



Town of Newmarket
MINUTES

**SPECIAL COMMITTEE OF THE
WHOLE**

Monday, October 28, 2013 at 1:30 PM
Council Chambers

For consideration by Council
on November 12, 2013

The meeting of the Special Committee of the Whole was held on Monday, October 28, 2013 in Council Chambers, 395 Mulock Drive, Newmarket.

Members Present: Mayor Van Bynen
Regional Councillor Taylor
Councillor Di Muccio (1:32 to 9:22 p.m.)
Councillor Emanuel
Councillor Hempen (1:39 to 9:22 p.m.)
Councillor Kerwin
Councillor Twinney
Councillor Vegh

Absent: Councillor Sponga

Staff Present: R.N. Shelton, Chief Administrative Officer
R. Prentice, Commissioner of Development
and Infrastructure Services
I. McDougall, Commissioner of Community Services
A. Moore, Commissioner of Corporate Services
E. Armchuk-Ball, Director of Legal Services/Municipal Solicitor
M. Mayes, Director of Financial Services/Treasurer
R. Nethery, Director of Planning and Building Services
M. Plaunt, Senior Planner – Policy
A. Brouwer, Director of Legislative Services/Town Clerk
L. Lyons, Deputy Clerk
L. Moor, Council/Committee Coordinator
S. Niezen, Records and Projects Coordinator
J. Patel, Project Support Business Analyst

Guest: J. Thorne, planningAlliance (7:00 to 9:22 p.m.)

Mayor Van Bynen in the Chair. The meeting was called to order at 1:30 PM.

Declarations

None.

Presentation

1. The Director of Financial Services/Treasurer provided a PowerPoint presentation regarding the draft 2014 budget.

Moved by: Regional Councillor Taylor

Seconded by: Councillor Kerwin

- 1.1 THAT the PowerPoint presentation regarding the draft 2014 budget be received.

Carried

2013 Budget Items

Moved by: Regional Councillor Taylor

Seconded by: Councillor Emanuel

THAT the following item be adopted on consent:

1. Corporate Services Report - Financial Services 2013-40 dated October 16, 2013 regarding the 2013 Tax Supported Operating Budget Report - Third Quarter.
 - 1.1 THAT Corporate Services Report - Financial Services 2013-40 dated October 16, 2013 regarding the 2013 Tax-Supported Operating Budget Report for the Third Quarter be received for information purposes.
2. Corporate Services Report - Financial Services 2013-41 dated October 21, 2013 regarding the 2013 Utility Operating Budget Variance Report - Third Quarter.
 - 2.1 THAT Corporate Services Report - Financial Services 2013-41 dated October 21, 2013 regarding the 2013 Utility Operating Budget Variance Report - Third Quarter be received for information purposes.
3. Corporate Services Report - Financial Services 2013-42 dated October 21, 2013 regarding the 2013 Capital Budget Variance Report - Third Quarter.
 - 3.1 THAT Corporate Services Report - Financial Services 2013-42 dated October 21, 2013 regarding the 2013 Capital Budget Variance Report - Third Quarter be received for information purposes.

Carried

4. Joint Community Services Report - Recreation and Culture, Development and Infrastructure Services - Public Works Services 2013-39 dated October 22, 2013 regarding Summer Ice at Magna Centre.

Moved by: Councillor Emanuel
Seconded by: Councillor Twinney

- 4.1 THAT Joint Community Services Report - Recreation and Culture, Development and Infrastructure Services, Public Works Services 2013-39 dated October 22, 2013 regarding Summer Ice at Magna Centre be received and the following recommendation be adopted:
 - a) THAT Summer Ice continue to be offered on two arenas at the Magna Centre.

Carried

2014 Budget Items

1. Corporate Services Report - Financial Services 2013-21 dated October 3, 2013 regarding the Water and Wastewater Program.

