



# **Town of Newmarket**

## **Minutes**

### **Committee of the Whole - Electronic**

Date: Monday, June 14, 2021

Time: 1:00 PM

Location: Streamed live from the Municipal Offices  
395 Mulock Drive  
Newmarket, ON L3Y 4X7

Members Present: Mayor Taylor  
Deputy Mayor & Regional Councillor Vegh  
Councillor Simon  
Councillor Woodhouse  
Councillor Twinney  
Councillor Morrison  
Councillor Kwapis  
Councillor Broome  
Councillor Bisanz

Staff Present: J. Sharma, Chief Administrative Officer  
E. Armchuk, Commissioner of Corporate Services  
P. Noehammer, Commissioner of Development & Infrastructure Services  
I. McDougall, Commissioner of Community Services  
L. Lyons, Director of Legislative Services/Town Clerk  
K. Saini, Deputy Town Clerk  
J. Unger, Director of Planning & Building Services  
R. Prudhomme, Director of Engineering Services  
C. Service, Director of Recreation & Culture  
A. Walkom, Legislative Coordinator  
J. Grossi, Legislative Coordinator

For consideration by Council on June 21, 2021.  
The meeting was called to order at 1:00 PM.  
Mayor Taylor in the Chair.

**1. Notice**

Mayor Taylor advised that the Municipal Offices were closed to the public and that this meeting was streamed live at [Newmarket.ca/meetings](http://Newmarket.ca/meetings). Residents who would like to provide comment on an item on this agenda were encouraged to provide their feedback in writing through email to Legislative Services at [clerks@newmarket.ca](mailto:clerks@newmarket.ca) or by joining the meeting electronically through video or telephone. He advised residents that their comments would form part of the public record.

**2. Additions & Corrections to the Agenda**

None.

**3. Conflict of Interest Declarations**

None.

**4. Presentations & Recognitions**

**4.1 Engaged Inclusive Communities Summary Report**

Erin Cerenzia of Neighbourhood Network provided an introduction to the presentation which included a background on the Engaged Inclusive Communities project. Kim Clark of Gazelle & Company provided a presentation which included an overview of the purpose of the project, the project focus and the phases of the project. The presentation continued with an overview of the themes of the project and areas of opportunity. The presentation concluded with the next steps for the project as it begins its second phase.

Moved by: Councillor Broome

Seconded by: Councillor Kwapis

1. That the presentation provided by Kim Clark and Erin Cerenzia regarding the Engaged Inclusive Communities Summary Report be received.

**Carried**

**5. Deputations**

None.

**6. Consent Items**

Moved by: Councillor Broome

Seconded by: Councillor Woodhouse

1. That sub-items 6.1, 6.3, 6.5, 6.6, 6.11, 6.12, 6.13 and 6.14 be adopted on consent. See following sub-items 6.2, 6.4, 6.7, 6.8, 6.9 and 6.10 for motions.

**Carried**

**6.1 Engaged Inclusive Communities Report**

1. That the Engaged, Inclusive Communities Phase 1: Report be received for information.

**6.2 York Region Municipal Comprehensive Review – 2051 Forecast**

Moved by: Councillor Morrison

Seconded by: Councillor Twinney

1. That the report entitled York Region Municipal Comprehensive Review – 2051 Forecast dated June 14, 2021 be received; and,
2. That Council endorse the comments outlined in this report; and,
3. That Staff be directed to forward this report to the Regional Municipality of York for its consideration as part of the Municipal Comprehensive Review; and,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

### **6.3 Condominium Process Amendments**

1. That the report entitled Condominium Process Amendments dated June 14, 2021 be received; and,
2. That Council pass a by-law approving the condominium exemption for Connecticut Lane on the lands legally described as Block 53 on 65M-4683, on the basis that the overall development has been approved through the subdivision approval process for the development of the lands as a residential development and that all of the subdivision and development conditions have been addressed through that process, including the registration of a Subdivision Agreement; and,
3. That Shining Hill Estate Collections Inc. c/o Paul Bailey, 1500 Highway 7 West, Concord ON L4K 5Y4 be notified of this action; and,
4. That Malone Given Parsons Ltd., c/o Lincoln Lo, 140 Renfrew Drive, Suite 201, Markham ON L3R 6B3 be notified of this action; and
5. That Council and staff adopt a new process for applications requesting exemption from the condominium process as permitted by Section 9(3) of the Condominium Act as outlined in this report; and,
6. That Council institute a fee of \$4,104.10 +HST for processing an exemption request; and,
7. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

### **6.4 200 Deerfield Road (Phase 3) - Incentives for Affordable Housing and Rental Housing**

Moved by: Councillor Kwapis  
Seconded by: Councillor Morrison

1. That the report entitled 200 Deerfield (Phase 3) Incentives for Affordable Housing and Rental Housing, dated June 14, 2021 be received; and,
2. That Council approve the recommendations for development charge and fee deferral as outlined in this report; and,

3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

#### **6.5 Reserve and Reserve Fund Budget Report**

1. That the report entitled 2021 Reserves and Reserve Funds Budget dated June 14, 2020 be received; and,
2. That 2021 Reserves and Reserve Funds Budget as set out in the attachment be approved; and,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

#### **6.6 2021 Budget Reconciliation**

1. That the report entitled 2021 Budget Reconciliation dated June 14, 2021 be received; and,
2. That the adjustments to the Council approved 2021 budget be adopted; and,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

#### **6.7 Alex Doner Drive Traffic Review – Sykes Road to Kirby Crescent**

Moved by: Councillor Bisanz  
Seconded by: Councillor Broome

1. That the report entitled Alex Doner Drive Traffic Review – Sykes Road to Kirby Crescent dated June 14, 2021 be received; and,
2. That Category 1 measures be approved for this section of Alex Doner Drive; and,
3. That this report be sent to York Regional Police to provide enforcement as they deem necessary; and,

4. That the traffic control review, such as all-way stops, be undertaken when traffic volumes have returned to a more normal level after the pandemic; and,
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

### **6.8 Stonehaven Avenue Traffic Review**

Moved by: Councillor Simon  
Seconded by: Councillor Kwapis

1. That the report entitled Stonehaven Avenue Traffic Review dated June 14, 2021 be received; and,
2. That Category 1 measures be approved; and,
3. That a painted median through the curved section of Stonehaven Avenue, west of Best Circle, approaching the commercial area at Bayview, be implemented; and,
4. That this report be forwarded to York Region Police to provide traffic enforcement, as they deem necessary; and,
5. That the traffic control review, for all-way stops or other stop control, be undertaken when traffic volumes have returned to a more normal level after the pandemic; and,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

### **6.9 Commemorative Pride Bench**

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

Moved by: Councillor Kwapis

Seconded by: Deputy Mayor & Regional  
Councillor Vegh

1. That the report entitled Commemorative Pride Bench dated June 14, 2021 be received; and,
2. That the installation of a Pride Rainbow Bench, as attached in the report be approved; and,
3. That Staff work with York Region Pride to finalize installation logistics **at the Main Street location**; and,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

#### **6.10 Stormwater Management Ponds**

Moved by: Councillor Broome  
Seconded by: Councillor Woodhouse

1. That the report entitled Stormwater Management Ponds dated June 14, 2021 be received; and,
2. That Council directs Staff to continue to not permit individuals to use Stormwater Management Ponds for recreational purposes in the Town of Newmarket; and,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

#### **6.11 Accessibility Advisory Committee Meeting Minutes of March 18, 2021**

1. That the Accessibility Advisory Committee Meeting Minutes of March 18, 2021 be received.

**6.12 Heritage Newmarket Advisory Committee Meeting Minutes of April 6, 2021**

1. That the Heritage Newmarket Advisory Committee Meeting Minutes of April 6, 2021 be received.

**6.13 Main Street District Business Improvement Area Board of Management Meeting Minutes of April 7, 2021**

1. That the Main Street District Business Improvement Area Board of Management Meeting Minutes of April 7, 2021 be received.

**6.14 Newmarket Public Library Board Meeting Minutes of April 21, 2021**

1. That the Newmarket Public Library Board Meeting Minutes of April 21, 2021 be received.

**7. Action Items**

None.

**8. Notices of Motion**

None.

**9. Motions Where Notice has Already been Provided**

**9.1 Councillor Bisanz - All Way Stop at Frederick Curran Lane and Art West Avenue**

Moved by: Councillor Bisanz

Seconded by: Councillor Kwapis

1. That Council direct staff to investigate the addition of stop signs at the intersection of Frederick Curran Lane and Art West Way, making it an all-way stop intersection, and to report back to Council at the earliest opportunity.

**Carried**

## 10. New Business

### 10.1 William Roe Boulevard and Dixon Boulevard Traffic Update

Councillor Kwapis asked if the recent information report entitled William Roe Boulevard and Dixon Boulevard Traffic Update could be sent to the local residents who had signed a petition regarding the issue two years prior.

Moved by: Councillor Kwapis  
Seconded by: Councillor Bisanz

1. That Council direct staff to mail a copy of the William Roe Boulevard and Dixon Boulevard Traffic Update information report to residents who had previously requested notice on this matter.

**Carried**

### 10.2 Main Street Balconies

Councillor Kwapis advised that there is a current application to allow a residential balcony on Main Street and recommended that a review be undertaken prior to its approval.

Moved by: Councillor Kwapis  
Seconded by: Councillor Broome

1. That Council direct staff to undertake a policy review and policy recommendations related to street facing balconies and other residential private outdoor amenity areas in the Main Street Heritage Conservation District; and,
2. That Council direct staff to defer making a decision on any current heritage applications involving balconies or residential private outdoor amenity areas for public occupation/use within this district until the completion of this study.

**Carried**

### 10.3 Update on Splashpads

Councillor Broome asked for an update regarding the reopening of Town splashpads. The Commissioner of Development & Infrastructure Services advised that repairs were undertaken at the splashpad located at Frank Stronach park and that the splashpad is now open. He advised that the work required at the splashpad located at Dr. Margaret Arkinstall Park was nearing completion and that a testing phase would begin shortly.

### 11. Closed Session

Mayor Taylor advised there was no requirement for a Closed Session.

### 12. Adjournment

Moved by: Councillor Morrison

Seconded by: Councillor Simon

1. That the meeting be adjourned at 3:11 PM.

**Carried**

---

John Taylor, Mayor

---

Lisa Lyons, Town Clerk