

Good Evening Mr. Mayor and Honourable Councillors. My name is Sandra Pettifer. I act as a Realtor on behalf of 218 and 226 Main Street North in Newmarket. I also represent a number of Developers presently looking at Land Acquisition opportunities in Newmarket and surrounding areas.

Recently I searched the Applications for Development on The Town's website. I noticed that current projects in the Newmarket area are higher density and mixed use, allowing for intensification and more affordable housing. The Tertiary Plan for Main Street North will limit the type of project a Developer or Builder can build-out in that area. They will have to complete a feasibility study which will determine purchasing of each parcel of land with a house on it, infrastructure, construction and development costs. Without the flexibility to utilize the lands for mixed use and density to help compensate for costs the purchaser will not meet their proforma requirements and the lands may just stay as is. Leaving these lands undesirable for development does not meet the Towns requirements to support the "Ontario Places to Grow Act" and the "Changes To Growth Plan". Both of these reports address the housing supply challenges we face all over Ontario inclusive of our Town. Not to mention the fact that this assembly of lands is within walking distance of the Go Train Station and South Lake Regional Health Center, another reason to utilize this land for higher density.

The Town added a Condo Road allowance to the Tertiary Plan. I live on a condo road in Newmarket called Emily Grove. There are 14 single family homes on this road that all contribute to the condominium corporation and we are managed by a board of directors. This concept works well because we all own the land, the houses and only have to manage the private road. A condo road makes sense with a mixed use project that creates affordable housing, something for every type of buyer or renter. If we limit uses to Tri-plexes and Four-plexes, how is this creating affordable housing? Funds required to purchase a Tri-plex or Four-plex will most probably exceed a million dollars. This price point is unattainable for first time home buyers and this type of property is not desirable to persons downsizing as they age.

I would ask the Town to look again closely at this Tertiary plan and be open and non-restrictive with the uses. Trust the planning process and the developer to come up with a plan that is the highest and best use of the property. In my many years of experience in land assembly and development, the best plan for this project would take into consideration the south side of main streets charm, but recognizes the need for new infrastructure to handle the excess water flow issues and look to the north side of main street as an opportunity to create a housing project that respects future development needs.

As mentioned by my client Chris Baur there is approximately 8 acres of land available here to develop. The land owners are willing to sell and happy to co-operate with the land assembly project. We will search for a developer who will work with the Town and meet the requirements set out in the Tertiary Plan and build out a subdivision that the neighbourhood and the Town can be very proud of.

Thank you for the opportunity to address council today and for considering these items in your discussions moving forward.

Sandra Pettifer