### Thank you by Pam Jones – 217



The Bogart Mill Development Committee & our residents, thank the Mayor, Regional Councillor, Council & staff for the opportunity to present our comments at this Public Meeting which addresses the development to the north & also on the Bogart (Elliott) Farm House abutting our condo property line, known as the FGH. Our goal is to work proactively with the amendments submitted by The Newmarket Cemetery Corp. on behalf of FGH, Council, & planning staff. We understand that development is a fact of life. We are here to express some concerns as well as positive comments in a collaborative & productive way to ensure everyone's best interests & in respect to the existing neighbourhood, woodlots & wildlife.

Our committee thanks Gilles Bisnaire, Director of Development – FGH's for the communications & discussions since 2012. As well, thank you to Dave Ruggle, Sr. Planner, Community Planning, Town of Newmarket with whom we have had several discussions & assistance. We also recently reviewed the report by Dave Ruggle 2015 – 35 re: this project. Thanks to the Lake Simcoe Conservation Authority for the general conservation input.

Our Committee has worked collaboratively with FGH's & the Town, with a goal to ensure positive end results for all stakeholders. Our wish is that the outcome will be a win-win partnership. We will strive to continue to work with all parties throughout the entire process of approvals & building.

To be respectful of time & eliminate duplication of questions/comments, we asked the Bogart Committee speakers to present in approximately 5-7 minute segments to various development topics. Our comments & concerns are summarized at the end of our presentation.

#### Thank you ..... Bogart Development Committee

# Presenters for the Clerks record include:

All presenters are residents & reside at: 900 Bogart Mill Trail, Newmarket, ON. L3Y 8V5 (note - suite #'s below)

Harold Davidson	Suite 218
Diane Humeniuk	Suite 425
Don Hutchinson	Suite 123
Debora Hutchinson	Suite 123
Mary Miller	Suite 516
Pam Jones	Suite 217
Bob Arbuckle	Suite 423
Barbara Mildon	Suite 521







#### **OUR HOME** ~ REFLECTIONS ON BOGART POND ~ 900 Bogart Mill Trail, Newmarket, L3Y 8V5

- We are a condominium Registered as: YRSC 1013
- Date Registered: March 16<sup>th</sup>, 2004
- ▶132 Condominium Suites
- ▶210 Parking Spaces
- bus stop at corner of condo entrance on Leslie
- ▶ 5 Storeys
- Suites range in size from: 694 s.f. to 1,383 s.f.
- > The Forrest Group was the Developer
- Condo building faces north & south

#### **TRAFFIC ACCESS & EGRESS to the our site:**

- Est. \*\*500 vehicles & trucks / day for:
- \* building maintenance
- \* visitors & family
- \* support workers
- cleaning services
- \* handyman services
- \* taxi cabs
- \* gardening / landscaping
- \* YR Mobility Bus
- \* Medical Services
- Note:

- \* repair services
  - \* deliveries
  - \* social & recreational activities
  - \* mail services Can. Post
  - \* Fed Ex., UPS & pkg. delivery
  - \* CHATS Vehicle rides
  - \* Adapt Bus Services
  - \* Adapt service rides
- YR Traffic Study, states that YR residents average 7-10 trips per day per vehicle, therefore the above stated number of 500 vehicles will be greater (SOURCE - Annual Average Daily Traffic – YR Road Safety & Traffic Data Management & also the York Region Safety Group, 2014 Study)

Map data @2015 Google





REFLECTIONS ON BOGART POND 900 Bogart Mill Trail, Newmarket, L3Y 8V5

BOGART DEVELOPMENT COMMITTEE (formed in 2012) includes a representative from the Condominium Board of Directors & interested Bogart condo homeowners

Diane Humeniuk – Development Committee Chair Judy Fink – Past Committee Chair Harold Davidson – Board of Directors Representative Valerie Arbour Bob Arbuckle Dorothy Brace Jane Gracey Don Hutchinson Debbie Hutchinson Pam Jones Dot Kelly Barbara Mildon Mary Miller Pat Stuart





### **Bogart Development Committee ~ Minute Highlights**

2012 – 2015 - Forest Green Homes (FGH) Meetings with representative Gilles Bisnaire (FGH) & Condo Committee & Residents

