



Land Development | Land Use Planning | Project Management | Government Relations

DELIVERED VIA EMAIL

April 11, 2022

Town of Newmarket
Planning and Building Services
395 Mulock Drive,
P.O. Box 328 Station Main,
Newmarket, Ontario
L3Y 4X7

Attention: Ms. Janany Nagulan, Planner, Development

RE: Proposed Community Benefits
File No(s): D09-NP1316, D14-1316 & D12-NP1316
Silken Laumann Drive, Part of Lot 89, Concession 1
Town of Newmarket, Region of York

Dear Madam,

I write further to email correspondences and discussions pertaining to the above captioned residential townhome development and specifically to formally propose Community Benefits to address Condition of Draft Plan Approval No. 52.

The above captioned residential townhome development consists of 28 Street Townhome Dwelling Units fronting onto a Private Lane (*Common Element*).

For background, the development and associated *Planning Act* instruments have been approved in accordance with Ontario Municipal Board Order dated April 11th, 2017 (*Case No. PL141386*) including various Conditions of Draft Plan Approval.

Condition of Draft Plan Approval No. 52 states:

“The Owner shall make the required engineering design without the use of Town owned land, unless the Owner agrees to provide the Town with a significant community benefit, including, but not limited to a transfer of land equal to or greater in value than the Town land required by the Owner to

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facilitate its' engineering design and/or such other community benefits as may be agreed upon by Council."

Through the ongoing Engineering Detailed Design, Town owned lands are required for grading and to ensure Town Design Standards can be met to implement the approved development.

Accordingly, per the Condition of Draft Plan Approval, significant Community Benefit including the transfer of land equal to or greater than the value of the Town required lands is necessary, to fulfill the said Condition of Draft Plan Approval.

Through ongoing discussions with Town Planning, the following Community Benefits have been proposed and deemed acceptable for Council's consideration:

1. Topson Lands Conveyance: The conveyance of a 4.9 Hectare parcel referred to as the 'Topson' lands, which are located on the west side of the CNR Railway, opposite the approved development and in proximity to Bailey Ecological Park. The conveyance of these lands will assist the consolidation of Town owned lands west within the area of the proposed development and it was also agreed, the lands will also assist in fulfilling the offsetting conditions of the Lake Simcoe Conservation Authority (*LSRCA*) for wetland replacement.
2. Cash Contribution: In addition to the conveyance of the 'Topson' lands, a Cash Contribution of **\$6,000.00** per dwelling unit (*\$168,000.00 Total*) will be provided toward Trail Improvements and Connections in the vicinity of the approved development which will be undertaken by the Town.
3. Solar & EV Charging Rough Ins: All dwelling units within the approved development will provide 'rough ins' for roof top solar panels and EV Charging Stations within the garage which will assist to offset energy demand arising from the proposed development.

The above noted Community Benefits are greater than the value of the development's grading encroachment onto Town owned lands and will be a great benefit to the Town.

As such, we respectfully request this correspondence be included within a future Staff Report, for Council's consideration and approval of the proposed Community Benefits, to fulfill the applicable Conditions of Draft Plan Approval, in support of Final Approval and Registration for the approved development.

Your ongoing attention regarding this matter is greatly appreciated.

Should you have any questions or require further information, please do not hesitate to contact the undersigned.

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Yours truly,

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Maurizio Rogato, B.U.R.Pl., M.C.I.P., R.P.P.
Principal

Email Copy:

Client