



Town of Newmarket
MINUTES

**SPECIAL
COMMITTEE OF THE WHOLE**
Monday, June 17, 2013 at 1:30 p.m.
Council Chambers
395 Mulock Drive

For consideration by Council
on June 24, 2013

The meeting of the Special Committee of the Whole was held on Monday, June 17, 2013 at 1:30 p.m. in the Council Chambers, 395 Mulock Drive, Newmarket.

Members Present: Mayor Van Bynen
Regional Councillor Taylor
Councillor Di Muccio
Councillor Emanuel
Councillor Hempen
Councillor Kerwin
Councillor Twinney
Councillor Vegh

Absent: Councillor Sponga

Staff: R. N. Shelton, Chief Administrative Officer
I. McDougall, Commissioner of Community Services
A. Moore, Commissioner of Corporate Services
R. Nethery, Acting Commissioner of Development and Infrastructure Services
A. Brouwer, Director of Legislative Services/Town Clerk
L. Moor, Council/Committee Coordinator

The meeting was called to order at 1:31 p.m.

Mayor Van Bynen in the Chair.

DECLARATIONS OF INTEREST

None.

**Moved by Councillor Kerwin
Seconded by Councillor Vegh**

THAT the order of the agenda be altered by including the following items for consideration:

ADDITION

Correspondence received June 17, 2013 from Mr. Dave Partington related to Item 1 of the agenda – Main Street Property Matter – Clock Tower.

CARRIED

Mayor Van Bynen advised that the agenda items would be dealt with in the order of Items 2, 3, 4 and 1.

**1. SPECIAL COMMITTEE OF THE WHOLE MINUTES – JUNE 17, 2013 – ITEM 1
DEVELOPMENT AND INFRASTRUCTURE SERVICES REPORT – ES 2013-30
REQUEST FOR FINAL ACCEPTANCE – SUMMERHILL PHASE 6**

Development and Infrastructure Services Report – ES 2013-30 dated June 10, 2013 regarding the Final Acceptance and Assumption of the Underground and Aboveground Works for Summerhill Residential Subdivision – Phase 6.

**Moved by Councillor Kerwin
Seconded by Councillor Di Muccio**

THAT Development and Infrastructure Services Commission – Engineering Services Report 2013-30 dated June 10, 2013, regarding the Final Acceptance and Assumption of the Underground and Aboveground Works for Summerhill Residential Subdivision Agreement - Phase 6 be received and the following recommendations be adopted:

- 1. THAT the request for Final Acceptance and Assumption of the Summerhill Residential Subdivision, Phase 6 as shown on the attached map be finally accepted and assumed by the Town;**
- 2. AND THAT Mr. Paul Minz of Criterion Development Corporation, and Mr. John Kaczor, A.Sc.T., of MMM Group Ltd. be notified of these recommendations.**

CARRIED

**2. SPECIAL COMMITTEE OF THE WHOLE MINUTES – JUNE 17, 2013 – ITEM 2
DEVELOPMENT AND INFRASTRUCTURE SERVICES REPORT – ES 2013-31
REQUEST FOR FINAL ACCEPTANCE – MATTAMY –TOTH FARM SUBDIVISION**

Development and Infrastructure Services Report – ES 2013-31 dated June 10, 2013 regarding the Final Acceptance and Assumption of the Underground and Aboveground Works for Mattamy – Toth Residential Subdivision – Phase 1.

