



Town of Newmarket
AGENDA

**Heritage Newmarket
Advisory Committee**

Tuesday, July 11, 2017 at 7:00 PM

Mulock Room, 395 Mulock Drive

Additions & Corrections to Agenda

Declarations of Interest

Presentations/Deputations

Approval of Minutes

1. Heritage Newmarket Advisory Committee Meeting Minutes of June 13, 2017.

Correspondence

2. Correspondence from the Planning and Building Services Department regarding Notice of Passing of Zoning By-law 2017-40 for the property known as 106 Main Street South.
3. Correspondence from the Planning and Building Services Department regarding Notice of Complete Application for the property known as 17645 Yonge Street (Redwood Properties)
4. Correspondence from the Planning and Building Services Department regarding Notice of Complete Application and Public Meeting for the property known as 195 Harry Walker Parkway North.

Items

5. Discussion regarding 770 Gorham Street

Excerpt from Heritage Newmarket Advisory Committee Meeting Minutes of June 13, 2017:

1. That the deputation and correspondence by Mr. Sayed Ehsan Velayti regarding removal of his house from the Municipal Register of Non-Designated Heritage Properties (770 Gorham Street) along with removal of the heritage plaque status associated with the dwelling be received and deferred to the next scheduled Heritage Newmarket Advisory Committee meeting with planning staff in attendance.

6. Operating Budget Discussion

Excerpt from Heritage Newmarket Advisory Committee Meeting Minutes of June 13, 2017:

1. That the Operating Budget Discussion be tabled until a Planning staff representative can attend a meeting to assist the Committee with understanding the budgetary impacts from a Town department standpoint and therefore the Heritage Newmarket Advisory Committee respectfully requests the Senior Planner - Policy attend an upcoming meeting.

Reports of Committee Members

7. Designated Property Maintenance and Concerns a) Site Plaques b) Residence Plaques c) Heritage Location Plaques
8. a) Architecture, Recreation, Culture, Heritage (ARCH) Committee; b) Elman W. Campbell Museum Board; c) Lower Main Street South Heritage Conservation District Advisory Group; d) Newmarket Historical Society Board of Directors

New Business

Adjournment

The meeting of the Heritage Newmarket Advisory Committee was held on Tuesday, June 13, 2017 in the Mulock Room, 395 Mulock Drive, Newmarket.

Members Present: Athol Hart, Chair
Billie Locke
Joan Seddon (7:03 to 8:42 PM)
Rohit Singh
Malcolm Watts

Absent: Soni-Felix-Raj
Councillor Hempen

Staff Present: L. Moor, Council/Committee Coordinator

Guests: Councillor Kerwin (7:00 to 7:25 PM)
Mr. & Mrs. Velayati, 770 Gorham Street (7:00 to 7:25 PM)

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

A.Hart in the Chair.

The Chair advised that the order of the agenda items will be rearranged to accommodate guests in attendance that have put forth a deputation request.

Declarations of Interest

None.

Additions & Corrections to Agenda

None.

Deputations

1. Mr. Sayed Ehsan Velayti addressed the Committee requesting removal of his house from the Non-Designated Heritage Booklet listing (770 Gorham Street) along with removal of the heritage plaque status associated with the dwelling.

Correspondence from Mr. Ehsan Velayti dated May 8, 2017 regarding 770 Gorham Street.

Moved by: Rohit Singh
Seconded by: Joan Seddon

1. That the deputation and correspondence by Mr. Sayed Ehsan Velayti regarding removal of his house from the Municipal Register of Non-Designated Heritage Properties (770 Gorham Street) along with removal of the heritage plaque status associated with the dwelling be received and deferred to the next scheduled Heritage Newmarket Advisory Committee meeting with planning staff in attendance.

Carried

Approval of Minutes

2. Heritage Newmarket Advisory Committee Meeting Minutes of May 2, 2017.

Moved by: Rohit Singh
Seconded by: Joan Seddon

1. That the Heritage Newmarket Advisory Committee Meeting Minutes of May 2, 2017 be approved.

Carried

Correspondence

3. Correspondence from the Planning and Building Services Department regarding Notice of Passing of Zoning By-law 2017-28 for the properties known as 400 Park Avenue and 405/407 Botsford Street.

Moved by: Joan Seddon
Seconded by: Billie Locke

1. That the correspondence from the Planning and Building Services Department regarding the Notice of Passing of Zoning By-law 2017-28 for the properties known as 400 Park Avenue and 405/407 Botsford Street be received for information.

Carried

4. Correspondence from the Planning and Building Services Department regarding Notice of Adoption of Official Plan Amendment Number 18.

Moved by: Rohit Singh
 Seconded by: Billie Locke

1. That the correspondence from the Planning and Building Services Department regarding the Notice of Adoption of Official Plan Amendment Number 18 be received for information.

Operating Budget Discussion

5. The Chair provided a brief verbal update regarding the Committee's input into the proposed 2018 Operating Budget. He suggested that a Planning staff representative attend a future meeting to review and provide feedback into the Committee's budgetary needs and details.

Moved by: Billie Locke
 Seconded by: Joan Seddon

1. That the Operating Budget Discussion be tabled until a Planning staff representative can attend a meeting to assist the Committee with understanding the budgetary impacts from a Town department standpoint and therefore the Heritage Newmarket Advisory Committee respectfully requests the Senior Planner - Policy attend an upcoming meeting.

