



Town of Newmarket  
**AGENDA**

**SPECIAL  
COMMITTEE OF THE WHOLE**

Monday, January 7, 2013 at 7:00 p.m.  
Newmarket Theatre  
505 Pickering Crescent

**ADDITIONS TO THE AGENDA**

*Please note there may be further items added to this agenda – contact the Legislative Services Department at (905) 895-5193 for the most up-to-date listing.*

**DECLARATIONS OF INTEREST**

**PUBLIC HEARING MATTER – 7:00 P.M.**

1. **SPECIAL COMMITTEE OF THE WHOLE – JANUARY 7, 2013 – ITEM  
COMMUNITY SERVICES REPORT – PLANNING AND BUILDING SERVICE 2012-51  
APPLICATION FOR OFFICIAL PLAN AMENDMENT, ZONING BY-LAW AMENDMENT  
AND DRAFT PLAN OF SUBDIVISION  
MARIANNEVILLE DEVELOPMENTS LIMITED**

Public Meeting Notice, Community Services Report – Planning & Building Services 2012-51 dated October 18, 2012 and related Council Extract regarding Application for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision – Marianneville Developments Limited (Glenway) located on the south side of Davis Drive between Bathurst Street and Yonge Street.

**DEPUTATIONS**

- a) Mr. Ron Kassies, on behalf of Glenway Preservation Association.

**ADJOURNMENT**

1.1

**TOWN OF NEWMARKET COUNCIL - EXTRACT - MONDAY, DECEMBER 17, 2012**

	REF'D TO	COPY TO		REF'D TO	COPY TO
Mayor Tony Van Bynen			Community Services, Commissioner of		
Reg. Councillor Taylor			Corporate Services, Commissioner of		
Councillor Di Muccio			Planning and Building, Dir. of		
Councillor Emanuel			Recreation and Culture, Dir. of		
Councillor Hempen			Human Resources, Dir. of		
Councillor Kerwin			Engineering Services, Dir. of		
Councillor Sponga			Public Works Services Dir. of		
Councillor Twinney			Financial Services, Dir. of		
Councillor Vegh			Legal Services, Dir. of		
			Legislative Services, Dir. of		
CAO			Corporate Communications, Dir. of		
			Chief Building Official		
			Economic Development Officer		
PENDING AGENDAS: COW			Information Technology, Dir. of		
COUNCIL			Fire Chief		
JCC			Purchasing Manager		
			OTHER:		
Letter: File:			ORIGINAL REPORT IN DEPARTMENT BINDER	√	

**14. SPECIAL COMMITTEE OF THE WHOLE (GLENWAY) MINUTES – DECEMBER 3, 2012 ITEM 1 – COMMUNITY SERVICES REPORT – PLANNING AND BUILDING SERVICES 2012-51 – GLENWAY – MARIANNEVILLE INVESTMENTS**

Community Services Report – Planning and Building Services 2012-51 dated October 18, 2012 regarding Application for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision.

**Moved by Councillor Emanuel  
Seconded by Regional Councillor Taylor**

**THAT Community Services/Planning and Building Services Report 2012-51 dated October 18, 2012 regarding Application for Official Plan Amendment – D9NP1210; Zoning By-law Amendment – D14NP1210 and Draft Plan of Subdivision – D12NP1210 be received and the following recommendations be adopted:**

- 1. THAT the Application for Official Plan Amendment – D9NP1210; Zoning By-law Amendment – D14NP1210 and Draft Plan of Subdivision – D12NP1210 as submitted by Marianneville Developments Limited for lands being composed of Part of Lots 60, 61, 64, 65, 66, 67 Block 92, RP65M-2212 located on the south side of Davis Drive, between Bathurst Street and Yonge Street be referred to a public meeting;**
- 2. AND THAT following the public meeting, issues identified in this report, together with comments from the public, Committee, and those received through agency and departmental circulation, be addressed in a comprehensive report to the Committee of the Whole, if required.**

TOWN OF NEWMARKET COUNCIL - EXTRACT - MONDAY, DECEMBER 17, 2012

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Mayor Tony Van Bynen			Community Services, Commissioner of		
Reg. Councillor Taylor			Corporate Services, Commissioner of		
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CAO			Corporate Communications, Dir. of		
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COUNCIL			Fire Chief		
JCC			Purchasing Manager		
			OTHER:		
Letter: File:			ORIGINAL REPORT IN DEPARTMENT BINDER	√	

A recorded vote was requested.

