



# **Town of Newmarket**

## **Minutes**

### **Council - Electronic**

Date: Monday, August 31, 2020  
Time: 1:00 PM  
Location: Streamed live from the Municipal Offices  
395 Mulock Drive  
Newmarket, ON L3Y 4X7

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

Staff Present: I. McDougall, Acting Chief Administrative Officer  
E. Armchuk, Commissioner of Corporate Services  
P. Noehammer, Commissioner of Development & Infrastructure Services  
K. Saini, Deputy Town Clerk  
A. Cammaert, Acting Manager of Planning Services  
A. Walkom, Legislative Coordinator  
J. Grossi, Legislative Coordinator

The meeting was called to order at 1:00 PM.

Mayor Taylor in the Chair.

Council recessed at 1:06 PM and reconvened at 1:22 PM.

Deputy Mayor & Regional Councillor Vegh in the Chair for the discussion of sub-item 9.2.6: Downtown Parking Review specifically related to the proposed agreement with St. Paul's Church due to a declared conflict by Mayor Taylor.

#### **1. Public Notices**

Mayor Taylor acknowledged that the Town of Newmarket is located on the traditional territories of the Wendat, Haudeno-saunee, and the Anishinaabe peoples and the treaty land of the Williams Treaties First Nations and other Indigenous peoples whose presence here continues to this day. He thanked them for sharing this land with us. Mayor Taylor also acknowledge the Chippewas of Georgina Island First Nation as our close neighbours and friends, and that we work to ensure a cooperative and respectful relationship.

Mayor Taylor advised that the Municipal Offices were closed to the public and that this meeting was streamed live at [Newmarket.ca/meetings](http://Newmarket.ca/meetings). Residents who would like to provide comment on an item on this agenda were encouraged to provide their feedback in writing through email to Legislative Services at [clerks@newmarket.ca](mailto:clerks@newmarket.ca) or by joining the meeting electronically through video or telephone. He advised residents that their comments would form part of the public record.

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

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

- Item 4.1.1: Remote Deputation related to Public Hearing Matter: 849 Gorham Street - Official Plan Amendment and Zoning By-law Amendment provided by Katherine Whewell
- Items 4.1.3: Correspondence related to Public Hearing Matter: 849 Gorham Street - Official Plan Amendment and Zoning By-law Amendment, provided by Stephen King
- Items 4.1.13: Correspondence related to Public Hearing Matter: 849 Gorham Street - Official Plan Amendment and Zoning By-law Amendment, provided by Ted Bomers
- Items 4.1.14: Correspondence related to Public Hearing Matter: 849 Gorham Street - Official Plan Amendment and Zoning By-law Amendment, provided by Rifang Zou & Jingjing Sun
- Item 6.1: Remote Deputation regarding Update on the Mulock Station Area Secondary Plan provided by Brad Rogers, Groundswell Urban Planners Inc.
- Item 9.2.12.1: Correspondence related to Financial Update provided by Kathy (Toth) Kumpula, President, Newmarket Taxpayers Advocacy Group

Moved by: Councillor Broome

Seconded by: Councillor Morrison

1. That the additions to the agenda be approved.

**Carried**

### **3. Conflict of Interest Declarations**

Mayor Taylor declared a conflict regarding sub-item 9.2.6: Downtown Parking Review, specifically related to a proposed agreement with St. Paul's Church. He advised that his parents are members of the church.

### **4. Public Hearing Matter(s)**

The Deputy Clerk welcomed the public to the Virtual Public Planning and Council meeting. She advised that the Planning Act requires the Town to hold at least one public meeting on any proposed Zoning By-law Amendment, Official Plan Amendment or Draft Plan of Subdivision or Condominium.

The Deputy Clerk advised that the purpose of the public meeting is to hear from anyone who has an interest in either of the following applications:

- 849 Gorham Street - Official Plan Amendment and Zoning By-law Amendment. The application is a proposed Official Plan and Zoning By-law amendment to permit 20 Townhouse Units & 2 Semi-detached Units at 849 Gorham Street.
- Established Neighbourhoods Compatibility Study - Official Plan and Zoning By-law Amendments. The purpose of these amendments is to enact the recommendations from the Established Neighbourhoods Compatibility Study related to growth, change, and compatibility of single-lot or unit development in established residential areas.

