

GLENWAY COMMUNITY MEETING
Newmarket Theatre, 505 Pickering Crescent
August 8, 2011 at +/- 7:30 p.m.

A community meeting regarding the proposed development of the Glenway Golf Course was held on August 8, 2011 at 7:30 p.m. at the Newmarket Theatre, 505 Pickering Crescent.

Presenters: Councillor Emanuel, Host
Mayor Van Bynen
Regional Councillor Taylor

Guests: Brad Rogers, Groundswell Urban Planners
Richard Zelinka, Zelinka Priamo Ltd.
Richard Pernicky, Cole Engineering
Scott Cole, Cole Engineering
Darlene Murray, Executive Assistant to the Councillors

The meeting was called to order at 7:35 p.m.

1. GLENWAY COMMUNITY MEETING NOTES – AUGUST 8, 2011 – ITEM 1
INTRODUCTION

Councillor Emanuel welcomed the residents to the meeting and advised that Mayor Van Bynen, Regional Councillor Taylor and Councillor Twinney are in attendance as well as representation from the Kerbel Group and their respective proponents.

Councillor Emanuel advised that he continues to support the Town of Newmarket's Official Plan and will continue to be the voice of the residents of Ward 7. He further encouraged the residents of the Glenway community to contact him with their concerns regarding the proposed development.

Mayor Van Bynen

Mayor Van Bynen gave a brief overview on the Town of Newmarket's intensification plans for Davis Drive and Yonge Street and stated that the Official Plan was in place to preserve residential neighborhoods. He further advised that the Official Plan has been approved by the Town of Newmarket, Region of York and Province of Ontario and he intends on defending the Official Plan at the Ontario Municipal Board (OMB) if necessary.

Regional Councillor Taylor

Regional Councillor Taylor addressed the residents by stating the proposed development of the Glenway community is not just a ward issue, but is a town-wide issue. He stated that he also supports the Official Plan and the need to keep green space. He further encouraged the residents to work together and stay focused.

**2. GLENWAY COMMUNITY MEETING NOTES – AUGUST 8, 2011 – ITEM 2
OFFICIAL PLAN**

Councillor Emanuel clarified that the planning decisions of the Town of Newmarket are based on the current Official Plan 2006-2026. The Region of York also had opportunity to review and approve the Official Plan. The Town of Newmarket's Official Plan complies with the provincial 'Places to Grow' legislation.

A map of the Official Plan for land use was displayed for review.

Councillor Emanuel also noted that he has learned that the McGregor Property located at the south east corner of Bathurst Street and Highway 9 has been sold conditionally and is currently in a due diligence process. Also, the Region of York is planning on constructing an office building at the corner of Eagle Street and Yonge Street.

**3. GLENWAY COMMUNITY MEETING NOTES – AUGUST 8, 2011 – ITEM 3
ZONING BYLAW**

Councillor Emanuel gave a brief overview of the Town of Newmarket's Zoning Bylaw as it pertains to the Glenway community and what the permitted uses include. The Glenway Golf Course is currently zoned 'Open Space and Conservation Zone'. He further advised that the Zoning Bylaw is currently being appealed.

**4. GLENWAY COMMUNITY MEETING NOTES – AUGUST 8, 2011 – ITEM 4
APPLICATION PROCESS**

A PowerPoint slide was displayed for viewing by the residents outlining the application process for the proposed development. Councillor Emanuel advised the residents that once a formal application has been submitted, property owners within 120 meters will be notified and invited to attend public consultation meetings.

Residents were reminded that any party can appeal the final decision to the Ontario Municipal Board.

**5. GLENWAY COMMUNITY MEETING NOTES – AUGUST 8, 2011 – ITEM 5
SUMMARY OF CONCERNS FROM GLENWAY RESIDENTS**

Councillor Emanuel gave a brief list of the concerns residents have expressed regarding the proposed development:

- Development is contrary to the Official Plan
- Developer fails to recognize that premiums were paid
- Density of the proposal
- Viability of keeping a 9 hole golf course
- Infiltration of traffic
- Condo road and public road integration
- Proximity of the condo road to residential rear lots
- Aesthetics of the entrance to the community
- Water pressure issues
- Sewer capacity

- Proposed condo towers are too tall
- Park dedication will not meet the needs of new development
- Reduced green space and tree coverage
- Construction noise and pollution
- Impact on school population

**6. GLENWAY COMMUNITY MEETING NOTES – AUGUST 8, 2011 – ITEM 6
GOING FORWARD**

Councillor Emanuel informed the residents that he will continue to mail updates and send notices as information becomes available. He further encouraged residents to stay engaged and participate in the formal application process.

