



INFORMATION REPORT  
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October 18, 2016

**JOINT DEVELOPMENT & INFRASTRUCTURE SERVICES, CORPORATE SERVICES &  
COMMUNITY SERVICES REPORT 2016-36**

TO: Committee of the Whole

SUBJECT: San Michael Homes/Hollingsworth Properties

ORIGIN: Development & Infrastructure Services/Corporate Services/Community Services

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**RECOMMENDATIONS**

**THAT Joint Development & Infrastructure Services, Corporate Services, and Community Services Report 2016-36 dated October 18, 2016 regarding the San Michael Homes/Hollingsworth Properties be received and the following recommendation(s) be adopted:**

- 1. THAT a Public Information Centre be held regarding an additional ice pad at the Ray Twinney Complex as a replacement for the Hollingsworth Arena;**
- 2. AND THAT a Public Consultation Centre be held regarding the surplus and sale of the property that currently accommodates the Hollingsworth Arena.**

**COMMENTS**

**Background**

Over the past few years San Michael Homes has presented various development concepts to Council for the combined properties at 693 Davis Drive, 713 Davis Drive, and 35 Patterson Street (Hollingsworth arena). (Refer to Appendix "A").

These properties (herein after referred to as the "subject land") are designated Medium High Density (693 and 713 Davis) and Low Density (35 Patterson) in the Urban Centres Secondary Plan. A portion of 35 Patterson is also designated Parks and Open Space in the Plan. (Refer to Appendix "B").

In Council's most recent deliberations regarding the San Michael proposal, the potential sale of land, and options for the replacement of the Hollingsworth arena, the following recommendations were approved:

Council, October 26, 2015

*"THAT staff initiate a public process addressing a replacement arena and proposed disposition of land at Hollingsworth Arena."*

*"THAT Staff continue negotiations with San Michael Developments according to conditions set out by Council and execute a conditional Letter of Intent with the proponent to the satisfaction of Legal Services,*

*with respect to the development of the Hollingsworth Arena site at 35 Patterson Street in conjunction with the properties at 693 Davis Drive and 713 Davis Drive on the basis of a sale of the Town property."*

*"THAT staff be directed to proceed with public consultation on a detailed concept plan provided by the developer and that finalization of the Letter of Intent be subject to this process."*

*"THAT the sale of the Hollingsworth Arena site be conditional on Council's declaration of the property as surplus to municipal needs and staff being directed to follow the Town's land disposition process."*

Council, June 7, 2016

*"THAT the Public Information Centre on the potential replacement of Hollingsworth Arena be scheduled after a Public Information Centre is held showing detailed concept plans of the San Michael proposal."*

## **Discussion**

Based on the above direction, there were four actions that were to occur:

1. Community consultation on the San Michael proposal (i.e. detailed concept plan)
2. Execute a conditional Letter of Intent with San Michael (Closed Session Legal Report 2016-12).
3. Hold a Public Information Centre on the replacement of the arena (after the Public Information Centre on the San Michael development concept)
4. Public consultation with respect to the disposition of the subject lands.

Each of these actions is discussed below:

### **1. Community Consultation on the San Michael Proposal**

A developer-led community meeting was held on June 22, 2016. The meeting consisted of an introduction by Town staff, followed by a presentation by San Michael Homes outlining the nature of the proposed development including built form, height, density, and details related to the public square. Following the presentation members of the community were invited to ask questions and discuss specific issues with members of the development team at display boards arranged around the room. Comment sheets were also provided at the meeting and residents were invited to complete them and forward them to the Planning Department.