	YEA	NAY
COUNCILLOR VEGH	X	
COUNCILLOR KERWIN	X	
COUNCILLOR TWINNEY	X	
REGIONAL COUNCILLOR TAYLOR	X	
COUNCILLOR HEMPEN	X	
COUNCILLOR SPONGA	X	
COUNCILLOR DI MUCCIO	X	
COUNCILLOR EMANUEL	X	
MAYOR VAN BYNEN	X	
TOTAL	9	0

CARRIED



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Newmarket, ON L3Y 4X7 F: 905.953.5140

October 18, 2012

COMMUNITY SERVICES/PLANNING & BUILDING SERVICES REPORT 2012-51

TO: Committee of the Whole
SUBJECT: Application for Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision Approval
Part of: Lots 60, 61, 64, 65, 66, 67 Block 92, RP 65M-2212 and all of Block 91, RP 65M-22-12; Block 155, RP 65M-2205; Blocks 144, RP 65M-2261; Block 89, RP 65M-2263; and Block 73, RP 65M-2284
Planning Files: Official Plan Amendment – D9NP1210; Zoning By-Law Amendment – D14NP1210; and Draft Plan of Subdivision – D12NP1210 Marianneville Developments Limited (Glenway)
ORIGIN: Application submitted to the Town of Newmarket Planning and Building Services Department and subsequently provided to the retained, iPLANcorp, to support the processing of this application.

RECOMMENDATION

THAT Community Services/Planning and Building Services Report 2012-51 dated October 18, 2012 regarding application for Official Plan Amendment – D9NP1210; Zoning By-Law Amendment – D14NP1210; and Draft Plan of Subdivision – D12NP1210 be received and the following recommendations be adopted;

- 1. THAT the application for Official Plan Amendment – D9NP1210; Zoning By-Law Amendment – D14NP1210, and Draft Plan of Subdivision – D12NP1210, as submitted by Marianneville Developments Limited for lands being composed of Part of Lots 60, 61, 64, 65, 66, 67 Block 92, RP 65M-2212 located on the south side of Davis Drive, between Bathurst Street and Yonge street, be referred to a public meeting;
2. AND THAT following the public meeting, issues identified in this report, together with comments from the public, Committee, and those received through agency and departmental circulation, be addressed in a comprehensive report to the Committee of the Whole, if required.

1.4

## SUMMARY OF DEVELOPMENT PROPOSAL

### Location

The subject lands are located south of Davis Drive West between Yonge Street to the east and Bathurst Street to the west. The lands are primarily east of a Hydro Corridor and comprise the easterly portion of the former Glenway Golf and Country Club. Legally the subject lands are described as Part of Lots 60, 61, 64, 65, 66, 67, Block 92, RP 65M-2212 and all of Block 91, RP 65M-22-12; Block 155, RP 65M-2205; Blocks 144, RP 65M-2261; Block 89, RP 65M-2263; and Block 73, RP 65M-2284.

### Proposal

Applications for a Town of Newmarket Official Plan Amendment, Zoning By-Law Amendment and Draft Plan of Subdivision have been submitted for approval by Marianneville Developments Limited. The applicant is proposing to amend the existing land use currently designated in the *Town of Newmarket Official Plan, 2006* as Parks and Open Space to the following land use designations: Stable Residential, Emerging Residential, Urban Centre, and Commercial. The applicant also is proposing that the proposed park site retain its existing *Parks and Open Space* designation.

Details of the proposed draft plan of subdivision and zoning by-law amendment are provided below:

- High Density Residential block in the northeast corner of the property to accommodate 292 dwellings; the lands are to be rezoned from OS-2\_32 to R5;
- Three Medium Density Residential blocks to accommodate 219 townhouses; the lands are to be rezoned from OS-2 to R4-CP;
- Two blocks for Low Density Residential uses to accommodate 54, one-storey bungalows in condominium tenure; the lands are to be rezoned from OS-2 to R1-CP;
- 165 lots for single detached dwellings in four groups throughout the draft plan; the lands are to be rezoned from OS-2 to R1-D;
- A commercial block at Crossland Gate; the lands are to be rezoned from OS-2 to CR-2-site specific;
- A parkland block in a linear format with an area of 2.34 ha and located between the Hydro One corridor and the rear lot lines of the dwellings on Kirby Crescent;
- Four new roads with 20 metre road allowances.

### Official Plan Considerations

Within the *Town of Newmarket Official Plan, 2006* the subject lands are designated as *Parks and Open Space* on Schedule A – Land Use of the Town's Official Plan.