**7. GLENWAY COMMUNITY MEETING NOTES – AUGUST 8, 2011 – ITEM 7
QUESTIONS AND ANSWERS**

Mr. Brad Rogers, Groundswell Urban Planners introduced himself and explained his role in the proposed development. He further introduced Richard Zelinka of Zelinka Priamo Ltd. and Richard Pernicky of Cole Engineering.

Residents were given the opportunity to ask the Glenway owners' proponents questions on the proposed development.

1. A resident made a statement composed of the following:
The proposed development does not meet the requirements of the Official Plan
The proposed development does not revitalize the community.
Where will the existing wildlife go?
2. Would the Town of Newmarket consider involving the Ontario Courts in an OMB Appeal?

Councillor Emanuel responded by advising that all avenues of the appeal process will be explored.
3. Water table problems in Glenway already exist as numerous homes experience water/flooding problems. How will the proposed development affect existing water problems?

Scott Cole answered that the residents' comments will be reviewed.

Councillor Emanuel indicated that he will raise the matter with town staff for their review once an application has been received.
4. Why has the Town of Newmarket not supported the forming of a committee now to oversee the proposed development?

Mayor Van Bynen advised that there are a number of processes and there will be plenty of opportunities for input by the community once a formal application has been submitted.

What is the purpose of a deputation at council?

Mayor Van Bynen answered that a deputation gives the community an opportunity to address council.

5. Can the representatives of the developers answer all of the concerns previously listed in Councillor Emanuel's presentation?

Councillor Emanuel requested that proponents prepare a response to the concerns and make it available on the Glenway Estates website.

6. How many golf courses are there in Richmond Hill, Aurora and Newmarket? (Question was addressed to Richard Zelinka).

The resident answered by advising that there are 5 in Richmond Hill, 5 in Aurora and only 1 in Newmarket.

7. Ground maintenance staff for the Glenway Golf Course has been told that they are not needed in 2012. Will the Town of Newmarket cut the grass at the taxpayers' expense?

Councillor Emanuel answered by advising that the Town of Newmarket's Property Standards Bylaw does not include golf courses, but will look into possible avenues to maintain the aesthetics of the property.

8. The proposed development does not address the quality of life for current residents. What is the position of the Town of Newmarket if the developers make application for a partial development plan?

Councillor Emanuel answered that if the application is contrary to the Official Plan and is not supported by the community, he would oppose any application.

Mayor Van Bynen stated that he would support the Official Plan and that he could not support a proposal that was contrary to it in whole or in part.

Regional Councillor Taylor stated that while it seems very unlikely that a plan would be submitted that he could support, he did acknowledge that it is not impossible, but it would require the support of the community.

9. How do residents ensure that the Official Plan as it stands now is not amended?

Councillor Emanuel encouraged residents to attend the public meetings and be a part of the consultation process.

10. Why was the Comprehensive Bylaw revised from public open space to private open space?

Councillor Emanuel answered that the bylaw was changed to reflect public versus private ownership and is consistent with the municipal zoning bylaws.

11. How many members are there on Council?

Councillor Emanuel responded with 9.
How do the absent Council members feel about the proposed application?

Councillor Emanuel responded that he cannot speak on behalf of the absent Council members until after the application is brought forward to Council and is voted on.

Councillor Twinney advised the residents that she will also support the Official Plan.

Councillor Emanuel read a letter composed by Councillor Hempen prior to the meeting stating that he will also support the Official Plan.

12. On Bathurst Street when you look to the south the homes are beautiful. When you look to the north all you can see are homes jammed together.
If given the choice, where would you prefer to live?

13. West of the club house the developer has only proposed two single family residential homes to be built. Is this to allow for future development and road construction?

Richard Zelinka advised that building at this location is constricted by physical elements.

14. The proposed development includes the construction of many new roads and the removal of trees. With the increase of noise and traffic, how is the proposed development considered not to be intrusive?

Richard Zelinka advised that the proximity of roads to homes is being considered and trees will be relocated. It is the developer's job to ensure there is as little impact as possible on existing residents if construction occurs.

Who is responsible for the maintenance and potential flooding issues of the condominium homes?

Richard Zelinka stated that initially the developer will be responsible, but eventually the condominium corporation will be accountable.

15. Is there a Town of Newmarket committee looking to refute the proposal for an OMB appeal?

Chris Emanuel answered that Town of Newmarket Planning Staff will be involved with any appeal and if needed, the hiring of outside consultants will be considered.

There being no further business, the meeting adjourned at 9:36 p.m.