- Our Committee has kept in touch with Gilles Bisnaire FGH re: the various versions of the site plan & held several mtgs. since 2012
- **Dave Ruggle Sr. Planner for the Town** has been helpful in providing the Committee with requested relevant Town planning information
- **Condo Residents Meetings** 4 mtgs. have occurred since March 2012 re: site plan amendments the most recent was April 2015
- 2012 Site Walk with Gilles Bisnaire & the Committee
- Ward Councillor David Kerwin attended residents general info mtg., received copies of correspondence, & has done on-site conservation work with the Rangers over the past 10 yrs
- In 2012 115 out of 132 residents questionnaires were completed commenting on the development & an est. 110-115 residents attended each general condo owners information meeting
- Questionnaire over 95% of residents requested the protection & preservation of the treed hill & trees on the property line, also the preservation of a woodlot, W. of the Bogart Farmhouse Townhomes & the buffer at the entrance to Bogart Mill Trail. Traffic & safety continues to be a great concern
- November 2012 Committee sent letter to Richard Nethery, Dir. of Planning & Bldg. Services - copies to: Councillor D. Kerwin, the Mayor, Members of Council, & Gilles Bisnaire (FGH) – re: buffer treed hill area, fencing, trails, zoning, density, recommendations etc.
- **NOTE: FGH re-situated the buildings to run N. & S.** vs. E.& W. on the top of hill a very positive amendment



NOTE: The following month of December, the trees were bulldozed without being relocated & transplanted to the hill which was in contradiction to the Committees agreement with FGH

# **Preliminary Disappointment**

#### Previous Drysdale Farm Trees on the Cemetery Lands

• as discussed with FGH's & recorded in the Bogart Committee Minutes of April 2012, & in a letter to Richard Nethery, Dir. of Planning (c.c. Mayor, Council, Staff, Gilles Bisnaire – FGH) dated November 29<sup>th</sup>, 2012, FGH's stated that the coniferous trees situated on the Cemetery Lands (Drysdale Farm Trees) would be relocated (bare rooted) to the buffer area on the hill area between the development site & our condo building

- A condition of Drysdale Farms was that the trees could not be SOLD, but FGH stated that the trees would be relocated to the hill when.....
   ✓ the FGH's road was built &
- ✓ the FGH's equipment was on the development site





CUDIOS for the Town "green" initiatives to date. We do feel however that indigenous, woodlot, trees & wildlife specific protective initiatives as well as INFILL PROJECTS should have greater attention in your "Key Initiative Priorities 2014 – 2018", in dealing specifically with infill projects.



Our Committee has been active with what the Town has asked of residents - & that is to "be green, be healthy & be involved" ....."feed the tree" ( the Town's quote). Our actions are part of good planning & have engaged public participation of our home owners. We ask Council & staff to continue to be green & protect our heritage & significant woodlots & wildlife on this infill project as Planners work with this site plan now & in the long term future.

**The Towns VISION & MISSION refers to:** well-balanced green & open spaces, parks etc. & preserving Newmarket's natural & historical heritage, which our Committee applauds.

➤ QUESTION — The Committee has a concern with the proposed rezoning of the woodlots from Environmental Protection — Open Space (OS-EP) zone to Open Space 1 (S-1) zone, & asks that you retain the existing OS-EP zone on the woodlot to ensure its continued preservation & conservation. Therefore the only permitted uses in the OS-EP zone would be conservation uses & trails etc. The OS-1 zone permits other uses ie. community centres, recreation facilities etc.

> Therefore, we believe it is <u>premature</u> to accept the amendments tonight until these restrictions can be imposed on the identified contiguous & significant woodlot portions & lands.

>We request a "forever" OPA & ZBA protection for these significant lands which may also include a restricted covenant or deed to restrict a further sale or usages on the designated woodlots as well as recreation building restrictions. This would then allow the natural woodlands to continue to function the way they have for hundreds of years.

We ask the Town to follow Newmarket's WOODLOT BYLAW – which protects small woodlots on privately owned lands again supported through covenants, the OP & Zoning amendments to preserve the natural woodlot/forest landscape

~ We ask the Town to re-establish the Natural Heritage designation for the woodlots.





Town's Objectives - a commitment to:

✓ preserve all woodlots, other surrounding lots & linkages which also provide wildlife habitat

✓ this area & its tributaries, provide a linked natural space system for both residents & wildlife alike



### & the existing community

#### Our Committee asks that FGH & the Town to:

✓ plan with respect of the surrounding, existing residential areas

✓ respect & protect the woodlots, trees, wildlife trails etc. in creating 3
 buffer zones; (Zone #1 - hill, north of the condo, Zone #2 - woodlot, just E. of our condo between the building & the new townhomes, & Zone #3 - N. side of our condo private road adjacent to the townhomes).