**Moved by Councillor Kerwin
Seconded by Councillor Twinney**

THAT Development & Infrastructure Services Commission – Engineering Services Report 2013-31 dated June 10, 2013, regarding the Final Acceptance and Assumption of the Underground and Aboveground Works for Mattamy – Toth Farm Residential Subdivision Agreement – Phase 1 be received and the following recommendations be adopted:

- 1. THAT the request for Final Acceptance and Assumption of the Mattamy – Toth Farm Residential Subdivision, Phase 1 as shown on the attached map be finally accepted and assumed by the Town;**

2. **AND THAT Mr. Frank Doracin of Mattamy (Newmarket) Ltd., and Mr. Dragan Zec, P. Eng., of Urbantech Consulting Ltd. be notified of these recommendations.**

CARRIED

3. **SPECIAL COMMITTEE OF THE WHOLE MINUTES – JUNE 17, 2013 – ITEM 3
COMMUNITY SERVICES REPORT – RECREATION AND CULTURE 2013-24
MUNICIPAL ASSET NAMING FOR TWO LOCATIONS**

Community Services Report – Recreation and Culture 2013-24 dated June 10, 2013 regarding Municipal Asset Naming for Two Locations.

An amendment was made by deferring Recommendation 2 to a future Committee of the Whole meeting.

**Moved by Councillor Emanuel
Seconded by Councillor Vegh**

THAT Community Services Report – Recreation and Culture 2013-24 dated June 10, 2013 regarding Municipal Asset Naming for Two Locations be received and the following recommendations, as amended, be adopted:

1. **THAT Council adopt the name recommended in Community Services Confidential Memorandum dated June 10, 2013 (circulated separately) for the formal naming of the identified asset in Ward 6;**
2. **AND THAT the matter of naming the park in Ward 7 be deferred to a future Committee of the Whole meeting;**
3. **AND THAT the name be publicly revealed in official ceremonies.**

CARRIED

4. **SPECIAL COMMITTEE OF THE WHOLE MINUTES – JUNE 17, 2013 – ITEM 4
DEVELOPMENT AND INFRASTRUCTURE SERVICES REPORT – PLANNING AND
BUILDING SERVICES 2013-29
MAIN STREET PROPERTY MATTER – CLOCK TOWER**

Deputation:

Mr. Chris Bobyk, Director of Development, The Forrest Group addressed the Committee with a PowerPoint presentation regarding the property known as the Clock Tower at 180 Main Street.

The Committee recessed at 2:16 p.m.

The Committee reconvened at 2:42 p.m.

Members of Council queried Mr. Bobyk regarding various aspects of the proposed concept of redevelopment of the property known as the Clock Tower at 180 Main Street.

Mayor Van Bynen advised there were deputations present who wished the opportunity to speak regarding this property matter.

Mr. Robert Buchan

Mr. Robert Buchan, resident, addressed the Committee and expressed his concerns related to maintaining the heritage significance of Main Street, the precedence setting of future projects and the potential removal of an outstanding view scape which took many years to amass.

**Moved by Councillor Kerwin
Seconded by Councillor Vegh**

THAT the deputation by Mr. Robert Buchan regarding concerns related to the proposed development of the property known as the Clock Tower at 180 Main Street be received.

CARRIED

Mr. Chris Morris

Mr. Chris Morris, resident, addressed the Committee with concerns related to heritage significance, the potential loss of the charm of Main Street and the proposed six storey building in the downtown core.

**Moved by Councillor Emanuel
Seconded by Councillor Di Muccio**

THAT the deputation by Mr. Chris Morris regarding concerns related to the proposed development of the property known as the Clock Tower at 180 Main Street be received.

CARRIED

Mr. Ross Caister

Mr. Ross Caister addressed the Committee on behalf of the Heritage Newmarket Advisory Committee with specific concerns related to the size of the proposed development of the property known as 180 Main Street.

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

THAT the deputation by Mr. Ross Caister on behalf of the Heritage Newmarket Advisory Committee regarding specific concerns related to the size of the proposed development of the property known as 180 Main Street be received.

CARRIED

Mr. David Hunter

Mr. David Hunter, tenant/merchant of 184 and 194 Main Street expressed his concerns related to the approach in which the developer has taken to advise the current tenants of the proposed development.

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

THAT the deputation by Mr. David Hunter, tenant/merchant regarding his concerns related to the approach in which the developer has taken to advise the current tenants of the proposed development be received.

CARRIED

Mr. Gordon Prentice

Mr. Gordon Prentice addressed the Committee regarding specific concerns related to the potential loss of heritage significance in the downtown area.

