



# **Town of Newmarket**

## **Minutes**

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

Date: Monday, October 25, 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: P. Noehammer, Acting Chief Administrative Officer  
E. Armchuk, Commissioner of Corporate Services  
C. Kallio, Economic Development Officer  
J. Unger, Director of Planning & Building Services  
A. Cammaert, Manager of Planning Services  
K. Venkataraman, Director of Information Technology Services  
A. Walkom, Legislative Coordinator  
J. Grossi, Legislative Coordinator

For consideration by Council on November 1, 2021.  
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**

The Clerk advised of the following correction to the agenda:

- Item 5.4: Deputation regarding the Zoning By-law Amendment - Personal Wellness Establishments was withdrawn and replaced by correspondence as item 6.3.1.

Moved by: Councillor Simon

Seconded by: Councillor Broome

1. That the correction to the agenda be approved.

**Carried**

## **3. Conflict of Interest Declarations**

None.

## **4. Presentations & Recognitions**

### **4.1 Future Affordable Housing at 62 Bayview Parkway, Newmarket**

Josh Scholten of York Region Community and Health Services provided a presentation to Council regarding the affordable housing building project at 62 Bayview Parkway. The presentation began with a background of the site and its previous uses, and an overview of Housing York's housing options. Graham Hendren continued the presentation with an overview of the plan for 62 Bayview Parkway, community consultation to take place, and next steps for the project.

Moved by: Councillor Twinney

Seconded by: Councillor Bisanz

1. That the presentation provided by Graham Hendren and Josh Scholten, York Region Community and Health Services regarding the Future Affordable Housing at 62 Bayview Parkway, Newmarket be received.

**Carried**

#### **4.2 Digital Transformation Study - Draft Strategy**

**Note:** This item was dealt with under sub-item 6.1. Please see sub-item 6.1 for motion.

The Director of Information Technology Services provided an introduction to the presentation which serves as an update on the progress of the Digital Transformation Study.

Jaiman Chin, Engagement Lead for Strategy Corp. provided a presentation which included the elements of the Digital Transformation Study including a clear digital vision articulated through five elements and a set of guiding principles. The presentation continued with a breakdown of the project into categories grouped by priority and the risks and barriers to implementation. The presentation concluded with next steps for the study.

### **5. Deputations**

#### **5.1 Solar Covered Parking Lot**

Gloria Marsh, Executive Director of the York Region Environmental Alliance provided a deputation which outlined the potential environmental and cost-saving benefits of the installation of solar panels in parking lots to generate electricity.

Moved by: Councillor Broome

Seconded by: Councillor Twinney

1. That the deputation provided by Gloria Marsh, Executive Director, York Region Environmental Alliance regarding Solar Covered Parking Lot.

**Carried**

**5.2 Request to Designate under Part IV, Section 29 of the Ontario Heritage Act, 1990 – 415 Davis Drive**

Matthew Howard provided a deputation on behalf of ICON Homes which is the beneficial owner of the property at 415 Davis Drive. The deputation outlined alternatives to heritage designation for the house, including removal and reuse of the building materials in a future development.

Moved by: Councillor Morrison

Seconded by: Councillor Woodhouse

1. That the deputation provided by Matthew Howard, ICON Homes regarding the Request to Designate under Part IV, Section 29 of the Ontario Heritage Act, 1990 – 415 Davis Drive be received.

**Carried**

**5.3 Request to Designate under Part IV, Section 29 of the Ontario Heritage Act, 1990 – 415 Davis Drive**

Steve Whitfield provided a deputation as the current owner of the property at 415 Davis Drive and expressed his opposition to the heritage designation of the house. He advised Council he believes that the house is outside of the core historic area of the Town and the site would be better suited to residential development.

Moved by: Councillor Kwapis

Seconded by: Councillor Morrison

1. That the deputation provided by Steve Whitfield regarding the Request to Designate under Part IV, Section 29 of the Ontario Heritage Act, 1990 – 415 Davis Drive be received.