Moved by: Councillor Vegh
Seconded by: Councillor Hempen

- 1.1 THAT Corporate Services Report - Financial Services 2013-21 dated October 3, 2013 regarding the Water and Wastewater Program be received and the following recommendations be adopted:
 - a) THAT the Water and Wastewater Rebate Program be offered to qualified renters;
 - b) AND THAT the water/wastewater rebate for qualified applicants be maintained at the current rate of \$24 per month (\$288 per year) for 2014;
 - c) AND THAT for the year 2015 and thereafter, the water rebate be set at an amount that will stay within the projected budget included in the 6-Year Water and Wastewater Financial Plan, taking into consideration anticipated participation rates.

Carried

2. Joint CAO/Corporate Services Report - Financial Services 2013-44 dated October 24, 2013 regarding the Proposal for the 2014 Draft Budgets.

Moved by: Councillor Kerwin
Seconded by: Councillor Twinney

- 2.1 THAT Joint CAO/Corporate Services Report - Financial Services 2013-44 dated October 24, 2013 regarding the Proposal for the 2014 Draft Budgets be received and the following recommendations be adopted:

- a) THAT the following be approved for inclusion in the 2014 draft budgets:
- i) The operating and capital budgets for Central York Fire Services as recommended by the Joint Council Committee;
 - ii) The municipal grant to the Library as requested by the Newmarket Public Library Board;
 - iii) Budget corrections and adjustments to the draft tax-supported operating budget, in the amount of \$267,000, as outlined in this report;
 - iv) Additional tax-supported operating budget revisions to reduce the 2014 tax increase, before adjustments for ARF contributions, to less than 2%, in the amount of \$235,000, as outlined in this report;
 - v) A further \$208,000 in tax-supported contributions to the Asset Replacement Fund (ARF), resulting in a total adjustment to ARF contributions equivalent to a tax increase of less than 0.75%;
 - vi) The proposed Utility Operating Budget as aligned with the 6-year Water and Wastewater Financial Plans;
 - vii) The revised draft Capital Budget which includes an additional \$10,340,506 in expenditures as detailed in this report.

- 2.2 AND THAT staff be directed to prepare recommendations for approval of the 2014 Tax-supported Operating Budget, Utility Operating Budget and Capital Budgets, to be presented to Committee of the Whole on November 4, 2013.

Carried

3. Joint Development and Infrastructure Services and Community Services Report 2013-47 dated October 22, 2013 regarding a Leash Free Dog Park.

Amendments were made to recommendations 3.1, e) by including the words "provisional funding of \$50,000" and removing the words "should Council wish to proceed with this project in 2014 "; f) reducing the amount of \$25,000 to \$10,000 and an additional recommendation "g) AND THAT the project commence only after the Committee organization raises 80 percent of their \$50,000 target or half of the required capital"

Moved by: Councillor Twinney
Seconded by: Regional Councillor Taylor

3.1 THAT Joint Development and Infrastructure Services and Community Services Report 2013-47 dated October 22, 2013 regarding a leash free dog park be received and the following recommendations as amended, be adopted:

- a) THAT the Town of Newmarket support in principle the proposal to establish a leash free dog park in George Richardson Park adjacent to the Tom Taylor Trail in the vicinity of Lock 3;
- b) AND THAT staff be directed to hold a Public Information Centre to gather community input on the proposal;
- c) AND THAT staff provide a report to Council outlining the community input received and making recommendations regarding the proposed location and final design of park improvements required and cost estimates for consideration by Council;
- d) AND THAT staff be directed to report back to Council on revisions necessary to the Parks Use By-law;
- e) AND THAT the Capital Budget include provisional funding of \$50,000 for this purpose with the final allocation to be considered by Council following the public consultation process and direction to staff with respect to community based fundraising;
- f) AND THAT the Operating Budget include an amount of \$10,000 for maintenance of the Leash Free Dog Park;

- g) AND THAT the project commence only after the Committee organization raises 80 percent of their \$50,000 target or half of the required capital.

Carried

Moved by: Councillor Di Muccio
Seconded by: Regional Councillor Taylor

THAT Item 4 being Joint Community Services Report - Recreation and Culture, Development and Infrastructure Services - Public Works Services 2013-39 dated October 22, 2013 regarding Summer Ice at Magna Centre be reconsidered.

FAILED

The Committee of the Whole recessed at 3:06 p.m.

The Committee of the Whole reconvened at 7:00 p.m.

