

Marianneville Developments - Community Comments Matrix - WITH PREJUDICE

Planning Comments

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, L3X1E5; 253 McCaffrey, L3X1J5; 164 Glenway Circle, L347S4; 267 Crossland Gate, L3X1B1; 381 Otton</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, 2) the proposal is vague in describing what will be done, 3) the development will unalterably and negatively affect the current neighbourhood, 4) there are uncertainties whether the second phase of the development (the nine hole golf course), 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, 6) communications between residents and developer have been</p>	<p>We have provided a fullsome Planning Justification Report through our Planner in support of the applications. It is under review as part of the development process. We have met with several groups who have agreed to meet with us on the basis of discussing their issues. To date, none of the persons who made submission at the Public Meeting have requested a meeting. Attempts to schedule a meeting with the assistance of the local Councillor have been unsuccessful. We have had a preconsultation meeting with respect to the proposed amended Site Plan for the 9-hole golf course with Newmarket Staff.</p>

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378 Alex Doner, L3X1E1;363 Binns Ave, L3X1T7;425 Mathews Ct, L3X1C9;155 Glenway Circle, L3Y7S3;317 Petheram Pl, L3Y1J8;216 Rhodes Circle, L3X1V3;167 Glenway Cir, L3Y7S5;345 Kirby Cres., L3X1H2;431 Mathews Ct;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 Crescent, L3Y7N4;199 Glenway Circle	minimal and transigent	
419 Alex Doner Drive	1) development is not required to meet growth targets, 2) social impacts on potential new school	A fullsome Planning Justification Report was submitted in support of the application. Discussions with the York Region District School Board (YRDSB) are ongoing.
148 Brammar, L3Y7T3	1) concerned with impact on the schools with the influx in children from new development 2) reduction of green space	Discussions with the York Region District School Board (YRDSB) are ongoing. Parks and green space component of the proposal are under review.
56 Peevers Crescent, L3Y7T1	1) development build out not factored into Secondary Plan	Unclear.
450 Alex Doner Drive, L3X1C1	1) loss of Golf Course social implication	Previous golf course has been closed since December 2011, new golf course is subject to additional planning approvals.
328 Alex Doner Drive, L3X1G4	1) Town Official Plan and Zoning By-law should not be amended to allow proposed development	Planning Act permits landowners to apply for redevelopment. Merits of development will now be decided by the OMB. Town, Region and local residents are entitled to be heard at that hearing.
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	1) loss of green space 1) no buffer in proposed plan 2) loss of privacy 3) loss of green space 4) loss sense of community	Parks and green space component of the proposal are under review.
207 John Bowser Crescent	1) Growth target can be met without Glenway 2) reduction of green space which is needed for present and future pop. 3) high rise apartments, high density town houses, commercial area destroy existing mature neighbourhood, 4) use of existing services (water, hydro, roads, schools, parks and rec) create burden on existing residents	Draft plan is currently under review.
318 Alex Doner Drive, L3X 1G4	1) loss of community feeling and lifestyle 2) loss of privacy - no buffer	Technical reports including the Planning Justification Report in support of the application are currently under review.
211 John Bowser Crescent	1) loss of community feeling and lifestyle 2) loss of privacy - no buffer	Buffers will form part of the landscape planning review.
56 Peevers Crescent, L3Y7T11)	1) parts of Glenway are located within the Oak Ridges Moraine	No portion of the lands proposed for development within this planning application are within the ORM.
56 Peevers Crescent, L3Y7T11)	2) Town requires affordable housing - does this development provide affordable housing 3) can the hospitals/EMS/health care sector accommodate this growth	We have had no comment on this application from healthcare sector regarding this matter. The Provincial Policy Statement and the York Region Official Plan provide policy direction on affordable housing and this development will address those policy directions.
483 Alex Doner Drive	1) loss of green space impacting quality of life	Parks and green space component of the proposal are under review.
391 Binns Avenue, L3X1T7	1) commitment to golf course unclear	Applicant has indicated his intention to proceed with a 9-hole course and has had the formal preconsultation meeting with Newmarket Staff.

