

To: Newmarket Town Council and Planning Department

I am writing in opposition to the proposed rezoning and development of nine, 3-story townhomes at 66 Roxborough Road. My family and I live at 77 Roxborough Road and have been at the property for about 13 years. We, like many of my neighbours, were drawn to this area specifically for the small-town community feel, mature natural environment and private outdoor space that an older neighbourhood offers. We oppose this development as it will change the very fabric of our neighbourhood, taking away from what makes it special.

Last year I participated in public consultations for the Neighbourhood Compatibility Study. While I understand this study does not directly pertain to the full development application process, the sentiments of residents consulted through the study should. The report speaks volumes about how residents in established neighbourhoods see their community and their collective values. The scale of the proposed development and loss of natural environment is in complete contrast to how the study defines historic core neighbourhoods, and to the values of the residents the Town consulted. To allow a development such as this would fly in the face of the study and be an insult to all residents who volunteered their time at the Town's request.

A key principle in the Town's Official Plan is the commitment to protect and strengthen existing neighbourhoods. The Official Plan states that "any development or redevelopment in Stable Residential Areas must respect the existing character of the area". The predominant housing along Queen Street, Roxborough Road and beyond are single detached homes, a mix of 1, 1.5 and 2 story, with deep setbacks enabling multi-car parking from the road. Many of the existing homes are very modest in size, consuming a relatively small portion of the overall lot size, leaving a great deal of green space. The proposed nine, 3 story townhomes with minimal set back for only single car parking will appear, by contrast, as an enormous brick wall and completely out of character of the surrounding area. Most of the existing mature trees and green space will be lost. The proposed development in no way respects the existing character of this neighbourhood, and therefore by the Town's own fundamental principles outlined in the Official Plan, must be rejected.

Aside from this, there are very significant safety and logistical concerns with the proposal. On street parking is already restricted along Queen Street and Roxborough Road due to overuse by visitors and staff to Southlake Hospital. With no weekday on-street parking, residents in the townhouses with a single car driveway would have nowhere near enough parking for themselves, never mind guests. Adjoining streets will become clogged with on-street parking, no doubt illegally during the week, causing visibility and safety issues at the Roxborough Road and Queen Street intersection. The hill leading to this intersection becomes extremely slippery in the winter. Very often cars slide back down the hill when attempting to stop at this intersection. Add 9 tightly spaced driveways and limited space for snow and garbage removal, this already difficult section of road and intersection will become extremely hazardous.

In this case, I believe the developer of the property is banking on the property's proximity to the zoning boundary along Queen Street. They are hoping for a 'minor change' to the line of just a 'few feet' to

accommodate their financial vision. However, the heart of the issue is much more significant than just 66 Roxborough Road. The Town Planners and Town Council worked hard to develop the Official Plan and to establish the zoning boundaries. They are not random. They clearly mark neighbourhoods and patterns in the built form. If this request for zoning change is passed for this one property, it will open a floodgate for many more from which there is no turning back. In every established neighbourhood in town where a developer sees a financial opportunity these changes will be requested. It will be a death by a thousand cuts for the older, established neighbourhoods in town. Once gone, they cannot be replaced. For the residents in these areas, this is unthinkable. We ask this Council to protect the future of our established neighbourhoods and the charm of old Newmarket by rejecting this application.

Yours Sincerely,

Laura and James Thomas

(77 Roxborough Road, Newmarket)