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July 15, 2020

By E-mail
clerks@newmarket.ca

Committee of the Whole

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

Attention: Lisa Lyons, Municipal Clerk

Dear Mayor and Council:

Re: Staff Report 2020-51
2020 Annual Servicing Allocation Review
Staff Report to Council

I am writing to provide feedback on Staff Report 2020-51. It would not be unreasonable to respectfully request the Committee of the Whole ask Staff to revise this report because this report does not adequately describe the current situation and it is a more efficient and effective use of Town resources to modify this one report than to create an additional report.

Our project is known as Landmark Estates and we have a Subdivision Agreement that is for Phases 4 and 5 of our draft plan. This agreement was used to register Phase 4 in August 2016 and the agreement allows a simple amending agreement to register Phase 5 consisting of 34 link homes on a cul-de-sac.

It is important to recognize that government interventions (e.g. mortgage rules, foreigners' tax, etc.) slowed the real estate market in April of 2017. In the "905" area, in my opinion anywhere north of Elgin Mills, the market came to a grinding halt for new home sales. You can view the building statistics from the different municipalities and you can drive around to see that in the areas of northern Richmond Hill, Aurora, Newmarket, and Bradford, the market for new homes (other than townhomes or condos) has remained somewhat slow. Moving through this period of depressed absorption rates, we are now at the point where we can bring our last phase online.

On July 13, 2020, I sent the enclosed letter to Jason Ugner of the Town requesting our amending agreement to register Phase 5. We believe the Town has what it needs to begin the process of preparing the documents.

Clause 1(b)iii of Schedule J₄₋₅ of the registered Phase 4 and 5 Subdivision Agreement states that "the Town shall confirm that servicing capacity is available for any subsequent phases." From the conclusion of this

Staff Report, there are 2,094 persons of servicing allocation available. Our plan requires only 98 persons of allocation; therefore, there is adequate servicing capacity and we are in a position to register the draft plan.

Furthermore, I would like to see the Town re-visit the methodology it uses to quantify the current availability of servicing allocation in this context of constrained servicing. It would be more practical to use a timespan in construction, particularly with the high-rise projects, when calculating the current availability and those future development flows may be committed against the infrastructure projects that are under construction.

For instance, if a project will not have flows until after 2021, and the Town knows, as mentioned in this Staff Report, that the Forcemain Twinning project will be completed in 2021 yielding 1,500 persons, then the Town can continue to commit to projects and advancing development without sacrificing current availability for smaller projects.

I would also like to see the priority areas re-visited because they seemingly mimic the zones of the Official Plan without taking enough context of a project into consideration. Our project is 400 meters from Yonge Street, a stone's throw away from the Yonge Street Secondary Plan, and in an uncompleted area; yet, since it is in an area designated by the Official Plan as stable residential, seemingly it is given the lowest priority area. Infill areas should have a higher priority especially when completing a community.

For the above-mentioned reasons, we would respectfully request the Committee of the Whole ask Town Staff to review and modify this report as we see no reason why our 98 persons of allocation should be rescinded. In light of my submission, we believe the Town's Legal Department should also review this Staff Report before the Committee's consideration.

We would like to thank you for your consideration of our comments and would be available should you wish to further discuss our concerns and proposal.

Yours Truly,

1209104 ONTARIO LIMITED

Frank Orsi

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July 13, 2020
By E-mail

Development Co-ordination Committee

C/O Jason Ugner, BES, MCIP, RPP
Acting Director of Planning & Building Services

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

Dear Sir:

RE: Registration of Lots for Phase 5 of Landmark Estates Project

We would like to proceed in registering the last phase from Draft Plan 19T-87029 consisting of 17 “double unit” lots as shown on the preliminary attached M-Plan.

The previously registered subdivision agreement we have is for phases 4 and 5 and on that basis, I’ve obtained all the clearance letters from the other agencies. York Region is the approval authority and the Town’s clearance letter is the last one needed.

We would respectfully request an amending agreement to register. I’ve attached preliminary Schedules B₅, D₅, and G₄₋₅.

At this time, I would also request that the civic numbers be assigned (map attached) and we will update the previously approved drawings as I suspect these will be modified to multiple 4.

If you require anything further from me at this time, please contact me.

Yours Truly,

1209104 ONTARIO LIMITED

Frank Orsi