

Hello

I'd like to ask that my comments/questions below be read as part of the June 22nd meeting.

Firstly, I'd like to say we mean no offense to our new neighbours, they seem like great people. We are merely trying to look out for what we believe is in the best interest of our neighbourhood.

Currently, the street, properties and sightlines all round on Beechwood Cres are spacious, lush and green with lovely mature trees. It is this that makes Beechwood one of the best streets in Newmarket.

While modifications and builds are inevitable and in many cases welcome, too much, too many times in the wrong context will serve to slowly disintegrate what makes this area so wonderful.

A large number of trees have been removed as a result of this on going construction. You can fell a mature tree in the matter of a day, while it takes 75 years to grow that same sized tree back. These can not be replaced in our lifetime.....

The street is made up of predominantly bungalows and split levels (90%), if larger second story homes becomes the norm each time a construct is put forward, the sightline in terms of greenspace will be lost to peering at a structures instead.

The primary concerns with the request for exemption are this:

- replies from planning staff is that the applicants indicate there will not be tree removal, however, there is no assurance that more trees will not be taken down or damaged as a result as the town is still yet to complete the tree by law.
- the height of the structure, while within the current regulations (that are under review) will have this house being the tallest on the street. Mid-point roof measurement still means there is a significant portion of structure above the measurement point on a steeply pitched roof which seems to be the case here. This although not part of your measurement is impactful to how it looks and how it fits in to the streetscape.
- the interim control allowable expansion is 25% this request is asking for a bump to 82%, this is not a minor request.
- if the exemption is passed, it will be setting precedents that are likely to be used in other exemption requests, particularly as there are other developments waiting on this street.

The interim control bylaw was put in place as a means to better regulate activity within the town from the existing flawed regulations until the established neighbourhoods study is

completed and new bylaws are set. Planning decisions based on modifications falling within the existing regulations defeats the purpose of the interim control in the first place.

While its unfortunate covid19 has meant delays in the finalization of the work, with that home is now more important than ever and our ask is to simply allow that process to finish to completion prior to letting more requests go through to ensure they will fit with the new path forward.

Thank you for your time.  
Laura and Andrew Cummings  
165 Beechwood Cres.