



TOWN OF NEWMARKET  
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## MEMORANDUM

To: Mayor and Members of Council  
Chief Administrative Officer

From: Ruth Victor, Ruth Victor and Associates.

Date: November 15, 2013

**Re: Application for Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Approval, Marriannville Developments Limited (Glenway)**

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In response to the questions raised by the public at the Committee of October 15, 2013, I have prepared the following responses.

**Questions were raised regarding the growth targets. Is the new development required to meet growth targets mandated by the Province, the Region and the Town?**

All development applications must be consistent with the Provincial Policy Statement, and conform to the Growth Plan and the Official Plan including the Regional Official Plan.

The growth targets for the Town of Newmarket are set out below:

The current Official Plan has a horizon of 2026 and ultimately will need to be updated to a 2031 horizon in conformity with the Growth Plan. The policies of the Plan (Section 14.2.1) set out a population of 77,000 people in 2005. The land uses of the Plan assume a population of 98,000 when the Town is fully built out. Of that, it is intended that 8,000 will be accommodated through intensification. As noted in this policy, "if necessary, these numbers will be revised, through an amendment to this Plan, in accordance with the population target set by York Region."

Town staff has advised that for 2031, the projected growth is estimated at 116,521 people as per the secondary plan process currently in progress. Although this number exceeds the projected growth target for Newmarket in the Regional Official Plan, Town staff anticipates the Region will be updating its growth strategy due to recent amendments to the Growth Plan.

The forecasted growth projections, outside of the Urban Growth Centre by 2031, is 10,070 with additional population growth planned beyond that period until build out. Based on the assessment by Town staff, considering approved and in process, applications have been filed to accommodate 9683 people.

**The residents do not see a clear position of the Town on the viability of a no growth recommendation as an option.**

The subject lands are located within the built boundary of the Town of Newmarket and represent an opportunity for appropriate intensification. There is not a planning basis to recommend a no growth option, as they are not constrained on a policy basis due to the presence of a natural heritage feature or other environmental constraint. The only way to protect for a no growth option would be acquisition of the lands by a public body.

**The residents do not see the value in resolving technical issues prior to the Board Hearing.**

The value of resolving technical issues is that it reduces the cost and timeframe for the hearing. It also results in a more effective and efficient hearing process as the hearing can focus on the primary or most important issues.

Ontario Municipal Board members can also assist through a mediation process for resolving disputes. An impartial mediator helps disputing parties reach a voluntary, mutually acceptable resolution.

**The residents believe that the proposal will contribute to congestion where congestion is already an issue. The residents have concern regarding traffic on Millard Avenue.**

The application and corresponding Traffic Impact Study were circulated and peer reviewed and comments were provided in response. It was identified that the study should be revised to address a number of issues, including; the Town road standard requirements; balancing of traffic counts; a 10-year horizon and revised trip generation rates; other development plans in the area; the need for traffic calming; any impacts on existing access points. Further revisions to the Traffic Impact Study are required. Any revised studies will be reviewed by the Town and Region to ensure municipal concerns will be addressed.

The street configuration is such that Millard Street terminates Eagle Street West where proposed storm water management ponds are located. As mentioned above, the application and corresponding Traffic Impact Study were circulated and peer reviewed and comments were provided in response. The applicant has been requested to address this matter in any further submissions.

**The residents wish to retain green space in order to “leave a legacy”.**

The subject property does not form part of Newmarket’s overall park system at this time as it is privately owned. The Official Plan Section 8.2(4) states “Where the Parks and Open Space designation is applied to privately owned lands, it shall not imply that the lands are free and open to the general public...”. The location of park facilities and the amount of land to come into public ownership is an important part of what is reviewed under the development application process.

**The residents have concerns with respect to the potential loss to property value.**

The planning process addresses issues of compatibility, mitigation of impacts and other matters. It does not directly address property values. It is recognized that this is a concern for the residents.

**The residents would like the School Board to be clear about their intentions regarding a school site.**

In a letter dated September 24, 2013 the School Board identified the need for an elementary school site to serve new development in the northwest quadrant of Newmarket. The letter expressed that access issues represented constraints on locating a site with optimal standards. The School Board advised that if a better site could be located to serve the northwest quadrant of Newmarket, they would reassess the requirement for a site on the Glenway lands. Subsequently, the School Board advised that indeed a better site, meeting optimal standards for a new school could be located outside of the Glenway lands.

**The residents have questions about the status of the western golf course land if there is no settlement.**

The western portion of the golf course is not part of the application and therefore it is not within the scope of this process. Original submission materials suggest that the westerly golf course lands are to be retained and operated as a golf course. Until an application is submitted for those lands, the current policy framework applies.

**The Glenway proposal is significant in its scale and should trigger a more holistic examination through and Official Plan Review. There is a concern that there was a lack of a Town led planning process. There was not enough public consultation and the report does not address future residents' involvement in the process. The application should be rejected until a proper Official Plan process can be conducted involving the community and led by the Town. The Glenway Preservation Association should be part of any settlement discussions.**

As part of the review of the application, additional community consultation was undertaken with respect to this proposal, all relevant agencies were canvassed, their comments documented and subsequently relayed to the applicant for their consideration. The development application preview process has been thorough and was designed to identify and potentially address issues of concern. Questions on matters such as parkland and school requirements were discussed and considered not only in the context of this specific site but in terms of the broader community requirements and the ongoing secondary process for the adjacent Urban Centre lands.

A secondary plan process would have equally undertaken a similar community and agency consultation process and would have been a valuable undertaking if there were options regarding potential land uses for the redevelopment of this area. As these lands are interwoven into a residential community, the option for land use was residential. The policies of the Official Plan provide direction as to the type of development that should be considered for these lands.

The Glenway Preservation Association is a party to the Ontario Municipal Hearing process and therefore would be informed of any settlements on this matter. The applicant has provided publicly provided any without prejudice settlement offers and has advised that they will do the same in the future if any further offers are made.

Ruth Victor MCIP RPP