

Comments regarding file number D09-NP21-04 (OPA) & D14-NP21-04 (ZBA)

Hello.

I would like to submit the following concerns regarding the proposed development by Applicant 2491082 Ontario INC, file number D09-NP21-04 (OPA) & D14-NP21-04 (ZBA)

As a neighbour a few doors from the proposed development I have a number of concerns about the specifics of this plan. In general this is a great spot for increased density, but maybe not at this scale. My major concerns are environmental as I outline below:

Groundwater

I've seen the study included in the application, but I'm not sure it's accurate. We currently have run off issues with the holding ponds in our yards downstream. Anytime there is significant rainfall there is overflow and flooding occurring. If there is that much paved and covered land it will impact us even further with flooding etc.

Green space.

Our area of Newmarket does not have a lot of green amenities. We were supposed to get a major park upgrade that didn't happen because of COVID. This project was supposed to address run off issues in the neighbourhood that have now been left hanging.

In my opinion, there would need to be some significant development fees paid by this applicant to improve or create more green features in our neighbourhood to accommodate all these new people.

Sound and ventilation.

Built so close to Leslie that the noise is so loud as to prevent opening of windows. Coming out of an airborne pandemic this does not seem like good planning.

Dangerous intersection for pedestrians.

Have used this crosswalk and been nearly hit multiple times. Would need to improve the crossing and prioritize pedestrian and cyclist safety.

Affordable housing

York region needs more affordable homes and rent geared to income. There should be some provision in this proposal to provide this type of housing as part of the plan.

I look forward to the public meeting tomorrow and thank you for receiving my comments.

Sincerely,

Lisa Egan

1019 Wayne Dr.