Carried

Property Standards By-law Discussion

6. The Chair provided a brief verbal update regarding the objective of a renewed Property Standards By-law. Discussion ensued regarding various aspects associated with protection of heritage properties within the context of the impending revised By-law.

Reports of Committee Members

7. a) Designated Property Maintenance and Concerns

Nothing to report at this time.

b) Site Plaques

M. Watts advised that a corrected plaque was delivered to the resident who advised the Committee in March, 2017 that the plaque on her dwelling had incorrect information.

c) Residence Plaques

Nothing to report at this time.

d) Heritage Location Plaques

Nothing to report at this time.

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

The Chair provided a verbal update regarding the Architecture, Recreation, Culture and Heritage Committee's efforts in relocating Colonel Cotter's gazebo to Fairy Lake Park. He provided some verbal historical information in how Colonel Cotter obtained his military status and the current Queen's York Rangers affiliation.

Elman W. Campbell Museum Board

Billie Locke provided a verbal update and advised that she will be arranging a meeting with Mr. Hart, Mr. Caister, Ms. Sinyard and herself to discuss proposed new signage for the Museum. She advised that the Museum held a successful yard sale recently with approximately \$1500.00 in proceeds collected. She further invited all in attendance to the Museum for Canada Day festivities.

b) Lower Main Street South Heritage Conservation District Advisory Group

The Chair advised that a meeting of the Lower Main Street South Heritage Conservation District Advisory Group has been scheduled.

c) Newmarket Historical Society Board of Directors

Joan Seddon advised that she was unable to attend the last meeting due to illness; however the Historical Society Board of Directors Annual General Meeting is scheduled for June 22, 2017 in the common room of the condominium development known as On Bogart Pond. She further advised that Mr. Watts will be presenting the document he wrote regarding Bogarttown and the significance in Upper Canada.

New Business

The Chair provided a verbal update regarding the elevation drawings for the property known as 497 Timothy Street. He advised that the development of the property shows a proposed tall structure to satisfy the Lake Simcoe Region Conservation Authority requirements associated with construction within a floodplain.

Adjournment

Moved by: Rohit Singh
Seconded by: Joan Seddon

That the meeting adjourn at 8:45 PM.

Carried

Date

A. Hart, Chair



PLANNING AND BUILDING SERVICES

Town of Newmarket www.newmarket.ca
 395 Mulock Drive planning@newmarket.ca
 P.O. Box 328, STN Main T: 905.953.5321
 Newmarket, ON L3Y 4X7 F: 905.953.5140

NOTICE OF THE PASSING OF A ZONING BY-LAW BY TOWN OF NEWMARKET

Zoning By-law Amendment: 2017 - 40
 Applicant: Mangoni Holdings Inc.
 Location: 106 Main Street South
 File Number: File: D14 NP17 01

TAKE NOTICE that the Council of the Town of Newmarket passed **By-Law Number 2017-40** on the **26th day of June, 2017**, under Section 34 of the Planning Act, R.S.O. 1990, c. P. 13, as amended.

AND TAKE NOTICE THAT any person or public body may appeal to the Ontario Municipal Board in respect to the By-law by filing with the Clerk of the Corporation of the Town of Newmarket no later than **4:30 p.m. on July 17th, 2017** a notice of appeal setting out the objection to the By-law and the reasons for the appeal, accompanied by the prescribed appeal fee(s), made payable to the Minister of Finance in the amount of \$300.00. If you wish to appeal to the OMB, a copy of an appeal form is available from the OMB website at www.omb.gov.on.ca. In addition, to the fees listed above, pursuant to By-law No. 2016-64, a processing fee of \$160.00 per Ontario Municipal Board appeal, payable to the Town of Newmarket is required to be paid at the time of filing a Notice of Appeal

