

From: [Jen Schrag](#)
To: [Clerks](#)
Subject: Development at 66 Roxborough - comments for public meeting on October 13th
Date: October 3, 2020 12:21:50 PM

As a resident at the east end of Queen St. I have great concern with the proposal to build nine 3-storey townhouses at the corner of Queen and Roxborough. I understood the interim control by-law passed in 2019 was intended to " restrict the level of change in the Town's established neighbourhoods" until further study was done. Has this been completed? If not, why is this being contemplated?

The proposed structures are completely out of character with the neighbourhood both in design and size. They are very modern in appearance in a neighbourhood of historical and long established homes and have extremely small front and back yards as opposed to the large, single family properties in the surrounding area. It is my understanding from previous official plans set out by the town that development must be "compatible with the existing character of the neighbourhood".

In addition, the townhouses are 3 storeys above grade. The only other structure of this height or greater in the immediate area is the apartment building off of Wellesley Street which is only partially visible behind the houses to the west of the proposed site. The view of this building is largely blocked by the trees that will be removed during this proposed construction.

Queen St. became extremely busy as a Davis Dr. bypass during the on-going construction over the last few years. Unfortunately, that did not abate as many drivers continue to use Queen St. to avoid the long lights on Davis. The proposal indicated that the builder did not think a traffic study was merited. I disagree. The addition of 9 driveways within close proximity to an already over-taxed intersection is worthy of review, especially as this is a route regularly used for hospital access.

Additionally, they are proposing a garage and one parking spot per unit with visitor parking on the street. Clearly this is inadequate or, at the least, another indicator that a traffic study is imperative. Any two car family will have to move vehicles in and out of the property on a regular basis to access the car in the garage further interfering with traffic flow.

I have discussed these points with neighbours who have similar concerns and would appreciate these issues being given serious consideration in your deliberations.

Best regards,

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