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

The Deputy Clerk encouraged anyone who was interested in providing verbal feedback to Council regarding these applications to join the meeting electronically by emailing [clerks@newmarket.ca](mailto:clerks@newmarket.ca).

The Deputy Clerk advised that if anyone wished to be notified of any subsequent meetings regarding this matter, they may email [planning@newmarket.ca](mailto:planning@newmarket.ca).

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.

#### **4.1 849 Gorham Street - Official Plan Amendment and Zoning By-law Amendment**

Aaron Gillard and John Buckley of LARKIN+ Land Use Planners provided a presentation regarding the application for Official Plan Amendment and Zoning By-law Amendment for 849 Gorham Street to allow for a twenty unit townhouse development and two semi-detached properties. The presentation included an overview of the proposed development with elevations, a breakdown of the development phases and a list of the technical reports and studies which have been completed.

Members of Council queried the presenter regarding the technical studies conducted to date, the trees currently located on the site, garbage collection and snow removal plans, parking availability, and the design of the units.

The Acting Manager of Planning Services provided Council with the next steps regarding the application process and advised that Staff would bring a report back to a future Committee of the Whole meeting.

Moved by: Councillor Woodhouse

Seconded by: Councillor Morrison

1. That the presentation provided by John Buckley and Aaron Gillard of LARKIN+ Land Use Planners regarding 849 Gorham Street - Official Plan Amendment and Zoning By-law Amendment be received.

**Carried**

##### **4.1.1 Remote Deputation - Katherine Whewell**

Katherine Whewell of 856 Sparrow Road provided a remote deputation which outlined her concerns with the proposed development. The issues she raised included the increased density in the neighbourhood, the possible loss of mature trees, possible

increased traffic on Gorham Street and concerns over garbage collection.

Moved by: Councillor Woodhouse  
Seconded by: Deputy Mayor & Regional  
Councillor Vegh

1. That the Remote Deputation provided by Katherine Whewell regarding 849 Gorham Street - Official Plan Amendment and Zoning By-law Amendment be received.

**Carried**

- 4.1.2 Correspondence - Patrick Monks**
- 4.1.3 Correspondence - Stephen King**
- 4.1.4 Correspondence - Janet Caverly**
- 4.1.5 Correspondence - Gerald Fox**
- 4.1.6 Correspondence - Donna and Steve MacDonald**
- 4.1.7 Correspondence - Colleen Harack**
- 4.1.8 Correspondence - Doug Selwood**
- 4.1.9 Correspondence - Helen Thorne**
- 4.1.10 Correspondence - Cindy Bomers**
- 4.1.11 Correspondence - Lionel Franklin**
- 4.1.12 Petition submitted by Ted Bomers**
- 4.1.13 Correspondence - Ted Bomers**
- 4.1.14 Correspondence - Rifang Zou & Jingjing Sun**

Moved by: Councillor Woodhouse  
Seconded by: Councillor Simon

1. That sub-items 4.1.2, 4.1.3, 4.1.4, 4.1.5, 4.1.6, 4.1.7, 4.1.8, 4.1.9, 4.1.10, 4.1.11, 4.1.13 and 4.1.14 being correspondence provided by Patrick Monks, Stephen King, Janet Caverly, Gerald Fox, Donna & Steve MacDonald, Colleen Harack, Doug

Selwood, Helen Thorne, Cindy Bomers, Lionel Franklin, Ted Bomers, and Rifang Zou & Jingjing Sun be received; and,

2. That sub-item 4.1.12 being a petition submitted by Ted Bomers be received.

**Carried**

#### **4.2 Established Neighbourhoods Compatibility Study - Official Plan and Zoning By-law Amendments**

Blair Scorgie of SvN Planning provided a presentation to Council which included a background of the study, an overview of the purpose of the study and the timeline which the project has followed to date. The presentation continued with an overview of the public consultation which has been conducted.

