

Mr Tony Van Bynen, Mayor

November 24, 2016

Councillors, Town of Newmarket

Re: Clock Tower project, Forrest Group

I am writing to you today in support of the Forrest Group proposed Clock Tower Development at the corner of Main St. and Park St., Newmarket.

These are my reasons:

Forrest Group has shown itself to be a good corporate neighbour, willing to modify and reconsider the original Clock Tower development in response to community concerns;

Forrest Group has built quality developments in Newmarket already: Bogart Pond, Renessa, Amica, Reflections on Bogart Pond;

Forrest Group is dedicated to preserving the historic character of the downtown, including retaining the 19th century facades and repairing and renewing the buildings when possible, while giving new life to the heritage elements;

The Clock Tower development will benefit the community as a whole, not just Ward 5, through providing housing options for residents, economic benefits to commercial establishments, improved labour mobility, accommodating population growth (if we are a community people like to live in then our responsibility is to provide a variety of housing), be part of the Downtown Historic revitalization;

The Clock Tower development reflects an approach that citizens are demanding of their communities, and one that is consistent with Heritage development across Canada (see report re 100 Yorkville Ave., Toronto, National Ballet School, Toronto, Red River College, Winnipeg, etc.)

The Forrest Group has hired the heritage architect firm Goldsmith Borgal;

482 person years of employment, \$51M in income and earnings by households and businesses mostly in the local area, etc (see reports)

Our groundwater will be generally unaffected by dewatering required by the development during construction, flow to Holland River not compromised;

Shadows on the United Church to the north of the project have been shown to have little or no change and the Sancturay on Sunday morning ie Stained glass windows will not be impacted;

Parking is not a concern, even at the blended ration of 1.08 per unit and 0.15 visitor parking, as the ration required by the town is high; it should be noted the Town has already allowed a parking reduction for 212 Davis Drive – residents of the Clock Tower also have access to public transportation, which

clearly is in demand by citizens as the environment becomes a main stream concern (Route 54, YRT on Queen St., YRT on Davis Drive, Go Transit);

The Forrest Group requested not a land swap but rights to a small portion of the underground land at Market Square for their development's underground parking, the Town would retain rights to the surface land;

There will be a pedestrian mews from Main Street to Market Square through the Clock Tower development;

Canadian Heritage Consultants ERA for the Town and GBCA for the proponent reached a compromise of 6 storeys on Main Street and 8 storeys on Park Avenue. This compromise reflected the set backs that the developer had proposed so that the view from Main Street was not greatly altered by the development.

I support Forrest Group's new plan and the consideration it gives to those residents and business owners in the Town who expressed concerns about the original proposal. I think the compromise of 6/8 storeys should be accepted by Town council. However, I am aware that the Planning and Building Services report proposed 5 storeys on Main Street and 7 storeys on Park Avenue. Agreeing to the additional storeys if the building above the 4/6 designation has glazed windows. It seems to me to be short – sighted to make further demands on the Forrest Group after this long delay and their many compromises. The project is a good project for the Town of Newmarket and it should be expected that Forrest Group would desire a project to be economically viable as well as a benefit to the Town of Newmarket.

My understanding is that the Downtown Heritage Bylaw does not apply to the Clock Tower lands.

There are some who would support retaining the Downtown Historical district as a 19th century museum piece but that is not in keeping with the history of the town of Newmarket, a town that has always been progressive in attracting businesses and residents since the early days of settlement. The town is now home to over 80 000 people. The Trail system, River Walk, Davis Drive redevelopment, Southlake Hospital, the renovations at the Old Town Hall... these and more reflect the blended spirit of history and progress in our Town. I urge Mayor Van Bynen and Town Council to continue to show foresight and a love of the roots of Newmarket by supporting the valuable asset The Clock Tower will be in our community and to our Historic Downtown.

I encourage Newmarket Town council to accept the Planning and Building services recommendation of 5 storeys/7storeys. Or failing that, to accept the original plan of 7 storeys/7 storeys.

Sincerely,

Patricia Montgomery