

To Town Council,

In regard to the proposed zoning by-law amendment in order to facilitate the construction of the residential 4-story apartment building on Lundy's Lane, Watson Avenue and Bolton Avenue in Newmarket, I am writing to advise that we, the residents of 57 Bolton Avenue, are opposed to the proposal for the following reasons:

1. The addition of an apartment building will result in the loss of mature trees over 100 years old. Consider the environmental impact: mature hardwood trees (such as the five black walnut trees at the corner of Watson and Bolton Avenues) eliminated from this area will impact the wildlife that inhabit Mabel Davis Conservation Area one street to the west, and Lake Simcoe Region Conversation land behind Bolton Ave to the east. We observe rare bird species of Barred Owl and Cooper's Hawk that hunt and raise their young here, and need mature trees to rest and to hunt.
2. The addition of a 79 unit apartment building will add to the traffic congestion which is already a major problem in and around the proposed building site. Already drivers are constantly circling the streets of Lundy's Lane, Bolton Avenue and Watson Avenue. On Lundy's Lane, there is no street parking. In fact there are no stopping signs posted to that effect, as well as signage indicating that this by-law is strictly enforced. In fact, cars illegally stopped on the side of Lundy's Lane still happens all the time and is already a hazard for children and cyclists. Our neighbourhood is comprised of many elderly residents. We often see EMS vehicles with paramedics visiting houses to take people to hospital requiring emergency care. I'm concerned that more traffic will lead to increased response times for EMS. All of this to say that the addition of the proposed building will only add to the already numerous problems the residents of this area have with traffic congestion.
3. When we were approved to build our home on Bolton Ave in 2017 we were made to set our house back 10 additional feet from the street property line. How is it that this developer can tear down and not be forced to be set back further especially with the increase in building height? In the process saving the trees to keep the feel of a thriving healthy neighbourhood will benefit all the residents in the area. The reality is that this is a low density residential neighbourhood.
4. There are two houses on the proposed development land that are century homes. Why have they not been plaqued? These homes are a historical part of our town and to remove them would be to take away from the local history of this area. The mature trees on the property may have been planted at the time these homes were built.

For all of the above-stated reasons, we oppose the zoning by-law amendment and the proposed construction of the residential apartment building on Lundy's Lane, Watson Avenue and Bolton Avenue.

Sincerely,
Michael & Anita Nakou
57 Bolton Avenue