

Good morning.

I am writing to you in order to provide you with some feedback regarding the Official Plan Amendment and Zoning By-Law Amendment proposed for 66 Roxborough Road.

My name is Jennifer Tedford. I live at 80 Roxborough Road along with my husband and our two children. Our home is just a few houses down from the abovementioned property. We have lived here for the last 10 years during which time, Newmarket has continued to grow and develop. While we enjoy the conveniences that city-life offers, we also value the privacy and natural beauty that rural living provides. It is for this reason that we chose our current home on Roxborough Road; it offered the best of both worlds - the convenience of amenities within a city while living on a property with a large, private lot, mature trees and a beautiful little creek running through it.

While raising our children here, we have watched as they climbed trees, rode their bikes and went on little adventures in the wooded lot beside our house. We also became great friends with many of our neighbours on our street and in the surrounding area. We've been so happy with our choice to move from Aurora to an area of Newmarket that was not only filled with character, but also was home to such a wonderful community of like minded people - people who had chosen a lifestyle that goes along with owning a home in an established, mature and historic neighbourhood.

Over the years, we have seen many of the homes in the area being renovated or replaced by new single-family homes and we have welcomed the way that the majority of these homes have been created in harmony with the existing landscape and tree-canopied streets. Sadly, we have also seen some development that was not in harmony with the surrounding homes. As a result, when we heard about the Established Neighbourhoods Compatibility Study that the Town was undertaking, we were eager to learn more about the study and to be involved in the process.

In 2019, a neighbour and myself participated in a Town-lead workshop at Ray Twinney Arena. While answering questionnaires and working in small groups, it became quite clear that the majority of people in attendance shared the same love for these established neighbourhoods that we all lived in. It was especially nice to see everyone's drawings about what made living in these character neighbourhoods so wonderful; the sense of family, community and love of greenspace was something that we all shared which was amazing to see! A little later in the year, we also participated in another Town session that was held outside of the community centre at Riverwalk Commons. Once again, we could see that the majority of people were completely aligned with the Town's goal to create a new plan of grouping neighbourhoods into distinct zones based on their characteristics, with an end goal to using this plan to determine what kind of development is acceptable in that area.

After reviewing the Established Neighbourhoods Compatibility Study's recommendations, we were relieved to see that our street fell within the boundaries of the 'Character' or 'Organic' area. It was clear that a great deal of work and careful thought was put into establishing those boundaries so that any future development would be compatible with the aesthetics within the different areas of town. It was also wonderful to see that the time invested and feedback provided by the residents had been appreciated, heard and valued by the Town. It is quite empowering to feel heard and validated by members of the Planning department, as well as by our Council.

For all of the reasons mentioned above, my family and I would like to express our strong opposition to the application made to amend the official plan and zoning at 66 Roxborough Road. A change such as this would pave the way for the developer to gain approval to build Nine, three-storey townhouse units on that property. Changing the zoning is 100% misaligned with the recommendations laid out in the Established Neighbourhoods Compatibility Study; a study which clearly places 66 Roxborough within the Character/Organic neighbourhood and where the maximum amount of space to be developed would be 25% of the total lot size. This change would also send a clear message to us as residents that our time and opinions don't count. I highly doubt that all of the effort and time put in by Town staff and residents was done with the intent of throwing it out the window to allow developers to decide what type of infill is suitable for areas within our Town. The Study had a clear goal of ensuring that certain areas in Town were protected from intensive and insensitive redevelopment.

As mentioned above, the Official Plan Amendment and Zoning By-Law Amendment is completely oppositional to the findings of the Established Neighbourhoods Study. This fact on its own is cause for concern however we also have concerns regarding the proposed construction of nine townhomes on the lot at 66 Roxborough. Our concerns include (but are not limited to):

1. The design is not compatible or complimentary to the existing neighbourhood. It is essentially a large brick wall (with rooftop terraces) imposing itself over the homes around it. Several years ago, an application was made to sever the lot into two so that two single-family homes could be built. Residents were not opposed to this type of proposal since it aligned with the surrounding area, however the current proposal for nine townhomes is appalling!
2. The lot itself is already prone to flooding, as is our property at 80 Roxborough. By essentially paving over the property, any rain water or melting snow would have nowhere to go but into the creek behind our property. As it stands, our back and side yard floods extensively up over the banks of the creek onto our property whenever we have heavy precipitation which is already a safety concern but it will be even more significant if there is less greenspace to help absorb excess water.

