



Town of Newmarket

Minutes

Council - Electronic

Date: Monday, May 10, 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
W. Bennett, Director of Corporate Communications
B. Munslow, Manager of Corporate Customer Services
J. Boyle, Supervisor of Customer Service Kiosks
J. Unger, Director of Planning & Building Services
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 4.1.3: Remote Deputation provided by Brenda Engineer regarding Official Plan Amendment and Zoning By-law Amendment - 1015, 1025, 1029 Davis Drive and 22 Hamilton Drive.
- Item 4.1.4: Correspondence provided by Glen Langford regarding Official Plan Amendment and Zoning By-law Amendment - 1015, 1025, 1029 Davis Drive and 22 Hamilton Drive.

Moved by: Councillor Broome

Seconded by: Councillor Morrison

1. That the additions to the agenda be approved.

Carried

3. **Conflict of Interest Declarations**

- Councillor Twinney declared a conflict regarding Item 4.1: Official Plan Amendment and Zoning By-law Amendment - 1015, 1025, 1029 Davis Drive and 22 Hamilton Drive. She advised that she lives five houses away from the proposed development.

4. Public Hearing Matter

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 following application:

- 1015, 1025, 1029 Davis Drive and 22 Hamilton Drive. This application proposes to amend the Official Plan and rezone the subject lands from the existing Residential Detached Dwelling to Residential Townhouse Condominium Plan Dwelling Zone to permit a residential development comprised of 28 dwelling units, including 24 townhouse units and 4 semi-detached units on a private road.

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 Local Planning Appeal 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 - 1015, 1025, 1029 Davis Drive and 22 Hamilton Drive

Ryan Guetter of Weston Consulting provided a presentation regarding the application to amend the Official Plan and rezone the subject lands from the existing Residential Detached Dwelling to Residential Townhouse Condominium Plan Dwelling Zone to permit a residential development comprised of 28 dwelling units.

The presentation included an overview of the existing site and surrounding neighbourhood, the policy context of the site, and an overview of the proposed development

The Director of Planning and 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 Woodhouse

Seconded by: Councillor Bisanz

1. That the presentation provided by Ryan Guetter of Weston Consulting regarding the Official Plan Amendment and Zoning By-law Amendment - 1015, 1025, 1029 Davis Drive and 22 Hamilton Drive be received.

Carried

Councillor Twinney took no part in the discussion or vote on the foregoing matter due to a declared conflict.

4.1.1 Remote Deputation - Michelle Ego-Belliveau

Michelle Ego-Belliveau provided a deputation detailing her concerns with the possible parking impacts of the proposed development in the area as well as the effects on the local ecosystem due to the removal of trees.

Moved by: Councillor Morrison

Seconded by: Councillor Kwapis

1. That sub-items 4.1.1, 4.1.2, and 4.1.3 being remote deputations provided Michelle Ego-Belliveau, Dennis Tomlinson, and Brenda and Behram Engineer be received; and,
2. That sub-item 4.1.4 being correspondence provided Glen Langford be received.

Carried

Councillor Twinney took no part in the discussion or vote on the foregoing matter due to a declared conflict.

4.1.2 Remote Deputation - Dennis Tomlinson

Dennis Tomlinson provided a deputation detailing his concerns with the proposed development related to the height, density and lot coverage of the proposed buildings.

4.1.3 Remote Deputation - Brenda and Behram Engineer

Brenda Engineer provided a deputation which outlined her concerns that the development would lead to increased traffic and parking problems on neighbouring streets, and the effects of increased density of the development. Behram Engineer also provided his concerns that the development would lead to increased traffic in the area.

4.1.4 Correspondence - Glen Langford

5. Presentations & Recognitions

5.1 Recognition of Ten Years of Service - Jag Sharma, Chief Administrative Officer

Mayor Taylor recognized Jag Sharma, Chief Administrative Officer for a 10 years of service award by the Canadian Association of Municipal Administrators.

5.2 2020 Customer Service Department Year End Summary and Pandemic Update

The Commissioner of Community Services provided an introduction to the presentation and outlined the shifts in service provided by Customer Service due to the pandemic over the last year.

The Manager of Corporate Customer Services provided an overview of the customer service statistics broken down by customer contacts per year, service issues, and Town departments. The Supervisor of Customer Service Kiosks provided the inquiries which had increased in volume during the COVID-19 pandemic such as marriage licences. He also provided an overview of the enhanced customer service training program which was developed by Town of Newmarket staff and is now provided to the northern six York Region municipalities, as well as a partnership program with Seneca College.

