



Town of Newmarket

Minutes

Special Committee of the Whole - Electronic

Date: Tuesday, April 20, 2021
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 (1:15 PM - 3:45 PM)
Councillor Morrison (1:02 PM - 3:45 PM)
Councillor Kwapis
Councillor Broome
Councillor Bisanz

Staff Present: J. Sharma, Chief Administrative Officer
E. Armchuk, Commissioner of Corporate Services
P. Noehammer, Commissioner of Development & Infrastructure Services
I. McDougall, Commissioner of Community Services
L. Lyons, Director of Legislative Services/Town Clerk
K. Saini, Deputy Town Clerk
M. Mayes, Director of Financial Services/Town Treasurer
A. Walkom, Legislative Coordinator
J. Grossi, Legislative Coordinator

Guests: Lisa Rapoport, PLANT Architect Inc.

For consideration by Council on May 10, 2021.
The meeting was called to order at 1:00 PM.
Mayor Taylor in the Chair.

1. Notice

Mayor Taylor advised that the Municipal Offices were closed to the public and that this meeting was streamed live at 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 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

None.

3. Conflict of Interest Declarations

None.

4. Presentations & Recognitions

4.1 Mulock Property - Final Draft Master Plan

Mayor Taylor provided an overview of the decisions being made at this meeting and advised that Council has the opportunity to defer any decisions to a later meeting, if necessary. The Chief Administrative Officer thanked Council, PLANT Architect Inc. and the Town Staff for their work on this project. The Commissioner of Development and Infrastructure Services provided an introduction to the presentation and an overview of the process to date. He outlined the purpose of each report on the agenda and introduced both Lisa Rapoport of PLANT Architect Inc., and the Director of Financial Services/Town Treasurer.

Lisa Rapoport, PLANT Architect Inc. reviewed the three phase process to date and advised that the project was currently at the end of phase three, and outlined the draft masterplan concepts. They provided an overview of each of the main destinations on the property including the house, the great lawn, riverine fountain, skate pond, pavilion and wet pond, skating trail, conservatory and diversity gardens, artist studio, and tree playground. The presenter further explained the transportation routes and modes available for use on the property, and the lighting concept for the various pathways. The presenter concluded with an overview of the proposed phasing recommendations and budget estimations.

The Director of Financial Services/Town Treasurer further reviewed the proposed budget and advised that the Mulock House renovation was not included and it would require separate funding. They provided an overview of the project management contingency included in the proposed budget, and the two step funding method recommended. The presenter explained the possible funding framework which included development charges, reserves and grants. The presentation concluded with an overview of the proposed phasing in of the operating budget for no tax impact. Members of Council queried the presenters regarding the budget for the Mulock house, use of Community Benefits Charge and Development Charges, and sponsorship opportunities. They further discussed bicycle access to the site, various amenities, public access the site throughout phases, and the potential impact on other Town projects.

Moved by: Councillor Woodhouse
Seconded by: Councillor Broome

1. That the presentation provided by Lisa Rapoport, PLANT Architect Inc., and the Director, Financial Services/Treasurer regarding the Mulock Property Developed Design Concept be received.

Carried

5. Deputations

None.

6. Items

6.1 Mulock Property Final Draft Master Plan

Moved by: Councillor Morrison
Seconded by: Councillor Broome

1. That the report entitled Mulock Property Final Draft Master Plan, dated April 20, 2021 be received; and,
2. That the Master Plan as proposed in the attached report entitled Mulock Property Master Plan Phase II by PLANT Architect Inc. be endorsed as the basis for further implementation of features and development of the Mulock Property; and,

3. That Staff be authorized to proceed with the next steps toward implementation of the Master Plan being the retention of project management services and appropriate consulting services to undertake detailed design leading to phased construction of the planned elements; and,
4. That Staff be authorized to pursue a negotiated lease agreement with Hydro One for use of the hydro corridor lands between Yonge Street and Jordanray Boulevard for parking and trail uses in connection with the Mulock Property; and,
5. That Staff be directed to contact representatives of Criterion Development Corporation being the adjacent landowner on Yonge Street to the north of the Mulock Property to pursue conveyance of the adjoining woodlot through a development application or otherwise; and,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

6.2 Mulock Park Budget

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

Moved by: Councillor Woodhouse
Seconded by: Councillor Simon

1. That the report entitled Mulock Park Budget dated April 20, 2021 be received; and,
2. **That the Mulock Park Budget be referred to a Special Committee of the Whole or Special Council Meeting in 30 to 40 days time.**

Carried

6.3 Non-Competitive Acquisition - Implementation Plan for the Mulock Property Design

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

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

1. That the report entitled Non-Competitive Acquisition - Implementation Plan for the Mulock Property Design dated April 20, 2021 be received; and,
2. That PLANT Architect Inc. be retained to carry out the implementation of the final design, contract drawing and tender documents, and contract administration for the Mulock Property as described in this report, **subject to budget approval**; and,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Carried

7. Closed Session

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

7.1 Non-Competitive Acquisition - Implementation Plan for the Mulock Property Design (Detailed Implementation Proposal and Fee Summary provided by the Supplier)

8. Adjournment

Moved by: Councillor Woodhouse
Seconded by: Councillor Broome

1. That the meeting be adjourned at 3:45 PM.

Carried

John Taylor, Mayor

Lisa Lyons, Town Clerk