



R.G. Richards & Associates

February 11, 2014

Marion Plaunt M.E.S., M.C.I.P., R.P.P.,  
Senior Planner - Policy  
Town of Newmarket  
395 Mulock Drive  
Newmarket, ON  
L3Y 4X7

Dear Ms Plaunt:

**Re: Draft Newmarket Urban Centres Secondary Plan  
17725 Yonge Street (Yonge Kingston Centre)  
Yonge-Kingston Centre Inc.**

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Thank-you for your letter of January 13, 2014 in response to our letter of January 7, 2014 regarding the above noted matter. We appreciate your ongoing consideration of appropriate "transition policies".

We have given the specific question you raise in paragraph 3 about "minor additions to sites" considerable thought and recognize that, as you have noted, the scale of the properties and existing buildings varies from site to site thus making a definition of "minor" challenging.

In that regard we believe that to impose a quantifiable limit such as a percentage of gross leasable area would be arbitrary and not necessarily allow the flexibility required to meet the reasonable interim development potential of these sites. We believe that the best approach would be to interpret the policy on a site by site basis with guidelines on what will be considered or required in deciding what constitutes "minor". Subject to further discussion these might include:

1. A conceptual site plan showing future site redevelopment in substantial compliance with the vision of this plan.
2. Evidence that any interim development does not unduly compromise the future redevelopment of the site.
3. The proposed interim development not changing the original "planned function" of the site.
4. Proposed uses being consistent with current permissions.
5. The proposed interim development being in appropriate proportion to the size and design of existing uses on Site.
6. Policies stating that if the proposed interim use requires the demolition of 50% or more of existing buildings it will be deemed to constitute a redevelopment and must meet current OP/Secondary Plan objectives.

Thank you once again for your consideration of our suggestions and we look forward to continuing the dialog.

Sincerely,

Nick Michael  
Associate

cc. Mayor and Members of Council c/o The Clerk  
Richard Nethery  
Bob Shelton, CAO  
Steve Bishop, Yonge-Kingston Centre Inc.