



Town of Newmarket **AGENDA**

Committee of the Whole

Monday, May 29, 2017 at 1:30 PM

Council Chambers

Additions & Corrections to the Agenda

Note: Additional items to this Agenda are shown under the Addendum header.

Declarations of Pecuniary Interest

Presentations & Recognitions

1. Ms. Valerie Shuttleworth, Chief Planner, Planning and Economic Development, Regional Municipality of York and Mr. Rick Farrell, General Manager of Housing, Regional Municipality of York to address the Committee with a PowerPoint Presentation entitled "Housing Initiatives and Incentives".

Page 1

Deputations

Consent Items

2. Joint CAO/Commissioners, Corporate Services Report - Financial Services 2017-29 dated May 4, 2017 regarding the 2018 Budget Process and Target Update.

Page 14

Note: This matter was deferred from the May 8, 2017 Committee of the Whole meeting.

1. That Joint CAO/Commissioners, Corporate Services Report - Financial Services 2017-29 dated May 4, 2017 regarding the 2018 Budget Process and Target Update be received and the following recommendations be adopted:

- a. That the preliminary draft budget be prepared using the budget directives set out in this report; and,
- b. That the proposed strategic theme, Council priorities and budget focus be adopted; and,
- c. That the 2018 public engagement plan for the 2018 budget be approved.

3. Office of the CAO - Corporate Communications - Community Services Report -Economic Development Joint Report 2017-09 dated May 17, 2017 regarding the marketing of Davis Drive and Yonge Street Corridors - Implementation Phase.

Page 38

1. That CAO - Corporate Communications and Community Services - Economic Development Joint Report 2017-09 dated May 17, 2017 regarding the marketing of the Davis Drive and Yonge Street Corridors - Implementation Phase be received and the following recommendation be adopted:

a. That Council approve up to an additional \$110,000 funded from the Economic Development Reserve Account be allocated for the implementation phase of the Davis and Yonge Street Corridor marketing project.

4. Development and Infrastructure Services Report - Engineering Services 2017-19 dated May 12, 2017 regarding Newmarket East-West Bikeway Parking Amendments.

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1. That Development and Infrastructure Services Report - ES 2017-19 dated May 12, 2017 entitled "2017 Newmarket East-West Bikeway Parking Amendments" be received and the following recommendations be adopted:

a. That Schedule X (No Parking) of the Parking By-law 1993-62, as amended, be further amended by deleting the following:

South Side of Srigley Street between Crusader Way to Leslie Street
Prohibited Times Monday to Friday 8:00 AM to 4:00 PM

South Side of Srigley Street between Alexander Road to Jane Street
Prohibited Times - Anytime

South Side of Srigley Street between Prospect Street to easterly to the west limit of 684 Srigley Street (Prince Charles School) Prohibited Times - Anytime

North Side of Park Avenue between Main Street to Church Street Prohibited Times - Anytime

North Side of Park Avenue between Church Street to Victoria Street
Prohibited Times Monday to Friday 8:00 AM to 4:00 PM

East side of Lorne Avenue between Eagle Street to Park Avenue Prohibited Times - Anytime

North side of Millard Avenue between Queen Street to a point 40 metres easterly Prohibited Times - Anytime

South side of Millard Avenue between Queen Street to a point 210 metres easterly Prohibited Times - Anytime

North side of Millard Avenue between Queen Street to Highway 11
Prohibited Times - Anytime; and,

b. That Schedule X (No Parking) of the Parking By-law 1993-62, as amended, be further amended by adding the following:

South side of Srigley Street between Prospect Street to the west limit of 684
Srigley Street Prohibited Times - Anytime

South side of Srigley Street between Muriel Street to Leslie Street
Prohibited Times - Anytime

North side of Park Avenue between Main Street to Lorne Avenue Prohibited
Times - Anytime

East side of Lorne Avenue between Eagle Street to Millard Avenue
Prohibited Times - Anytime

Both sides of Millard Avenue between Lorne Avenue to Yonge Street
Prohibited Times - Anytime; and,

c. That the necessary By-law be prepared and submitted to Council for its
approval.

5. Corporate Services Report - Financial Services 2017-25 dated May 29, 2017 regarding
the Property Tax Rates and By-law for 2017.

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1. That Corporate Services Report - Financial Services 2017-25 dated May 29,
2017 regarding the Property Tax Rates and By-law for 2017 be received and the
following recommendations be adopted:

a. That the property tax rates for 2017, as applied to the assessment roll
returned for taxation 2016, be set for Town purposes, as follows:

Property Class and Tax Rate.

Residential 0.353321%
Multi-Residential 0.353321%
Commercial 0.417383%
Industrial 0.500616%
Pipeline 0.324702%
Farm 0.088330%

b. And that the applicable tax rate by-law, attached as Appendix "A" be
forwarded to Council for approval.

6. Site Plan Review Committee Meeting Minutes of May 15, 2017.

Page 58

1. That the Site Plan Review Committee Meeting Minutes of May 15, 2017 be
received.

7. Item 1 of the Site Plan Review Committee Meeting Minutes of May 15, 2017 regarding
Application for Site Plan Approval - 400 Park Avenue.

Page 60

The Site Plan Review Committee recommends:

1. That the Application for Site Plan Approval to permit the construction of 14 new
townhouse dwelling units fronting Botsford Street and Church Street and 11

apartment dwelling units within the existing former school building be approved in principle and referred to staff for processing, subject to the following:

a. That the applicant obtain Official Plan and Zoning By-law Amendments to permit the proposed uses; and,

b. That the preliminary review comments be addressed to the satisfaction of Town staff; and,

2. That Daniel Berholz, The Rose Corporation, 156 Duncan Mill Road, Suite 12, Toronto, ON M3B 3N2 be notified of this decision; and,

3. That Brad Rogers, Groundswell Urban Planners Inc., 30 West Beaver Creek Road, Unit 109, Richmond Hill, ON L4B 3K1 be notified of this decision.

8. Central York Fire Services - Joint Council Committee Meeting Minutes of February 7, 2017.

Page 61

1. That the Central York Fire Services - Joint Council Committee Meeting Minutes of February 7, 2017 be received.

9. Heritage Newmarket Advisory Committee Meeting Minutes of April 4, 2017.

Page 65

1. That the Heritage Newmarket Advisory Committee Meeting Minutes of April 4, 2017 be received.

10. Item 2 of the Heritage Newmarket Advisory Committee Meeting Minutes of April 4, 2017 regarding Pickering College.

Page 72

The Heritage Newmarket Advisory Committee recommends to Council:

1. That the Newmarket Heritage Advisory Committee finds no objections from a heritage point of view to the demolition of the three cottages and eventual demolition of Newhouse; and,

2. That a site plan and a proposed drawing/projection of the new building showing the link and how it connects to the existing dining hall be provided to Heritage Newmarket for their consideration and recommendation.

11. Item 8 of the Heritage Newmarket Advisory Committee Minutes of April 4, 2017 regarding 425 and 432 Davis Drive.

Page 73

The Heritage Newmarket Advisory Committee recommends to Council:

1. That the exterior of the former Union Hotel building be restored to original shiplap finish with appropriate millwork, stonework and fenestration; and,

2. That the Heritage Newmarket Advisory Committee requires a drawing showing what millwork details, fenestration and shiplap detail is intended to be used; and,

3. That the drawings of the proposed siding and finishes be provided to the Heritage Newmarket Advisory Committee for consideration.

12. Main Street District Business Improvement Area Board of Management Meeting Minutes of April 18, 2017. **Page 74**

1. That the Main Street District Business Improvement Area Board of Management Meeting Minutes of April 18, 2017 be received.

13. List of Outstanding Matters. **Page 82**

1. That the List of Outstanding Matters be received.

Action Items

14. Correspondence from the Regional Clerk's office requesting the Town of Newmarket Council provide consent or lack of consent relating to increasing the size of Regional Council by increasing the number of its members from Vaughan from four to five. **Page 88**

Note: This matter was deferred from the May 15, 2017 Council Meeting. Newmarket Council has been requested to make a decision on this matter by May 31, 2017.

Reports by Regional Representatives

Notices of Motion

Motions

New Business

Closed Session (if required)

- 15 Advice that is subject to solicitor-client privilege as per Section 239 (2) (f) of the Municipal Act, 2001.

[Verbal Report by the Director of Legal Services/Municipal Solicitor - Main Street Clock Inc., 178-194 Main Street South]

Public Hearing Matters (7:00 PM)

16. Development and Infrastructure Services Report - Planning and Building Services 2017-11 dated May 8, 2017 and related Council Extract, Public Meeting Notice regarding Zoning By-law Amendment Application (Mangoni Holdings Inc. - 106 Main Street South) **Page 91**

17. Development and Infrastructure Services Report - Planning and Building Services 2017-08 dated March 20, 2017 and related Council Extract, Public Meeting Notice regarding Application for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision - 16200 and 16250 Yonge Street. **Page 101**

Addendum (Additions and Corrections)

18. Correspondence dated May 23, 2017 from Office of Senator Nancy Greene Raine requesting proclamation of June 3, 2017 as "National Health and Fitness Day".
(Please note that the proclamation will be advertised prior to formal adoption by Council due to the timing of the event)

1. That the proclamation request by the Office of Senator Nancy Greene Raine dated May 23, 2017 be received; and
2. That the Town of Newmarket Council proclaim June 3, 2017 as "National Health and Fitness Day"; and,
3. That the "National Health and Fitness Day" proclamation be advertised on the Town's website.

19. Correspondence dated May 23, 2017 from Ms. Karen Madho, Senior Coordinator of Public Relations, Deafblind Ontario Services requesting proclamation of June, 2017 as "National Deafblind Awareness Month".

1. That the proclamation request from Ms. Karen Madho, Deafblind Ontario Services be received; and,
2. That the Town of Newmarket Council proclaim June, 2017 as "National Deafblind Awareness Month"; and,
3. That the "National Deafblind Awareness Month" proclamation be advertised in the Town Page advertisement and on the Town's website.

Adjournment



Housing Initiatives and Incentives

Presentation to Town of Newmarket

Rick Farrell, General Manager, Housing
Services

Valerie Shuttleworth, Chief Planner

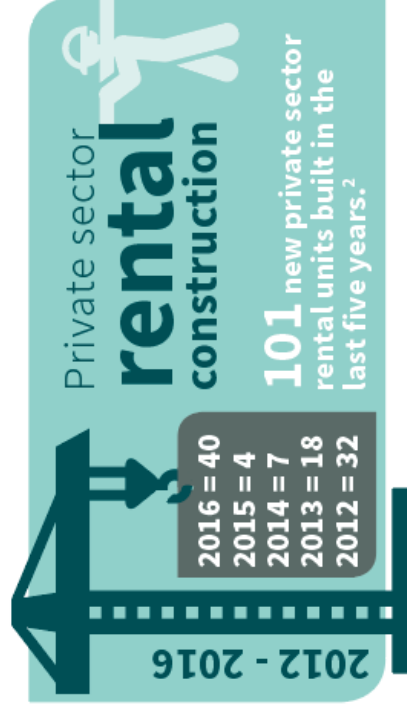
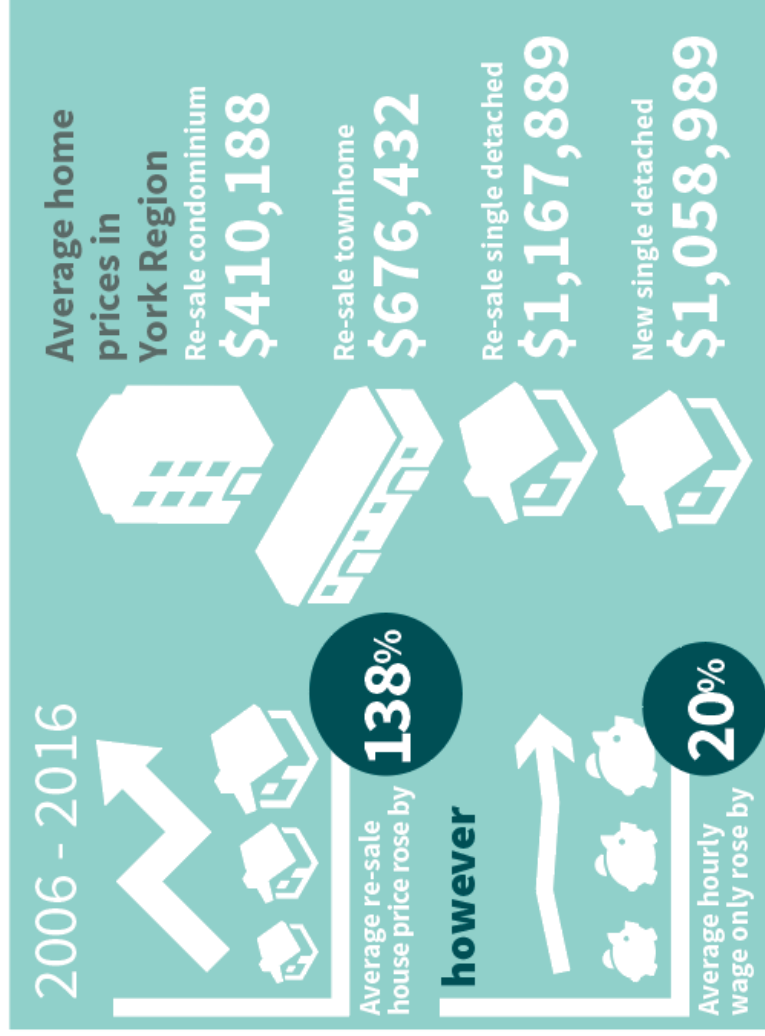
May 29, 2017

Purpose of Presentation

- **York Region Housing Story**
- **The Human Services Planning Board and Make Rental Happen**
- **Regionally Administered Social and Affordable Housing**
- **Affordability by Income and Location**
- **York Region Local Municipal Housing Working Group**

York Region Housing Story

2016 Homeowners market



The Human Services Planning Board



Make Rental Happen



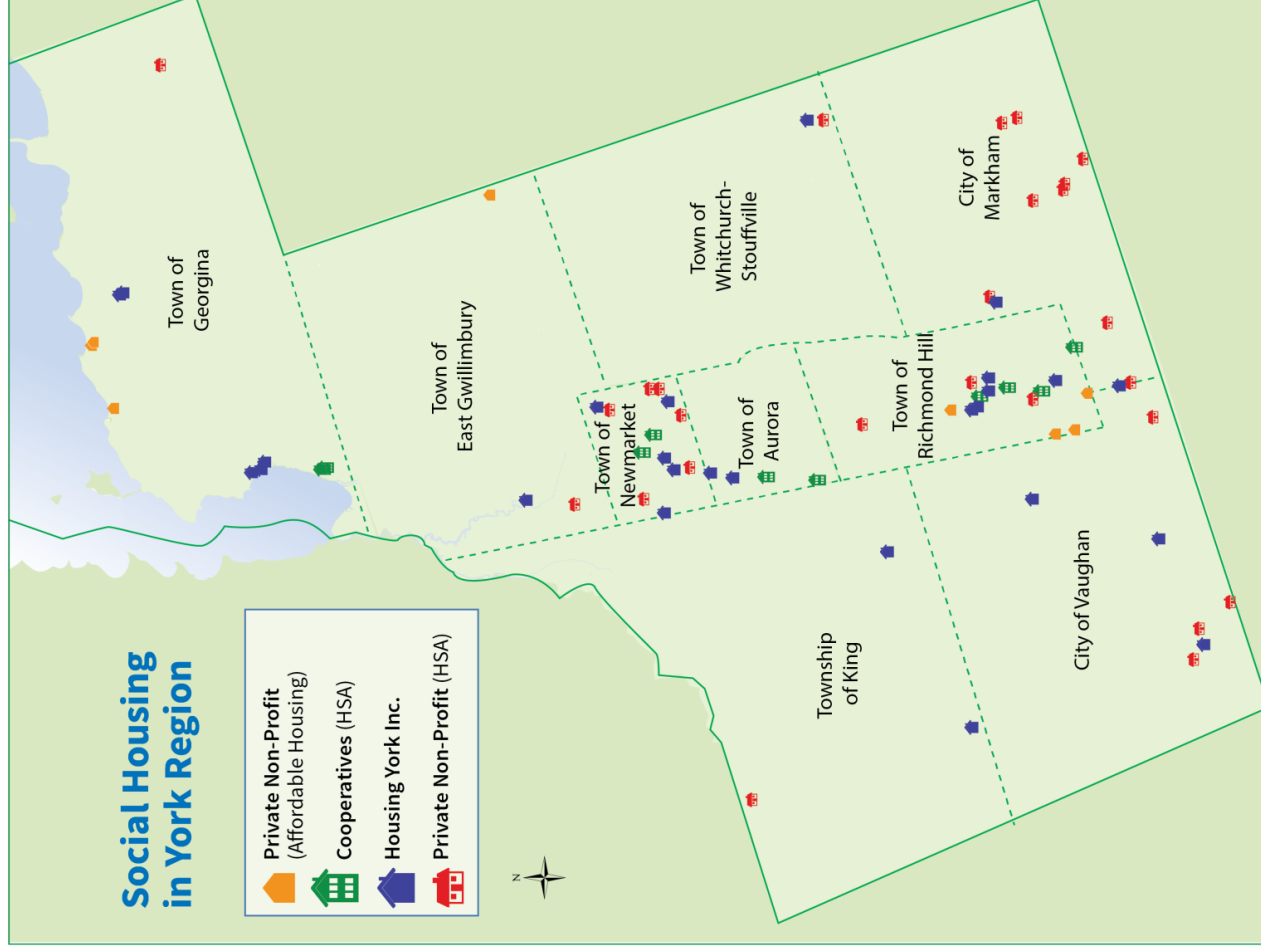
#MakeRentalHappen

- Building public awareness
- Advocating to all levels of government
- Research partnerships
- Solutions through partnerships
 - Rental Incentives Pilot Project at 212 Davis Drive in Newmarket

Regionally Administered Social and Affordable Housing

Overview:

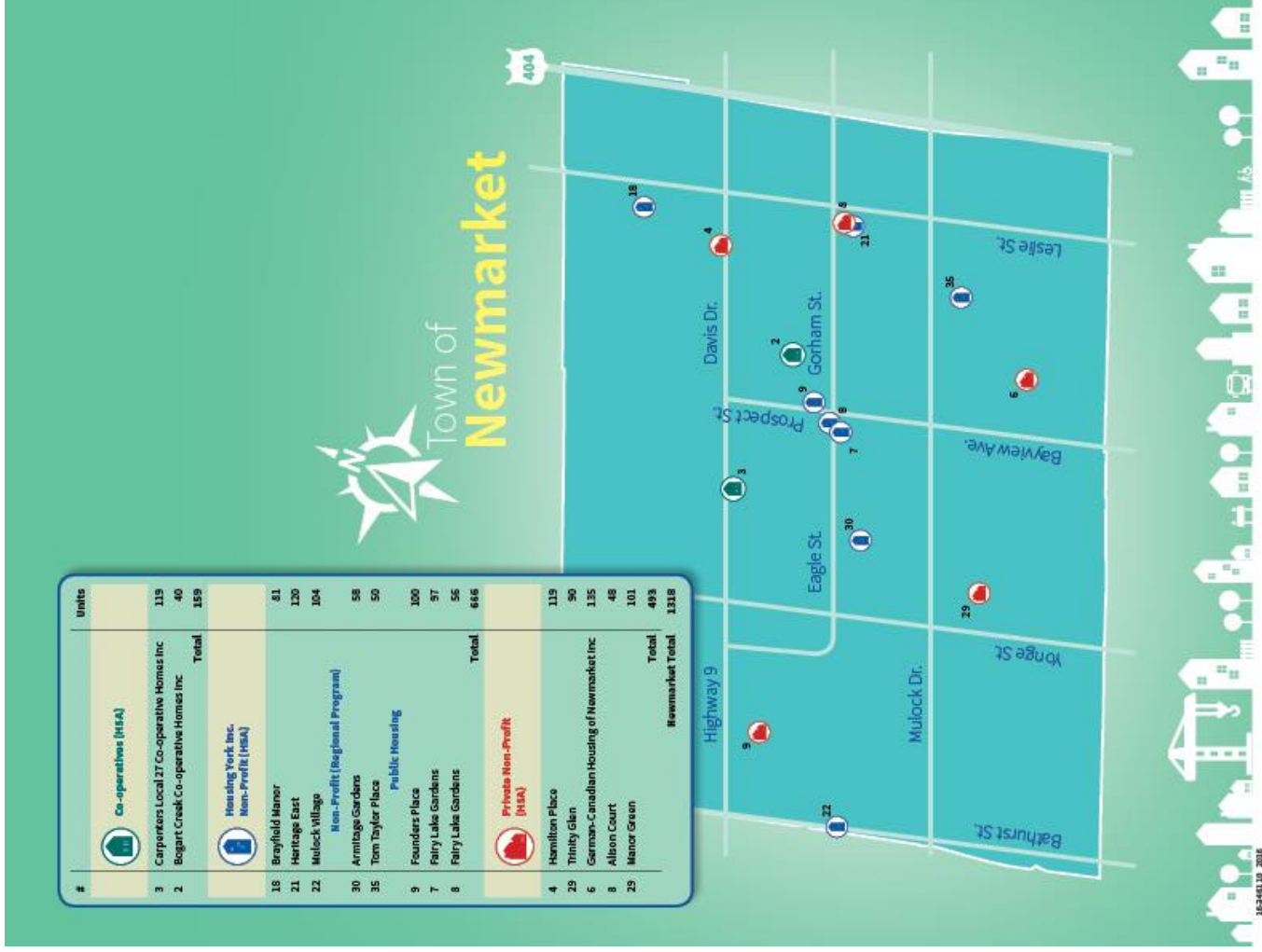
- 85 properties
- 43 Housing Providers
- More than 6,800 units



