

# 600 Stonehaven Ave. Development Application

Initial Comments by Local Residents  
September 2, 2020.



# Residents Committee Review

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- Formed by Grace Simon after discussions with you.
- Two site visits, one with committee members, and the other with the committee and town staff.
- Review of most consultants reports and some follow up research
- Committee understands we must comment on the applications themselves, not whether another location is better suited.

# Residents See Opportunities

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*The property at 600 Stonehaven Avenue represents a wonderful opportunity for the developer, the Town of Newmarket, and the community to work together to create a development that makes us all proud. It has the potential to not only meet the needs and wishes of the people of Newmarket, but also make a reasonable return for the developer, while showcasing the developer's ability to work collaboratively and sensitively with a community to create a welcome and mutually beneficial development.*

# Resident Committee Intent

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- To find an answer that works for the residents, the Town, and the developer.
- Our approach today in this presentation is to document key concerns and then propose our options for you to work with us on..

# Look Back at the History of the Property

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- Home of the loyalist Shadrick Stephens with a 200 acre farm.
- Original farm house was torn down around 2002 . In its later years it was called Maplewood Lodge, a home for 10 or so developmentally disadvantaged people.
- 37 family residents are buried on the property (1974)
- More on the family cemetery later
- Has been open space as long as we know.

# Major Concerns of the Residents to Date: 1. Loss of Vistas/ Open Space

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- Reason many of us chose Newmarket as our home were the open vistas, parks and trail systems and preservation of key areas
- This area has remained open space in both Official Plans and Zoning and the next OP review will not commence until 2021 subject to funding.
- Cherished views of the ponds and landscape from Stonehaven Ave. will be lost.

# View from Stonehaven Avenue

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# Eastern Section of Condominiums

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- This eliminates the current vistas from Stonehaven
- While the plantation planting is individually not significant, combined trees provide a welcoming natural vista and protect soil erosion/stable bank.
- Bank at places is significant, estimated at 45 plus degrees and virtually all trees will be removed
- Cost of construction and neighbourhood impact will be severe, during and after construction.
- This is the most significant issue with residents

# On the Eastern bank by Stonehaven Avenue

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# Inclines are Steep

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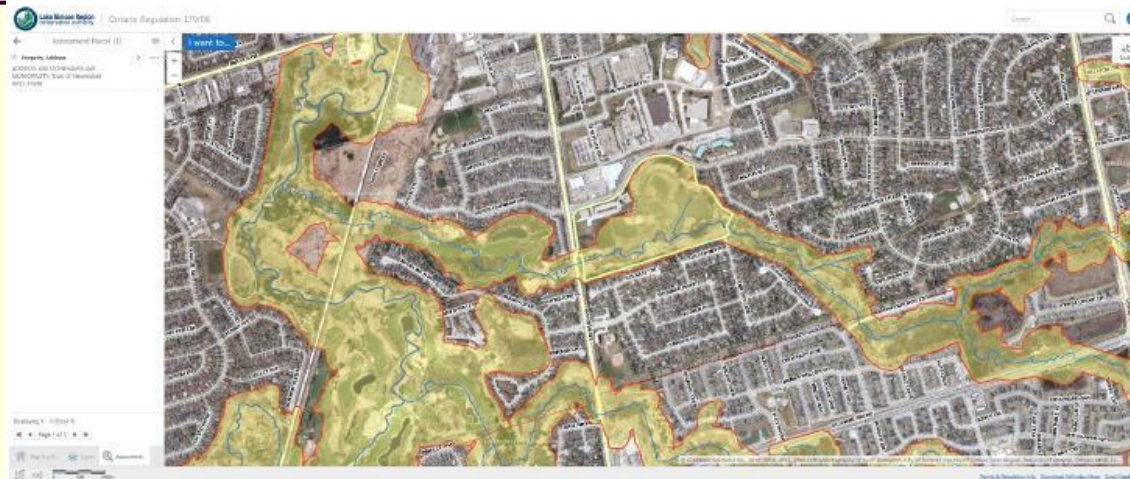
# Eastern Section..... Continued/2

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- Density, size of lots etc. are not compatible with abutting residential
- Conservation control is subject to these lands
- When Stonehaven Ave. was put through, the road was put around the top of bank
- The size of the treed vista on conservation maps is much larger than on the development consultants maps
- Set back /streetscaping on condo units is too small. A detailed report is pending.

A property on the map which is fully or partially covered by a transparent yellow color is regulated under Ontario Regulation 179/0 permit for development.  
Regulated areas by the Conservation Authority are areas that are subject to flooding and shoreline erosion

<https://maps.lsrca.on.ca/EH5Viewer/index.html?viewer=LSRCARegulations>



# Eastern Section..... Continued/3

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- Asking people to park in the plaza to access the valley lands is not good planning and may be objectionable to plaza owners.
- Vibration issues are understated, we believe, based on previous construction practices in Stonehaven
- There is an opportunity to join Stonehaven Ave. to the town trail system just to the east
- Conservation lands subject to flooding should be provided to the Town or LSRCA, not the condominium corporation.

