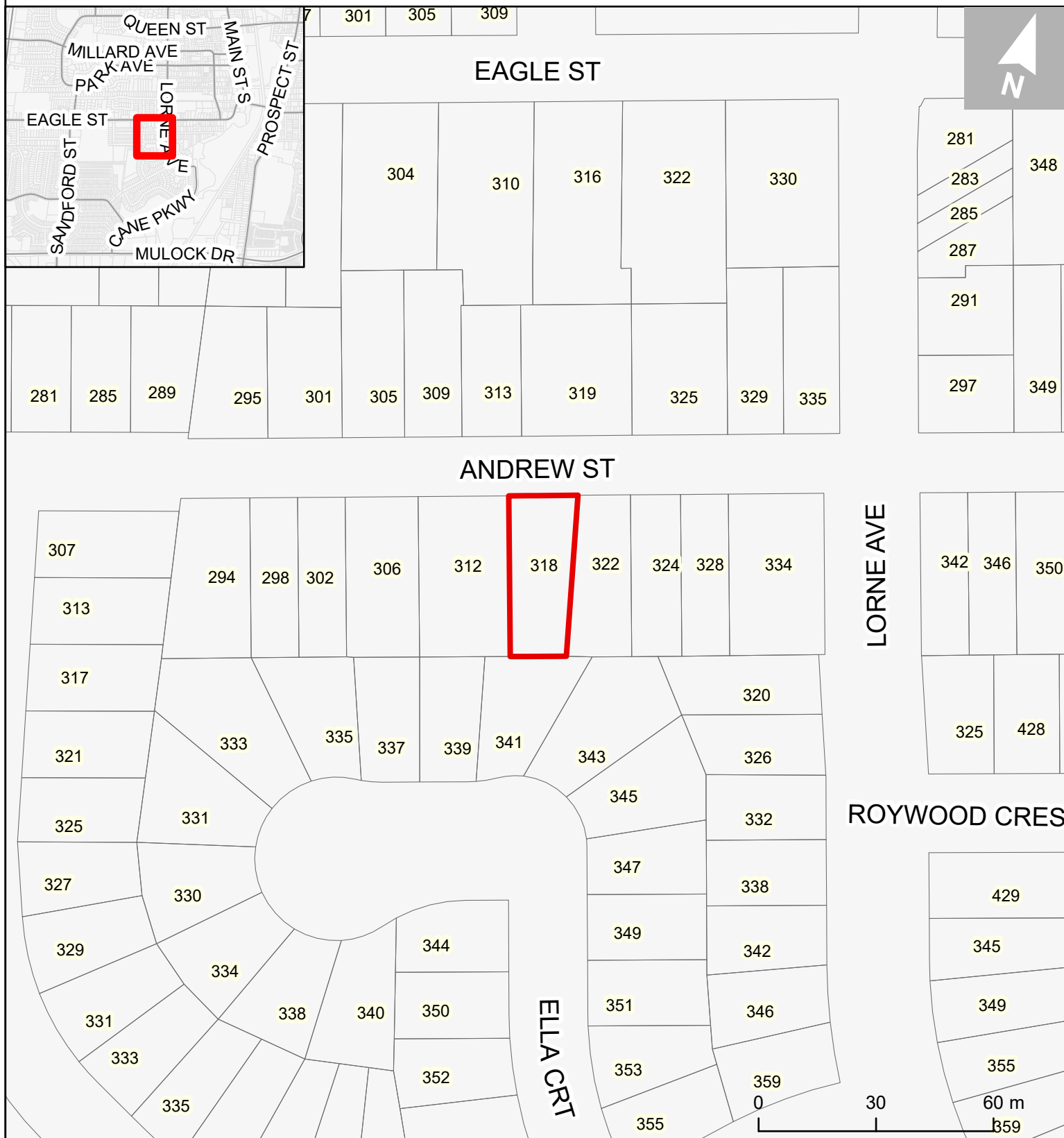
Peter Noehammer, Commissioner, Development and Infrastructure Services

Contact

Alannah Slattery, Planner, aslattery@newmarkert.ca

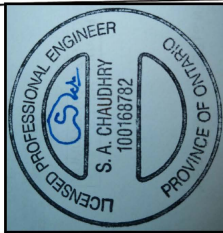
Location Map

318 Andrew Street



 Subject Lands

Designed & Produced by
Information Technology - GIS
Printed: 2020-06-17.