Moved by: Councillor Broome
Seconded by: Councillor Woodhouse

1. That the presentation provided by the Manager, Corporate Customer Services and Supervisor, Customer Service Kiosks regarding the 2020 Customer Service Department Year End Summary and Pandemic Update be received.

Carried

6. Deputations

None.

7. Minutes

7.1 Council - Electronic Meeting Minutes of April 19, 2021

Moved by: Councillor Morrison
Seconded by: Councillor Twinney

1. That the Council - Electronic Meeting Minutes of April 19, 2021 be approved.

Carried

8. Reports by Regional Representatives

Deputy Mayor & Regional Councillor Vegh provided an update on the expanding vaccine eligibility in York Region. He advised that the upcoming agenda for York Region Council included updates on the York Region greening strategy, 2021 homeless count, and a reduction in speed limits in the Region. He also advised of a community safety and well-being plan which includes a portion of central Newmarket.

Mayor Taylor provided an update on the large amounts of vaccine doses which will be distributed to York Region and will allow for much greater numbers of vaccinations in the Region.

9. Consent Items and Recommendations from Committees

9.1 Special Committee of the Whole - Electronic Meeting Minutes of April 20, 2021

Moved by: Councillor Broome
Seconded by: Councillor Bisanz

1. That the Special Committee of the Whole - Electronic Meeting Minutes of April 20, 2021 be received and the recommendations noted within be adopted.

Carried

9.1.1 Presentation - Mulock Property - Final Draft Master Plan

1. That the presentation provided by Lisa Rapoport, PLANT Architect Inc., and the Director, Financial Services/Treasurer regarding the Mulock Property Developed Design Concept be received.

9.1.2 Mulock Property Final Draft Master Plan

1. That the report entitled Mulock Property Final Draft Master Plan, dated April 20, 2021 be received; and,
2. That the Master Plan as proposed in the attached report entitled Mulock Property Master Plan Phase II by PLANT Architect Inc. be endorsed as the basis for further implementation of features and development of the Mulock Property; and,
3. That Staff be authorized to proceed with the next steps toward implementation of the Master Plan being the retention of project management services and appropriate consulting services to undertake detailed design leading to phased construction of the planned elements; and,
4. That Staff be authorized to pursue a negotiated lease agreement with Hydro One for use of the hydro corridor lands between Yonge Street and Jordanray Boulevard for parking and trail uses in connection with the Mulock Property; and,
5. That Staff be directed to contact representatives of Criterion Development Corporation being the adjacent landowner on Yonge Street to the north of the Mulock Property to pursue conveyance of the adjoining woodlot through a development application or otherwise; and,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

9.1.3 Mulock Park Budget

1. That the report entitled Mulock Park Budget dated April 20, 2021 be received; and,
2. That the Mulock Park Budget be referred to a Special Committee of the Whole or Special Council Meeting in 30 to 40 days time.

9.1.4 Non-Competitive Acquisition - Implementation Plan for the Mulock Property Design

1. That the report entitled Non-Competitive Acquisition - Implementation Plan for the Mulock Property Design dated April 20, 2021 be received; and,
2. That PLANT Architect Inc. be retained to carry out the implementation of the final design, contract drawing and tender documents, and contract administration for the Mulock Property as described in this report, subject to budget approval; and,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

9.2 Council Workshop - Electronic Meeting Minutes of April 26, 2021

Moved by: Councillor Woodhouse
Seconded by: Councillor Morrison

1. That the Council Workshop - Electronic Meeting Minutes of April 26, 2021 be received.

Carried

9.3 Correspondence regarding Item 9.4.20 - Body Rub Parlour Review

9.3.1 Correspondence - Miriam Snider-Petry

Moved by: Councillor Broome
Seconded by: Councillor Twinney

1. That the correspondence provided by Miriam Snider-Petry regarding the Body Rub Parlour Review be received.

Carried

9.4 Committee of the Whole - Electronic Meeting Minutes of May 3, 2021

Moved by: Councillor Simon
Seconded by: Councillor Bisanz

1. That the Committee of the Whole - Electronic Meeting Minutes of May 3, 2021 be received and the recommendations noted within be adopted.