**Moved by Councillor Twinney
Seconded by Councillor Vegh**

THAT the deputation by Mr. Gordon Prentice regarding specific concerns related to the potential loss of heritage significance in the downtown area be received.

CARRIED

Ms. Jackie Playter

Ms. Jackie Playter addressed the Committee and expressed her favourable opinion of the proposed development; she advised that increased density in the area would enable the downtown merchants to better sustain their businesses.

**Moved by Councillor Emanuel
Seconded by Councillor Twinney**

THAT the deputation by Ms. Jackie Playter regarding her support of the proposed development of the property known as the Clock Tower at 180 Main Street be received.

CARRIED

Ms. Sandra Fuller

Ms. Sandra Fuller addressed the Committee and expressed concerns regarding the potential destruction of the charm and historical significance of Main Street if the proposed development moves forward and factually, Main Street has always been a higher density area of Town.

**Moved by Councillor Emanuel
Seconded by Councillor Kerwin**

THAT the deputation by Ms. Sandra Fuller regarding concerns related to the potential destruction of the charm and historical significance associated with Main Street as well as the density details be received.

CARRIED

Ms. Anne Martin

Ms. Anne Martin addressed the Committee and expressed concerns associated with the height, density and overwhelming vista of the proposed development.

**Moved by Councillor Emanuel
Seconded by Councillor Twinney**

THAT the deputation by Ms. Anne Martin regarding concerns associated with the height, density and vista of the proposed development of the property known as the Clock Tower at 180 Main Street be received.

CARRIED

The Committee recessed at 3:29 p.m.

The Committee reconvened at 3:48 p.m.

**Moved by Councillor Emanuel
Seconded by Councillor Vegh**

THAT the Special Committee of the Whole resolve into a closed session for the purpose of discussing a proposed or pending acquisition or disposition of land by the municipality or local board (Property Matter – Ward 5) and Labour Relations or Employee Negotiations (Labour/Employee Relations)

CARRIED

The Committee resolved into a Closed Session at 3:49 p.m.

The Committee of the Whole (Closed Session) Minutes are recorded under separate cover.

The Committee resumed into public session at 5:10 p.m. and continued with the Main Street Property Matter – Clock Tower discussion.

**Moved by Councillor Vegh
Seconded by Councillor Twinney**

THAT the deputation and PowerPoint presentation by Mr. Chris Bobyk, Director of Development, The Forrest Group regarding the property known as the Clock Tower at 180 Main Street be received.

CARRIED

**5. SPECIAL COMMITTEE OF THE WHOLE MINUTES – JUNE 17, 2013 – ITEM 5
DEVELOPMENT AND INFRASTRUCTURE SERVICES REPORT – PLANNING AND
BUILDING SERVICES 2013-29
MAIN STREET PROPERTY MATTER – CLOCK TOWER**

Development and Infrastructure Services Report – Planning and Building Services 2013-29 dated June 17, 2013 regarding a Main Street Property Matter – Clock Tower.

**Moved by Councillor Vegh
Seconded by Councillor Twinney**

THAT Development and Infrastructure Services Report – Planning and Building Services 2013-29 dated June 17, 2013 regarding the Clock Tower property be received.

CARRIED

Correspondence

Letter dated June 13, 2013 from Ms. Jackie Playter regarding the property known as the Clock Tower.

**Moved by Councillor Vegh
Seconded by Councillor Twinney**

THAT the letter dated June 13, 2013 from Ms. Jackie Playter regarding the property known as the Clock Tower be received.

CARRIED

**Moved by Councillor Kerwin
Seconded by Councillor Twinney**

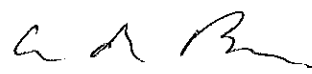
THAT the meeting adjourn.

CARRIED

There being no further business, the meeting adjourned at 5:12 p.m.



Mayor Jan Byren, Chair



Andrew Brouwer, Town Clerk