



Petitions

message

Claudia Gligor

Saturday, Nov. 21, 2020 at 3:20 p.m.

Oppose Construction of a six- story, mid- rise, 147 apartments units Building

we, the residents and /property owners, of Penn Ave respectfully petition that the Town of Newmarket NOT approve the proposal of the Plan 492, PT Lots 253,254,255,256,257,258 Davis Drive, because it is inconsistent with the neighbourhood of scale - and - character guidelines, Penn Ave (North side of Davis Drive) for the following reason:

- 1 . The proposed building is overly large and it replaces 3 lots of semidetached houses with a six- storey mid-rise residential apartment building, consisting of 147 apartment units. This will disrupt the privacy of neighboring homes, and negatively impact the property value of the houses in the area.
2. The building is far too tall, exceeding the height of the tallest existing building which are bungalow or 2 storey building. None should be taller than neighboring two -story buildings, with the two story being set back to minimize the bulk facing the street.
3. Street traffic is already heavy and after the Town build the 15 Story building 212 Davis Drive with 250 units and one more in construction, 219,The Davis Condos with other 200 residential units.
Adding this mid- rise building with 147 units imply at least $250+200+147$ more cars on the intersection Davis Drive and Longford Drive street will unreasonably worsen the traffic.

We know that the Town of Newmarket had widening Davis Drive but not for residential purpose the Town just add a line for the viva blue bus. We used to have 2 line east and 2 line west so practically the traffic is not better than before.

This new building will influence our privacy being so tall and so closed to our houses, backyard, influencing negatively the natural light.

4. The six - story building is very close to our backyard's and does not blend in our neighborhood of bungalow and semi detach houses.

The City is required not to approve an applicant simply because it meets technical requirement when it is demonstrated that its fulfilment will unreasonably diminish the quality of life in the neighborhood . The "lower income housing" loophole should not be utilized to profit developers in detriment of residents. Any development should enhance residents' lives, not merely the developer's wallet.

We, the undersigned want the Council of the Town of Newmarket to:

1. Reconsider approval of six - story mid - rise residential apartment building, until a complete study/ review of infrastructure, parking, **building shadows**, outside lighting and traffic reports are complete.
2. The Town of Newmarket to partner with the community to identify a vision that will shape growth and guide new development in Penn Ave.
3. Appoint real neighborhood voices to the neighborhood Design Review Boards.
4. To encourage better design and site planning that enhances the character of the city and ensure that new development fits into neighborhoods.
5. To improve communication and participation among developers, neighbors and the town of Newmarket in the early design. Signature : residents/owner of