

**From:** [Veronique Grandioux](#)  
**To:** [Clerks](#)  
**Subject:** File Number D14NP2011  
**Date:** September 21, 2020 1:38:01 PM

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This email is to signify that I Veronique Grandioux who resides at 78 Roxborough Rd Newmarket, Ontario am appealing the decision to grant the amendment to 66 Roxborough RD, File number D14NP2011, D09NP2011.

I believe that this project would have an adverse effect on the neighbourhood as well as the environment. Some of the specific issues that need to be addressed are as follows;

- The addition of driveways on Queen Street so close to an intersection. This intersection is up hill and is notorious for freezing in the winter time. It is a busy section which serves pedestrians, cyclists and motorists. The addition of driveways would increase the risk to all.

- The driveways are limited to 2 cars. 1 in the garage, one on the driveway. Where will visitors park? Queen street has no parking as well as sections of Roxborough. The overflow will occur on neighbouring streets thereby increasing local traffic and creating blind spots for residents when backing out of their driveways.

- The addition of these driveways will also impact the plowing of the sidewalk and road maintenance, which such small lots the snow will end up on the sidewalk and the road as the homeowner will not have space to put the snow on their property.

- The additional traffic in the morning and afternoon will increase wait times and possibly affect quiet side streets by inciting motorists to take "short cuts".

- The buildings themselves are of concern, the lot is prone to flooding due to the creek overflowing. The addition of hard surfaces will only result in an increased flow of the creek and cause more flooding to occur, thereby negatively affecting the local landowners as well as impacting traffic on Queen Street. The culvert that is currently located under Queen street is constantly jammed with debris and is too small to handle the current flow when heavy rains hit.

- The buildings are being built on a lot which follows a stream and natural green corridor. this lot will be cleared to make way for these buildings thereby displacing natural habitat and increasing the erosion of the creek. The loss of this natural green space is heartbreaking

- The buildings seem to have been designed with a height that dominates the landscape and do not blend with the existing neighborhood. Three stories seems excessive and any additional square footage of hard surface means an increase in rainwater on both the roads and the stream.

In conclusion although I am not opposed to a building project on this lot I am opposed to the current design proposed. It's sole purpose is to maximize profit for the developer while ignoring the obvious impact on the neighbourhood. I wish to be informed of all meetings and decisions on this development.

Regards,

Veronique Grandioux  
78 Roxborough Rd