3. The developer is depending on Roxborough Road to serve as overflow parking for these 9 townhomes. The design of our street is of relatively standard width and includes two 'hills' and a very sharp corner; a corner which is already dangerous and has seen accidents where motorists have ended up on the surrounding properties. As it currently stands, at times it can be difficult to see traffic approaching as we enter and exit our driveways so adding the congestion of cars aligned along the curbside combined with the hills and sharp corner would make this area even more treacherous! Our road is not wide enough to accommodate street parking and doing so will push vehicles into oncoming traffic and impede upon a driver's ability to safely navigate the roadway. (see attached photos for example of parked cars along Roxborough which forces traffic into oncoming lane as they proceed into the tight curve of the road).
4. The design of the development would include nine additional driveways that would see cars attempting to enter and exit their driveways against two hills - One on Queen and one on Roxborough. This is yet another safety concern as they won't have good visibility to oncoming traffic nor will oncoming traffic have proper visibility to them. Queen is a heavily traveled busy street and Roxborough is becoming relatively busy as well. This street has had numerous accidents reported already and the additional driveway traffic could contribute to many more.
5. Snow removal - this will be a very huge concern once winter arrives. Without adequate property to shovel snow on, these laneways will have huge piles of snow accumulate curbside, thus making necessary lines of sight for traffic impossible!
6. The loss of greenspace and mature trees would only exacerbate the imposing and uncharacteristic aesthetic that this structure imparts upon our neighbourhood.
7. The Lake Simcoe Conservation Authority's mandate is to maintain the integrity of existing waterways, forestry and natural heritage within the communities it oversees. By building homes on existing floodplains, the natural landscape would be disrupted causing further erosion to the banks of the creek behind our homes and interfering with surrounding stormwater systems. For the safety of all residents and wildlife in this neighbourhood, it is critical that further erosion of the creek banks is stopped. We have already had some unnerving experiences with the creek in its current state so I shudder to think of how much worse it will get if it is worsened by the additional runoff from the proposed development. Has the Lake Simcoe Conservation Authority approved of the fact that the townhomes would be built on a designated floodplain? Are they waiving the required setbacks and if so, what would that mean for other development proposals for properties within the area overseen by the LSCA?

8. Allowing the zoning to change for a property within the boundaries of the Character neighbourhood would set a precarious precedent for future development in this area. If this zoning change is allowed to proceed, every proposal going forward within the Character area of Newmarket will point to this case and use it as grounds to push the Town to change more and more properties. In a time of necessary growth and a need for infill, we should be doing everything we can to preserve the as much of the history of what made Newmarket the town that it is today.

In summary, we ask that you dismiss the proposed zoning change at 66 Roxborough Road. Residents in this area are not opposed to change but we ask that any changes be made in alignment with the findings within the Established Neighbourhoods Compatibility Study; "in a manner that acknowledges, respects, and is compatible with the existing physical neighbourhood character". Townhomes are most definitely NOT a part of our neighbourhood character. **It would be very disheartening if the Official Plan and Zoning By-Law is changed despite the fact that the Town worked very hard with its residents in order to develop new by-laws preventing that very thing from happening.** I have attached a small portion of the key recommendations found within the Established Neighbourhoods Compatibility Study to remind you of the vision that was proposed. I trust that you will make the right decision; one that will be in the best interest of the existing residents who live in and love our beautiful neighbourhood.

Sincerely,

The Tedford Family
(Jennifer, Andrew, Mason and Lindsay)
80 Roxborough Road
Newmarket L3Y 3L2
[REDACTED]

Highlights of the Official Plan Amendment Recommendations Document

Managing growth

Accommodate contextually-sensitive infill development and intensification, provided it contributes towards the establishment of a desirable urban structure, optimizes the use of existing municipal services and infrastructure, and is compatible with and complementary to the surrounding neighbourhood.

The sensitive redevelopment and intensification of Residential Areas can add value to the community by boosting and diversifying the housing stock, taking advantage of existing hard and soft infrastructure systems, and enriching the local community. However, such development must be undertaken in a manner which acknowledges, respects, and is compatible with, the existing physical neighbourhood character. Residential Areas will permit a transitional hierarchy of residential uses that prioritizes the maintenance of built forms similar to the existing dwellings on local streets, while allowing gradual increases in density along higher-order roads. Limited infill development of a built form compatible with existing low-rise homes may be permitted within residential areas