Carried

9.4.1 Presentation - Body Rub Parlour Review

Note: This item was dealt with under sub-item 9.4.20. Please see sub-item 9.4.20 for motion.

9.4.2 Presentation - 2020 Customer Service Department Year End Summary and Pandemic Update

1. That the presentation provided by the Supervisor, Customer Service Kiosks and Manager, Corporate Customer Services regarding the 2020 Customer Service Department Year End Summary and Pandemic Update be deferred until the Council meeting of May 10, 2021; and,
2. That the Information Report entitled Customer Service Department 2019 Year End Results, dated February 12, 2020 be deferred until the Council meeting of May 10, 2021; and,
3. That the Information Report entitled Customer Service Department 2020 Year End Results, dated February 10, 2021 be deferred until the Council meeting of May 10, 2021.

9.4.3 Presentation - 2022 Budget Target and Process

Note: This item was dealt with under sub-item 9.4.22. Please see sub-item 9.4.22 for motion.

9.4.4 Deputation - Body Rub Parlour Review

1. That the deputation provided by Elene Lam, Butterfly (Asian and Migrant Sex Workers Support Network) regarding the Body Rub Parlour Review be received.

9.4.5 Deputation - Body Rub Parlour Review

1. That sub-items 9.4.5, 9.4.6, 9.4.7, 9.4.8, 9.4.9, 9.4.10, 9.4.11, 9.4.12, 9.4.13, 9.4.14, 9.4.15, 9.4.16, 9.4.17, and 9.4.18 being remote deputations provided by Robert Vallee, Marnie Hill, Casandra Diamond, Kennes Lin, Vincent Wong, Chanelle Gallant, Katie Gilligan, Molly Bannerman, Amanda Stassen, Marie Morton, Sandra Ka Hon Chu, Tsz Chan and Lisa Zhang, Debbie Pond, and Luis Alberto Mata be received; and,
2. That sub-items 9.4.20.1, 9.4.20.2, 9.4.20.3, and 9.4.20.4 being correspondence provided by Melissa Bevins, Joanna Ewart-James, Rita Grant, and Eric Grant be received.

9.4.6 Deputation - Body Rub Parlour Review

Note: This item was dealt with under sub-item 9.4.5. Please see sub-item 9.4.5 for motion.

9.4.7 Deputation - Body Rub Parlour Review

Note: This item was dealt with under sub-item 9.4.5. Please see sub-item 9.4.5 for motion.

9.4.8 Deputation - Body Rub Parlour Review

Note: This item was dealt with under sub-item 9.4.5. Please see sub-item 9.4.5 for motion.

9.4.9 Deputation - Body Rub Parlour Review

Note: This item was dealt with under sub-item 9.4.5. Please see sub-item 9.4.5 for motion.

9.4.10 Deputation - Body Rub Parlour Review

Note: This item was dealt with under sub-item 9.4.5. Please see sub-item 9.4.5 for motion.

9.4.11 Deputation - Body Rub Parlour Review

Note: This item was dealt with under sub-item 9.4.5. Please see sub-item 9.4.5 for motion.

9.4.12 Deputation - Body Rub Parlour Review

Note: This item was dealt with under sub-item 9.4.5. Please see sub-item 9.4.5 for motion.

9.4.13 Deputation - Body Rub Parlour Review

Note: This item was dealt with under sub-item 9.4.5. Please see sub-item 9.4.5 for motion.

9.4.14 Deputation - Body Rub Parlour Review

Note: This item was dealt with under sub-item 9.4.5. Please see sub-item 9.4.5 for motion.

9.4.15 Deputation - Body Rub Parlour Review

Note: This item was dealt with under sub-item 9.4.5. Please see sub-item 9.4.5 for motion.

9.4.16 Deputation - Body Rub Parlour Review

Note: This item was dealt with under sub-item 9.4.5. Please see sub-item 9.4.5 for motion.

9.4.17 Deputation - Body Rub Parlour Review

Note: This item was dealt with under sub-item 9.4.5. Please see sub-item 9.4.5 for motion.

9.4.18 Deputation - Body Rub Parlour Review

Note: This item was dealt with under sub-item 9.4.5. Please see sub-item 9.4.5 for motion.

9.4.19 Deputation - 2022 Budget Target and Process

1. That the deputation provided by Melanie Issett, Drawdown Newmarket-Aurora regarding the 2022 Budget Target and Process be received.