### Parks and Open Space Designation

According to Official Plan Policy 8.2.1, "The main permitted uses in the *Parks and Open Space System* are those that support the natural, open and recreational use of the land, including a complete range of public recreational uses, private outdoor recreational uses, private outdoor recreational facilities, existing golf courses and associated uses, and conservation uses." The development proposed will provide 2.339 ha of Parkland which will retain the existing *Parks and Open Space* designation. The remaining portions of the subject lands are proposed to be amended to Stable Residential, Emerging Residential, Urban Centres, and Commercial.

### Zoning By-Law Considerations

The subject property is currently zoned Open Space Two (OS-2). Site specific exceptions OS-2-2 and OS-2-32 also apply to the subject lands. The permitted use within the Open Space Two Zone include: Accessory Buildings and Structures; Conservation Use; Existing Golf Course; Park; Private Park; Outdoor Recreation Facility; and Recreational Trails. The site specific exception OS-2-2 (located at 470 Crossland Gate) permits a Club House, Banquet Facilities and Private Indoor Recreation Facilities. The site specific

exception OS-2-32 permits Banquet Facilities. This development proposal amends the current classifications as noted above.

Note: A location map and the proposed Draft Plan of Subdivision are attached to this report as Appendix 'A' and Appendix 'B' respectively.

### SUMMARY OF REPORTS/STUDIES AND PEER REVIEW COMMENTS

The following is a summary of the reports and studies provided by the applicant in support of their application. Following each summary are preliminary comments provided by the peer reviewer that assessed the report or study.

#### **1. Soil Investigation, Soil Engineers Ltd. (March 2012)**

##### Key Findings

- Soil Engineers Ltd's Geotechnical Investigation concludes 'that the site is generally suitable for the construction of the proposed development'.

##### Peer Review Comment Summary (R. J. Burnside)

- RJ Burnside agreed with the assessment that the site was suitable for the purpose of supporting this application; and
- Dewatering will be required during construction and an appropriate method to do so shall be determined prior to construction.

#### **2. Noise Feasibility Study, HGC Engineering (March 30, 2012)**

##### Key Findings

- Significant transportation and stationary noise sources in the area of the proposed development were identified during a site visit in February.
- The study notes that road traffic noise exceeds the Ministry's sound level criteria at the residential units with exposure to Davis Drive West and recommends that dwellings in the apartment block and future townhouse blocks directly adjacent to Davis drive have central air conditioning systems.
- The apartment block and townhouse block will require upgraded building construction. Forced air ventilation systems with ductwork sized for the future installation of central air conditioning by the occupant is recommended for the townhouse blocks further from Davis Drive but with some exposure to Davis Drive. Noise warning clauses are recommended to inform future residents of the presence of the nearby roadways, future and existing commercial block and the GO terminal.

##### Peer Review Comment Summary (Aiolos Engineering)

- The peer review concludes the Noise Feasibility Study is acceptable and that the lands can be rezoned for sensitive uses in accordance with the Provincial Policy Statement. Realistic data for all stationary sources of noise for the commercial block is required at the time of preparation of the final noise assessment report.

### 3. *Tree Inventory Report, York Urbanist (March 2012)*

#### Key Findings

- The report concludes that there is a limited diversity of species and size. The trees are located predominantly toward the property lines.
- Few trees exceed 35cm dbh (diameter at breast height). Most individual trees are non-native to Ontario though there are white ash, white pine, balsam fir, silver and sugar maples.
- There is a woodlot of unique character between holes 13 and 18. There are specimen trees on holes 2, 13, 14, 15, 16 and 18 which should be protected against construction in accordance with required tree protection guidelines.
- There are opportunities to transplant some trees, particularly those planted in the past 20 years and under 15 cm dbh in size. The transplanting should be done during the preparation of the final grading plans and preparation of the new golf course layout.
- Trees located in areas not requiring grading will survive surrounding construction if properly protected.
- There were no regionally rare plants found on the subject property.

#### Peer Review Comment Summary (Arborvalley Urban Forestry Co.)

- The peer reviewers concluded that the initial tree inventory was largely conducted incorrectly; and
- Major issues relate to the methodology including: measuring trees individually rather than in groupings; estimations rather than exact measurements of tree diameters; industry standards not being followed in terms of the height for measuring large trees; not all significant trees were measured; and, the tree inventory was not accompanied by a Tree Preservation Plan detailing which trees are to be preserved. In addition, a Replacement Plan outlining the trees to be removed and what is to be planted as a replacement is still required.

