



Town of Newmarket
MINUTES

Committee of the Whole

Monday, May 29, 2017 at 1:30 PM
Council Chambers

For consideration by Council
on June 6, 2017

The meeting of the Committee of the Whole was held on Monday, May 29, 2017 in the Council Chambers, 395 Mulock Drive, Newmarket.

Members Present: Mayor Van Bynen
Deputy Mayor & Regional Councillor Taylor
Councillor Vegh (1:30-3:49 PM)
Councillor Kerwin
Councillor Twinney
Councillor Hempen (1:30 to 3:32 PM; 7:00 PM to 7:45 PM)
Councillor Kwapis
Councillor Broome
Councillor Bisanz

Staff Present: E. Armchuk, Commissioner of Corporate Services (Acting Chief Administrative Officer)
R. Prudhomme, Director of Engineering Services (Acting Commissioner of Development and Infrastructure Services)
I. McDougall, Commissioner of Community Services
J. Unger, Assistant Director of Planning
D. Ruggle, Senior Planner, Community Planning
L. Lyons, Director of Legislative Services/Town Clerk
K. Saini, Deputy Clerk
T. Horton, Planner
L. Moor, Council/Committee Coordinator
H. Leznoff, Council/Committee Coordinator

The meeting was called to order at 1:35 PM.

The Committee of the Whole recessed at 3:32 PM and reconvened at 3:45 PM and recessed at 3:49 PM and reconvened at 7:00 PM.

Mayor Van Bynen in the Chair.

Additions & Corrections to the Agenda

The Acting Chief Administrative Officer advised of the following addendum items:

- (1) Proclamation Request of June 3, 2017 as "National Health and Fitness Day"

- (2) Proclamation Request of June, 2017 as "National Deafblind Awareness Month"
- (3) Verbal advice from the Director of Legal Services/Municipal Solicitor related to Main Street Clock Inc., 178-194 Main Street South. The matter will need to be considered in Closed Session to obtain advice that is subject to solicitor-client privilege, including a verbal report from the Municipal Solicitor in accordance with Section 239 (2) (f) of the Municipal Act, 2001.

Declarations of Pecuniary Interest

Councillor Hempen declared a conflict of interest in relation to the Closed Session matter related to the Clock Tower as he has a business in close proximity to the subject lands. He advised he would take no part in the discussion of the matter.

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 addressed the Committee with a PowerPoint Presentation entitled "Housing Initiatives and Incentives"

Moved by: Councillor Bisanz
Seconded by: Councillor Broome

1. That the PowerPoint presentation by Ms. Valerie Shuttleworth, Chief Planner and Mr. Rick Farrell, General Manager of Housing, Regional Municipality of York entitled "Housing Initiatives and Incentives" be received.

Carried

Deputations

None.

Consent Items

Moved by: Councillor Vegh
Seconded by: Councillor Kerwin

That the following items (2 to 13) be adopted on consent:

2. 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.

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.

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

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%; and,

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

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

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

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

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.
6. Central York Fire Services - Joint Council Committee Meeting Minutes of February 7, 2017.
1. That the Central York Fire Services - Joint Council Committee Meeting Minutes of February 7, 2017 be received.
7. Heritage Newmarket Advisory Committee Meeting Minutes of April 4, 2017.
1. That the Heritage Newmarket Advisory Committee Meeting Minutes of April 4, 2017 be received.
8. Item 2 of the Heritage Newmarket Advisory Committee Meeting Minutes of April 4, 2017 regarding Pickering College.
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.
9. Item 8 of the Heritage Newmarket Advisory Committee Minutes of April 4, 2017 regarding 425 and 432 Davis Drive.
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.
10. Main Street District Business Improvement Area Board of Management Meeting Minutes of April 18, 2017.
1. That the Main Street District Business Improvement Area Board of Management Meeting Minutes of April 18, 2017 be received.
11. List of Outstanding Matters.
1. That the List of Outstanding Matters be received.
12. Correspondence dated May 23, 2017 from Office of Senator Nancy Greene Raine requesting proclamation of June 3, 2017 as “National Health and Fitness Day”.
1. That the proclamation request from the Office of Senator Nancy Greene Raine 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.
13. 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 Ontario Awareness Month”; and,
 3. That the “National Deafblind Awareness Month” proclamation be advertised in the Town Page advertisement and on the Town’s website.

Carried

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

Moved by: Councillor Kwapis
Seconded by: Councillor Twinney

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.

Carried

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

Moved by: Deputy Mayor & Regional Councillor Taylor
Seconded by: Councillor Hempen

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, **that staff be directed to provide a base budget for Council's consideration that does not exceed 2.35%; and,**
 - b. **That staff be directed to provide a total budget (base, enhancements, extraordinary items and Asset Replacement Fund) not to exceed 3% which outlines options and ways to achieve savings of between \$175,000 - \$200,000 (being the difference between 2.99% and the projected total target amount of between 3.35% – 3.50% set out in the Finance Report); and,**

- c. That the proposed strategic theme, Council priorities and budget focus be adopted; and,
- d. That the 2018 public engagement plan for the 2018 budget be approved.

Carried

Motions

16. Temporary re-zoning of 195 Harry Walker Parkway.

Moved by: Councillor Kwapis
Seconded by: Councillor Broome

- 1. That the notice requirements be waived for the purpose of discussing a proposed motion related to the temporary re-zoning of 195 Harry Walker Parkway due to time sensitivity.