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352 Crossland Gate, L3X1B3	1) negative impact on quality of life, 2) removal of green space, 3) new schools will need to be built to accommodate growth, 4) no builder should be able to amend the Town's "Growth Act"	Discussions with the York Region District School Board (YRDSB) are ongoing. A fullsome Planning Justification Report was submitted in support of the application. Parks and green space component of the proposal are under review.
410 Borland Court, L3X1E4	1) development not needed to meet Town's growth requirements, 2) quality of life will be negatively impacted	A fullsome Planning Justification Report was submitted in support of the application.
427 Mathews Court	1) no justification from a planning perspective for any development to take place	A fullsome Planning Justification Report was submitted in support of the application.
207 Glenway Circle, L3Y7S6	1) development does not conform to the Town's Official Plan's designation of the lands	A fullsome Planning Justification Report was submitted in support of the application. Official Plan Amendment has been submitted.
315 John Bowser Crescent, L3Y7P3	1) development does not conform with Town's Official Plan designation as Open Space, 2) Town's growth targets can be achieved without this development, 3) application did not provide information on setbacks separating housing for Blocks 169 and 170	A fullsome Planning Justification Report was submitted in support of the application. Info to be provided regarding setbacks as part of development review process.
275 Crossland Gate, L3X1B1	1) housing density proposed is poorly conceived and will lead to increase in the need for additional schools	A fullsome Planning Justification Report was submitted in support of the application. Discussions with the York Region District School Board (YRDSB) are ongoing.
367 Otton Road, L3X1E5	1) development is in opposition to Official Plan's designation of the area, 2) loss of parkland, 3) development on the Moraine is not allowed, 4) the development is not required to meet the Town's growth targets, 5) premium was paid to live near green space	Official Plan Amendment has been submitted. Parks and green space component of the proposal are under review. No portion of the lands proposed for development within this planning application are within the ORM. A fullsome Planning Justification Report was submitted in support of the application
151 Glenway Circle	1) development is in opposition to Official Plan's designation of the area, 2) loss of parkland without adequate compensation	Official Plan Amendment has been submitted. Parks and green space component of the proposal are under review. No portion of the lands proposed for development within this planning application are within the ORM. A fullsome Planning Justification Report was submitted in support of the application
358 Otton Road, L3X1G2	1) negative impact to neighbourhood character	A fullsome Planning Justification Report was submitted in support of the application
346 Otton Rd, L3X 1G1	1) proposal is contrary to OP, 2) Town is already underserved per capita in green space	A fullsome Planning Justification Report was submitted in support of the application. Parks and green space component of the proposal are under review.
176 John Bowser Cr, L3Y7N5	1) proposal is contrary to by-law and OP which protect green space in Glenway	Official Plan Amendment has been submitted. A fullsome Planning Justification Report was submitted in support of the application, Parks and green space component of the proposal are under review.
351 Kirby Cres., L3X1G8	1) What is the maximum number of units in the development?	730
358 Otton Road, L3X1G2	1) negative impact to neighbourhood character	A fullsome Planning Justification Report was submitted in support of the application
346 Otton Rd, L3X 1G1	1) proposal is contrary to OP, 2) Town is already underserved per capita in green space	Official Plan Amendment has been submitted. A fullsome Planning Justification Report was submitted in support of the application Parks and green space component of the proposal are under review.
176 John Bowser Cr, L3Y7N5	1) proposal is contrary to by-law and OP which protect green space in Glenway	Official Plan Amendment has been submitted. - A fullsome Planning Justification Report was submitted in support of the application Parks and green space component of the proposal are under review.
351 Binns Ave, L3X1T7	1) 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	No comment.
200 Crossland Gate, L3X1A6	1) homes proposed are not keeping with the homes in the community (single family vs townhomes, semi, apts.), 2) safety of homes being built so close to the hydro towers.	A fullsome Planning Justification Report was submitted in support of the application
411 Borland Court, L3X1E4	1) "it is contrary to the existing plan for newmarket"	A fullsome Planning Justification Report was submitted in support of the application - Official Plan Amendment has been submitted.
343 Fairway Garden, L3X1B4; 328 Crossland Gate, L31B2 (2 letters)	1) Intensity of dev't, 2) backyard view ruined	A fullsome Planning Justification Report was submitted in support of the application
477 Alex Doner Drive (2 letters)	1) concerned about strain on local schools, 2) did not use the input from residents	Discussions with the York Region District School Board (YRDSB) are ongoing, constructive input from residents was carefully considered.
335 Fairway Garden, L3X1B4	1) strain on local schools	Discussions with the York Region District School Board (YRDSB) are ongoing.
352 Crossland Gate, L3X1B3	1) ruin their view of the golf course, 2) strain on schools, 3) not enough input from residents	Discussions with the York Region District School Board (YRDSB) are ongoing, constructive input from residents was carefully considered.
470 Alex Doner Drive, L3X1C2	1) Intensity of dev't 2) rezoning of 'open space'	A fullsome Planning Justification Report was submitted in support of the application. Official Plan and Zoning By-Law Amendments have been submitted.

