



June 12, 2019

Town of Newmarket,
395 Mulock Drive
Newmarket, ON L3Y 4X7

Attention: Jason Unger, Acting Director of Planning

RE: Site-Specific Employment Area Conversion Requests Staff Report to Council
Report Number: 2019-64 Meeting Date June 17, 2019
1240 Twinney Drive & 1250 Davis Drive

Mr. Unger,

I respectfully ask you to reconsider the Staff Recommendation regarding the addition of residential uses as detailed in the above captioned Staff Report for the following reasons.

1. Seeking residential permissions is not driven by a desire to sell townhouses or condominiums but to build, own and provide rental accommodation to assist the Town and the Region with the current deficit of affordable housing options.
2. In your Comments section on page 251 you state " The lands are currently being developed for these non-employment uses..." I have attached the current Phase 1 Site Plan (A100) for reference and you will see the mix of uses includes commercial athletic centre, retail stores, service commercial, restaurants and drive through restaurants. In my opinion they are improperly characterized as non-employment as they are all employment uses and these permitted uses were embedded in the approved Zoning Bylaw without the need for an Official Plan Amendment.
3. You will also note an open area marked Phase 1A and as the Mayor, members of Council, and Economic Development staff are aware this is the area we have been actively soliciting a hotel use for years. Those efforts have been unsuccessful for a number of reasons and it is in this specific area we would propose our rental accommodation, and above any commercial first floor activities where justified.
4. Also, this location would not impose a compatibility concern for abutting lands as it is completely surrounded by our own property and is adjacent to the zoned portion of the site that allows Major Retail (see attached Zoning Map).
5. We believe the nature of this site would benefit from people living in the immediate area and would contribute to the success of the businesses there and the Commercial Centre itself over the long term.

6. You correctly note that this is in Major Transit Station Area (MTSA 56) as it is adjacent to a BRT station. What we are proposing is consistent with *A Place to Grow Act* as follows:
 - a. 2.2.4 Transit Corridors and Station Areas,
 3. Major transit station areas on priority transit corridors or subway lines will be planned for a minimum density target of:
 - b. 160 residents and jobs combined per hectare for those that are served by light rail transit or bus rapid transit; or
 - b. I have added emphasis to “will be planned” and “160 residents and jobs combined”. We believe the addition of residential permissions will assist in achieving this requirement.
7. And finally, at the end of the captioned report you request the MMAH to identify the employment lands you feel are Provincially Significant in Newmarket. By specifically excluding our lands (outlined in blue) and in accordance with the new *A Place to Grow Act*, the Council of the Town of Newmarket has the decision making power to convert these lands as they see fit.

Thank you for your consideration of this request.

