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FROM:
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RE: 66 ROXBOROUGH ROAD
FILE NUMBER: D14NP2011 (ZBA), D09NP2011 (OPA)

In reference to the Application to amend the Town's Official Plan and Zoning By-law to permit development of nine (9), three-storey townhouse units.

The Justification Report stated the neighbourhood did not have any defining characteristics; it missed the great history of Veterans building a subdivision

- The neighbourhood is the second oldest neighbourhood in Newmarket
- The neighbourhood was developed through the Veterans Land Act after the second World War and began with the government purchasing 45 lots from the Uriah Marsh Estate. It began as barren farmland
- The homes were often built by the veterans themselves and as a community they established "Sunnyhill Subdivision" "and Sunnyhill Park" This was a subdivision built by families.
- Post WW2 homes are distinct in the neighbourhood, most are remaining; infill has been sensitive and fits in to the area, due to the bylaws and zoning
- The Newmarket Public History Archives has numerous articles about the Sunnyhill Subdivision and Park, many interesting articles of Veterans Land Act online

A similar neighbourhood built through the Land Veteran's Act is Montgomery Place Neighbourhood in Saskatoon. It has been designated a National Historic Site and it retains many key elements of its' original design including layout, lot size, setbacks, green spaces and recognizable house plans which contribute to the sense of history. It is an excellent and intact illustration of the Veterans Land Act communities established after the second world war.

Please consider the historic value of the neighbourhood and protect the characteristics. There is an important history here. This neighbourhood is also an intact illustration of a Veterans community.

The Official Plan; Managing Growth and Change 2:1 states..." commitment to protect and strengthen existing neighbourhoods" and "any development in Stable Residential Areas must respect the existing character"

The existing neighbourhood surrounding the proposed site consists of low density, single family dwellings with large lots, generous set-backs and predominately one storey or storey and half homes. The older homes have less than 8 metre height while the few infill homes are slightly taller but built with sensitivity to the neighbourhood. The area has a very mature tree canopy and is home to abundant wildlife.

Lot coverage of original homes are less than the standard today, which is 25% for two-storey homes. The prevailing characteristics have been preserved by the Official Plan and the Zoning bylaws.

By-Laws have regulations respecting lot coverage, lot area, yard setbacks, height of homes and are established for each zone. Character of our neighbourhood is deserving of protection. Official Plan states there are eight main considerations Council must be satisfied with in order to consider an amendment to Zoning bylaws. 16.1.1

Some defining characteristic comparisons:

Minimum lot size presently is 511m ²	Development lot is 162m ²
Building height existing is 7 to 10 m.	Development height is 11 m
Lot coverage is up to 25%	Development is 50%
Square footage of most homes 1600	Development is 1550 to 2464 sq ft units Total over 16,802 sq ft
Single Family Dwellings	Defined as Major Development

It seems quite obvious, the application for OPA and ZBA should be denied.

Please note attached pictures (on pages 5 – 11) taken in middle of the intersection at Queen and Roxborough.

A picture is worth a thousand words and these pictures show our surroundings and how a Major Development will change everything.

We, as long-standing homeowners, should be able to rely on the Council and its' Policies to protect our neighbourhood as a Stable Residential Area. The lot at 66 Roxborough is suitable for two modest homes.

ADDITIONAL CONCERNS AND HAZARDS

1. Full Transportation Study and Parking Justification Report is not in the application. Is it not required for Major Development proposal?
2. Snow accumulation and removal for this type of development with 9 driveways on 2 public roads, leaves little space to put the snow, we will end up with snow onto the streets. Queen Street hill is already hazardous during the winter for pedestrians and vehicles. This hazard will increase. Again, this proposal is inappropriate on public roads, especially a Minor Collector Road such as Queen.