Carried by 2/3 majority

Moved by: Deputy Mayor & Regional Councillor Taylor
Seconded by: Councillor Twinney

- 2. That a Town led temporary re-zoning application for the property known as 195 Harry Walker Parkway be initiated with a Public Planning session scheduled over the summer months to accommodate a temporary location for the Community Living Newmarket Aurora District administration and programming facility with a completion target date of no later than September 1, 2017.

Carried

Action Items

- 17. 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.

Moved by: Deputy Mayor & Regional Councillor Taylor
Seconded by: Councillor Vegh

1. That the correspondence from the Regional Clerk's office be received; and,
2. That this motion be forwarded to Regional Clerks' office and all York Region Municipalities prior to May 31, 2017.

Carried

Reports by Regional Representatives

- (1) Deputy Mayor and Regional Councillor Taylor advised that the Regional Development Charges have been approved at Regional Council. He further advised that the pilot project at the property known as 212 Davis Drive for development charge deferrals was the basis for the Region to enshrine within the Development charges By-law that all new purpose built rental buildings will be given a three year deferral on their Development Charge payments.

Notices of Motion

None.

New Business

- (1) Councillor Twinney requested a traffic status update from engineering staff regarding the area surrounding Southlake Regional Health Centre. The Director of Engineering Services advised that a joint information report will be forthcoming.
- (2) Councillor Twinney advised she would be forwarding some signage wording options to the Director of Engineering Services for consideration of posting along the trail system to delineate trail etiquette for all users.

Closed Session

Moved by: Deputy Mayor & Regional Councillor Taylor
Seconded by: Councillor Kwapis

That Committee of the Whole resolve into a Closed Session to discuss the following matter:

- (1) Advice that is subject to solicitor/client privilege as per Section 239 (2) (f) of the Municipal Act related to Main Street Clock Inc., 178-194 Main Street South.

Carried

The Committee of the Whole resolved into Closed Session at 3:21 PM.

Councillor Hempen left Council Chambers at 3:21 PM.

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

The Committee of the Whole resumed into public session at 3:32 PM and recessed at 3:44 PM.

Public Hearing Matters (7:00 PM)

The Public Hearing was called to order at 7:09 PM.

The Deputy Clerk welcomed the public to the Committee of the Whole meeting. She advised that the Planning Act requires the Town to hold at least one Public Meeting on any proposed Town of Newmarket Official Plan Amendment and Zoning By-law Amendment.

The Deputy Clerk advised that the purpose of the meeting was to hear from anyone who has an interest in the following two applications:

The first application deals with a Zoning By-law Amendment related to 106 Main Street South. The effect of this application is to change the zoning from Single Detached Residential to Historic Downtown Urban Centre.

The second application deals with an Official Plan Amendment and Zoning By-law Amendment related to the lands 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; 150 townhomes; open space lands for Stormwater Management; environmental sustainability and forest restoration.

She further advised that the Committee of the Whole would not be making a decision regarding the proposed applications, but will refer all written and verbal comments to Planning staff to consider in reports that will be brought forward to a future Committee of the Whole or Council meeting.

The Deputy Clerk advised that if anyone present wished to be notified of subsequent meetings, or if speaking, to use one of the iPads located on the front table near the entrance of Council Chambers or complete a paper form and submit it to Legislative Services staff.

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

She thanked everyone for their participation and interest in the meeting.

18. 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)

Mr. Brad Rogers from Groundswell Urban Planning gave an overview of the application, highlighting the purpose of the development proposal being a Zoning By-law Amendment to amend the existing R1-F Zone to Historical Downtown Urban Centre Zone (UC-D10). An overview of the proposed concept plan was provided.

- (1) Deputation by Mrs. Elaine Adam, resident, regarding the use of the land and if the proposal involved tearing down the existing building.

Moved by: Councillor Hempen
Seconded by: Councillor Kwapis

1. That the presentation and deputation related to the 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) be received.

Carried

19. 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.

Mr. Don Given of Malone, Given, Parsons provided an overview of the proposed application and addressed questions that came forward previously. He clarified that this is an application for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision.

- (1) Mr. Mathew Greyber, resident, raised questions regarding how the proposed application will impact the trail system and trees in the area and how the height and grade level will impact the privacy of the residents living nearby.
- (2) Ms. Louise Rose, resident, raised concerns regarding the open space and what effect it will have on the surrounding properties and future development and the Town's vision for Yonge Street.
- (3) Mr. Roman Santos, resident, expressed concerned regarding access from Street A to Yonge Street and questioned if a signalized intersection would be developed in the future.
- (4) Ms. Christina Dorsen, resident, raised questions regarding the construction timeframe, the start date and length in years from start to finish and expressed concern regarding traffic and whether construction vehicles would access the site from Yonge Street or through roadways in the proposed subdivision.
- (5) Ms. Laura DeJong, resident, raised concerns about the natural buffer zone, existing trees along the fence line, natural wildlife habitat and if a wildlife study would be conducted.

The Assistant Director of Planning reported on the next steps for both items 18 and 19. He advised that matters such as storm water management, traffic and heritage concerns would be addressed in a report along with the feedback received at the public planning session.

Moved by: Councillor Broome
Seconded by: Councillor Bisanz

1. That the presentation and the deputations regarding the development application for the property known as 16200 and 16250 Yonge Street be received.

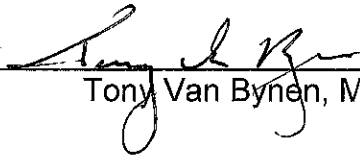
Carried

Adjournment

Moved by: Councillor Broome
Seconded by: Councillor Kwapis

1. That the Committee of the Whole meeting adjourn at 7:45 PM.

Carried



Tony Van Bynen, Mayor



Lisa Lyons, Town Clerk