

William Waters
719 Grace St
Newmarket, Ontario
L3Y 2L4

Town of Newmarket
Planning and Building Services
395 Mullock Drive
Newmarket, Ontario
L3Y 4X7

Attn: Alannah Slattery

RE: 66 Roxborough Road File Number D14NP2011(ZBA), D0NP2011(OPA)

Dear Ms. Slattery,

This letter is in response to request for comment regarding the noted application for by-law amendment.

Having reviewed the submitted documentation I have the following comments.

1. The units front 2 public streets. The problems with high density town homes fronting public streets are well documented in Newmarket and should not be accepted in this case. (Queen street traffic volume is high and is often backed up at the 4 way stop).
2. On street parking around the hospital is limited. Allowing increased density around the hospital without even providing the required parking is not acceptable.
3. The development impacts the floodplain. While calculations based on the 100 year flood may show a minimal impact I do not believe any impact should be acceptable. (Flood levels are increasing rapidly)
4. Green space and trees are significantly reduced without replacement.
5. It is not clear how this development enhances the goals of the city to provide intensification that enhances the character of neighborhood. At a minimum proper elevation plans should be provided for review.

While I believe this is an ideal site for redevelopment, I strongly oppose this proposal on its merits and for the disturbing precedent it will set for the neighbourhood.

Best Regards,

William Waters