Mar. 23, 2020

NO.	ISSUED FOR PERMIT	DATE

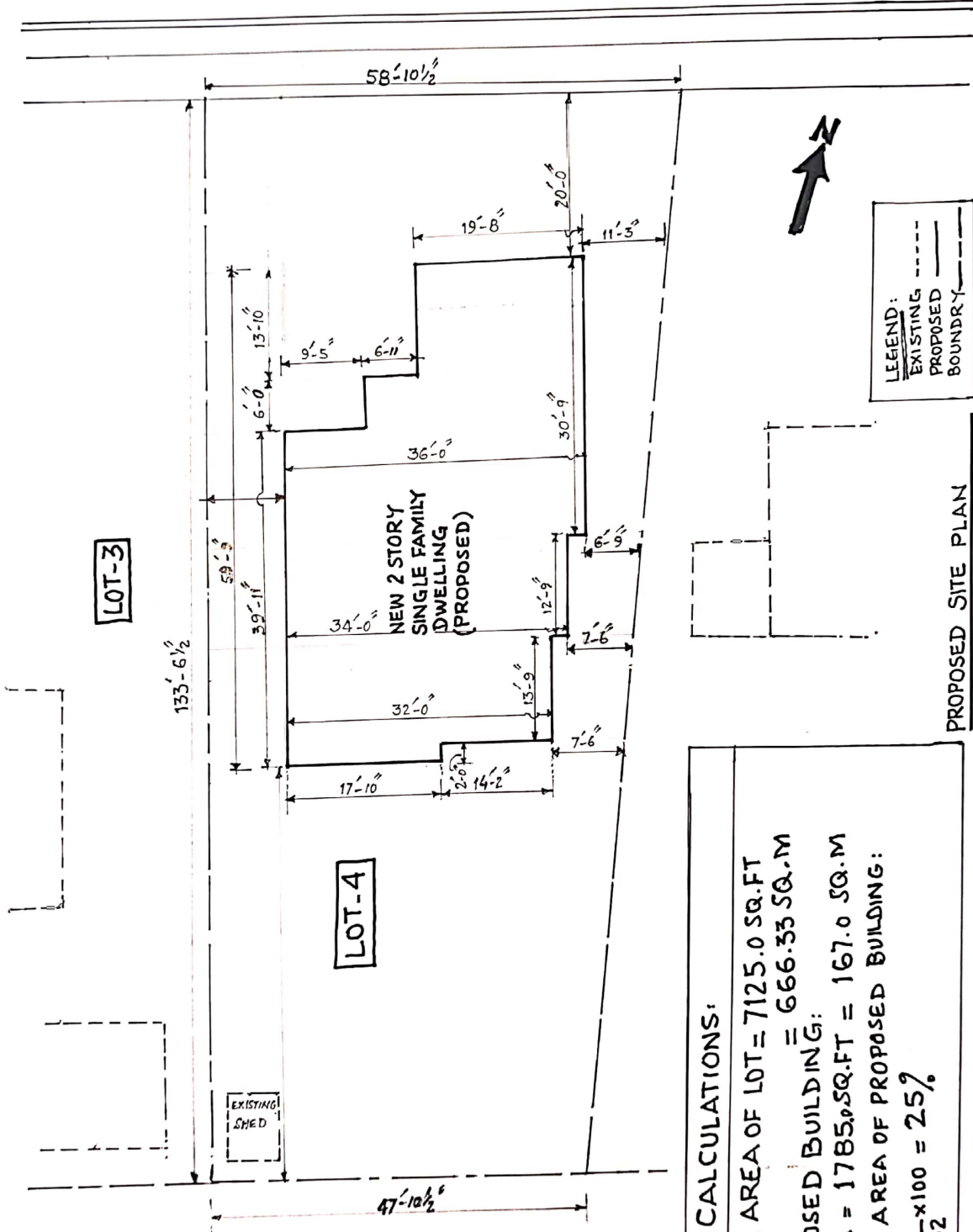


313 JAMES LEANE BOULEVARD
MISSISSAUGA, ON L4X 1A4
TEL: 905-570-7224 (SACH)

PROJECT
**REPLACEMENT OF
HOUSE AT 318 -
ANDREW STREET
NEW MARKET ON**

TITLE
PROPOSED SITE PLAN

CHECKED BY	DRAWING NO.
DRAWN BY	A1
SCALE: 1" = 1'-0"	(01 OF 02)
DATE	



AREA CALCULATIONS:

TOTAL AREA OF LOT = 7125.0 SQ.FT
= 666.33 SQ.M

PROPOSED BUILDING:

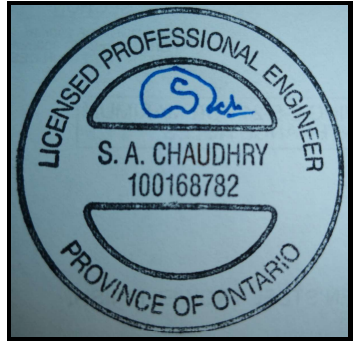
AREA = 1785.0 SQ.FT = 167.0 SQ.M

% AGE AREA OF PROPOSED BUILDING:

$$\frac{167}{666.33} \times 100 = 25\%$$



FRONT ELEVATION



March 23, 2020

0	ISSUED FOR PERMIT	MAR / 03 / 2020
NO.	DESCRIPTION	DATE



Sach-One
International Inc.

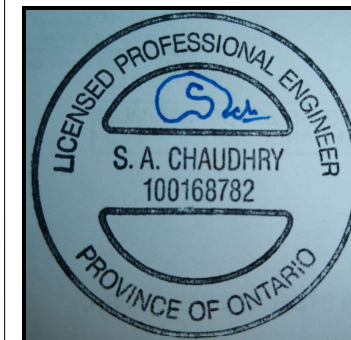
212-2155 LEANNE BOULEVARD
MISSISSAUGA, ON. L5K 2K8
TEL: 647-570-7224(SACH)