**Carried**

**5.4 Zoning By-law Amendment - Personal Wellness Establishments**

**Note:** Katie Gilligan withdrew her deputation request.

**5.5 Recommendation Report - 201 Davis Drive OPA and ZBA**

**Note:** This item was dealt with under sub-item 6.4. Please see sub-item 6.4 for motion.

Nick Pileggi of Macaulay Shiomi Howson Ltd. provided a deputation on behalf of the owners of 201 Davis Drive. He advised that they had reviewed the staff report and supported the recommendations.

**6. Consent Items**

Moved by: Deputy Mayor & Regional  
Councillor Vegh

Seconded by: Councillor Simon

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

**Carried**

**6.1 Digital Transformation Study Draft Report**

An alternate motion was presented and noted below in bold.

Moved by: Councillor Woodhouse

Seconded by: Councillor Kwapis

1. **That the presentation provided by Jaimin Chin and Connor Sharp, StrategyCorp regarding the Digital Transformation Study - Draft Strategy be received;** and,
2. That the report entitled Digital Transformation Study Draft Report dated October 25, 2021 be received; and,

3. That the Digital Transformation Study Draft Report to Council included as Attachment 1 be received; and,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

**6.2 Request to Designate under Part IV, Section 29 of the Ontario Heritage Act, 1990 – 415 Davis Drive**

Moved by: Councillor Morrison

Seconded by: Councillor Bisanz

1. That the Staff Report entitled ‘Request to Designate under Part IV, Section 29 of the Ontario Heritage Act, 1990 – 415 Davis Drive’ dated October 25, 2021 be received; and,
2. That the subject property, 415 Davis Drive (the ‘Charles Denne House’), be designated under Part IV, Section 29 of the Ontario Heritage Act, 1990; and,
3. That staff be authorized to prepare, publish and serve Council’s “Notice of Intention to Designate” in accordance with the provisions of the Ontario Heritage Act, 1990; and,
4. That if no objection to Council’s “Notice of Intention to Designate” is received in accordance with the provisions of the Ontario Heritage Act, 1990, staff be authorized to bring a designation by-law before Council for adoption; and,
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

**6.3 Zoning By-law Amendment - Personal Wellness Establishments**

1. That the report entitled Zoning By-law Amendment – Personal Wellness Establishments dated October 25, 2021 be received; and,
2. That Council approve the zoning by-law amendment to permit personal wellness establishments as described in this report and in Attachment 1; and,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

#### 6.3.1 Correspondence - Katie Gilligan, Timeless Harmony Salon and Spa

1. That the correspondence provided by Katie Gilligan, Timeless Harmony Salon and Spa regarding the Zoning By-law Amendment - Personal Wellness Establishments be received.

#### 6.4 Recommendation Report - 201 Davis Drive OPA and ZBA

An alternate motion was presented and noted below in bold.

Moved by: Councillor Morrison

Seconded by: Councillor Kwapis

1. **That the deputation provided by Nick Pileggi, Macaulay Shiomi Howson Ltd. regarding the Recommendation Report for 201 Davis Drive OPA and ZBA be received; and,**
2. **That the correspondence provided by Dennis Ramsarran and Stephanie Grylls regarding the Recommendation Report - 201 Davis Drive OPA and ZBA be received; and,**
3. **That the correspondence provided by Howard Friedman, HBR Planning Centre regarding the Recommendation Report - 201 Davis Drive OPA and ZBA be received; and,**
4. That the report entitled Recommendation Report - 201 Davis Drive OPA and ZBA dated October 25, 2021 be received; and,
5. That the applications for a Official Plan and Zoning By-law Amendments, as submitted by Mosiak Davis Inc. for 201 Davis Drive, be approved, and that staff be directed to present the Official Plan and

Zoning By-law Amendments, including the necessary Holding provisions, to Council for approval; and,

6. That Nick Pileggi of Macaulay Shiomi Howson Ltd be notified of this action; and,
7. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