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339 Kirby Crescent, L3X1H2	1) opposed to any form of residential or commercial dev't in Glenway, 2)existing schools do not have the capacity required to absorb this dev't 3) wants area to remain greenspace	No comment.
Not available	1) not enough consideration has been given to the impact on school capacity	Discussions with the York Region District School Board (YRDSB) are ongoing.
52 Peevers Crescent, L3Y7T1	1) density targets have already been met by the Town	A fullsome Planning Justification Report was submitted in support of the application.
147 Glenway Circle, L3Y7S3	1) concerned with school capacity as a result of development	Discussions with the York Region District School Board (YRDSB) are ongoing.
312 Crossland Gate, L3X1B2	1) growth targets are already being met, 2) goes beyond a typical infill dev't, 3) goes way beyond what is allowable under the Official Plan	A fullsome Planning Justification Report was submitted in support of the application.
John Bower Crescent	1) ruins the view of the golf course in their back yard, 2) concerned about what the intensification will do to the 'peaceful community'	A fullsome Planning Justification Report was submitted in support of the application.
319 Kirby Crescent, L3X1H2	1) does not support any "new subdivisions"	No comment.
419 Binns Avenue, L3X1T7	1) recommends reducing the # of townhouses and replacing them with one additional condo tower, 2) the # of townhouses offered is extensive - consideration should be given to 'executive townhouses' with high quality design to better fit the neighbourhood, 3) 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, 4) there is a lack of satisfactory pedestrian connectivity which leaves some areas isolated, 5) does not see a need for the requested elementary school as a nearby school is currently under-enrolled	The draft plan is currently under review and may be modified to deal with connectivity.
368 Kirby Crescent	1)feel that the dev't of apartment and condominium dwellings will increase the density in the area to unacceptable levels	A fullsome Planning Justification Report was submitted in support of the application
Gorham St	1)heritage land must be preserved	No comment.
212 Brammar St, L3Y7S9	1)town's OP preserves the green space in Newmarket	No comment.

Noise Comments

Address	Summary of Issues	Applicant's Comments
N/A	1) buildings along hwy 9 are to be designed not to be able to open their windows to prevent negative noise impacts	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
148 Brammar, L3Y7T3	1)development will impact sense of quiet	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
115 Glenway Circle, L3Y7S3	1) noise	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
200 Crossland Gate, L3X1A6	1)noise and dirt from construction of homes will negatively impact an already established neighbourhood	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.

Tree Comments

Address	Summary of Issues	Applicant's Comments
N/A	1)area contains heritage woodlots, important wildlife	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
267 Crossland Gate, L3X1B1	1) 70 ft tree planted in backyard will be removed if development happens	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
175 John Bowser Cres	1)loss of mature trees and sense of natural character of Town	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
203 Crossland Gate, L3X1B1	1)removal of 40 to 50 foot mature trees behind the 2nd green of the golf course would reduce privacy in our backyard.	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.

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155 Glenway Circle, L3Y7B3	1)will all trees be protected?	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.

Parks & Rec Comments

Address	Summary of Issues	Applicant's Comments
410 Mathews Court, L3X1C7	1)protection by Town of green space of Glenway from inception until now	Parks and green spaces throughout the plan under review.
N/A	1) destruction of natural green space for parklands	Parks and green spaces throughout the plan under review.
175 John Bowser Cres	1)loss of more heritage green space in Town for recreation	Parks and green spaces throughout the plan under review.
351 Binns Ave, L3X1T7	1)the history on the protection of the green space of Glenway should have bearing on this application	Parks and green spaces throughout the plan under review.
199 John Bowser Cr, L3Y7N6	1) 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?	Parks and green spaces throughout the plan under review.
334 Crossland Gate, L3X1B3	1) concern over loss of local parkland	Parks and green spaces throughout the plan under review.
470 Alex Doner Drive, L3X1C2	1) do not like the size of the park being proposed, 2) concerned that the greenspace of the golf course is being taken away	Parks and green spaces throughout the plan under review.
419 Binns Avenue, L3X1T7	1) Consideration should be given to an intensive rear yard planting program to ease concerns about the loss of greenspace, 2) 1 additional park should be considered which attempts to incorporate the new community within the existing - Perhaps on the west side of Street "B"	Parks and green spaces throughout the plan under review.

