

SPECIAL COMMITTEE OF THE WHOLE

Monday, June 17, 2013 at 1:30 p.m. Council Chambers, 395 Mulock Drive

DECLARATIONS OF INTEREST

<u>ITEMS</u>

1. SPECIAL COMMITTEE OF THE WHOLE – JUNE 17, 2013 – ITEM MAIN STREET PROPERTY MATTER – CLOCK TOWER

Deputation:

Mr. Chris Bobyk, Director of Development, The Forrest Group to address the Committee with a PowerPoint presentation regarding the property known as the Clock Tower.

Report:

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

The Commissioner of Development and Infrastructure Services and the Director of Planning and Building Services recommend:

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

Correspondence

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

Recommendation:

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

2. SPECIAL COMMITTEE OF THE WHOLE – JUNE 17, 2013 – ITEM 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.

The Commissioner of Development and Infrastructure Services and the Manager of Engineering and Technical Services recommend:

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.
- 3. SPECIAL COMMITTEE OF THE WHOLE JUNE 17, 2013 ITEM 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.

The Commissioner of Development and Infrastructure Services and the Manager of Engineering and Technical Services recommend:

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.

4. SPECIAL COMMITTEE OF THE WHOLE – JUNE 17, 2013 – ITEM 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.

The Commissioner of Community Services and the Manager of Culture, Marketing and Special Events recommend:

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 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 park in Ward 7 be named Labyrinth Park;
- 3. AND THAT the names be publicly revealed in official ceremonies.

RESOLUTION TO CONVENE INTO A CLOSED SESSION:

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)

Personal matters about an identifiable individual, including municipal employees or local board employees (if required) (Municipal Asset Naming)

Labour Relations or Employee Negotiations (Labour/Employee Relations)

ADJOURNMENT



DEVELOPMENT & INFRASTRUCTURE SERVICES/PLANNING & BUILDING SERVICES

TOWN OF NEWMARKET 395 Mulock Drive P.O. Box 328 Newmarket, ON L3Y 4X7

www.newmarket.ca planning@newmarket.ca 905.895.5193

June 17, 2013

DEVELOPMENT & INFRASTRUCTURE SERVICES/PLANNING & BUILDING SERVICES REPORT 2013-29

TO:

Committee of the Whole

SUBJECT:

Main Street Property Matter - Clock Tower

ORIGIN:

Planning and Building Services

RECOMMENDATIONS

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

BACKGROUND AND PURPOSE

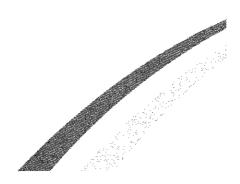
Since approximately mid-2011 the Owner of the Clock Tower and adjacent properties has been considering various conceptual development proposals for these lands. Over this time the Owner has met with staff and Heritage Newmarket to discuss and receive information on the Planning and Heritage aspects of the proposals, has had closed session discussions with Council on related property matters, and most recently held a Public Information Centre to receive comments from the public on the latest concept.

The purpose of this report is to identify for the Council the Planning and Heritage considerations associated with the latest draft redevelopment concept of the Clock Tower property on Main Street.

PROPOSED CONCEPT

At this time no formal development application has been received, however the latest proposed concept is outlined in Appendix "A" (Concept Site Plan) and Appendix "B" (Main Street Perspective). The conceptual development proposes a six storey apartment building with approximately 145 apartments and approximately 6 commercial retail units. The proposal contemplates a mix of surface and underground parking that would provide 184 private parking stalls to serve the residential component and that would increase the public parking in the Market Square area from the current approximately 84 spaces to 163 public parking spaces.

Details regarding the proposed coverage and gross floor area are not provided.



DISCUSSION

Planning Considerations

The lands are designated Historic Downtown Centre in the Official Plan. The Official Plan establishes a maximum density of 80 residential units per hectare and a 1.0 Floor Space Index (FSI) in the Historic Downtown Centre, however additional policies allow for higher densities without the need to amend the Official Plan as long as supporting background studies related to traffic, shadows, servicing and infrastructure capacity, etc., are accepted by the Town.

The properties are zoned Historic Downtown Urban Centre Zone (UC-D1). Apartments and retail uses are permitted in permitted in this zone. Similar to the Official Plan, the by-law establishes a maximum FSI of 1.0, and further establishes a maximum building height of 3 storeys.