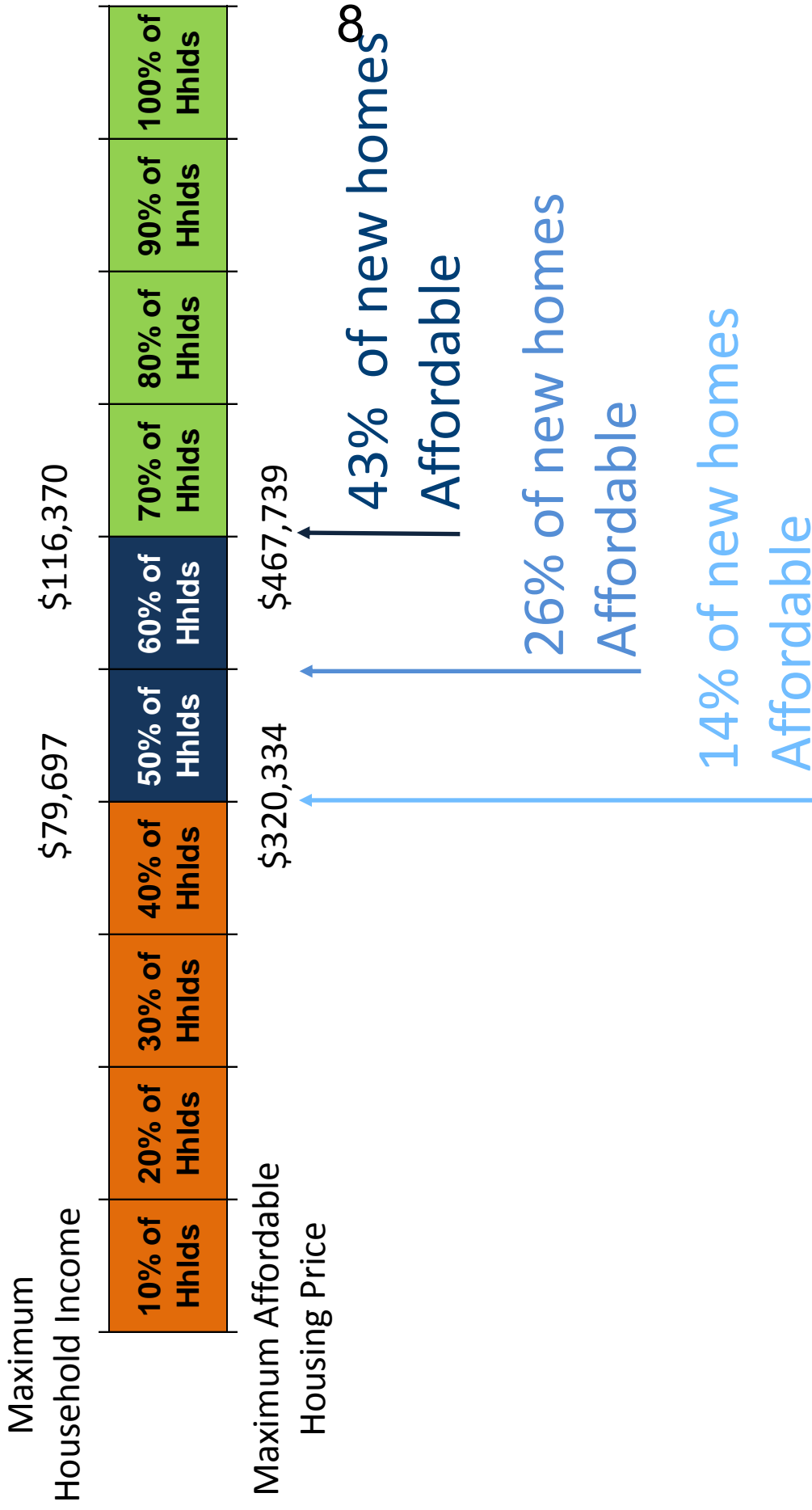
Town of Newmarket:

- 15 housing communities
- 1,318 units
- Belinda's Place

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Housing Affordability by Income, 2016



Affordable Housing Distribution and Options



Regional/Local Municipal Housing Partnerships

- To investigate potential approaches to housing supply and affordability issues
- Development of a housing incentives framework



Potential Elements of an Incentives Framework

- Incentives and offsets
- Incentive vehicles
- Market segments
- Geographic focus
- Policy and zoning approaches



Next Steps

- Continue working group partnership to find local housing solutions
- HSPB creating awareness by bringing together government, building industry and corporate leaders¹²
- Opportunities for housing partnerships in your community



For Information or Partnership Opportunities

Valerie Shuttleworth

Chief Planner, Planning and Economic Development, Corporate
Services

Rick Farrell

General Manager, Housing Services, Community and Health Services

Lisa Gonsalves

Director, Strategies and Partnerships, Community and Health Services

May 4, 2017

JOINT CAO / COMMISSIONERS, CORPORATE SERVICES REPORT

FINANCIAL SERVICES – 2017-29

TO: Mayor Tony Van Bynen and Members of Council

SUBJECT: 2018 Budget Process and Target Update

ORIGIN: Director, Financial Services/Treasurer

RECOMMENDATIONS:

THAT Joint CAO / Commissioners, Corporate Services Report - Financial Services – 2017-29 dated May 4, 2017 regarding the 2018 Budget Process and Target Update be received and the following recommendations be adopted:

- 1. THAT the preliminary draft budget be prepared using the budget directives set out in this report;**
- 2. AND THAT the proposed strategic theme, Council priorities and budget focus be adopted;**
- 3. AND THAT the 2018 public engagement plan for the 2018 budget be approved.**

COMMENTS:

Purpose

The purpose of this report is to obtain Council approval for the foundation of the 2018 budget – the targets, theme and plan for public engagement.

Budget Impact

The proposed targets would result in a tax increase in the 2.35% to 2.5% range with a 1% levy for increasing contributions to the asset replacement fund or as otherwise directed by Council; increases in water, wastewater and stormwater rates in accordance with their 6-year financial plans; a 2.1% increase in other fees and charges; and new capital requests within the available funding envelopes.

Summary

The increase in the Toronto CPI was 2.1% as of March 31, 2017. This and the implementation of sustainable practices (as set out in Financial Services report 2017-12, Budget Process and Target, which was presented to Committee of the Whole on March 20, 2017), form the basis for the 2018 budget directives.

BACKGROUND

Financial Services Report 2017-12, Budget Process and Target, was presented to Committee of the Whole on March 20, 2017. It introduced sustainable practices, as a methodology for establishing targets for the 2018 budget. A copy of that report is attached for reference.

In the weeks following, the Treasurer had meetings with Members of Council out of which have come forward the following suggestions:

1. Use a different term for MPI (Municipal Price Index)
2. Assurances that preliminary budget will meet target.
3. More details on net growth
4. Budget segmentation was beneficial, - should also ensure reasonable components result in a reasonable total
5. A cap on the maximum increase

These concerns have been addressed.

1. The term MPI has been completely dropped
2. The goal is for the preliminary draft budget to adhere to the budget directives and meet the targets provided. If there are any challenges in doing so, they will be listed and the related risks defined. Having the target and directives early will facilitate meeting the target.
3. This report lists the expenses to be included in net growth.
4. The components of the budget are consolidated to demonstrate an overall impact so that it can be reviewed for reasonability.
5. A cap of 2.5% was put on the tax-supported base budget increase.

On April 21, Statistics Canada provided the March 31 CPI numbers. The annual increase for the Toronto CPI was 2.1%.

The Water and Wastewater 5-year financial plans have been updated. A 6-year financial plan for Stormwater has been created. These plans are under review and their preliminary numbers have been incorporated into this report. The plans will be presented to Committee of the Whole on June 19, 2017.

ANALYSIS AND OPTIONS

The preliminary draft budget will be presented to Committee of the Whole on October 16, 2017. If Council agrees, the budget will be presented using the directives as set out in this report. These directives are stated in bold font throughout the report and summarized on page 7.

Tax-supported base operating budget

The annual increase in the Toronto Consumer Price Index (CPI) as of the end of March 31, 2017 was 2.1%. Adding a factor to the CPI to account for higher priced drivers experienced by municipalities of 0.25% to 0.50% would result in a 2018 target of 2.35% to 2.60%. As the current CPI appears to be at the high end of recent experience, a cap of 2.5% is suggested.

1. The tax-supported base operating budget increase is to be no more than 2.35% to 2.50%.

The Joint Council Committee (JCC) for Central York Fire Services (CYFS) has reviewed Fire's 10-year projections, in their deliberations on the expansion of fire services to manage growth. There will be a separate report to JCC to reconfirm this forecast in September. This forecast currently shows Newmarket's share of the CYFS 2018 budget to be \$375,000 for the base and \$250,000 for growth (in alignment with the Fire Master Plan).

The Newmarket Public Library Board adopted a recommendation for inflationary and growth increases to its annual grant, at its meeting in June 2015.

Assuming that for 2018, a 1% tax increase generates revenues of \$560,661, this would result in the following range of targets for the preliminary draft tax-supported operating budgets:

Base budgets	\$	Tax increase	\$	Tax increase
Fire	\$ 375,000	0.67%	\$ 375,000	0.67%
Library	\$ 75,000	0.13%	\$ 75,000	0.13%
Town	\$ 870,000	1.55%	\$ 950,000	1.69%
Total base	\$ 1,320,000	2.35%	\$ 1,400,000	2.50%

The Fire and Library numbers are only for the base and exclude growth, enhancements and increases to Asset Replacement Fund contributions.

2. The target increase for fees and charges is the rate of inflation, 2.1%.

The target of 2.1% will be applied overall to fees and charges in the tax-supported budget and excludes fees and charges in the rate-supported budgets which are calculated based on the requirements for the individual rate groups.

Rate-supported Budgets

Rate-supported operating budgets – Water, Wastewater, Stormwater and Building Permits are all funded 100% from non-tax revenues. Water and Wastewater have mandated 6-year financial plans, which will be updated in June. The newly created Stormwater Rate Group will have an

initial 6-year financial plan presented in June. These financial plans, approved outside of the regular budget process, will be the foundation for the annual budget request.

3. Rate-supported budgets are derived from the multi-year financial plans

At this time, the following overall revenue increases are projected.

Rate Group	Revenue increase			
	Non-growth	Growth	Total - \$	Total - %
Water	\$ 1,530,000	\$ 190,000	\$1,720,000	11.24%
Wastewater	\$ 540,000	\$ 240,000	\$ 760,000	3.99%
Stormwater	\$ 203,000		\$ 203,000	12.00%

Water and Wastewater revenues will include the 2nd phase of the implementation of tiered water rates and a combined 5.56% increase in volumetric rates (11.0% for water and 1.0% for wastewater).

Non-growth, i.e. revenues from current users, cover costs increases for the existing level of service (base), enhancements (if any), and increase in contributions to the rate-supported Asset Replacement Funds.

Growth has been deemed to be 1.24% of 2017 revenues. This is new for 2018 and is consistent with the approach used for the tax-supported budget. No provision has been made for Stormwater due to the difficulty in differentiating between base and growth at this time.

Next year, for 2019, we will look to integrating Building Permits into this process.

Tax-supported growth

Growth revenues will not be used to subsidize the tax rate. Growth expenses will be clearly identified and substantiated. Financial sustainability requires matching revenues with expenses

4. Growth revenues and expenses will be identified and matched.

Assessment growth for 2018 has been projected to be 1.24%. In consultation with the Planning Department, projected population and employment numbers have been translated into the type of construction they will generate. This has formed the basis for a growth revenue forecast model. This model was used for supporting our 2014 Development Charges and 2016 Parkland Dedication by-laws. It is now being used to forecast assessment growth.

Although 1.24% is the projected assessment growth for 2018, to be consistent, it is also used as the factor for all growth in 2018. Any difference s would be minor.

The following is the preliminary allocation of tax-supported growth revenue:

Assessment growth at 1.24%	\$ 695,000
2018 Operating costs for new growth-related capital approved in the 2017 budget	\$ 223,500
Fire Master Plan – 2018 allocation	\$ 250,000
Incremental growth	\$ 90,000
Subtotal	\$ 603,500
Amount available for decision package requests	\$ 131,500

Incremental growth reflects costs that increase as the Town grows. This would include supplies and contracted services for the maintenance of roads and other infrastructure, waste management and telecommunications. A growth rate of 1.24% has been applied to the \$7.1 million 2017 budget for these costs. The current amount is a provision and will be presented with greater detail as part of the preliminary draft budget. It does not include any adjustments to staffing.

There are also costs, such as staffing, which increase in steps. These requests will continue to be made with a supporting business case using the Decision Package form.

Tax-supported enhancements

There is no separate provision in the tax-supported budget for enhancements.

- 5. Tax-supported enhancements will not be part of the base budget. They will either be an additional levy or be offset by a decrease in the infrastructure levy.**

Two enhancements have been identified for consideration in 2018: the 4th and final phases of Sidewalk Snow Clearing (\$100,000) and Traffic management (\$55,000). Part of the phase-in plan adopted for the 2015 budget, was that these would be subject to annual budget review.

Material extraordinary items

There are a number of extraordinary items anticipated for 2018 that would normally be included in the Base Budget but are proposed to be considered separately because the base budget is not able to absorb them. These are substantial increases beyond normal inflation in the cost of some goods and services.

6. Material extraordinary items will not be part of the base budget. They will either be included as an additional levy or be offset by a decrease in the infrastructure levy.

For 2018, the extraordinary items currently known are:

- Waste management – the new contract for garbage and recycling is expected to result in an annual increase of \$515,000.
- Tax adjustments – we need to address the erosion of our assessment base for which an addition provision of \$200,000 is requested.
- Legal services – the Town is being drawn into more legal issues defending the Town and its interests for which an additional \$200,000 is requested.
- EAB (Emerald Ash Borer) – the cost of the next phase is \$100,000.
- The final payments on the internal loan for Honeywell Phase 1 will end in 2017 - a savings of \$130,000 which has not been factored into the base budget.

Infrastructure levy

Infrastructure Levy includes changes in the annual contributions to the Asset Replacement Fund (ARF). The rate-supported budgets have factored ARF requirements into their 6-year plans and are moving towards sustainability. For the tax-supported budget, including Fire and Library, this is shown as a separate levy.

The Capital Financing Sustainability Strategy recommended an annual increase in the tax-supported ARF contribution equal to a 1% tax increase. For 2018, this would be an increase of \$560,000.

7. Infrastructure levy will be 1%, which is in addition to the target increase for the base budget, and will be used for increasing contributions to the asset replacement or as otherwise directed by Council.

With \$155,000 in enhancements and \$885,000 in extraordinary items, consideration could be given to reducing the infrastructure levy for 2018. The following options are available to reduce the tax impact of enhancements and extraordinary items:

1. The waste management reserve could be used to phase in the new contract over 2 years – a deferral of \$250,000.
2. The other increases could be phased in over two years, with some risk and a deferral of \$250,000.
3. The extra amount included in the tax-supported budget (see Financial Services report 2017-27, Q1 Operating, Capital, Water and Wastewater and Investment Summary) provides \$150,000 of tax room for 2018.
4. The 2018 Infrastructure Levy could be reduced by \$390,000 to \$170,000 (0.3%).

If these options were chosen, enhancements and extraordinary items would not require an additional levy increase, although the amount of the infrastructure levy applied to ARF would be reduced. The Asset Replacement Fund Strategy will outline and evaluate the opportunities that will become available in the future to offset temporary adjustments such as these. These opportunities would include tax room made by the EAB program as it de-escalates and the cessation of current debt servicing requirements.

Capital budget

The capital budget will continue to be divided according to major funding source:

- Replacement - primarily funded by the Asset Replacement Fund (ARF)
- Growth – primarily funded by Development Charges (DC's)
- Other – with various forms of funding

Growth (DC's) and Other already have a definitive allocation of funds. The Asset Replacement Fund Strategy will address the allocation of the ARF in alignment with the categories established for the Asset Management Plan.

8. Capital spending is to be within the funding envelopes by category

There are significant changes in policy that will impact the capital budget. Although an attempt will be made to implement for the 2018 budget, more time may be required and 2018 may become a transition year.

Summary of Budget Directives

1. The tax-supported base operating budget increase is to be no more than 2.35% to 2.50%.
2. The target increase for fees and charges is the rate of inflation, 2.1%.
3. Rate-supported budgets are derived from the multi-year financial plans
4. Growth revenues and expenses will be identified and matched.
5. Tax-supported enhancements will not be part of the base budget. They will either be an additional levy or be offset by a decrease in the infrastructure levy.
6. Material extraordinary items will not be part of the base budget. They will either be included as an additional levy or be offset by a decrease in the infrastructure levy.

7. Infrastructure levy will be 1%, which is in addition to the target increase for the base budget, and will be used for increasing contributions to the asset replacement or as otherwise directed by Council.
8. Capital spending is to be within the funding envelopes by category

The Public Engagement Plan for the 2018 budget will build on past successes

In 2016, Newmarket took a new approach to budget consultation and engagement with the creation of the *2017 Budget Game: Put Your Money Where it Matters*. Newmarket residents were given the opportunity to spend their budget bucks on one of five areas of focus for the 2017 budget as identified by Council: creating a strategy for vibrant and livable corridors along Davis Drive and Yonge Street, ensuring safe streets, supporting community and neighbourhood projects, organization ready 2020 and revitalizing community centre lands and addressing downtown parking.

The budget game was promoted through various communication tools, including the website, The ERA/Town Page, Community and internal events, property tax bill insert, E-newsletters, internal media releases and via social media. As part of the community engagement process, a facilitated session/focus group was also hosted to garner feedback from participants on prioritizing a number of Town projects/initiatives. This helped to provide quantitative information on the groups funding recommendations and qualitative information on their rationale used in funding or not funding particular programs.

The community was very active and engaged in the budget process through the interactive game. The majority of participants put their money towards supporting neighbourhood projects. Ensuring safe streets came in second and revitalizing community centre lands and addressing downtown parking came in third. There were more than 500 participants, in person and online, doubling participation from previous years and significantly helping to shape the 2017 budget. Corporate Communications and Financial Services will continue to work together to look for new and creative ways to engage Newmarket residents in the 2018 budget process.

For the 2018 Budget Engagement, Finance and Communications is recommending a similar approach to last year, using the suggested three themes outlined in this report and a strategy to engage the community with a ***Get Involved! Put your Money Where it Matters*** budget game.

Residents will indicate what matters most to them in the 2018 Budget by assigning a budget buck to a particular category.

The recommended would include, but are not limited to:

- Community Events including Touch a Truck, Farmers' Markets
- Online budget game
- Social media campaign – driving traffic to budget web pages with budget information (i.e. Where the money comes from and where it goes) and the budget game
- Budget brochure to all taxpayers, with general info and how to **Get Involved** in the 2018 budget
- Traditional media – releases
- Town Page in the ERA, our e-Newsletters – Newmarket Now, Council Highlights
- Council tool kit – to engage residents through Council's existing channels
- Internal events and publications

Next Steps

The preliminary draft budgets will be presented on October 16, 2017 at a Special Committee of the Whole meeting. Before then, Council will be provided with the following:

1. Debt, Reserves & Reserve Funds and Asset Replacement Fund Policy proposals
2. An Asset Replacement Fund Strategy will be developed
3. CYFS 10-year forecast will be updated and reviewed by JCC
4. 6-year financial plans for Water and Wastewater will be updated
5. 6-year financial plan for Stormwater will be finalized.
6. Tax-supported operating budget outlook to be prepared

Approval of the operating and capital budgets is targeted for December 4, 2017.

BUSINESS PLAN AND STRATEGIC PLAN LINKAGES

The focus of the 2018 Budget is Sustainability with four pillars: Financial, Environmental, Community and Organizational Readiness. These support Council's strategic themes and priorities:

COUNCIL'S STRATEGIC PRIORITIES		
ECONOMIC DEVELOPMENT & JOBS	EFFICIENCY & FINANCIAL MANAGEMENT	TRAFFIC SAFETY & MITIGATION, ECONOMIC DEVELOPMENT, EFFICIENCY & FINANCIAL MANAGEMENT AND COMMUNITY ENGAGEMENT
		
SLT'S THEME: SUSTAINABILITY		
DEVELOP CORRIDORS & COMMUNITY	MANAGE ASSETS, MAINTAIN SERVICE LEVELS & CULTIVATE TALENT	SUPPORT INNOVATION & GROWTH
BUDGET CONSIDERATIONS:	BUDGET CONSIDERATIONS:	BUDGET CONSIDERATIONS:
<ul style="list-style-type: none"> • Marketing and developing the corridors • Strategic property considerations 	<ul style="list-style-type: none"> • Asset management • OR2020 • Training and development • Current service levels • Operating efficiencies 	<ul style="list-style-type: none"> • Economic Development • Smart City initiatives • IT projects that create organizational efficiencies • Broadband • Traffic management and safety/major transit projects • Secondary plan considerations

Sustainability theme	Potential Budget considerations:
1. Developing corridors and community:	<ul style="list-style-type: none"> ➤ Marketing and developing the corridors ➤ Strategic property considerations
2. Manage assets, maintain service levels and cultivate talent:	<ul style="list-style-type: none"> ➤ Asset management ➤ OR 2020 ➤ Training and development ➤ Current service levels ➤ Operating efficiencies
3. Cultivate innovation and growth:	<ul style="list-style-type: none"> ➤ Economic development growth opportunities ➤ Smart city initiatives ➤ IT projects that create organizational efficiencies ➤ Broadband ➤ Traffic management & safety / major transit projects ➤ Secondary plan considerations

CONSULTATION

These recommendations are the product of lessons learned from the 2017 and previous budget experiences. They include recommendations that have been reviewed by the Strategic Leadership Team (SLT), the Operational Leadership Team (OLT) and representatives across departments from members of the Budget Committee and the Budget Sub-committee.

Meetings with Members of Council brought forward the following suggestions:

- Use a different term for MPI
- Assurances that preliminary budget will meet target
- More details on net growth
- Budget segmentation was beneficial, - should also ensure reasonable components result in a reasonable total
- A cap on the maximum increase

These concerns have been addressed.

BUDGET IMPACT

This report established the targets that will be used for the 2018 preliminary draft budgets – operating and capital.

Operating Budget (Current and Future)

The proposed targets would result in a tax increase in the 2.35% to 2.5% range; an infrastructure levy of 1% would be included for increasing contributions to the asset replacement or as otherwise directed by Council; increases in water, wastewater and stormwater rates in accordance with their 6-year financial plans, a 2.1% overall increase in other fees and charges, and new capital requests within the available funding envelopes.

Capital Budget

The capital budget will be within the available funding and will align with multi-year plans where available.

CONTACT

For more information on this report, contact: Mike Mayes at 905-953-5300, ext. 2102 or via e-mail at mmayes@newmarket.ca



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Esther Armchuk, LL.B.
Commissioner, Corporate Services



Ian McDougall
Commissioner, Community Services

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Attachment:

Financial Services report 2017-12, Budget Process and Target (12 pgs.)



CORPORATE SERVICES COMMISSION
Financial Services

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March 16, 2017

CORPORATE SERVICES REPORT – FINANCIAL SERVICES – 2017-12

TO: Mayor Tony Van Bynen and Members of Council

SUBJECT: 2018 Budget Process and Target

ORIGIN: Director, Financial Services/Treasurer

RECOMMENDATION(S):

- a) **THAT Corporate Services Report-Financial Services – 2017-12 dated March 16, 2017 regarding the 2018 Budget Process and Target be received and the following recommendations be adopted:**
 - i. **That the proposed budget schedule with a budget adoption date of December 4, be approved;**
- b) **AND THAT Council provide feedback and comments on the proposed budget target methodology in advance of the Committee of the Whole on May 8;**
- c) **AND THAT staff be directed to:**
 - i. **Finalize a Public Engagement Plan for the 2018 budget;**
 - ii. **Create a Budget Policy which includes target setting.**

COMMENTS:

Purpose

The purpose of this report is to secure Council's approval of the process and to initiate discussion on targets for the 2018 budget.