3. Mitigations put in place to allow development on Flood Plain does not take into consideration other properties on Roxborough. Surely the mass of impervious surfaces, grade changes, and proposed retaining wall will cause problems with the water levels for their properties. During heavy storms, the water floods properties and I have seen it flood over Queen Street into the Sunnyhill Park
4. Natural Heritage – one day of observation does not justify the Environmental report in the application with regards to Endangered, At Risk Species. Please review. It appears there may be occurrence of endangered species.
5. Lake Simcoe Region Conservation Authority defines this proposal a **Major Development** (see *LSRCA Comment Matrix*)
6. Wetland Protected – indirect impacts will occur as noted in Environmental Study.
7. Public realm described in the Justification Report reports is not an accurate visual. (See pictures attached on pages 5 to 11) The neighbourhood is well protected from zone/official plan amendments made ten years ago (hospital, retirement home, apt.) due to buffering of trees.
8. The development will set precedent for the potential for all corner lots to be developed with townhouse dwellings, this will leave the neighbourhood boxed in by overdevelopment
9. The soft landscaping at 7%, is this the front yard? Certainly, does not suit the neighbouring homes.
10. The minimum lot size for R4-R is 180m² for 2 storeys. The minimum lot size for the amendment is 162m² for a three storey, minimum lot size for our neighbourhood is 511m².
11. The application has two proposed heights, 9.3 m and 11m and two different sizes, 2100 sq ft-2800 sq ft....and 1550-2464 sq ft ...which is it?
12. Enter, exit access for driveways is concerning on Queen Street which is a BUSY Minor Collector Road...it is very difficult to pull out on Queen during prime traffic hours and the development places four more driveways right where the traffic builds up approaching the four way stop. There is a concern for cars and pedestrians.
13. In the application, Parking for Townhomes is justified by putting one on driveway and one in garage. Is this permitted? I have seen the townhomes on Bondi, and in order for two cars to fit in driveway, they are parked in the driveway but hang over on the street. This is wrong and dangerous.

14. How is the Hydro done since we presently have above ground Hydro...is there a jungle of wiring, running to every unit? I can see this as an eyesore to every person in the neighbourhood. We live with above ground wiring but generally the mature trees hide it. There is no hiding the wires at 66 Roxborough as every mature tree is being removed and replaced by tiny trees, two on Roxborough, three on Queen.