Staff has compiled the comments heard at the meeting and submitted on the comment sheets, which generally addressed the following matters:

- Development plans should include the surrounding area (not just the subject lands)
- Concern that parking on public streets will be exacerbated with the development
- Proceeds of the sale should be re-invested in new facilities in the area
- Compatibility of townhouses across from detached homes
- Concern about the height of the towers



- Question the need for apartments
- Lack of parks and other facilities in Ward 3
- Traffic impacts
- Construction management/mitigation
- Concern about the potential sale of the land over the summer months (i.e. lack of public input)
- Question about the Town's ability to sell the land as it may have been "gifted" to the Town
- Underground parking for residents and visitors should be better described to avoid confusion
- Would like to understand what other recreation facilities are being planned for the Ward
- Interest in replacing the arena as close to this site as possible
- Town should sell the site on the open market to the highest bidder
- Better notification is required for development applications
- Hollingsworth property should be parkland for the entire Town to use
- Town shouldn't sell what little land it has
- Development should include affordable housing

## 2. Letter of Intent

In October 2015, Council considered Report 2015-57 and directed that staff continue negotiations with San Michael according to conditions set out by Council and execute a conditional letter of intent with the proponent with respect to the development of the Subject Land on the basis of a sale of the Town's Hollingsworth Arena property. The subject of this letter of intent is addressed under Closed Session Legal Services Report 2016-12.

## 3. Hold a Public Information Centre on the Replacement of the Arena

Through the Recreation Playbook process, Council has affirmed a commitment to maintain an inventory of seven municipal ice services to meet current and future needs for the community. In the event that a deal is reached for the purchase of Hollingsworth Arena property, staff will proceed with public consultation around design and development of an additional ice pad at Ray Twinney Complex.

## 4. Public Consultation with Respect to the Disposition of the Subject Lands

The Town's Sale of Land Policy (the "Policy") requires that prior to the sale of Town lands the following four steps are followed:

- (1) Council declares the land surplus (i.e. the land is not needed for future or anticipated municipal needs);
- (2) The property's value is determined by an appraisal;
- (3) Council approves the terms of the sale; and
- (4) Notice of the proposed sale is given to the public.

The Policy does not require an opportunity for the public to provide input on the sale of Town lands. The Policy's final step of providing public notice of the proposed sale to the public occurs only after the sale

agreement has been executed and 14 days prior to the disposition of the lands (eg. the closing of the sale transaction.)

Notwithstanding that public consultation is not a requirement under the Policy, a public process will be initiated with the community respecting the disposition of the Hollingsworth property. This process will allow input and comment from community members, and this information will be used by staff in assessing and formulating its recommendations respecting the surplus declaration and sale of the subject lands.

## **CONSULTATION**

In addition to the community consultation meeting held in June of this year, various additional opportunities exist for public consultation through the Planning process, the sale of land process as discussed above, and the arena replacement process.

## **BUSINESS PLAN AND STRATEGIC PLAN LINKAGES**

The redevelopment of the subject lands supports the following branches of the Town's Strategic Plan:

### **Well-equipped and managed**

- fiscal responsibility;
- efficient management of capital assets and municipal services to meet existing and future operational demands
- ideal mix of residential, commercial, industrial and institutional land use
- varied housing types, affordability and densities

### **Well-planned and connected**

- strategic growth by way of an Official Plan
- long-term strategy matched with a short-term action plan
- revitalization of neighbourhoods

## **HUMAN RESOURCE CONSIDERATIONS**

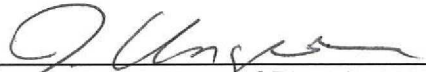
Not applicable to this Information Report.

## **BUDGET IMPACT**

Addressed in Closed Session Report (Legal Services) 2016-12.

## CONTACT

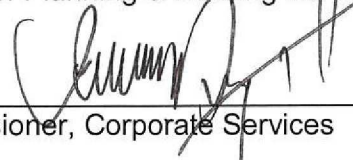
For more information on this report, contact R. Nethery, Director of Planning, 905-953-5321, ext. 2451, or by email at [rnethery@newmarket.ca](mailto:rnethery@newmarket.ca).

  
Assistant Director of Planning

  
Commissioner of Development & Infrastructure Services

  
Commissioner of Community Services

  
Director of Planning & Building Services

  
for Commissioner, Corporate Services

### Attachments:

Appendix "A" Location Map

Appendix "B" Secondary Plan Schedule



Appendix "A"



## Appendix "B"



- 4 – 12 storeys (15 with bonusing);



- 2 – 6 storeys



- Parks and Open Space