Functional Servicing Comments

Address	Summary of Issues	Applicant's Comments
318 Alex Doner Drive, L3X 1G4	1) use of existing services (water, hydro, roads, schools, parks and rec) create burden on existing residents	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
315 John Bowser Crescent, L3Y7P3	1)improperly planned stormwater management may cause flooding to their property	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
415 Crossland Gate	1)development to increase stress on current services	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
Not Available	1)development will put extra strain on sewer and water infrastructure	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
335 Fairway Garden, L3X1B4	1)local infrastructure not designed to handle the added users	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
52 Peevers Crescent, L3Y7T1	1)concerned about the strain the added dev't will put on existing infrastructure	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
147 Glenway Circle, L3Y7S3	1)concerned that the 3rd hole Stormwater Management Pond, which is already insufficient in dealing with excess water, will have this issue exacerbated by the dev't	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.

Traffic Comments

Address	Summary of Issues	Applicant's Comments
419 Alex Doner Drive	1)traffic on Eagle to increase	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.

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148 Brammar, L3Y7T3	1)traffic increase impact on safety and congestion	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
56 Peevers Crescent, L3Y7T1	1)traffic congestion around Peevers	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
331 John Bowser Crescent, L3Y7P3	1) development will lead to increase traffic congestion particularly between Yonge and Davis. 2)Traffic Report does not provide accurate description of current traffic volumes, 3) bus traffic should be reduced along Eagle Street	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
115 Glenway Circle, L3Y7S3	1) general traffic concern	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
207 John Bowser Crescent	1)traffic congestion	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
56 Peevers Crescent, L3Y7T11)	1) Crossland Gates will become more dangerous intersection, 2)Eagle could not handle another road between Pervis and Millard	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
352 Crossland Gate, L3X1B3	1)increased traffic congestion	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
315 John Bowser Crescent, L3Y7P3	1) increased congestion around Davis and Yonge a cause for safety concerns	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
275 Crossland Gate, L3X1B1	1) housing density proposed is poorly conceived and will lead to increase in traffic congestion	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
176 Brammar Street, L3Y7T4	1)increased congestion on Yonge Street between Eagle and Dawson	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
415 Crossland Gate	1)increase traffic congestion	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
151 Glenway Circle	1) greater traffic congestion 2) hard to make left hand turn from Glenway Circle or John Bowser to Eagle Street 3) construction periods will add hardships such as traffic congestion and noise	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
N/A	1)increased car volumes on roads creating more congestion	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
267 Crossland Gate, L3X1B1	1)more gridlock on Yonge St making it difficult to back out of driveway	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
486 Alex Doner Dr, L3X1C2	1)increased amount of traffic congestions in Newmarket negatively affecting community	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
71 Peevers Cr, L3Y7T2	1)increased traffic	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
175 John Bowser Cres	1)increased congestion along Yonge St, Davis Dr, Greenlane during rush hour causing increased delayed wait times for fire, ambulance & police services	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
203 Crossland Gate, L3X1B1	1)increased congestion on Crossland Gate which is main arterial road in Glenway	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
203 Crossland Gate, L3X1B1	1)increased congestion on Crossland Gate which is main arterial road in Glenway, exacerbated by traffic flow from other arterials	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
200 Crossland Gate, L3X1A6	1)increased traffic on Crossland Gate and in our community	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
279 John Bowser Cr, L3Y7N9	1)increased traffic will make turning out of John Bowser and onto Eagle	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
60 Peevers Cr, L3Y7T1	1)increase traffic congestion on already congested streets	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
155 Glenway Circle, L3Y7B3	1)increase traffic congestion on already congested streets	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
424 Mathews Crt, L3X1C8	1)developments in Glenway and MacGregor will cause much more congestion on existing roads; traffic study on Bathurst between Sykes and Davis in Sept 2012 was flawed because the traffic counter didn't include the central turning lane which receives plenty of traffic during rush hour.	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
278 Glenway Circle, L3Y7S7	1)development will create more traffic on Eagle and making streets much more dangerous to cross and congested.	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
148 Brammar St, L3Y7T3	1)development may create 1400 additional vehicles on the surrounding roads which are already congested.	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
477 Alex Doner Drive	1) concerned about traffic it will cause	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.

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477 Alex Doner Drive	1) concerned about traffic it will cause	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
335 Fairway Garden, L3X1B4	1)increased traffic	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
352 Crossland Gate, L3X1B3	1) construction will cause traffic, 2) traffic along Yonge St will increase	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
334 Crossland Gate, L3X1B3	1) concern about traffic congestion	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
142 Rhodes Circle	1) concludes that the data provided in the TIS shows that the traffic impact will be unsustainable and unacceptable	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
339 Kirby Crescent, L3X1H2	1)concern over increase in traffic	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
N/A	1)not satisfied with answers given at the Public meeting regarding how the increased traffic will be dealt with	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
147 Glenway Circle, L3Y7S3	1)concerned with increased traffic as a result of dev't	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.