9.4.20 Body Rub Parlour Review

1. That the presentation provided by the Manager, Regulatory Services and Municipal Enforcement & Licensing Officer regarding Body Rub Parlour Review be received; and,
2. That the report entitled Body Rub Parlour Review dated May 3, 2021 be received; and,
3. That Council direct Staff to present regulations based on Option #1 in this report in principle, with a full prohibition of any business related to sexual activity; and,

4. That Council direct staff to include a strong licensing and enforcement regime to enforce that prohibition but also to allow legitimate wellness businesses to exist; and,
5. That Council direct staff to conduct enhanced public consultation with key stakeholders for the proposed regulations; and,
6. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

9.4.20.1 Correspondence - Melissa Bevins

Note: This item was dealt with under sub-item 9.4.5. Please see sub-item 9.4.5 for motion.

9.4.20.2 Correspondence - Joanna Ewart-James

Note: This item was dealt with under sub-item 9.4.5. Please see sub-item 9.4.5 for motion.

9.4.20.3 Correspondence - Rita Grant

Note: This item was dealt with under sub-item 9.4.5. Please see sub-item 9.4.5 for motion.

9.4.20.4 Correspondence - Eric Grant

Note: This item was dealt with under sub-item 9.4.5. Please see sub-item 9.4.5 for motion.

9.4.21 INFO-2020-06: Customer Service Department 2019 Year End Results and INFO-2021-02: Customer Service Department 2020 Year End Results

Note: This item was deferred from the Committee of the Whole meeting of May 3, 2021. Please see sub-item 9.5.

9.4.22 2022 Budget Target and Process

1. That the presentation provided by the Manager, Accounting & Finance regarding the 2022 Budget Target and Process be received; and,
2. That the report entitled 2022 Budget Target and Process dated May 3, 2021 be received; and,

3. That the proposed budget schedule with a target budget adoption date of December 13, 2021 be approved; and,
4. That endorsement be given to staff to proceed with preparation of the 2022 budgets employing the structure and targets as outlined in this report with a target tax rate increase of 1.99%; and,
5. That the form and timing of budget submissions for all entities accountable to Council be subject to the process outlined in this report; and,
6. That the proposed community engagement plan for the 2022 budget be adopted; and,
7. That the Treasurer be authorized and directed to do all things necessary to give effect to this resolution.

9.4.23 Q1 2021 Financial Update

1. That the report entitled Q1 2021 Financial Update dated May 3, 2021 be received; and,
2. That changes to the 2021 capital program be made as outlined in the report; and,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

9.4.24 First Quarterly Update to the Outstanding Matters List for 2021

1. That the report entitled First Quarterly Update to the Outstanding Matters List for 2021 dated May 3, 2021 be received; and,
2. That Council adopt the updated Outstanding Matters List; and,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

9.4.25 Zoning Bylaw Amendment 17365 & 17395 Yonge Street

1. That the report entitled Zoning By-law Amendment – 17365 & 17395 Yonge Street, dated May 3, 2021 be received; and,
2. That the application for Zoning By-law Amendment, as submitted by Groundswell Urban Planners Inc., for 17365 & 17395 Yonge Street, be approved in its general form; and,

3. That 2143811 Ontario Limited (The Kerbel Group Inc.) and Groundswell Urban Planners Inc., be notified of this action; and,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

9.4.26 2021 Annual Servicing Allocation Review

1. That the report entitled 2021 Annual Servicing Allocation Review dated May 3, 2021 be received; and,
2. That Council reinstate servicing allocation to the following developments as outlined in this staff report:
 - a. Azure Homes (172-178 Old Main Street);
 - b. Briarwood (NWMKT) Inc. (693 and 713 Davis Drive);
 - c. Redwood Properties Phase 1 (17645 Yonge Street);
 - d. Glenway East Phase 3;
 - e. Options Development (281 Main Street North) Phase 1; and,
 - f. Maple Lane Lands and Development (680 Gorham Street); and,
3. That Council commit serving allocation to the following developments as outlined in this staff report:
 - a. The Rose Corporation (200 Deerfield Road);
 - b. Kerbel (17365 and 17369 Yonge Street);
 - c. Redwood Properties Phase 2 (17645 Yonge Street); and,
 - d. Sundial Phase 3 (partial allocation); and,
4. That the Town's remaining servicing capacity (the Town Reserve) be maintained for future development; and,
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

