

From: [REDACTED]
To: [Clerks](#)
Subject: For review by Council
Date: July 25, 2020 5:53:18 PM

Re: Gorham 849 Inc.
File Number: D09NP2003 (OPA) D14NP2003 (ZBA)
849 Gorham Street,

Dear Council ,

I am taking this opportunity to make my views known regarding the rezoning 849 Gorham Street to permit:

20 townhouse units and 2 semi-detached

This proposal is not compatible with the existing area. This area consists solely of single detached two-story homes on large lots.

This proposal calls for high density, three story townhouses on very small lots.

I worked all my life and made the choice to purchase a home in an area consisting of single detached homes.

I did not purchase a single detached home beside a townhouse complex because I did not want to live near a high density development with all the social problems such a development can bring and yet, we now have the real possibility of this happening.

What would your views be, if you choose to purchase a single detached property only to have a densely populated development spring up beside your home ?

This development will have a negative impact on the property values in view of our properties being in such close proximity to a high density townhouse development. This development will have a negative impact with respect to privacy, noise, foot and street traffic volume.

This development does not fit in with the Towns own Design Guidelines, which calls to maintain "its small town" feel.

This design due to the size and density does not fit with the existing neighborhood and is not in character with the neighborhood.

In fact it is diametrically opposed.

I do not know how anyone could claim otherwise, as to do so would defy logic.

When one looks at the vision picture of the development, it absolutely does not fit in with the surrounding area.

The foot traffic and road traffic will substantially increase, this is a fact supported by common sense.

There is very limited visitor parking, which means the overflow will no doubt end up parking on the side streets.

The application initially calls for preservation of trees. Out of 44 trees, only 7 would potentially be saved, and the agreement allows for the builder to pay a small fee if they do not wish to save even the 7 trees. Removing the trees is not only detrimental to the existing wildlife that depends on these trees, but would also eliminate privacy that the trees provide to the existing property owners, as well as the cooling effect the trees provide.

Having three story buildings backing onto existing properties with two story buildings will also create shadows as well as eliminate privacy.

Put simply there is just too many homes jammed into a small area.

This proposal needs some serious re-thinking. I would like to see fewer homes, on larger lots, two stories, with more visitor parking and a green area.

Most of the trees follow the perimeter of the property lines. I would like to see the majority of these mature trees preserved.

I would suggest that the developer build the backyards of the new homes so that they do **not** directly border the existing properties behind them, rather leave a strip of land (a wide pathway of sorts) where the trees are, that would go around the boundaries of the property, which would give a little distance between the backyards of existing properties and new properties.

I trust that you will consider my comments and suggestions. Let's send a message that the opinions of the residents of Newmarket matters.

We have all invested our life's savings into choosing an area to live and the developers should not be allowed to take that away from us.

Best Regards,
Colleen Harack
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