

To; Mayor and Councillors

The development being proposed for 849 Gorham Street does not comply with Town of Newmarket Established Neighbourhood Compatibility Study, and in particular section 6,5 Emerging Policy Directions and specifically the following paragraphs,

"Define neighbourhood character, and states that new development shall acknowledge and respect the prevailing physical character of the surrounding neighbourhood, with consideration for specific character-defining criteria".

"Acknowledges that, within each Residential Character Area, new development shall acknowledge and respect these physical characteristics while responding to unique site and contextual conditions and demonstrating compatibility with the existing neighbourhood"

These two paragraphs are my basis for the following observations.

1. This development is being proposed in two phases. Phase 1 to obtain OPA and ZBA amendments and then Phase 2 to obtain SPA, DPS, DPC and BP amendments and approvals. How do we know at this point in time what the final proposal might be.
2. Unlike the townhouse developments at Doak Lane and Crowder Ave (to the east) , which are not within existing residential areas, unlike 849 Gorham Street which has existing two storey residential on three sides (west, north and east). This hardly seems compatible with 6,.5 Emerging Policy Directions.
3. Typical, average, lot size on of the surrounding area is approximately 50 feet by 100 feet for a coverage of, approximately, 8.6 residences per acre (with no consideration for any infrastructure), this compares to a coverage of 22 residences per acre for the proposed development. hardly within "character" to the surrounding neighbourhood.
4. To compare proposed development with Jeff Smith Court development of 19 bungalows on approximately 2.6 acres including road and infrastructure is not a fair comparison.
5. Height and proximity of the town houses to lot lines will in many case negate any privacy that existing residence would have. If two storey residences on average (50 x 100 feet lots) were adjacent to them then privacy would be maintained.
6. What is meant by "roof top amenity" as proposed in Planning Justification Report item 4.1 Could this impose an invasion on privacy for existing residents.
7. Access for fire vehicles seems tight but how do firefighters access north side of the proposed townhouses on the north side of property?
8. The design of these townhouses is very modern and not in keeping with residential development in this neighbourhood.
9. There are many considerations that have been expressed in some of the other submissions with which I would concur. Some being removal of mature trees, vehicle congestion at the Gorham/Prospect intersection and on Gorham Street in general, visitor parking and the perceived 2 vehicle parking per unit etc etc.

In my opinion, it does not comply with the intention of the Town of Newmarket Established Neighbourhood Compatibility Study.

In conclusion, I am opposed to development as submitted and ask that the Town reject this application.

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