

From: [REDACTED]
To: [Clerks](#)
Cc: [Woodhouse, Victor](#)
Subject: 849 Gorham St
Date: July 26, 2020 7:07:21 PM

Please submit this to the meeting if Councillor Woodhouse's motion for deferral doesn't receive enough support.

I am writing this email in regards to the OPA and ZPA applications for 849 Gorham St.
I am opposed to this proposed development for some of the reasons listed below.
The applicant compares their 1.04 acre 22 units to the Jeff Smith Ct. property which has 19 bungalow and 1 2 story home on 5 acres. Surely doesn't seem to be "like to like".

The houses which this property backs onto are either 2 storey or bungalow with peaked roofs. The proposed townhouses are 3 storey flat roofs. Doesn't seem to be "like to like".

It is mentioned that every unit has 2 parking spots, as long as everyone uses the garage as 1 spot. This reminds me of Bondi Ave where the Town had to give a parking exception allowing cars to over hang onto the road because most people can't fit their car into the garage because they use it for storage.

The applicant mentions the Ontario Growth Plan for intensification. This property isn't located in or near any of the areas mentioned in the plan. This property isn't even close enough to the Main St in Intensification area.

As per the last traffic count that I received from the traffic department at the Town of Newmarket there were 70,000 vehicles in a 7 day period. Can this street which is mostly 2 lanes handle anymore traffic?

This development is comparing it to the townhomes at Crowder and Gorham St. Those are for the most part 2 storey with a walk out basement and a peaked roof. These don't seem to be "like to like" either.

Looking at the site plan I can't see where there is any snow storage. Will the snow just get pushed up into visitor parking?

If garbage isn't picked by the Town contractor I don't see where there is any room for a garbage bin.

Why are we rushing to get this looked at so quickly? This application was submitted in March of 2020, there is a Established Neighbourhoods Study that is about to wrap up. This study was started long before this application was submitted and I am sure that the Town will be looking at applications through a different lens once the study is completed.

These are just some of the issues that I see from the information that was put on the Town website on short notice.

I am asking that Council turn down this application.

Doug Selwood
Gorham St
Newmarket