9.4.27 A By-Law to Regulate Central York Fire Services

1. That the memo entitled "A By-law to Regulate Central York Fire Services" dated May 3, 2021 be received; and,

2. That the report entitled “A By-law to Regulate Central York Fire Services” dated November 24, 2020 be received; and,
3. That Newmarket Council adopt the By-law to regulate Central York Fire Services; and,
4. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

9.4.28 An Update to the Consolidated Fire Agreement between the Corporation of the Town of Newmarket and the Corporation of Town of Aurora

1. That the memo entitled “Consolidated Fire Agreement (Aurora and Newmarket) – Update” dated May 3, 2021 be received; and,
2. That the report entitled “An Update to the Consolidated Fire Agreement between the Corporation of the Town of Newmarket and the Corporation of Town of Aurora” dated November 24, 2020 be received; and,
3. That Newmarket Council adopt the Consolidated Fire Services Agreement By-law; and,
4. That the Mayor and Town Clerk be authorized to renew the Consolidated Fire Services Agreement By-law with the Town of Aurora; and,
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

9.4.29 Heritage Newmarket Advisory Committee Meeting Minutes of February 2, 2021

1. That the Heritage Newmarket Advisory Committee Meeting Minutes of February 2, 2021 be received.

9.4.30 Main Street District Business Improvement Area Board of Management Meeting Minutes of March 3, 2021

1. That the Main Street District Business Improvement Area Board of Management Meeting Minutes of March 3, 2021 be received.

9.4.31 Hewitt Circle Parking Restrictions (Councillor Broome)

1. That staff be directed to conduct a study to determine the feasibility of parking restrictions on Hewitt Circle between house numbers 486 – 490; and,
2. That staff be directed to conduct a study to determine the feasibility of parking restrictions on Jordanray Blvd at the bend at house number 95; and,
3. That staff be directed to conduct a study to determine the feasibility of further parking restrictions on Rushbrook Drive between house numbers 200 and 212.

9.4.32 Jordanray Boulevard Parking Restrictions (Councillor Broome)

Note: This item was dealt with under sub-item 9.4.31. Please see sub-item 9.4.31 for motion.

9.4.33 Rushbrook Drive Parking Restrictions (Councillor Broome)

Note: This item was dealt with under sub-item 9.4.31. Please see sub-item 9.4.31 for motion.

9.5 INFO-2020-06: Customer Service Department 2019 Year End Results and INFO-2021-02: Customer Service Department 2020 Year End Results

Moved by: Councillor Kwapis
Seconded by: Councillor Broome

1. That the Information Report entitled Customer Service Department 2019 Year End Results, dated February 12, 2020 be received; and,
2. That the Information Report entitled Customer Service Department 2020 Year End Results, dated February 10, 2021 be received.

Carried

10. By-laws

Moved by: Councillor Broome
Seconded by: Councillor Kwapis

1. That By-laws 2021-22, 2021-23, 2021-24 and 2021-25 be enacted.

Carried

11. Notices of Motions

None.

12. Motions Where Notice has Already been Provided

None.

13. New Business

None.

14. Closed Session

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

**14.1 Committee of the Whole - Electronic Meeting (Closed Session)
Minutes of May 3, 2021**

Moved by: Councillor Twinney

Seconded by: Councillor Morrison

1. That the Committee of the Whole - Electronic Meeting (Closed Session) Minutes of May 3, 2021 be approved.

Carried

14.1.1 Phased-in Staffing regarding the 2021 Budgeted Positions

Moved by: Councillor Woodhouse

Seconded by: Councillor Kwapis

1. That Closed Session Report CL-2021-05 dated May 3, 2021 be received; and,
2. That staff be authorized to proceed with filling positions and/or vacancies approved as part of the 2021 budget, for the following positions:
 - a. Fleet Administrator, Regular Full Time;
 - b. Health & Safety Specialist, Regular Full Time;
 - c. Accounts Payable Administrator, Regular Full Time; and,

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

Carried

15. Confirmatory By-law

Moved by: Councillor Twinney
Seconded by: Councillor Morrison

1. That By-law 2021-26 be enacted.

Carried

16. Adjournment

Moved by: Councillor Woodhouse
Seconded by: Councillor Broome

1. That the meeting be adjourned at 3:33 PM.

Carried

John Taylor, Mayor

Lisa Lyons, Town Clerk