 $\checkmark$  Partner through an environmental approach in protecting these lands which is in keeping with the FGH corporate culture ... Quote - "a green builder with an environmental conscience, which is of utmost importance for a safe future environment".

✓ Today, through agricultural & urban development, the natural landscape continues to be reduced.

- ✓ We must stop this trend in Newmarket & protect more for the future.
- AS A GREEN BUILDER we ask FGH's to apply their greening approach:
- this will economically & aesthetically enhance the purchase price & value of the FGH's, demonstrating that they are a good corporate "green" citizen
- that the development will be architecturally compatible with the existing character of the neighbourhood

#### WE ASK ALL PARTIES TO PROTECT THE SURROUNDING NATURAL HERITAGE

<u>SYSTEM "forever"-</u> which are locally significant & must be protected <u>FYI - FLOODPLAIN</u> NOTE: In 1954 Hurricane Hazel encroached half way up the our hill, (Zone #1 buffer hill on the N. Side of our property). Also, the Holland March suffered flooding from 4' – 20'. Therefore flood control, runoff (down the hill) etc. is key to the condo home owners on the ground floor of our condo building.



Toronto Conservation Authority

### <u>~ BENEFITS OF TREES ~</u>

Trees foster healthy places to live, work & play. Planting & saving trees & woodlots is one of the most responsible & beneficial things we can all do for the local environment & wildlife. Can you imagine a community without trees?....trees have social, economic, environmental direct benefits. Here are some facts & stats:

- <u>923 tonnes of pollutants</u> are removed from the air each year in YR by the urban forests (current forest coverage is 22.8%)
- trees add a 20% increase our property values
- trees provide shade & save energy
- just ONE healthy tree is equivalent to 10 room-size air conditioners running 20 hrs. /day
- <u>trees intercept & absorb water</u>, reducing storm water runoff & soil erosion
- 100 mature trees reduce rainfall runoff by \*100,000 gallons
- <u>trees remove co2 from the atmosphere</u>, reduce greenhouse gases, & the carbon footprint, make carbohydrates for plants & air to breath
- trees reach their most productive stage at 10 yrs & from then on, absorb 48 lbs of co2 / yr. & release oxygen back into the atmosphere
   trees provide winter windbreaks saving energy & cooling the air & water.
- trees provide food & shelter for birds, small animals & wildlife
  trees reduce noise pollution \*up to 10 decibels

\* Source New Jersey Forest Services



# Newmarket's Official Plan supports "Building a strong community".

# We request that Council make a commitment to continuing to do just that:

- **ENHANCING, PROTECTING, & UPDATING** the key features of our natural heritage system & significant woodlots of this infill project in Ward 2.
- We must:
  - \* maintain biological diversity;
  - \*avoid habitat fragmentation;
  - \* promote & ensure protection of corridors & linkages;
  - \* maintain watershed balance;
  - \* establish 3 buffer zone areas as defined in this presentation
  - \* through an OPA, ZBA specific change & a restricted covenant, protect the future of these lands
  - \* integrate these above actions into the FGH plan

The Town's Official Plan refers to: "NO NET LOSS" of trees in the area of development through the preservation & protection of existing trees & woodlots. If some replacement of trees are required, that they will be the same size & calibre.

# Presented by Barbara Mildon – 521

We were wondering if members of Council have had an opportunity to visit the Bogart Mill Trail site ?

We know that Ward 2 Councillor Kerwin, has often been on site, but have others on Council?

For members of Council & staff who may not be familiar with our Bogart Mill Trail Site & the proximity of the northerly development, & easterly Townhome development.... here are a few pictures to demonstrate what our homes back on to from the N., S., E., & W.



N. side – balcony looking N. to the top of the hill of the FGH development. We anticipate that the break between the 2 FGD buildings slated for the top of this hill, hopefully will provide a break for our residents to see a sky area between the buildings.













1 C

Looking E. from 4<sup>th</sup> floor balcony. Trees are est. to be 8 to 10 storeys in height.

ALC: NO.



























### THERE ARE OVER 200 ENDANGERED SPECIES ON THE ONTARIO LIST.

The Snapping turtle is in decline. It is of special concern to both the federal & provincial governments.