### 4. *Stage 1 Archeological Assessment, Archeological Services Inc. (March 29, 2012)*

#### Key Findings

- 15 archaeological sites had been registered within an approximate one kilometer radius of the subject lands.
- The subject lands encompass an area with potential for the presence of pre-contact Aboriginal archaeological resources given the proximity of the lands to the Holland River.
- A review of the historic mapping illustrated that the lands front the historic transportation corridors – presently known as Davis Drive and Bathurst Street – contributing to the greater potential as an archeologically significant area.
- The Stage 1 field review concluded that the majority of the subject lands have no remaining archaeological potential due the large amount of land alternations that have taken place during the construction of the existing residential lots and golf course in the 1980s.
- There may be archeological potential in one location fronting Alex Doner Road given that it may not have been impacted by the construction.
- A Stage 2 archeological assessment is required on this location by means of a test pit survey in accordance with the Ministry of Tourism and Culture's 2011 Standards and Guidelines for Consultant Archaeologists.

#### Peer Review Comment Summary (Ontario Ministry of Tourism, Culture and Sport)

- The peer reviewer is satisfied that the fieldwork and report were consistent with the Ministry's *Standards and Guidelines for Consultant Archeologists*.

## 5. Shadow Impacts, Zelinka Priamo (March 2012)

### Key Findings

- The shadow impact study was scoped to areas where potential shadow impacts.
- With respect to the apartment buildings the report concludes that, "It is impossible for them to cast shadows on residences or sensitive uses to the south; and, there are no existing residences or sensitive uses to the north, east or west."
- The report states that there are no areas where shadow impacts are potentially of concern.

### Peer Review Comment Summary (iPlancorp)

- Part of proposed Lot 168 to the immediate west would be impacted by the presence of the apartment buildings; and
- Further assessment of the impact of the proposed apartment development on proposed detached and medium density as well as existing development is required.

## 6. Parks and Recreation Assessment, Zelinka Priamo (March 2012)

### Key Findings

- The area is well-served by higher-order community recreational facilities, both indoor and outdoor through the presence of the Ray Twinney Recreation Complex.
- The Ray Twinney Recreation Complex is complemented by the adjacent Eldred King Park.
- There are local-serving neighbourhood-scale facilities and areas, both municipal and shared-use school facilities located in the south and west parts of the study area.
- The new development includes a new neighbourhood park, and an important segment of a planned trail system.
- Many of the private open space areas will be retained acting to contribute to the visual open space character of the community.

### Peer Review Comment Summary (Town of Newmarket)

- Town does have a current Parks and Recreation Master Plan, an inventory of parks and recreational facilities, and adopted standards for parks;
- Do not support the proposed location of the parkland and if the development occurs recommends two small parks to be located near Blocks 166 and 167;
- Recommends that parks and green spaces be connected to new and existing housing through a series of sidewalks and trails;
- The Recreation and Culture Department prefers that large segments of parkland be located in close proximity to existing stormwater management ponds and that a *minimum* of 5% of the land for parks purposes be provided in accordance with the *Planning Act*; and
- The upcoming Parks Policy Manual will be considered.

## 7. Lighting Impact, DPM Energy Inc. (April 4, 2012)

### Key Findings

- There are currently no detailed plans for proposed lighting.
- There will be two categories of lighting – Town mandated roadway lighting (to be designed and installed to the Town standard) and the area lighting within the newly created private development blocks).
- The Town mandated lighting will be designed to conform to the requirements of the Town in place at the time of development.



- The private development blocks require area lighting to safely illuminate all access and parking areas. It is expected that the lighting will be designed in general conformance with guidelines established by the Illumination Engineering Society (IESNA).
- Other issues such as light trespass, unwanted uplight and nuisance glare will be addressed during the Site Plan process.
- The study concludes that the private lighting will not pose any issues for the adjacent landowners and that any potential issues can be dealt with during the design stage of the project.

Peer Review Comment Summary (R. J. Burnside)

- RJ Burnside does not have any issue with the analysis.

**8. Functional Servicing Report, Cole Engineering (March 2012)**

Key Findings

- The proposed development consists of a combination of new public rights-of-way and private roads. A preliminary road grading design has been prepared with the road gradients conforming to municipal standards which largely maintain the current stormwater runoff drainage patterns.
- The existing stormwater ponds located on the site will receive any major system storm overland flow, which will be directed along roads to the ponds.
- The development will require new watermains along the rights-of-way and private roads. These new watermains will connect to the existing water distribution network surrounding the site.
- The sanitary flow generated will be conveyed through new sewers and connect with the existing surrounding sanitary sewer network at various locations.
- The study has determined, through monitoring sanitary flow downstream of the sanitary outlet for the community (MH110A, southeast of Peevers Crescent), that the projected sanitary flow will be accommodated within the existing sewer and sub-trunk system.
- Existing ponds within the eastern half of the former golf course will need to be upgraded to meet stormwater quality and quantity requirements. The ponds will be expanded in area and volume to meet the current standards with outlet controls and quality treatment for existing and proposed development within the contributing drainage areas.