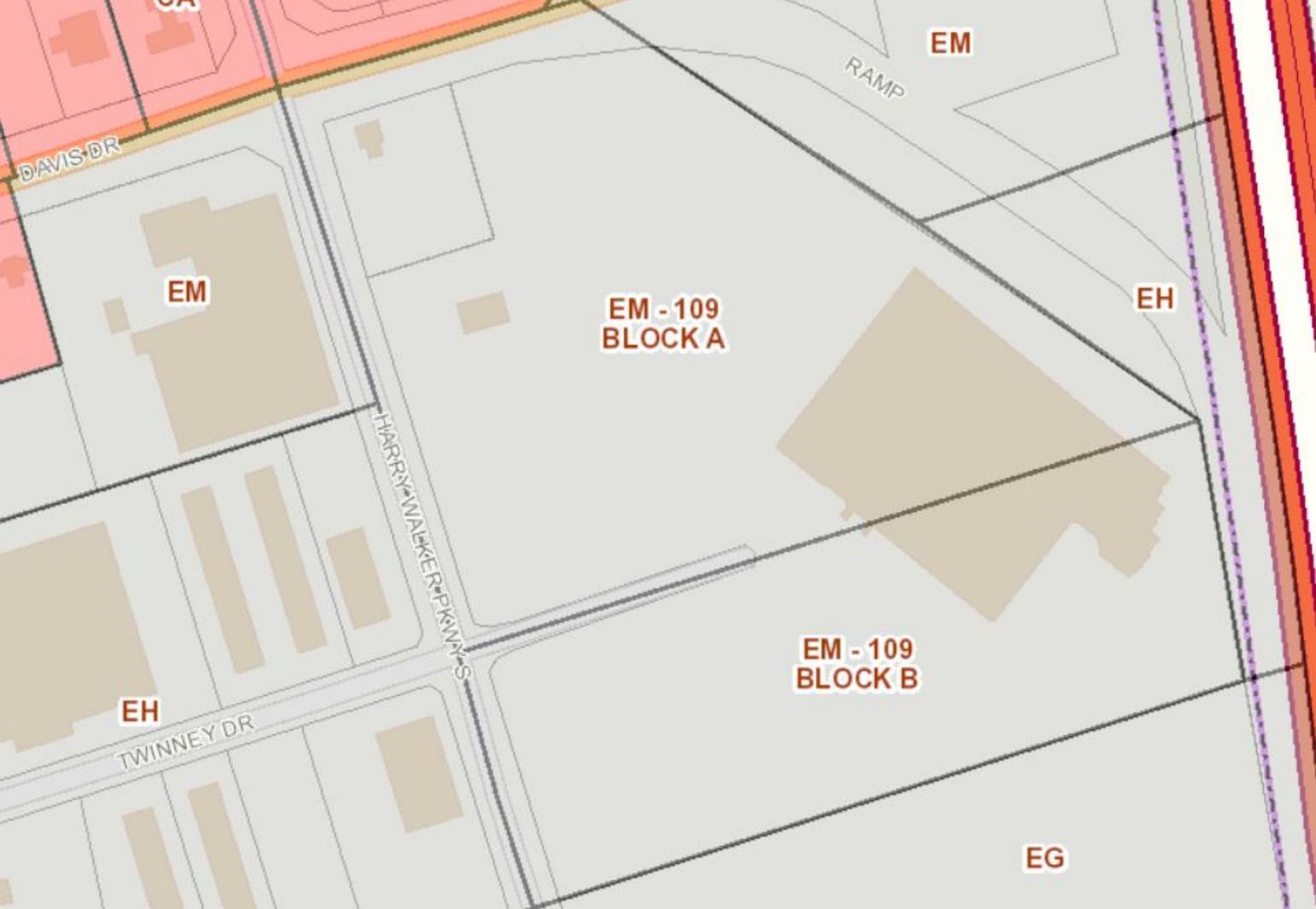
Sincerely,



John McGovern
Vice President, Development

Cc: Jag Sharma, CAO

Attachment 1: Site Plan A100
Attachment 2: Zoning Map
Attachment 2: MTSA Area 56 map
Attachment 4: Newmarket PSEZ mapping