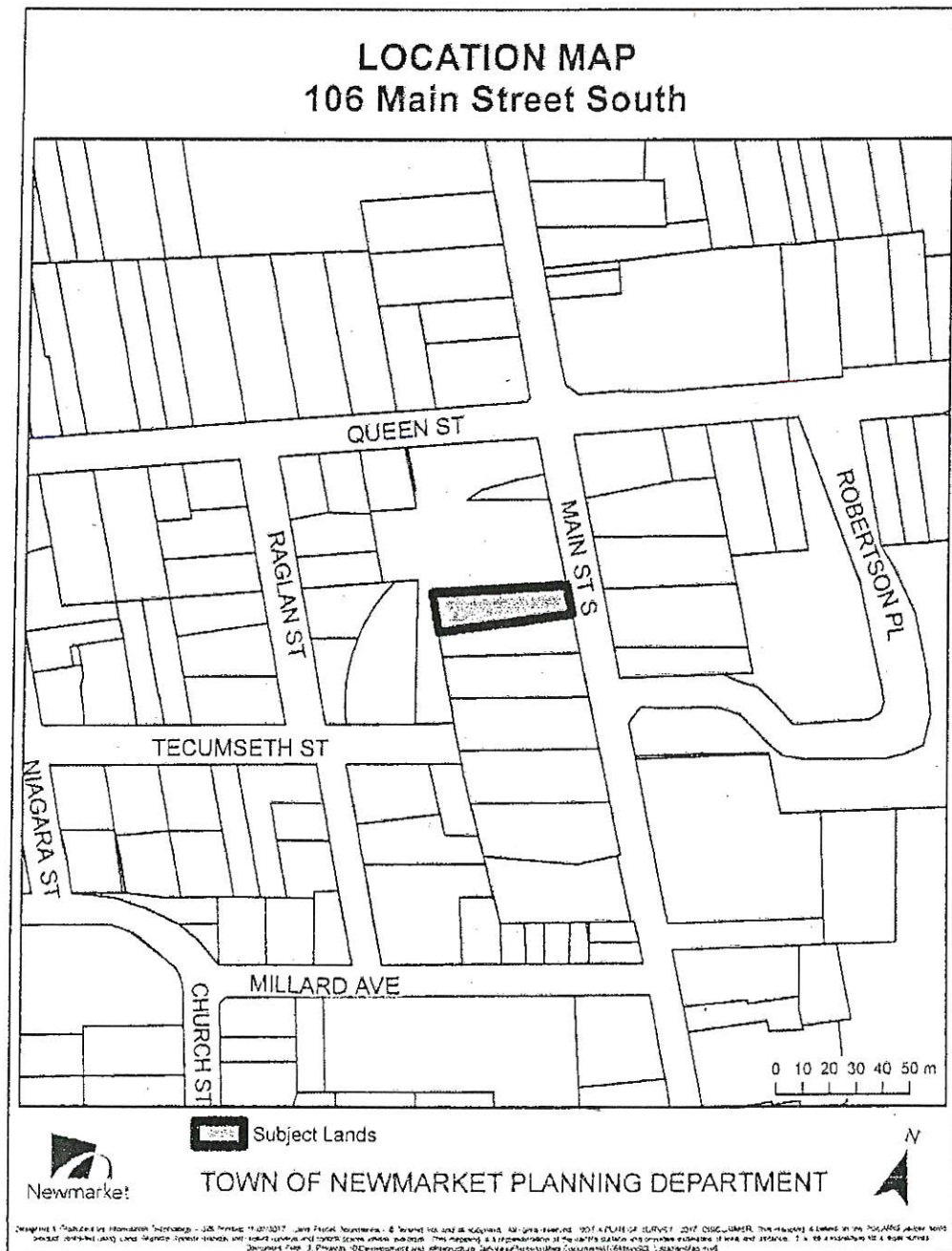
An explanation of the purpose and effect of the by-law, describing the lands to which the bylaw applies, and a location map showing the location of the lands to which the by-law applies are attached. The complete by-law is available for inspection in the Town Clerk's office during regular office hours.

Only individuals, corporations and public bodies may appeal a zoning by-law to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

DATED at the Town of Newmarket this **27th day of June, 2017**.

Lisa Lyons, Town Clerk
 Town of Newmarket
 P.O. Box 328, 395 Mulock Drive
 NEWMARKET, ON L3Y 4X7





PLANNING AND BUILDING SERVICES

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 Newmarket, ON L3Y 4X7 F: 905.953.5140

Notice of Complete Application Proposed Official Plan Amendment and Zoning By-law Amendment

PROPERTY DESCRIPTION:	17645 Yonge Street
APPLICANT:	17645 Yonge Street Developments Inc. (Redwood Properties)
FILE NUMBER:	D9-NP17 14 (Official Plan Amendment) D14-NP17 14 (Zoning By-law Amendment)

Applications for Official Plan Amendment and Zoning By-law Amendment have been submitted for the above noted lands. The application is proposing to amend the maximum heights identified under the existing site specific exception for this property (Section 15 of the Urban Centres Secondary Plan) and amend the existing Provincial Urban Centre Zone (UC-P) to permit a proposed mixed use development consisting of 530 residential apartment units and 1,919 square meters of commercial space within a 4 storey podium and three towers of 21, 19 and 17 storeys.

This application is deemed complete under the *Planning Act R.S.O., 1990*. At this time there are no other applications pertaining to the subject land. A map detailing the location of the subject lands is on the reverse of this page.

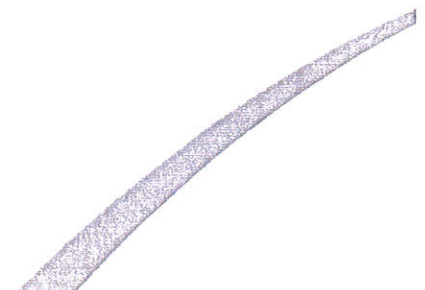
A *statutory public meeting* as required by the *Planning Act R.S.O., 1990* will be held at a future undetermined date. Notice of the future *statutory public meeting* will be mailed from the Town of Newmarket no less than 20 days prior to the meeting date.