Peer Review Comment (R. J. Burnside)

Overall, RJ Burnside concludes there are a number of issues to be addressed and that it cannot accept the application as presented.

*(a) Water Supply and Distribution System*

- Report must address how connections will be routed through the proposed development plan to avoid conflicts with existing connections;
- The Town does not permit private watermains to loop to municipal watermains.
- Several issues exist with municipal or private watermains under municipal or private roads;
- The commercial water demand of 28m<sup>3</sup>/ha (2.8 L/d/m<sup>2</sup>) used in the report is less than the retail and office demand rate of 4 L/d/m<sup>2</sup>. The Town demand rate of 4 L/d/m<sup>2</sup> should be used to calculate the water demand; and
- The consultant must complete water distribution modeling of the proposed distribution system to confirm the pressures throughout the existing and proposed development areas and to confirm that the proposed watermain sizes are adequate for the proposed development.

*(b) Grading*

- The overall grading plan is acceptable with respect to lot and road grades;
- The retaining walls being proposed in some rear yards should be reviewed and minimized at the detailed design stage; and
- The retaining walls proposed in the stormwater management ponds are unacceptable and should be redesigned to allow the side slopes to conform to Town Standards.

*(c) Storm Drainage and Stormwater Management*

- Existing private ponds should be conveyed to the Town and designed to meet the Town's current standards);
- Greater separation should be provided between the ponds and the surrounding development due to the 100-year ponding limits are very close to the surrounding lots and roadways;
- Confirmation that the existing storm infrastructure is able to accept drainage throughout the site;
- The proposed lots east of Ponds 8 and 9 conflict with existing storm sewers to the extent that they are not likely developable;
- Quality control volumes must include existing upstream drainage; and
- The Town will not permit any overland flow from public roadways to discharge overland across private lands.

*(d) Sanitary Sewage*

- Report lacks adequate interpretation of supplied numbers and tables;
- There is far less spare sanitary sewage capacity available than presented in the FSR; and
- Not in a position to accept that adequate sanitary capacity exists for the proposed subdivision until their concerns are addressed and pumping station is available for flows from the proposed subdivision.

**9. Traffic Impact Study, Cole Engineering Group Ltd. (March 23, 2012)**Key Findings

- Existing traffic within the study area generally operates at good levels of service for signalized (based upon optimized signal timings) and non-signalized areas. The study predicts that future background traffic will operate in a similar fashion to the currently existing optimized traffic condition;
- The total traffic is expected to continue to run at good levels of service with only the previously identified traffic movement operating at failing levels of service;
- With the exception of Davis Drive/Street 'B' (as proposed) being signalized in the 2011 traffic horizon there are no roadway improvements required to accommodate the site-related traffic;
- The study looks at measures to improve the safety of pedestrians and cyclists in order to reduce the amount of auto trips to and from the development. The measures include design elements such as reducing distances between pedestrian crosswalks and providing adequate sidewalk widths. Other measures suggested include information packages informing of safe routes and highlighting nearby attractions; and
- Minimal impact to the surrounding road network and traffic can be accommodated within the existing road infrastructure with minimal road improvements necessary.

Peer Review Comment Summary (R. J. Burnside)

- All public roads should be revised to conform to Town standards;

- The Region should be engaged to review with respect to the primary intersections with the arterial roads (i.e. Davis Drive, Yonge Street, Bathurst Street) which are under their jurisdiction;
- Traffic counts for the intersection of Bathurst Street / Davis Drive and Bathurst Street / Sykes Road do not balance;
- Current horizon period of 5 years built out does not meet the Region's required consideration for 10 years after the last phase. Suggest a horizon year of 2031;
- Assumed growth in background traffic may be impacted by developments in the immediate area and on the proposed Regional projects as well. May not be an appropriate assumed growth;
- Suggest that the trip generation rates used for the single family units are too low for planning purposes and should be revised upwards;
- The TIS should be updated to take into account the most recent plans and confirm any impacts that the proposed development may have on the operations of the proposed access to Davis Drive / Bathurst Street subdivision from Sykes Road;
- The Phase 2 development at Yonge Street is not listed in the analysis. The traffic analysis should be revised to include all identified developments within the horizon periods;
- TIS needs to consider proposed works by the Region at Bathurst Street / Davis Drive intersection;
- The proposed reduction in trips may result in an under-estimation of car trips in the area; and
- No quantification of overall daily traffic volumes or speeds have been provided to determine whether traffic calming should be a concern for the existing neighbourhoods.

