

Good evening Mr. Mayor and honourable councillors. My name is Chris Baur. I act as agent on behalf of my family who own 226 Main Street North in Newmarket (now referred to as "Old Main Street"). Our family has owned and improved the property on Main Street north for almost 40 years, during which time we have seen the street change in so many ways, including increased housing density affording many new families the opportunity to live in this great part of Town.

I'd like to thank you for providing me and my family, together with other interested parties on Main Street North, the opportunity to address council today.

One side note: I've asked Matt to joint me up here to provide some visual support as I present.

First and foremost, we are truly appreciative of the work completed, to date, by the Planning Department and the Town - together with its external advisors. It shows a common foresight for the future of the Town of Newmarket as its growth demands necessitate a thoughtful approach to intensification of existing properties within town limits, including Old Main Street.

The DRAFT "Old Main Street Tertiary Plan" that was released in 2018, with minor amendments after input from the public, has considered the needs of the local neighbourhood, while attempting to balance the larger needs of the Town in its efforts to work within the spirit of the 2005 "Ontario Places to Grow Act".

There continue to be, however, some very key elements that require further amendments to the Draft Tertiary Plan prior to its tabling for a vote. For ease of reference, I will list them by number:

- 1) The Ministry of Municipal Affairs & Housing released a proposal for Changes to Growth Plan to the Greater Golden Horseshoe on January 15<sup>th</sup>, 2019. One of the key goals of the proposed changes would be, and I quote, to **"Build more housing and businesses around transit that supports growing areas"**. The current DRAFT Tertiary Plan does not address the latest efforts at intensification around transit. The study area in the DRAFT plan is within a few hundred meters of both a major GO station and a VIVA station, providing the Town with the perfect opportunity to demonstrate leadership and vision. To address this need, we ask that additional time be allotted to further refine the DRAFT Tertiary plan to ensure the Town can fully realize on the potential of the nearly 8-9 acres of developable land available.
- 2) The province also recently concluded a separate consultation process (on January 25<sup>th</sup>, 2019) that was aimed to create solutions for the severe housing supply challenges in Ontario. The recommendations that were gleaned from this review have not been included in the DRAFT "Old Main Street Tertiary Plan" as presented, since they are still being formulated. To ensure the Town is addressing the recommendations by the Province in a judicious manner – avoiding the need for both time-consuming and costly amendments to the plan in the future – we ask that additional time be allotted to further refine the DRAFT Tertiary plan to ensure it fully captures the housing opportunity that exists in this area of Newmarket.

As it currently stands, the DRAFT plan's proposals are substantially too restrictive in the following areas, when compared to the Ministry's stated objectives:

- 1) **Too restrictive in Housing Types** – The need to create more housing of the types and sizes people need to make home ownership more affordable, especially where there is access to major transportation corridors
- 2) **Too restrictive in Development Vision**– in particular, the proposal to rezone land to heritage features that is counter to a judicious use of infill opportunity and intensification efforts in prime areas of existing neighborhoods
- 3) **Too restrictive in Providing access to Serviced Land** – with servicing already available in the Tertiary Plan study area, the DRAFT plan limits access to this development land and should be reconsidered

In summary, we thank the planning department and its advisors, together with council, for the work that is being done to help connect the intrinsic value of the lands available, which is located in a desirable and convenient location in Newmarket, with the greater purpose of enabling the Town to grow fairly & wisely.

With a few changes to the existing DRAFT Tertiary Plan that addresses the concerns raised, I am certain a workable plan can be put forward to council for a vote.

Thank you for your time.

Chris Baur

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