Blair Scorgie provided the character area classifications which the Town is divided into and the breakdown of each type. He proceeded with an overview of the tests which were conducted to determine the conditions in the identified areas. The presentation concluded with a detailed breakdown of the policy recommendations provided by the study.

The Commissioner of Development & Infrastructure Services advised that a Special Committee of the Whole had been scheduled on the Established Neighbourhoods Compatibility Study for further information and discussion of the study.

Moved by: Councillor Twinney  
Seconded by: Councillor Simon

1. That the presentation provided by Blair Scorgie of SvN regarding the Established Neighbourhoods Compatibility Study - Official Plan and Zoning By-law Amendments be received.

**Carried**

#### **5. Presentations & Recognitions**

None.

#### **6. Deputations**

## **6.1 Remote Deputation regarding Update on the Mulock Station Area Secondary Plan**

Brad Rogers of Groundswell Urban Planners Inc. provided a deputation on behalf of Marcel Algeieri, President of Newmarket Volvo which included a brief overview of plans for redevelopment of the site on Mulock Drive, east of Cane Parkway. He noted that the report lists this property as part of Phase 2 of the Plan and requested that the property instead be included in Phase 1.

Moved by: Councillor Kwapis  
Seconded by: Councillor Twinney

1. That the remote deputation provided by Brad Rogers, Groundswell Urban Planners Inc. on behalf of Marcel Algeieri, President of Newmarket Volvo, regarding the Update to the Mulock Secondary Plan be received.

**Carried**

## **7. Minutes**

### **7.1 Council - Electronic Meeting Minutes of July 27, 2020**

Moved by: Deputy Mayor & Regional  
Councillor Vegh  
Seconded by: Councillor Broome

1. That the Council - Electronic Meeting Minutes of July 27, 2020 be approved.

**Carried**

## **8. Reports by Regional Representatives**

Deputy Mayor & Regional Councillor Vegh advised that the next Regional meeting would be held September 10, 2020 and that he would provide an update to Council after that meeting.

## **9. Consent Items and Recommendations from Committees**

### **9.1 Council Workshop - Electronic Meeting Minutes of August 25, 2020**

Moved by: Councillor Bisanz  
Seconded by: Councillor Twinney

1. That the Council Workshop - Electronic Meeting Minutes of August 25, 2020 be received.

**Carried**

### **9.2 Committee of the Whole - Electronic Meeting Minutes of August 24, 2020**

Moved by: Councillor Woodhouse  
Seconded by: Councillor Morrison

1. That the Committee of the Whole - Electronic Meeting Minutes of August 24, 2020 be received and the recommendations noted within be adopted with the exception of sub-items 9.2.6 and 9.2.10. See following sub-items 9.2.6 and 9.2.10 for motions.

**Carried**

#### **9.2.1 Presentation - York Region's Transportation Services Department - Yonge Street Project**

1. That the presentation provided by Jamal Ahmed, Project Manager, Capital Planning and Delivery, Transportation Services of York Region regarding the Yonge Street Project be received.

#### **9.2.2 Presentation - Lake Simcoe Regional Conservation Authority - 2020 Budget Companion**



1. That the presentation provided by Mike Walters, Chief Administrative Officer, Lake Simcoe Region Conservation Authority (LSRCA) regarding the LSRCA 2020 Budget Companion be received.

#### **9.2.3 Presentation - Downtown Parking Review**

**Note:** See sub-item 9.2.6 below.

#### **9.2.4 Remote Deputation regarding Businesses Accepting Cash in Newmarket**

1. That the remote deputation provided by Lynn Rae regarding businesses accepting cash in Newmarket be received.

#### **9.2.5 Remote Deputation regarding International Holocaust Remembrance Alliance (IHRA) Definition on Antisemitism**

**Note:** See sub-item 9.2.11 below.

#### **9.2.6 Downtown Parking Review**

Moved by: Councillor Kwapis  
Seconded by: Councillor Simon

1. That Council endorse option #1 (St. Paul's).

**Carried**

Deputy Mayor & Regional Councillor Vegh assumed the role of Chair for this item. Mayor Taylor took no part in the discussion or vote on the foregoing matter due to a declared conflict.

