

From: [REDACTED]
To: [Clerks](#)
Subject: Bayview/Davis rental development
Date: July 14, 2025 7:48:17 AM

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Thank you for the opportunity to voice a view of the proposal.

Although I'm pleased to hear of this development I'm not so happy with percentage breakdown. I understand the need (yes newmarket needs to do its part) but at the cost of long-term potential issues,I'm not confident of its long-term success.

I strongly suggestion a 70% market and 30% subsidy to sustain low turnover and harmony. Even at this proposed rate, the property and maintenance commitment/cost needs to be properly managed and committed. Let's not build and ignore (this development can impact many other surrounding residents negatively/positively without knowledge base decision making consideration)

A 70% subsidy on a new development is generally considered very high and potentially unhealthy for the long-term sustainability of the project and the surrounding community. While it can significantly lower the initial cost for the developer and potentially lead to more affordable housing, it also raises concerns about market distortion, reliance on continued subsidies, and potential negative impacts on other developments.

Newmarket resident
Wendy