

**Presentation to Town Council – re. Main Street North proposed development.**

Mayor Taylor and Council, thank you for this meeting, regarding the proposed re-development of Main Street North, between Bexhill and the St. John's Cemetery's entrance, where the road returns to the Newmarket Bypass.

Currently your outside contractor SvN Dillon has submitted a Report to you, perhaps somewhat rushed, (commissioned by the previous Council) called the;

**'OLD MAIN STREET TERTIARY PLAN'.**

I say, perhaps somewhat rushed, due to the 'end date' of the Interim By-law currently in place.

SvN Dillon and your planning staff seem to be suggesting you, as a new Mayor and Council, simply embrace the Plan as 'complete in every respect' without consideration to ongoing/continuing concerns raised/stated by a large number of area residents.

(Reference the Petition recently delivered to you.)

My name is David Evans, I reside at 241 Main Street North.

[REDACTED], I can safely say, I have continuously lived in Newmarket before any of you were born. Having said that, I feel I can speak to a number of concerns regarding the 'Tertiary Plan' for re-development as it currently exists.

[REDACTED]

This area of Town is what could be referred to as a 'historic, old, stable, settled area' of Newmarket.

The only really big change in this area has been, with the previous Council's approval, a Developer, under Town Planners oversight, is converting the (unused) King George School into a condo and surrounding it with new Town Homes on its former playgrounds. While a few area 'NIMBY' residents were 'up-in-arms' about the proposed development, I believe the Town's Planners and the Developer working together are creating a good working neighbourhood within this historic area.

Of Note, any one taking 'issue' with this development, has no real financial interest affecting their future financial well being because of this development.

Now to the area in question today;

Main Street North from Bexhill to re-joining the 'Main Street By pass' by the St. John's Cemetery cannot in any respect be considered a 'historic, old stable settled area' of Newmarket (even after being 'folded' into Newmarket from formerly being in East Gwillimbury). The only 'stable' aspect has been its constant/continuing change on the street, over the years, as a walk along the street easily shows.

For years this narrow, oiled hard tack gravel road from Davis Drive up to St. John's Cemetery and beyond as a meandering, narrow old (dusty) gravel road continued through fields of hay, grazing livestock, there was no bush/woodlot areas anywhere near the road up to the Green Lane. My young friends and I would bike along this road to the go and play at the Rogers Reservoir, canal locks and dam area north of the Green Lane. (Now there is a large bridge over this entire area and it is hardly visible.)

#### Some Background:

- 1<sup>st</sup> I need to clear up the misconception relating to the 'real' Main Street North, which people now refer to as 'Old Main Street North' and the currently named 'Main Street (north) Bypass'.

Such a distinction as 'Old Main Street North' had to be made when 911 was established in the Province. This was to enable the dispatching of the appropriate EMS/Police/Fire to the correct address, much like 'Charlotte Street' is it south? or north? If the dispatcher fails to ask for this proper location information, as you can understand any Emergency response can be fatally delayed.

I could 'bore' you to death on all of this, as I was a Project Manager for the Emergency Health Services, Ministry of Health during this development and the development of our Paramedics system of today etc.

- The 2<sup>nd</sup> misconception, the area of Main Street North from BexHill back the Main Street North Bypass has any ‘historical’ significance as the two miss-placed road signs at Bexhill and in front of the St. John’s Cemetery entrance might infer.

This street area is not and never has been part of ‘Paddy Town’. The name ‘Paddy Town’ refers to an area on the west side of the Holland River, opposite to where the Davis Leather Factory was located. If you want to walk the then ‘Paddy Town’ designated area, mainly it is the streets running east off Main Street North from Davis Drive to close to the Penn Avenue. These are Franklin Ave (split north & south due to a creek running through), Asa St., & Simon St.

- With respect to some ‘Geography’ – Main St North from the Newmarket Cemetery to St. John’s Cemetery entrance, as it then existed (& even currently exists) was in effect a ‘block’ to future housing development & transit for Newmarket, when the boundaries of the Town & East Gwillimbury were re-drawn from Davis Drive to just south of the Green Lane area.

The development of the By Pass (expropriating lands from owners of the tracts of land on the East side of Main Street North) allowed the housing development in this north-west quadrant & provided effective vehicle transit north/south.

Previously only Yonge St (Con # 1) & Leslie St (Con #3) allowed for effective north south transit for the Town, Bayview Ave (Con #2) did not extend to Green Lane as the area was low, marshy land prone to flooding from Davis Drive north to the Green Lane.

Overall the SvN Dillon report presents a very comprehensive outline to solve the infrastructure issues of the Street’s south end Residents. The Residents at the north end really have no such issues/needs.

Main Street North, from Bexhill to the St. John’s Cemetery, can and should be viewed as two very distinct, different areas. For simplicity and Resident’s safety, this street should be ‘dead-ended’ at this clearly visible dividing point.

At this 'dead-ending' (only stop vehicle traffic), it should be designed to provide for easy walking/biking access to both ends of the street. The infrastructure work outlined in the Report for the south end of the street should proceed.

At the 'dead-end' the large properties to the north end of the street do not currently require such costly work, as the southern neighbours do.

Therefore, I would ask this new Council not to handicap themselves, or future Councils, respecting the limiting/restricting future development for these large north-end property tracts as currently outlined in the report.

I would ask this aspect of the report be briefly re-visited for a little 'tweaking' to change the current limiting/restricting future development possibilities, and to generally leave this aspect open for a possible mix of housing development.

Among several reasons would be;

- Should any future developer be even interested in possibly assembling these properties based on wanting to put forward development ideas, (maybe very innovative & not even considered in the market place yet), the current legislation as proposed could be so restrictive, the Town could loose such innovation, development fees and on going future (greatly increased) property taxes than the current residence properties provide.

I feel sure such future housing restrictions was not what the previous Council nor the Town's Planners had in mind, and I would ask this Council, under our new Mayor's leadership to briefly re-visit this aspect with the area residents, Town Planners and SvN Dillon to simply 'tweak' the Plan before finalization and acceptance by our Council.

- Future Town Councils and planning staff should not be restricted in helping propose/review and change any future developers' plans/ideas for developing a 'community' within this area, close to all amenities etc.
- A reputable Developer, such as, Forest Green Homes, who developed the 'community in fill' on the former Newmarket High School grounds and are currently developing a very integrated community of housing for the Town on their Leslie Street property north of Mulock Drive, could possibly come forward in the future to work with the Town on such development.

- A point of interest to me, was one of my friends at FGH, Giles, provided me with a drawing that would provide for 19 Town Homes on the property at 241 Main Street N. and provide more open space etc. than that of the King George development.

Thank you for your time. If you have any questions of me, I would be pleased to answer same.