



Town of Newmarket

Minutes

Council - Electronic

Date: Tuesday, October 12, 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 (1:03 PM - 3:12 PM)
Councillor Kwapis
Councillor Broome
Councillor Bisanz

Staff Present: I. McDougall, Chief Administrative Officer
E. Armchuk, Commissioner of Corporate Services
P. Noehammer, Commissioner of Development & Infrastructure Services
L. Lyons, Director of Legislative Services/Town Clerk
A. Walkom, Legislative Coordinator
J. Grossi, Legislative Coordinator

The meeting was called to order at 1:00 PM.
Mayor Taylor in the Chair.

1. Public Notice

Mayor Taylor acknowledged that the Town of Newmarket is located on the traditional territories of the Wendat, Haudeno-saunee, and the Anishinaabe

peoples and the treaty land of the Williams Treaties First Nations and other Indigenous peoples whose presence here continues to this day. He thanked them for sharing this land with us. Mayor Taylor also acknowledged the Chippewas of Georgina Island First Nation as our close neighbours and friends, and that we work to ensure a cooperative and respectful relationship.

Mayor Taylor advised that the Municipal Offices were closed to the public and that this meeting was streamed live at 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 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

The Clerk advised of the following additions to the agenda:

- Item 4.1.2: Deputation provided by Christine Tidman regarding the Official Plan Amendment and Zoning By-law Amendment for 17680 Leslie Street
- Items 4.1.4, 4.1.5, and 4.1.6: Correspondence provided by Lisa Egan, Catherine Croucher, and Bob & Nancy McKeraghan regarding the Official Plan Amendment and Zoning By-law Amendment for 17680 Leslie Street

Moved by: Councillor Broome

Seconded by: Councillor Twinney

1. That the additions to the agenda be approved.

Carried

3. Conflict of Interest Declarations

None.

4. Public Hearing Matter(s)

The Clerk welcomed the public to the Virtual Public Planning and Council meeting. She advised that the Planning Act requires the Town to hold at least one public meeting on any proposed Zoning By-law Amendment, Official Plan Amendment or Draft Plan of Subdivision or Condominium.

The Clerk advised that the purpose of the public meeting is to hear from anyone who has an interest in the proposed Official Plan Amendment and Zoning By-law Amendment for 17680 Leslie Street. The purpose and effect of the proposed Official Plan Amendment and Zoning By-law Amendment is to re-designate the lands from Commercial to Residential Area and rezone the subject lands from the existing Retail Commercial 1 Zone to a Residential Stacked Townhouse Dwelling Exception Zone to permit removal of the existing structure and the re-development of the subject lands with a residential development comprised of eighty-eight (88) townhouse dwelling units, configured in four (4) blocks.

The Clerk encouraged anyone who was interested in providing verbal feedback to Council regarding the application to join the meeting electronically by emailing clerks@newmarket.ca.

The Clerk advised that if anyone wished to be notified of any subsequent meetings regarding this matter, they may email planning@newmarket.ca.

The Clerk noted that in accordance with the Planning Act, the Ontario Land Tribunal may dismiss an appeal to the Tribunal, without holding a hearing, if the appellant failed to make either oral submissions at the public meeting or provide written submissions to Council prior to adoption of the application.

The Clerk thanked residents for their participation and interest in the meeting.

4.1 Official Plan Amendment and Zoning By-law Amendment - 17680 Leslie Street

Adam Layton, Evans Planning Inc. provided a presentation regarding the application to re-designate the land uses at 17680 Leslie Street from commercial and Natural Heritage System to residential area, permitting a stacked townhouse building type. The presentation included an overview of the site and adjacent properties, the proposed official plan and zoning by-law amendments, draft site plans, and conceptual rendering of the buildings.

The Director, Planning & Building Services provided Council with the next steps regarding the application process and advised that Staff would bring a report back to a future Committee of the Whole meeting.

Moved by: Councillor Twinney

Seconded by: Councillor Woodhouse

1. That the presentation provided by Evans Planning Inc. regarding the Official Plan Amendment and Zoning By-law Amendment - 17680 Leslie Street be received.

Carried

4.1.1 Deputation - Andrew Liddell

Andrew Liddell provided a deputation which raised his concerns regarding traffic patterns in high density neighbourhoods, and the height of the proposed buildings in relation to the surrounding properties.

Moved by: Councillor Twinney

Seconded by: Councillor Broome

1. That the deputation provided by Andrew Liddell regarding the Official Plan Amendment and Zoning By-law Amendments at 17680 Leslie Street be received.

Carried

4.1.2 Deputation - Christine Tidman

Christine Tidman provided a deputation which outlined her concerns regarding an increase of noise and traffic in the neighbourhood, conformity with the existing adjacent development and the Town's Established Neighbourhood Compatibility Study.

Moved by: Councillor Twinney

Seconded by: Councillor Broome

1. That the deputation provided by Christine Tidman regarding the Official Plan Amendment and Zoning By-law Amendments at 17680 Leslie Street be received.

