

To the Council of the Corporation of the Town of Newmarket,

For the Council meeting on Monday, November 23rd 2020 at 1:00 PM

We, oppose the construction of the six story, mid-rise apartment building on the property. We the residents and owners, of Penn avenue petition the town of Newmarket, not to approve the zoning changes proposed by *Mosaik Davis Inc.* on the property located at 201 Davis Drive, Newmarket ON: FILE NUMBER: D09NP2014 (OPA), D14NP2014 (ZBA), D11NP2014 (SPA).

Receiving word of the proposed build was troubling, to say the least. And the more we learned about it, the more we felt that this project is completely out of sync with the neighbourhood around it.

A 6-storey, 147 unit, building with such a modern aesthetic would completely dominate the otherwise small, single-family homes around it.

1. The proposed construction is far too large for the neighborhood, 147 units will cause an assured decrease in quality of life for the existing residents of the neighborhood. The six-story height the building will overlook the neighborhood causing privacy issues as downward looking units of the building will have visibility into the back yards and upper windows of the existing houses. It is a reasonable expectation giving the age of the neighborhood that privacy be maintained to the existing dwellings.

2. The building with its proposed lack of setback will over shadow the existing houses, causing a claustrophobic effect on the Penn Avenue. The six-story building will cause shadows on existing homes during winter months when the depressive effects of lack sunlight is at its worse. It is well documented that sunlight in the winter time is essential for mental health. The building shadows will certainly cause a deterioration of the mental health of the current residences.

Ref:

SUN & SHADOW STUDY

**PROPOSED MID-RISE RESIDENTIAL DEVELOPMENT LOCATED AT
201 DAVIS DRIVE
NEWMARKET, ONTARIO**

3. Traffic on Penn Avenue will worsen to an unacceptable degree. On Davis drive the Viva bus-lane will restrict the proposed Davis Drive entrance to the build to west bound traffic only. This is not reflected sufficiently in the 'Transportation Mobility Plan' documented in the proposal. All east bound Davis Drive traffic will need to enter the building through Penn avenue. Further, all west bound exiting traffic will have to use Penn Avenue as well. The traffic increase on Penn avenue will cause an assured safety issue on Penn avenue. Adding the traffic of 147 new units will cause an intolerable amount of traffic on a residential street impeding the mobility and walkability of the existing residents.

4. The intersection of Davis drive and Longford drive will become a traffic nightmare. There is currently a Tim Hortons with a drive-thru that already increases the traffic at the intersection. Further they are two new developments (212 David Drive and 219 Davis Drive) with over 200 units each. The 'Transportation Mobility Plan' does address the increased traffic in the due to the new building development. Pedestrian crossing on Davis and Longford will become an even more dangerous endeavour.

5. There is a number of informal foot-paths crossing the property that are widely used by the neighborhood residents. There has been an implied easement concerning foot paths across the property as these foot paths are vital for reasonable access to Davis Drive. These foot paths have existed for over 50 years and need to be maintained. The proposal will in many cases add a 200-400m increase to walking distance to reach the same point in Davis Drive. This will impede walkability and access to all amenities for the existing residents.

6. A new 147-unit 6 story building will cause a parking issue on Penn and Lindsay Avenues. The underground garage parking in the proposal will not be sufficient to accommodate all the future residents parking needs. The proposal contains drawings of the parking facility but does not contain a quantitative analysis of the parking needs of the future residents, especially guest parking. The drawings indicate they will not be enough parking for the future residents. This analysis is needed for the existing residents to evaluate the impact of the parking in the neighborhood and refute the proposal. We believe the onus is on the developer to provide this analysis.

In summary, there are many seniors in the neighborhood that the above-mentioned points will cause irreparable harm to the quality of their lives, including our own. A six-story building is simply far too large for the neighbourhood.

Going forward we would propose:

1. Further review and in person public consultations when it is feasible as all the issues with the building and property cannot be addressed in online format. Further, with the number of Seniors in the neighborhood access to the Zoom conferencing is limited due to technology constraints.
2. There is a need for a formal design review in consultation with the area residents starting from scratch to ensure that any development on the property fits with the character of the current neighborhood.
3. We feel, construction on the property should continue with single family homes to address the many concerns of a 6-storey, 147-unit, building.
4. The height of any project should not exceed the two-story character of the existing neighbourhood.

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