Mayor Van Bynen in the Chair.

Public Hearing Matters - 7:00 PM

1. Official Plan Amendment # 10 Draft Newmarket Urban Centres Secondary Plan and Associated Amendments to the Official Plan and Official Plan Amendment # 11 Active Transportation Network.

The Deputy Clerk welcomed the public to the Committee of the Whole meeting. The Deputy Clerk advised that the *Planning Act* requires the Town to hold at least one Public Meeting on any proposed Official Plan Amendment.

The Deputy Clerk advised that the purpose of the meeting is to hear from anyone who has an interest in Official Plan Amendment #10 being the Draft Newmarket Urban Centres Secondary Plan and Associated Amendments to the Official Plan and Official Plan Amendment # 11 being the Active Transportation Network. The Committee of the Whole will not be making a decision regarding the proposed amendments, but will refer all written and verbal comments to Planning staff to consider in a report that will be considered at a future meeting of the Committee of the Whole or Council.

The Deputy Clerk further advised that anyone who wished to be notified of subsequent meetings or if they are making a presentation today, please complete a form with their name and address and submit it to the Clerk's staff.

The Deputy Clerk further advised that in accordance with the *Planning Act*, the Ontario Municipal Board may dismiss an appeal without holding a hearing, if an appellant failed to make either oral submissions at the Public Meeting or written submissions to Council prior to adoption of the by-law.

The Deputy Clerk thanked everyone for their participation and interest in the meeting.

The Senior Planner – Policy and Mr. Jason Thorne, planningAlliance addressed the Committee with a PowerPoint presentation detailing Official Plan Amendment #10 – Draft Urban Centres Secondary Plan and Associated Amendments to the Official Plan and Official Plan Amendment #11 – Active Transportation Network. An overview was provided including proposed land uses, character areas, retail uses, heights and densities, urban design features, transportation and street networks, parks, transitional areas, green space, communications with area residents, projected population numbers, affordable housing and further planning process next steps.

Moved by: Councillor Emanuel
Seconded by: Councillor Twinney

THAT Mr. Bill Chadwick on behalf of Shrink the Slessor Square Group be allotted a ten minute time frame for his presentation.

Carried

Mr. Chadwick addressed the Committee with a PowerPoint presentation on behalf of the Shrink Slessor Square group and advised of specific concerns related to proposed heights and densities along corridors, traffic concerns, intensification along Yonge Street, park provisions north of Davis Drive and undergrounding hydro lines.

Moved by: Councillor Emanuel
Seconded by: Councillor Kerwin

THAT the deputation and PowerPoint presentation by Mr. Bill Chadwick on behalf of Shrink Slessor Square group and specific concerns related to proposed heights, densities and intensification along Yonge Street be received.

Carried

Mr. Ryan Moore, MHBC Planning
Mr. Grant Clarkson, MHBC Planning

Mr. Moore and Mr. Clarkson of MHBC Planning addressed the Committee with specific concerns related to their clients' properties and the density allocated to 39 Davis Drive and 22 George Street. They suggested that the FSI index would need to be reduced if the Secondary Plan is approved in its current form. As well, the Town's Zoning By-law would need to be amended as this would affect the current zoning requirements of the properties.

Moved by: Councillor Twinney
Seconded by: Councillor Di Muccio

THAT the deputation by Mr. Moore and Clarkson of MHBC Planning regarding specific concerns related to their clients' properties and densities be received.

Carried

Correspondence distributed and referenced related to Official Plan Amendment # 10 and Official Plan Amendment # 11.

Moved by: Councillor Emanuel
Seconded by: Councillor Kerwin

THAT the associated correspondence distributed and referenced related to Official Plan Amendment #10 and Official Plan Amendment #11 be received.

Carried

Mr. Gordon Prentice, resident, addressed the Committee with concerns related to the feasibility that planning approval has already taken place, traffic matters, population growth overall, aesthetics of towers and height capping.

Moved by: Councillor Hempen
Seconded by: Councillor Vegh

THAT the deputation by Mr. Gordon Prentice regarding concerns related to planning approval, traffic matters, population growth, aesthetics of towers and height capping be received.