Parking requirements for apartments in the UC-D1 zone are 1.5 spaces/units plus 0.25 visitor spaces/unit. At 145 units as proposed, 218 regular spaces and 37 visitor spaces would be required for a total of 255 spaces. A reduction in parking as proposed (i.e 184 spaces for the residential component) will require appropriate justification, and would be administered through the cash-in-lieu of parking policy in place at the time.

In terms of parking requirements for retail uses, the Official Plan provides that on-site parking requirements for specific non-residential development/redevelopment proposals in the Historic Downtown Centre may be satisfied through off-street communal, municipally or privately owned parking areas located elsewhere in the Centre. The zoning by-law then provides that within Urban Centres, parking spaces may be provided on another lot but not more than 150 metres from the lot line of the use it is intended to serve.

Heritage Considerations

The Clock Tower at 180 Main Street South is designated under the *Ontario Heritage Act* by by-law 1995-57. To remove or modify any portion of this building requires Council approval. The properties at 184, 188, and 194 Main Street South are identified in the Council endorsed (yet to be approved) Heritage Conservation District Plan (October 5, 2011) as Historic Commercial Buildings and are also on a list of properties of interest to Heritage Newmarket. This list has not formally been adopted by Council and as such has no legal standing under the *Ontario Heritage Act*. The property at 190 Main Street South is identified as being neither historic nor complementary to the district.

Similar to the Zoning By-law, the Heritage Conservation District also contains policies related to height, noting that 2-3 storeys is preferred.

Given that Council has endorsed the Heritage Conservation District Plan, the decision to remove any or all of these structures should be a decision of Council. If it is determined to be in the best overall interest of Newmarket to allow for the redevelopment of this stretch of Main Street, a Heritage Impact Assessment as outlined in the Heritage Conservation District Plan should be completed and accepted for any proposed replacement buildings and/or modification to existing buildings.

BUSINESS PLAN AND STRATEGIC PLAN LINKAGES

The review and analysis of development proposals has links to the following branches of the Town's strategic plan:

1.3

Well-balanced: encouraging a sense of community through an appropriate mix of land uses and amenities;

Well-equipped & managed: varied housing types, affordability and densities;

Well-planned & connected: strategic growth by way of a comprehensive Official Plan.

CONSULTATION

No consultation was required for this report.

HUMAN RESOURCE CONSIDERATIONS

Not applicable to this report.

BUDGET IMPACT

There is no budge impact associated with this report, which is provided for information purposes only.

CONTACT

For more information on this report, contact Rob Prentice, Commissioner of Development & Infrastructure Services (reprentice@newmarket.ca), or Rick Nethery, Director of Planning & Building Services (reprentice@newmarket.ca), or by phone at 905-895-5193.

Assistant Director of Planning

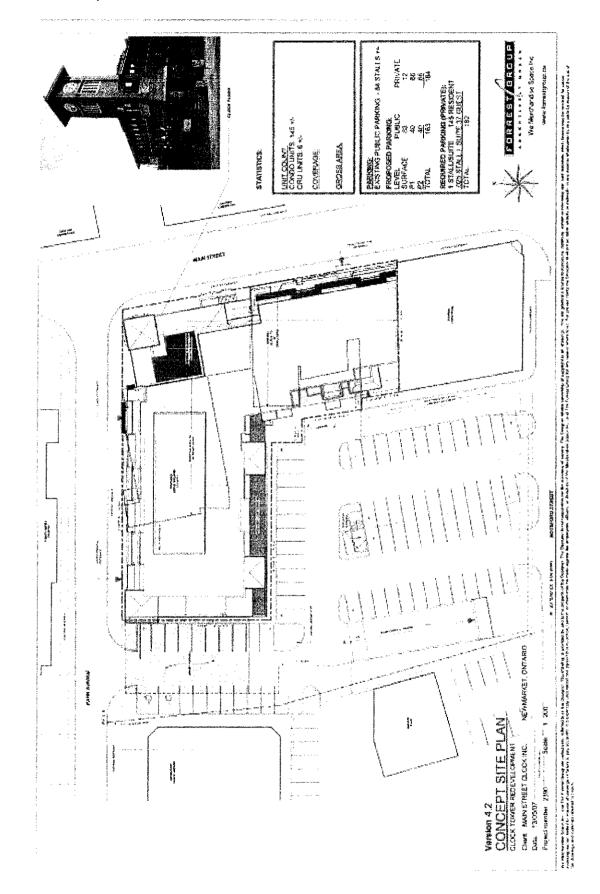
Director of Planning & Building Services

Commissioner of Development &

Infrastructure Services

Attachments: Appendix "A" - Concept Site Plan

Appendix "B" - Main Street Perspective







June, 13th, 2013

Jackie Playter,

112 Arden Avenue.

Newmarket, Ontario,

L3Y 4H6

Mayor and Members of Council,

I am writing this letter to express my opinion on the importance of the Development Project for The Clock tower Inn proposed by The Forrest Group. We all know and love Main Street and we have worked hard over the last 10 years to make it a viable and productive destination. We have come a long way but we need to keep moving.

