

## **Written Comments for 415 Pickering Cres Official Plan Amendment and Re-Zoning**

Hello,

We are the homeowners of 382 Pickering Crescent, Newmarket, thank you for sending the notice of the public meeting regarding 415 Pickering Crescent's application. We are writing this letter to express our serious concern about the proposed official plan amendment for the property 415 Pickering Crescent, Newmarket. Due to the work schedule, we are unable to attend the public meeting on 2022/05/09. Our written comments are based on the following reasons but are not limited to:

1. Negative impact on the current natural environment and community service capacity: the proposed 32-townhouse project will significantly reduce the current woodlot & wetland buffer zone around 415 Pickering Crescent, the natural buffer zone will never be restored as before after damage has been made in the development. Also, 32-townhouse means there will be more than 100 future residents (including homeowners or tenants) living on this street, it will inevitably increase the burden of community service capacity in Pickering Crescent. There is about 94 existing house/townhouse around the Pickering Crescent, and we believe that the most affected residents will be about 66 houses (from No.344 Pickering Cres to No.462 Pickering Cres), building 32 more townhouses means adding 30% more new residents in one single street by squeezing 32 townhouses in the area of 415 Pickering Crescent, that's an unacceptable plan in the development.

2. More traffic/noise volume and safety concerns to the community: Currently, 2 schools on the Pickering Crescent, the Newmarket High School has about 1,500 enrolled students, and the Bogart Public School has over 500 students, nobody can deny that the school's peak-hour volume of traffic and noise, including buses and private vehicles circulating the Pickering Crescent, is getting deteriorated every year, if adds 32 townhouses (at least 100 residents and visitors) in this area, the traffic volume will be a total disaster, and it definitely increases the rate of accident/safety issues to the students and local residents, we don't think it is the best interest for our children in this school zone. We also believe that the traffic noise study for the proposal is not up-to-date, considering the Covid-19 pandemic and school closure at this particular time, the traffic volume did not accurately reflect the normal real-time traffic data, and the study quoted the data from the record of 2017 and 2018 make this study not convincing. More importantly, the traffic noise study company, as well as other program study companies were retained by the applicant who is paying for the studies/assessments and making the amendment proposal, we do concerned about the reliability and the procedural fairness in these studies/assessments.

3. Local original building style/landscape and original zoning purpose: In Pickering Crescent, all residential buildings are two-story dwellings, in the proposed 32-

townhouse project, there will be 32 3-story townhomes in 415 Pickering Crescent, which will permanently damage the original landscape view in this area. Furthermore, when the Pickering Crescent community was built in 1992, considering the environmental and future school impact, the original developer or town might have purposely made 415 Pickering Crescent a Major Institutional Zoning instead of Residential Zoning to have a related function to the School zone in this area; otherwise, the previous builder can easily build 3 more same size detached home in 415 Pickering Crescent at the time of development, that would be no issue to do the zoning amendment at this time. The purpose for making this amendment is a profit-driven action instead of so-called "making more contribution to the range of residential accommodation", and it is not comparable to the nearby newly-built townhouses which were built on the vacant land or residential zoning area. When the applicant bought 415 Pickering Crescent in 2014, the MLS listing stated unambiguously that "Re-Zoning For Residential Development is A Strong Possibility". Please see the attached MLS listing for your reference.

Based on the above facts and concerns, we strongly oppose this proposal to redesignate the property from "Major Institutional to Residential Townhouse Dwelling", and we wish to be notified of any update of the status of Zoning By-law Amendment application in the future. We hope that the Town and Planning Office makes a prudent approach to review this application and uphold our local residents' interests and our community values. Thank you for your kind consideration!

Sincerely,

Kai Zheng & Sheng Duan Zheng

Homeowners of

382 Pickering Cres,