



Town of Newmarket

Minutes

Special Committee of the Whole

Monday, April 16, 2018 at 10:00 AM
Council Chambers

For consideration by Council on
May 7, 2018

The special meeting of the Committee of the Whole was held on Monday, April 16, 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
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
J. Unger, Assistant Director, Planning
H. Leznoff, Council/Committee Coordinator

The meeting was called to order at 10:03 AM.

Mayor Van Bynen in the Chair.

Declarations of Pecuniary Interest

Deputy Mayor & Regional Councillor Taylor declared a conflict of interest in relation to Development and Infrastructure Services/Planning & Building Services Report 2017-51, as he owns property in close proximity to 260 Eagle Street. He requested the item be dealt with separately and advised he would take no part in the discussion or vote on the matter.

Councillor Hempen declared a conflict of interest in the report entitled "2018 Servicing Allocation Review" in relation to the Clock Tower property as he has a business in close proximity.

Presentation

1. 2018 Servicing Allocation Review Presentation

The Chief Administrative Officer provided an overview of the presentation. The Assistant Director, Planning addressed the Committee with a presentation outlining the current status, recommendations and next steps. He highlighted areas such as the servicing allocation priority areas, current reserve, current development applications map and the current status of developments. He advised that a regional report is expected in June 2018 and that Town staff will be providing an internal review in six months.

Discussion ensued regarding the current Servicing Allocation Policy, including the point system used for allocation in the urban centres, the Sundial Homes development, the Marianneville development, the interim solutions expected from the Regional report, affordable housing, condominium development, the Inflow and Infiltration (I&) program and potential future developments.

Deputations

2. Deputation by Chris Matson, representing Sundial Homes

Chris Matson, representing Sundial Homes addressed the Committee to request allocation and advise that Sundial is ready to move forward with Phase 2 of their development.

Moved by: Councillor Bisanz
Seconded by: Councillor Kwapis

1. That the deputation by Chris Matson be received.

Carried

Items

3. 2018 Servicing Allocation Review Report Planning and Building Services April 16, 2018

Moved by: Councillor Kwapis
Seconded by: Councillor Vegh

3. d. That Council reinstate servicing allocation to 260 Eagle Street.

Carried

Item 3.d. was dealt with separately due to a declared conflict of interest. Deputy Mayor & Regional Councillor Taylor took no part in the discussion or vote on the aforementioned item.

An alternate motion was presented and is noted below in bold:

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

1. That the report entitled 2018 Servicing Allocation Review dated April 16, 2018 be received; and,
2. That Council rescind servicing allocation from the following development
 - a. 345-351 Davis Drive (40 townhouses/106 people); and,
3. That Council reinstate servicing allocation to the following developments that have allocation but that have not yet been registered:
 - a. Landmark Estates Phase 5
 - b. 955/995 Mulock (Lorne Park Gardens)
 - c. 400 Park Ave. (King George School)
 - e. 680 Gorham (Maple Lane Homes); and,
4. That Council grant servicing allocation to the following developments:
 - a. 17654 Yonge Street Developments Inc. (Redwood Properties) in the amount of 184 apartment units (359 people), to be taken from the urban centres reserve; and,

- b. **Sundial Homes (Phase 2) in the amount of 18 semi-detached and 156 townhouses (174 units/464 people); and,**
- 5. That the Town's resulting remaining servicing capacity (**682 people**, of which a minimum of 202 is to be directed to the urban centres), be maintained in a strategic planning reserve; and,
- 6. **That Council direct staff to further refine the Town's Allocation Policy in light of the unprecedented servicing constraints the municipality will face over the next 5-10 years. Council recognizes the need to prioritize intensification on the corridors but also the need to provide for a variety of built forms and tenure to reflect the needs of our residents. Therefore Council direct staff to amend our allocation policy to be further reflected in the priority rankings based on the following principles:**
 - a. **That all developments providing for affordable housing in keeping with our official plan or an alternate to the satisfaction of Council be prioritized and provided a higher ranking than otherwise the case; and,**
 - b. **That all Inflow and Infiltration (I & I) developments are prioritized above other greenfield developments to ensure that developments which are partnering in the creation of allocation are recognized and thereby providing for ground related products as well as intensified products; and,**
 - c. **That any developments with incomplete phases are prioritized to minimize the impact on neighbouring residents and to recognize the need to provide for ground related built forms as well as intensified units; and,**
 - d. **That Council direct staff to create a strategic condominium reserve to be held and/or replaced upon new allocation being assigned to be offered to the first applicant for a condominium building of 150 units or greater; and,**
 - e. **That staff report back with a revised policy as soon as possible to reflect the above principles.**

Carried


Adjournment

Moved by: Councillor Kerwin

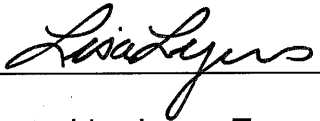
Seconded by: Councillor Twinney

1. That the meeting adjourn at 12:01 PM.

Carried



Tony Van Bynen, Mayor



Lisa Lyons Town Clerk