I am in favour of the Forrest Development for many reasons. We need Density down Town; we need more people to shop in the stores and to eat in the restaurants. We need more retail down Town to bring people down. With the Clock Tower Development we will get the retail we need, we might even be able to attract a much need grocery store (Natures Emporium, Vinces or Longos) when the construction is finished on Davis Drive there will be quite a bit of new retail and Main Street needs to be prepared to be viable or we will miss the boat.

In Newmarket's Cultural Master Plan, our Main Street is designated as the Cultural Center for Newmarket; if we have more density then we can attract more Cultural related businesses and retail. The new density and retail will make our Main Street more sustainable for the future. We will have more people walking up and down the Street, living and perhaps working in Downtown Newmarket.

I also love the idea that the development might bring 80 additional parking spaces to the down town area. The Town of Newmarket is investing greatly in the Old Town Hall redevelopment; just imagine how great it will be for people to walk out of the newly renovated Town Hall and not have to walk down to the River Walk Commons to get into their cars, the new parking garage will be right there. The new parking spaces will also be very welcome and well used by the Main Street Merchants. Parking is always at a premium in the Down Town area, especially on Saturdays with the Farmers Market and other Events.

In conclusion I would like to say in my opinion; The Forrest Proposal for the Clock Tower Inn is exactly what Main Street and Downtown Newmarket needs. We need it so that the revitalization continues, so that we are ensuring stability for the future and so that Main Street can grow and prosper and reach its full potential.

Jackie Playter⊕



DEVELOPMENT & INFRASTRUCTURE SERVICES - ENGINEERING SERVICES

TOWN OF NEWMARKET 395 Mulock Drive P.O. Box 328 Newmarket, ON L3Y 4X7

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June 10, 2013

DEVELOPMENT & INFRASTRUCTURE SERVICES REPORT ENGINEERING SERVICES 2013-30

TO:

Committee of the Whole

SUBJECT:

Summerhill Residential Subdivision, Phase 6 RP- 65M-3486

Request for Final Acceptance and Assumption of Underground and

Aboveground Works

ES File No.: D.24.47

ORIGIN:

Commissioner, Development and Infrastructure Services

RECOMMENDATION

THAT Development & 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.

BACKGROUND

We are in receipt of an application from MMM Group Ltd. on behalf of the Criterion Development Corporation pursuant to the Summerhill Residential Subdivision Agreement - Phase 6, wherein a request for final acceptance and assumption of the underground and aboveground works is made.

The maintenance period for works and services has been satisfied and all requirements for assumption have therefore been met.

All required documentation has been provided and reviewed by our checking consultant R.J. Burnside & Associates Ltd., and a recommendation to reduce the performance security has been made.

We are assuming that all conveyances and easements described under Schedule B of the executed Subdivision Agreement have been satisfactorily completed; however, these items should be confirmed by our Legal Services Department.

BUSINESS PLAN AND STRATEGIC PLAN LINKAGES

- 2. Well Equipped and Managed...provides a thorough and timely consideration of applications for development and redevelopment in accordance with all statutory requirements;
- 3. Well Planned and Connected...continues to improve the quality of the road network within the Town of Newmarket.

CONSULTATION

There is no public consultation with this recommendation.

BUDGET IMPACT

Operating Budget (Current and Future)

With this recommendation, the above captioned Summerhill Residential Subdivision, Phase 6 will now be under the Town's Operating Budget.

CONTACT

For more information on this report, contact Victoria Klyuev at 905-895-5193 extension 2513 or by e-mail at, vklyuev@newmarket.ca

