

# Planning

Address	Summary of Issues	Applicant's Comments
<p>419 Crossland Gate, L3X1B9; 276 Brimson Drive, L3X1H7; 408 Keith Avenue, L3X1T9; 188 Brammar Street, L3Y7T4; 413 Borland Court, L3X1E4; 414 Borland Court, L3X1E4; 359 Binns Avenue, L3X1T7; 128 John Bowser Crescent, L3Y7P1; 167 Crossland Crescent, L3X1A7; 91 Peevers Crescent, L3Y7T2; 307 Kirby Crescent, L3X1H1; 307 Kirby Crescent, L3X1H1; 291 Alex Doner Drive, L3X1G7; 537 Binss Avenue, L3X1T9; 207 Crossland Gate; 276 Alex Doner Drive, L3X1G6; 276 Alex Doner Drive, L3X1G6; 195 Glenway Circle, L3Y7S5; 380 Alex Doner Drive, L3X1E1; 182 Crossland Gate, L3X1A6; 204 Crossland Gate; 351 Fairway Garden, L3X1B4; 272 Crossland Gate, L3X1A9; 272 Crossland Gate, L3X1A9; 247 Crossland Gate, L3X1B1; 299 Alex Doner Drive, L3X1G5; 470 Alex Doner Drive, L3X1C2; 413 Alex Doner Drive, L3X1C6; 326 Darlington Cres, L3Y6N4; 219 John Bowser Cres, L3Y7N7; 219 John Bowser Cres, L3Y7N7; 399 Binns Ave, L3X1T7; 381 Otton Road, L3X</p>	<p>1) the need for development on the subject lands is questionable given that the development is not required to meet growth targets put forward by the Region and the Province,</p> <p>2) the proposal is vague in describing what will be done,</p> <p>3) the development will unalterably and negatively affect the current neighbourhood,</p>	<p>1) The Town's growth targets are MINIMUM levels of intensification required in Newmarket. The Growth Plan for the Greater Golden Horseshoe ("the Growth Plan") requires municipalities to optimize the use of the existing land supply, and to encourage, facilitate and promote intensification throughout the built-up area.</p> <p>Moreover, the Provincial Policy Statement ("PPS") continues to apply. The PPS requires municipalities to identify and to promote opportunities for intensification and redevelopment. (See also #33).</p> <p>2) The proposal is very specific about the uses proposal for each lot and block of land. On the multi-family blocks and the commercial blocks, detailed plans will be prepared at the site plan approval stage.</p> <p>3) While the development will bring change, and will remove some of the existing private open space, this change will not negatively affect the stability of the existing residential neighbourhood. New development has been planned to place similar residential types and densities next to existing homes, and to provide substantial separation where higher density forms are proposed. Moreover, the</p>