Additional Information

The public may view planning documents and background material at the Planning Department between 8:30 a.m. and 4:30 p.m., Monday through Thursday; Friday from 8:30 am – 4:00 PM. Questions, written submissions or requests for notification may be directed to:

Dave Ruggle, BAA, MCIP, RPP, Senior Planner – Community Planning
 Planning and Building Services
 Town of Newmarket
 395 Mulock Drive
 PO Box 328 Stn Main
 Newmarket, ON L3Y 4X7
 druggle@newmarket.ca

Dated at the Town of Newmarket this 23rd day of June, 2017



LOCATION MAP
17645 Yonge Street
East Side of Yonge Street
North of Davis Drive



Subject Lands

TOWN OF NEWMARKET PLANNING DEPARTMENT

Designed & Produced by Information Technology - GIS Printed June 2017. Land Parcel Boundaries: © Teranet Inc. and its suppliers. All rights reserved. NOT A PLAN OF SURVEY. 2015. Zoning: Town of Newmarket, 2015. DISCLAIMER: This mapping is based on the POLARIS 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. This map has been produced for illustrative purposes only. It is not a substitute for a legal survey.

T:\GIS Services\Planning Data File related documentation\17645 Yonge Street Redwood Prop (15052017)\Complete application documents\Location m



PLANNING & BUILDING SERVICES
 Town of Newmarket www.newmarket.ca
 395 Mulock Drive planning@newmarket.ca
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 Newmarket, ON L3Y 4X7 F: 905.953.5140

PLANNING
 JUN 14 2017
DEPARTMENT

PLANNING APPLICATION FORM USE FOR ALL APPLICATIONS	FOR OFFICE USE
	RECEIVED BY: _____
	DATE RECEIVED: _____
	APPLICATION FEE: _____
	FILE NUMBER: <u>D9NP1719</u>

APPLICATION IS SUBMITTED FOR: (Mark all appropriate boxes)

- | | |
|---|--|
| <input checked="" type="checkbox"/> OFFICIAL PLAN AMENDMENT | <input type="checkbox"/> DRAFT PLAN OF SUBDIVISION |
| <input checked="" type="checkbox"/> ZONING BYLAW AMENDMENT | <input type="checkbox"/> DRAFT PLAN OF CONDOMINIUM |
| <input type="checkbox"/> SITE PLAN APPROVAL | <input type="checkbox"/> PART LOT CONTROL |
| <input type="checkbox"/> AMENDMENT TO SITE PLAN APPROVAL | <input type="checkbox"/> OTHER: _____ |

REGISTERED OWNER: 17645 Yonge Street Developments Inc.

ADDRESS: 330 New Huntington Road CITY: Vaughan

POSTAL CODE: L4H 4C9 PHONE: 905-856-4558 FAX: _____

E-MAIL ADDRESS: raubry@redwoodproperties.ca

PLEASE LIST ADDITIONAL PROPERTY OWNERS ON AN ATTACHED SHEET

BENEFICIAL OWNER: (If applicable)

ADDRESS: _____ CITY: _____

POSTAL CODE: _____ PHONE: _____ FAX: _____

E-MAIL ADDRESS: _____

AGENT: (If other than either of the above) Groundswell Urban Planners Inc.

ADDRESS: 109-30 West Beaver Creek Road CITY: Richmond Hill

POSTAL CODE: L4B 3K1 PHONE: 416-723-9619 FAX: _____

E-MAIL ADDRESS: brad@groundswellplan.com, kerigan@groundswellplan.com

SEND INVOICES TO: (Mark appropriate boxes)

- | | | |
|---|---|--------------------------------|
| <input checked="" type="checkbox"/> OWNER | <input type="checkbox"/> BENEFICIAL OWNER | <input type="checkbox"/> AGENT |
|---|---|--------------------------------|

SEND CORRESPONDENCE TO: (Mark appropriate boxes)

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> OWNER | <input type="checkbox"/> BENEFICIAL OWNER | <input checked="" type="checkbox"/> AGENT |
|---|---|---|

LOCATION AND DESCRIPTION OF PROPERTY

MUNICIPAL ADDRESS: 17645 Yonge Street

LOT: Part Lot 96 CONCESSION: 1

LOT: REGISTERED PLAN:

AND/OR

PART: REFERENCE PLAN (If relevant):

LOT AREA (ha): 1.86 LOT FRONTAGE (m): 120m LOT DEPTH (m):

EXISTING STRUCTURES: (Give height & floor area) n/a

PROPOSED STRUCTURES: (Give height & floor area)

3 towers of high-density (rental) residential units are proposed - 21, 19 and 17 storeys each. A total of 530 units are proposed, along with 1,919 s.m. of commercial/retail space for a total FSI of 3.5. A total of 866 parking spaces are proposed for the entire development.

DOES THE APPLICANT HAVE AN INTEREST IN ANY ADJACENT LANDS? IF YES, PLEASE DESCRIBE:

No.

LAND USES

PRESENT USE: Vacant, former automotive dealership

PROPOSED USE: Mixed use residential (rental tenure) and retail/commercial

PRESENT OFFICIAL PLAN DESIGNATION: Yonge-Davis Provincial Urban Growth Centre

PROPOSED OFFICIAL PLAN DESIGNATION: (If applicable) same, with site-specific performance standards

PRESENT ZONING BYLAW CLASSIFICATION: (H)UC-P-119

PROPOSED ZONING BYLAW CLASSIFICATION: (If applicable) (H)UC-P-XX

- ☒ Pre-consultation with municipal staff on application - Date: December 22, 2016
- ☒ Indicate whether this application conforms to the Provincial Policy Statements (2005)
- ☒ Indicate whether this application conforms (or does not conflict) with all other Provincial Plans

PROPOSED TENURE TYPE: (If applicable)

☐ FREEHOLD ☐ CONDOMINIUM ☒ RENTAL

SERVICING

SANITARY SERVICING: ☒ MUNICIPAL ☐ PRIVATE SEPTIC SYSTEM

☐ OTHER: _____

WATER SUPPLY: ☒ MUNICIPAL ☐ PRIVATE WELL

☐ OTHER: _____

DATE OF ACQUISITION OF LAND

BY OWNER: July 18, 2016

AND IN THE CASE OF A BENEFICIAL OWNER, ANTICIPATED DATE OF CLOSING:

The personal information on this form is collected under the *Planning Act*, R.S.O. 1990, c.P. 13, as amended. The information is used for the purpose of processing your application. If you have any questions about this collection of personal information, please contact the Planning Division, Town of Newmarket, at (905) 953-5321.

