

**From:**  
**To:** [Clerks](#)  
**Subject:** YRP Property Rezoning  
**Date:** October 12, 2020 6:01:57 PM

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We are writing to protest the application to re-zone the subject property to Residential from Parks and Open Space.

The property is a wonderful green space that should be maintained as such. It was obviously zoned as Parkland because of the need for green space in a growing community where adults and children can enjoy it. The ball fields and soccer pitches are well used and eliminating these will cause a shortage of space for these activities. There are already numerous housing developments underway in Newmarket, surely we don't need to use parkland for additional housing!

It seems there has been very little thought given to the impact this proposed development will have on the existing residents and the infrastructure in Stonehaven. The development will be an eyesore in that the townhouses will be built very close to the street and will cause a substantial amount of extra traffic on Stonehaven Avenue especially since there is only one exit from the development. With the plaza across the road the single exit will create a significant traffic hazard as cars are entering and exiting both the plaza and the development.

We moved to Stonehaven many years ago and like many residents here are approaching retirement and would like to stay in the area. Newmarket currently has very little housing suitable for seniors who may be considering downsizing. Our understanding is that the proposed townhouses will be quite small, 3 storeys, and designed as starter homes for young families and not suitable for seniors. If re-zoning is approved, however, then we would like to suggest that the town consider allowing for this development to be modified to allow for much of the green space to remain and build housing that would more suitable for seniors. The existing building would be ideal as a community centre that could be enjoyed by seniors and others in the community. It would be a shame to demolish this building which is only 20 years old and could be well utilized for many years.

Yours truly,

Gary & Joan Lapstra  
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