<p>1E5;253 McCaffrey, L3X1J5;164 Glenway Circle, L347S4;267 Crossland Gate, L3X1B1;381 Otton Rd, L3X 1E5;375 Fairway Garden, L3X1B7;179 John Bowser Cres, L3Y7N6;414 Mathews Cr, L3X1C7;342 Fairway Garden, L3X1B4;326 Alex Doner, L3X1G4;378 Alex Doner, L3X1E1;363 Binns Ave, L3X1T7;425 Mathews Cr, L3X1C9;155 Glenway Circle, L3Y7S3;317 Petheram Pl, L3Y1J8;216 Rhodes Circle, L3X1V3;167 Glenway Cir, L3Y7S5;345 Kirby Cres., L3X1H2;431 Mathews Cr;355 Binns Ave, L3X1T7;216 Rhodes Cir, L3X1V3;351 Fairway Garden, L3X1B4;337 Alex Doner Drive;323 Crossland Gate, L3X 1B3;315 Kirby Crescent, L3X1H2;363 Binns Avenue, L3X1T7;167 Glenway Circle, L3Y7S5;450 Alex Doner Drive, L3X1C1;127 Crossland Gate, L3X1A5;56 Peevers Crescent, L3Y7T1;409 Alex Doner Drive, L3X1C6;306 Crossland L3X1B2;Gord Tozer L3Y7T4;286 Glenway Circle, L3Y7S7;273 Kirby Crescent, L3X1H5;291 Kirby Crescent, L3X1H5;339 Fairway Garden, L3X1B4;275 Crossland Gate, L3X1B1;260 Brimson Drive, L3X1H6;171 John Bowser Cresnet, L3Y7N4;199 Glenway Circle</p>	<p>4) there are uncertainties whether the second phase of the development (the nine hole golf course),</p> <p>5) there are many issues/concerns put forward by residents, none of which have been answered in a satisfactory manner impacting trust in the developing company,</p> <p>6) communications between residents and developer have been minimal and transient</p>	<p>plan will provide significant new areas of public parkland and open space in locations where existing residents can take advantage of their amenity.</p> <p>4) The developer has offered to provide the Town with an opportunity to purchase the westerly lands for long-term park and open space use.</p> <p>5) The applicant has attempted to address residents' issues and concerns through its responses to the municipality and its advisors.</p> <p>6) To avoid confusion with municipal sources of information, the developer was asked by the municipality to stop using the Glenway development website to communicate with the public.</p>
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419 Alex Doner Drive	<p>7) development is not required to meet growth targets,</p> <p>8) social impacts on potential new school</p>	<p>7) (See #1).</p> <p>8) The York Region District School Board has requested an elementary school site at Davis Drive and Street "B". The Board will also examine alternative sites north of Davis Drive. Moreover, additional school facilities may be provided as part of the Town's proposed redevelopment of the Urban Centre lands. The York Catholic District School Board has not identified the need for an additional site.</p>
148 Brammar, L3Y7T3	<p>9) concerned with impact on the schools with the influx in children from new development</p> <p>10) reduction of green space</p>	<p>9) (See #8).</p> <p>10) The former golf course green space is private open space and not public open space or parkland. The proposed development will provide substantial new areas of public green space.</p>
56 Peevers Crescent, L3Y7T1	11) development build out not factored into Secondary Plan	11) We do not understand this comment.
450 Alex Doner Drive, L3X1C1	12) loss of Golf Course social implication	12) The proposed new public parkland and open space system will provide new opportunities for social interaction.
328 Alex Doner Drive, L3X1G4	13) Town Official Plan and Zoning By-law should not be amended to allow proposed development	13) (See #33 and 1).

<p>115 Glenway Circle, L3Y7S3; 306 Crossland; 318 Crossland Gate, L3X1B2; 415 Crossland Gate; 199 Glenway Circle, L3Y7S6; 95 Burling Place; 147 Glenway Circle, L3Y7S3; 52 Peevers Crescent, L3Y7T1</p>	<p>14) loss of green space</p>	<p>14) (See #10).</p>
<p>207 John Bowser Crescent</p>	<p>15) no buffer in proposed plan</p> <p>16) loss of privacy</p> <p>17) loss of green space</p> <p>18) loss sense of community</p>	<p>15) Buffers are provided wherever higher intensity development is proposed. Buffers are not required where like uses are proposed adjacent to existing residences.</p> <p>16) Where privacy was previously enjoyed because of the existence of the private open space associated with the former golf course, this level of privacy may be changed, but in a manner consistent with normal expectations for urban-residential neighbourhoods.</p> <p>17) (See #10).</p> <p>18) The proposed development will provide new areas for public parks and trails which will help connect the community and provide new opportunities for developing a shared sense of community.</p>
<p>318 Alex Doner Drive, L3X 1G4</p>	<p>19) Growth target can be met without Glenway</p> <p>20) reduction of green space which is needed for present and future pop.</p>	<p>19) (See #1).</p> <p>20) Public park and open space areas provided by the development will better provide for the recreation needs of existing residents and the future population, not only from the Marianneville development but, significantly,</p>

	<p>21) high rise apartments, high density town houses, commercial area destroy existing mature neighbourhood,</p> <p>22) use of existing services (water, hydro, roads, schools, parks and rec) create burden on existing residents</p>	<p>from the increased residential and employment population of the Urban Centre areas to the north and east. (See also #10).</p> <p>21) Higher intensity uses are all located and designed to have the least possible impact on the existing neighbourhood. (see also #49).</p> <p>22) The Provincial Policy Statement (PPS) directs municipalities to promote intensification which can efficiently use existing infrastructure and public service facilities. Moreover, the proposed development will enhance the provision of certain facilities (public parks, trails and open space) for existing residents, and will provide an optional site for school facilities.</p>
211 John Bowser Crescent	<p>23) loss of community feeling and lifestyle</p> <p>24) loss of privacy - no buffer</p>	<p>23) (See #18 and 12).</p> <p>24) (See #15).</p>
56 Peevers Crescent, L3Y7T11)	25) parts of Glenway are located within the Oak Ridges Moraine	25) Parts of the former golf course and parts of the existing Glenway residential area are located within the Oak Ridges Moraine. The Marianneville applications for Official Plan Amendment, Zoning Bylaw Amendment and Plan of Subdivision are not within the Moraine.

