

Town of Newmarket
395 Mulock Dr
Newmarket, Ontario
L3Y 4X7

VIA EMAIL

October 12, 2020

Mayor John Taylor
Deputy Mayor & Regional Councillor Tom Vegh
Councillor Victor Woodhouse – Ward 2
Councillor Grace Simon – Ward 1
Councillor Jane Twinney – Ward 3
Councillor Trevor Morrison – Ward 4
Councillor Bob Kwapis – Ward 5
Councillor Kelly Broome – Ward 6
Councillor Christina Bisanz – Ward 7

RE: 66 Roxborough Rd – OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT
File #: D14NP2011 (ZBA), D09NP2011 (OPA)

Dear Mayor Taylor and Members of the Town Council

I am writing to you today with regards to the Official Plan Amendment and Zoning By-law Amendment for the above noted lands being requested by Luciano Di Domizio.

As a homeowner living on Queen Street for over 20 years my husband and I are deeply concerned about the possible changes to the Zoning By-law for this area. This area is currently zoned as 'single dwelling' and should remain this way not only for the aesthetics and green space but also due to safety concerns and traffic flow.

If the by-law is changed this will allow Mr. Di Domizio to move forward with his request to build 9 (nine) THREE STORY townhomes on a lot that would normally only have 1 house on it. The lots in this area were originally designated land for our war veterans approximately 70 years ago. If owned for a certain amount of years these veterans were able to divide their lots and sell. The above mentioned lot would have been able to be divided into 3 lots because it was on the corner. One lot with the original house and 2 separate lots for two more SINGLE homes.

If you are not familiar with the area this corner is a 4 way stop and a **main** side street that has enormous traffic flow all day for people not wanting to be on Davis Drive. This is also a bus route for schools in the mornings and afternoons. Under this proposal Mr. Di Domizio is wanting to have 5 driveways on Roxborough and 4 driveways on Queen Street.

First off, clearly one if not two of these houses would be in the designated flood plain. I have personally seen the whole street completely flooded on more than one occasion due to rain. Before we bought our home we looked at a house that is no longer there but was on Queen across the street beside the park. We did not end up buying this house because we were not able to build onto the house due to the fact that it was on the designated flood plain.

Secondly, the traffic along that stretch leading up to the stop sign is continuous in both directions. It is also an emergency vehicle route. During the winter months this stretch has been known to get icy and cars have difficulty getting up the hill to the stop sign. There have been school buses stuck on this hill on more than one occasion. Adding 4 driveways to the mix on Queen with cars trying to back out will only add more congestion and safety concerns to an area that is already busy on a good day.

Last year the town implemented a temporary building ban. My understanding is the one thing that instigated this building ban was to prevent builders from coming in and building these monster homes that are enormous and completely out of character for the area. I will specifically refer to the house that was built on Elgin Street in Ward 3. That house was 10,000 sq feet and towers over all the houses around it. Mr. Di Domizio is requesting to build a structure that is totaling 16,796 sq feet and 3 story's high. This is no different than what happened on Elgin. Our neighborhood is mostly small war time homes that are bungalows or 1 ½ story houses. Over the years there have been several people that have been restricted and or limited to building changes due our current zoning. They were not able to build second story's on their houses let alone the 3 story's Mr. Di Domizio is asking. This will not only obstruct the immediate neighbors sight lines but will also be an eye sore to the rest of the community. If approved it will also open the door for the owners of the property on the North West corner of Roxborough and Queen to be able to build enormous townhomes. This is not what this community wants to see happen.

The people in this community choose to live in this area because we love our green space. We love our little unique individual homes. If we wanted to live in an area with giant houses that all look the same on a postage stamp lot crammed in like sardines we would have bought up behind Costco. This is not what we wanted and this is not what we want to see happen. There are so few areas of Newmarket that have that 'old town' feel. We need to preserve these areas. It's important to keep the charm that Newmarket is known for.

I have lived in Newmarket my entire life and have seen plenty of changes and development throughout the years. Some good, some bad. I understand the need for growth. That being said it needs to be in the correct areas of town with thought and planning. Mr. Di Domizio is not in it for the best interest of Newmarket, its citizens or this neighborhood. He is a developer that is looking to make as much money as he can for himself with zero regard on how it will affect the area. I would not be opposed to having 3 separate single average size dwellings built on this lot but to have 9 towering units is way too much and amounts to nothing but greed on Mr. Di Domizio part.

Thank you for your time.

Sincerely,

Angela Kyle
Kris Nielsen
728 Queen Street
Newmarket, Ontario