Summary

This report introduces a methodology for establishing targets for the 2018 budget. It is the first step towards the creation of a Budget Policy. Based on Council's feedback and comments, a recommendation will be made to the May 8 Committee of the Whole. Consideration could also be given to holding a workshop before then.

Next Steps

The Treasurer will meet one-on-one with Members of Council. The Community Engagement process will start and supplementary budget information will be provided to Council. The preliminary draft budgets will be presented on October 16, 2017 at a Special Committee of the Whole meeting. Budget approval is targeted for December 4, 2017.

BACKGROUND

The experience of past budgets facilitates continuous improvement

There were challenges encountered during the 2017 budget process. As a result, approval of the budget was re-scheduled to February 13, 2017. This year, we will attempt to return to our practice of early budget approvals.

Part of the 2017 budget discussion was about the creation of a Budget Policy. This policy would give guidance on budget targets and the creation and segregation of budget elements. There was not sufficient time to develop a formal policy and have early budget approval. As a result, we will move forward in the process with items that will be later recommended as part of the policy.

ANALYSIS AND OPTIONS

Early budget adoption has many advantages

- Tenders can be prepared and processed earlier in order to avoid potential cost increases that could be experienced in a later, busier, and more competitive environment
- Facilitates better coordination with adjustments to fees and charges
- Provides a full year of impact for any budget changes
- Flexibility is available to extend the process, if required

Appendix A is a proposed schedule for 2018. It is similar to the original schedule for 2017 and would see all budgets and fees & charges approved prior to the end of this calendar year.

Segmenting a large and complicated budget makes it more comprehensible and effective

The Town of Newmarket's budget for 2018 will exceed \$150 million and include nearly 200 lines of business. With this level of complexity, it is difficult to communicate and explain the budget and to set meaningful expectations. To address this, the 2018 budget will be split into the following components:

- *Capital Budget*

This budget includes the purchase and financing of Capital Assets - infrastructure, land, buildings, machinery, equipment and other items that provide long term benefits.

The Capital Budget will be further divided into groupings that align with our Asset Management Plan – essentially by function and funding source. These divisions would include: water system, wastewater system, stormwater system, roads, fire services, facilities, etc.

- *Operating Budgets*

The net cost to maintain infrastructure and provide services are included in the operating budgets. These budgets are divided by level of service, and then further by primary funding source and governance.

- *Base Budget* includes the net cost to maintain the Town's service levels for a stable population. This is net of ancillary revenues and efficiencies
- *Rate-supported operating budgets* – water, wastewater, stormwater and building permits are all funded 100% from non-tax revenues.
- *Tax-supported operating budgets* have property taxation as a primary funding source and are further divided according to governance:
 - *Operating budgets with separate governance* - Central York Fire Services (CYFS), the Newmarket Public Library and the Newmarket Downtown BIA all require Council's approval of their budgets, but because of their separate governance, this approval may be limited, in practice, to a review and approval of a municipal grant / budget allocation. Council may have the right to intervene more in their budgets but tends to delegate that authority by appointment to a committee or board.
 - *Town budget*, also known as the "core" budget, covers all of the other municipal services, including the internal support services. This is the part of the budget that usually gets the most attention.
 - *Extraordinary items* would normally be included in the Base Budget but are considered separately because their magnitude has the potential to distort the rest of the budget if it has to absorb them. These can be new regulatory requirements or substantial increases beyond normal inflation in the cost of goods and services. They can also be significant budget reductions. At this time the definition is subjective but it will become more precise over time.
- *Net Growth* includes the additional net cost to maintain the existing level of service for a growing community. It includes both expenses and revenues. Growth revenues are revenues earned from increases in the population. The most visible is assessment growth – incremental property taxation revenue generated from new construction. It also includes other revenues, such as water charges, to new homes. Growth-related expenses are the incremental expenses necessary to maintain service levels for a growing population.

- *Enhancements* are the cost of increases to service levels. They are documented on Decision Package forms. The rate-supported and separate governance budgets can also have enhancements.
- *Infrastructure Levy* includes changes in the annual contributions to the Asset Replacement Fund (ARF). It includes both tax-supported and rate-supported contributions. The primary focus has been on the tax-supported portion, as it has a more critical infrastructure gap.

Budget target setting provides clear direction on expectations

Since 2012, Council has set budget tax targets (maximums). In general, these targets have been achieved.

The main advantage of budget target, especially if they are set early, is that they allow budgets to be initially constructed more efficiently to meet expectations. With the financial aspect dealt with, it allows a shift of the focus to delivery of services.

During the 2017 budget deliberations, the concept of “sustainability of the taxpayer” was introduced. To maintain public confidence is another reason for target setting.

It is recommended that targets be established for all components of the budget. The overarching target for Average Household Contribution to Municipal Services was introduced with the 2017 budget and will be further developed.

The base budget should be maintained

At a budget workshop on November 14, 2016, Council was advised as to how the base budget has been shrinking over the last 5 years. Although this has been partially offset by finding efficiencies and other budget reductions, it also required some non-sustainable actions. As a result, the 2017 budget had to consider reductions in service levels to meet the original budget target.

The problem was not the targets themselves, but the fact that enhancements and extraordinary items were included in the target. It is recommended that the target be applied only to the base budget - excluding growth, enhancements and extraordinary items.

Defining the Base Budget Target

Despite continual refinements and budget efficiencies, the base budget will continue to be driven by inflationary pressures. The Consumer Price Index (CPI) is the standard measure of inflation, but it is based on a basket of goods, which is appropriate for a household, but not necessarily for all of the costs incurred by a business or a municipal government; some of their costs have different price drivers. It is recommended that we create a Newmarket-specific Municipal Price

Index (MPI). This is an approach that some of the more progressive municipalities have taken to create a benchmark.

An MPI based on a blend between the CPI and another index was considered. Many different indices were reviewed but they tended to be complex, volatile or not clearly related to our line of business. In the end, it seems that a simple straightforward approach would be to have a Newmarket MPI as CPI plus a factor to account for higher price drivers experienced by municipalities. This factor would be in the 0.25% to 0.50% range and would be clearly stated and justified on an annual basis prior to the start of the budget process.

Using a set date for the indicators, such as we do for the Economic Increase, would allow for constancy. The closer the chosen date is to the year-end, the less the potential deviation is from the actual inflation rate in the budget year. On the other hand, any indicator is just a proxy or estimate for what will happen in the following budget year and an earlier target allows for less last minute budget adjustments. March 31 (issued on or about April 21) would be a good date, as the budget process is just starting and it allows two months before the internal review starts.

The most local CPI indicator is Toronto and it should be used.

	2013	2014	2015	2016	Average
Council's approved base budget target*	2.00%	2.00%	2.50%	2.50%	2.25%
Toronto CPI from March 31 of previous year	2.20%	1.10%	2.90%	1.90%	2.03%
Newmarket MPI (CPI + 0.25%)	2.45%	1.35%	3.15%	2.15%	2.28%
Difference	(0.45%)	0.65%	(0.65%)	0.35%	(0.03%)

*The Council target for 2012 did not have a Town budget only component

As can be seen above, there is some variation in the annual targets but things balance out in the long run. Within a year there could be a significant difference between the budget target (based on March indicators) and the actual cost increases. This would be the case if inflation was to rise in the later part of the year. Costs, such as the economic increase could challenge achieving the budget target. While this risk could be managed through the use of reserves (to be discussed in more detail in the upcoming Reserves & Reserve Funds Policy), an annual review of the MPI would be undertaken to determine its continued relevance.

Wherever possible, multi-year plans should form the basis for annual budgets

The main rate-supported budgets – Water and Wastewater – have mandated 6-year financial plans. The newly created Stormwater Rate Group and Building Permits should be treated on the same basis. These financial plans, approved outside of the regular budget process, should be the foundation for the annual budget request.

Preliminary numbers have been provided for a stormwater 6-year financial plan and will need to be finalized. A multi-year plan for Building Permits would also be required.

For Council to approve the budget allocations for CYFS, the Library and the BIA, it would be useful to have them presented in the context of multi-year budget projections. CYFS and the Library have such projections. The BIA does not have one, and does not currently require a grant from the Town, but it would be good practice to have something to put their review into context.

Financial sustainability requires matching revenues with expenses

Financial sustainability entails matching costs with benefits. This means not deferring payment until tomorrow for the cost of benefits enjoyed today. (The exception would be when the cost and benefit are both phased in.)

Growth includes both expenses and revenues. Growth revenues are revenues earned from increases in the population. The most visible one is assessment growth – incremental property taxation revenue generated from new construction. It also includes other revenues, such as water charges, to new homes. The latter is harder to identify, but can be estimated.

Growth should not be used to subsidize the tax increase. This has and continues to be the practice of many municipalities. It becomes a problem when the growth slows down. Growth revenues should be used to pay for growth-related expenses.

Growth-related expenses are the incremental expenses necessary to maintain service levels for a growing population.

On the tax-supported side, growth revenues will be easy to identify. This will be more difficult for the rate-supported budgets and may require some transitioning or the use of estimates.

Financial sustainability requires lessening the infrastructure gap

Financial sustainability entails ensuring that we can afford our future capital needs (dealing with the infrastructure gap). To lessen the infrastructure gap, there will be two approaches:

1. ARF – this will be addressed further as part of the Asset Replacement Fund Policy and Strategy.

2. Capital Budget – capital expenditures should be limited to the funding available. A 10-year horizon would be appropriate as it would align with our DC background study and Asset Management Plans. Further to this reasoning, the Capital Budget would need to be subdivided appropriately.

The above analysis forms the basis for a target setting methodology

1. Tax-supported base budget increase not to exceed the rate of inflation as defined by a Newmarket-specific Municipal Price Index.
2. The Newmarket Municipal Price Index will be the Toronto Consumer Price Index as at March 31 of the preceding year, plus a factor of 0.25% to 0.50%. This would be set prior to the start of the budget process and would take into consideration economic projections.
3. Rate group budgets – water, wastewater, stormwater, building permits – will align with their 6-year financial plans.
4. Budgets with separate governance – Central York Fire Services (CYFS), the Newmarket Public Library and the Newmarket Downtown BIA – will align with their multi-year financial and strategic plans.
5. Growth revenues and expenses will be matched. Growth revenues will not be used to subsidize the tax rate. Growth expenses will be clearly identified and substantiated.
6. Infrastructure levy (increase in ARF contribution) of 1%, which is addition to the target increase for the base budget.
7. Material extraordinary items and enhancements will not be part of the base budget. They will either be an additional levy or be offset by a decrease in the infrastructure levy.
8. Capital spending is to be within the funding envelopes by category in alignment with Asset Management.

The entire methodology will be reviewed from time to time, as required. Although this approach has some calculated risks, it is believed that the long-term benefits will offset them.

The Public Engagement Plan for the 2018 budget will build on past successes

In 2016, Newmarket took a new approach to budget consultation and engagement with the creation of the *2017 Budget Game: Put Your Money Where it Matters*. Newmarket residents were given the opportunity to spend their budget bucks on one of five areas of focus for the 2017 budget as identified by Council: creating a strategy for vibrant and livable corridors along Davis

Drive and Yonge Street, ensuring safe streets, supporting community and neighbourhood projects, organization ready 2020 and revitalizing community centre lands and addressing downtown parking.

The budget game was promoted through various communication tools, including the website, Newmarket Town Page, Community and internal events, property tax bill insert, E-newsletters, internal media releases and via social media. As part of the community engagement process, a facilitated session/focus group was also hosted to garner feedback from participants on prioritizing a number of Town projects/initiatives. This helped to provide quantitative information on the groups funding recommendations and qualitative information on their rationale used in funding or not funding particular programs.

The community was very active and engaged in the budget process through the interactive game. The majority of participants put their money towards supporting neighbourhood projects. Ensuring safe streets came in second and revitalizing community centre lands and addressing downtown parking came in third. There were more than 500 participants, in person and online, doubling participation from previous years and significantly helping to shape the 2017 budget. Corporate Communications and Financial Services will continue to work together to look for new and creative ways to engage Newmarket residents in the 2018 budget process.

Next Steps

The March CPI numbers will be available on April 21. A recommendation on the 2018 budget target will be made to Committee of the Whole on May 8. Council may wish to consider having a workshop prior to that. This workshop could also include the proposals for Debt, Reserve & Reserve Fund and Asset Replacement Fund policies.

The Treasurer will meet one-on-one with Members of Council. During the May to October time period, the Community Engagement process will start and supplementary information will be provided to Council to inform the budget process.

The preliminary draft budgets will be presented on October 16, 2017 at a Special Committee of the Whole meeting. Approval of the operating and capital budgets is targeted for December 4, 2017.

Staff will formalize the new processes and procures introduced with the 2017 and 2018 budgets. These, along with a methodology for target-setting, will be included in a Budget Policy for presentation to Council prior to the summer.

BUSINESS PLAN AND STRATEGIC PLAN LINKAGES

This report links to Newmarket's key strategic directions in being Well Managed through fiscal responsibility.

CONSULTATION

These recommendations are the product of lessons learned from the 2017 and previous budget experiences. They include recommendations that have been reviewed by the Strategic Leadership Team (SLT), the Operational Leadership Team (OLT) and representatives across departments from members of the Budget Committee and the Budget Sub-committee.

HUMAN RESOURCE CONSIDERATIONS

Not applicable to this report.

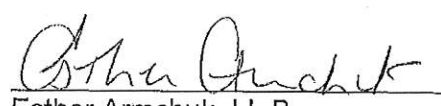
BUDGET IMPACT

Not applicable to this report.

CONTACT

For more information on this report, contact: Mike Mayes at 905-953-5300, ext. 2102 or via e-mail at mmayes@newmarket.ca



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Commissioner, Corporate Services

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Attachments(s):

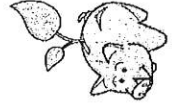
- a) Proposed Schedule (3 pgs.)

Proposed Schedule for the 2018 Budget



ACTIVITY	DATE	STATUS
Budget process and community engagement presented to Committee of the Whole for approval by Council	March 20	IN PROGRESS
Treasurer meets one-on-one with Members of Council	April to June	
Community Engagement Phase 1	April to September	
Supplementary information provided to inform the budget process	April to September	

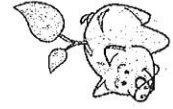
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Proposed Schedule for the 2018 Budget



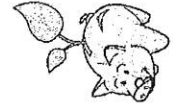
Activity	Date	Status
Fees & Charges for early approval – Committee of the Whole Public Meeting	August 28	
Fees & Charges for early approval – Council approval	September 1	
Community Engagement Phase 2	September and October	
Committee of the Whole Presentation – Preliminary draft budget and Community Engagement Phase 1 results	October 16	
Draft budget information available to public and on website	October 23	



Proposed Schedule for the 2018 Budget



Activity	Date	Status
Committee of the Whole – regular meeting	November 6	
Possible Special Committee of the Whole – Capital Budget and Asset Replacement Fund	November 13	
Possible Special Committee of the Whole – Operating Budget	November 20	
Committee of the Whole regular meeting with draft budgets, remaining Fees & Charges, and Community Engagement Phase 2 results	November 27	
Council approval of the Budget and remaining Fees & Charges	December 4	





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May 17, 2017

**OFFICE OF THE CAO – Corporate Communications
COMMUNITY SERVICES – Economic Development
JOINT REPORT – # 2017- 09**

TO: Committee of the Whole

SUBJECT: Marketing of the Davis and Yonge Street Corridors – Implementation Phase

ORIGIN: Office of the CAO – Corporate Communications
Community Services – Economic Development

RECOMMENDATION

THAT Office of the CAO – Corporate Communications and Community Services – Economic Development Joint Report # 2017 - 09 dated May 17, 2017 regarding marketing of the Davis and Yonge Street Corridors – Implementation Phase be received and the following recommendation(s) be adopted:

THAT Council approve up to an additional \$110,000 funded from the Economic Development Reserve Account be allocated for the implementation phase of the Davis and Yonge Street Corridor marketing project.

SUMMARY

Purpose

The purpose of this report is to secure funding to enable the implementation of the corridor marketing project. The implementation phase will consist of taking the branding and positioning look, feel, tools and tactics identified and recently presented and discussed by Council and the Newmarket Economic Development Advisory Committee (NEDAC) and advance them through full implementation in a focused, multi-faceted implementation approach that will span the remainder of 2017 and all of 2018 at a minimum. The implementation phase is intended to help accelerate activation of office, commercial, retail and resident vertical developments along the Davis and Yonge Street corridors by educating and exciting the development community and future residents and knowledge sector workers. The proactive marketing approach aligns with achieving the Province's Places to Grow Plan which identifies Newmarket as an urban growth centre, as well as, Town of Newmarket Secondary Plan growth targets of 33,000 residents and 32,000 jobs along the corridors by 2051.

BACKGROUND

The development of a community investment brand/marketing and communications strategy and the recommended implementation phase is part of a multi-pronged approach. Working in concert with this effort has been and will continue to be individual exploratory and planning meetings with land-owners and developers along the corridors with a small team consisting of the Mayor, Deputy Mayor and Regional Councillor, CAO, Commissioner of Community Services, EDO, and the Director of Planning. In addition, Development and Infrastructure (Planning and Building more specifically) are working on, or have completed, planning initiatives (Mobility Hub Study, Zoning Bylaw, Parking and Parkland contribution, etc), as well as, process review and efficiencies to ensure timely and thorough planning and building support services.

The Town engaged the services of GCI Group to work with a staff and community volunteer steering committee on the development of a community investment brand/marketing and communications strategy. From the process there were seven primary target audiences initially that were further refined to three key target groups:

Developers and Real Estate – Sound reasoning as to why Newmarket is a solid investment and is ready for development;

Knowledge – Based Businesses and Employees (including millennial workforce) – Aspirational messaging that paints the picture of the opportunity Newmarket has to offer;

Residents/Partners and Families (including millennial families) – Messaging that appeals to their sense of pride and desire to belong to a vibrant community. Note this group is not intended to be specifically targeted in the implementation phase but instead will benefit from the tools and tactics used directly targeting the other two groups with a resulting ‘spill-over’ positively influencing current residents, partners and family’s understanding of the focus the community has on creating vibrant, successful Davis and Yonge Street corridors.

The GCI led process followed included:

- Internal and External Research Discovery
- Newmarket’s Economic Development Community Congress Session
- Multiple Steering Committee Meetings
- Joint Council and NEDAC Presentation and Meeting

Key considerations and insights include:

- The millennial demographic is segmented – two distinct groups (18-25 and 25 – 34) at different life stages
- Millennials desire communities with urban characteristics

- Attracting businesses from Toronto's downtown core is competitive
- Leveraging Newmarket's assets and establishing a point of differentiation to drive any campaign
- Leveraging the health and social services sector is important as the largest employer and key driver of the Town's economic growth
- Triggering action within the development community drives success
- Buy-in from current residents on growth and change is important

The campaign marketing strategy will focus on three primary objectives:

1. ESTABLISH Newmarket as a preferred market within the GTHA for intensification investment;
2. BRAND Newmarket at the local and regional levels as a leader in creative, urban, suburban design;
3. ENGAGE key stakeholders who share the Town's vision for growth along the corridors with compelling messaging to attract investment in the Town of Newmarket.

Each audience will hear a slightly different message taking into account the nuances of each group and works to evoke the desired cognitive or emotional response. The Town has a rich history in Ontario as a marketplace. In order to differentiate Newmarket from other York Region or GTHA municipalities, the messaging subtly plays with the history of the town, while at the same time being open and future-forward. Newmarket's major selling feature for all the target groups is that it is not only a "Complete Community" but a community full of contrasts – suburban AND urban; busy bar patios AND quiet evenings in the backyard; Upper Canada Mall AND local shops. It is important for the messaging to tell this story.

Developers and Real – Estate	Knowledge – based Business and Employees	Residents, Partners and Families
Where work meets play	Where innovation meets open minds	Where culture meets community
There's a place for you here.		

COORIDOR MARKETING PROPOSED ACTIONS (IMPLEMENTATION PHASE)

Staff is currently finalizing the scope of work for the implementation phase request for proposals (RFP). The key deliverables of this project may include, but are not limited to:

Targeted campaigns per audience: To include media relations through several unique pitches to tell Newmarket's story, build awareness and promote Newmarket. The campaign will also include execution and development of branded, targeted organic social media content and advertising, banner ads, video, events including outreach and business corridor meet ups.

As part of implementing of the marketing plan, a detailed project plan with strategic timelines for execution of tools and tactics will be developed.

Social Media Ad Development graphic design services: Using the established branding and provide the target will be the development of a minimum of five (5) paid ad templates for Instagram and Facebook.

Keyword Research: Keyword research on each demographic to guide the creation of content and advertisements throughout the campaign.

Photography: High quality, brand relevant photography to allow implementation of all aspects of the marketing campaign. The photography will take place in each season to allow for season specific marketing.

Videography: Videography for a minimum of three (3) videos to complement the marketing strategy and campaign.

Organic Social Media Graphic Design: Development of a minimum of five (5) graphically designed social media posts that can act as templates for the Town of Newmarket to utilize in the social strategy.

Event Kit Graphic Design and Printing: Graphic design and printing services (if required) for a conference ready event kit, including a minimum of one (1) banner, three (3) infographics and three (3) four-page (4) pamphlets. There will also be a Council Tool Kit developed that will support ongoing discussion with the community related to our ongoing corridor development efforts.

Lamp-post ad graphic design: Development of a minimum of three (3) final lamp post designs for banners.

Implementation Tracking and Reporting

Tracking and Reporting

Both the campaign's short and long-term success will be measured on an on-going basis. Benchmark measurements per audience should be included prior to campaign execution to measure against the performance of the tools and tactics during and after the project. Short term metrics will track engagement for digital out-reach tools via click through rates, views and reactions and up-take of media stories. Networking and conference success rates will be measured by following the inquiry and development path for ICI realtors and developers.

Long term success will be measured through a variety of tools assessing the intensification efforts on Davis Drive and Yonge Street including growth assessment on the corridors, achievement of benchmarks outlined in the Growth Plan and change in employment by sectors.