PROJECT:
**REPLACEMENT OF
HOUSE AT 318-
ANDREW STREET.
NEW MARKET ON**

TITLE: FRONT ELEVATION	
CHECKED: SC / MN DRAWN: AB SCALE: 3/16" = 1'-0" DATE: FEB / 27 / 2020	DRAWING: A6



REAR ELEVATION



March 23, 2020

0	ISSUED FOR PERMIT	MAR / 03 / 2020
NO.	DESCRIPTION	DATE

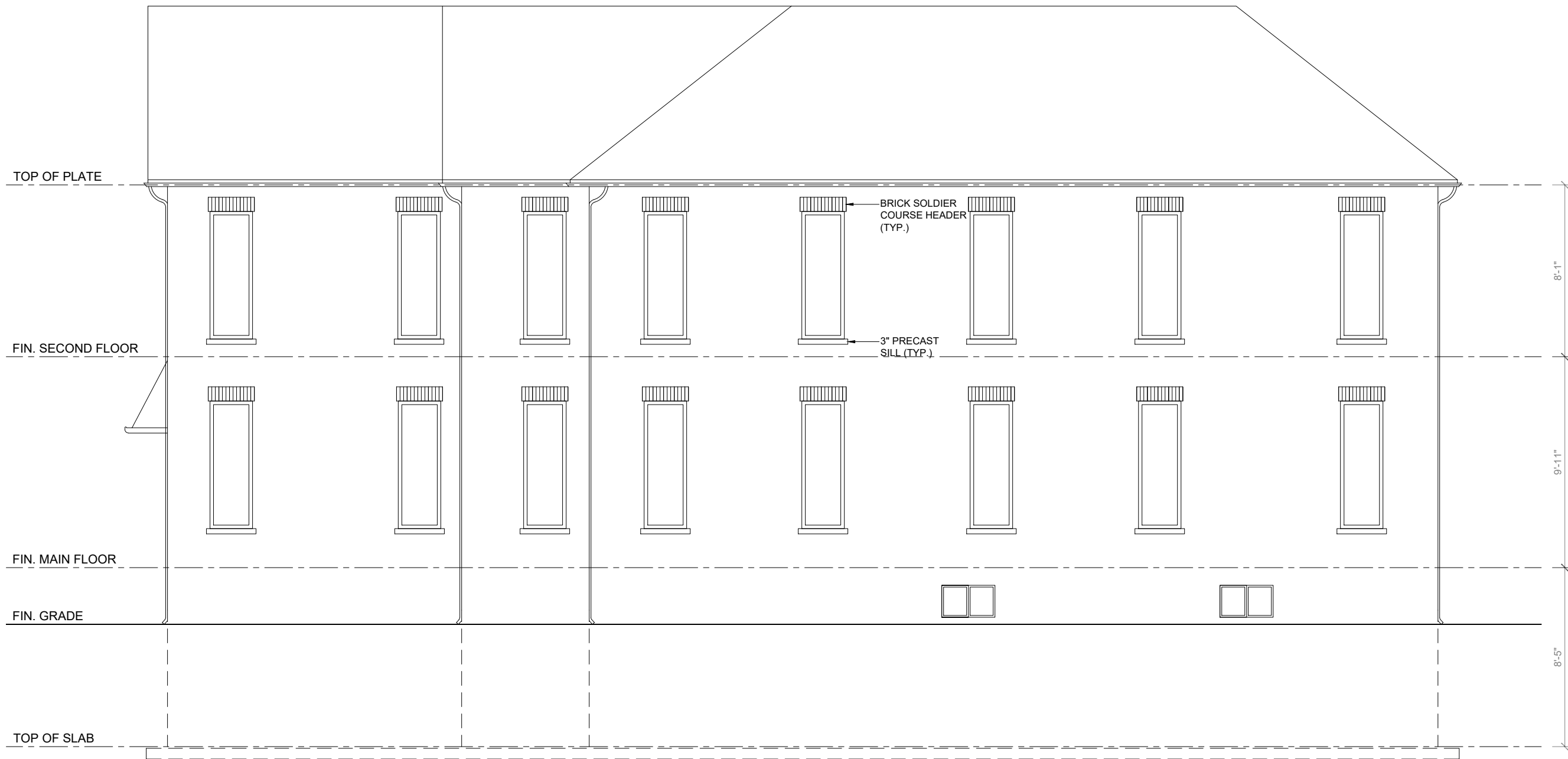


212-2155 LEANNE BOULEVARD
MISSISSAUGA, ON. L5K 2K8
TEL: 647-570-7224(SACH)

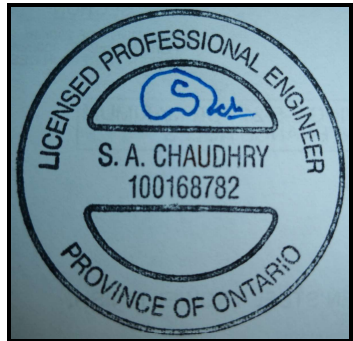
PROJECT:
**REPLACEMENT OF
HOUSE AT 318-
ANDREW STREET.
NEW MARKET ON**

TITLE:
REAR ELEVATION

CHECKED: SC / MN	DRAWING: A7
DRAWN: AB	
SCALE: 3/16" = 1'-0"	
DATE: FEB / 27 / 2020	



RIGHT SIDE ELEVATION



March 23, 2020

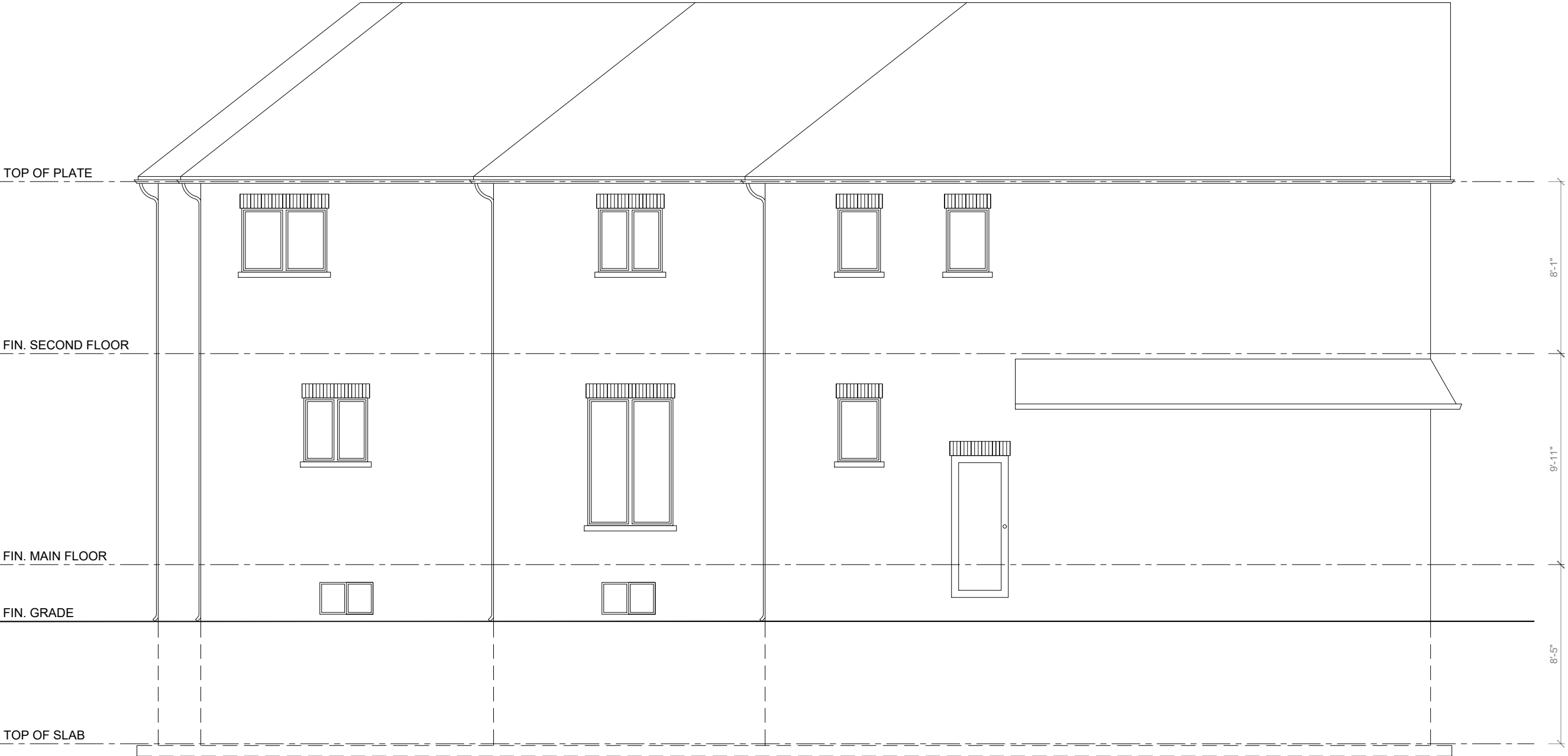
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NO.	DESCRIPTION	DATE