Carried

Mr. Ryan Guetter of Weston Consulting Group addressed the Committee on behalf of the landowners in the Secondary Plan area with specific concerns related to the Best Western Hotel property on Yonge Street and surrounding properties.

Moved by: Councillor Emanuel
Seconded by: Councillor Vegh

THAT the deputation by Mr. Ryan Guetter of Weston Consulting Group on behalf of the landowners in the Secondary Plan and specific concerns related to the Best Western Hotel property and surrounding properties be received.

Carried

Mr. Bob Leury, resident addressed the Committee as a resident of the Davis Drive and London Road area of Town with specific concerns related to the neighbourhood in terms of traffic infiltration and safety concerns in the George Street, Kingston Road and London Road areas.

Moved by: Councillor Emanuel
Seconded by: Councillor Twinney

THAT the deputation by Mr. Bob Leury, regarding specific concerns related to the London Road neighbourhood and safety concerns in the George Street, Kingston Road and London Road areas be received.

Carried

Ms. Gillian Foster, resident, addressed the Committee regarding specific traffic concerns associated with the proposed development in the area of Crossland Church on Millard Avenue to Yonge Street as well as traffic infiltration on Herbcairn Avenue.

Moved by: Councillor Hempen
Seconded by: Councillor Emanuel

THAT the deputation by Ms. Gillian Foster regarding specific traffic concerns associated with the proposed development in the area of Crossland Church on Millard Avenue to Yonge Street be received.

Carried

Mr. Bob Kwapis addressed the Committee as Co-Chair of the Ward 5 Traffic Committee with specific concerns related to residential street congestion and he requested a clear picture of how, within adoption of the Secondary Plan, traffic will be moved away from residential streets.

Moved by: Councillor Emanuel
Seconded by: Regional Councillor Taylor

THAT the deputation by Mr. Bob Kwapis regarding specific concerns related to residential street congestion and traffic moved away from residential streets be received.

Carried

Mr. Gary Worters addressed the Committee with specific concerns related to high rise condominium development and the market demand of condominium structures.

Moved by: Councillor Hempen
Seconded by: Councillor Emanuel

THAT the deputation by Mr. Gary Worters regarding specific concerns related to high rise condominium development be received.

Carried

Ms. Elaine Adam, resident, addressed the Committee regarding the process contained within the draft Secondary Plan entitled “bonusing” and incentives for development.

Moved by: Councillor Emanuel
Seconded by: Councillor Vegh

THAT the deputation by Ms. Elaine Adam regarding the process contained within the draft Secondary Plan entitled “bonusing” and incentives for development be received.

Carried

Ms. Doreen Carson, resident, addressed the Committee regarding the requirement for education facilities within future development plans.

Moved by: Councillor Twinney
Seconded by: Councillor Vegh

THAT the deputation by Ms. Doreen Carson regarding the requirement for education facilities within future development plans be received.

Carried

Mr. Peter Webster addressed the Committee and queried the need for retention of planning consultants and potential job statistics.

Moved by: Councillor Twinney
Seconded by: Councillor Emanuel

THAT the deputation by Mr. Peter Webster regarding retention of planning consultants and potential job statistics be received.

Carried

Mr. John McRogers addressed the Committee with concerns related to walking paths and trails and the use of scooters on such and he requested that an inclusion of an area similar to Riverwalk Commons be added along the corridor.

Moved by: Councillor Twinney
Seconded by: Councillor Emanuel

THAT the deputation by Mr. John McRogers regarding concerns related to walking paths and trails and the use of scooters be received.

Carried

The Director of Planning and Building Services advised of the next steps associated in the planning process being a report back, possibly in various phases, to a future Committee of the Whole meeting.

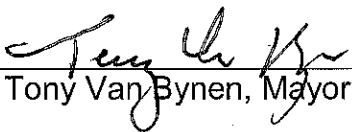
Moved by: Councillor Emanuel
Seconded by: Councillor Di Muccio

THAT the meeting adjourn.

Carried

Adjournment

The meeting adjourned at 9:22 p.m.



Tony Van Bynen, Mayor



Lisa Lyons, Deputy Town Clerk