STRATEGIC PLAN AND COUNCIL STRATEGIC PRIORITIES LINKAGES

Living Well

- Health education, wellness services and state of the art medical facilities
- Traffic and growth management strategies
- Safety and security

Living Balanced

- Meeting the needs of all life-cycle stages
- Striving for cultural harmony and ethnic diversity
- Arts, culture, entertainment and heritage preservation
- Increased accessibility for persons with disabilities

Well Equipped and Managed

- Fiscal responsibility
- Leadership excellence and leading-edge management
- Ideal mix of residential, commercial, industrial and institutional land use
- Small town feel with big city amenities
- Appropriate mix of jobs to population and people to industry
- Variety of housing types, affordability and densities
- Service excellence
- Clear vision of the future and aligned corporate/business plans
- Efficient management of capital assets and municipal services to meet existing and future operational demands

Well – Planned and Connected

- Strategic growth by way of a comprehensive Official Plan
- Long-term strategy matched with a short-term action plan
- Varied transit options
- Walking and biking trails, paths and lanes
- Telecommunications infrastructure and policies for an increasingly wired world

Well Respected

- Being well thought of and valued for our judgment and insights
- Being an influential contributor to regional and provincial affairs
- Discovering innovative and creative solutions for future well-being
- Being a champion for co-operation and collaboration
- Being tradition-based and forward-looking

Economic Development/Jobs

- Creating a strategy for vibrant and liveable corridors along Davis Drive and Yonge Street
- Supporting innovative projects and partnerships with various sectors

Community Engagement

- Aligning ourselves with communications best practices
- Engaging our changing resident demographics

Efficiency / Financial Management

- Ensuring effective and efficient services

Traffic Safety and Mitigation

- Supporting major transit service enhancements

CONSULTATION

The project to date has involved a Steering Committee chaired by the Economic Development Officer consisting of staff representing a cross section of Town Departments (including Planning, Corporate Communications, Innovation, and Economic Development), Chamber of Commerce representation and community members that are marketing subject matter experts. In addition, the Economic Development Community Congress involved approximately eighty community business leaders representing various sectors. The results of the initial project phase were presented and discussed at the May 1, 2017 Council/NEDAC workshop.

BUDGET IMPACT

Operating Budget

Within the scope of the initial design phase of the marketing project was the requirement to scope the implementation approaches and associated costing. Following the staff review of the GCI report it is recommended that up to an additional \$110,000 is allocated from the existing Economic Development Reserve Fund. There is no direct operating budget impact on implementing the report recommendation as the funding source is a reserve account. The Economic Development Reserve Account currently has a balance of \$476,500 of which \$50,000 is committed in the budget, leaving \$426,500 available. This reserve account was established to support special initiatives that will advance the economic growth and vitality.

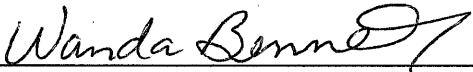
Successful corridor growth and development will result in long term job and assessment growth.

Capital Budget

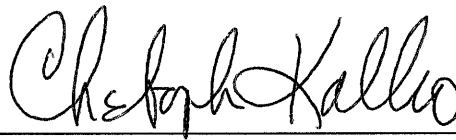
Not applicable

CONTACT

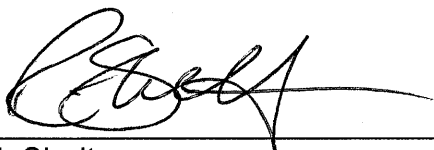
For more information on this report, contact: Chris Kallio at 905-953-5300 x2442 or Wanda Bennett at x 2041.



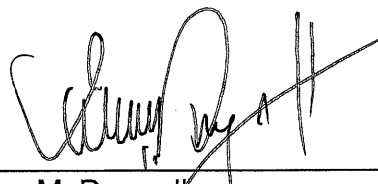
Wanda Bennett
Director, Corporate Communications



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May 12, 2017

**DEVELOPMENT AND INFRASTRUCTURE SERVICES
 ENGINEERING SERVICES 2017 - 19**

TO: Committee of the Whole

SUBJECT: **2017 Newmarket East-West Bikeway Parking Amendments**

ORIGIN: Director, Engineering Services

RECOMMENDATIONS

THAT Development and Infrastructure Services Report – ES 2017-19 dated May 12, 2017 entitled “2017 Newmarket East-West Bikeway Parking Amendments” be received and the following recommendations be adopted:

1. THAT Schedule X (No Parking) of the Parking By-law 1993-62, as amended, be further amended by deleting the following:

<u>ROAD</u>	<u>SIDE</u>	<u>BETWEEN</u>	<u>PROHIBITED TIMES</u>
Srigley Street	South	Crusader Way to Leslie Street	Mon-Fri 8:00am to 4:00pm
Srigley Street	South	Alexander Road to Jane Street	Anytime
Srigley Street	South	Prospect Street to easterly to the west limit of 684 Srigley Street (Prince Charles School)	Anytime
Park Avenue	North	Main to Church Street	Anytime
Park Avenue	North	Church Street to Victoria Street	Mon-Fri 8:00am to 4:00pm
Lorne Avenue	East	Eagle Street to Park Avenue	Anytime
Millard Avenue	North	Queen Street to point 40 metres easterly	Anytime
Millard Avenue	South	Queen Street to a point 210 metres easterly	Anytime
Millard Avenue	North	Queen Street to Highway 11	Anytime

2. THAT Schedule X (No Parking) of the Parking By-law 1993-62, as amended, be further amended by adding the following:

<u>ROAD</u>	<u>SIDE</u>	<u>BETWEEN</u>	<u>PROHIBITED TIMES</u>
Srigley Street	South	Prospect Street to the west limit of 684 Srigley Street	Anytime
Srigley Street	South	Muriel Street to Leslie Street	Anytime
Park Avenue	North	Main Street to Lorne Avenue	Anytime
Lorne Avenue	East	Eagle Street to Millard Avenue	Anytime
Millard Avenue	Both	Lorne Avenue to Yonge Street	Anytime

3. AND THAT the necessary By-law be prepared and submitted to Council for its approval.

BUSINESS PLAN AND STRATEGIC PLAN LINKAGES

- Well-planned and connected...strategically planning for the future to improve information access and enhance travel to, from and within Newmarket.

CONSULTATION

Extensive public consultation was undertaken with respect to implementing the 2017 Newmarket East-West Bikeway. Staff continue to respond to questions from all affected stakeholders and to offer one-on-one meetings with residents looking for constructive input into parking options.

HUMAN RESOURCE CONSIDERATIONS

No impact on current staffing levels.

BUDGET IMPACT

Operating Budget (Current and Future)

No impact on current Operating Budget. Signs will be erected as part of the 2017 Newmarket East-West Bikeway construction project.

Capital Budget

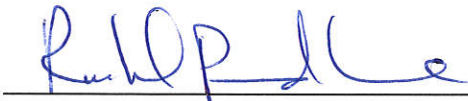
The design and construction of the 2017 Newmarket East-West Bikeway is included in the approved 2017 Capital Budget.

CONTACT

For more information on this report, contact Mark Kryzanowski, Manager, Transportation Services at 905-953-5300, press "2", then extension 2508, or MKryzanowski@Newmarket.ca.



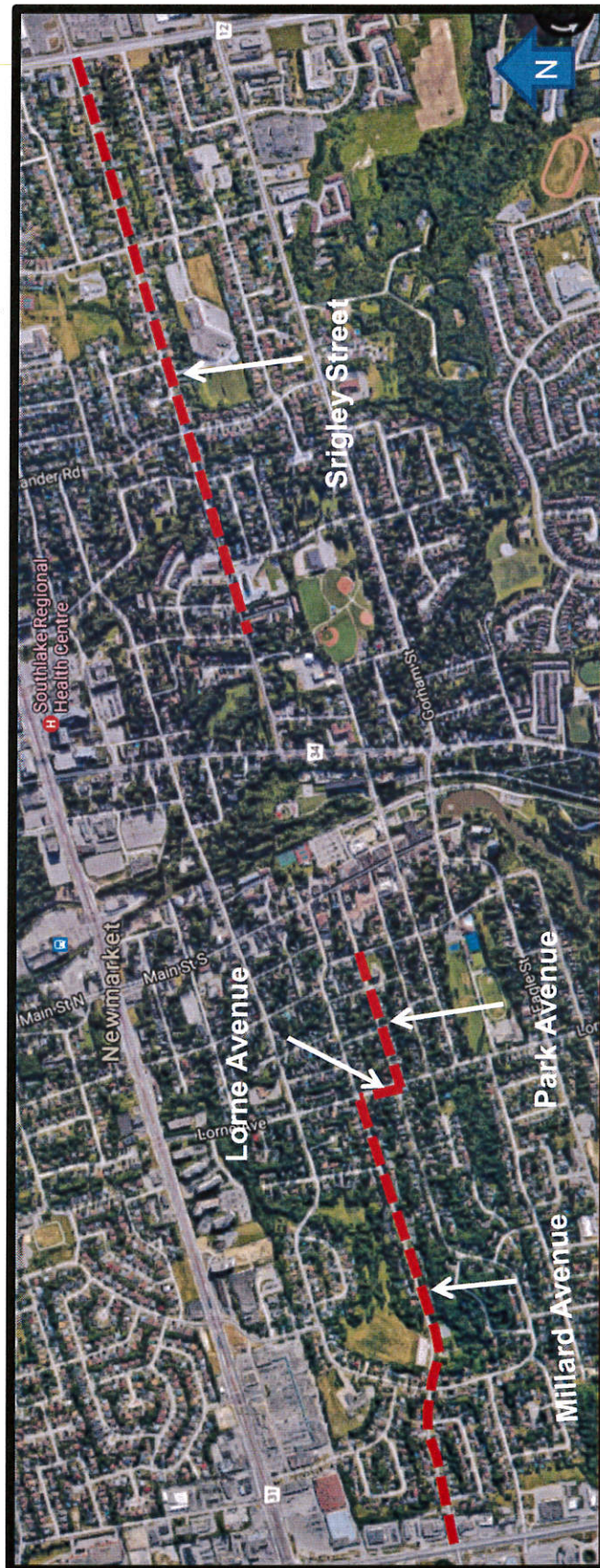
Mark Kryzanowski, BES, MCIP, RPP
Manager, Transportation Services



Rachel Prudhomme, M.Sc., P.Eng.
Director, Engineering Services



Peter Noehammer, P.Eng.
Commissioner, Development and
Infrastructure Services

Appendix A



CORPORATE SERVICES COMMISSION
Financial Services

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

www.newmarket.ca
mmayes@newmarket.ca
905.895.5193 ext 2102

May 29, 2017

CORPORATE SERVICES REPORT – FINANCIAL SERVICES – 2017-25

TO: Mayor Tony Van Bynen and Members of Council

SUBJECT: Property Tax Rates & By-law for 2017

ORIGIN: Supervisor, Property Tax & Assessment

RECOMMENDATIONS:

THAT Corporate Services Report-Financial Services – 2017-25 dated May 29, 2017 regarding the Property Tax Rates & By-laws for 2017 be received and the following recommendations be adopted:

1. That the property tax rates for 2017, as applied to the assessment roll returned for taxation 2016, be set for Town purposes, as follows:

Property Class	Tax Rate
Residential	0.353321%
Multi-Residential	0.353321%
Commercial	0.417383%
Industrial	0.500616%
Pipeline	0.324702%
Farm	0.088330%

2. AND, that the applicable tax rate By-law, attached as Appendix "A" be forwarded to Council for approval.

COMMENTS:

Purpose:

The purpose of this report is to provide for the levy and collection of property tax for 2017.

Budget Impact

The proposed property tax rates for the Town will increase the tax levy by 1.76% and raise the necessary funds to cover the 2017 tax-supported operating budget as approved by Council on February 13, 2017.

Summary

The *Municipal Act, 2001*, as amended under s.312, requires that Council pass a By-law levying a separate tax rate, as specified in the By-law, on the assessment in each property class in the local municipality.

Town of Newmarket Tax Ratios and Tax Rates:

The property tax rates for Town purposes are determined using the approved tax ratios applied to the 2016 Assessment Roll as returned for 2017 taxation, and the approved 2017 Town tax supported operating budget.

Tax ratios establish the weighted level of taxation born by each broad property class in relation to the residential class. The tax ratios for 2017 are set and approved by Regional Council. They are consistent Region-wide, and must be used by all nine area municipalities in setting their respective tax rates. In 2016, Council was advised that the Region of York, in consultation with all nine local municipalities, would be undertaking a detailed review of the impact of the market value reassessment and the resulting tax shifts. Over the past 5 months, this review was undertaken and completed, and the result was new ratios approved for 2017, based on a hybrid scenario of the revenue neutral calculation. The hybrid solution increases the commercial and industrial ratios to their Region-wide revenue neutral levels, while maintaining the multi-residential, pipeline and farm class ratios at their prior year level. It is important to understand however, that revenue neutrality is calculated on a Region-wide basis and the resulting tax shifts may or may not be revenue neutral for any one property, any one class as a whole or in any one municipality, depending on how it's assessment changed overall throughout the Region.

The approved ratios for 2017 taxation are shown below compared to 2016. Using revenue neutral ratios requires a review for each tax year in the current cycle. Therefore Council will be provided with a ratio update each year through 2020.

Property Class	2017 Tax Ratio	2016 Tax Ratio
Residential (Houses & Condos)	1.000000	1.0000
Multi-Residential (Apartments)	1.000000	1.0000
Commercial	1.181313	1.1172
Industrial	1.416888	1.3124
Pipelines	0.919000	0.9190
Farms	0.250000	0.2500

Legislation also requires that tax discounts be given to several prescribed subclasses of property within the Commercial and Industrial broad classes. The tax rates for vacant or excess land within these classes are discounted by 30% and 35% respectively. The higher discount for industrial vacant or excess land reflects the higher tax ratio applied to industrial properties as seen in the table above.

Schedule "A" attached to the By-law lists the proposed tax rates required to raise the approved 2017 Town tax levy requirement of \$56.5 million. This results in an average municipal (Town) increase to a homeowner assessed at \$508,750 of 0.6% or \$11.55.

Region of York and Education Tax Rates:

The Region of York has set the property tax rates that they require to fund their budgets. The Region will be raising \$59.1 million in Newmarket. This represents 5.78% of the total Regional levy as compared to 5.83% in 2016. This results in an average increase to a homeowner in Newmarket of \$49.25 or 2.7%. The Region's overall advertised tax levy increase for 2017 is 2.87%. The impact in Newmarket is slightly lower than the average as our rates of growth are lower than some other municipalities in York Region.

The Ministry of Finance has provided the Education Property Tax Rates for 2017. The Residential tax rate has been reset and the uniform rate for the Province for 2017 is 0.179%, reduced from 0.188% in 2016. The average home assessment of \$508,750 will see an increase of \$38.34 or 4.4% - significantly more than that of recent years. This results from the average assessment increase in Newmarket being higher than the overall Provincial average.

Summary – 2017 Tax Rates

The final residential tax rate for 2017 will be 0.904224%. An average residential property with a 2017 phased-in assessment of \$508,750 will pay \$4,600.24 for 2017. For comparison, we have estimated the assessment for this property prior to reassessment and calculated the tax levy.

	2016	2017	\$ Change	% Change
Town Portion	\$1,785.97	\$1,797.52	\$11.55	0.6%
Region Portion	\$1,842.81	\$1,892.06	\$49.25	2.7%
School Board Portion	\$ 872.32	\$ 910.66	\$38.34	4.4%
Total	\$4,501.09	\$4,600.24	\$99.14	2.2%

Within the Town's portion, there is the 0.39% levy increase as approved by Council, however the impact of inter-class tax shifting, albeit much reduced by the Regional revenue neutral approach, still resulted in additional 0.21% tax increase.

The sharing of each \$1.00 of property tax collected for the three main broad classes is as follows:

	Residential	Commercial	Industrial
Town of Newmarket	\$0.39	\$0.23	\$0.23
Region of York	\$0.41	\$0.24	\$0.25
Education	\$0.20	\$0.53	\$0.52
Total	\$1.00	\$1.00	\$1.00

The total taxation for all three levels of government in Newmarket will be in excess of \$161 million and will be managed by the Town in terms of billing, collection, adjustments and remittance to the Region and School Boards.

In addition to the above levies, there will also be payments-in-lieu (PIL's) calculated and levied using the same tax rates for the applicable classes or at rates set by regulation for the railway rights of way, electrical corridors and the heads and beds levy for the hospital.

Properties identified within the Business Improvement Area (BIA) will be levied a total of \$30,000, apportioned according to their commercial assessment and the funds will be provided to the Treasurer of the BIA.

Capping and Clawback:

Commercial and industrial properties continue to be subject to the capping and clawback program that was introduced in 1998 to help mitigate excessive property tax increases when the first province-wide current value assessment (CVA) was introduced. The policy decisions for this program rest with the Region of York, however, consultation is undertaken with all the local municipalities. Historically, Newmarket has always recommended that all available options to reduce the impact of capping and clawback be adopted and Regional Council have agreed that this will continue for 2017. The result of this continuing strategy should result in fewer properties in the program for 2017; however, the final analysis on this is pending as the change to revenue neutral ratios may prolong the final exit from the program. Once fully exited, property taxation for these sectors becomes much more transparent, when property tax is once again calculated as assessment times the tax rate, without the complication of a cap or clawback.

Property Tax Due Dates:

As noted in the attached By-law, the due dates for the final three installments for the residential levy will be:

Wednesday, July 26th, Monday, August 28th and Tuesday, September 26th

The due dates for the non-residential levy, as well as any supplementary or omitted billing, will be established as they are processed within the legislated minimum of 21 days from the date of billing. Property taxes can be paid by any of the following methods;

- By mail to the town offices
- In person at the town offices and customer service kiosks in the recreation centers
- By telephone or on-line banking
- Pre-authorized payment plans (with pre-registration)
- At most financial institutions
- Drop off of cheques (no cash) in the night deposit box at 395 Mulock Dr.
- By credit card (on-line only) at www.plastiq.com (service charge applies)

Property Tax Assistance Programs:

Council approved the continuation of the Town's Tax Assistance to the Elderly program for 2017 and increased the grant amount to \$293 from \$292 per eligible property. This increase is in line with the overall tax increase. Applications are available on the Town's website and will be accepted up to December 1, 2017.

Last year, Council also approved the delegation of the Town's authority under the Municipal Act to the Assessment Review Board to hear applications for full or partial property tax relief in cases of sickness or extreme poverty. To date, we have received two applications for the 2016 and 2017 tax years and one for the 2016 tax year only. We are awaiting scheduling of the hearings by the ARB.

All York Region residents also have the opportunity to defer the property tax increases under a Regional program. Tax increases on the principal residence are deferred for payment, with no late payment fees applied, and are only required to be repaid when the property is sold or transferred to a non-spouse.

There are also various tax rebate programs available for heritage properties, vacant commercial/industrial properties (currently under review) and registered charities in eligible properties. Full information on all the assistance programs is available on our website or from the Town offices.

BUSINESS PLAN AND STRATEGIC PLAN LINKAGES

This report links to Newmarket's key strategic directions in being Well Managed through fiscal responsibility.

CONSULTATION

- Town of Newmarket Report 2017-06 (Amended) Approval of the 2017 Operating and Capital Budgets
- Region of York, 2017 Property Tax Rates Report and O. Reg. 131/17
- Region of York, 2017-2020 Property Tax Ratio Policy Report
- Ministry of Finance letter dated April 5, 2017 and O. Reg 132/17
- Municipal Property Assessment Corporation, 2016 Assessment Roll for 2017 Taxation
- Online Property Tax Analysis (OPTA) for statistics and analysis

BUDGET IMPACT

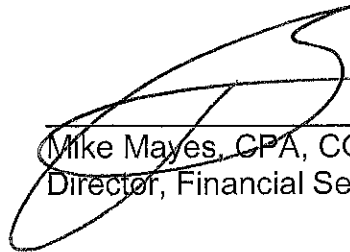
The property tax rates as per Schedule "A" in the accompanying By-law will raise the necessary tax dollars to fund the 2017 tax supported operating budget approved by Council on February 13, 2017.

CONTACT

For more information on this report, contact: Grace Marsh at 905-953-5300, ext. 2143 or via e-mail at gmarsh@newmarket.ca



Grace Marsh, CMMIII, CMTP
Supervisor, Property Tax & Assessment



Mike Mayes, CPA, CGA, DPA
Director, Financial Services/Treasurer



Esther Armchuk, LL.B.
Commissioner, Corporate Services

GM/ne
Attachment:

- a) Appendix A (By-law Number 2017-XX, 3 Pages)



CORPORATION OF THE TOWN OF NEWMARKET

BY-LAW NUMBER 2017-

A BY-LAW TO PROVIDE FOR THE LEVY AND COLLECTION OF THE SUMS REQUIRED BY THE CORPORATION OF THE TOWN OF NEWMARKET FOR 2017 AND TO PROVIDE FOR THE MAILING OF NOTICES REQUISITIONING THE PAYMENT OF TAXES FOR 2017.

WHEREAS Section 312 (2) of the *Municipal Act, 2001, as amended*, provides that the Council of a local municipality shall, after the adoption of estimates for the year, pass a By-law to levy a separate tax rate on the assessment in each property class;

AND WHEREAS Sections 307 and 308 of the said *Act* require tax rates to be established in the same proportion to tax ratios;

AND WHEREAS estimates have been prepared showing the sum of \$161,561,417 is required to be raised for the lawful purposes of the Corporation of the Town of Newmarket for the year 2017 which estimates are made up as follows:

1.	Town of Newmarket General Purposes	\$ 56,153,368
2.	Regional Municipality of York Purposes	\$ 59,106,606
3.	Ontario Education Purposes	<u>\$ 46,301,443</u>
		<u>\$161,561,417</u>

AND WHEREAS any special levy in the Town of Newmarket is based upon the Current Value Assessment as returned on the last revised Assessment Roll as determined by the Municipal Property Assessment Corporation in accordance with the *Assessment Act, R.S.O. 1990, as amended*, and summarized on Schedule "A" attached to this By-law;

THEREFORE BE IT ENACTED by the Municipal Council of the Corporation of the Town of Newmarket as follows:

1. THAT the following property tax class ratios are to be applied in determining tax rates for taxation in 2017:

Residential/Farm Property Class	1.000000
Multi-Residential Property Class	1.000000
Commercial Property Class	1.181313
Industrial Property Class	1.416888
Pipelines Property Class	0.919000
Farmlands Property Class	0.250000

2. AND THAT for the year 2017, the Corporation of the Town of Newmarket shall levy upon the Residential Assessment, Multi-Residential Assessment, Commercial Assessment, Industrial Assessment, Pipeline Assessment and Farm Assessment the rates of taxation set out in this By-law. The optional property classes allowable, which were not adopted by the Region of York, have been included within Schedule

"A" for clarity, shown with the tax rates established for the default Commercial and Industrial Assessment classes for the respective optional classes. This presentation was selected to coincide with the property tax class codes and qualifiers used by the Municipal Property Assessment Corporation in its communication with property owners concerning their property assessments;

3. AND THAT the sum of \$56,153,368 be levied and collected for the Town of Newmarket's General Purposes, as provided by the Corporation's 2017 Operating Budget; such sum to be provided by applying the tax rates as summarized in Schedule "A" attached, to the taxable assessments;
4. AND THAT the sum of \$59,106,606 be levied and collected for the Town of Newmarket's share of the 2017 Budget for The Regional Municipality of York; such sum to be provided by applying the tax rates as summarized in Schedule "A" attached, to the taxable assessments;
5. AND THAT the sum of \$46,301,443 be levied and collected for the Town of Newmarket's share of the 2017 Ontario Education levy; such sum to be provided by applying to the taxable assessments the tax rates summarized in Schedule "A" which are the rates prescribed for use by Ontario Regulation 400/98 as amended by O.Reg. 132/17;
6. AND THAT for properties so assessed, payments in lieu of taxes shall be calculated using the tax rates in Schedule "A" which would be applicable to the property if it were subject to tax;
7. AND THAT for the railway rights-of-way assessments and for the utility transmission and distribution corridor, assessments shall have their taxes due to the Corporation of the Town of Newmarket calculated in accordance with the Regulations as established by the Minister of Finance and the returned assessment roll;
8. AND THAT for the purpose of the Business Improvement Area projects, the sum of \$30,000 shall be levied and collected from the property owners within the business improvement area.
9. AND THAT the Treasurer shall add to the Collector's Roll, all or any arrears for fees or charges which should be collected pursuant to any statute or by-law to the respective properties chargeable thereto and that the same shall be collected by the Treasurer, or designate, in the same manner and at the same time as all other rates or levies;
10. AND THAT the Interim Tax Levy pursuant to By-law Number 2017-03 shall be shown as a reduction on the final tax levy;
11. AND THAT all taxes levied under the authority of this By-law shall become due and payable in three installments; the first installment due July 26, 2017, the second installment due August 28, 2017 and the third installment due September 26, 2017, and all installments shall be payable to the Corporation of the Town of Newmarket;

These due dates are subject to amendment by the Treasurer or designate, if required, to meet the statutory timing required following the tax demand date;

12. AND THAT the Treasurer or designate for the Corporation of the Town of Newmarket send or mail or cause to be sent or mailed, the notice specifying the amount of taxes payable by any person liable for taxes, addressed to that person's place of residence or place of business or to the premises in respect of which the taxes are payable unless the taxpayer directs otherwise in which case it shall be sent to that address; email address or mortgage or finance company;
13. AND THAT taxes are payable at the Municipal Offices, 395 Mulock Drive, Newmarket, and at such other places as may be designated by the Town from time to time;
14. AND THAT residents who qualify for the Low Income Seniors and Low Income Disabled Tax Deferral Program need to apply to the Tax Office in accordance with the program policies as established by the Regional Municipality of York. The amount of deferral for 2017 will be determined once the application has been approved;
15. AND THAT if any section or portion of this by-law or of Schedule "A" is found by a court of competent jurisdiction to be invalid, it is the intent of Council for the Corporation of the Town of Newmarket that all remaining sections and portions of this By-law continue in force and effect;
16. AND THAT Schedule "A" attached hereto shall be and form a part of this By-law.

