

Via email

June 16, 2014

Our File No. 121987

Mr. Andrew Brouwer, Clerk
Town of Newmarket
395 Mulock Drive
Newmarket Ontario L3Y 4X7

Dear Sir:

**Re: Proposed Newmarket Urban Centres Secondary Plan
Special Committee of the Whole Meeting on June 16, 2014**

We are the solicitors for Criterion Development Corporation ("Criterion") the owner and manager of a property in the northwest quadrant of Yonge Street and Mulock Drive (the "Criterion Property"). We also represent Criterion in connection with a property it manages on behalf of Yonge Mulock Realty Inc. at the southwest corner of the Yonge/Mulock intersection (the "Yonge Mulock Property"). On June 26, 2013 and April 28, 2014 we filed submissions in connection with the proposed designations and policies for these properties in the Town's new Urban Centres Secondary Plan ("OPA 10"). We have reviewed the staff report which recommends approval of revisions to OPA 10.

Our client continues to have concerns with the proposed secondary plan, particularly in relation to the Yonge Mulock Property. We continue to disagree with the Town's proposal to designate the central portion of the property as "Parks and Open Space" as this would preclude the implementation of a mixed use development at the height and density envisaged in OPA 10 for this important intersection where a future VIVA station is planned. The Mulock Estate located at the northwest quadrant of this intersection is proposed to be a major open space area. A second large open space area at this intersection would undermine the Town's ability to achieve the intensification planned for this location.

In our April submission, we requested that a site specific exception be provided in OPA 10 to allow for interim commercial development on the Yonge Mulock Property. A phased mixed use development with single-storey retail development oriented to the Yonge Street frontage would facilitate the early development of the property without precluding the long-term development envisaged by OPA 10. The policies recommended by staff do not provide for interim commercial

development on this property. We therefore respectfully request that OPA 10 be amended to include this permission.

We trust Council will give consideration to the foregoing comments.

Yours very truly,

Goodmans LLP

A handwritten signature in dark ink, appearing to read "Roslyn Houser", written in a cursive style.

Roslyn Houser

RH/lr

cc: Marion Plaunt
Paul Minz
Lynn Barkey
Laurie McPherson

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