EM

RAMP

DAVIS DR

EM

EM - 109
BLOCK A

EH

HARRY WALKER PARKWAY S

EH

TWINNEY DR

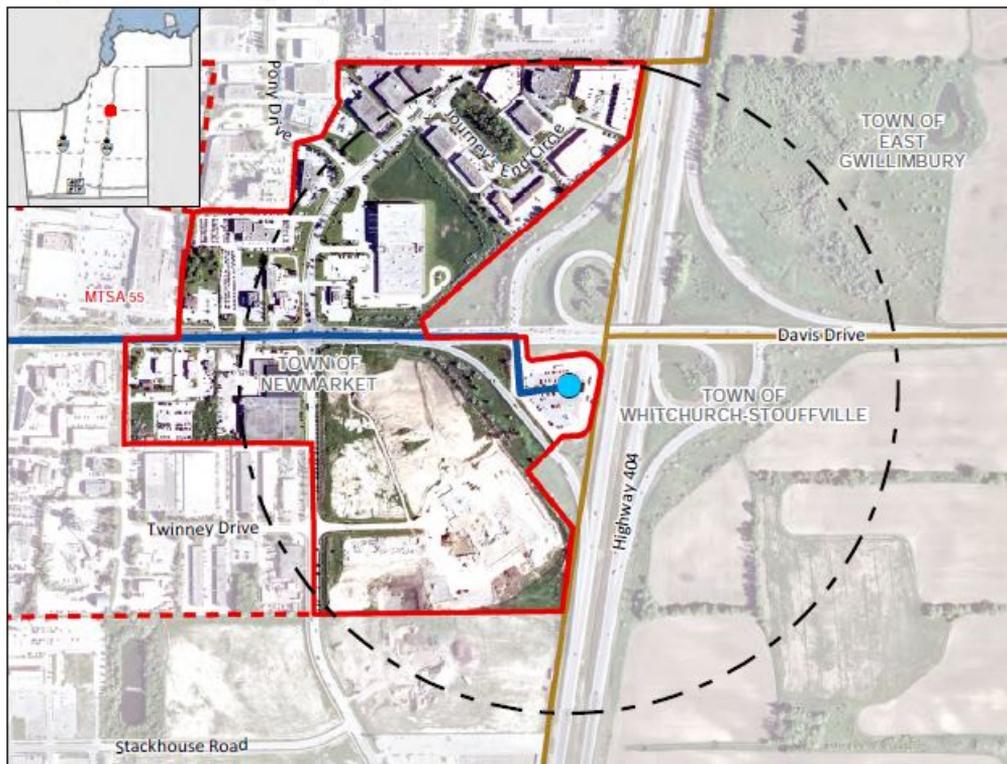
EM - 109
BLOCK B

EG

Exception 109	Zoning EM-109	Map 15	By-Law Reference 2012-20	File Reference D14-NP-1108
<p>i) Location: Southeast corner of Davis Drive and Harry Walker Parkway South</p> <p>ii) Legal Description: 1250 Davis Drive & 1240 Twinney Drive, Town of Newmarket</p> <p>iii) <i>Uses:</i> In addition to those <i>uses</i> already permitted in the EM zone, the following <i>uses</i> shall also be permitted:</p> <p>Block A and B- <i>Retail Store, Light Equipment Sales and Rental, sole medical practitioner</i> and accessory outdoor display and sales.</p> <p>Block B - a Large Format Retail Store</p> <p>iv) For the purposes of this by-law a Large Format Retail Store shall be defined as follows:</p> <p>Means a <i>premises</i> in which goods and merchandise are offered or kept for retail sale or rental to the public and shall include a <i>Retail Warehouse Store</i>.</p> <p>v) Notwithstanding any other provision of the by-law to the contrary, the following provisions shall apply to the lands zoned EM-109 and shown on schedule 'X' attached hereto:</p> <p>f) A Large Format Retail Store shall not have a <i>Gross floor area</i> greater than 12,541 m² and be limited to one Large Format Retail Store on the lands subject to this by-law.</p> <p>g) A parking requirement of 1 space per 20m² of <i>Gross floor area</i> shall be required for a Large Format Retail Store.</p> <p>h) stand alone retail <i>uses</i> shall not have a <i>Gross floor area</i> greater than 3,716 m² per <i>premises</i>.</p> <p>i) the maximum permitted <i>Gross floor area</i> for all stand alone retail <i>uses</i> is 8,350 square metres</p> <p>j) A <i>hotel</i> shall be permitted to have a maximum <i>height</i> of 6 <i>storeys</i> (18m)</p> <p>k) A minimum <i>Front Yard building</i> setback (Davis Drive) of 3.0m shall be required.</p> <p>l) A <i>landscape buffer</i> having a minimum width of 3.0m shall be provided along Davis Drive.</p> <p>m) A <i>loading space</i> shall be permitted to have a minimum length of 9.0m.</p> <p>n) Where the lands subject to this by-law abut lands under the jurisdiction of the Ministry of Transportation, a minimum setback of 14m shall be required for any <i>structure</i>, utilities, fire routes and required parking.</p>				

Highway 404 BRT Station

On Davis BRT Corridor
Along Davis Drive at Highway 404, Newmarket



Major Transit Station

 Required BRT

 500m Radius

 Draft MTSA Boundary

 Adjacent Draft MTSA Boundary

Legend

Priority Transit Corridors

 BRT

Base Map Information

 Local Municipal Boundary

Highway 404

BRT Station

Gross Area:

39.51 ha

275



RINGWELL DR

KERRISDALE BLVD

STELLAR DR

PONY DR

HARRY WALKER PKWY

DAVIS DR

FORHAN AVE

TWINNEY DR

LESLIE ST

STACKHOUSE RD

GORHAM ST

NICHOLSON RD

HARRY WALKER PKWY S

HIGHWAY 404

MULOCK DR

Town of Newmarket Additional Provincially Significant Employment Zone

 Additional Provincially Significant Employment Zone

 Road

 Property Line

 Municipal Boundary



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Sources: Land Parcel Boundaries - © Teramet Inc. and its suppliers. All rights reserved. NOT A PLAN OF SURVEY. 2019; Roads, Municipal Boundary - Data, Analytics and Visualization Services Branch, Corporate Services © The Regional Municipality of York, 2019; All other data - © Town of Newmarket, 2019. DISCLAIMER: This mapping is based on the POLARIS parcel fabric product compiled using Land Registry System records and recent surveys and control points where available. This mapping is a representation of the earth's surface and provides estimates of area and distance. While every effort has been made to accurately depict the information, data/mapping errors may exist. This map has been produced for illustrative purposes only. It is not a substitute for a legal survey. Printed: 2019-02-19.