ENACTED THIS DAY OF

Tony Van Bynen, Mayor

Lisa Lyons, Town Clerk

The meeting of Site Plan Review Committee was held on Monday, May 15, 2017 at 2:00 p.m. in the Council Chambers at 395 Mulock Drive, Newmarket.

Members

Present: Mayor Van Bynen
Regional Councillor Taylor
Councillor Bisanz
Councillor Broome
Councillor Hempen
Councillor Kerwin
Councillor Kwapis

Members

Absent: Councillor Twinney
Councillor Vegh

Staff:

Bob Shelton, Chief Administrative Officer
Peter Noehammer, Commissioner, Development & Infrastructure Services
Rick Nethery, Director of Planning & Building Services
Linda Traviss, Senior Planner – Development
Matthew Peverini, Committee Secretary

The meeting was called to order at 2:00 p.m. No conflicts of interest were declared.

Mayor Van Bynen in the Chair.

1. **APPLICATION FOR SITE PLAN APPROVAL**
400 PARK AVENUE – WARD 5
(WEST OF MAIN STREET SOUTH)
OUR FILE NO.: D14-NP17-11
400 PARK AVENUE INC.
-

Application for Site Plan Approval to permit the construction of 14 new townhouse dwelling units fronting Botsford Street and Church Street and 11 apartment dwelling units within the existing former school building.

Daniel Berholz of The Rose Corporation; Brad Rogers of Groundswell Urban Planners Inc; and Matthew Bernstein of Terraplan Landscape Architects were present to address the Committee.

The Site Plan Review Committee recommends:

1. **THAT the Application for Site Plan Approval to permit the construction of 14 new townhouse dwelling units fronting Botsford Street and Church Street and 11 apartment dwelling units within the existing former school building be approved in principle and referred to staff for processing, subject to the following:**
 - a. **THAT the applicant obtain Official Plan and Zoning By-law Amendments to permit the proposed uses;**
 - b. **AND THAT the preliminary review comments be addressed to the satisfaction of Town Staff.**
2. **AND THAT Daniel Berholz, The Rose Corporation, 156 Duncan Mill Road, Suite 12, TORONTO, ON M3B 3N2, be notified of this decision;**
3. **AND THAT Brad Rogers, Groundswell Urban Planners Inc., 30 West Beaver Creek Road, Unit 109, RICHMOND HILL, ON L4B 3K1, be notified of this decision.**

The meeting adjourned at approximately 2:48 p.m. The next regular meeting of the Site Plan Review Committee is expected to be held on June 6, 2017.

May 16/17

Dated



Director, Planning & Building Services

1. **APPLICATION FOR SITE PLAN APPROVAL
400 PARK AVENUE – WARD 5
(WEST OF MAIN STREET SOUTH)
OUR FILE NO.: D14-NP17-11
400 PARK AVENUE INC.**
-

Application for Site Plan Approval to permit the construction of 14 new townhouse dwelling units fronting Botsford Street and Church Street and 11 apartment dwelling units within the existing former school building.

The Site Plan Review Committee recommends:

1. **THAT the Application for Site Plan Approval to permit the construction of 14 new townhouse dwelling units fronting Botsford Street and Church Street and 11 apartment dwelling units within the existing former school building be approved in principle and referred to staff for processing, subject to the following:**
 - a. **THAT the applicant obtain Official Plan and Zoning By-law Amendments to permit the proposed uses;**
 - b. **AND THAT the preliminary review comments be addressed to the satisfaction of Town Staff.**
2. **AND THAT Daniel Berholz, The Rose Corporation, 156 Duncan Mill Road, Suite 12, TORONTO, ON M3B 3N2 be notified of this decision;**
3. **AND THAT Brad Rogers, Groundswell Urban Planners Inc., 30 West Beaver Creek Road, Unit 109, RICHMOND HILL, ON L4B 3K1 be notified of this decision.**



MINUTES

Tuesday, February 7, 2017 at 9:30 AM

Town of Newmarket, Cane A & B
395 Mulock Drive, Newmarket

The meeting of the CYFS - JCC was held on Tuesday, February 7, 2017 in the Cane Room, Town of Newmarket, 395 Mulock Drive, Newmarket, Ontario.

Members Present:	Newmarket:	Councillor Bisanz Councillor Hempen Councillor Twinney
	Aurora:	Councillor Abel Councillor Mrakas
Regrets:	Aurora:	Councillor Thompson
Staff Present:	Newmarket:	R.N. Shelton, Chief Administrative Officer L. Georgeff, Director of Human Resources M. Mayes, Director of Financial Services S. Niezen, Records and Projects Coordinator
	Aurora:	D. Nadorozny, Chief Administrative Officer D. Elliott, Director of Financial Services (10:38 to 10:43 a.m.)
	CYFS:	I. Laing, Fire Chief R. Volpe, Deputy Fire Chief R. Comeau, Deputy Fire Chief
Guests:		Mr. Steve Thurlow, Dillon Consulting

The meeting was called to order at 9:34 a.m.

Councillor Twinney in the Chair.

Additions & Corrections to the Agenda

None.

Declarations of Pecuniary Interest

None.

Presentation

1. Mr. Steve Thurlow, Dillon Consulting provided a PowerPoint presentation entitled Fire Consolidation Feasibility Study Preliminary Key Findings Report. The presentation highlighted various aspects of the following:

Administration, Fire Prevention/Public Education, Training, Fire Suppression, Communications and Technology, Facilities and Equipment, Automatic Aid Agreements and Strategy.

Mr. Thurlow advised that consolidation of the fire services would not assist with improving suppression service levels with the exception of the southernmost border of Aurora and northernmost border of Richmond Hill.

A suggestion was made to include the presentation statistics in a report to both Councils.

Items

2. Joint Chief Administrative Officer's (Newmarket & Aurora) & CYFS Fire Chief, Corporate Services Report – Financial Services 2017-05 dated January 24, 2017 regarding the Consolidation Study.

An alternate motion was presented and discussion ensued.

Moved by: Councillor Mrakas

Seconded by: Councillor Bisanz

THAT CYFS-JCC recommends that Town of Aurora and Town of Newmarket pass resolutions to request that a Regional Fire Service be established.

MOTION LOST

Moved by: Councillor Bisanz

Seconded by: Councillor Abel

a) THAT Joint Chief Administrative Officer's (Newmarket & Aurora) and CYFS Fire Chief, Corporate Services Report – Financial Services 2017-05 dated January 24, 2017 regarding the Consolidation Study be received for information purposes;

i) AND THAT the consolidation of Central York Fire Services (CYFS) with Richmond Hill Fire and Emergency Services (RHFES) not be pursued, as there is not a sufficient business case for CYFS at this time;

ii) AND THAT staff continue to identify, report on and implement efficiencies through partnerships with neighbouring municipalities relative to Fire Service

iii) AND THAT JCC provide any further direction relative to Fire Services;

iv) AND THAT Newmarket and Aurora Councils be provided with the JCC recommendations;

v) AND THAT Richmond Hill be so advised of the recommendations of Newmarket and Aurora Councils.

Carried

Approval of Minutes

3. Central York Fire Services - Joint Council Committee Minutes of January 10, 2017.

A correction was made to the Central York Fire Services – Joint Council Committee Minutes of January 10, 2017 by including the following paragraph under Item 2 being Fire Services Report 2017-01 dated December 21, 2016 regarding Emergency Services Agreements – Town of Whitchurch-Stouffville; Township of King.

(The Chief Administrative Officer, Newmarket advised that JCC would be informed as soon East Gwillimbury Council approves their Fire Protection Services agreement)

Moved by: Councillor Bisanz
Seconded by: Councillor Hempen

- a) THAT the Central York Fire Services - Joint Council Committee Minutes of January 10, 2017, as corrected, be approved.

Carried

4. Joint Central York Fire Services, Corporate Services Report – Financial Services 2017-07 dated January 26, 2017 regarding 2016 CYFS Preliminary Budget Report – Fourth Quarter.

Moved by: Councillor Hempen
Seconded by: Councillor Abel

a) THAT Joint CYFS, Corporate Services Report – Financial Services 2017-07 dated January 26, 2017 regarding 2016 CYFS Preliminary Budget Report – Fourth Quarter be received for information purposes.

Carried

New Business

None.

Closed Session

The Chair advised there was no requirement for a Closed Session.

Adjournment

Moved by: Councillor Hempen
Seconded by: Councillor Abel

THAT the meeting adjourn.

Carried

There being no further business, the meeting adjourned at 10:43 a.m.

Date

Councillor Twinney, Chair

The meeting of the Heritage Newmarket Advisory Committee was held on Tuesday, April 4, 2017 in the Mulock Room, 395 Mulock Drive, Newmarket.

Members Present: Athol Hart, Chair
Billie Locke
Rohit Singh
Malcolm Watts

Absent: Councillor Hempen
Joan Seddon
Soni Felix-Raj

Staff Present: H. Leznoff, Council/Committee Coordinator

Guests: P. Sturup, Pickering College
P. Turner, Pickering College

The meeting was called to order at 7:00 p.m.

A. Hart in the Chair.

Additions & Corrections to Agenda

None.

1. Moved by: Billie Locke
Seconded by: Rohit Singh

1. That Item 3 of the Agenda being Correspondence dated March 22, 2017 from the Senior Planner-Policy be dealt with.

Carried

2. Correspondence dated March 22, 2017 from the Senior Planner-Policy regarding Pickering College request for demolition of noted buildings.

Committee Members asked for clarification about the demolition, proposed dates of construction of the demolished buildings, links between proposed and existing buildings, materials used for re-development of various buildings, height of the buildings and grade of the entrances.

The Committee Members discussed the heritage value of the buildings being demolished and accepted the demolition plans related to Newhouse and the three cottages for the purpose of renovating Pickering College.

Moved by: Billie Locke
Seconded by: Rohit Singh

The Newmarket Heritage Advisory Committee recommends to Council:

1. That The Newmarket Heritage Advisory Committee finds no objections from a heritage point of view to the demolition of the three cottages and eventual demolition of Newhouse; and,
2. That a site plan and a proposed drawing/projection of the new building showing the link and how it connects to the existing dining hall be provided to Heritage Newmarket for their consideration and recommendation.

Carried

Declarations of Interest

None.

Presentations/Deputations

None.

Approval of Minutes

3. Heritage Newmarket Advisory Committee Minutes of March 7, 2017.

Moved by: Malcom Watts
Seconded by: Rohit Singh

1. That the Heritage Newmarket Advisory Committee Meeting Minutes of March 7, 2017 be approved.

Carried

Correspondence

4. Correspondence from the Planning and Building Services Department regarding Notice of Passing of a Zoning By-law 2017-11, Ganni Kinno Developments Inc. - 507 Mulock Drive.

Moved by: Billie Locke
Seconded by: Rohit Singh

1. That the Correspondence from the Planning and Building Services Department regarding Notice of Passing of a Zoning By-law 2017-11, Ganni Kinno Developments Inc. - 507 Mulock Drive be received for information.

Carried

Items

5. Correspondence dated March 22, 2017 from Mr. Graeme Walker regarding a project at the property known as 170 Lorne Avenue.

Moved by: Malcolm Watts
Seconded by: Rohit Singh

1. That Mr. Graeme Walker be invited to have a discussion and/or site meeting with the Chair of Heritage Newmarket Advisory Committee relating to his renovation plans.

Carried

6. E-mail correspondence from Mr. Bert Duclos, Heritage Outreach Consultant regarding Ontario Heritage Conference, Ottawa - June 8 to 10, 2017.

Moved by: Rohit Singh
Seconded by: Billie Locke

That the correspondence from Mr. Bert Duclos, Heritage Outreach Consultant regarding Ontario Heritage Conference, Ottawa - June 8 to 10, 2017 be received for information.

Carried

6. E-mail correspondence dated March 28, 2017 from the Senior Planner - Policy regarding 395 Main Street North.

The Chair advised that there is no heritage impact as the garage and property are set back from the road and the view is obstructed by trees.

Moved by: Rohit Singh

Seconded by: Malcolm Watts

1. That the Heritage Newmarket Advisory Committee has no objection to the demolition of the garage on the property known as 395 Main Street North.

Carried

7. E-mail correspondence from the Senior Planner - Policy regarding Christian Baptist Church.

The Chair advised that it is unclear whether the property has been sold at this time, and that the Committee requires clarification about the status of the property before moving forward with discussion.

Moved by: Billie Locke

Seconded by: Rohit Singh

That this item be tabled until such time that the staff liaison is in attendance to clarify matters related to the property known as Christian Baptist Church.

Carried

8. Discussion regarding the property known as 425 and 432 Davis Drive (former Union Hotel building)

The Committee discussed the options for the building, being returning the siding to the original shiplap, or using the current bricks to re-face the building.

Moved by: Rohit Singh

Seconded by: Billie Locke

The Heritage Newmarket Advisory Committee recommends to Council:

1. That the exterior of the former Union Hotel building be restored to original shiplap finish with appropriate millwork, stonework and fenestration; and,

2. That the Heritage Newmarket Advisory Committee requires a drawing showing what millwork details, fenestration and shiplap detail is intended to be used; and,

3. That the drawings of the proposed siding and finishes be provided to the Heritage Newmarket Advisory Committee for consideration.

Carried

9. Elman W. Campbell Museum Sign Proposal

The Chair advised that the sign proposed should be reviewed by Lower Main Street South Heritage Conservation District Advisory Group. He also advised that the Elman W. Campbell Museum Board should go through the RFP process to develop a scope of work and establish funding sources for the project.

Moved by: Rohit Singh

Seconded by: Malcolm Watts

1. That the museum sign proposal be sent back to the Elman W. Campbell Museum Board and then submitted to the Lower Main Street South Heritage Conservation District Advisory Group.

Carried

9. Designated Property Maintenance and Concerns

a) Site Plaques

b) Residence Plaques

c) Heritage Location Plaques

The Chair advised that he will liaise with the Municipal Property Assessment Corporation through Town staff, to determine how to proceed and formalize the process of establishing heritage dates and information relevant to residence plaques.

d) Heritage Conservation District Signage Discussion.

The Chair advised that a proposal was brought to ARCH, by Councillor Vegh, regarding a new design for ceramic plaques that would be created free of charge by a local company. The plaques could include heritage information as well as historical stories related to the buildings. The Committee Members discussed various plaque designs and agreed that a plaque that displays both heritage and historical information would be the most interesting and exciting style. The Committee Members advised they would like to look at the proposed designs of the plaques.

Moved by: Billie Locke
 Seconded by: Malcolm Watts

1. That the Heritage Newmarket Advisory Committee approves the joining of heritage information and historical information on the plaques for the Heritage Conservation District; and,
2. That this item be tabled until such time as example plaques are provided for the Committee Members to review.

Carried

10. Reports of Committee Members

a) Architecture, Recreation, Culture, Heritage (ARCH) Committee

The Chair advised the Architecture, Recreation, Culture and Heritage Committee met with the Director of Community Services and a proposed date of end of summer/beginning of fall 2018 was established for the Rebel Heartland Event. The Director of Community Services will confirm with ARCH in May whether the budget could be set aside to hold the event and he said that the parks, Riverwalk Commons, and Main Street surrounding area could be reserved for the event.

b) Elman W. Campbell Museum Board

None.

c) Lower Main Street South Heritage Conservation District Advisory Group

The Chair informed the Committee that a new restaurant ("Snckmrkt") is opening near the Ground Burger location. He advised that the Committee was involved with approving signage for the new storefront. In addition, the committee continues work on three proposals including the former King George Hotel.

d) Newmarket Historical Society Board of Directors

None.

New Business

11. The Chair reminded Committee Members about the Heritage Conference and encouraged them to contact the Council/Committee coordinators for assistance with registration.

Adjournment

Moved by: Rohit Singh
Seconded by: Billie Locke

1. That the meeting adjourn at 8:38 PM.

Carried

Date

A. Hart, Chair

Item 2 of the Heritage Newmarket Advisory Committee Meeting Minutes of April 4, 2017 regarding Pickering College.

1. The Heritage Newmarket Advisory Committee recommends to Council:
 - a. That the Newmarket Heritage Advisory Committee finds no objections from a heritage point of view to the demolition of the three cottages and eventual demolition of Newhouse; and,
 - b. That a site plan and a proposed drawing/projection of the new building showing the link and how it connects to the existing dining hall be provided to Heritage Newmarket for their consideration and recommendation.

Item 8 of the Heritage Newmarket Advisory Committee Meeting Minutes of April 4, 2017 regarding 425 and 432 Davis Drive.

1. The Heritage Newmarket Advisory Committee recommends to Council:
 - a. That the exterior of the former Union Hotel building be restored to original shiplap finish with appropriate millwork, stonework and fenestration; and
 - b. That the Heritage Newmarket Advisory Committee requires a drawing showing what millwork details, fenestration and shiplap detail is intended to be used; and,
 - c. That the drawings of the proposed siding and finishes be provided to the Heritage Newmarket Advisory Committee for consideration.

The meeting of the Main Street District Business Improvement Area Board of Management was held on Tuesday, April 18, 2017 in Hall # 2 of the Community Centre - 200 Doug Duncan Drive, Newmarket.

Members Present: Glenn Wilson, Chair
Councillor Kwapis
Anne Martin
Peter Mertens
Olga Paiva
Carmina Pereira
Jackie Playter
Rory Rodrigo (7:33 to 8:41 p.m.)
Siegfried Wall

Absent: Elizabeth Buslovich

Guests: Carl Milroy
Ranji Singh

Staff Present: S. Chase, Director of IT Innovation
C. Kallio, Economic Development Officer
L. Moor, Council/Committee Coordinator

The meeting was called to order at 7:33 PM.

G. Wilson in the Chair.

Additions/Corrections to Agenda

The Chair advised that the Presentation by the Director of IT Innovation would take place once the technical difficulties with the projector were rectified.

Declarations of Pecuniary Interest

None.

Deputations

Culture Bridge Initiatives

Mr. Ranji Singh, on behalf of Culture Bridge Initiatives, addressed those present with a request to endorse the proposal of a performance entitled 'Sounds of India' as part of an overall entertainment showcase scheduled for the weekend of July 7 to 9th. Mr. Singh advised that he is currently in discussions with Town staff regarding the use of the Old Town Hall for the Friday evening show, however if that venue is unavailable, he requested that the Board of Management consider the closure of Main Street as a contingency setting for the proposed two hour event. He further advised that the July 8th and 9th performances will be held at the Magna Centre.

Moved by: Olga Paiva
Seconded by: Rory Rodrigo

1. That Mr. Singh be provided an additional five minutes for his deputation.

Carried

Mr. Singh recommended that a Main Street closure only be considered as a contingency plan and that the July 8th and 9th entertainment showcase will be held at the Magna Centre. He concluded his deputation by asking for promotion of the weekend long program by Main Street merchants window posters leading up to the event.

Moved by: Councillor Kwapis
Seconded by: Rory Rodrigo

1. That the Main Street District Business Improvement Area Board of Management endorses, in principle, the event entitled Culture Bridge Initiatives scheduled for July 7 to 9, 2017 and;
2. That the closure of Main Street as a possible contingency location for the 'Sounds of India' performance be further deliberated should the Old Town Hall use option not proceed.

Carried

Moved by: Rory Rodrigo
 Seconded by: Siegfried Wall

1. That the deputation by Mr. Ranji Singh, Culture Bridge Initiatives regarding an event entitled 'Sounds of India' be received.

Carried

Craft Beer Festival

Mr. Carl Milroy, on behalf of the Red Thread Brewing Co., addressed the Board of Management requesting endorsement of the concept of a Craft Beer Festival at Riverwalk Commons in late summer/early fall of 2017. Mr. Milroy advised he has had preliminary discussions with some area restaurateurs regarding such an event.

Moved by: Paul Mertens
 Seconded by: Carmina Pereira

1. That the Main Street District Business Improvement Area Board of Management endorses, in principle, a Craft Beer Festival event at Riverwalk Commons in late summer/early fall, 2017.

Carried

Moved by: Paul Mertens
 Seconded by: Anne Martin

1. That the deputation by Mr. Carl Milroy, the Red Thread Brewing Co. regarding a Craft Beer Festival be received.

Carried

Approval of Minutes

1. Main Street District Business Improvement Area Board of Management Minutes of March 21, 2017.

Moved by: Councillor Kwapis
 Seconded by: Anne Martin

1. That the Main Street District Business Improvement Area Board of Management Minutes of March 21, 2017 be approved.

Carried

Items

2. Marketing Sub-committee Report/Minutes.

The Chair advised that there are no Marketing Sub-committee Minutes available for review. Carmina Pereira provided a verbal update regarding the successful Easter celebrations on Main Street despite the inclement weather.

