

February 20, 2020

Hello Alannah,

On Friday, February 14th we had a conversation with Murray and Joan and discussed the proposed Laneway Project and the Zoning By-Law Amendment to permit 42 Apartment Units on 49 Charles Street and 52 Prospect Street, and 9 Stacked Townhouse Units on 55 and 59 Charles Street.

We also viewed the properties involved to get a better perspective of how this project might affect owners of adjacent properties, in particular 67 Charles Street, the home for the MacDonald family since the early 1950's.

Alannah, our main concern with this project is the impact it will have on Murray MacDonald, an 88 year old senior citizen. The amount of construction noise and the volume of traffic by heavy equipment will surely be a major disruption to all laneway residents as they live just a few short meters from the job site.

If you have not already done so, we encourage you to visit the site yourself so that you also can access the potential for extreme disruption during the construction period, which will quite likely persist for many months, if not years.

In addition to the concern above we would like more information related to the following issues/concerns.

1. Granby Place and the adjacent laneways:
 - a. These laneways are not designed for the width and weight of heavy machinery traffic, heavy delivery trucks, cement trucks, etc. associated with this construction project. The laneways are very narrow and would only permit one way travel. Two of the laneways are just gravel pathways originally designed for horse and cart traffic to and from the dairy on Prospect Street.
 - b. The Town of Newmarket should designate Granby Place as a one-way lane with weight restrictions for vehicular traffic. This laneway is not wide enough to support two-way vehicular traffic. When two vehicles meet at Charles Street, one vehicle must veer onto the lawn at 67 Charles Street which causes lawn damage. Damage has occurred from garbage trucks. Preference would ideally be one-way from Prospect Street. If a vehicle travels from Charles Street to Prospect Street, it's very difficult to see oncoming traffic due to parking on Prospect Street.
 - c. If this project is approved and completed there will still be an exponential increase in vehicle traffic on all three laneways, none of which were designed for this purpose.
 - d. In addition to the construction traffic and eventual residential traffic is a concern about parking. While the apartments and townhomes may have sufficient

parking arrangements for most families, it is likely that owners with several vehicles or their visitors will very likely try to park in the laneways or on the property at 67 Charles Street resulting in more damage to Murray's property.

2. Project Approval Process and Timing:

- a. Please provide a timeline for activities related to the approval process and public consultation.
- b. When is the expected Start/Finish schedule for this project?

3. Site Walk with Town and Developer

- a. We would very much appreciate the Town arrange for an informative site walk with Town and developer representatives. We believe this would help with our understanding of the magnitude of this project and how the Town and the developer can address the issues above. I think this would be a practical way of working with area residents face-to-face rather than by exchanging e-mails on the topic.

Alannah, please understand that our primary concern will be for the wellbeing and continued good health of our parents as they are seniors and are deserving of our utmost care and concern. We trust that you will agree on this point and we look forward to a future meeting.

Thank you and best regards,

Bruce & Maureen Carmichael