#### **10. Environmental Site Assessment - Phase 1, Cole Engineering (March 23, 2012)**

##### Key Findings

- Fuel storage tanks are used currently and historically on site, and may have leaked or spilled resulting in potential soil contamination;
- Vehicle maintenance and waste generation may have also contributed to impacts on the facility;
- Pesticide and fertilizer use on the lands are potential environmental concerns on and off-site; and,
- A Phase 2 ESA is warranted.

##### Peer Review Comment Summary (R. J. Burnside)

- Phase I EA is not acceptable as submitted;
- Missing analysis with respect to whether the tributary of Ansnorveldt Creek constitutes a 'sensitive' site;
- The site contains areas of filling shown in borehole logs and air photos which is contrary to statements made in the EA I; and
- The site model should include interpreted groundwater flow directions.

#### **11. Environmental Site Assessment - Phase 2, Cole Engineering (March 23, 2012)**

##### Key Findings

- The results of the findings from the soil and groundwater sampling program illustrated that contamination was not identified on the property and that no further investigation is recommended.

##### Peer Review Comment Summary (R. J. Burnside)

- Phase II EA is not acceptable as submitted; and
- The borehole logs are "draft", a Hydrological Investigation undertaken was not referenced, no sieve or pH data was provided, a shallow groundwater divide was indicated in the Phase I ESA but ignored in the Phase II ESA, the presence of a water course through the site was shown on Figure

2 but ignored in the rationalization, and the presence of fill identified in the 2011 borehole logs was not discussed.

1.11

## **12. Planning Justification Report – Zelinka Priamo Ltd (April 16, 2012)**

### Key Findings

- The proposed development is a desirable opportunity for intensification in Newmarket;
- Supports the Urban Centre and public transit;
- Provides for an expanded range of housing opportunities;
- Improves the provision of public parkland and trails.
- Supports the urban structure and growth management framework;
- Re-use private open space; and
- Efficient use of infrastructure and community services.

### Comment Summary

- Additional information required on interrelationship with the proposed planning options for the Yonge Street Corridor- Urban Growth Centre
- Additional analysis of land needs required
- Revisions required to address design issues regarding private/public road connects, park and trail facilities, conformity to Official Plan policies regarding compatibility
- Additional analysis regarding community facilities required
- Additional information required regarding the interrelationship of the development of these lands and the remaining lands to the west.

### **DEPARTMENTAL AND AGENCY COMMENTS**

The following departments, agencies, and organizations have provided comments on the application:

#### **Distribution Asset Management, Enbridge Gas Distribution Inc – July 13, 2012**

- Has no objections to the application as proposed;
- Requires that applicant arrange for the installation of the gas plant prior to the commencement of asphalt paving or landscaping;
- Easements will come at no cost to Enbridge;
- Requests the following conditions to be included in the subdivision agreement:
  - o Developer responsible for preparing a composite utility plan that allows for the safe installation of all utilities, including requires separation between utilities;
  - o Streets are to be constructed in accordance with composite utility plans previously submitted and approved by all utilities;
  - o Developer shall grade all streets to final elevation prior to the installation of the gas lines and provide Enbridge with the necessary field survey information required for the installation of the gas lines;
  - o Developer shall provide current Town approved road cross-sections showing all Utilities in the configuration proposed for all of the streets widths within the development.

**Development and Municipal Services, Bell Canada – July 3, 2012**

- The Developer is advised to confirm that sufficient wire-line communications/telecommunication infrastructure is currently available within the proposed development before commencing any work within the Plan. If not available, the Developer may be required to pay for the connection and/or extension of the existing communication/telecommunication infrastructure; and
- No conditions/objections to the application submitted.

**Canada Post, Delivery Planning GTA – June 19, 2012**

- No objections to the proposed Draft Plan of Subdivision;
- Requests consultation with Canada Post regarding location of Community Mailboxes;
- Requests a 'Display Map' on wall of the Sales Office which indicates to the public the location of all Canada Post Community Mailboxes;
- Requests that all offers of purchase and sale include a statement advising potential purchasers that mail delivery will be from Community Mailboxes and which outlines their exact locations;
- Outlines standards surrounding Community Mailboxes (i.e. sidewalk size, walkways across boulevards, and curb depressions for wheelchair access); and
- Requires the Developer to agree to determine locations as well as provide and maintain suitable and safe temporary Community Mailboxes prior to first occupancy.