<p>56 Peevers Crescent, L3Y7T11) (continued)</p>	<p>26) Town requires affordable housing - does this development provide affordable housing</p> <p>27) can the hospitals/EMS/health care sector accommodate this growth</p>	<p>26) The proposed apartment and condo townhouse units provide housing options that are more affordable than the Town's predominant single-detached dwellings.</p> <p>27) The Town is planning for considerably more growth than is proposed in these applications. We have not been advised that health care services will be inadequate to meet the modest increases in demand from the Marianneville proposal.</p>
<p>483 Alex Doner Drive</p>	<p>28) loss of green space impacting quality of life</p>	<p>28) (See #10 and #20).</p>
<p>391 Binns Avenue, L3X1T7</p>	<p>29) commitment to golf course unclear</p>	<p>29) (See #4).</p>
<p>352 Crossland Gate, L3X1B3</p>	<p>30) negative impact on quality of life,</p> <p>31) removal of green space,</p> <p>32) new schools will needed to be built to accommodate growth,</p> <p>33) no builder should be able to amend the Town's "Growth Act"</p>	<p>30) (See #10, 12, 16, 18, 20 and 23).</p> <p>31) (See #10 and #20).</p> <p>32) (See #8).</p> <p>33) The Town does not have a "Growth Act". The province has legislation and policies (Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe "Places to Grow") which direct growth to urban growth centres such as Newmarket, and which require opportunities for intensification and redevelopment to be identified and promoted.</p>

	33) cont'd .....	<p>The York Region Official Plan carries forward the policy requirement to promote infill and redevelopment and sets <u>minimum</u> targets for residential development to occur within the built-up area of municipalities.</p> <p>The Town of Newmarket has a local Official Plan which currently designates the Marianneville lands as "Parks and Open Space" based on their former golf course use. However, the Town cannot refuse to accept applications for a change of land use designation within the urban settlement. Moreover, when it considers applications such as these, it must make a decision which is consistent with the provincial policies (as are the Marianneville applications) and in conformity with the York Region Official Plan (again, as is the case with the Marianneville proposals).</p>
410 Borland Court, L3X1E4	34) development not needed to meet Town's growth requirements,  35) quality of life will be negatively impacted	34) (See #1 and 33).  35) (See #10, 12, 16, 18, 20 and 23).
427 Mathews Court	36) no justification from a planning perspective for any development to take place	36) A Planning Justification Report was submitted with the applications. Sections 5 and 6 of the Report are particularly helpful in examining the reasons for development from a planning perspective. (See also #1 and 33).
207 Glenway Circle, L3Y7S6	37) development does not conform to the Town's Official Plan's designation of the lands	37) (See #33).

315 John Bowser Crescent, L3Y7P3	<p>38) development does not conform with Town's Official Plan designation as Open Space,</p> <p>39) Town's growth targets can be achieved without this development,</p> <p>40) application did not provide information on setbacks separating housing for Blocks 169 and 170</p>	<p>38) (See #33).</p> <p>39) (See #1 and 33).</p> <p>40) To ensure similar conditions as apply to adjacent dwellings, the same 7.5m rear yard requirement is proposed for these blocks.</p>
275 Crossland Gate, L3X1B1	41) housing density proposed is poorly conceived and will lead to increase in the need for additional schools	41) (See #8).
367 Otton Road, L3X1E5	<p>42) development is in opposition to Official Plan's designation of the area,</p> <p>43) loss of parkland,</p> <p>44) development on the Moraine is not allowed,</p> <p>45) the development is not required to meet the Town's growth targets,</p> <p>46) premium was paid to live near green space</p>	<p>42) (See #33).</p> <p>43) (See #10, 18 and 20).</p> <p>44) (See #25).</p> <p>45) (See #1 and 33).</p> <p>46) Premiums paid did not warranty the long-term retention of private open space for the benefit of adjacent homeowners. Nevertheless, the Marianneville proposal allocates nearly 23% of the subdivision lands for public parks, open space and stormwater ponds.</p>