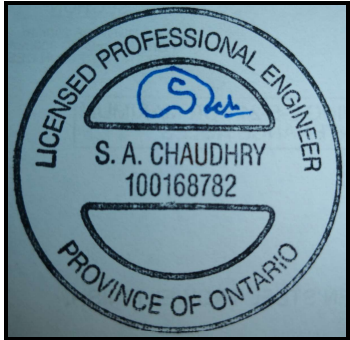
212-2155 LEANNE BOULEVARD
MISSISSAUGA, ON. L5K 2K8
TEL: 647-570-7224(SACH)

PROJECT:
**REPLACEMENT OF
HOUSE AT 318-
ANDREW STREET.
NEW MARKET ON**

TITLE: RIGHT SIDE ELEVATION	
CHECKED: SC / MN DRAWN: AB SCALE: 3/16" = 1'-0" DATE: FEB / 27 / 2020	DRAWING: A8



LEFT SIDE ELEVATION



March 23, 2020

0	ISSUED FOR PERMIT	MAR / 03 / 2020
NO.	DESCRIPTION	DATE



212-2155 LEANNE BOULEVARD
MISSISSAUGA, ON. L5K 2K8
TEL: 647-570-7224(SACH)

PROJECT:
**REPLACEMENT OF
HOUSE AT 318-
ANDREW STREET.
NEW MARKET ON**

TITLE:
LEFT SIDE ELEVATION

CHECKED: SC / MN	DRAWING: A9
DRAWN: AB	
SCALE: 3/16" = 1'-0"	
DATE: FEB / 27 / 2020	



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

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

Site Specific Exemption to Interim Control By-law 2019-04 for 737 Grace Street Staff Report to Council

Report Number: 2020-53

Department(s): Planning Services

Author(s): Alannah Slattery

Meeting Date: July 20, 2020

Recommendations

1. That the report entitled Site Specific Exemption to Interim Control By-law 2019-04 for subject property 737 Grace Street dated July 20th, 2020 be received; and,
2. That Council approve the requested site-specific exemption to Interim Control by-law 2019-04 for 737 Grace Street and adopt the attached exemption by-law.

Purpose

The purpose of this report is to recommend to Council the approval of a site specific exemption to Interim Control By-law 2019-04 for subject property 737 Grace Street.

Background

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

As per the Council approved process, exemption requests are evaluated against the following two criteria:

- **Physical Character Compatibility** of the proposed dwelling or addition with the physical character of the existing neighbourhood, inclusive of height, massing, roof lines, and built form; and,
- **Streetscape Character Compatibility** of the proposed dwelling or addition with the streetscape character of the existing neighbourhood, inclusive of setbacks, building projections, siting on property, and relationship to adjacent dwellings.

Council approval is required to grant a site-specific exception from the Interim Control By-law.

Discussion

Planning Services have received a request for exemption from Interim Control By-law 2019-04, for subject property 737 Grace Street. The applicant is proposing to add a partial second-storey addition to the existing single-storey dwelling. The proposed second-storey addition would not be built over the entirety of the dwelling, but will cover a central portion of the existing dwelling.

The proposed partial second-storey addition would increase the gross floor area of the dwelling from approximately 201 square metres to approximately 275 square metres. Gross floor area, as defined by Zoning By-law 2010-40, includes basement area but does not include area within the attached garage.

The proposed addition would increase the height of a portion of the dwelling from approximately 4.4 metres to approximately 7.2 metres, measured from average finished grade to the midpoint of the roof, as per Zoning By-law 2010-40.

Interim Control By-law 2019-04 prohibits the expansion of gross floor area of residential dwellings by 25% or more, and prohibits the increase in height of residential dwellings. The proposed addition would expand the gross floor area of the existing dwelling by approximately 37%, and would increase the height of the dwelling, as such an exemption from Interim Control By-law 2019-04 is being requested.

A map of the subject property and drawings of the proposed dwelling can be found attached to this report.

Staff have reviewed the proposal and provide the following comments based on the two planning/urban design themes in the approved exemption process.