Moved by: Jackie Playter

Seconded by: Anne Martin

1. That the verbal update by Carmina Pereira regarding the Easter celebrations be received.

Carried

Presentation

3. The Economic Development Officer introduced the Director of IT Innovation who then provided a PowerPoint presentation detailing various initiatives and programs related to aspects of connectivity in digital messaging and smart parking pilot projects. The presentation was a high level overview of Innovate Newmarket/Open Newmarket/Digital Newmarket/Connected Newmarket. She concluded her presentation with funding detail challenges associated with proposed installation of Solar Powered Phone Charging Stations (a.k.a. Soofa Benches) on the sidewalks of Main Street and requested financial support from the Main Street District Business Improvement Area Board of Management as a contributor with the two-fold benefit of BIA advertising options on said street furniture and availability of customizable collected aggregate user data provided by the Town's IT department.

Rory Rodrigo left the meeting at 8:41 p.m.

Moved by: Olga Paiva

Seconded by: Carmina Pereira

1. That the Main Street District Business Improvement Area Board of Management supports the Soofa Bench project in an amount of up to \$5,000.00, subject to confirmation of the Reserve Fund figures and funds availability, and
2. That such purchase of a Soofa Bench be expended specifically from the Reserve Fund Account.

Carried

Moved by: Peter Mertens
Seconded by: Councillor Kwapis

1. That the presentation by the Director of IT Innovation regarding initiatives and programs related to aspects of connectivity and the Soofa Bench proposal be received.

Carried

4. Street Events Update

Carmina Pereira provided a verbal update regarding the upcoming Canada Day festivities and advised that the stage and various performers have been reserved.

Moved by: Councillor Kwapis
Seconded by: Siegfried Wall

1. That the verbal update report regarding the upcoming Canada Day festivities be received.

Carried

5. Financial Update

The Economic Development Officer distributed a document providing details of the revenues and expenses and provided a verbal update of financial statistics.

Moved by: Peter Mertens
Seconded by: Olga Paiva

1. That the verbal update by the Economic Development Officer regarding the Main Street District Business Improvement Area Board of Management revenue and expenses to date be received.

Carried**6. Newmarket Downtown Development Committee Update**

The Economic Development Officer provided a verbal update regarding the seven financial incentive applications and grants that were considered at the March 31, 2017 Newmarket Downtown Development Committee meeting. He provided a brief overview of submission details.

Moved by: Olga Paiva
Seconded by: Councillor Kwapis

1. That the verbal update by the Economic Development Officer regarding the Newmarket Downtown Development Committee meeting and the financial incentive applications and grants that were considered be received.

Carried**Closed Session**

The Chair advised there was no requirement for a closed session.

New Business

- a) Carmina Pereira requested that Board of Management Members send their comments to her via e-mail regarding Members' preference for advertising messages on Viva buses as part of the marketing campaign that was approved at the March, 2017 Main Street District Business Improvement Area Board of Management meeting.
- (b) Siegfried Wall requested clarification regarding retention of professional planners and legal counsel with respect to the upcoming Ontario Municipal Board Hearing related to the redevelopment of the property known as the Clock Tower. Councillor Kwapis provided a verbal update with respect to preparation efforts by Town staff for the Ontario Municipal Board Hearing. The Chair reiterated the position of the Main Street District Business Improvement Area Board of Management with respect to the redevelopment of that property (December 15, 2015 resolution) and inquired as to whether the Town would require the Board's participation or assistance. The Chair offered the Board's participation should the Town make such a request.

- (c) Anne Martin requested that the remaining monies in the Reserve Fund Account be allocated to purchase wayfinding signage at Davis Drive and Water Street.

The Economic Development Officer clarified that wayfinding signage opportunities form part of the overall connectivity initiative that was presented by the Director of IT Innovation earlier in the meeting.

- (d) Olga Paiva requested that the previously approved expenses for Members' registration at the 2017 Ontario Business Improvement Area Conference be re-allocated to the 2018 conference.

Moved by: Olga Paiva
Seconded by: Councillor Kwapis

1. That the Main Street District Business Improvement Area Board of Management re-allocate an amount of \$2,000.00 (registration fee and expenses) for two Board Members' attendance at the 2018 Ontario Business Improvement Area Conference.

Carried

- (e) Olga Paiva requested funding allotment for the Canada Day festivities.

Moved by: Olga Paiva
Seconded by: Jackie Playter

1. That an amount of \$10,000.00 be allotted for Canada Day festivities purchases.

Carried

Adjournment

Moved by: Councillor Kwapis
Seconded by: Jackie Playter

1. That the meeting adjourn at 9:26 PM.

Carried

Date

G. Wilson, Chair

TOWN OF NEWMARKET

Outstanding Matters

Schedule A

Item Subject	Recommendations & Responsibility	Date to come back to Committee	Comments
1. Committee of the Whole – February 22, 2016 – Item 27 Motion – Councillor Hempen Welcome Entrance Sign	<p>THAT staff report back on the feasibility and suitable location for the installation of a community welcome entrance sign at the intersection of Longford Drive and Davis Drive;</p> <p>AND THAT staff also provide a suitable design for the welcome sign. The cost of the sign will be covered by private fundraising.</p> <p>➤ Development and Infrastructure Services</p>	<p>Q2/Q3-2016 Q4-2016 Q1-2017 Q2-2017 June 19, 2017 Q2-Q3-2017</p>	Subject to confirming preferred location of installation with adjacent property owner
2. Council – April 4, 2016 – Item 5 Joint Report Community Services - Recreation and Culture; Development and Infrastructure Services - Public Works, Engineering, Corporate Services - Finance 2016-14 dated March 31, 2016 regarding Implementation Plan - Future Facilities and Land Use	<p>THAT Phase 2 of the Recreation Playbook Implementation Plan be approved as outlined in the report, with public consultation done as part of applicable design processes;</p> <p>AND THAT Phase 3 of the Recreation Playbook Implementation Plan be shared with the community through a public consultation process and that staff then report back;</p> <p>AND THAT future Council Workshops be done to consider specific uses and negotiation strategies on potential property acquisitions, as outlined in the report;</p> <p>AND THAT as part of the 2016 Capital Budget, the design for an outdoor basketball court at Ken Sturgeon Park be undertaken, and funding for construction be requested in the 2017 Capital Budget funded from Development Charges and Capital Reserves, in order to include this project in Phase 2 of the Recreation Playbook implementation plan.</p> <p>➤ Recreation and Culture</p>	<p>Q4-2016 Q2-2017 Q4, 2017</p>	<p>An information report will be forthcoming in May, 2017 outlining a series of PIC's that will be related to various aspects of Phase 3 of the Recreation Playbook</p>

Item Subject	Recommendations & Responsibility	Date to come back to Committee	Comments
3. Council – June 27, 2016 – Item 34 Development and Infrastructure Services Report – ES 2016-24 regarding Savage Road/Sandford Street Traffic Review	<p>THAT Item 4 – Active Transportation Plan (bicycle lanes) on Sandford Street from Mulock Drive to Savage Road with a possible extension along Savage Road to Paul Semple Park entrance be deferred in order to provide an opportunity to work with residents to monitor and evaluate the traffic calming measures.</p> <p>➤ Engineering Services</p>	<p>A meeting was held between staff and the Ward Councillor on May 11, 2017, to explore public consultation options. It was confirmed by the Councillor that the measures implemented by Engineering Services in 2016 (flexible bollards) have resolved the issues on Sandford St. The measures will continue through 2017. A public consultation and report to CoW is no longer required, according to the Ward Councillor. Staff will produce an Info Report instead.</p>	<p>Meeting scheduled with Councillor May 11th and further updates provided following the meeting</p> <p>Information Report to follow</p>
4. Committee of the Whole – February 6, 2017 – Item 14 – Motion –Councillor Kwapis – Vacant Storefronts Committee of the Whole – April 10, 2017 – Item 11 (2)	<p>THAT Council direct staff to review options, best practices and by-laws that are used by towns and cities to prevent and/or manage unsightly vacant storefronts in areas of special interest such as Main Street. This report to be brought back to Council within 120 days.</p> <p>A suggestion was made to include residential dwellings/units as part of staff's review.</p> <p>➤ Legislative Services</p>	<p>June 19, 2017</p>	<p>Meeting with Legislative Services, Planning and Economic Development Officer to establish proposal</p>
5. Committee of the Whole – February 27, 2017 – Item 19 – Development & Infrastructure Services – Planning & Building Services and Public Works Services Report 2017-05 – Tree Removal, Protection Policies and Regulations	<p>THAT Council direct staff to update the existing Tree Preservation, Protection, Replacement and Enhancement Policy.</p> <p>➤ Planning and Building Services</p>	<p>Q3/Q4, 2017</p>	
6. Committee of the Whole – February 27, 2017 – Item 23 – Motion – Councillor Bisanz	<p>THAT staff prepare a report on options and opportunities to address residential on street and off street parking challenges. Specifically, the report should consider the impact that changing economics and demographics have on housing occupancy and ways in which the Town of Newmarket can better balance reasonable parking needs with streetscape aesthetics, active transportation objectives and effective by-laws enforcement.</p> <p>➤ Planning and Building Services</p>	<p>Q3- Q4, 2017</p>	
7. Committee of the Whole – February 27, 2017 – Item 21 – Item 3 of Central York Fire Services – Joint Council Committee Minutes of October 4, 2016 regarding Burning By-laws Discussion	<p>THAT the Central York Fire Services – Joint Council Committee recommendation be approved and that staff be directed to review the current burning by-law in conjunction with Aurora staff (specifically, By-law and Fire Services)</p> <p>➤ Legislative Services – By-law Enforcement</p>	<p>June 19, 2017</p>	<p>Report being considered by JCC at May 16, 2017 meeting</p>

Item Subject		Recommendations & Responsibility	Date to come back to Committee	Comments
8.	Council – March 27, 2017 – Item – Motion Councillor Twinney	To ask staff to review Zoning By-law 2010-40 and 2013-40 to address best practices related to infill development standards across the town as a whole. ➤ Planning & Building Services	Q3 – Q4, 2017	
9.	Committee of the Whole – May 8, 2017 – Item 26 – Community Services – Commissioner and Newmarket Public Library Joint Report 2017-07 regarding Library Facility Needs Assessment	That the library facility needs assessment be referred to staff to be brought forward with the operational efficiency review. ➤ Community Services – Commissioner/Library	Q4, 2017	To follow Efficiency Review
10.	Committee of the Whole – May 8, 2017 – Item 32 – Motion – Councillor Bisanz Information Document for Residents Related to Construction Sites	That Council approve the following motion in principle: That staff be directed to prepare an information document that can be provided to residents in the vicinity of new construction sites, the purpose of which is to advise and to communicate to the residents, the various activities, potential impacts and expected timelines associated with each phase of construction, from site clearing through to house construction; and, That developers, through their consulting engineers, be required to ensure that residents, and the relevant Ward Councillor, in adjacent areas receive advance written notice of construction events to take place, so that they can be better informed and prepared for any disruption that may occur as a result. And that the aforementioned motions be referred to staff for a report back including options and resource requirements. ➤ Planning & Building Services	Q4, 2017	

TOWN OF NEWMARKET

Outstanding Matters Schedule B

Item Subject	Recommendations & Responsibility	Date to come back to Committee	Comments
1. Council – December 14, 2015 – Item 35 – Joint Development and Infrastructure Services – Planning and Building Services/ES 2015-44 – Proposed Trail from Yonge Street to Rita's Avenue Council – January 18, 2016 – Item 35	<p>THAT staff provide alternate trail options for this area at a lower cost.</p> <p>THAT Item 35 of the Council Minutes of December 14, 2015 being Joint Development and Infrastructure Services - Planning and Building Services and Engineering Services Report 2015-44 dated November 19, 2015 regarding a proposed trail from Yonge Street to Rita's Avenue be reconsidered.</p> <p>THAT staff provide alternate trail options for this area at a lower cost, including the option of extending the trail through George Luesby Park along Clearmeadow Boulevard to Yonge Street and further connecting the trail from Flanagan Court/Rita's Avenue to the George Luesby Park Trail;</p> <p>AND THAT staff also include in the report the option of installing lighting along the George Luesby Park Trail.</p> <p>➤ Planning and Building Services</p>	<p>Timeline to be determined</p>	<p>Deferred subsequent to VivaNext construction</p>
2. Committee of the Whole – November 28, 2016 – Item 23 Development & Infrastructure Services Report – ES 2016-54 Public Consultation and Support Plan – Transportation Services Update	<p>THAT the Public Consultation and Support Plan as outlined in Appendix A be adopted for use starting January 1, 2017;</p> <p>AND THAT the Public Consultation and Support Plan be reviewed both internally and by the public throughout 2017 for improvements for 2018, if necessary.</p> <p>➤ Engineering Services</p>	<p>Q1, 2018</p>	

Item Subject	Recommendations & Responsibility	Date to come back to Committee	Comments
3. Internet Voting and Ranked Ballots	<p>THAT staff report back on Internet Voting and Ranked Ballots in 2019 immediately following the 2018 Municipal Election.</p> <p>➤ Legislative Services</p>	Q1, 2019	
4. Committee of the Whole – February 27, 2017 – Item 19 – Development & Infrastructure Services – Planning & Building Services and Public Works Services Report 2017-05 – Tree Removal, Protection Policies and Regulations	<p>AND THAT Council direct staff to prepare and bring to a future meeting a by-law regulating and protecting significant trees on private property;</p> <p>AND THAT Council direct staff to prepare and bring to a future Council meeting a by-law protecting trees on municipal property.</p> <p>➤ Planning and Building Services</p>	2018	
5. Committee of the Whole – March 20, 2017 – Item 20 – CAO/Finance/Human Resources Report 2017-03 – Council Remuneration and Tax Status	<p>THAT Council maintain the 1/3 tax free status relative to Council remuneration;</p> <p>AND THAT the matter of Council Remuneration and Tax Status be brought forward within the first twelve months of a new term of Council beginning in 2018.</p> <p>➤ CAO/Finance/Human Resources</p>	2018	
6. Council – December 5, 2016 – Item 44 Development & Infrastructure Services – Planning & Building Services Report 2016-25 – 178, 170, 184, 188, 190 and 194 Main Street	<p>THAT in 120 days, staff be directed to bring back an amendment to the Heritage Conservation District Plan and By-law for consideration of Council that would outline the criteria which would need to be met by applicants in order to be considered for approval for a fourth storey set back from the street by a minimum of 15 (fifteen) feet.</p> <p>➤ Planning and Building Services</p>		This direction has been deferred as it will be Council's position at the Ontario Municipal Board hearing related to 178-194 Main Street South
7. Council – June 7, 2016 – Item 35 Joint Office of the CAO and Commissions of Development and Infrastructure Services, Community and Corporate Services Report 2016-08 – Federal Infrastructure Funding	<p>THAT staff provide Council with a prioritized list of infrastructure projects currently not funded through Development Charges, the Asset Replacement Fund or Other Reserve Funds for implementation between 2018 to 2025 that augment existing priorities, strategies and master plans or leverage grant funding for initiatives that achieve our Corporate Vision of a 'Community Well Beyond the Ordinary'</p> <p>➤ Strategic Initiatives</p>	2018	Awaiting next phase of funding announcements

Item Subject	Recommendations & Responsibility	Date to come back to Committee	Comments
8. Committee of the Whole – August 29, 2016 – Item 20 – Corporate Services Report – Legislative Services 2016-17 regarding ‘Potential Regulation of Driving School Instructors’	<p>THAT staff host a PIC in November, 2016 to seek Council, public and industry input on the potential regulation of driving school instructors operating in the Town of Newmarket;</p> <p>AND THAT staff continue to work with the MTO and driving school instructors operating in the Town of Newmarket to mitigate traffic and perceived safety concerns raised by residents;</p> <p>AND THAT staff bring back a report in the first quarter of 2017 regarding the potential regulation of driving school instructors operating in the Town of Newmarket.</p> <ol style="list-style-type: none"> 1. That Option 1 of the Report be implemented; and, 2. That staff provide a status report on the “Restricted Area” within 12 months of implementing Option 1 of the Report. <p>➤ Legislative Services</p>	<p>May, 2018</p>	
9. Committee of the Whole – May 8, 2017 – Item 23 – Development and Infrastructure Services Report – Engineering Services Information Report 2017-15 regarding 2017 Newmarket East-West Bikeway PIC Report	<ol style="list-style-type: none"> 1. That Development and Infrastructure Services Report – Engineering Services Information Report 2017-15 regarding 2017 Newmarket East-West Bikeway PIC Report be received; and, 2. That staff monitor the implementation of the bike lanes, analyze the impacts for a one year period and provide a report back to Council in one year. <p>➤ Engineering Services</p>	<p>May, 2018</p>	



Regional Clerk's Office
Corporate Services Department

Ms. Lisa Lyons
Director of Legislative Services/Town Clerk
Town of Newmarket
395 Mulock Drive, P.O. Box 328
Newmarket, ON L3Y 4X7

Dear Ms. Lyons:

Re: Regional Governance

Regional Council, at its meeting held on April 20, 2017, adopted the following motion to start the process to increase the size of Regional Council by increasing the number of members from Vaughan from four to five. Please note that each local municipality is requested to provide its consent or lack of consent to this change by May 31, 2017:

WHEREAS on October 18, 2013 the Minister of Municipal Affairs enacted Regulation 279/13 which permits York Region to exercise its powers under section 218 of the Municipal Act to change the size of its council by increasing the number of members from The Corporation of the City of Vaughan from four to five;

BE IT RESOLVED THAT:

1. The Regional Clerk forward a copy of Regulation 279/13 to the local municipalities with a request that they provide their consent or lack of consent by May 31, 2017, to a bylaw changing the composition and size of Regional Council by increasing the number of members from The Corporation of the City of Vaughan from four to five.
2. Regional Council schedule a public meeting at 9 a.m. on June 29, 2017 for the purpose of considering this bylaw in the event that a majority of local municipal councils, representing a majority of the total number of electors, provide their consent for such a bylaw.
3. Staff publish notice of Council's intention to pass the bylaw if the public meeting is scheduled.



ONTARIO REGULATION 279/13

made under the

MUNICIPAL ACT, 2001

Made: October 18, 2013

Filed: October 18, 2013

Published on e-Laws: October 18, 2013

Printed in The Ontario Gazette: November 2, 2013

COUNCIL COMPOSITION — REGIONAL MUNICIPALITY OF YORK

Municipality may exercise power

1. The Regional Municipality of York may exercise its power under section 218 of the Act to change the size of its council by increasing the number of members from The Corporation of the City of Vaughan from four to five.

Commencement

2. This Regulation comes into force on the day it is filed.

Made by:

Pris par :

La ministre des Affaires municipales et du Logement,

LINDA JEFFREY

Minister of Municipal Affairs and Housing

Date made: October 18, 2013.

Pris le : 18 octobre 2013.

Clause 16 in Report No. 7 of Committee of the Whole was adopted, as amended by the Council of The Regional Municipality of York at its meeting held on April 20, 2017.

16
REGIONAL GOVERNANCE

Committee of the Whole recommends:

1. Receipt of the following communications:
 - a) Joy Hulton, Regional Solicitor, dated April 13, 2017 regarding "Update on Bill 68 – Modernizing Ontario's Municipal Legislation Act, 2017".
 - b) Peel Region Council Members regarding "Election of the Chair of The Regional Municipality of Peel".
 - c) John Espinosa, Town Clerk, Town of Georgina dated March 23, 2017 regarding "Review of Regional Council Governance".
 - d) Council extract from January 26, 2017 containing the previously deferred motion regarding an additional Member of Council for the City of Vaughan.

2. Adoption of the following motion:

WHEREAS on October 18, 2013 the Minister of Municipal Affairs enacted Regulation 279/13 which permits York Region to exercise its powers under section 218 of the Municipal Act to change the size of its council by increasing the number of members from The Corporation of the City of Vaughan from four to five;

BE IT RESOLVED THAT:

1. The Regional Clerk forward a copy of Regulation 279/13 to the local municipalities with a request that they provide their consent, or lack of consent by May 31, 2017, to a bylaw changing the composition and size of Regional Council by increasing the number of members from The Corporation of the City of Vaughan from four to five.
2. Regional Council schedule a public meeting at 9 a.m. on June 29, 2017 for the purpose of considering this bylaw in the event that a majority of local municipal councils, representing a majority of the total number of electors, provide their consent for such a bylaw.
3. Staff publish notice of Council's intention to pass the bylaw if the public meeting is scheduled.



Town of Newmarket
COUNCIL EXTRACT

Extract from the Minutes of the Council
Meeting held on May 15, 2017

Development and Infrastructure Services – Planning and Building Services – Planning Report 2017-11 dated May 8, 2017 regarding Zoning By-law Amendment Application (Mangoni Holdings Inc. – 106 Main Street South).

1. That Development and Infrastructure Services/Planning and Building Services Report 2017-11 dated May 8, 2017 regarding Application for Zoning By-law Amendment be received and the following recommendations be adopted:
 - a. That the Application for Zoning By-law Amendment as submitted by Mangoni Holdings Inc. for lands municipally known as 106 Main Street South be referred to a public meeting; and,
 - b. That following the public meeting, issues identified in this Report, together with comments from the public, Committee, and those received through the agency and departmental circulation of the application, be addressed by staff in a comprehensive report to the Committee of the Whole, if required; and,
 - c. That Brad Rogers of Groundswell Urban Planners Inc., 30 West Beaver Creek Road, Unit 109, Richmond Hill, ON L4B 3K1 be informed of this decision.



PLANNING & BUILDING SERVICES

Town of Newmarket
395 Mulock Drive
P.O. Box 328, STN Main
Newmarket, ON L3Y 4X7

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planning@newmarket.ca
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F: 905.953.5140

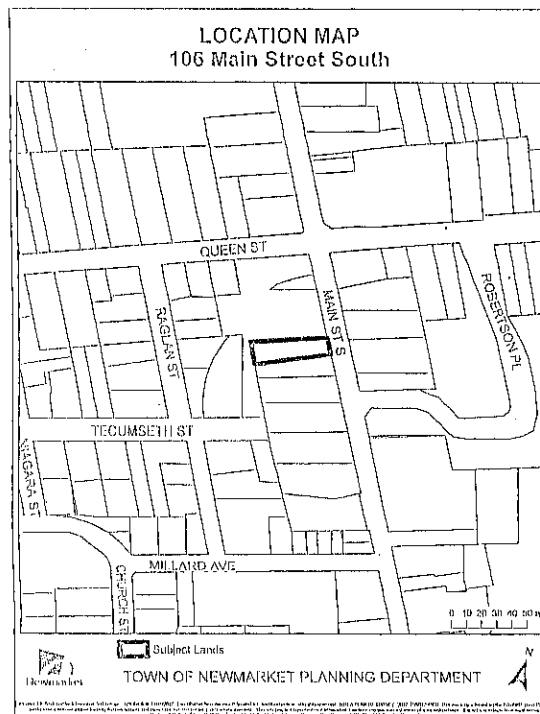
LEGISLATIVE SERVICES		
INCOMING MAIL	REFD TO	COPY TO
MAY 09 2017		
PUBLIC MEETING CONCERNING PROPOSED ZONING BY-LAW AMENDMENT		
TAKE NOTICE that the Council of the Corporation of the Town of Newmarket will hold a statutory public meeting on		
MONDAY MAY 29, 2017 AT 7:00 P.M.		