Environmental Comments

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71 Peevers Cr, L3Y7T2	1)more pollution created; loss of green space	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
203 Crossland Gate, L3X1B1	1)there are underground springs throughout the Glenway lands which will be impacted by development; changes to underground water flow through excavations for roads or homes could redirect water flow to our property and cause flooding, more water restrictions may occur if availability of water to residents of Newmarket is decreased due to further development	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
200 Crossland Gate, L3X1A6	1)displacement of wild life living on the golf course and in the green space, 2)water table may be impacted by construction causing floods in the community (sewer pumps in neighbouring homes are going off daily)	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
155 Glenway Circle, L3Y7B3	1)concerned about water table rise and additional runoff that may cause flooding on his property	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
335 Fairway Garden, L3X1B4	1) air quality and dust resulting from construction, 2) there will be too much groundwater and the pumps will create noise	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
352 Crossland Gate, L3X1B3	1) construction will cause air pollution, 2) Trees and wildlife habitats will be destroyed	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
470 Alex Doner Drive, L3X1C2	1) concerned with the destruction of wildlife and forest land	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
52 Peevers Crescent, L3Y7T1	1)development is within 50m of existing woodlot and would negatively impact the Natural Heritage System	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.
56 Peevers Crescent, L3Y7T11)	1) loss of green space impacting quality of life, 2) impact a wildlife corridor	All required technical reports were submitted as part of the complete application and are subject to ongoing review by the agencies having jurisdiction.

Other Comments

Address	Summary of Issues	Applicant's Comments
119 Glenway Circle	1) loss of property value due to loss of green space	This is not an established and recognized land use planning consideration.
328 Alex Doner Drive, L3X1G4	1) a defense fund should be secured by Town for this effort	No comment
203 John Bowser Crescent, L3Y 7N6	1) recommendation for a Glenway defence fund be set up by the Town 2) poor communication with developer on noise, light, traffic, grading, and loss of privacy, 3) property value loss	This is not an established and recognized land use planning consideration.

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318 Alex Doner Drive, L3X 1G4	1) loss of property value	This is not an established and recognized land use planning consideration.
211 John Bowser Crescent	1) paid for premium lot	No comment
391 Binns Avenue, L3X1T7	1)not clear as to why there is no impact on the budget 3) who will pay for new infrastructure needed?	Development Charges Act provides the rules by which new growth pays its fair share. This development will abide by the Development Charges Act and any valid development charge by-laws.
315 John Bowser Crescent, L3Y7P3	1) paid a premium to back onto the golf course.	No comment.
370 Otton Rd, L3X1E4	1)a premium was paid to back onto green space and a pond. Don't want a house backing our property and the loss of property value due to loss of green space	No comment.
120 Glenway Circle, L3Y7C2	1)recommendation for a Glenway defence fund be set up by the Town	No comment.
339 Kirby Crescent, L3X1H2	1) opposed to any form of residential or commercial dev't in Glenway, 2) concern over tax hike due to increased demand for infrastructure and mun. services, 3)existing schools do not have the capacity required to absorb this dev't	See earlier comments respecting schools. This development will pay its fair share of taxes and development charges
273 Alex Doner, L3X1H4	1) wants the Town of Newmarket to have a referendum for affected residents	No comment.
71 Peevers Cr, L3Y7T2	1) loss of lot premiums, 2) fair compensation from developer, 3) lack of transparency between town and developer, 4) suppression of public involvement to oppose application	See earlier comments on financial issues. Comments from the public have never been suppressed by the developer and all such comments are being reviewed and considered.
60 Peevers Cr, L3Y7T1	1)loss of green space and higher densities in the area will decrease the value of our property	This is not an established and recognized land use planning consideration.
247 Gross Land Gate, L3X1B1	1) concerned that loss of parkland will result in loss of property values	This is not an established and recognized land use planning consideration.
352 Crossland Gate, L3X1B3	1) developer should honour the original agreement between the golf course and the residents	Land use planning goals and objectives progress and improve over time. Developer has exercised its valid rights to apply for permission to develop the lands. The merits of that development will be determined at the OMB hearing.
318 Crossland Gate, L3X1B2	1) construction will cause noise and mess	Construction Management Plan to be prepared (and approved by Town); community input to be sought.
312 Crossland Gate, L3X1B2	1) costing the Town and taxpayers too much to go through the planning process	No comment.