Physical Character Compatibility

- The subject property is zoned Residential Exception (R1-D-119) Zone which permits a maximum height of 10.0 metres for a two-storey dwelling, measured from average finished grade to the midpoint of the roof. The proposed second-storey addition will increase the dwelling height to approximately 7.2 metres.
- The design of the roof of the proposed addition is consistent with existing slopes, ridges and rooflines of the neighbouring properties.
- Although the proposed addition will increase the gross floor area from 201 square metres to 275 square metres, the addition will be constructed over a portion of the existing dwelling and will not increase lot coverage or encroach into yard setbacks.
- The proposed dwelling will meet yard setbacks, height and lot coverage requirements of the R1-D-119 Zone.

- It is staff's opinion that the proposed addition will not result in over-development of the lot, as it will be only built over a portion of the existing dwelling, and will result in a dwelling that is appropriate in height and massing for the lot.



Streetscape Character

- The existing neighbourhood is comprised of 1970's era, single-detached dwellings. The photos below shows the subject dwelling in relation to neighbouring properties, the subject dwelling is circled in red.



- Although the adjacent dwellings are single-storey, the second storey addition is proposed to be built over the central portion of the existing dwelling, reducing potential "looming" impacts on adjacent neighbours. In addition, the addition will increase the dwelling height to 7.2 metres, which is well below the maximum permitted height of 10.0 metres.

- Staff advise that neighbourhoods consisting of a mix of one storey and two-storey dwellings are commonly found throughout the Town. A two-storey dwelling adjacent to a single-storey dwelling is a common occurrence, and in most occurrences is generally accepted as compatible development. The photos below display some examples of two-storey dwellings adjacent to single-storey dwellings along Grace Street:



- It is staff's opinion that the resulting dwelling will not significantly change the character of the streetscape, as the second storey addition is not out of character for the neighbourhood which includes one storey and two-storey dwellings. In addition, the resulting dwelling will be similar in massing and height to other dwellings along Grace Street.

Conclusion

It is recommended that Council grant a site-specific exception for 737 Grace Street, Newmarket, from Interim Control By-law 2019-04 by adopting the attached exemption by-law.

Business Plan and Strategic Plan Linkages

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

Consultation

Planning staff have circulated the exemption request to property owners within 50 metres of the subject property, as per the Council-approved exemption process for Interim Control By-law 2019-04. Notice was sent to 17 surrounding properties. No comments have been received on this application.

Human Resource Considerations

N/A

Budget Impact

There is no budget impact associated with this report.