**Central York Fire Services – July 17, 2012**

- Central York Fire Services has no objection to the subject application.

**Hydro One, Real Estate Services – June 13, 2012**

- Prior to final approval, copies of lot grading and drainage plan, showing existing and final grades, must be submitted to Hydro One for review and approval. Drainage must be controlled and directed away from transmission corridor;
- Temporary fencing must be installed along the edge of the transmission corridor prior to construction at the developer's expense;
- Permanent 1.5m fencing must be installed along the mutual property line after construction is completed at the developer's expense;
- Transmission corridor is not be to used without express written permission of Hydro One;
- Costs of any relocations or revisions to Hydro One facilities that are necessary to accommodate this subdivision will be borne by the developer; and
- Outlines the required setbacks for all equipment and personnel in relation to Hydro One conductors
  - o 500kV = 6m
  - o 230kV = 4.5m
  - o 115kV = 3m.

**York Catholic District School Board, Planning Services Department – June 18, 2012**

- No comments or objections to the proposal.

**York Region District School Board, Planning & Property Development Services – October 19, 2012**

- The Board is requesting that an elementary school site designation be included in the proposed redevelopment plan. The elementary school site should be a flat site that is 2.4 hectares in area.
- The applicant has requested further dialogue on this requirement.

**Region of York – Not Yet Submitted**

- Comments are outstanding at the time of preparation of the Report but will be considered and addressed as part of the processing of the applications.

**PUBLIC COMMENTS**

A number of written comments from the public have been received relating to removal of trees, loss of green space, shadow impacts, soil contamination, ground water issues, lack of information provided for the condominium block, and the lack of information provided regarding the development of the applicant's adjacent lands. These comments, along with comments from the public meeting will be addressed in a report to a future Committee of the Whole.

**BUDGET IMPACT**

**Operating Budget (Current and Future)**

The appropriate planning application fees have been received for draft plan of subdivision. The Town will also receive income from development charges and assessment revenue should these lands be developed for residential purposes.

**Capital Budget**

There is no direct capital budget impact as a result of this report.

**CONCLUSION**

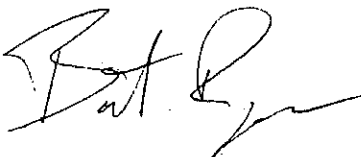
It is recommended that these applications proceed to a public meeting on January 7, 2013 to take place at the Newmarket Theatre

**CONTACT**

For more information on this report, contact:

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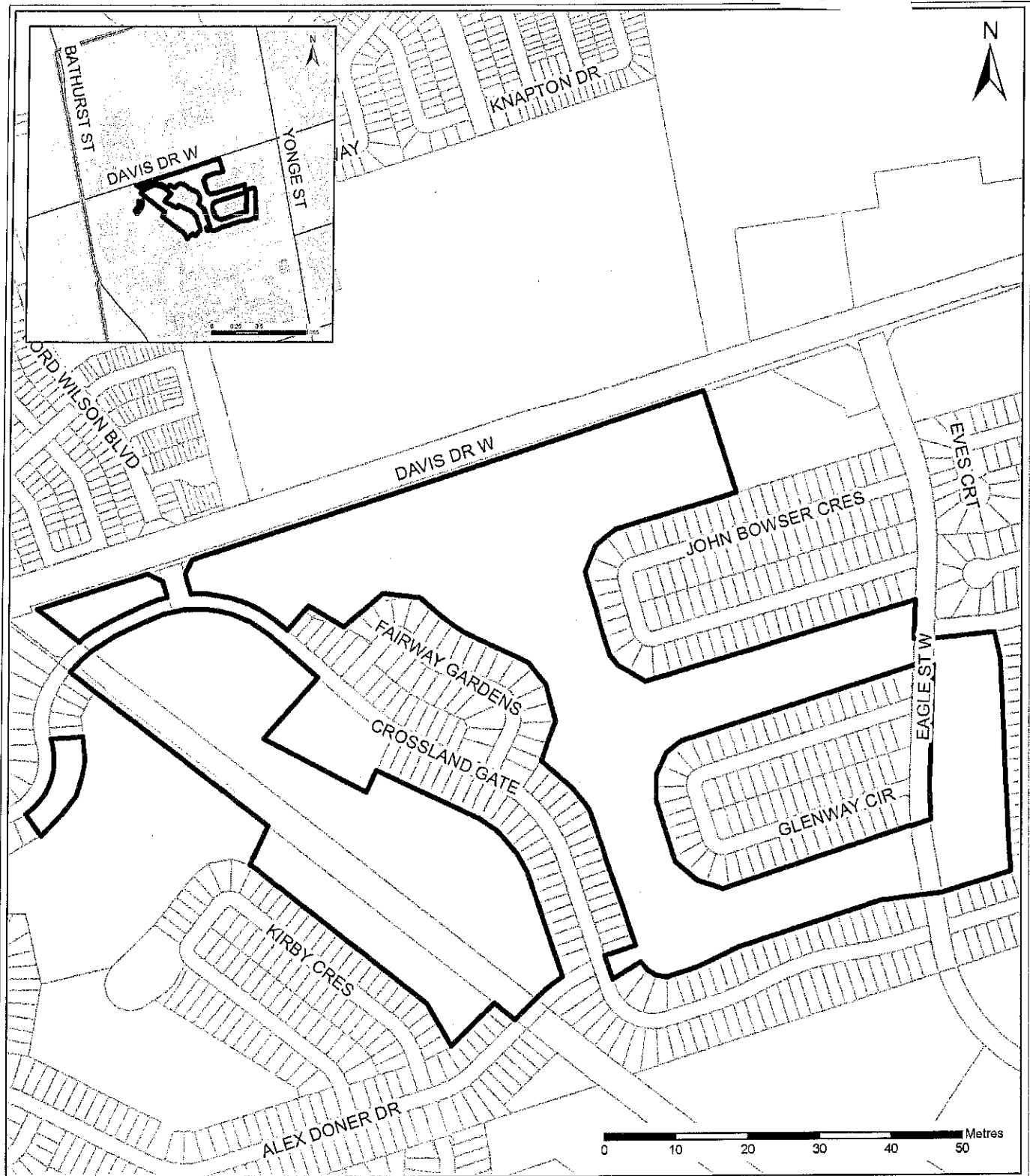
Bart Ryan MPL BAH




Ruth Victor MCIP RPP

1.14

# Appendix A

1.15



- Legend**
-  Subject Lands
  -  Land Parcel
  -  Municipal Boundary

## Town of Newmarket Location Map



Designed & produced by Information Technology - GIS. SOURCES: Railway, Roads, Water Features - Geomatics Division, The Regional Municipality of York, ©2011; Land Parcel Boundaries - ©Teranet Inc. and its suppliers. All rights reserved. NOT A PLAN OF SURVEY, 2011; All other Data Layers - The Town of Newmarket, 2011. <BOL>DISCLAIMER: This mapping is based on the POLARIS parcel fabric product compiled using Land Registry System records and recent surveys and control points where available. This mapping is a representation of the earth's surface and provides estimates of area and distance. The information depicted on this map has been compiled from various sources. While every effort has been made to accurately depict the information, data/mapping errors may exist. This map has been produced for illustrative purposes only. <SCP>It is not a substitute for a legal survey.</SCP></BOL> Printed: May 18, 2012.



1.16

# Appendix B





# Deputation

TOWN OF NEWMARKET  
 Legislative Services Department  
 395 Mulock Drive 1.a)1  
 P.O. Box 328 www.newmarket.ca  
 Newmarket, ON L3Y 4X7 clerks@newmarket.ca  
 905.895.5193

## DEPUTATION REQUEST

If you wish to speak at this evening's Session, please complete the following information:

PLEASE PRINT

COUNCIL/COMMITTEE DATE: JANUARY 7, 2013 (TO BE CONFIRMED)

AGENDA ITEM NO. \_\_\_\_\_ SUBJECT: GLENNWAY ZONING APPLICATION

PUBLIC MEETING: YES  NO

NAME: RON KASSIES

ADDRESS: \_\_\_\_\_  
Street Address  
NEWMARKET / ONTARIO L3Y 1A8  
Town/City Postal Code

PHONE: HOME: \_\_\_\_\_ BUSINESS: \_\_\_\_\_

FAX NO.: \_\_\_\_\_ E-MAIL ADDRESS: \_\_\_\_\_

NAME OF GROUP OR PERSON(S) BEING REPRESENTED (if applicable)  
GLENNWAY PRESERVATION ASSOCIATION

BRIEF STATEMENT OF ISSUE OR PURPOSE OF DEPUTATION  
TO PRESENT OUR OPPOSITION TO THE PROPOSED DEVELOPMENT OF  
THE GLENNWAY GOLF COURSE LANDS

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