151 Glenway Circle	<p>47) development is in opposition to Official Plan's designation of the area,</p> <p>48) loss of parkland without adequate compensation</p>	<p>47) (See #33 and 91).</p> <p>48) (See #46, 10, 18 and 20).</p>
358 Otton Road, L3X1G2	49) negative impact to neighbourhood character	49) The Marianneville plan of subdivision is designed to maintain and enhance the character of the neighbourhood. The largest areas of the plan are devoted to reinforcing the predominant single-detached dwelling character of the area; the next largest component will reinforce and enhance the open space amenity. Smaller components, near Davis Drive will provide a wider range of housing opportunities and small commercial uses. The majority of new residential units, and the commercial block, will have their traffic movements directed or restricted to Davis Drive, away from the existing residential areas.
346 Otton Rd, L3X 1G1	<p>50) proposal is contrary to OP,</p> <p>51) Town is already underserved per capita in green space</p>	<p>50) (See #33 and 91).</p> <p>51) (See #10, 18 and 20).</p>
176 John Bowser Cr, L3Y7N5	52) proposal is contrary to by-law and OP which protect green space in Glenway	52) (See #33 and 91).
351 Kirby Cres., L3X1G8	53)What is the maximum number of units in the development?	53) The current proposal has a total of 730 dwelling units. The actual number of units built may vary slightly based on the final design of the multi-family residential blocks.

358 Otton Road, L3X1G2	54) negative impact to neighbourhood character	54) (See #49 and 21).
346 Otton Rd, L3X 1G1	55)proposal is contrary to OP,  56) Town is already underserved per capita in green space	55) (See #33 and 91).  56) (See #10, 18 and 20).
176 John Bowser Cr, L3Y7N5	57) proposal is contrary to by-law and OP which protect green space in Glenway	57) (See #33 and 91).
351 Binns Ave, L3X1T7	58) Planning Act fails to recognize the issue of compensation in this type of development application. Residents should have right to compensation and proper hearing; Newmarket dismissed a request from the community to have oversight on the planning application which is a failure of the Planning Act; Town of Newmarket has not been transparent with the public about this application	58) This comment is a statement about the Planning Act, and is beyond the scope of the Marianneville applications.
200 Crossland Gate, L3X1A6	59) Homes proposed are not keeping with the homes in the community (single family vs townhomes, semi, apts.),  60) safety of homes being built so close to the hydro towers.	59) (See #49 and 62).  60) All proposed homes meet the separation standards from hydro towers and transmission lines. They will have separation equal to or greater than abutting existing homes on Alex Doner Drive.
411 Borland Court, L3X1E4	61) "it is contrary to the existing plan for newmarket"	61) (See #33).

343 Fairway Garden, L3X1B4; 328 Crossland Gate, L31B2 (2 letters)	62) Intensity of dev't,  63) backyard view ruined	62) The general approach of the proposed plan is to introduce like forms of housing adjacent to existing development. Where more intensive forms of housing are proposed, they are separated from existing housing by substantial landscaped buffers. (See also #49).  63) (See #16 and 46).
477 Alex Doner Drive (2 letters)	64) concerned about strain on local schools,  65) did not use the input from residents	64) (See #8),  65) Some changes to the proposal (e.g. lots on Alex Doner Drive, lots on Street 'A') were made in direct response to resident comments on the preliminary concept. Further changes have been made in response to the Town's comments, several of which parallel comments made by the public.
335 Fairway Garden, L3X1B4	66) strain on local schools	66) (See #8).
352 Crossland Gate, L3X1B3	67) ruin their view of the golf course,  68) strain on schools,  69) not enough input from residents	67) (See #16 and 46).  68) (See #8).  69) The planning approvals process for the Marianneville proposal has had an exceptional number and range of opportunities for residents' input. (See also #65).

470 Alex Doner Drive, L3X1C2	70) Intensity of dev't  71) rezoning of 'open space'	70) (See #62 and 49).  71) (See #10, 18 and 20).
339 Kirby Crescent, L3X1H2	72) opposed to any form of residential or commercial dev't in Glenway,  73)existing schools do not have the capacity required to absorb this dev't  74) wants area to remain greenspace	72) Statement of opposition. No response.  73) (See #8).  74) (See #10, 18 and 20).
Not available	75) not enough consideration has been given to the impact on school capacity	75) (See #8).
52 Peevers Crescent, L3Y7T1	76) density targets have already been met by the Town	76) (See #1 and 33).
147 Glenway Circle, L3Y7S3	77) concerned with school capacity as a result of development	77) (See #8).
312 Crossland Gate, L3X1B2	78) growth targets are already being met,  79) goes beyond a typical infill dev't,	78) (See #1).  79) Because of the long, extended stretches of land (formerly fairways) involved in this application, this is a unique infill development. It is also noteworthy that the largest areas are being devoted to Low-density residential development similar to existing development densities. It is typical for large infill proposals to develop at densities higher than their surroundings. (See also #49).

