

**We greatly appreciate our  
Mayor John Taylor, Ward Councillor Trevor Morrison, All of our Town Councillors ,  
for your consideration to our concerns.**

The Planning Department Rick Nethery, Jason Unger and Meghan White.

- Main Street North is a prime location to implement key growth management goals of 'The Places to Grow Act of Ontario' and the growth policy for Newmarket as a designated urban growth centre.
- The inclusion of Three and Four Plexes and private road broadened the Plan but is restrictive in providing affordable housing as called for in the 'Changes to Growth Plan' to build thriving and affordable communities across Ontario. As mentioned by the consultant in one of the public meetings, the development area on Main St. North can easily accommodate increased density.
- The Tertiary plan requires substantial investment in new infrastructure - higher mixed use density is essential to offer more of the type and size of housing people need, so our tax dollars can be directed to support other needs in our growing and aging population and reduce the burden on residents.
- Main St. N. is walking distance to a major transit hub. Higher mixed use density succeeds in improving transportation options, reducing congestion on our roads, one of the goals of the 'Places To Grow Act'. Providing more housing such as at Jim Barber Court, right across from us on the By-Pass, or a low rise building such as at [REDACTED] for those like myself, who after development want to live on Main St. N. with access to business and public services, not on the Davis Drive corridor or anywhere else.
- Being sensitive to and keeping the rural character by having higher density away from fronting on Main St.N. on a private road in behind off the main road so the view from the street would be in keeping with the prevailing character.
- An option of a dead end for cars ONLY between the south and north part of the road, which are so different from each other (not a Cul De Sac which has a turn around and takes up more space). A dead end with a Pedestrian and Bicycle path to keep road width the same and the community connected, enhancing safety by eliminating cars speeding up Main St.N., a concern noted by residents of our street.

For 54 years I have lived in Newmarket, growing up at [REDACTED] (a successful development from previous Town Council). [REDACTED]  
I have lived on Main St. N. for over 30 years and raised my children here. Our lives are invested in Main St. N.

As one of the property owners considering development, I ask with *your* life savings in the balance what *reasonable restrictions* should apply – when the properties are so close to transportation and the hospital - and embody the criteria of 'serviceable land access'. We are not asking for financial gain over the ruination of a street that we love. By being deeply involved we can ensure that development is a success, without in 2019, restricting options in the Tertiary Plan, and the possibility of meeting long range goals and the changing needs of our community in the years ahead.

My vision is to remain living here on Main St. N. in a type of housing that heading toward retirement is affordable and manageable. It is an opportunity to generate new tax revenue as presumably we will all require more and more support from tax dollars for increased health care and other costs associated with aging.

- And that my children can afford to buy a home to make their lives here too.

In a speech given on January 22, 2019 in Aurora, Canada's Finance Minister (Bill Morneau) said government is focused on the issue of housing and looking for ways to make home-buying more affordable for millennials. It IS a national issue - if not a crisis, brought home here to determine what will happen on Main ST. N. with housing costs out of reach *for most* - It is a concern for all of us, that those getting close to retirement – that our children can afford homes - without moving out of Newmarket , further north.

We are not asking for new study, we are asking for the Tertiary Plan to include higher mixed use density and this new Town Council for the foresight and vision of a unique Boutique Community on Main St. North that can set an example other towns and cities can look toward – and in doing so, bringing Newmarket and our road in particular to the forefront with a vision and acting on what is needed for affordable housing moving into the future.

Thank you very much,



Sonya Reiter

[Redacted]  
[Redacted]  
[Redacted]



