

**Re: File# D14-NP21-01 (ZBA) D11-NP21-01 (SPA) Lundy's Lane Newmarket Assembly Inc.
43 Lundy's Lane, 592 Watson Ave., 32, 36 & 40 Bolton Ave.**

Dear Council Members,

I have learned of an application by a developer to rezone the above subject lands from the existing Residential Detached Dwelling 15M Zone (R1-D) to a Mixed Use Zone (MU-XX) to permit a residential development of a 79 apartment, 4-5 storey building. As a member of the Lundy's Lane neighbourhood, I wish to express my strong objection to this plan. Single family homes, most of them bungalows, a few two storey, as well as a number of Heritage homes dominate this section of our neighbourhood. We enjoy a comfortable, quiet, safe environment in which to live - & for our children to grow & attend nearby schools. While I appreciate the town's desire to increase the number of residents, disrupting our community by constructing an out-of-place higher-density development is not the way to go about this. There seems to be plenty of suitable locations along the Davis Drive corridor to construct apartment buildings of this nature. Properties such as The Tannery, the northwest corner of Main & Davis, east of Bethel Community Church, or east of Kal Tire. All with direct access to Davis Drive – a much better location option than infringing on an established community with no direct access to the main thoroughfare. The drawings submitted present a plain, modern, shoe box type 4-5 storey stick frame, with aesthetics not even remotely close to the look and feel of our neighbourhood. In my opinion, these types of nondescript, featureless buildings, do not age well, particularly in an older established neighbourhood full of character.

We all made the decision to call this neighbourhood home over the years for a multitude of reasons, such as - the community feel, the peace & quiet, fully matured tree lined streets & beautifully kept properties, friendly neighbours, and above all else - its low crime & safety. We have been gladly welcoming new residents over the past few years – young families, eager to embrace the Lundy's Lane & area lifestyle – many working hard & at significant expense, to renovate & restore many of our older homes. This proposed building will **significantly negatively** impact every reason we chose to live & raise our families here.

Traffic Concerns

- We have already had to deal with the re-routing of traffic with the construction of the Viva bus corridor on Davis Drive. The blocked access to both northbound Bayview & northbound Bolton when travelling east on Davis has made Lundy's Lane the access point to our neighbourhood, George Richardson Park & Leslie Valley. With the advanced green lights at Lundy's Lane & Davis and the number of cars either making a left turn or, a U turn - it currently may take 2-3 lights before being able to make a left turn onto Lundy's Lane. I can't even begin to imagine the traffic flow issues adding drivers from a 79 unit building into the mix.
- Currently – with increased traffic flow, we have cars travelling well above the speed limit at all hours of the day or night. Now, add in an additional 79+ cars to the mix – pedestrians and/or other vehicles are bound to be struck.
- People entering the Medical Arts building choose to stop, mid street, to drop people off. There have been a number of near misses felt by many neighbourhood residents. They also

choose to park on nearby streets specifically marked No Parking areas. Parking infractions are never enforced in our area. Both points make navigating our streets a challenge at times.

- The number of parking spaces allocated for parking in the apartment building plans is capped at 83. Do the math – most families/couples have 2 cars – 79 units with two cars each is well above the designated 83 parking spaces. Where will these additional cars be parking? I'm sure the developers don't care, but, I assure you, we do.

The Developer – Matera

- I have been having a difficult time researching this developer, as no principals - CEO COO, Board of Directors, or even a management team are listed on their website. The only name that has been associated with this developer is Mr. Vince Petrozza. The address listed on their website is that of Ram Contracting, with no indication of Matera's presence at this location
- What I have read about Matera is that they search for opportunities that present LOW ZONING RISK, and fast turn-around, thus creating greater returns for investors in a shorter time. Clearly they are in & out as fast as possible for as high return as possible. This looks to be a cheap land grab, demolish, build & flip without considering what would fit in & be best for the community.
- Their website describes the proposed development as 4-5 storey stick frame construction with smaller 1 & 2 bedroom rental units with one level of parking below grade – all leading to an efficient, CHEAP, FAST TO APPROVE & SIMPLE TO BUILD PROJECT. Generally a "Cheap" build translates into a "Cheap" appearance. I urge Council to do their Due Diligence & research Matera Developments Inc.
- What happens once the building is complete – who then takes over the management of the complex? I believe this is something that should be investigated – what standards will they be adhering to, and who will then assume responsibility for the regular maintenance of this building?
- I am very concerned that not all residents within the neighbourhood, particularly those who are living closest to the proposed development, did not receive notification of the proposed Zoning by Law amendment. Was this by design or just a delivering error? I am also curious as to why the meeting is scheduled for 1:00pm on the 31st – a time when the majority of residents will be at work & unable to attend.
- It's my understanding that normally, the community is consulted well prior to the submission of studies, site plans, drawings etc. by the applicant. There are now 28 submissions relating to the development & construction of this 4 storey building. Why, wasn't some type of community meeting held prior to the Zoning Meeting on May 31st? From my perspective, it appears that this is being pushed through quickly and without much community input at all.

In Conclusion:

- This type of multi-family development is not sympathetic to the surrounding neighbourhood and will devalue residential properties in the area.
- This development will most definitely cause an alarming increase in traffic & safety problems

- This drastic increase in population in our neighbourhood, will mean an increase in crime. Many of our residents have lived in the area 50+ years, are senior citizens & need to be protected & comfortable in their own homes & on their properties, at all costs.
- This development will cause the loss of an unacceptable number of 100+ year old trees and at least two Heritage homes.

I urge you to make the right decision, the decision that will respect the harmony, feel, spirit and traditional development and architecture in our neighbourhood, and oppose this application.

Respectfully,

Kimberly Schell
103 Lundy's Lane,