V. Klyuev, Ø.E.T.,

Senior Engineering Development Coordinator

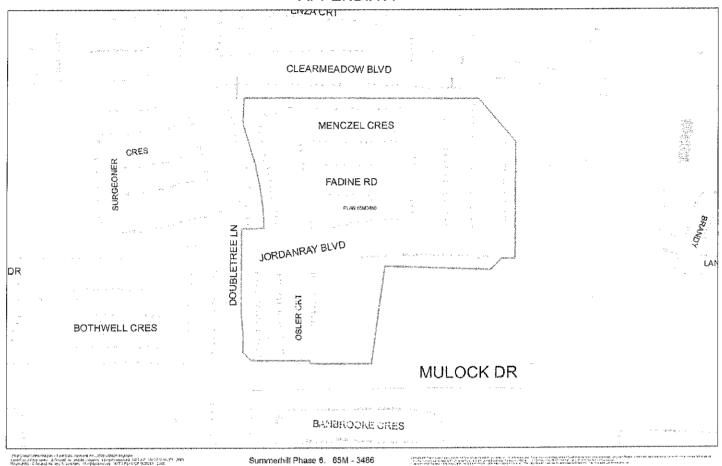
R. Bingham, 💋 E.T.,

Manager, Engineering and Technical Services

R. Prentice, Commissioner

Development and Infrastructure Services

APPENDIX A



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Summerhill Phase 6. 65M - 3486



DEVELOPMENT & INFRASTRUCTURE SERVICES - ENGINEERING SERVICES

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June 10, 2013

DEVELOPMENT & INFRASTRUCTURE SERVICES REPORT ENGINEERING SERVICES 2013-31

TO:

Committee of the Whole

SUBJECT:

Mattamy - Toth Farm Residential Subdivision, Phase 1 RP- 65M-3982

Request for Final Acceptance and Assumption of Underground and

Aboveground Works

ES File No.: D.24.75

ORIGIN:

Commissioner, Development and Infrastructure Services

RECOMMENDATION

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.

BACKGROUND

We are in receipt of an application from Urbantech Consulting Ltd. on behalf of the Mattamy (Newmarket) Limited pursuant to the Mattamy - Toth Farm Residential Subdivision Agreement - Phase 1, wherein a request for final acceptance and assumption of the underground and aboveground works is made.

The maintenance period for works and services has been satisfied and all requirements for assumption have therefore been met.

All required documentation has been provided and reviewed by our checking consultant R.J. Burnside & Associates Ltd., and a recommendation to reduce the performance security has been made.

All other Departments with a vested interest in the development have confirmed all financial and legal obligations have been fulfilled.

BUSINESS PLAN AND STRATEGIC PLAN LINKAGES

- 2. Well Equipped and Managed...provides a thorough and timely consideration of applications for development and redevelopment in accordance with all statutory requirements;
- 3. Well Planned and Connected...continues to improve the quality of the road network within the Town of Newmarket.

CONSULTATION

There is no public consultation with this recommendation.

BUDGET IMPACT

Operating Budget (Current and Future)

With this recommendation, the above captioned Mattamy - Toth Farm Residential Subdivision, Phase 1 will now be under the Town's Operating Budget.

CONTACT

For more information on this report, contact Victoria Klyuev at 905-895-5193 extension 2513 or by e-mail at, vklyuev@newmarket.ca

V. Klyuev. Ć.E.T..

Senior Engineering Development Coordinator

R. Bingham, 💋 E.T.,

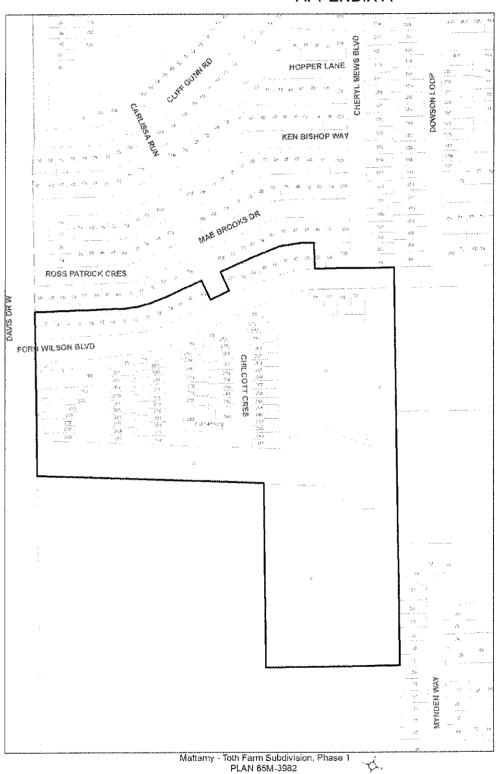
Manager, Engineering and Technical Services

R. Prentice, Commissioner

Development and Infrastructure Services

APPENDIX A

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COMMUNITY SERVICES - RECREATION & CULTURE

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TOWN OF NEWMARKET 395 Mulock Drive P.O. Box 328 Newmarket, ON L3Y 4X7

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June 10, 2013

COMMUNITY SERVICES – RECREATION & CULTURE REPORT # 2013 - 24

TO:

Committee of the Whole

SUBJECT:

Municipal Asset Naming for Two Locations

ORIGIN:

Community Services – Recreation and Culture

RECOMMENDATIONS

THAT Community Services – Recreation & Culture Report #2013 - 24 dated June 10, 2013 regarding Municipal Asset Naming for Two Locations be received and the following recommendation(s) 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 Wards 6;
- 2. AND THAT the park in Ward 7 be named Labyrinth Park;
- AND THAT the names be publicly revealed in official ceremonies.