Attachments

- Location Map
- Proposal
- Proposed By-law

Submitted by

Alannah Slattery, Planner, Planning Services

Approved for Submission

Adrian Cammaert, Acting Manager, Planning Services

Jason Unger, Acting Director, Planning and Building Services

Peter Noehammer, Commissioner, Development and Infrastructure Services

Contact

Alannah Slattery, Planner, aslattery@newmarket.ca

Location Map

737 Grace Street

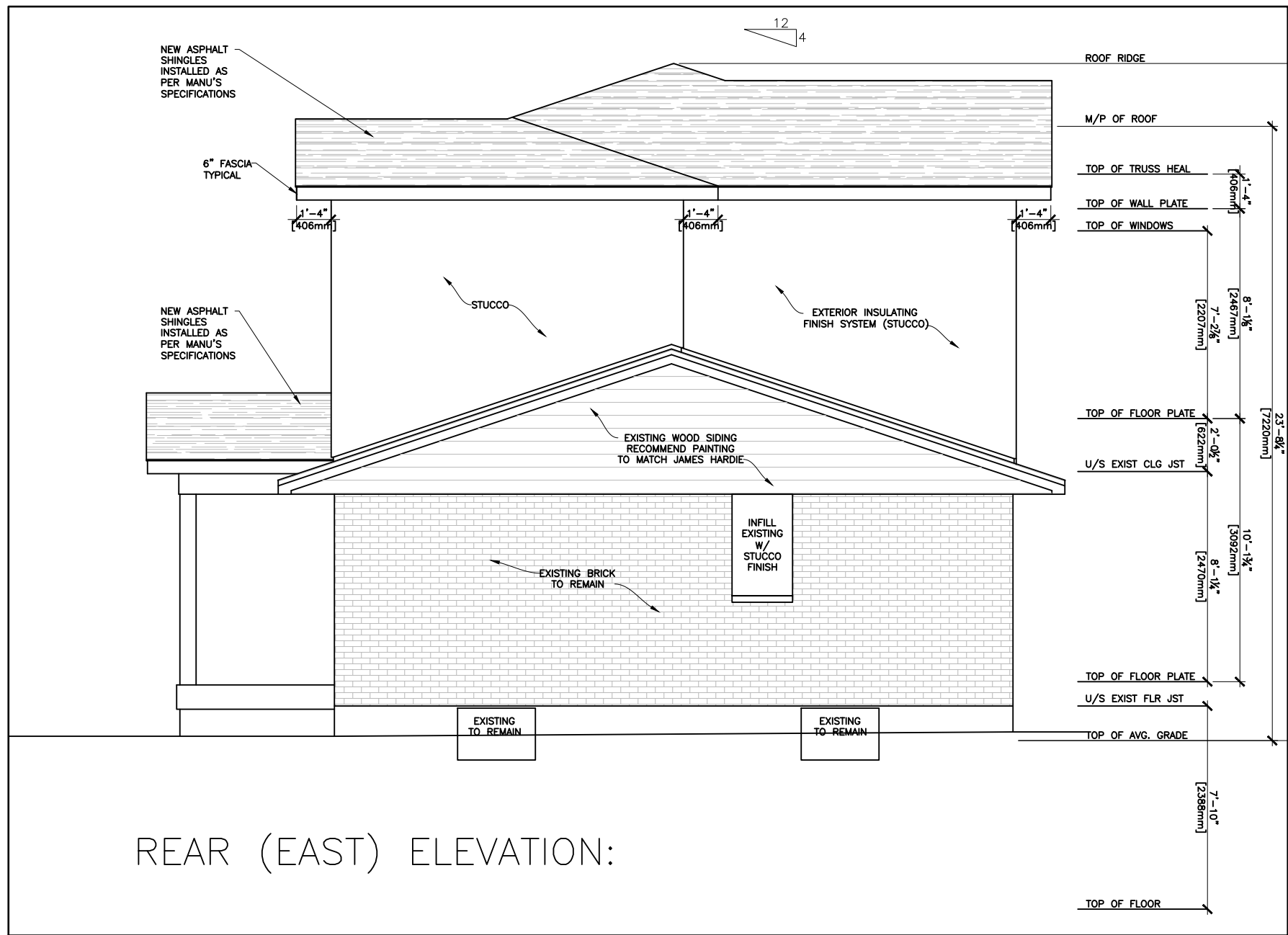


 Subject Lands

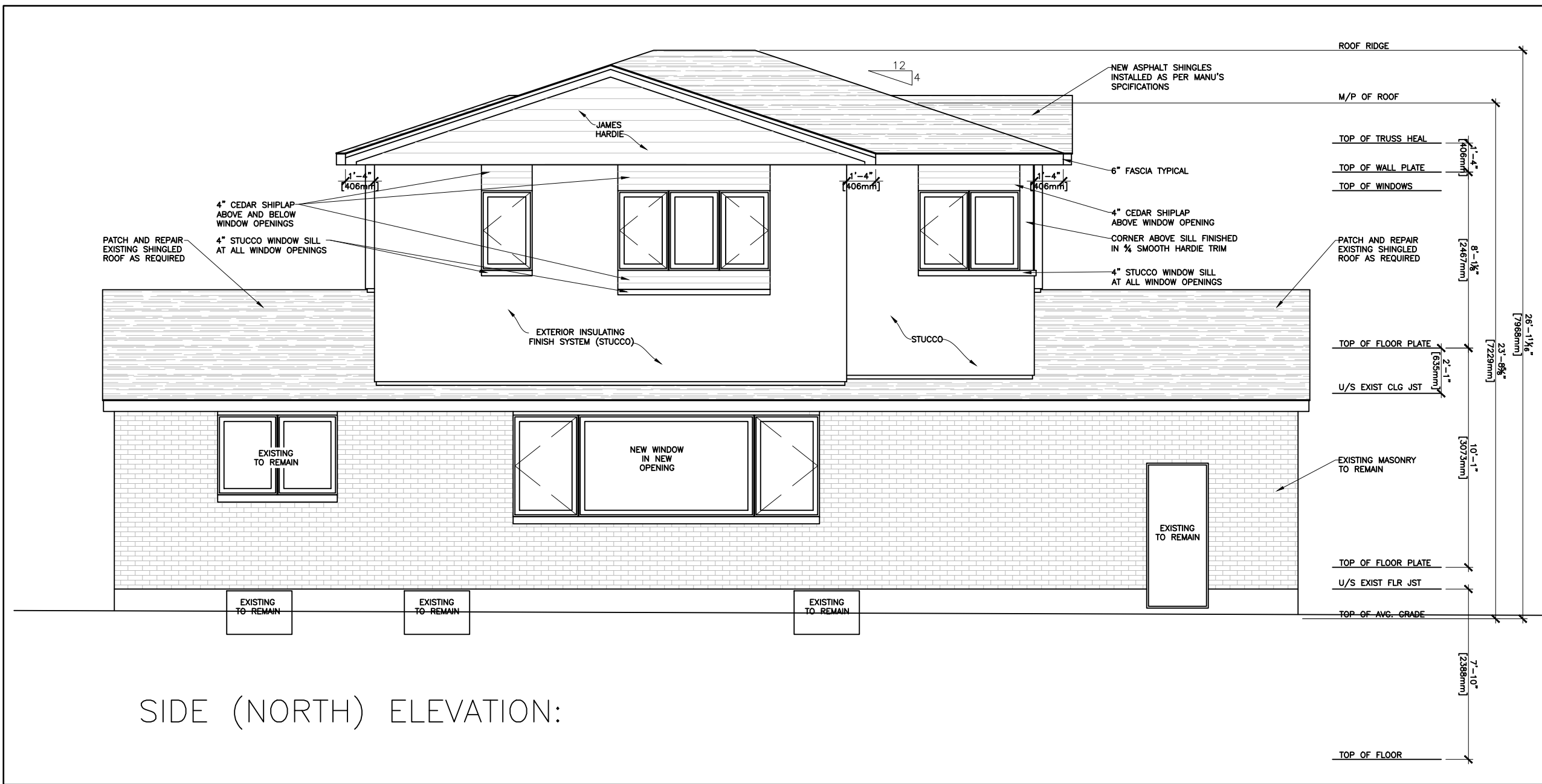
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Information Technology - GIS
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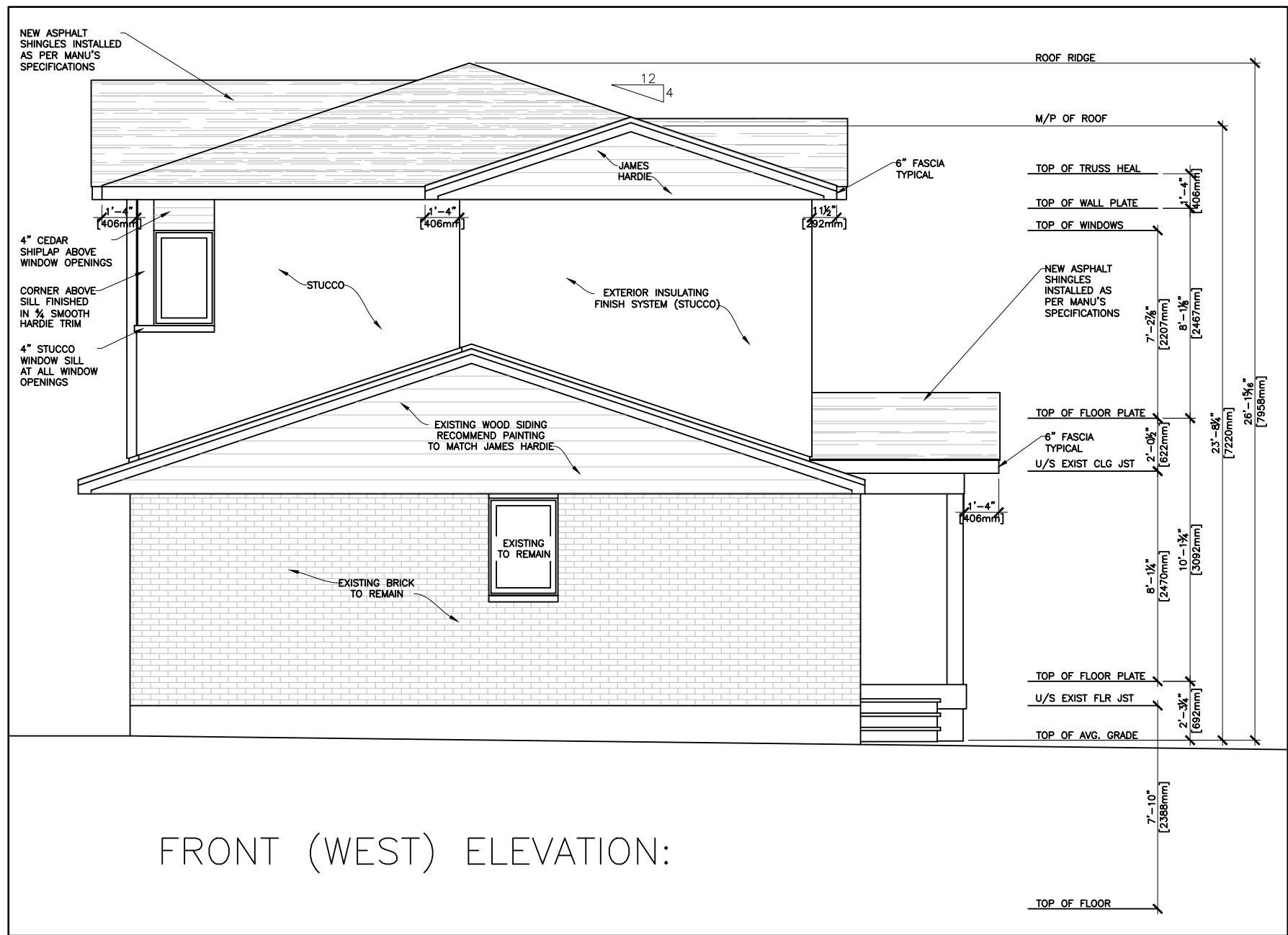
SIDE (SOUTH) ELEVATION:



REAR (EAST) ELEVATION:



SIDE (NORTH) ELEVATION:



FRONT (WEST) ELEVATION:

Corporation of the Town of Newmarket

By-law 2020-

A By-law to grant a site specific exemption for the property with the Municipal address of 737 Grace Street, Newmarket, from Interim Control By-law 2019-04.

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

AND WHEREAS on July 20, 2020 Newmarket Council considered a request for an exemption to Interim Control by-law 2019-04 for the property with the Municipal Address of 737 Grace Street.

NOW, THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CORPORATION OF THE TOWN OF NEWMARKET ENACTS AS FOLLOWS:

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

9b. Notwithstanding Section 1 of this By-law, on the lands described as 737 Grace Street, Newmarket, there shall be permitted the construction of second-storey addition to the existing dwelling, resulting in a total Gross Floor Area not exceeding 276 square metres, and a building midpoint height not exceeding 7.3 metres.

Enacted this 20th day of July, 2020.

John Taylor, Mayor

Lisa Lyons, Town Clerk



Newmarket Public Library Board

Minutes

Date: Wednesday, February 19, 2020
Time: 5:45 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
Victor Woodhouse

Members Absent: Kelly Broome
Art Weis

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

The Chair called the meeting to order at 5:44 pm

1. Adoption of Agenda Items

Motion 20-02-93

Moved by Darryl Gray

Seconded by Victor Woodhouse

That 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

- 3.1 Adoption of the Regular Board meeting minutes for Wednesday, December 18, 2019
- 3.2 Adoption of the Closed Session minutes for Wednesday, December 18, 2019
- 3.3 Strategic Operations Report for January, 2020
- 3.4 Fourth Quarter Statistical Data Report
- 3.5 Monthly Bank Transfer

Motion 20-02-94

Moved by Leslee Mason

Seconded by Darryl Gray

That Consent Agenda items 3.1 to 3.3 be approved and adopted as presented.

Carried

Board members were invited to join the Library during the Newmarket Chamber of Commerce Home and Life Style show being held April 3rd to 5th.

4. Reports

- 4.1 Bridge Toolkit: Preliminary Results

Preliminary results received so far from the Bridge Technology Services Assessment Toolkit were reviewed by the Board. The Toolkit provides data on the use and outcomes of technology services offered by public library systems.

Motion 20-02-95

Moved by Leslee Mason

Seconded by Victor Woodhouse

That the Library Board receive the report on Bridge Toolkit preliminary results.

Carried

5. Business Arising

5.1 Update on Reducing Barriers to Borrowing

An update on the implementation of changes to borrowing and revised Membership and Borrowing policy to incorporate the changes were reviewed.

Motion 20-02-96

Moved by Darcy McNeill

Seconded by Jane Twinney

That the Library Board receive the report on Update to Reducing Barriers to Borrowing;

And That the Library Board approved the Membership and Borrowing Policy as drafted.

Carried

5.2 Library Board Action List

The Action List was reviewed by the Board.

Motion 20-02-97

Moved by Leslee Mason

Seconded by Victor Woodhouse

That the Library Board receive the Action List as presented.

