



# **Town of Newmarket**

## **Minutes**

### **Council Workshop**

Date: Monday, March 3, 2025  
Time: 9:00 AM  
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 Morrison  
Councillor Kwapis  
Councillor Broome  
Councillor Bisanz (9:03 AM to 10:58 AM)

Members Absent: Councillor Twinney

Staff Present: I. McDougall, Chief Administrative Officer  
E. Armchuk, Commissioner of Corporate Services  
P. Noehammer, Commissioner of Development & Infrastructure Services  
J. Payne, Commissioner of Community Services  
L. Lyons, Director of Legislative Services/Town Clerk  
K. Saini, Manager of Legislative Services/Deputy Town Clerk  
S. Granat, Legislative Coordinator  
E. Thomas-Hopkins, Legislative Coordinator  
K. McKay, Senior Planner - Development  
A. Sallese, Senior Planner, Policy

The meeting was called to order at 9:00 AM.  
Mayor Taylor in the Chair.

**1. Notice**

Mayor Taylor advised that in accordance with the Town's Procedure By-law, no decisions are to be made but rather this meeting was an opportunity for Council to have informal discussion regarding various matters.

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

None.

**3. Conflict of Interest Declarations**

None.

**4. Items**

**4.1 South of Davis Area (SODA) Policy Directions Workshop**

The Manager of Planning Services provided introductory remarks. The Senior Planner - Policy, Senior Planner - Development and Matt Thompson, WSP presented regarding the South of Davis Area (SODA) Policy Directions Workshop including introductions, purpose of the workshop, study area boundary and study status, refining the study area boundary, study status and integration with the Official Plan Review, Bill 185 and 2024 Provincial Planning Statement, 2024 Provincial Planning Statement, Compact Built Form, Mobility Hub Study - Newmarket GO, future Newmarket - Official Plan Policy Directions, design direction for Historic Downtown Centre, planning for movement, Official Plan Schedule F - Community Improvement Policy, Newmarket Urban Design Guidelines and midrise buildings, existing zoning permissions, SODA character and existing conditions within the Major Transit Station Areas, existing conditions parcel size, parcel frontage, heights, designation of priority properties in progress for the SODA area, community feedback and policy directions - South of Davis Area, draft vision and future branding strategy, draft policy directions, Heritage policy directions, as well as three scenarios - scenario 1: Status Quo -- land use, height and open space; scenario 2 -- gentle density, land use, height and open space; scenario 3 land use, height, and open space; land use scenario comparison, and questions.

Members of Council queried staff regarding Provincial regulations with respect to Major Transit Stations Areas, pedestrian access to downtown

parking lots, clarification on compacted built form in SODA heights, intent to connect mobility hub, design guidelines in mid-rise buildings heights with respect to gentle intensification, parking minimums, parcel size on current lots, demolition approval process, built form maximum height across the three scenarios, residential parking, provincial policy to develop parking lots, protecting the integrity of heritage buildings, accessibility in SODA, trollies, timeline for transformation to happen, population increase predictions, outdoor market places, incentivizing use types, connections with the Business Improvement Area, what can be done now, short term actions, walkability on Main Street and adjacent to Main Street, path from Ontario Street to Queen Street, east of Main Street,

Members of Council discussed the South of Davis Study Area planning process and items in and out of scope; a municipal investment implementation process, parking strategies, tools to incentivize projects, accelerating the process, and design guidelines related to heritage.

Moved by: Councillor Kwapis

Seconded by: Councillor Woodhouse

1. That the presentation provided by Andria Sallese, Senior Planner - Policy and Kaitlin McKay, Senior Planner - Development, Matt Alexander, WSP Canada, and Helene Iardas, Helene Iardas Consulting regarding South of Davis Area (SODA) Policy Directions Workshop be received.

**Carried**

**5. Closed Session (if required)**

Council did not resolve into Closed Session.

**6. Adjournment**

Moved by: Councillor Twinney

Seconded by: Councillor Simon

1. That the meeting be adjourned at 10:58 AM.

**Carried**

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John Taylor, Mayor

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Kiran Saini, Deputy Town Clerk