TAKE NOTICE that the Council of the Corporation of the Town of Newmarket will hold a statutory public meeting on

MONDAY MAY 29, 2017 AT 7:00 P.M.

in the Council Chambers at the Municipal Offices, 395 Mulock Drive, to consider a proposed Zoning By-Law Amendment under Section 34 of the Planning Act, RSO 1990, c. P. 13 as amended.

Purpose and Effect: An application has been submitted for a Zoning By-Law Amendment for lands located on the west side of Main Street South known as 106 Main Street South. The effect of this application is to change the zoning from R1-F (Single Detached Residential) to UC-D1 (Historic Downtown Urban Centre Zone). No change is currently proposed to the existing building on the property.



ANY PERSON may attend the public meeting to make written or verbal representation either in support of or in opposition to the proposed Zoning By-Law Amendment. If you wish to use the Town's audio/visual system, please contact the Clerk's Office not later than noon on the day of the meeting to make the appropriate arrangements. Should you be unable to attend the public meeting, your written submission will be received up to the time of the meeting.

IF YOU WISH TO BE NOTIFIED of the adoption of the proposed Zoning By-Law Amendment, you must make a written request to the Town of Newmarket, 395 Mulock Drive, P.O. Box 328, STN MAIN NEWMARKET, ON L3Y 4X7

IF A PERSON OR PUBLIC BODY does not make oral submissions at a public meeting or make written submissions to the Town of Newmarket before the by-law is passed, the person or public body is not entitled to appeal the decision of the Town of Newmarket to the Ontario Municipal Board.

IF A PERSON OR PUBLIC BODY does not make oral submissions at a public meeting, or make written submissions to the Town of Newmarket before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there is reasonable grounds to do so.

ADDITIONAL INFORMATION relating to the proposed Official Plan and Zoning By-Law Amendments is available for inspection between 8:30 a.m. and 4:30 p.m. on weekdays at the Municipal Offices, 395 Mulock Drive, Newmarket.

Direct any inquiries to the Planning Department 905-953-5321
Please refer to File No. D14-NP-17-01(ZBA)



Planning and Building Services

TOWN OF NEWMARKET

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**Development and Infrastructure Services
Planning and Building Services - Planning Report 2017-11**

To: Committee of the Whole

Subject: Zoning By-law Amendment Application, File No. D14-NP-17-01
Part Lot 7, Plan 222 Newmarket, Parts 1, 2, 3, PL 65R35207; S/T R585024; Town of Newmarket; All of PIN 03604-0184 (LT)
Mangoni Holdings Inc.
106 Main Street South

Date: May 8, 2017

Origin: Application submitted to the Planning Department

Recommendations

THAT Development and Infrastructure Services/Planning and Building Services Report 2017-11 dated May 8, 2017 regarding Application for Zoning By-law Amendment be received and the following recommendation(s) be adopted:

1. THAT the Application for Zoning By-law Amendment as submitted by Mangoni Holdings Inc., for lands Municipally known as 106 Main Street South 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 the agency and departmental circulation of the application, be addressed by staff in a comprehensive report to the Committee of the Whole, if required.
3. AND THAT Brad Rogers of Groundswell Urban Planners Inc., 30 West Beaver Creek Road, Unit 109, Richmond Hill, L4B 3K1, be informed of this decision.

Background

Location and surrounding land uses

The subject lands contain a single two-storey detached dwelling and the rear of the property features a parking lot, with a driveway along the southern boundary. The application concerns a property of approximately 650 square metres located on the west side of Main Street South, north of Millard Avenue.

The surrounding land uses are a detached mixed-use ground-floor commercial with upper-floor residential to the north and south, and across Main Street South to the east is a semi-detached residential dwelling and a medical office in a former residential structure.

Proposal

This application is a Zoning By-law Amendment submitted by Groundswell Urban Planners on behalf of the owners, Mangoni Holdings Inc., under Planning File D14-NP-17-01. The subject property is designated 'Historic Downtown Centre' by the Town of Newmarket Official Plan and zoned Single Detached Residential 9.1 Metre Zone (R1-F) by Zoning By-law 2010-40, as amended. The proposal seeks to amend the zoning for the subject lands from Single Detached Residential 9.1 Metre Zone (R1-F) to Historic Downtown Urban Centre Zone (UC-D1).

The Planning Justification Report as submitted indicates that the current proposal is for an internal renovation to the existing building, and that no new construction is proposed for the site. The proposed uses include residential on the second floor and such commercial/retail uses on the ground level as are permitted in the UC-D1 zone.

Preliminary review

Official Plan Considerations

The Subject Property is designated Historic Downtown Centre on Schedule A - Land Use Plan to the Town's Official Plan. One of the Official Plan's primary goals is to revitalize the Historic Downtown. Policies related to this portion of Main Street encourage improvements in the form of infill development and rehabilitation that is at a scale that retains the historic character of the area. The plan encourages retail uses along Main Street with residential units on the upper floors and encourages pedestrian activity by providing adequate links to Main Street and landscaped sidewalks.

The Official Plan further seeks to enhance the streetscape and facades along Main Street from Water Street to Davis Drive, including through lighting, landscaping, façade improvements, and other means.

Section 4.34 of the Official Plan reads in part as follows:

10. Conversions of existing residential dwellings for business and professional offices may be permitted subject to an amendment to the Zoning By-law. In considering an amendment to the Zoning By-law, Council shall be satisfied that:
 - a. no change occurs to the existing superstructure of the host building;
 - b. the building and site design is compatible with the character of the surrounding residential area; and,
 - c. adequate on-site parking is provided.

Insofar as clause A of the above section is concerned, no change is proposed to the existing superstructure of the building. The structure located on the subject lands is not designated under the *Heritage Act*, nor is there any prevention to its demolition and the construction of a future building on the site subject to the limits of the UC-D1 zone. Zoning By-laws do not limit the demolition of buildings.

Regarding clause B of the above section, no change is currently proposed to the building or site. Any building permit or change to the exterior of the site would be addressed through a site plan agreement under Section 41 of the *Planning Act*.

Finally, clause C of the section referenced above is addressed by the 8 parking spaces provided on the site.

Section 4.3.4 of the Official Plan continues:

11. Wherever possible, rear service access shall be provided.

This property currently has one narrow access driveway onto Main Street South. The Official Plan encourages the consolidation of driveways to limit conflict with traffic and pedestrians and shift access to rear service points. To this end it is proposed that any site plan agreement for the property include a clause requiring that the integration of vehicular access and parking arrangements with abutting properties, including appropriate easements, be required once sufficient properties are party to such clauses and easements and redevelopment of site(s) are proposed.

In summary, the proposed zoning by-law amendment broadly conforms to the Town's Official Plan, and is an example of appropriate residential and commercial redevelopment in scale with the historic character of Main Street South.

Zoning By-law Considerations

The subject property is currently zoned Single Detached Residential 9.1 Metre Zone (R1-F) by zoning By-Law 2010-40. The R1-F zone allows for a single dwelling unit and a limited list of related uses. The development standards for the UC-D1 zone would apply to this structure. Any existing zoning nonconformities may be legal nonconforming elements of the property that would be able to continue.

Staff have considered Section 16.1.1, policy 3 in the Town's Official Plan with regard to the Zoning By-Law Amendment:

3. In considering an amendment to the Zoning By-Law, Council shall be satisfied that:
 - a. the proposed change is in conformity with this Plan;
 - b. the proposed use is compatible with adjacent uses, and where necessary, buffering is provided to ensure visual separation and compatibility between uses;
 - c. potential nuisance effects upon adjacent uses are mitigated;
 - d. adequate municipal services are available;
 - e. the size of the lot is appropriate for the proposed use;
 - f. the site has adequate road access and the boundary roads can accommodate the traffic generated;
 - g. the on-site parking, loading and circulation facilities are adequate; and,
 - h. public notice has been given in accordance with the *Planning Act*.

The proposed parking layout for the property does not conform with the requirements of the zoning by-law. Section 5.3.4 ii) states that "*parking areas, parking lots, approaches, driveways, entrances, exits, buffer areas, and loading areas do not apply and shall be established in accordance with an approved site plan*". The Town has approved no site plan agreement for this property. In order for the property to conform to the zoning by-law, it will be required to enter into a site plan agreement with the Town.

The proposed amount of parking (six spaces) would provide sufficient parking as Zoning By-law 2010-40 requires for a single apartment dwelling unit and for retail uses on the ground floor. No site-specific parking standards are proposed. Other future uses of the ground floor could require additional parking, which could be addressed through a minor variance or use of the cash-in-lieu of parking policy.

Site Plan

The proposal is subject to Site Plan Control. Following the statutory public meeting recommended by this report, and a final recommendation report that will follow, if Council determines to approve the Zoning By-law Amendment application, a further application for Site Plan Control will be required. It appears that alterations have been made to the property without an appropriate site plan application, including the paving of the majority of the rear yard and the removal of all trees located on the lot (see Figure 1 below).

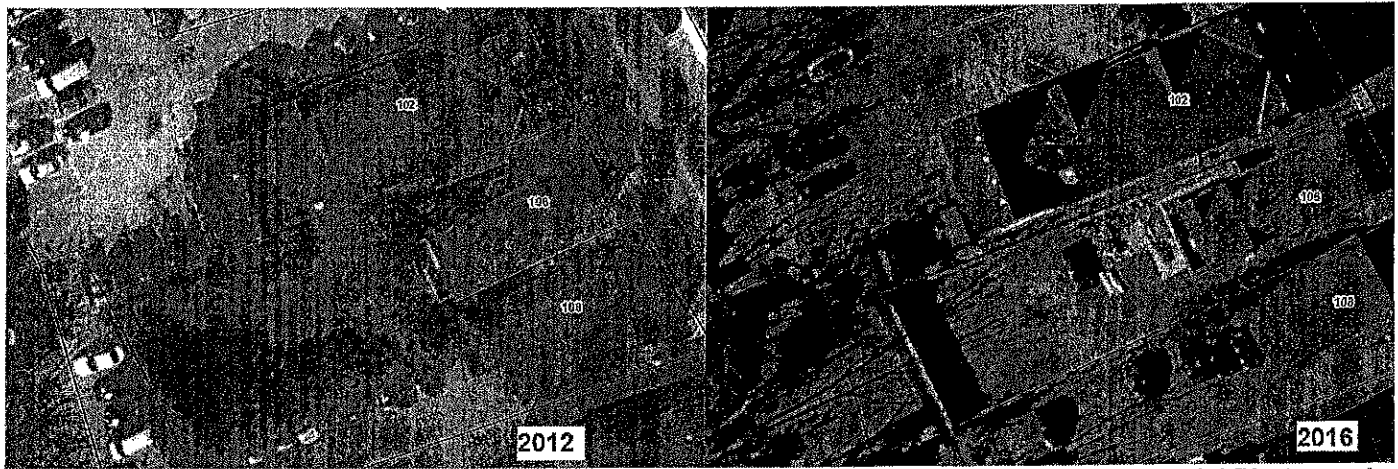


Figure 1: Aerial Photography

The zoning by-law applicable for the property when these works were undertaken would not permit such changes. For example, an R1-F lot is not permitted a driveway wider than 5.5 metres in width, nor any driveway in the required rear yard. Under the proposed UC-D1 zone, all parking areas must conform to an approved site plan. As no such approved plan exists, the parking area is illegally not conforming to the zoning by-law. In addition, had appropriate approvals been obtained the Town would have ensured the maintenance of such landscaped buffers and trees as was possible, and received compensation for significant trees that were removed and not replaced as per the Tree Preservation, Protection, Replacement and Enhancement Policy.

Having failed to obtain proper site plan approval for the establishment of a parking lot, if Council deems to approve the proposed zoning by-law amendment following the required statutory public meeting, the property will be required to enter into a site plan agreement with the Town. Based on submitted reports, further changes are intended for the lot such as the installation of a catchbasin. These changes will be reviewed as a matter of the site plan application. Matters to be addressed include:

- Grading and stormwater management
- Geotechnical report of existing paving
- Landscaping and streetscape plantings
- Removed trees and tree compensation

Provincial Policy Statement

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario's policy-led planning system, the PPS sets the policy foundation for regulating the development and use of land. It also supports the provincial goal to enhance the quality of life for the citizens of Ontario.

Planning decisions shall be consistent with the Provincial Policy Statement. The PPS provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural environment. The PPS supports improved land use planning and management, which contributes to a more effective and efficient land use planning system.

The PPS directs municipalities to provide for an appropriate mix and range of employment; encourage compact, mixed-use development; provide for a mix of housing types; and ensure a coordination of transportation and land use planning. This application conforms to the PPS.

Departmental and Agency Comments

The documents submitted with the zoning by-law amendment application were circulated to the Town's commenting departments and agencies. These comments will be considered and integrated as appropriate into the final recommendation to Council along with any conditions or holding provisions, as necessary.

Regional Municipality of York

At the time of drafting this report, the Regional Municipality of York has reviewed the application and advised that they have no comments related to the application. The Region notes that Development proposed on the subject property within the Wellhead Protection Area must adhere to the Wellhead Protection Policies outlined in the York Region Official Plan (ROP, 2010) and Regional Official Plan Amendment 5 (ROPA 5, 2013).

Should Site Plan approval be required, the Owner may be required to conduct and submit a Source Water Impact and Assessment Mitigation Plan (SWIAMP), to the satisfaction of the Region, to identify and address any potential water quality and water quantity threats to the municipal groundwater supplies. The SWIAMP must be prepared by a qualified professional, to the satisfaction of Regional Environmental Services staff in the Water Resources group. The SWIAMP must follow the York Region document Guidance for Proposed Developments in Wellhead Protection Areas in York Region (October 2014). A SWIAMP is required for any of the activities listed below if they will occur on the site for the storage or manufacture of:

- petroleum-based fuels and or solvents;
- pesticides, herbicides, fungicides or fertilizers;
- construction equipment;
- inorganic chemicals;
- road salt and contaminants as identified by the Province;
- the generation and storage of hazardous waste or liquid industrial waste, and waste disposal sites and facilities;
- organic soil conditioning sites and the storage and application of agricultural and non-agricultural source organic materials; and,
- snow storage and disposal facilities.

If a SWIAMP is not required, a letter prepared by a qualified professional will be required in its place stating that the above noted activities will not be occurring.

The Region also notes that the owner is to be advised that Low Impact Development (LID) measures are encouraged to be applied to the site. As per York Region Official Plan policy 2.3.37, developments should maximize infiltration through integrated treatment approach techniques to minimize stormwater volume and contaminant loads. This should include, but not be limited to, techniques such as rainwater harvesting,

phosphorus reduction, constructed wetlands, bioretention swales, green roofs, permeable surfaces, clean water collection systems, and the preservation and enhancement of native vegetation cover.

Finally, the Region highlights that the property is located within Wellhead Protection Area-Q (WHPA-Q Water Quantity). As such the SGBLS (South Georgian Bay Lake Simcoe) Source Protection Plan water quantity recharge maintenance policy may apply. If the amount of new impervious surface is 500 metres square or greater, the proponent may be required to maintain recharge as demonstrated through a hydrogeological study that shows the existing (i.e. pre proposed development) water balance can be maintained in the future (i.e. post proposed development).

Community consultation policy

This report recommends holding a public meeting with notice provided in accordance with the requirements of the *Planning Act*.

Budget impact

The Town will receive revenue from property taxes and from development charges for this property.

Operating Budget (Current and Future)

The appropriate planning application fees have been received for Official Plan amendment and zoning bylaw amendment.

Capital Budget

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

Business plan and strategic plan linkages

Contact

For more information on this report, contact: Ted Horton, Planner at 905-953-5321, Extension 2458 or via email at thorton@newmarket.ca.

Attachments: Location Map
Site Plan



Planner



Director of Planning and Building Services



Commissioner Development and Infrastructure Services

Attachment 1: Location Map

LOCATION MAP

106 Main Street South

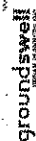


 Subject Lands

TOWN OF NEWMARKET PLANNING DEPARTMENT



Designed & Produced by Information Technology - GIS Printed: 11/01/2017. Land Parcel Boundaries - © Teranet Inc. and its suppliers. All rights reserved. NOT A PLAN OF SURVEY. 2017. DISCLAIMER: This mapping is based on the POLARS 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. It is not a substitute for a legal survey. Document Path: G:\Projects\10\Development and Infrastructure Services\Planning\Map Documents\106MainSt_LocationMap.mxd





Town of Newmarket
COUNCIL EXTRACT

Extract from the Minutes of the Council
Meeting held on March 27, 2017

3. Development and Infrastructure Services Report- Planning and Building Services 2017-08 dated March 20, 2017 regarding Application for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision - 16200 and 16250 Yonge Street.

a) That Development and Infrastructure Services/Planning and Building Services Report 2017-08 dated March 20, 2017 regarding Application for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision be received and the following recommendations be adopted:

i) That the Application for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision, as submitted by Shining Hill Estates Collection Inc. for lands being composed of Part of Lot 87, Concession 1, WYS be referred to a public meeting;

ii) And that following the public meeting, issues identified in this Report, together with comments of the public, Committee, and those received through the agency and departmental circulation of the application, be addressed by staff in a comprehensive report to the Committee of the Whole, if required;

iii) And that Mr. Lincoln Lo, Malone Given Parsons Ltd., 140 Renfrew Drive, Suite 201, Markham, ON L3R 6B3 be notified of this action.

**PLANNING & BUILDING SERVICES**

Town of Newmarket
 395 Mulock Drive
 P.O. Box 328, STN Main
 Newmarket, ON L3Y 4X7

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 planning@newmarket.ca
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LEGISLATIVE SERVICES		
INCOMING MAIL	REFD TO	COPY TO
MAY 09 2017		

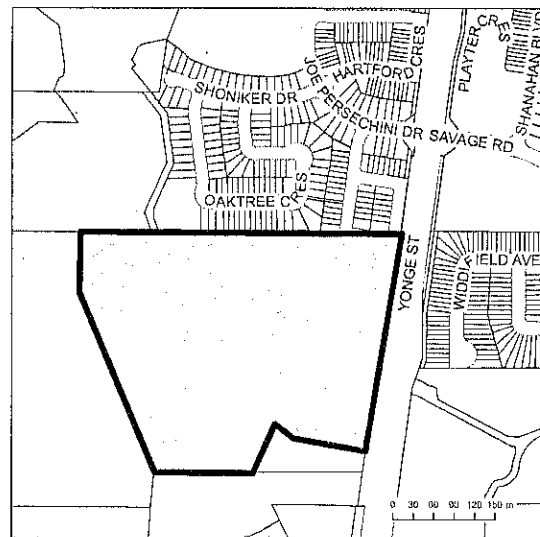
**PUBLIC MEETING CONCERNING A
 PROPOSED OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT AND
 PROPOSED DRAFT PLAN OF SUBDIVISION**

TAKE NOTICE that the Council of the Corporation of the Town of Newmarket will hold a Public Meeting on:

MONDAY MAY 29, 2017 AT 7:00 P.M.

in the **Council Chambers at the Municipal Offices, 395 Mulock Drive**, to consider a proposed Zoning By-Law Amendment under Section 34 of the Planning Act, RSO 1990, c. P. 13 as amended and a proposed Official Plan amendment under Section 17 of the Planning Act, RSO 1990, c. P. 13 as amended and a proposed Plan of Subdivision under Section 51 (20) (a) of the Planning Act, RSO 1990, c. P. 13 as amended.

An application has been submitted for an Official Plan Amendment, Zoning By-Law Amendment, Draft Plan of Subdivision for lands located on the west side of Yonge Street, south of Joe Persechini Drive, municipally known as 16200 and 16250 Yonge Street. The net effect of this application is to permit a draft plan of subdivision consisting of 13 single detached dwellings, 10 semi detached dwellings and 150 townhomes, Open Space lands for Stormwater Management, environmental sustainability and forest restoration. Specifically, the applicant proposes a re-designation from Emerging Residential and Natural Heritage designations in the Official Plan, rezone from the Transitional (T), Environmental Protection Open Space (OS-EP) and Private Open Space (OS-1) zones to the Residential Detached Dwelling (R1), Residential Semi Detached Dwelling (R2), Residential Multiple Dwellings (R4-Townhome) and Open Space (OS) zone.



ANY PERSON may attend the public meeting to make written or verbal representation either in support of or in opposition to the proposed Official Plan and Zoning By-Law Amendments or Draft Plan of Subdivision. If you wish to use the Town's audio/visual system, please contact the Clerk's Office not later than noon on the day of the meeting to make the appropriate arrangements. Should you be unable to attend the public meeting, your written submission will be received up to the time of the meeting.

IF YOU WISH TO BE NOTIFIED of the adoption of the proposed Official Plan and Zoning By-Law Amendments or Draft Plan of Subdivision, you must make a written request to the Town of Newmarket, 395 Mulock Drive, P.O. Box 328, STN MAIN NEWMARKET, ON L3Y 4X7

IF A PERSON OR PUBLIC BODY does not make oral submissions at a public meeting or make written submissions to the Town of Newmarket before the by-law is passed or the Draft Plan approved, the person or public body is not entitled to appeal the decision of the Town of Newmarket to the Ontario Municipal Board.

IF A PERSON OR PUBLIC BODY does not make oral submissions at a public meeting, or make written submissions to the Town of Newmarket before the by-law is passed or the draft plan approved, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there is reasonable grounds to do so.

ADDITIONAL INFORMATION relating to the proposed Official Plan and Zoning By-Law Amendments and Draft Plan of Subdivision is available for inspection between 8:30 a.m. and 4:30 p.m. on weekdays at the Municipal Offices, 395 Mulock Drive, Newmarket.