DECLARATION

I Eddy Goldstein

of the City _____ of Toronto

in the _____ of _____

SOLEMNLY DECLARE THAT:

ALL THE WITHIN STATEMENTS AND THE STATEMENTS CONTAINED IN ALL OF THE EXHIBITS TRANSMITTED HERewith, ARE TRUE AND I MAKE THIS SOLEMN DECLARATION CONSCIENTIOUSLY BELIEVING IT TO BE TRUE AND KNOWING THAT IT IS OF THE SAME FORCE AND EFFECT AS IF MADE UNDER OATH AND BY VIRTUE OF THE CANADA EVIDENCE ACT.

FOR PURPOSES OF THE *MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT*, I AUTHORIZE AND CONSENT TO THE USE BY OR DISCLOSURE TO ANY PERSON OR PUBLIC BODY OF ANY PERSONAL INFORMATION IN THIS APPLICATION THAT IS COLLECTED UNDER THE AUTHORITY OF THE *PLANNING ACT* FOR THE PURPOSE OF PROCESSING YOUR APPLICATION.

Declared before me at the Town _____ of Richmond Hill

in the Region _____ of York

this 19 _____ day of April _____ A.D. 2017



CERTIFICATE

(TO BE SIGNED BY OWNER, EVEN IF AGENT HAS BEEN APPOINTED)

As of the date of this application, I am the registered owner of the lands described in the application, and I have examined the contents of this application and hereby certify that the information submitted with the application is correct insofar as I have knowledge of these facts, and I authorize the submission of this application on my behalf by:

(Please Print) AND/OR Brad Rogers/Groundswell Urban Planners
BENEFICIAL OWNER (If applicable) (Please Print) WHOM I HAVE APPOINTED AS MY AGENT


With the submission of my application, I hereby undertake to not permit the cutting down of any trees or the disturbance of any vegetative cover in any way as it exists on the land which is the subject of this application without the prior written approval of the Town.

I hereby also undertake to not permit the demolition and/or destruction of any building and/or structure in any way as it exists on the land which is the subject of this application without the prior written approval of the Town.

I hereby also undertake to have any sign, which is required to be erected to provide notification of a public meeting, removed within seven days after the public meeting is held.

I hereby acknowledge that the Town or its representatives, and applicable public agencies have permission to access the property for the purposes of reviewing this application.

I hereby agree and acknowledge that the information contained in this application and any supporting information, including reports, studies, and drawings, provided with this application by me, my agents, consultants and solicitors, constitutes public information and will become part of the public record. As such, and in accordance with the provisions of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c.M.56, I hereby consent to the Town of Newmarket making this application and its supporting information available to the general public, including copying, posting on the Town's website and/or releasing a copy of the application and any of its supporting information to any third party upon their request, and as part of a standard distribution of copies of such documentation, I consent to the Town releasing copies of any of the documentation to additional person, including but not limited to members of Council and ratepayers' associations.

