

November 14, 2018

I write in response to the DRAFT Old Main Street Tertiary that was presented to stakeholders and the public on November 5th, 2018. I would like to state, for the record, that I disagree with the recommendation of the planners that townhouse development and other higher-density development is not included as part of the community's vision. Additionally, the suggestion that a designation is made to the low quality vegetation on the hill as a "heritage feature" should be abandoned.

Townhouses have less of a rental element look to them, are visually more pleasing, and are associated with a more upscale housing sentiment, thus attracting more ownership and a deeper community tie.

There are many examples of very attractive, higher-density, housing options that will accentuate the neighbourhood, while attracting the first or second-time homeowner, thereby leveraging the many amenities that surround the location of the development land. Here are two examples:





Newmarket is designated by the Province of Ontario as an **Urban Growth Centre**. The Town's own website looks to attract developers by stating, "Newmarket offers everything from industrial lands ready for development to downtown boutique studios. We have the lands and properties to meet your business needs". Furthermore, The Downtown Improvement Plan states, "There are a high proportion of single family homes in Newmarket. On the other hand, there are many semi-detached, apartments and row-houses clustered in the Main Street area. In order to sustain a vibrant Main Street and meet changing demographic needs, it will be important to encourage a broad mix of housing types". The development lands I write about border the Downtown Improvement lands, and the strategy for intensification should flow seamlessly to these properties.

At the Old Main Street Tertiary Plan Open House on November 5th, 2018, the attendees heard the opportunity to add more than 100 units to the area without impacting existing infrastructure (results of the traffic plan and comments by Blair Scorgie, Sr. Planner at SVN, and Meghan White, Planner for Town of Newmarket). This supports one of the key priorities of the Ontario Places to Grow Act, "to promote a rational and balanced approach to decisions about growth that builds on community priorities, strengths and opportunities and makes efficient use of infrastructure". The proposed changes to the current zoning do not go far enough to address the unique opportunity that the Town of Newmarket (and the Province of Ontario) has for the redevelopment of lands that are within 250 meters of the

Newmarket Go Train station, and a similar distance to the York Region Transit's Viva investments that have been made on Davis Drive. Furthermore, the restrictions that will be created by the declaration of a "heritage feature" of the poor quality trees that are on the incline will further limit the potential that exists within this community to reimagine the future of this part of downtown Newmarket.

In summary, I formally request two changes to the current vision for the Tertiary Plan:

- 1) Add higher-density zoning within the community (including townhouses)
- 2) Do not implement a "heritage feature" on the west lands at 218, 226, and 228 Main Street North, in Newmarket, Ontario

Thank you. I look forward to your reply.

Chris Baur



Trustee for:


