

Dear Meghan White.

I am the oldest son and one of the trustees holding the [REDACTED], Newmarket property for the estate of the late John F. Baur. My father purchased this property as an investment with plans of eventually developing it for residential purposes. Unfortunately the finances never materialized.

My brother Chris, living in the area, has been looking after the property and keeping my younger sister and I informed on all the activity surrounding [REDACTED]. In response to the draft he shared regarding Old Main Street Tertiary November 5, 2018, for the record, I would like to state my disagreement on the planners recommendation that townhouse development and other higher-density development in this area not be included as part of Newmarket's vision. Furthermore, designating the low quality vegetation on the hill as a *heritage feature* should be abandoned.

With the availability and cost of housing spiraling out of control within the GTA and Newmarket being designated as an Urban Growth Centre by the province, the need to develop lands for higher density residential has never been stronger. Young families are searching for their first time purchase, a sense of community and involvement, and the means to access public transit to manage their finances. Main Street North's location would check the boxes in all three categories.

At the open house to review the Old Main Street Tertiary Plan on November 5<sup>th</sup>, 2018, attendees were presented with an opportunity to add more than 100 units to the area without impacting existing infrastructure. This is in line with Ontario's Places to Grow Act, promoting "a rational and balanced approach to decisions about growth that builds on community priorities, strengths and opportunities and makes efficient use of infrastructure". Unfortunately, zoning changes that have been proposed will not provide for the unique opportunity given to the Town of Newmarket and the province to maximize the redevelopment of lands that are within very close proximity to both the Newmarket Go and York Region Transit Viva investments on Davis Drive. In addition, declaring a small stand of poor quality trees positioned on the properties' incline as a *heritage feature*, will definitely impact the vision to reimagine the future for this section of downtown.

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.

Joachim Baur

[REDACTED]

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[REDACTED]