6.4.1 Correspondence - Dennis Ramsarran and Stephanie Grylls

6.4.2 Correspondence - Howard Friedman, HBR Planning Centre

**6.5 Third Quarterly Update to the Outstanding Matters List for 2021**

Moved by: Councillor Kwapis

Seconded by: Councillor Morrison

1. That the report entitled Third Quarterly Update to the Outstanding Matters List for 2021 dated October 25, 2021 be received; and,
2. That Council adopt the Outstanding Matters List (Attachment A); and,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

**6.6 Regional Council Decision - 2021 Servicing Capacity Assignment Status Update**

Moved by: Councillor Kwapis

Seconded by: Councillor Woodhouse



1. That staff be directed to provide a semi-annual report on allocation in constrained areas to the Region to inform future capacity assignment reports; and,
2. That staff be directed to notify the Region when site plan applications are approved to accurately inform future capacity assignment reports.

**Carried**

**6.7 Elman W. Campbell Museum Board Meeting Minutes of November 19, 2020**

1. That the Elman W. Campbell Museum Board Meeting Minutes of November 19, 2020 be received.

**6.8 Appointment Committee Meeting Minutes of February 16, 2021**

1. That the Appointment Committee Meeting Minutes of February 16, 2021 be received.

**6.9 Main Street District Business Improvement Area Board of Management Meeting Minutes of September 1, 2021**

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

**6.10 Newmarket Anti-Black Racism Task Force Meeting Minutes of September 7, 2021**

1. That the Newmarket Anti-Black Racism Task Force Meeting Minutes of September 7, 2021 be received.

**7. Action Items**

None.

**8. Notices of Motion**

**8.1 Councillor Kwapis - Extension of Restaurant Patio Program**

**Note:** This item was dealt with under sub-item 10.1. Please see sub-item 10.1 for motion.

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

None.

**10. New Business**

**10.1 Extension of Restaurant Patio Program**

Moved by: Councillor Kwapis

Seconded by: Councillor Simon

1. That Council direct staff to continue the 2021 town-wide patio program until October 31, 2022, with respect to restaurant and retail expanded openings, in collaboration with the Downtown Business Improvement Areas, Newmarket Chamber of Commerce, and local restaurant operators and retailers; and,
2. That the extension of the patio program complies with established overall interior/exterior occupancy requirements and licensing regulations; and,
3. That Council direct staff to continue to waive patio licensing fees for 2022; and,
4. That for the 2022 patio season, Council delegates its authority to staff to continue to amend the current Outdoor Serving Patio Program with respect to hours of operation, encroachment on Townlands, and any other relevant provisions to facilitate outdoor patios on a temporary basis; and,
5. That the costs associated with the temporary structures that enable the downtown pedestrian zones in 2022 which are directly on Town property continue to be funded by the Town; and,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

**Carried**

## **10.2 Dress Purple Day 2021**

Councillor Woodhouse advised that Wednesday, October 27, 2021 is Dress Purple Day 2021 in support of Ontario Children's Aid Societies.

## **11. Closed Session**

### **11.1 Property Lease - 449 Eagle Street**

### **11.2 Appointment Committee Meeting (Closed Session) Minutes of February 16, 2021**

Moved by: Councillor Kwapis

Seconded by: Councillor Morrison

1. That the Committee of the Whole resolve into Closed Session to discuss the following matters:
  - a. Property Lease - 449 Eagle Street - 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.
  - b. Appointment Committee Meeting (Closed Session) Minutes of February 16, 2021

**Carried**

The Committee of the Whole resolved into Closed Session at 3:20 PM.  
The Committee of the Whole (Closed Session) Minutes are recorded under separate cover.

The Committee of the Whole resumed into Open Session at 3:27 PM

## **12. Adjournment**

Moved by: Councillor Morrison

Seconded by: Councillor Woodhouse

1. That the meeting be adjourned at 3:28 PM.

**Carried**

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John Taylor, Mayor

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Lisa Lyons, Town Clerk