

Finnerty, Chrisanne

From: Moor, Linda
Sent: June-16-14 2:57 PM
To: Finnerty, Chrisanne
Subject: FW: Proposed Revisions to Newmarket Urban Centres Secondary Plan

From: Plaunt, Marion
Sent: June 16, 2014 2:56 PM
To: Wendy Kwan
Cc: longo@airdberlis.com; Brouwer, Andrew; Moor, Linda
Subject: RE: Proposed Revisions to Newmarket Urban Centres Secondary Plan

Wendy:

This is to acknowledge receipt of your comments and your suggested edits.

Thank you for your comments.

Regards,

Marion



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From: Wendy Kwan [<mailto:gormleymanor1@gmail.com>]
Sent: Friday, June 13, 2014 3:02 PM
To: Plaunt, Marion; Brouwer, Andrew
Subject: Proposed Revisions to Newmarket Urban Centres Secondary Plan

I am the owner of 32 Bolton Ave. Thank-you for providing the opportunity to review the proposed changes to the Secondary Plan as well as responding to our previous concerns in part. Unfortunately I am unable to attend the Committee meeting of June 16/14, however, please give consideration to my comments.

I would really like the proposed modifications to be taken one step further in regards to the delineation of the "proposed" road delineated in Schedule 5 which connects Davis Dr. to Bolton Ave. While I understand the principle of connectivity within the community, I am still really struggling with the concept of a potentially full-sized standard public road in this location. The impact of such road on the development potential of the site is quite devastating. The proposed policy change in Section 8.3.2(v) stipulates "applicable Town's standards for public roads", which by my reading means a full-sized road, does it not? Therefore, the concession by the Town that such "road" may be retained in private ownership is really not much of a concession at all to the owners as now WE, THE LANDOWNER must not only provide the road but maintain it as well. How is this a reasonable solution for all parties? I would like to suggest the inclusion of some additional wording to this policy to the effect of "determination of the appropriate design and standards of such connection shall be completed through the submission and review of implementing development applications". I believe this gives everyone the flexibility to make those decisions at the appropriate time, ie. Subdivision or site plan, rather than through a high level Secondary Plan policy. This also provides better clarity to those reading and applying this policy and identifies the process and their responsibilities at that time.

Thank-you again for your consideration of my comments. Please notify me of the outcome of the meeting.

Wendy Kwan