Carried

6. **New Business**

6.1 Strategic Planning Considerations

Considerations to undertake strategic planning was discussed by the Board. As part of the exercise would include future service delivery, the Board directed the CEO to draft a communication to Town of Newmarket Council requesting that the planned future service delivery study be expedited.

Motion 20-02-98

Moved by Victor Woodhouse

Seconded by Darryl Gray

That the Library Board receive the report on Strategic Planning Considerations;

And That the CEO bring back to the Library Board strategic planning options and estimated costs.

Carried

Motion 20-02-99

Moved by Leslee Mason

Seconded by Victor Woodhouse

That the Library Board direct the CEO to draft a letter to share with the Board a communication to Town of Newmarket Council on moving forward the Library's strategic priorities and service delivery for medium and long-term planning.

Carried

7. Closed Session

7.1 Advice that is subject to solicitor-client privilege

Motion 20-02-100

Moved by Jane Twinney

Seconded by Darryl Gray

That the Library Board move into Closed Session at 6:55 pm to discuss advice that is subject to solicitor-client privilege.

Carried

Motion 20-02-101

Moved by Jane Twinney

Seconded by Victor Woodhouse

That the Library Board move out of Closed Session at 7:10 pm.

Carried

Motion 20-02-102

Moved by Darryl Gray

Seconded by Leslee Mason

That the Library Board receive the solicitor-client report and proceed with the recommendations from the legal advice.

Carried

8. Dates of Future Meetings

8.1 The next Regular Board meeting is scheduled for Wednesday, March 18, 2020, at 5:45 pm in the Library Board room

9. Adjournment

Motion 20-02-103

Moved by Darryl Gray

Seconded by Jane Twinney

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

Carried

Darcy McNeill, Chair

Todd Kyle, Secretary/Treasurer



Newmarket Public Library Board

Minutes

Date: Thursday, April 2, 2020
Time: 5:30 PM

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

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

Guests: Kathryn Richards, Unit Chair, CUPE Local 905 (left at 5:50 pm)
Lynn Georgeff, Director of Human Resources, Town of Newmarket

1. Meeting to be held via live video interface via Zoom

1.1 Instructions on how to connect to meeting

The Chair called the meeting to order at 5:30 pm. Clarification regarding the procedure for conducting the meeting using live video stream were made.

2. Adoption of Agenda Items

2.1 Adoption of the Regular Agenda

2.2 Adoption of the Closed Session Agenda

Motion 20-04-104

Moved by Victor Woodhouse

Seconded by Jane Twinney

That agenda items 2.1 to 2.2 be adopted as presented.

Carried

3. Declarations

None were declared.

4. New Business

4.1 Emergency Delegated Authority

The Library Board agreed with the report regarding designating Emergency Delegation of Authority to the Chair, Vice Chair and one appointed Director in order to have the ability to make certain decisions during the current COVID-19 pandemic as outlined in the report.

Motion 20-04-105

Moved by Victor Woodhouse

Seconded by Leslee Mason

That the Library Board receive the report on Emergency Delegation of Authority;

And That the Library Board ratify the decisions outlined in the report and approve the delegated authority to the Executive Committee and to the C.E.O., and authorize the C.E.O. to take the actions necessary to give effect to those decisions;

And that the Library Board appoint Director Darryl Gray as member of the Executive Committee in addition to the Chair and the Vice-Chair.

Carried

5. Closed Session

5.1 Labour relations per section 16.1.4. (d) of the Public Libraries Act, R.S.O. 1990, Chapter P.44

Motion 20-04-106

Moved by Leslee Mason

Seconded by Kelly Broome

That the Library Board move into a Closed Session at 5:45 pm for matters pertaining to Labour relations.

Carried

Motion 20-04-107

Moved by Kelly Broome

Seconded by Jane Twinney

That the Library move out of Closed Session at 6:40 pm.

Carried

Motion arising from Closed Session:

Motion 20-04-109

Moved by Victor Woodhouse

Seconded by Leslee Mason

That the Library Board receive the deputation by the Newmarket Public Library Unit Chair, CUPE Local 905;

And that the Library Board give direction to the C.E.O. on the decisions made by the Library Board regarding labour relations.

Carried

6. Adjournment

Darcy McNeill, Chair

Todd Kyle, Secretary/Treasurer



Newmarket Public Library Board

Minutes

Date: Thursday, April 9, 2020
Time: 5:30 PM

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

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

Guests: Kathryn Richards, Unit Chair, CUPE Local 905 (left at 5:50 pm)
Lynn Georgeff, Director of Human Resources, Town of Newmarket

1. Emergency Closed Session meeting

1.1 Meeting to be held via live video interface via Zoom

2. Adoption of Agenda Items

2.1 Adoption of the Closed Session Agenda

Motion 20-04-111

Moved by Art Weis

Seconded by Jane Twinney

That agenda item 2.1 be adopted as presented.

Carried

3. Declarations

None were declared.

4. Closed Session

- 4.1 Labour relations per section 16.1.4 (d) of the Public Libraries Act, R.S.O. 1990 Chapter P. 44

Motion 20-04-112

Moved by Kelly Broome

Seconded by Leslee Mason

That the Library Board move into a Closed Session at 5:40 pm for matters pertaining to Labour relations.

Carried

Motion 20-04-113

Moved by Darryl Gray

Seconded by Art Weis

That the Library Board move out of Closed Session at 6:25 pm.

Carried

Motion arising from Closed Session:

Motion 20-04-114

Moved by Art Weis

Seconded by Darryl Gray

That the Library Board receive the deputation by the Newmarket Public Library Unit Chair, CUPE Local 905;

And that the Library Board give direction to the CEO on the decisions made by the Library Board regarding labour relations.

Carried

5. Adjournment

Motion 20-04-116

Moved by Kelly Broome

Seconded by Victor Woodhouse

That there being no further business the meeting adjourn at 6:27 pm.

Carried

Darcy McNeill, Chair

Todd Kyle, Secretary/Treasurer