



P.O. Box 324, 17360 Yonge Street (at Millard), Suite 200
Newmarket, ON, L3Y 4X7
Tel: (905) 895-1007 Fax: (905) 895-4064
Email: khill@hhlf.net Website: www.hillhunterlosell.com

Gordon H. Hunter, J.D., Kenneth C. Hill, J.D.
Craig S. Losell, B.A., LL.B., Catherine M. Callaghan, B.A., LL.B.
George van Hoogenhuize, B.A., LL.B., J. David McLennan, B.A., LL.B.
Colin A. Brown, B.A., LL.B., M.E.S.

May 6, 2016

Via Fax 905-953-5140
Town of Newmarket
Planning and Building Services
395 Mulock Drive
Newmarket, Ontario
L3Y 4X7

Dear Sirs:

Re: 178-194 Main Street – Clocktower Redevelopment Proposal
Your File No. D14 NP 13-19
Our File No. 72272
Our Client – Trinity United Church

As solicitors for Trinity United Church, at 461 Park Avenue, Newmarket, we are writing to confirm our client's interest in the above-noted zoning amendment application and the Church's concerns over the anticipated impacts of the proposal as it is currently designed. We have been instructed to provide this letter in advance of the Public Meeting to be held on Monday, May 9th as a written submission of our client's interest and their issues.

Our client intends to stay involved as this proposal moves further through the Planning Act process, so we look forward to receiving notice of any further steps that may occur.

The following are the matters of concern to our client:

- Shadow Study Impacts - the proponent's study concludes serious shadow impacts to the Church during the spring and fall mornings. The east and south facades are prominent due to their entrances and stained glass windows and therefore the impacts are concerning.
- Town staff have recognized "significant breathing room" has been provided to the clock tower. The proposed setbacks along Park Avenue should be increased and stepped from the second storey to the seventh storey to provide more "breathing room" for the Church.

- The Main Street perspective elevation is misleading, as it suggests the Church is the same height as the seventh storey of the proposed building.
- Official Plan section 1.3.2 indicates the Town's cultural heritage will be a priority for the Town. The Church requests Council support this policy as we are concerned the development proposal could impact the cultural heritage of the Church. The rich history of the Church needs to be protected for the residents of Newmarket.
- The Official Plan encourages appropriate development scale with the historical character of Main Street. The Church is concerned about the proposed massing and impacts on the Church.
- The Church supports the Staff Engineering comments regarding the concern for the parking shortfall. Parking for the 165 residential units is intended to be accessed by Park Avenue. The Church remains concerned about the parking shortfall and congestion on Park Avenue.
- The proposed development needs to contribute to the historic character of the Main Street.
- The proposed development should respect the Town's 45 degree angular plane standard to reduce the impact this development will have on the Church.
- The proposed 430 units per net hectare and 2.9 FSI is excessive and therefore impacts the prominence of the Church.
- The Church has experienced problems with groundwater affecting its foundations, so it is concerned about the impact of the proposed underground construction on groundwater flows and with the impact of the vibrations of the proposed construction, generally.

We would ask that Town staff and consultants take these matters into account and I look forward to hearing from you in due course.

Yours very truly,

HILL HUNTER LOSELL LAW FIRM LLP



Kenneth C. Hill
KCH:cb