Carried

4.1.3 Correspondence - Mike Doucette

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

1. That sub-item 4.1.3, 4.1.4, 4.1.5, 4.1.6 being correspondence provided by Mike Doucette, Lisa Egan, Catherine Croucher, and Bob & Nancy McKeraghan regarding the Official Plan Amendment and Zoning By-law Amendment at 17680 Leslie Street be received.

Carried

4.1.4 Correspondence - Lisa Egan

4.1.5 Correspondence - Catherine Croucher

4.1.6 Correspondence - Bob & Nancy McKeraghan

5. Presentations & Recognitions

None.

6. Deputations

None.

7. Minutes

7.1 Council - Electronic Meeting Minutes of September 20, 2021

Moved by: Councillor Kwapis

Seconded by: Councillor Morrison

1. That the Council - Electronic Meeting Minutes of September 20, 2021 be approved.

Carried

7.2 Special Council - Electronic Meeting Minutes of September 21, 2021

Moved by: Councillor Bisanz

Seconded by: Councillor Broome

1. That the Special Council - Electronic Meeting Minutes of September 21, 2021 be approved.

Carried

8. Reports by Regional Representatives

Deputy Mayor & Regional Councillor Vegh provided an update regarding additional taxes for vacant buildings in York Region and advised that the issue would be further discussed at a future Regional Committee of the Whole meeting.

Mayor Taylor advised that the upcoming Committee of the Whole meeting agenda included the award of consulting services for Yonge Street - Davis Drive to Green Lane, multi-year funding approval for Inn From the Cold through a new Community Investment Fund Framework, and an update on the Federal Rapid Housing Initiative and Provincial Social Services Relief Fund.

9. Consent Items and Recommendations from Committees

9.1 Council Workshop - Electronic Meeting Minutes of September 21, 2021

Moved by: Councillor Woodhouse

Seconded by: Councillor Morrison

1. That the Council Workshop - Electronic Meeting Minutes of September 21, 2021 be received.

Carried

9.2 Council Workshop - Electronic Meeting Minutes of September 27, 2021

Moved by: Councillor Kwapis

Seconded by: Deputy Mayor & Regional Councillor Vegh

1. That the Council Workshop - Electronic Meeting Minutes of September 27, 2021 be received.

Carried

9.3 Council Workshop - Electronic Meeting Minutes of September 28, 2021

Moved by: Councillor Twinney

Seconded by: Councillor Simon

1. That the Council Workshop - Electronic Meeting Minutes of September 28, 2021 be received.

Carried

9.4 Committee of the Whole - Electronic Meeting Minutes of October 4, 2021

Moved by: Councillor Woodhouse

Seconded by: Councillor Kwapis

1. That the Committee of the Whole - Electronic Meeting Minutes of October 4, 2021 be received and the recommendations noted within be adopted.

Carried

9.4.1 Presentation - Water and Wastewater Master Plan Update

1. That the presentation provided by Tracey Carrigan, York Region, Master Plan Advisor and Wendy Kemp, Director, Infrastructure Asset Management regarding the 2021 Water and Wastewater Master Plan be received.

9.4.2 Presentation - 2022 Preliminary Draft Budget Report

Note: This item was dealt with under sub-item 9.4.4. Please see sub-item 9.4.4 for motion.

9.4.3 Deputation - Optometrists of Ontario

1. That the deputation provided by Dr. Lisa Fung regarding the Optometrists of Ontario be received; and,
2. That the Council of the Town of Newmarket ask the Province of Ontario to negotiate fairly and quickly with Ontario Optometrists.

9.4.4 2022 Preliminary Draft Budget Report

1. That the presentation provided by the Manager, Accounting & Finance/Deputy Treasurer regarding the 2022 Preliminary Draft Budget be received; and,
2. That the report entitled 2022 Preliminary Draft Operating and Capital Budgets dated October 4, 2021 be received; and,
3. That subject to any further direction, staff be authorized to provide the public with details of the Preliminary Draft 2022 Tax-Supported, Rate-Supported Operating and Capital Budgets.

9.4.5 Delegation of Authority for Fees and Charges

1. That the report entitled Delegation Authority for Fees and Charges dated October 4, 2021 be received; and,
2. That Council delegate authority to staff to execute increases to the Fees and Charges By-law; and,
3. That the delegated authority be limited to annual fees and charges increases that do not exceed the rate of inflation and/or 2.5% and are in compliance with the Town's Service Pricing Policy; and,
4. That the relevant by-laws be amended to reflect these changes; and,
5. That Staff be authorized and directed to do all things necessary to give effect to this direction.