	80) goes way beyond what is allowable under the Official Plan	80) (See #33).
John Bower Crescent	81) ruins the view of the golf course in their back yard,  82) concerned about what the intensification will do to the 'peaceful community'	81) (See #16 and 46).  82) (See #49).
319 Kirby Crescent, L3X1H2	83) does not support any "new subdivisions"	83) Statement of opposition. No response.
419 Binns Avenue, L3X1T7	84) recommends reducing the # of townhouses and replacing them with one additional condo tower,  85) the # of townhouses offered is extensive - consideration should be given to 'executive townhouses' with high quality design to better fit the neighbourhood,  86) all proposed single-detached dwellings should be given consideration with respect to quality building materials and overall housing design as lower standard of materials will detract from the existing neighbourhood,	84) The Marianneville plan seeks to provide for a balanced range of housing opportunities including apartments, townhousing and singles. The one block allocated for apartment development is the best suited for this use, being immediately adjacent to the GO Bus Terminal. Replacing townhousing with apartments would be less desirable from both a housing diversity, and a locational perspective.  85) The proposed condo townhouse units will have a high quality of design which will be an asset to the community.  86) In general, the quality of housing design and materials will reflect the high standards of the community.

	<p>87) there is a lack of satisfactory pedestrian connectivity which leaves some areas isolated,</p> <p>88) does not see a need for the requested elementary school as a nearby school is currently under-enrolled</p>	<p>87) The revised Marianneville plans will increase pedestrian connectivity, not only for residents of the development, but also for existing residents.</p> <p>88) (See #8).</p>
368 Kirby Crescent	89) feel that the dev't of apartment and condominium dwellings will increase the density in the area to unacceptable levels	89) (See #49). Density, of itself, does not create unacceptable conditions.
Gorham St	90) heritage land must be preserved	90) The Marianneville lands proposed for development include no heritage buildings or landscapes. Nor do they include any natural heritage features.
212 Brammar St, L3Y7S9	91) town's OP preserves the green space in Newmarket	91) The Town's Official Plan reflects the formerly existing golf course, but does not have a planning basis for maintaining these private lands as open space. (See also #33).

## Parks & Recreation

Address	Summary of Issues	Applicant's Comments
410 Mathews Court, L3X1C7	1) protection by Town of green space of Glenway from inception until now	1) The Town has never "protected" the private green space relating to the former Glenway Country Club. The Town's Official Plan Parks & Recreation designation has acknowledged the existence of the golf course, but has no policies to "protect" private open space through purchase or otherwise.
	2) destruction of natural green space for parklands	2) The proposed development area contains no "natural" green space i.e. no natural heritage features. Virtually all features have been graded, excavated, planted and maintained as part of the former golf course.
175 John Bowser Cres	3) loss of more heritage green space in Town for recreation	3) (See #2 and Planning #90)
351 Binns Ave, L3X1T7	4) the history on the protection of the green space of Glenway should have bearing on this application	4) (See #1).
199 John Bowser Cr, L3Y7N6	5) what steps has the Town taken to protect the green space of the Glenway property from the initial time this property was developed to the current date?	5) (See #1).

334 Crossland Gate, L3X1B3	6) concern over loss of local parkland	6) (See Planning #10 and 20)
470 Alex Doner Drive, L3X1C2	7) do not like the size of the park being proposed,  8) concerned that the greenspace of the golf course is being taken away	7) The areas for dedication for public parkland have been changed to respond to a range of comments and concerns. The parkland is now proposed to be combined with stormwater ponds and related lands to achieve large areas of public open space.  8) (See Planning #10 and 20)
419 Binns Avenue, L3X1T7	9) Consideration should be given to an intensive rear yard planting program to ease concerns about the loss of greenspace,  10) 1 additional park should be considered which attempts to incorporate the new community within the existing - Perhaps on the west side of Street "B"	9) Intensive plantings are typically used to mitigate impacts from incompatible uses. In the case of the Marianneville proposal, most new adjacent uses will be similar single detached dwellings or open space uses, neither of which requires mitigation measures. Where higher density residential uses are proposed, they are to be well separated from existing low density uses by private landscaped open space or by stormwater ponds (or both) or by new single detached dwellings.  10) The new parkland proposal does provide for the interconnection of the existing community and the new development areas.