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

Moved by: Councillor Kwapis  
Seconded by: Councillor Woodhouse

2. That the presentation provided by the Director of Innovation and Strategic Initiatives regarding Downtown Parking Review be received, and the report entitled Downtown Parking Review – Analysis of Joint BIA/Town Task Force Workshop dated August 24, 2020 be received; and,
3. That Council endorse options #2 (Darcy St.), #3 (additional currently unmarked parking spots on Main Street), #7(sharing

agreements) for immediate action, and that Council direct staff to advance #5(Cedar St.), #8 (449 Eagle- Habitat House), #9 (AOK) as part of the 2021 or 2022 budget process; and,

4. That Council direct staff to issue a non-binding RFP for additional spaces behind Cachet and be presented as part of the 2021 or 2022 budget process; and,
5. **That further to the previous Council motion on June 8, 2020 to extend Emergency Order No.1 until September 21, 2020, staff be directed to present a Parking By-law amendment to maintain the 30 minute parking restrictions on Main Street and provide regular enforcement of 30 minute parking maximum; and,**
6. **That staff be directed to consult with the BIA and report to Council by Q1 2021 on potential permanent 30 minute parking restrictions on Main Street including a review of other options; and,**
7. That Council approve, in principle, staff developing strategies related to By-laws, loading zones, and special events for future Council consideration; and,
8. That Council direct staff to present a report on parking wayfinding in the downtown area for Council consideration in Q2 2021; and,
9. That Council direct staff to formally begin a process to evaluate the potential benefits and challenges related to moving the Tennis facilities in River Walk Commons area to a new location and expand parking on site either through surface, underground, or co-development.

**Carried**

#### **9.2.7 2020 Budget Reconciliation**

1. That the report entitled 2020 Budget Reconciliation dated August 24, 2020 be received; and,
2. That the 2020 Budget Reconciliation be approved; and,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

#### **9.2.8 Amended Tax Rate By-law**

1. That the report entitled Amended Tax Rate By-law dated August 24, 2020 be received; and,
2. That the amended by-law be enacted; and,
3. That Staff be authorized and directed to do all things necessary to remit the referenced amount to the Regional Municipality of York.

#### **9.2.9 Second Quarterly Update to the Outstanding Matters List for 2020**

1. That the report entitled Second Quarterly Update to the Outstanding Matters List for 2020 dated August 24, 2020 be received; and,
2. That Council adopt the updated Outstanding Matters List; and,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

#### **9.2.10 Update on Mulock Station Area Secondary Plan**

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

Moved by: Councillor Kwapis  
Seconded by: Councillor Woodhouse

1. That the report entitled Update on the Mulock Station Area Secondary Plan dated August 24, 2020 be received; and,
2. That the report entitled Update on the Mulock Station Area Secondary Plan be forwarded to the Regional Municipality of York as input to York Region's Municipal Comprehensive Review, including but not limited to a request that York Region align the Mulock GO major transit station area boundary with the proposed Mulock Station Area Secondary Plan boundary, and the submission of the proposed density to assist York Region's Land Needs Assessment; and,
3. **That phasing not be formally submitted to the Region at this time and that it be brought back to Council in the future, subject to further refinement and stakeholder engagement; and,**

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

**Carried**

#### **9.2.11 International Holocaust Remembrance Alliance (IHRA) Definition on Antisemitism**

Moved by: Councillor Kwapis  
Seconded by: Councillor Simon

Whereas the Town of Newmarket has established diversity and inclusivity as a strategic priority for the Town at Council; and,

Whereas, in February 2019, the Inclusion Charter for York Region was endorsed as a community initiative, bringing together businesses, community organizations, municipalities, police services, hospitals, school boards, conservation authorities and agencies who share a vision to foster a welcoming and inclusive community; and,