COMMENTS

The name **Labyrinth Park** has been recommended because sometimes a space defines its own name. As Fairy Lake defines Fairy Lake Park, the labyrinth in this location defines the space and so it is appropriate to name it thus.

Installed in 2010, the labyrinth has been acclaimed for its design and the experiences of those who walk its design. The life-size labyrinth is located in a greenspace where one can be alone with one's thoughts to reflect and discover a personal calm. Walking the labyrinth in silence towards its centre, one experiences a release of stress then feelings of inner peace, being balanced and regenerated through one's renewed connection with the environment. In many cultures, for generations, the practice of labyrinth walking is believed to be restorative and meditative bringing serenity and healing to the body and spirit.

Located near Alexander Muir Public School, the labyrinth provides local children with the opportunity to experience this simple yet stirring activity.

4.2

Community Services Commission – Recreation & Culture Committee of the Whole Report # 2013-24 June 10, 2013 Page 2 of 4

*In addition to official ceremonies for Wards 6 and 7, a ceremony for a park in Ward 1 may also take place. On April 15, 2013 Council adopted the name for the Ward 1 site; unfortunately the honoree has not been available to participate in an official ceremony. Staff is working to confirm whether the honoree would be able to attend or would have family attend on the official ceremonies date for the parks in Wards 6 and 7.

NOTE:

The names identified in Community Services Confidential Memorandum will become public at the official ceremonies tentatively scheduled for September 14, 2013 (rain date: September 21, 2013). These events will include personal invitations to the honorees, their families, surrounding area neighbours as well as media releases, along with any other suitable communication processes consistent with established Town practices.

BACKGROUND

On March 28, 2011, Council adopted the Municipal Asset Naming Program attached to and described by in Community Services - Recreation & Culture Report # 2011 – 03.

NAMING COMMITTEE PROCESS

As stated in the Administration section in Attachment A, the Naming Committee met to discuss the approach to be taken with respect to naming in 2012 and 2013. Specific to corporate naming (revenue generated naming) steps will be taken consistent with the Revenue Sourcing Study action steps. For community naming, it was discussed to seek a currently unnamed asset in each ward in 2012 or 2013.

Charles Van Zant Woodlot (Ward 3) and Denne Woodlot (Ward 4) were named in fall 2012 while Sandford Parkette (Ward 2) and Bruce Lindsay Storm Management Pond (Ward 5) were both named in spring 2013.

The 2013 locations still be to be named this fall are in Wards 1*, 6 and 7

BUSINESS PLAN AND STRATEGIC PLAN LINKAGES

Living Well

Environmental protection and natural heritage preservation

Well Balanced

- · Green and open spaces, parks and playing fields
- Arts, culture, entertainment and heritage preservation

Well Respected

Being tradition-based and forward looking

Page 3 of 4

CONSULTATION

Upon direction being received from Council, staff will contact the families, where possible, to discuss. In addition, the ceremonies will be direct mailed to the surrounding residents and advertised community wide through existing promotion tools and tactics such as website, Era Town Page, media releases, etc.

As required under the Municipal Asset Naming Program Procedure Item 6, staff conducted the annual public call for names to add to the Municipal Asset Naming database.

HUMAN RESOURCE CONSIDERATIONS

Staffing levels are not impacted as a result of the recommendations in this report.

BUDGET IMPACT

Operating Budget (Current and Future)

The signage and events that will occur this fall are to be funded from existing 2013 operating budgets.

Capital Budget

Not applicable

CONTACT

For more information on this report, please contact either Becky Bell, Manager of Culture, Marketing & Special Events – Recreation & Culture (905 953 5300 ext. 2602 or bbell@newmarket.ca) or lan McDougall, Commissioner, Community Services and Member of the Naming Committee (905-953-5300 ext. 2441, imcdougall@newmarket.ca).

Becky Bell

Manager of Culture, Marketing & Special Events

Ian McDougall

Commissioner, Community Services

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