

September 14, 2020

MGP File: 20-2870

Chairman Wayne Emmerson and Members of Regional Council  
Regional Municipality of York  
17250 Yonge Street  
Newmarket, ON L37 6Z1

via email: [regional.clerk@york.ca](mailto:regional.clerk@york.ca)

Dear Chairman Emmerson and Members of Regional Council:

**RE: Special Regional Council Meeting – September 17, 2020  
Agenda Item #F1 - “Planning for Employment and Employment Conversions”  
Mulock Station Area Secondary Plan, Town of Newmarket**

Malone Given Parsons Ltd. is the planning consultant to Jamerall Holding Corp. and Demi-Dune Investment Corp. owners of the lands municipally known as 540, 560-570 Mulock Drive, in the Town of Newmarket (the “Subject Lands”). The Subject Lands are located within the Town of Newmarket’s proposed Mulock Station Area Secondary Plan which is subject to an employment conversion request by the Town of Newmarket and being considered as part of York Region’s Municipal Comprehensive Review (Staff Report ID N1).

**We have reviewed the “Planning for Employment and Employment Conversions Staff Report” and are pleased to note that York Region supports the Town of Newmarket’s request for conversion (Staff report ID N1). Jamerall and Demi-Dune wish to express their support for the employment land conversion.**

By way of background, the Town of Newmarket submitted a request to York Region to convert lands designated employment to facilitate the creation of a new mixed-use community adjacent to the future planned Mulock Go Station. The new secondary plan is intended to align with the proposed Mulock Go Station Major Transit Station Area (“MTSA”). The Subject Lands are located within this MTSA.

The approval of this conversion will allow the Town of Newmarket to continue advancing its efforts in preparing a new secondary plan for the MTSA area and permit a mixed use community with transit supportive built forms and densities to support the future planned Mulock Go Station.

It is on that basis that Jamerall and Demi-Dune support the Region’s conversion of lands to facilitate the development of the Mulock Station Area Secondary Plan. Jamerall and Demi-Dune will be advancing discussions with staff at the municipal level as they relate to their Lands as part of the Town’s Secondary Plan process and to discuss its future development plans.

Should you have any additional questions or wish to discuss our comments in greater detail, please contact me at 905.513.0170.

Yours very truly,  
Malone Given Parsons Ltd.



**Lauren Capilongo, MCIP, RPP**  
Principal

cc: Mayor Taylor, Town of Newmarket  
Mr. Adrian Cammaert, Town of Newmarket  
Jamerall Holding Corp.  
Demi-Dune Investment Corp.