
From:
Sent: May-06-16 4:32 PM
To: Ruggle, Dave
Cc: Kerwin, Dave; Kerwin, Dave
Subject: Re: D14NP 1319 clock tower

Dave, I have taken a look at the Proposed Clock Tower Redevelopment for Newmarket and also did some of my own research. My thought are documented below. If possible I would like to make a deputation on Monday night at the public meeting. Can you arrange that?

Stated benefits of this redevelopment project to the downtown businesses

Since the early 80's there have been several developments in the Newmarket Downtown area. The Majority have been town homes. This had added a total of 213 housing units.
They are:

1. Robertson Place (60 town houses)
2. 96 Main Street (11 attached/town houses)
3. Old Salvation Army building on Timothy St. (7 town houses)
4. Old Newmarket High School, Barrington (79 town houses)
5. Office Specialty Building (56 apartments)

During the same time the following businesses have left the Newmarket Downtown area:igh

1. TD Bank
2. Bank of Nova Scotia
3. Loblaws
4. Newmarket Theatre
5. Bakery
6. Town of Newmarket offices
7. Post Office
8. Newmarket Hydro
9. Several other smaller retail stores

The question I have is why have the downtown merchants not benefited from the additional housing developments in the Newmarket downtown area? How will 165 rental apartment units (mainly 1 bedroom) save the downtown merchants if 213 housing units (multiple bedrooms) have not significantly helped to revitalize the downtown businesses?

Questions about the Clock Tower Redevelopment proposal:

1. What changes are proposed to the exterior of the existing clock tower?

2. What is the existing maximum height of buildings on Main Street?
3. What is the total height of the proposed Clock Tower Redevelopment?
4. According to the Ontario Planning Act, the town has the power to set minimum and maximum height and density. Has the town implemented any height bylaws? If not, why not?
5. During the construction of the Clock Tower Redevelopment what public areas will be closed to the public?
6. For the Clock Tower Redevelopment plan to continue as is, it requires the town to sell or give right of use to town owned land.
 - a. What is the proposed sale/lease price?
 - b. How will the town maximize the sale/lease price?
 - c. Will this be a public sale/lease open to any bidder?
7. The Clock Tower Redevelopment will create disruption to existing businesses (e.g. Davis Drive Redevelopment). How will existing merchants be compensated by either the town or the developer?
8. As part of this redevelopment plan, will a plan be developed before a site plan is approved to re-vitalize Main Street and its existing businesses after construction is completed? Will the downtown merchants be part of the re-vitalization plan?
9. Will the town insist that the exterior of the new built be the same (i.e. red bricks) as the existing and remaining clock tower?
10. According to the site plan 3 commercial establishments will be built along Main Street. Where are the other 2 commercial units located? Is an average of 653 sq. feet per unit (12' X 55') a viable commercial unit?
11. The drawings are not to scale (as stated in the plans). How can the town and interested citizens make an informed decision on the viability and impact of this project on the historic downtown area?
12. Is the town interested in imposing financial penalties if there is a delay in the completion of this project as per the finalized site plan?
13. When was the amended proposal for the Clock Tower redevelopment officially filed with the Town of Newmarket? What is the date the town has to approve or not approve the developer's submission?

I hope either the town or the developer can answer my question at the meeting or in writing. At this time I can't support the submission by the developer unless I have answers to my questions.

Sincerely yours,

Ted Bomers

Newmarket

On Wednesday, April 27, 2016 9:33 AM, Ted & Cindy Bomers

wrote:

Thanks Dave I'll drop in to the Town Office. Just want to form my own opinion on this development.

Ted