# Trees:

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- Virtual loss of all trees results on the neighbourhood loss of vista and is just not acceptable on land that is open space
- Where is the overriding justification to remove them, particularly from open space?
- Town policies now recognize the value of trees financially and to helping climate change. We are struggling to meet OP guidelines for tree cover.



# Virtually all of this is Lost

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# Trees/2

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- Replacing virtually all mature trees with small caliper trees or paying fees in lieu totally changes the character of the neighbourhood and loses the things the neighbourhood/Town values.
- There is a psychological value to trees, particularly during times like COVID 19.
- The town identified valuable trees around the old farmhouse that need to be saved.
- One staff member suggested a parkette here

# Trees near the old Farmhouse

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# Farmhouse/Cemetery Lands

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- As indicated earlier, estimated 37 graves on site.
- Excellent archeological study
- We agree a phase 2/3 study is necessary to find graves.
- Graves located around the apple orchard.
- Orchard was located near the fenced section of the cemetery according to past residents.
- Opportunity to recognize a relatively unknown part of Newmarket history.

# Farmhouse/Cemetery Lands/2

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- Arsenic found in wells on site can also help locate apple orchards
- Concern re larger site of possible graves reduced from comments of previous residents that gravestones were moved and used as stepping stones over a 2 and a half acre area
- Frustrating to see an apple tree in middle of cemetery to be removed
- Will require some searching to locate these graves



# Other Concerns: Traffic

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- Traffic– Stonehaven/Bayview/Silken Laumann intersection an issue currently at certain times of the day.
- Residential traffic exits/ entrances(as planned) across from the grocery store and the one on the bend on the hill a safety issue with new residential volume.
- Condos facing Stonehaven will also park there as it's easier to get in the front door than climb up to 19 stairs from the garage parking area.
- On the curve, parking compounds the safety issue.
- Region needs involvement here as well as the Town.



# YRPA Building

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- It is extremely wasteful to demolish a major building only 20 years old, just to put it in a landfill site for the rest of eternity. Is this an environmentally responsible thing to do?
- Residents would strongly prefer that the property be used for something that would address the more compelling needs within our community and be a much more appropriate and sensitive use of the land.
- Estimated value lost \$10 million

# Other Concerns:

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- Moving the flood plain firstly and what the net result will be on the area after development and the Weslie Creek outlet on Bayview Ave. is enlarged.
- Miscellaneous smaller issues we can work with you on.
- Cost of maintenance to the town tax base of the underground storm tankage/piping
- Need to review site lines and set backs
- Trees on Stonehaven to be cut down and replaced with small caliper trees does not make sense. See the site line study.

# How to Satisfy the Issues

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- Remove the eastern block of condominiums from the steep slopes and the treed vista identified on the LRSCA on Slide 9. Lets agree on a location where the development there stops that makes sense and still protects and enhances the community vistas..
- Trade the loss of density for 3-4 story units along Bayview Ave. The Town seems amenable to this.
- Work with the Town arborist to reduce the number of mature trees to be removed. Possible small parkette by the cemetery and historical recognition plaque

# How to Satisfy the Issues/2

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- The reduction in density on east end of the proposal eliminates loss of vistas, retains the trees and wildlife and reduces the traffic flow, as well as the potential parking issue on the bend on Stonehaven Avenue.

# Next Steps Moving This Along

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- Suggest feedback from you on what you are prepared to do to address these issues
- Neighbourhood meeting as COVID allows
- Grace Simon Ward newsletter
- Follow up meetings as our research progresses
- Mandatory Planning Public Meeting

# Currently Missing

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- Signs on development plan are pixilated and can't be read.
- Thank you for the new sign on the east end of the application. Unfortunately, it is pixilated as well.

# Summary:

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- Stonehaven Avenue is a busy street. Vehicles, cyclists, pedestrians, joggers, dog-walkers, school kids and even scooters and electric wheelchairs pass by. They all cherish the open green space and vistas they see from the road or sidewalk.
- This development, as planned, would create another largely “landlocked” open space that can only be enjoyed by people who specifically go out of their way to access it. With a wall of townhouses along Stonehaven Avenue, those travelling by vehicle, bicycle, foot or wheelchair would now look into the front windows of an insensitive development, instead looking at the lush rolling parklands, the open space and the pond, as they do now.
- Recent world events have made us all so much more aware of how important nature is to our well-being. Even just seeing it, from a car window or a wheelchair, has a restorative and calming benefit to our mental health.
- Newmarket overall is fairly flat and doesn't have a lot of significant views. But, this is one we do have. Let's see how we can find an answer for us all.

# In Conclusion:

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- *The residents who live in the community surrounding this property are grateful for the opportunity to work with the developer, and the Town of Newmarket, to create a sensitive development that responds to the needs and wishes of the people of Newmarket, while enabling the developer to make a reasonable return on their investment in a socially and environmentally responsible manner.*
- ..... "Marianneville, this is what works for our community. Let us know how we can work together to make this happen".
- Thank you