

For consideration by Council on April 16,  
2018

The meeting of the Council Workshop was held on Monday, March 26, 2018 in the Council Chambers, 395 Mulock Drive, Newmarket.

Members Present: Mayor Van Bynen  
Deputy Mayor & Regional Councillor Taylor  
Councillor Vegh  
Councillor Kerwin  
Councillor Twinney  
Councillor Hempen (10:00 AM- 11:32 AM)  
Councillor Kwapis  
Councillor Broome  
Councillor Bisanz

Staff Present: R. N. Shelton, Chief Administrative Officer  
E. Armchuk, Commissioner of Corporate Services  
P. Noehammer, Commissioner of Development and Infrastructure Services  
I. McDougall, Commissioner of Community Services  
L. Lyons, Director of Legislative Services/Town Clerk  
R. Nethery, Director, Planning and Building Services  
D. Ruggle, Senior Planner, Community Planning  
H. Leznoff, Council/Committee Coordinator

The meeting was called to order at 10:03 AM

Mayor Van Bynen in the Chair.

## Notice

In accordance with the Town's Procedure By-law, no decisions are to be made but rather this meeting is an opportunity for Council to have informal discussion regarding various matters.

## Declarations of Pecuniary Interest

None

## Items

### 1. Intensification in Stable Residential Areas: Best Practice Review Presentation

The Commissioner, Development and Infrastructure Services provided an introduction to the presentation. The Senior Planner, Community Planning addressed Council with a presentation regarding intensification and infill. The presentation included discussion regarding residential trends, compatibility, residential character, and era of development maps of Newmarket neighbourhoods. The Senior Planner then outlined seven possible options including: keeping existing zoning standards, implement changes to existing zoning standards within an identified study area, amend the Official Plan to establish policies that direct that character areas be established through zoning tools and modify zoning on certain streets, create urban design manual/guidelines for infill projects, expand site plan control approval to apply to single detached, semi-detached and duplex dwellings in identified areas, develop a streetscape character analysis process similar to the City of Ottawa and implement cultural heritage landscape in identified areas under the Ontario Heritage Act. For each proposed option, he discussed the strengths, weaknesses, proposed implementation process, and budget impact.

Members of Council queried staff regarding the timing for an Official Plan update, protecting neighbourhoods, defining compatibility, revisiting current standards and requirements including lot coverage, the role of the Committee of Adjustment, and how current and new applications will be addressed in the interim. Members of Council generally showed support of option three which includes amending the Official Plan and establishing character areas through zoning tools. Members of Council requested that a hybrid approach be considered which would include option three and other options such as design manuals or guidelines, expanding site plan control and streetscape character analysis. The Senior Planner advised that a report would be brought back in approximately sixty days.

Moved by: Councillor Kerwin  
Seconded by: Councillor Vegh

1. That the meeting adjourn at 11:40 AM.

**Carried**

## Adjournment