DATE: June 12, 2017 SIGNED: 
Signature of Owner

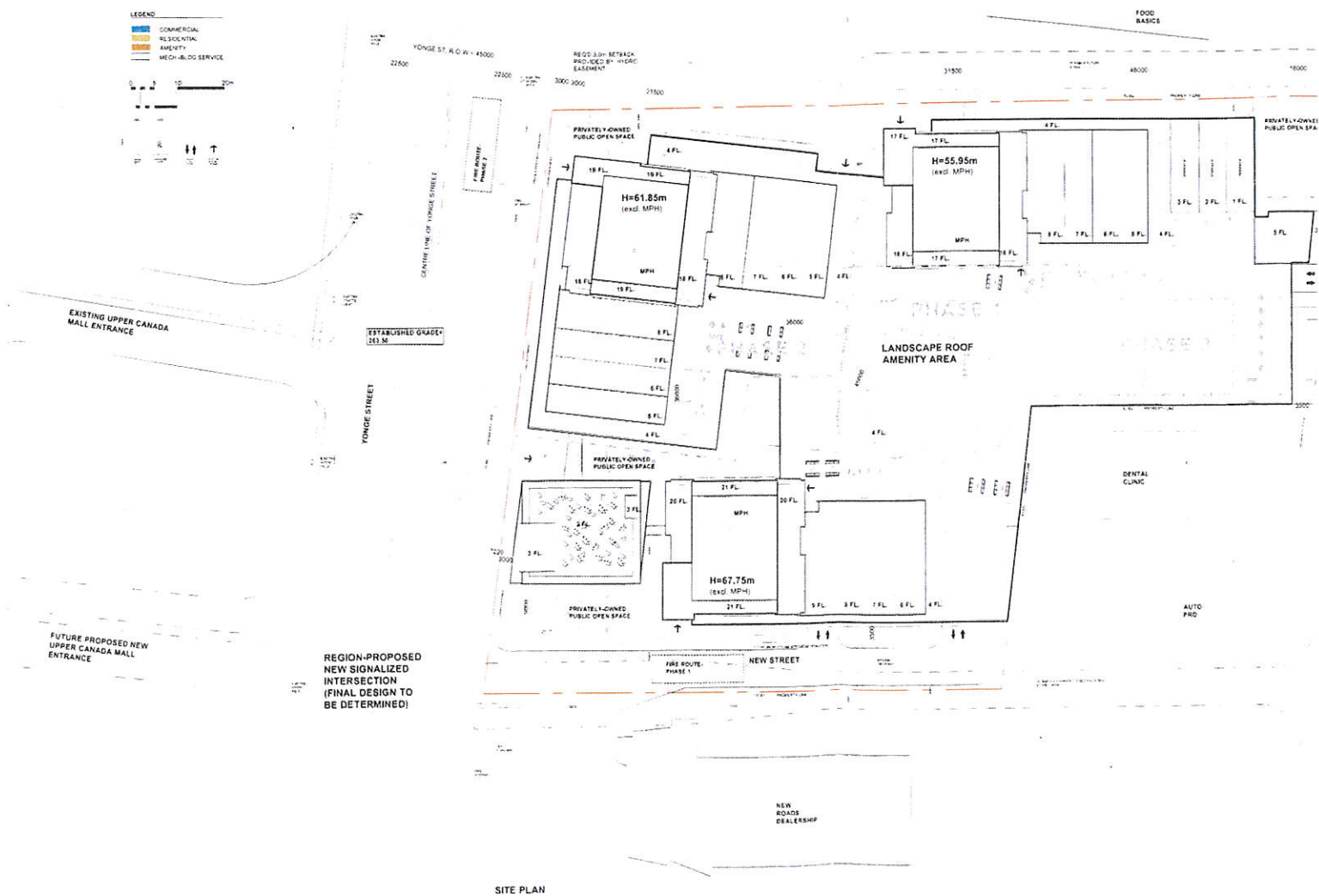
Adam Goldstein

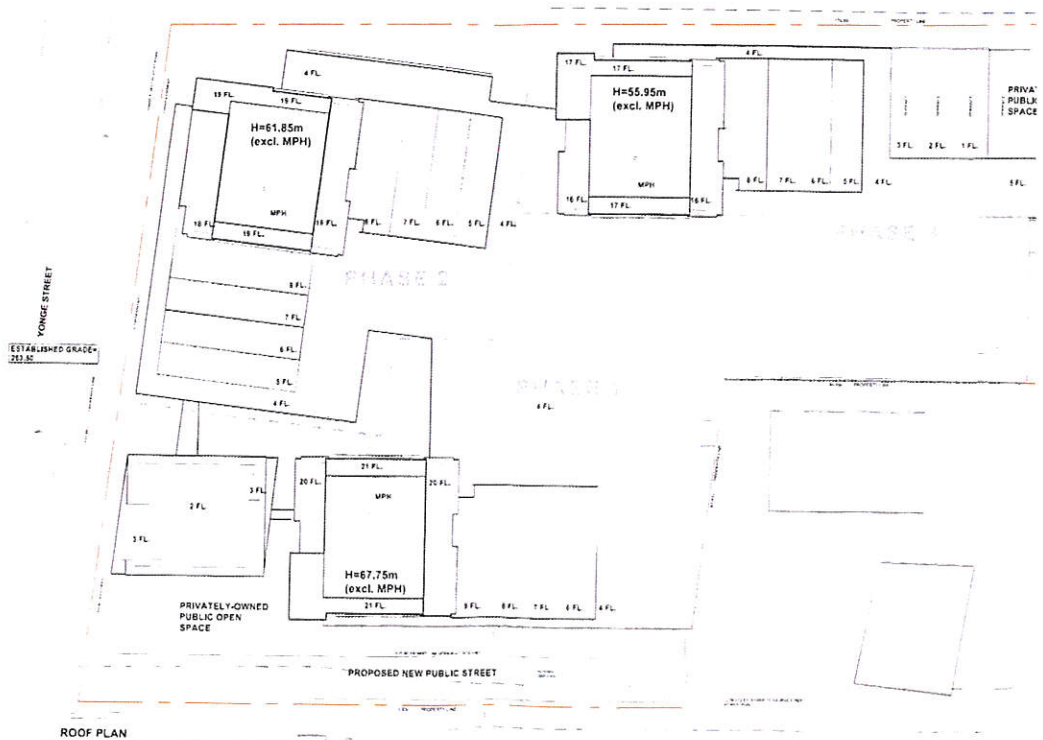
Print Name of Owner

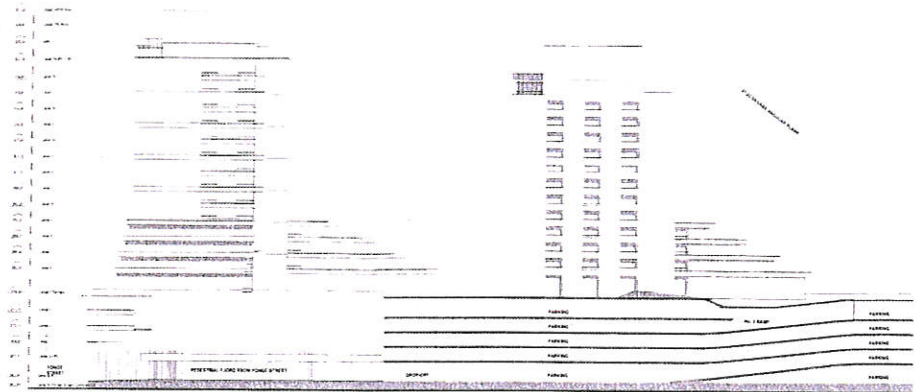
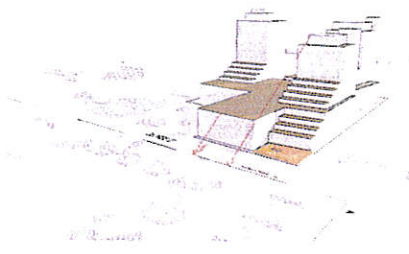
(AFFIX CORPORATE SEAL IF APPLICABLE)