# Bogart Mill Pond has a resident snapping turtle.



# Snapping Turtle....did you know?

- This turtle is Canada's largest freshwater & terrestrial turtle
   Turtles can live to be 150 years old but only 20-50 years in captivity
- Found most often in shallow waters, hiding under soft mud & leaf litter
- >threatened by hunting, road mortality & habitat loss, the snapping turtle is in decline in Ontario
- Snapping turtles have a delayed sexual maturity with reproduction beginning at 15 20 years of age
- ≻typically only seven to twenty in 10,000 eggs laid survive to adulthood
- ➤this species is especially vulnerable & any increase in adult mortality will have detrimental effects on a population
- ➤adult mortality greatly affects the species' survival
- during the summer, many turtles cross roads in search of mates, food & nest sites, as is the case with the turtle crossing our Condo private road to the woodlot
- this is risky for turtles as they are too slow to get out of the way of moving vehicles
- ➢eggs in nests around urban & agricultural areas are subject to predators such as raccoons & striped skunks



# Presented by Don Hutchinson President, GSC, CHAP



This house is one of the few reminders that Bogarttown was a significant business & economic centre in the early nineteenth century.



## John Bogart Farmhouse (Elliott Home)

#### **Preserving our history**

- SITE is 2.5 acres of land
- FARMHOUSE WAS BUILT BY PIONEERS IN 1811
- DESIGNATED by the Town of Newmarket 1987- 40
- HERITAGE SITE listed in Heritage Newmarket file
- ONTARIO HERITAGE ACT on March 9<sup>th</sup>, 1987 was recognized under the Ontario Heritage Act
- HISTORICAL PLACES recognized in the Canadian Register of Historic Places
- HERITAGE PLACES noted in Historical Places Canada
- OLDEST STRUCTION House is one of the oldest residential structures in Newmarket & 2 storey home in the GTA
- BOGARTTOWN was an economic hub in industry, mills, school house, trade & business
- ECONOMY early years, it surpassed the Town of Newmarket in its economic vibrancy
- **EXPORTS** Bogart Mills exported flour to England & for trading industry activity around the Mill Pond as well as at the 4 corners of Leslie/Mulock
- THE TOWN can not continue to dispose of, tear down, or give-a-way our historical homes or buildings as has been done in the past.
- The Bogart (Elliott) Farmhouse has a past of historical activities which were a vital part of our community & history.





#### Presented by Don Hutchinson

Farmhouse - proposed for a future residential home within the FGH's townhome development.

• FGH is intending to preserve & restore this important heritage home & retain as residential dwelling accessed from a road internal to the site plan, which the Committee supports.

•We question if the farmhouse can be saved in its current condition? Is it becoming a case of demolition by neglect due to the damage to date, over-growth, holes in the clapboard, gang logos on the garage & it has been broken into & lived in? •It is also the intent of the developer to move the house southerly to the corner of Leslie St. & Bogart Mill Trail.

•Could the move cause the demise of the house?

•Could t the house remain in its currently location (savings to FGH's vs. moving) & reconfigure the Townhome site plan?



#### Presented by....Bob Arbuckle





TRAFFIC VOLUME - there are daily challenges & safety issues in entering /exiting Bogart Mill Trail, N. onto Leslie St. due to increasing traffic volume.

ENGINEERING REPORT - we reviewed the Mark Engineering Traffic Report

 however figures are different than as referred to by YR Data Management
 the YR Safety Group Traffic Study over a 7 day period

 CHALLENGES - new cars delivered to the Leslie St. for car dealerships

 cause lane closures while new cars are off-loaded. This often occurs during
 peak traffic hours. Dealerships can accommodate deliveries on site!

 ACCIDENTS - have occurred at Bogart Condo entrance when turning

 in/out of Bogart Mill Trail

➢Insufficient marking or length of the turning lane - when traveling N. on Leslie to turn into Bogart Mill Trail - only 2-3 cars are accommodated in this turning lane. Dangerous since cars travelling S. on Leslie St. wishing to turn E. at the Mulock intersection, often cut into this lane prematurely. This could cause a head on collision which is waiting to happen.

Additional Traffic - What is the estimate traffic count for the FGH PLUS any proposed Apartments for FGH .....as well as the Mulock Vista Luxury Townhomes on Mulock & the Bogart Condo Building?