9.4.6 Rice Commercial Group Development Charges Pre-Payment Agreement

1. That the report entitled Rice Commercial Group Development Charges Pre-Payment Agreement dated October 4, 2021 be received; and,

2. That Council directs the Director of Financial Services to enter into a pre-payment agreement under section 3.11 of the Town's Development Charges By-laws 2019-46 and 2019-47 with the Owner of 1240 Twinney Drive; and,
3. That the Director of Financial Services be delegated the authority to enter into any future pre-payment agreements under section 3.11 of the Town's Development Charges By-laws 2019-46, 2019-47 and 2019-48, with developers; and,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

9.4.7 York Region Alternate 2051 Forecast and Land Needs Assessment Scenarios

1. That the report entitled York Region 2051 Alternate Forecast and Land Needs Assessment Scenarios dated October 4, 2021 be received; and,
2. That The Regional Municipality of York be advised that the Town of Newmarket Council supports the proposed Phased 55% intensification scenario (Scenario 2) as a minimum intensification target; and,
3. That the report entitled York Region 2051 Alternate Forecast and Land Needs Assessment Scenarios dated October 4, 2021 be forwarded to The Regional Municipality of York for its consideration; and,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

9.4.8 Audit Committee Meeting Minutes of October 19, 2020

1. That the Audit Committee Meeting Minutes of October 19, 2020 be received.

9.4.9 Central York Fire Services – Joint Council Committee Meeting Minutes of May 4, 2021 and July 6, 2021

1. That the Central York Fire Services – Joint Council Committee Meeting Minutes of May 4, 2021 and July 6, 2021 be received.

9.4.10 Accessibility Advisory Committee Meeting Minutes of May 20, 2021 and July 15, 2021

1. That the Accessibility Advisory Committee Meeting Minutes of May 20, 2021 and July 15, 2021 be received.

9.4.11 Main Street District Business Improvement Area Board of Management Meeting Minutes of July 7, 2021

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

9.4.12 Newmarket Anti-Black Racism Task Force Meeting Minutes of August 3, 2021

1. That the Newmarket Anti-Black Racism Task Force Meeting Minutes of August 3, 2021 be received.

9.4.13 Newmarket Public Library Board Meeting Minutes of June 16, 2021 and July 12, 2021

1. That the Newmarket Public Library Board Meeting Minutes of June 16, 2021 and July 12, 2021 be received.

10. By-laws

Moved by: Councillor Bisanz

Seconded by: Councillor Morrison

1. That By-laws 2021-46 and 2021-47 be enacted.

Carried

11. Notices of Motions

None.

12. Motions Where Notice has Already been Provided

None.

13. New Business

None.

14. Closed Session

Moved by: Councillor Kwapis

Seconded by: Councillor Woodhouse

1. That Council resolve into Closed Session to discuss the following matters:
 - a. Central York Fire Services – Joint Council Committee Meeting (Closed Session) Minutes of May 4, 2021 and July 6, 2021
 - b. Proposed Acquisition and Disposition of Land – Property in Ward 5 - A proposed or pending acquisition or disposition of land by the municipality or local board as per Section 239(2)(c) of the Municipal Act, 2001.
 - c. Appointment to the Accessibility Advisory Committee (One Vacant Position) - Personal matters about an identifiable individual, including municipal or local board employees as per Section 239(2)(b) of the Municipal Act, 2001.
 - d. Newmarket Hydro Holdings Inc. Update - A trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization.

Carried

Council resolved into Closed Session at 1:51 PM.

Council (Closed Session) Minutes are recorded under separate cover.

Council resumed into Open Session at 3:10 PM

14.1 Council - Electronic Meeting (Closed Session) Minutes of September 20, 2021

Moved by: Councillor Woodhouse

Seconded by: Councillor Twinney

1. That the Council - Electronic Meeting (Closed Session) Minutes of September 20, 2021 be approved.

Carried

14.2 Committee of the Whole - Electronic Meeting (Closed Session) Minutes of October 4, 2021

Moved by: Councillor Kwapis

Seconded by: Councillor Broome

1. That the Committee of the Whole - Electronic Meeting (Closed Session) Minutes of October 4, 2021 be approved.

Carried

14.2.1 Central York Fire Services – Joint Council Committee Meeting (Closed Session) Minutes of May 4, 2021 and July 6, 2021

Moved by: Councillor Broome

Seconded by: Deputy Mayor & Regional
Councillor Vegh

1. That the Central York Fire Services – Joint Council Committee Meeting (Closed Session) Minutes of May 4, 2021 and July 6, 2021 be received.

Carried

14.2.2 Proposed Acquisition and Disposition of Land – Property in Ward 5

Moved by: Councillor Kwapis

Seconded by: Councillor Woodhouse

1. That Closed Session Report CL-2021-12 dated October 4, 2021 be received; and,
2. That the recommendations in Closed Session Report CL-2021-12 dated October 4, 2021 be adopted.

Carried

14.2.3 Appointment to the Accessibility Advisory Committee (One Vacant Position)

Moved by: Deputy Mayor & Regional
Councillor Vegh

Seconded by: Councillor Simon

1. That Sara Pecchia be appointed to the Accessibility Advisory Committee.

Carried

14.3 Newmarket Hydro Holdings Inc. Update

Mayor Taylor advised that Council received a verbal update regarding Newmarket Hydro Holdings Inc.

15. Confirmatory By-law

Moved by: Councillor Morrison

Seconded by: Councillor Kwapis

1. That By-law 2021-48 be enacted.

Carried

16. Adjournment

Moved by: Councillor Woodhouse

Seconded by: Councillor Twinney

1. That the meeting be adjourned at 3:12 PM.

Carried

John Taylor, Mayor

Lisa Lyons, Town Clerk