Dated May 9, 2017

Direct any inquiries to the
 Planning Department 905-953-5321
 Please refer to File No. D9 NP 1613, D12 1613 & D14 1613

**PLANNING AND BUILDING SERVICES**

Town of Newmarket

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March 20, 2017

**DEVELOPMENT AND INFRASTRUCTURE SERVICES/PLANNING & BUILDING SERVICES REPORT
2017-08**

TO: Committee of the Whole

SUBJECT: **Application for Official Plan Amendment, Zoning Bylaw Amendment and
Draft Plan of Subdivision 19TN 2016 001
16200 and 16250 Yonge Street
West side of Yonge Street, South of Mulock Drive
Planning File: D9 NP 1613, D12 1613 & D14 1613
Shining Hill Estates Collections Inc.**

ORIGIN: Planning and Building Services

RECOMMENDATIONS

THAT Development and Infrastructure Services/Planning and Building Services Report 2017-08 dated March 20, 2017 regarding Application for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision be received and the following recommendation(s) be adopted:

- 1) THAT the Application for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision, as submitted by Shining Hill Estates Collection Inc. for lands being composed of Part of Lot 87, Concession 1, WYS be referred to a public meeting.
- 2) AND THAT following the public meeting, issues identified in this Report, together with comments of the public, Committee, and those received through the agency and departmental circulation of the application, be addressed by staff in a comprehensive report to the Committee of the Whole, if required.
- 3) AND THAT Lincoln Lo, Malone Given Parsons Ltd., 140 Renfrew Drive, Suite 201, Markham L3R 6B3 be notified of this action.

COMMENTS**Location and Surrounding Land Uses**

The Subject Lands located on the west side of Yonge Street, south of Mulock Drive. (See Location Map attached)

Surrounding land uses

North - single detached and semi detached dwellings

East - single detached and semi detached dwellings/Nokiidaa/Tom Taylor Trail (east side of Yonge Street)

South - a single residential dwelling/Open Space/Natural Heritage

West - Open Space/Natural Heritage/Agricultural Uses

Proposal

An application for draft plan approval, Official Plan amendment and zoning by-law amendment has been submitted for the 13.77 hectare subject lands by Shining Hill Estates Collections Inc. (Shining Hill) to amend the existing Emerging Residential and Natural Heritage designations in the Official Plan, rezone from the Transitional (T), Environmental Protection Open Space (OS-EP) and Private Open Space (OS-1) zones to the Residential Detached Dwelling (R1), Residential Semi Detached Dwelling (R2), Residential Multiple Dwellings (R4-Townhome) and Open Space (OS) zone. This is to permit a draft plan of subdivision consisting of 12 single detached dwelling lots, 10 semi detached dwelling lots, 162 Townhouse dwelling lots and open space lands for storm water management and environmental sustainability and restoration.

The site is proposed to be accessed by way of Yonge Street and the extension of the existing local road system to the north (Isaac Phillips Way and Kalinda Road) which has been accommodated through the northerly subdivision approvals.

It is important to highlight that this proposal contemplates the re-designation of lands within the natural heritage system (woodlot) to Emerging Residential. The developer has proposed compensation for the woodlot removal that demonstrates a net gain in woodland area by a factor of two. The proposed restoration areas within the draft plan area intended to reduce fragmentation in forested areas, increase linkages with other surrounding forested communities and introduce native planting stock to the restoration areas, including a block currently zoned for stack townhouse dwellings. The Region of York and the Town relies on the Lake Simcoe Region Conservation Authority (LSRCA) to review and provide comment on natural heritage matters. Comments from the LSRCA are provided further in this report.

Preliminary Review

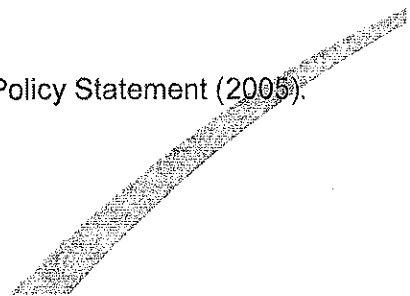
The Planning Justification report submitted with the application notes that this plan is intended to represent the first phase of a larger residential development as the applicant owns an additional 109 Hectares of land on the northwest quadrant of Yonge Street and St. John's Side Road crossing the municipal boundary between Newmarket and Aurora. However, no applications have been received for the larger parcel of land, much of which in Newmarket is under the Town Oak Ridges Moraine policies. This report before Council will discuss the submitted applications for development. The attached location map details the subject lands as well as other lands owned by the applicant.

Provincial Policy Statement

The Provincial Policy Statement supports improved land use planning and management, which contributes to a more effective and efficient land use planning system. The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Decisions affecting planning matters "shall be consistent" with this policy statement. The Provincial Policy Statement is intended to be read in its entirety and the relevant policies are to be applied to each situation.

The proposed draft plan of subdivision is generally consistent with the PPS by providing a mix of housing types within the settlement area of the Town of Newmarket that has been identified in the Official Plan for residential development.

This proposal appears to be consistent with the relevant provisions the Provincial Policy Statement (2005).



Official Plan Considerations

The subject property is designated Emerging Residential, Parks and Open Space and Natural Heritage System on Schedule "A" Land Use Plan in the 2006 Official Plan. The Emerging Residential permitted uses include single, semi-detached dwellings and town homes provided they are appropriately justified through the supporting studies and reports. The Official Plan also indicates that where new housing is proposed adjacent to existing homes, the new dwellings should generally have a physical character similar to the existing neighbourhood in terms of density, lot sizes, building heights and setbacks.

The proposed development is generally compatible with the surrounding uses being single and semi-detached dwellings to the immediate north; Open Space and Natural Heritage to the west, a major arterial road to the east (Yonge Street) and Natural Heritage and a single family dwelling to the south.

The proposal to re-designate a woodlot within the plan from Natural Heritage (woodlot) to Emerging Residential has been reviewed by the LSRCA who have provided no objection to the proposal. The LSRCA have recommended the remaining areas, outside of the development lands, be designated Natural Heritage and zoned Environmental Protection-Open Space allowing for trails, walkways and boardwalks.

To support the above, the developer would be required to provide a replanting program at a ratio of 2:1 and must clearly demonstrate the net gain benefits to the Natural Heritage System. To appropriately assess the proposal, the LSRCA have requested a number of refinements to the submitted Environmental Impact Assessment that will be required prior to any development approval.

Zoning Bylaw Consideration

The Subject Property is currently zoned Transitional (TR); Environmental Protection Open Space (OS-EP; OS-EP-85); Open Space (OS-1) and Residential Stacked Townhouse Dwelling (R4-S-85) permitting a maximum of 85 stacked townhomes on the parcel located at 16200 Yonge Street. The R4 zone also includes the holding provision. The majority of the site is within the Transitional zone.

The Applicant wishes to rezone the Subject Property to Residential Detached Dwellings (R1-F-X1; R1-F-X2), Residential Semi-Detached Dwellings (R2-H-X) and Residential Multiple Dwellings (Townhome)(R4-X) to permit the proposed redevelopment of the site. The applicant has also requested additional relief from the performance standards that will continue to be reviewed as we proceed through the process. Lands outside of the developable areas will be rezoned to Open Space (OS-1) and Environmental Protection Open Space (OS-EP).

Staff will utilise Section 16.1.1, policy 3 in the Town's Official Plan with regards to the Zoning By-Law Amendment:

- "3. In considering an amendment to the Zoning By-Law, Council shall be satisfied that:
- a. the proposed change is in conformity with this Plan;
 - b. the proposed use is compatible with adjacent uses, and where necessary, buffering is provided to ensure visual separation and compatibility between uses;
 - c. potential nuisance effects upon adjacent uses are mitigated;
 - d. adequate municipal services are available;
 - e. the size of the lot is appropriate for the proposed use;
 - f. the site has adequate road access and the boundary roads can accommodate the traffic generated;
 - g. the on-site parking, loading and circulation facilities are adequate; and,
 - h. public notice has been given in accordance with the *Planning Act*."

As this development proposal does not have servicing allocation, the Holding (H) provisions of the Planning Act will be required in the event the property is rezoned.

Parkland

No parkland dedication is proposed for this development. A park to the north of the site exists within an appropriate walking distance through the use of the Active Transportation Network therefore Parkland Dedication shall be provided in the form of cash-in-lieu

Roads and Traffic

Yonge Street is a Regional Road under the jurisdiction of the Region of York. The Region of York have provided comments in regards to transportation planning, however, have no objection to the requested Official Plan Amendment.

Engineering Services have questioned the rationale for Street A, accessing the site from Yonge Street, being designed to a collector road width given the moderate traffic volumes it is projected to experience. They note that if the intention is for this road to function as a collector in the future, the lot configuration of the subdivision should be revised to minimize the number of driveways on this road.

Some modifications to the sidewalk locations are being requested to assist in pedestrian inter-connectivity and connections. A sidewalk is also required along Yonge Street along the frontage of this plan.

Active Transportation

ES have reviewed the Town Active transportation network and have provided the following comments related to trail connections:

The Town's Active Transportation Network describes a need for a continuous connection from the multipurpose paved trail network to the North of the site (connecting to the Armstrong Family Park, Joe Persechini Drive, Saw Mill Valley Drive, etc.) to the Nokiidaa Bike Trail / Tom Taylor Trail on the East side of Yonge Street. This connection would require a paved multipurpose trail along Street A, along the proposed Storm Water Management Block and an asphalt connection on the adjacent site. A connection shall be required to connect the trail to the South East corner of the site to Yonge Street and the Potential Future Pedestrian Underpass. The Underpass will provide a connection to the existing Tom Taylor Trail in the open space lands East of Yonge Street to expand the Active Transportation network. As an interim to urbanization and future trail crossings a pedestrian crossing signal shall be required at Yonge Street and Street A to provide a safe connection to the trail network on the east side of Yonge Street. There is also a requirement for a pedestrian connection to Savage Road similar to that on the East side of Yonge Street.

Sanitary Sewage

Adequate capacity is available in the trunk sewer to accommodate sanitary flows from this development.

Water Distribution

A number of comments have been provided by Engineering Services that will require addressing as it relates to the water distribution analysis.

Storm Drainage

ES have provided a number of comments on the stormwater management design that will have to be addressed prior to approval of these applications. There are two significant areas of concern:

- i. An underground storage tank is being proposed rather than a traditional stormwater management pond. We have concerns with respect to the long term maintenance of the tank. The tank should be replaced by a pond.
- ii. Two major storm capture locations are proposed at low points in the roads. The overall grading design is to be reviewed/revise to direct the major storm flows overland to the storm outlets.

Grading

With regard to site grading, preliminary grading design proposes to discharge drainage from the northerly lots in this subdivision into the existing neighbouring lots. This is not acceptable. Drainage from this proposed development should be contained and should not impact existing lots.

Phase One Environmental Site Assessment

ES have reviewed the Phase One Environmental Site Assessment and find it to be acceptable. The report recommends that a Phase Two ESA be carried out.

Servicing Allocation

Servicing allocation has not been granted for this proposed draft plan of subdivision.

Departmental and Agency Comments

Engineering Services have provided comments on the submitted reports outlined above.

Agency Comments

Lake Simcoe Region Conservation Authority – have no objection to the proposal, however, have a number of comments to be addressed in a further submission prior to development approval. Comments related to the proposal to remove a woodlot within the Natural Heritage designation can be found under the Official Plan section of this report. The LSRCA further note that the technical engineering and Hydrogeological review is ongoing and comments will be provided at a future date.

The Town has also received general comments from various agencies/utilities that will be addressed throughout the planning process as necessary.

BUSINESS PLAN AND STRATEGIC PLAN LINKAGES

The development of this parcel of land in the South West Quadrant is in accordance with the Newmarket Official Plan and has linkages to the Community Strategic Plan as follows:

Living Well: protecting and enhancing environmentally sensitive features

Well Balanced: encouraging a sense of community through an appropriate mix of land uses and amenities.

Well-Planned & Connected: implementing the policies of the Official Plan

COMMUNITY CONSULTATION POLICY

The recommendations of this report refer the applications to the statutory public meeting as required by the Planning Act.

While the public meeting has not been scheduled, comments from the neighbouring land owner to the south have been submitted. Concerns relate to: privacy and security, the future disposition of the natural heritage lands in the vicinity of their property, potential to redevelop their property and how it might fit with this proposal. These questions and concerns will continue to be reviewed through the process.

BUDGET IMPACT**Operating Budget (Current and Future)**

The appropriate planning application fees have been received for Official Plan amendment, zoning bylaw amendment and draft plan of subdivision. The Town will also receive revenue from development charges and assessment revenue with the development of this subdivision in the event the applications are approved.

Capital Budget

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

CONTACT

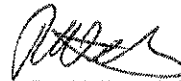
For more information on this report, contact: Dave Ruggle, Senior Planner – Community Planning, at 905-953-5321, ext 2454; druggle@newmarket.ca

Attachments

- 1 - Location Map
- 2 - Proposed draft plan of subdivision



Commissioner Development and Infrastructure
Services

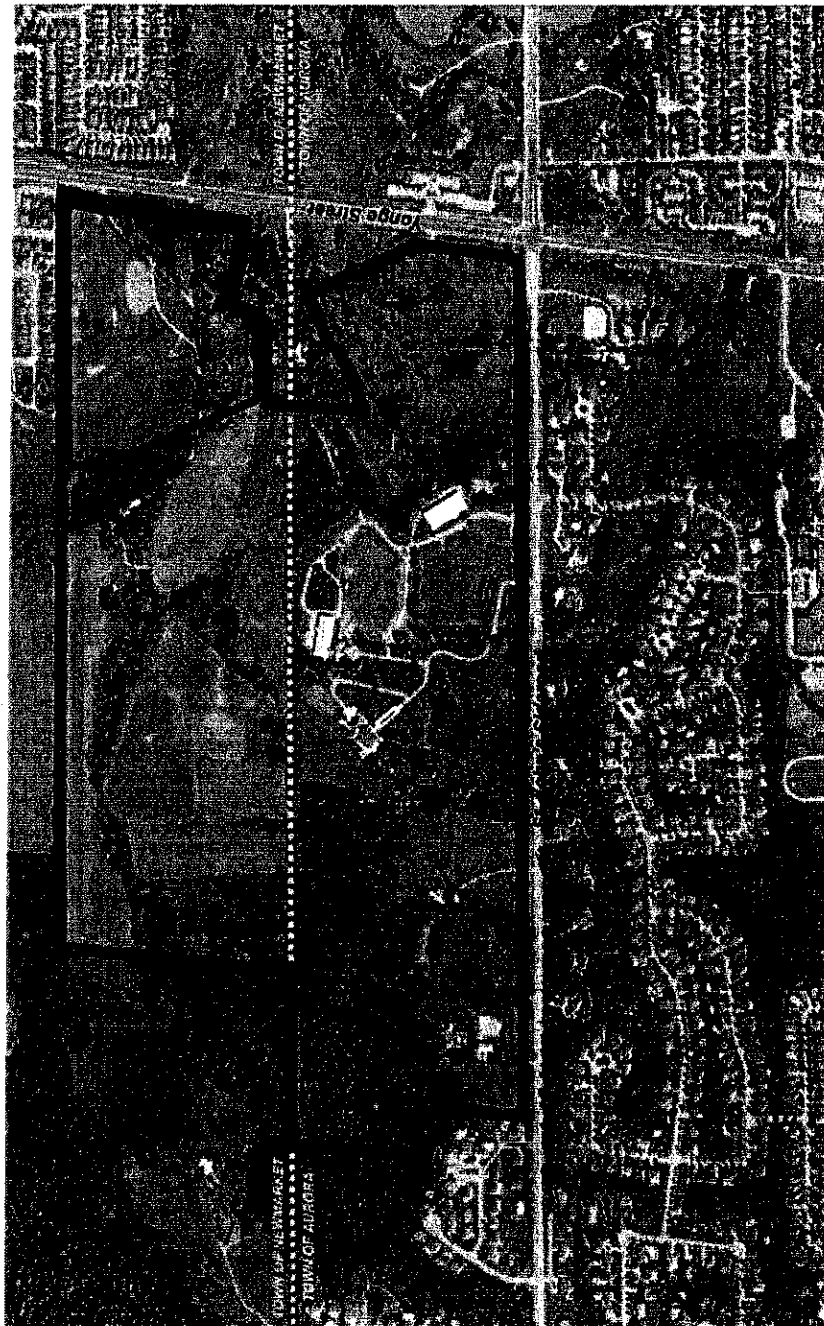


Director of Planning and Building Services



Senior Planner - Community Planning

Location Map
16200 and 16250 Yonge Street
West side of Yonge Street, South of Mulock Drive

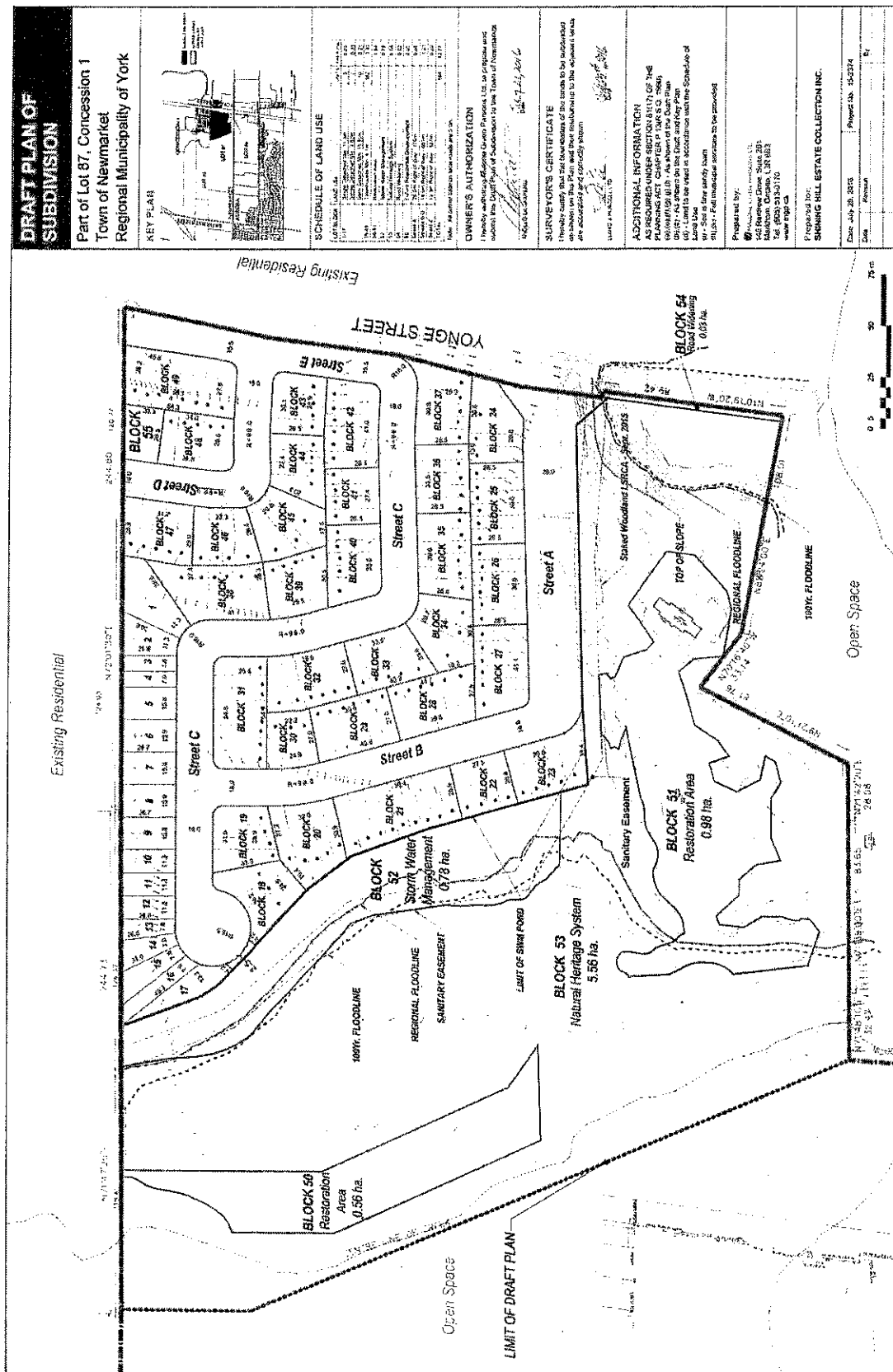


Subject Site

Dunin Estate

Municipal Boundary

Source: Google Earth





Hello,

My name is Justin Bergamini, and I am contacting you from the Office of Senator Nancy Greene Raine in Ottawa.

I would like to congratulate you and the members of your community for proclaiming the first Saturday in June (June 3rd, 2017) National Health and Fitness Day!

I would also like to offer congratulations, on behalf of Senator Greene-Raine, for your commitment to help make Canada the fittest nation on earth. Your leadership is commendable.

This year we expect more than 270 communities across the country to take part in National Health and Fitness Day!

I was hoping you could provide us with some information surrounding events or programming your community has planned for the big day -- such as: type of event, location, relevant links, and promotional material.

We would like to post the relevant information on our new website, www.NHFDcan.ca to assist other communities with their planning, and to act as a hub for all the events taking place across the Country.

If your community is looking for some additional resources, I highly recommend you go to the 'Community Tool Kit' section of our website, under 'Resources'

I look forward to hearing about what plans you have in store for this year!

For more information feel free to contact me at 613-995-0307 or Marilyn McIvor at 613 402 5154.

Best regards,

Justin Bergamini

Intern,

Office of Senator Nancy Greene Raine

Good afternoon,

As an organization with a main office based in the Town of Newmarket, **we would like to request a proclamation recognizing the month of June as National Deafblind Awareness Month.** I am attaching the official logos encouraging everyone to “make a wave” in honour of National Deafblind Awareness Month. I am also attaching the Senate proclamation for reference.

On December 21, 2000, the Ontario Legislature officially proclaimed the month of June in each year as DeafBlind Awareness Month, to recognize that "Deafblindness is a unique disability that incorporates the sensory loss of both sight and hearing" and was created to help "recognize that increased public awareness of this disability is crucial to increase opportunities for those who live with it."

More recently, the Canadian Senate passed a motion on May 28, 2015 also recognizing June as Deafblind Awareness Month across Canada. This motion helps "to promote public awareness of deafblind issues and to recognize the contribution of Canadians who are deafblind."

June is also the birth month of Helen Keller, an internationally recognized person who lived with deafblindness.

Join us in celebrating National Deafblind Awareness Month in communities across Ontario by attending an event near you. A list of events occurring nationally can be found at www.dbco.ca.

Founded in 1989, DeafBlind Ontario Services is a not-for-profit organization that helps individuals who are deafblind increase their independence and improve their quality of life through specialized services. With residential locations and community services programs across the province, their services extend into a wide range of communities in Ontario.

To learn more, visit www.deafblindontario.com.

Thank you in advance for your consideration of this request.
Karen

Karen Madho, CMP | Senior Coordinator of Public Relations
DeafBlind Ontario Services | 17665 Leslie Street, Unit 15 | Newmarket, ON L3Y 3E3
p: 905-853-2862 ext. 243 | f: 905-853-3407 | toll free: 855-340-3267
k.madho@deafblindontario.com | www.deafblindontario.com



June is National Deafblind Awareness Month
Make a wave from coast to coast