

Written Deputation Request Form – June 22, 2020 Committee of the Whole Meeting - Electronic

Please complete this form to provide a written deputation at the June 22, 2020 Electronic Committee of the Whole Meeting. Please return the form to clerks@newmarket.ca – completed forms must be received by **end of day Sunday, June 21, 2020**. These comments will be read aloud by the Mayor during the live meeting, considered with the related item, and will form part of the public record.

Name: Beric Farmer	
Organization/Group/Business represented (if applicable):	
Address: 295 Park Avenue	Postal Code: [REDACTED]
Phone Number: [REDACTED]	Email: [REDACTED]
Agenda Item Number and Title (your deputation must be in relation to an item on the Agenda): 6.4 Site Specific Exemption to Interim Control By-law 2019-04 for 164 Beechwood Crescent	
<p>Please use the space below to provide your written comments:</p> <p>As a Park Avenue resident since 2004 who went through the process of renovating an older home in this area, and who has seen a number of other properties in the neighbourhood change hands and be renovated or rebuilt, I am aware of the sensitivity to change that exists in our community. At the same time, I sympathize with the need for home owners to improve their homes to meet their needs and protect their investment.</p> <p>I have walked along Beechwood many times and have witnessed the renewal process it is undergoing. It is a street with one- and two-storey mid-century homes mixed with four or five homes that have been renovated or rebuilt in the last few years. A number of these are directly adjacent to the subject property. I feel the newer homes have improved the street's appeal and like the variety and change the renovations have brought.</p> <p>I have reviewed the plans for the proposed addition of an extension and second storey at 164 Beechwood Crescent and find what is proposed to be entirely in character with the rest of the street and surrounding area. There are similar designs throughout the neighbourhood. I would argue that what is being proposed would in fact make the house more aligned with the character of the street, given the fact that it is framed on both sides by several newly renovated houses and the presence of other new or renovated houses on the street. From what I can tell, the finished height of the proposed structure appears to be lower than many of the homes -- both new and old -- in the neighbourhood. I understand it is also lower than the current bylaws would allow, so what is being proposed might satisfy any new bylaws that may be enacted that lower the maximum height. I also understand the homeowner has designed their plan to ensure no trees will be cut down.</p> <p>I am concerned about potential long term impacts if it becomes increasingly difficult for homeowners to renovate and improve their properties. In opposing such projects, the set of potential outcomes are not either what the homeowner wants or what those opposing the homeowner want. If a homeowner is unable to proceed with their plans, the property may ultimately end up falling into disrepair, being vacant for long periods of time, or having other similar negative outcomes. A scenario such as one of these may be the real outcome of successfully blocking a proposed renovation.</p> <p>There are further potential negative impacts to homeowners being prevented from carrying out renovations that otherwise meet the current bylaws, bylaws which I understand were effected after significant public consultation. While I respect the right of others to oppose proposed developments that do not comply with the bylaws, I have concerns if a vocal, but small minority can essentially overrule bylaws that were determined with broad community consultation. Such a situation brings uncertainty in the process of property development and enhancement, infringes on the rights of property owners, and could ultimately reduce investment and the ongoing process of renewal that is necessary to maintain a healthy and vibrant community.</p> <p>Outcomes such as the above can have a significant detrimental impact on the character and health of a neighbourhood over time.</p> <p>While I understand that change can be disconcerting, and sometimes needs to be questioned, I generally view the changes that have occurred in our neighbourhood while I have lived here to have had positive results and to be a sign of a thriving, healthy community. I believe the proposed renovations at 164 Beechwood Crescent will similarly enhance the character of the street, our neighbourhood, and our community. I support the application to exempt this project from Interim Control By-law 2019-04.</p>	

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Personal information on this form will be used for the purposes of sending correspondence relating to matters before Council. Your name, address, comments, and any other personal information, is collected and maintained for the purpose of creating a record that is available to the general public in a hard copy format and on the internet in an electronic format pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M.56, as amended. Questions about this collection should be directed to the Director of Legislative Services/Town Clerk, Town of Newmarket, 395 Mulock Drive, P.O. Box 328, STN Main, Newmarket, ON L3Y 4X7; Telephone 905-895-5193 Ext. 2211 Fax 905-953-5100