

From: B Gard

Sent: November-24-13 10:12 AM

To: Mayor Van Bynen; Taylor, John; Vegh, Tom; Kerwin, Dave; Twinney, Jane; Hempen, Tom; Sponga, Joe; Di Muccio, Maddie; Emanuel, Chris; Clerks

Cc: contact@preserveglenway.ca; **Subject:** PLEASE VOTE "NO" TO REDEVELOPMENT PROPOSAL OF GLENWAY PROPERTY

Dear Members of the Newmarket Town Council,

My wife and I have seen Newmarket grow tremendously as a Town during the 24 years we've lived here. We've seen a community grow even more in the past 2 years. I bet you're thinking that the community I'm referring to is Glenway. It's actually all the residential communities of Newmarket that have had to band together to fight for their neighbourhood identities and the life they wanted to make for themselves and their families... it's McGregor Farm, it's Millard & Yonge, it's Slessor Square, it's the Main Street area and it's Glenway. Residents are different and they are the same. Residents want to protect the home and community value they made a life around. They expect their elected representatives to protect these values through tools like the Official Plan and thorough Town planning reviews that don't narrowly focus on technical aspects of a Developer's application.

We have seen all too often lately Developers bullying our Town into accepting much less for us as residents. Threats around needing to spend hundreds of thousands of dollars fighting an OMB Hearing are used by Developer lawyers. What are the costs if we don't fight? Do we hand over our Town to Developers!!

By approving this development you will introduce 86,000 taxpaying residents to:

- New infrastructure costs. The fact is development dollars pay for roughly 71% of required infrastructure based on York Region statistics. Taxpayers pay the shortfall.
- Liabilities such as the SWM ponds which could easily cost millions of lifecycle costs and are not even up to code standards today.
- The cost of an unnecessary elementary school because of development. This is a taxpayer cost at both the Municipal and Provincial level by there is only one taxpayer!
- Services for assuming roadways and adding to the rising costs of water allocation
- The acceleration of infrastructure obsolescence. Just ask Toronto what infrastructure is now costing it every year due to infill housing development strain.

You, as Town Council, have an important job in shaping what Newmarket is all about. Is it about unplanned development versus defending the Town's OP and Secondary Growth Planning process? Our Town will "blow away" growth targets by 2031 without the inappropriate and divergent Glenway infill development application. Frankly, it is concerning we may be developing beyond our means to achieve healthy growth! Is it about Developers leveraging their potential profits against the future taxation and liabilities of 86,000 taxpaying residents? Is it about who runs our Town if you all raise your hands and say Uncle!

The good work you have done to make Newmarket a top 10 place to live in Canada is your legacy. Your Planning department needs direction and support from you as our elected representatives to defend our OP in action and not just in words. We want the healthy growth of our Town to sustain the great legacy we confirm every 4 years next November. We implore you to defend our OP, protect our communities and fight for your constituents and OPPOSE Marianneville's application for development!

Brian & Kelly Gard