UPPER GROUND FLOOR/LEVEL P2 PLAN

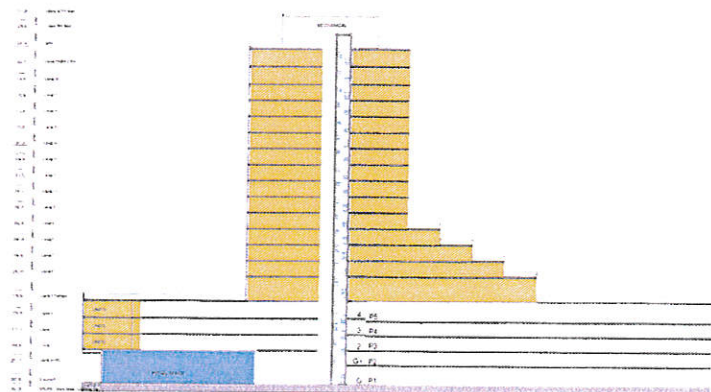




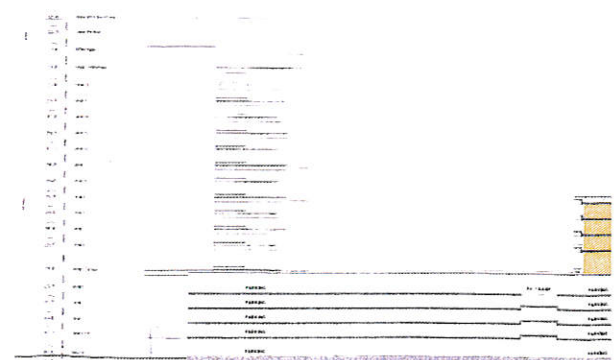




PHASE 1 INTERNAL TOWER ELEVATION
EAST-WEST SECTION LOOKING NORTH

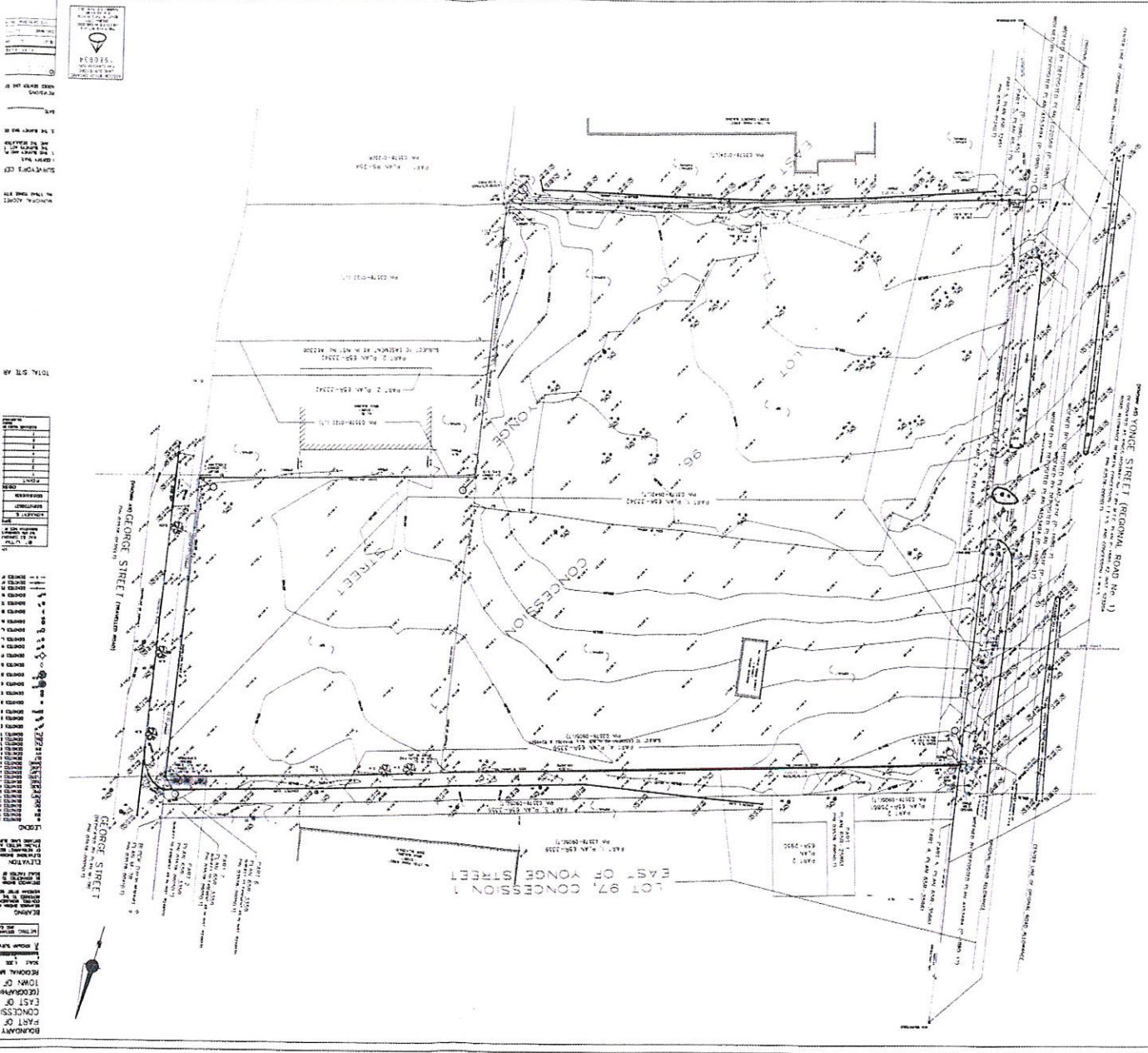


EAST-WEST SECTION THROUGH PHASE 2 LOOKING NORTH



PHASE 2 NORTH TOWER ELEVATION
NORTH-SOUTH SECTION THROUGH PHASE 1 LOOKING EAST







PLANNING & BUILDING SERVICES

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

www.newmarket.ca
planning@newmarket.ca
T: 905.953.5321
F: 905.953.5140

NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING

PROPERTY DESCRIPTION: 195 Harry Walker Parkway North
East side of Harry Walker Parkway North, north of Journey's End Circle

APPLICANT: Town of Newmarket

File Numbers: NP-P-17-01 (ZBA – Temporary Use)

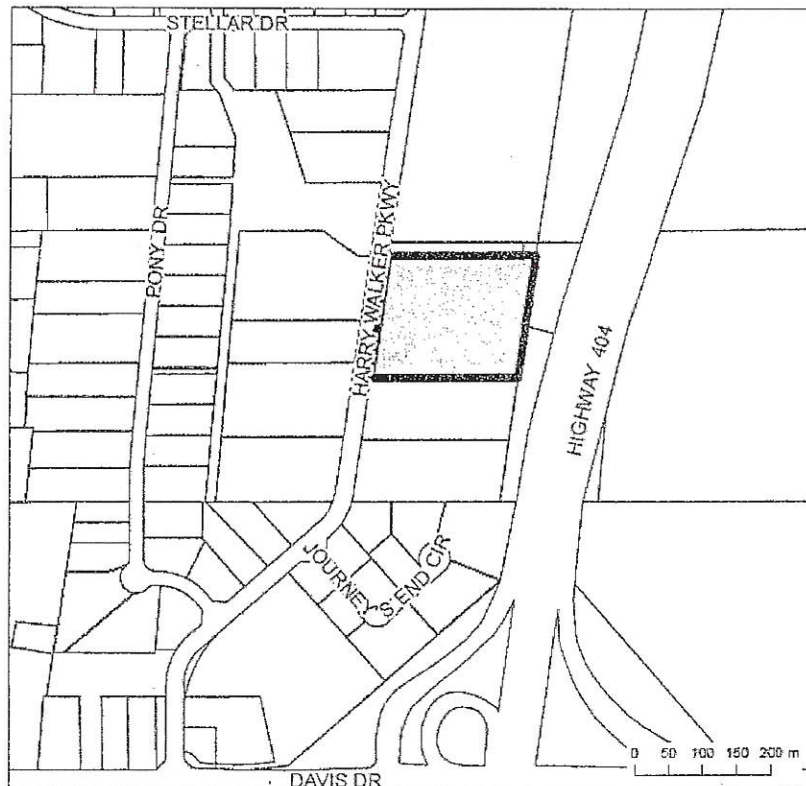
The Town of Newmarket is proposing to temporarily amend the existing Heavy Employment (EH) zone on the subject lands to permit "Office" and "Institutional Day Centre" uses for up to three years.

This application is deemed complete under the Planning Act. A map detailing the location of the subject lands is located below.

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

MONDAY, JULY 10, 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 (Temporary Use) under Section 34 of the Planning Act, RSO 1990, c. P. 13 as amended.



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 (Temporary Use). 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 decision of the Town of Newmarket on the proposed Zoning By-law Amendment (Temporary Use), 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 Zoning By-law Amendment (Temporary Use) 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: June 20, 2017

Direct any inquiries to the
Planning Department 905-953-5321
Planning@newmarket.ca
Please refer to File No. NP-P-17-01