

June 17, 2020

Newmarket Town Council

Newmarket, ON

Dear Councillors,

We are writing in opposition to the request for exemption from the Interim Control By-law 2019-04 for 164 Beechwood Crescent (file ICBEX 02-2020).

A similar exemption request was made and withdrawn in late 2019 by the previous owner of this property due to neighbourhood opposition. So, we were surprised to find out that the new owner is also requesting to add a second storey and increase the footprint, despite neighbourhood concern that any new development on Beechwood Crescent be frozen until the new zoning by-law is passed. The street is already under redevelopment pressure with the severance of the lot immediately to the east of our house and the vacant lot waiting to be developed at 181 Beechwood. The new zoning by-law will alter the way height, footprint, and setback are assessed if consultant recommendations and community consultation are heeded. Therefore, it is not unreasonable to ask the owners to wait to ensure their renovations meet the new zoning criteria.

Additionally, we dispute the staff report claim that the proposed dwelling will not compromise the physical character and streetscape of the neighbourhood. The photos on page 4 of 7 of the agenda package do not provide a full view of the streetscape. The adjacent property to the east at 168 Beechwood is a single storey flat-roofed house. This house is shown at an angle in the top photo and not at all in the bottom one. Why not? Already there is a sharp contrast in height and appearance. Any increase in height to 164 Beechwood will only exacerbate the contrast and irreparably alter the streetscape.

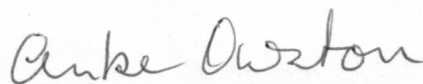
The report correctly states that there is already a mix of single and two storey houses on the street. However, staff fail to mention the subject house is now a raised bungalow and that the proposed development will make it the only two-storey raised house on the street and, indeed, in the surrounding area. We feel there is a need to wait for the new by-law on height and setback measurement to avoid setting a precedent for height on the street.

The intent of the Interim By-law is to prevent significant changes to properties, such as the ones proposed, until a new by-law is enacted. We urge Council to reject this application.

Yours truly,



Ron Owston



Anke Owston

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