Whereas, we have a shared responsibility to stop antisemitism in all its forms through education and public consciousness as antisemitic demonstrations continue to threaten communities and undermine democracy; and,

Whereas, the International Holocaust Remembrance Alliance (IHRA) is an intergovernmental organization founded in 1998 that consists of 34 countries, including Canada, each of whom recognizes that international coordination is needed to combat antisemitism; and,

Whereas, six per cent of York Region residents identify themselves as Jewish, which is a higher representation than Canada and Ontario; and,

Whereas, on February 27, 2020, Bill 168, the Combating Antisemitism Act which directly mentions IHRA, unanimously passed a second reading in the Ontario legislature with all-party support; and,

Whereas, the Town of Newmarket is enriched by its active and engaged Jewish and Israeli residents.

Therefore Be It Resolved by the Municipal Council of the Corporation of the Town of Newmarket as follows:

1. That the Remote Deputation regarding International Holocaust Remembrance Alliance (IHRA) Definition on Antisemitism provided by Jason Grossman be received; and,
2. That Council adopt the International Holocaust Remembrance Alliance's (IHRA) working definition of antisemitism as adopted at the IHRA plenary on May 26, 2016 as follows: "Antisemitism is a certain perception of Jews, which may be expressed as hatred toward Jews. Rhetorical and physical manifestations of antisemitism are directed toward Jewish or non-Jewish individuals and/or their property, toward Jewish community institutions and religious facilities"; and,
3. That all York Region municipalities as well as the Chair of the province of Ontario's Standing Committee on Justice Policy be advised of this resolution.

**Carried**

#### **9.2.12 Financial Update**

1. That this report entitled Financial Update Staff Report to Council be received; and,
2. That staff be directed to provide an update on the projected impact of the pandemic on the Town when more information becomes available; and,
3. That changes to the 2020 capital program, and additions to the 2021 capital spending authority be made as detailed in this report; and,
4. That staff be authorized and directed to do all things necessary to give effect to this resolution.

##### **9.2.12.1 Correspondence - Kathy (Toth) Kumpula, President, Newmarket Taxpayers Advocacy Group**

1. That the Correspondence from Kathy (Toth) Kumpula, President, Newmarket Taxpayers Advocacy Group regarding the Financial Update be received.

### **9.2.13 Water Metering Data Solution**

1. That the report entitled Metering Data Solution dated August 24, 2020 be received; and,
2. That a non-competitive acquisition for a metering data solution from Savage Data Systems in the amount of \$60,000.00 per year, for a term of two years, plus two additional optional, one year terms be approved; and,
3. That the Director of Financial Services and Manager of Procurement be authorized to execute any agreements; and,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

### **9.2.14 Audit Committee Minutes of January 27, 2020**

1. That the Audit Committee Minutes of January 27, 2020 be received.

## **10. By-laws**

Moved by: Councillor Broome  
Seconded by: Councillor Woodhouse

1. That By-law 2020-47 be enacted.

**Carried**

## **11. Notices of Motions**

None.

## **12. Motions Where Notice has Already been Provided**

None.

**13. New Business**

None.

**14. Closed Session**

Mayor Taylor advised there was no requirement for a Closed Session.

**14.1 Committee of the Whole - Electronic Meeting (Closed Session)  
Minutes of August 24, 2020**

Moved by: Councillor Kwapis  
Seconded by: Councillor Twinney

1. That the Committee of the Whole Meeting Minutes of August 24, 2020 be approved.

**Carried**

**14.1.1 Item 1 - Property in Ward 5**

Moved by: Councillor Kwapis  
Seconded by: Councillor Morrison

1. That the verbal update regarding a Property in Ward 5 be received.

**Carried**

**15. Confirmatory By-law**

Moved by: Councillor Woodhouse  
Seconded by: Councillor Twinney

1. That By-law 2020-48 be enacted.

**Carried**

**16. Adjournment**

Moved by: Councillor Morrison  
Seconded by: Councillor Bisanz

1. That the meeting be adjourned at 3:50 PM.

**Carried**

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John Taylor, Mayor

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Kiran Saini, Deputy Town Clerk