**Development Area**

Option to Rework Road for Best Fit

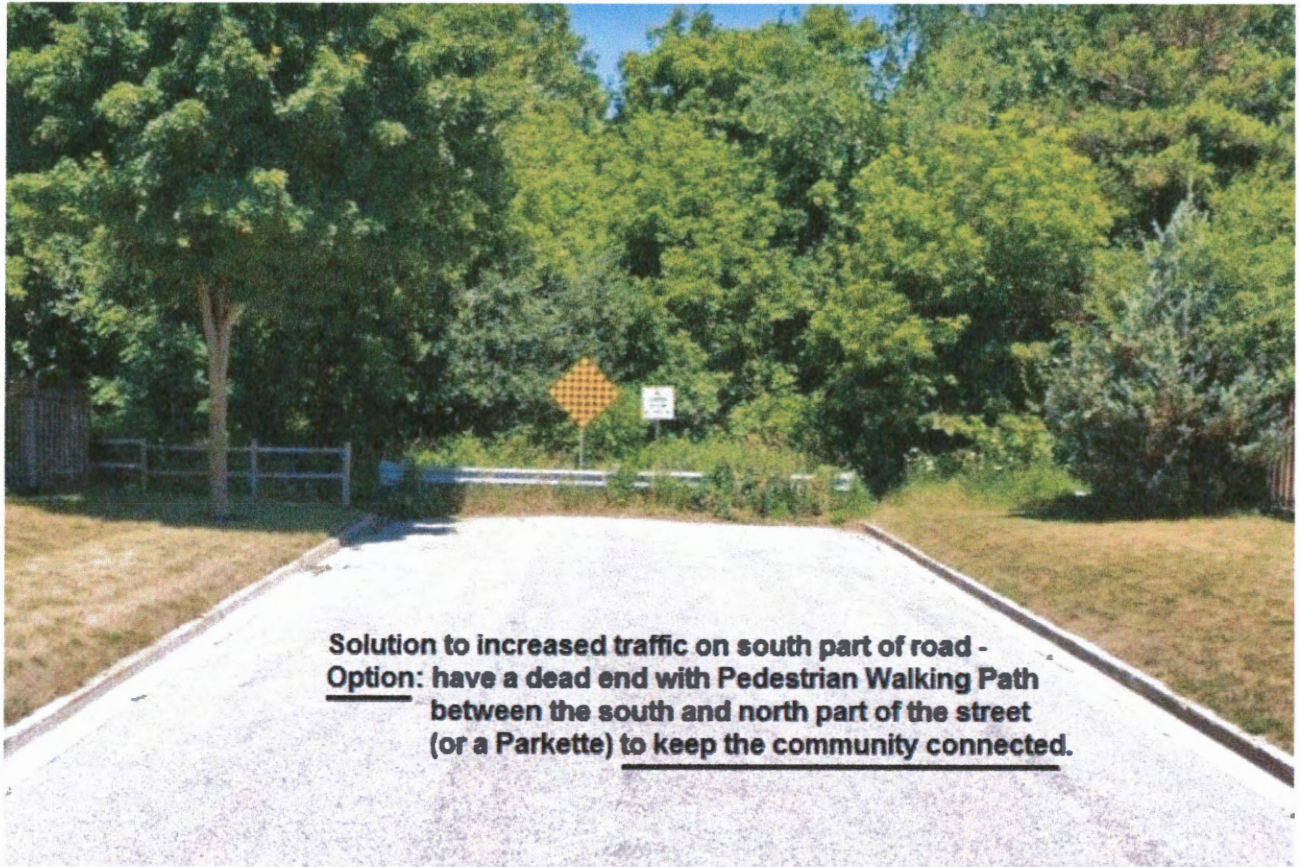
Option dead end road to cars - Pedestrian path north or Parkette

Open Green Space

**No Change**

**Green Space**





**Other Options (which would not change the existing road width):**





## &gt;&gt; CANADA

## Morneau says party to look at affordable housing for millennials

Young Canadians hoping to borrow money troubled by high prices

ANDY BLATCHFORD  
THE CANADIAN PRESS

OTTAWA—The Trudeau government is looking for ways to make home-buying more affordable for millennials, Finance Minister Bill Morneau said Tuesday as he held pre-budget public events in the Toronto suburbs.

Morneau made the comment after giving a speech in Aurora where he was asked if Ottawa has any plans to help first-time buyers enter the housing market at a time of rising interest rates and mortgage costs.

Housing, with all that it means for people's personal finances and lifestyles, is expected to be a prominent campaign issue ahead of October's federal election — and major parties have already begun to position themselves.

Morneau told the business audience that the Liberal government has focused on three housing-related issues since coming to office in 2015: Canada's shortage of affordable housing, a run-up in real-estate prices in some markets and ensuring millennials can afford homes. The federal government, he said, has already tried to increase the supply of affordable housing and to cool the hottest markets — such as Toronto and Vancouver — by in-

roducing stress tests that limit some people's ability to take out big mortgages.

"The middle part — the big middle part — is the affordable housing for millennials," said Morneau, who will release his election-year budget in the coming weeks that will also lay out Liberal platform commitments.

"That's a real challenge and there's multiple things we're looking at in order to think about how we can help in that

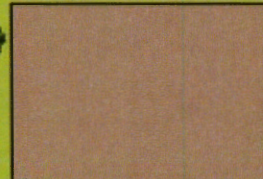
regard," Morneau didn't elaborate on what options are on the table. A spokesperson for Morneau later declined to offer more details. Higher price tags in some markets have created concerns among younger Canadians hoping to borrow money to purchase homes. Conservative MP Karen Vecchio argued in a statement Tuesday that Trudeau government policies, including its carbon tax, have made housing less affordable.



CEMETERY



2 STOREY TOWNS



2 STOREY TOWNS



2 STOREY TOWNS

TREE/LANDSCAPE  
BUFFER

LOW RISE CONDOMINIUM



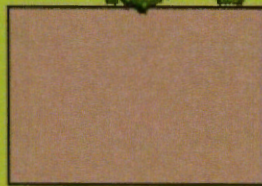
FOUR PLEX



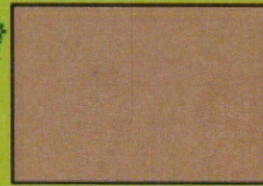
FOUR PLEX

PRIVATE RD.

CEMETERY RD.



SINGLE DETACHED/ 2 STOREY SEMI



SINGLE DETACHED/ 2 STOREY SEMI



2 STOREY SEMI

MAIN ST. NORTH