

December 15, 2020

Re: 16250, 16356 & 16450 Yonge Street

Shining Hill Collection Inc, File # D09NP2012

Regarding the above application, we have the following questions.

1. The 2003 Natural Heritage Pilot Project designated the western portion of the parcel “Environmental Protection Oak Ridges Moraine” (Planning Opinion Report July 2020). Can you comment on what has prompted reconsideration of this designation?
2. Please describe the difference between “Stable Residential” and “Site Specific Emerging Residential”.
3. The notice mailed to surrounding communities by the Town states that the amended Official Plan permits a mix of “low/medium residential”, however the proposed site plan in the Planning Opinion Report July 2020 shows high density. Can you advise on why this is not made clear in the mailing?
4. The Established Neighbourhoods Compatibility Study states “Sensitive development of Residential Areas can add value to the community by boosting and diversifying the housing stock taking advantage of existing hard and soft infrastructure systems and enriching the local community. However, such development must be undertaken in a manner which acknowledges, respects and is compatible with the existing predominant physical neighbourhood character”. Does the Town believe these same principles are being applied on this proposed amendment to the Official Plan?
5. If the Plan is given the green light, how does the Town propose to ensure that existing mature trees are preserved?
6. How does the Town propose to address the issue of increased traffic on Bathurst that will result from the “east west collector road between Yonge Street and Bathurst Street” (Planning Opinion Report July 2020). Entering and exiting William Dunn Crescent and Coventry Hill Trail can be challenging given the volume of traffic.
7. Can you verify that “SWM” is an abbreviation for Sewage Waste Management (as shown on proposed plan).
8. What restrictions are placed on the developer for the time of day that large machinery can be operating when developing a site.
9. Is there an existing proposal for the parcel of land that butts up against the south side of Coventry Hill Trail?
10. At the Bathurst entrance of the proposed site plan there is high density housing on the north side of the street and commercial on the site side. If the land just north of the proposed high density housing is developed has the Town thought about what the transition would look like from high density to half acre homes on Coventry Hill? Again, based on the Established

Neighbourhoods Compatibility Study there is a responsibility to respect existing neighbourhoods.

11. If the Town agrees to no longer protect the western portion of the parcel and allow development are there other alternatives that balance the existing full protection and the proposed full development (high density, commercial, offices etc.). Could the Town perhaps explore less intrusive use of this land.
12. Does this proposed amendment demonstrate compliance with the provisions of the Oak Ridges Moraine Conservation Plan and the relevant Official Plan policies (Town of Newmarket, Moraine Conservation Plan).
13. Can you verify that the following decision by the Town is being adhered to; "The boundary of the Oak Ridges Moraine and the land use designations within the Oak Ridges Moraine Area (i.e., Natural Core Area and Settlement Area) as shown on Schedule "B" to Amendment No. 28, cannot be altered. No amendments to the Natural Core Area land use designation can be considered within the Oak Ridges Moraine Conservation Plan Area of the Town of Newmarket"

We fully acknowledge that you cannot stop "improvement", and we urge the Town to consider the existing neighbourhoods, the Town's original commitment to the protection of these lands and prioritize quality of life for all members of the community over the monetary interest of developers who may have no stake in the health and wellbeing of our community.

Sincerely,

Sally and Joe Freitas