

Glenway Community Meeting



Monday August 8, 2011

7:30pm

Newmarket Theatre

Chris Emanuel

Councillor Ward 7

Agenda



- Welcome
- Statement: Mayor Van Bynen
- Statement: Regional Councillor Taylor
- Overview of relevant facts
- Review of planning context/timelines
- Summary of preliminary resident feedback
- Establish next steps
- Q&A
- 5 Minute Break
- Theatre provided for Glenway Community Group



“As one of the Councillors who voted to approve our Official Plan in 2006, I stand by the designation that the lands occupied by Glenway Country Club should remain Parks and Open Space.

I do not support the redevelopment proposal and I will be a strong voice for Glenway residents.”

Chris Emanuel
Aug 8, 2011

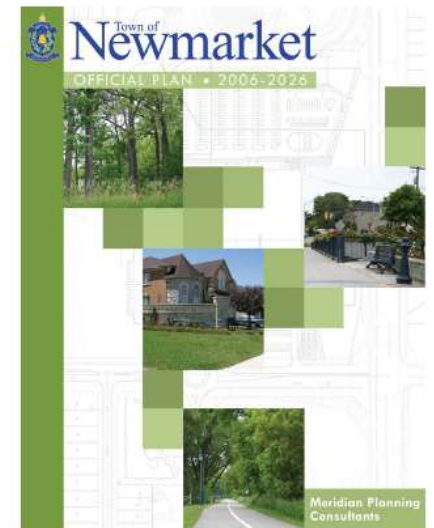
Comments



1. Mayor Tony Van Bynen
2. Regional Councillor Taylor

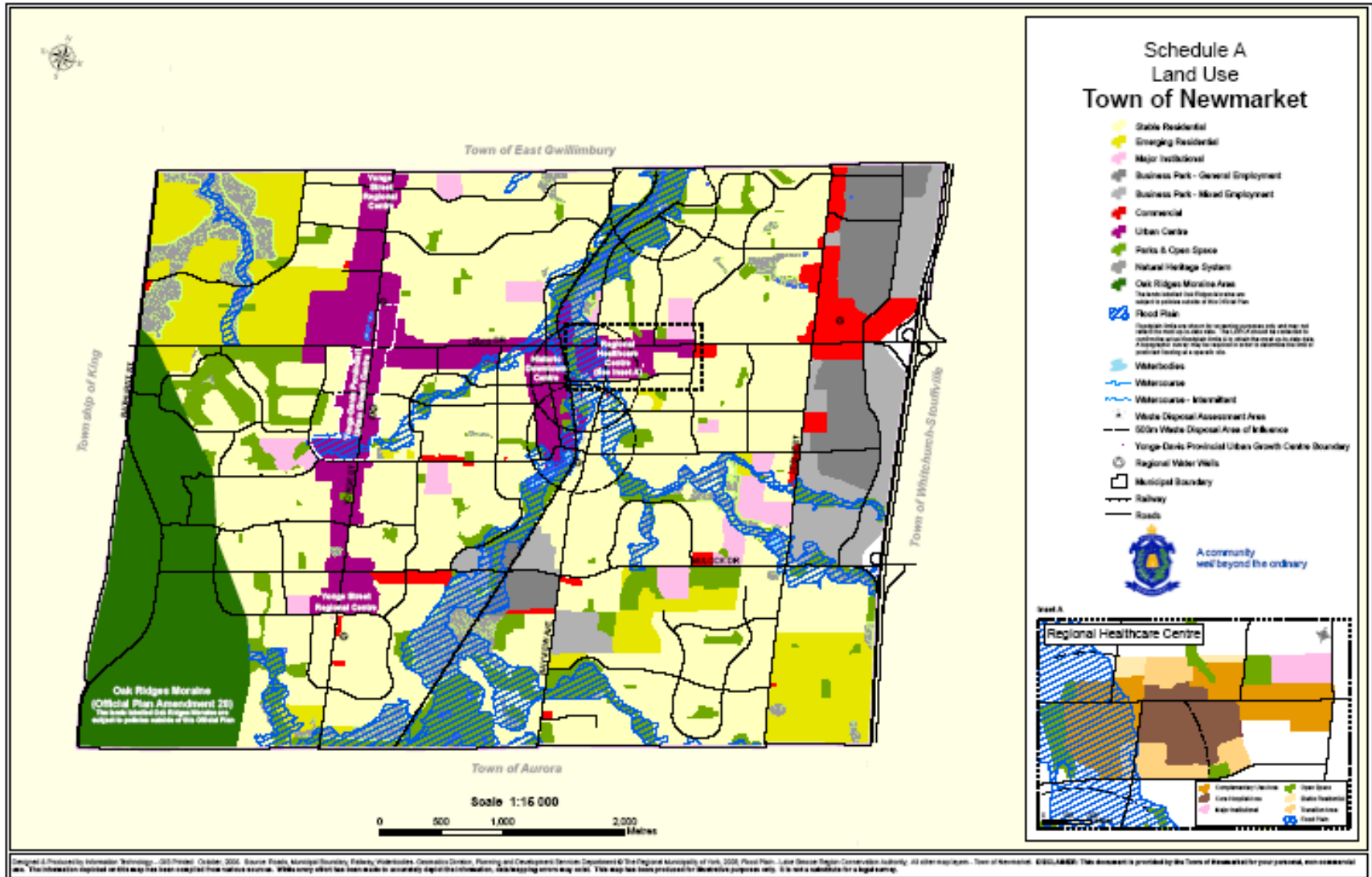
Official Plan

- Planning decisions are based on the approved Official Plan 2006-2026
- The Official Plan (OP) has been approved by the Region of York.
- OP Complies with Provincial 'Places to Grow' legislation

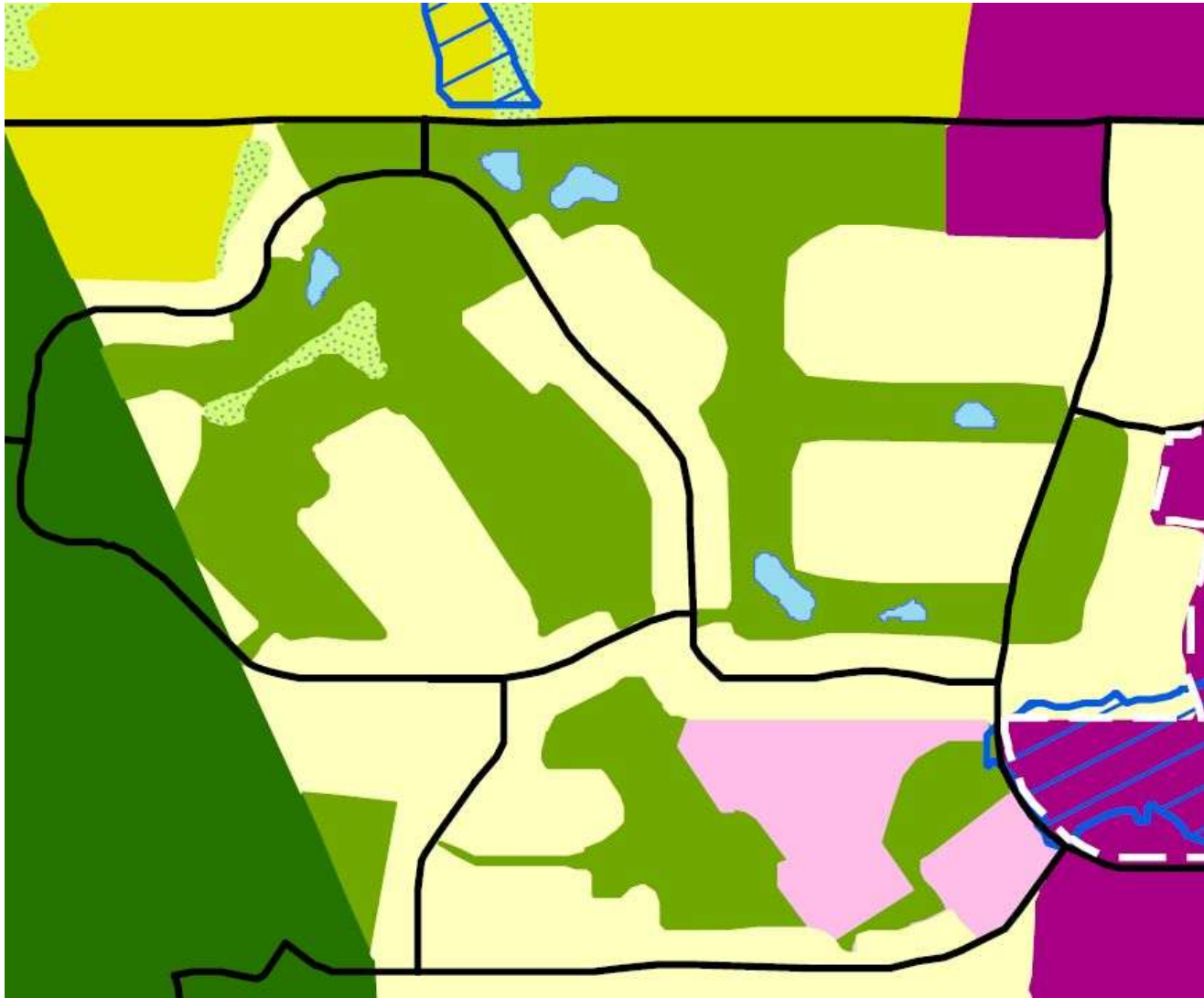


October 10 2006

2006 Official Plan



2006 Official Plan – Glenway



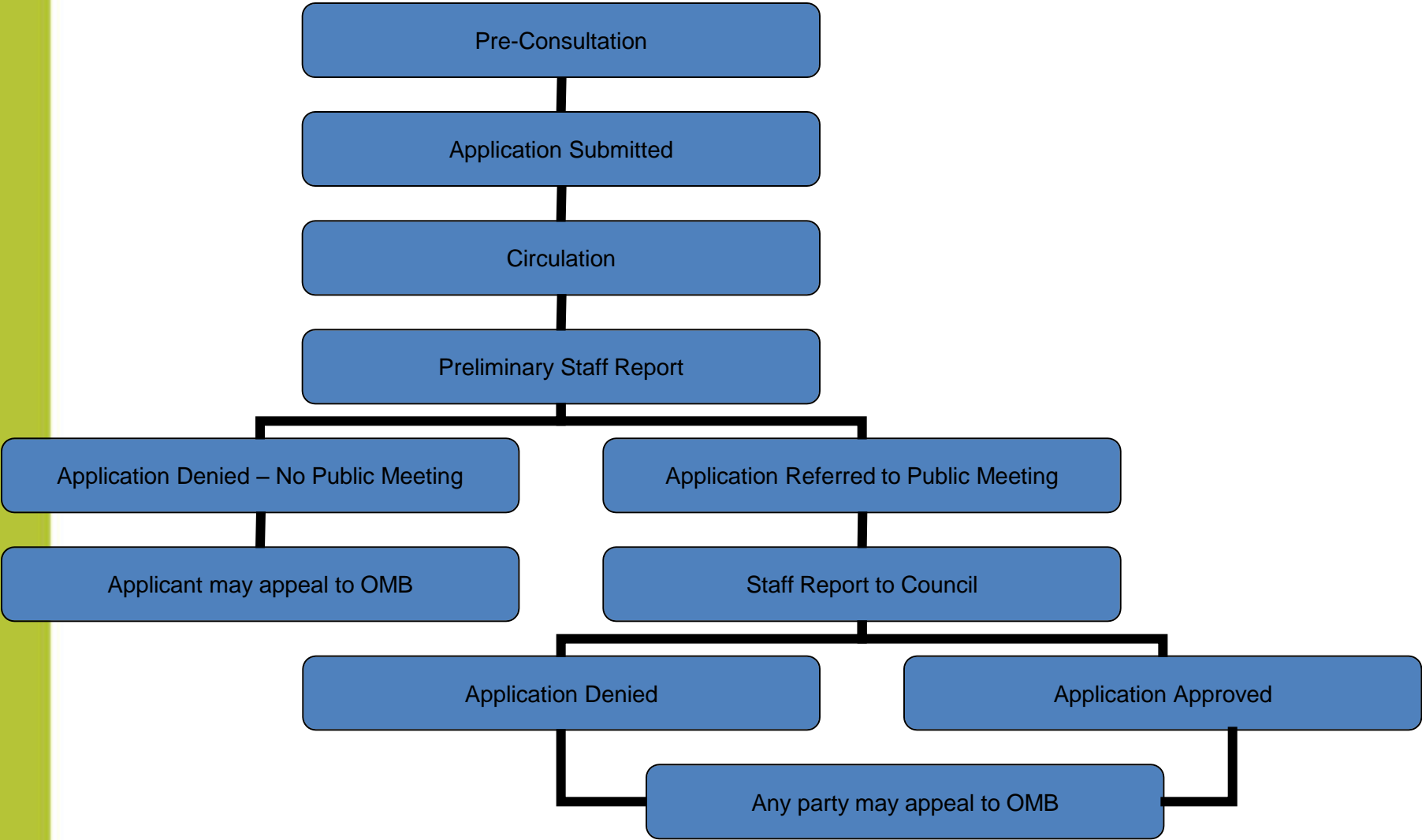
Zoning By-Law



- The Glenway Golf Course is currently zoned “Open Space and Conservation Zone” by by-law 1981-96
- Permitted uses include:
 - golf course
 - driving range
 - range of agricultural uses
 - hotel (added via By-Law 1982-77)
 - clubhouse (added via By-Law 1982-77)
 - museums
 - indoor/outdoor rec facilities (added via By-Law 1982-77)
 - banquet hall (added via By-Law 1993-145)
 - bird/animal sanctuaries
 - pavillions
 - public recreation centre
 - parks

Application Process

Application Process



Ontario Municipal Board



- Any party may appeal to the OMB
- Provincially appointed appeal board
- Review appeals to municipal planning decisions

Summary of Concerns/Comments from Glenway Residents

ESTATES OF
GLENWAY
NEWMARKET



- contrary to official plan
- fails to recognize premiums were paid
- density of proposal
- viability of 9 hole golf course
- traffic volumes/infiltration

ESTATES OF
GLENWAY
NEWMARKET



- condo road/public road integration
- proximity of condo road to rear lots
- aesthetics re:entrance to community
- 'like to like' not apparent in all areas
- condo towers out of place/too tall

ESTATES OF
GLENWAY
NEWMARKET



- buffering/landscaping
- water/sewage capacity & water pressure
- lack of greenspace in Newmarket
- park dedication fails to meet needs
- frustration associated with building
- school population impact

Going Forward



- I will continue to mail updates and send notices at key milestones
- Encourage you to participate in formal process
- Ensure friends/neighbours are aware and encourage them to sign-up for updates via my website



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Questions & Comments