#### Drivers: ...did you know that .....?

➤Y.R. have more cars per household than anywhere else in the GTA
 ➤\*\*66% of the households have 2+ cars & 16% of households have 3-4 cars
 ➤ the number of household TRIPS in YR is higher than in the GTA, with 7 to 10 average household trips per day. Has this stat been factored into the current traffic report?

>(\*\* YR Traffic Data Management)





# **Additional Area Traffic**

January 2015 – Public Meeting was held re: Mulock Vistas on Mulock - W. of the existing Bogart Townhomes on Mulock.

# Was this NEW development considered in the estimates in the recent Mark Engineering Traffic Study re: FGH?

• Mulock Vistas – 955 & 995 Mulock Dr. is another Ward 2 area infill development which will impact the overall area traffic – there is already an existing question re: safe access to & from Mulock into the Bogart Townhomes.

•There will be an additional estimate of 73 to 85 ground related luxury townhomes with an average of 1.5 or 2 vehicles per household with an additional 7-10 vehicle trips per day.

• Note- Mulock Vista construction will require removal of a portion of the area woodlot

# Some questions to be addressed & resolved

- 1. <u>Cut & fill plans</u> storage of soil off site
- 2. <u>Regional Traffic Lights agreement when installed length of light to create gaps in traffic</u>
- 3. <u>Traffic</u> solutions to Mulock & Leslie intersection for a better flow of traffic E.W.N.S., & turning lanes
- 4. Turning Lane Leslie & Bogart Mill Trail to safely improve in/our access & turning lane
- 5. <u>Buffer Zones </u>#1, #2, #3 clearly define size, shape etc.
- 6. Size of the Zone #1 Buffer up the hill from FGH S. property line
- 7. Size of the #2 Buffer Zone Woodlot
- 8. Size & treatment to the Buffer Zone #3 area
- 9. Storm Water Run-off LID System (Low Impact Development) protection down the hill to the Bogart Mill Condos
- 10. Protection of the Pond & River
- 11. <u>Fencing</u> confirm top of hill location on the FGH development
- 12. ZBA Zoning Bylaw Amendment restrictions Report 2015-35 D. Ruggle
- 13. OPA Official Plan Amendments restrictions Report 2015-35 D. Ruggle
- 14. Environmental Impact Study Status Provincial & Town requirements
- 15. <u>Building Heights</u> top of hill apartments or condos, height of Townhomes on Bogart Farmhouse property elevation
- 16. <u>Buildings Set-back from top of hill on FGH lands defining the size of the buffer zone (s)</u>
- 17. Bogart Mill Condo Property Line Protection of the mature trees along the property line N. of Bogart Mill Trail
- 18. Estimated project commencement construction date Phase #1
- 19. Estimate commencement of reservations & sales date.
- 20. <u>Projections</u> for subsequent Phases & Build-out
- 21. <u>Site Lines top of hill for those living in the Bogart Condos facing N.</u>
- 22. Water & Sewer allocation
- 23. Daily dust & dirt control
- 24. Noise Bylaw construction times
- 25. Parking of personal vehicles for construction crew
- 26. Equipment stored on site
- 27. Disposal of garbage & building materials on site
- 28. Sales office location parking, exterior lighting
- 29. <u>Protective measures</u> used to protect the stream & pond, especially with the residential construction of the Bogart Farmhouse & Townhomes

# Committee Development SUMMARY for reference purposes & resolve.

Application for draft plan approval, Official Plan Amendment, & Zoning Bylaw Amendment submitted by the Newmarket Cemetery Corporation
on behalf of Forest Green Homes (2394237 Ont.)
>16.44 hectare subject lands from Cemetery (I-C) zone
>Residential Apartment Dwelling 1 (R5-S) zone
>Environmental Protection/Open Space (OS-EP) zone and Residential Detached Dwelling 30 m (R1-B) zone to Residential Townhouse Condominium Plan Dwelling (R4-CP)
>Residential Townhouse Dwelling 3 (R4-R) zone
>Open Space (OS-1) zone
>Residential Apartment Dwelling 2 (R5-T) zone
>New stacked Townhouse Condominium zone
>2 mid rise Apartments

#### This zone is to permit a Draft Plan of Subdivision to include:

- >91 Freehold Townhouses
- ▶27 Stacked Townhouses
- ▶78 Condominium Townhouses
- >2 mid rise Apartments (# of units not indicated at this time)
- >Bogart House (designated) intended to be restored and used for residential purposes







