

To: Planning Department  
Town of Newmarket, Ontario  
planning@newmarket.ca

From: Evelyn Thompson  
729 Queen St., Newmarket  
[REDACTED]

Date: October 6, 2020

Re: Official Plan Amendment and Zoning Plan Amendment  
66 Roxborough Road  
File Number: D14NP2011 (ZBA), D09NP2011 (OPA)  
Applicant: DIDOMIZIO, Luciano  
Electronic Meeting Tues. October 13<sup>th</sup>, 2020 at 1:00 PM

This is in response to a notice that I received with respect to the above-noted matter. First of all, I am totally against these amendments. The following are my reasons and concerns regarding the applicant's proposal:

(A) COMPATABILITY

- The proposed structures are completely out of sync with the established houses in the neighbourhood – bungalows, 1-1/2 stories and 2 stories.
- If the residents of the proposed townhouses have family gatherings or other kinds of social functions, there will not be any place for their guests to park their vehicles.

(B) HEALTH

- The lots will be so small that children will have a very limited area to play in and get any exercise and fresh air.
- Social distancing will be difficult to comply with in the case of more pandemics like COVID 19, due to the close proximity of the residences to each other.
- The proposed structures will be three stories high. They will cast shadows on areas where there presently is sunshine. Shadows can have negative impacts on residents (SAD) and their surrounding properties.

(C) TRAFFIC FLOW & SAFETY

- Five driveways will face Queen St. and interfere with the flow of vehicles on a very heavily travelled street.
- In the winter months when there are heavy snowfalls, where will the residents of nine town houses have any room to place the snow when they are clearing their driveways?

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(C) TRAFFIC FLOW & SAFETY (Continued ...)

- When the Green for Life (GFL) truck drivers are picking up blue boxes, green bins and/or yard waste or trash there will be five residences facing Queen St. The trucks will be going uphill close to a very busy intersection (Queen & Roxborough). This will create traffic flow problems and accidents waiting to happen as vehicles attempt to pass the GFL trucks.

(D) ENVIRONMENTAL IMPACTS

- Nine additional buildings will create heat which means an increase in extreme heat days, global warming and climate change. This will have an impact on public health because of being too hot and heat related deaths. More air conditioners will create more heat and will be a strain on our electrical grid.
- Storm water run-off from nine driveways will create flooding in this area, as the water will be flowing down hill to a creek on the west side which has been known to overflow in the past.
- A large number of mature trees will be cut down in building these town houses. This will create flooding as there will be no mature tree roots to absorb the water from heavy rain storms (remember the property slopes downward).
- York Region already has a water shortage problem. Nine additional residences will add to this shortage problem.

I have lived in this area for forty-eight years. I have seen many structures built on surrounding streets. They were all compatible with the existing structures and contributed to the beauty of the neighbourhood. The proposed structures are ugly and not in keeping with the style of the majority of the homes in this area.