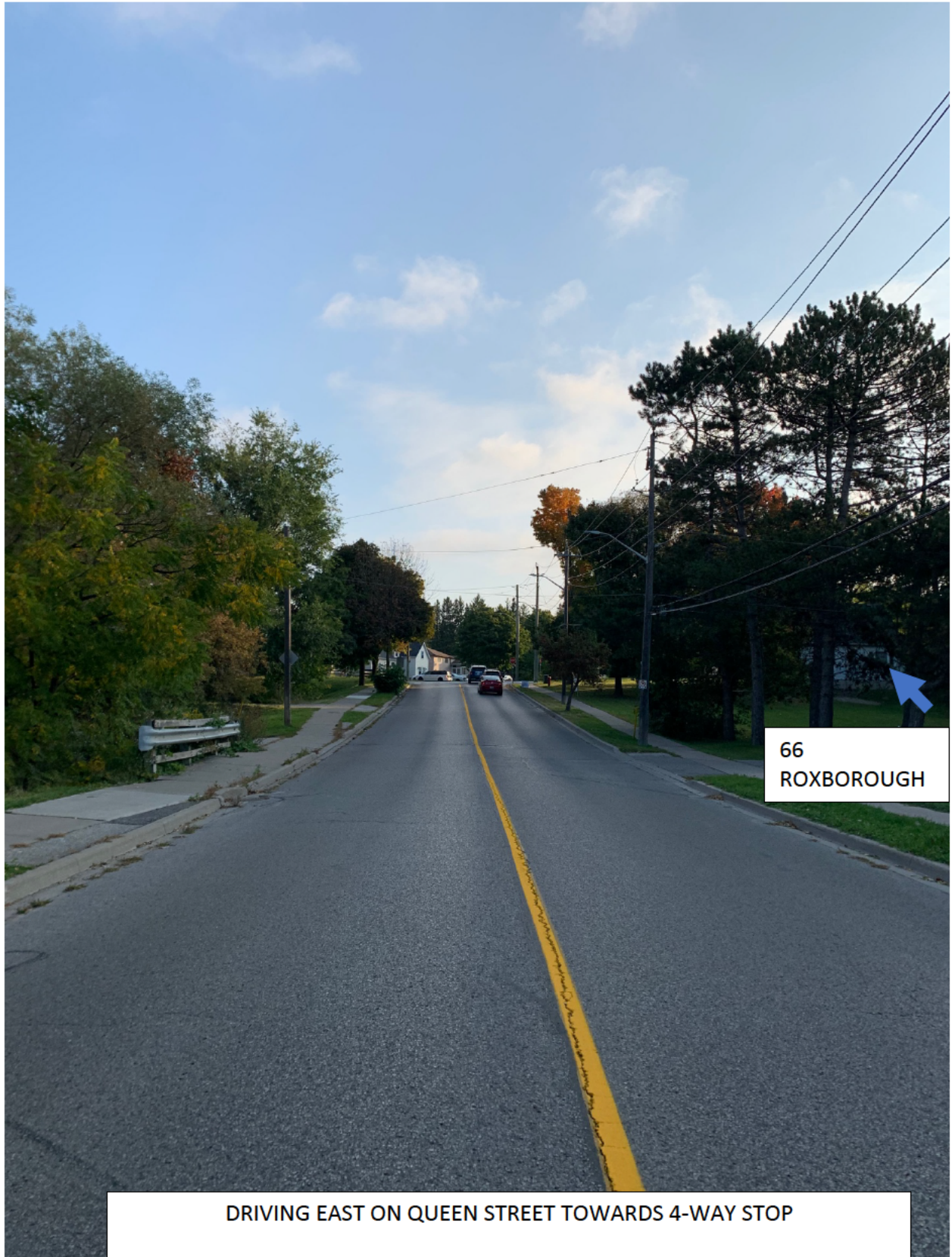
UNMITIGATED NUISANCES

- Nine (9) families, nine compacted backyards, nine air conditioner units running... is not compatible with a single residential back yard next door.
- 98-ft wide building on 113-ft wide frontage. not compatible with surrounding homes
- Front yard neighbours looking at 8500 sq feet of building. They will be looking at 5 front doors, 5 driveways, 10 cars, three-storeys high with minimal landscaping (2 small tree replacements, small patch of grass): this is not enhancing the neighbourhood or fair to neighbouring homes
- "Flood Light Monster House on Elgin Turns Night into Day" by G.Prentice; This neighbourhood corner will also experience overload night lighting as this development is basically taking up the whole lot.
- In the Environmental Study, it is suggested there will be, as a mitigated noise abatement measure, a sound barrier (1.8m high) between Block A and Block B, on Queen. This is not an attractive measure on our neighbourhood streetscape.
- Open space, sunlight, privacy, greenspace, mature trees – all being stripped at this corner of neighbourhood
- According to the application, there is insufficient Visitor Parking. We already experience hospital visitors using abandoned, vacant driveways on the hospital zoned area.
- Parking for deliveries on Queen is troublesome as there is no room to pull over

The town is completing an *Established Neighbourhoods Compatibility Study* with the purpose of developing and implementing policies to guide future development, while addressing neighbourhood character and compatibility. The study was started in response to concerns regarding new homes and additions that are out of character with the established neighbourhoods; going forward with the development of 66 Roxborough goes against what the town is trying to preserve. The proposed development is 16,802.46 square feet, this in itself is an unimaginable proposal. The visual is worse than 1011 Elgin. We will experience one monster development on Queen and one on Roxborough with all the negative impacts. Squeezing a Major Development onto a lot that is intended for two homes in a residential area with great history and beautiful character is not compatible.

Hoping you will take our concerns and opinion into consideration. Thank you

Nancy and Alex Doak





LOOKING WEST ON ROXBOROUGH (Note: cannot see Roxborough Apartment) the mature trees protect the streetscape and is the same looking towards the hospital



QUEEN STREET EAST
(Note: there are no residences that take away from public realm)



GRACE STREET again, there is continuity of the streetscape



LOOKING SOUTH ON ROXBOROUGH ROAD



**BOTTOM OF 66 ROXBOROUGH LOOKING
DIRECTLY AT SOUTHLAKE HOSPITAL.**



LOOKING NORTH ON ROXBOROUGH ROAD
(Note: cannot see Roxborough Retirement Residence or Southlake Hospital)