

Zoning By-Law Amendment

File Number: D14-NP-01(ZBA), D11-NP21-01(SPA)

Mayor John Taylor, Deputy Mayor Tom Vegh, Councilor Jane Twinney, Planning Department, and Clerk's Office

In the matter of the above Zoning By-Law Amendment, Kirby and Sylvia Brock, forty two year residents of 138 Bolton Ave want it noted that we are opposed to the stated development for the following reasons:

- 1) There are 87 detached homes in the area bounded by Lundy's Lane and Bolton Ave which includes Watson, and the Medical Arts Building. The proposed addition of 79 apartment buildings will put serious stress on the current infrastructures- water, sewage, electricity, roads, and sidewalks. Has a study been done to determine the impact of 79 apartments on these existing structures?
 - Water pressure drops in the summer! And 79 apartments will do what?
 - Ten to fifteen years ago the sewage pipes were up graded along Bolton to accommodate the needs of Southlake. And 79 apartments will have what impact on those pipes?
 - For years, this area has been subject to electrical power failures. And 79 apartments will do what to the electrical grid? Currently, the electrical lines are above ground. Will the new apartments have above ground lines or will the whole area have a change to below ground wiring?
 - Will the roads be up graded by getting the second surface layer as promised?
 - Will the sidewalks on Lundy's Lane be improved?
 - And in a broader sense, what will the strain on the Lundy's Lane and Bolton Ave infrastructure have on the area in general?
- 2) The Medical Arts Building attracts numerous cars daily for day medical procedures and for tests. There is always congestion on Lundy's Lane and the parking area at the Medical Arts Building. Not only are cars turning into the parking lot, numerous cars sit idling along Lundy's Lane and Watson. As well, cars park on Watson and the north west end of Bolton. The Brocks have phoned the parking authority many times about the problem,

especially in the winter when the snow plow has to go around them dumping large quantities of briny snow in the middle of the road and on drive ways. With 79 new apartments, the congestion can only get worse and the limited apartment parking will flow out onto our streets. Frankly, the parking authority is having difficulty keeping up with the current situation.

- 3) To change the Building By-law from Residential Detached Dwelling to Mixed Use Zone invites further commercial development in our area. Residents here bought because the area is residential.
- 4) Has the Town done due diligence on Lundy's Lane Newmarket Assembly Inc? Do they do what they promise to do with quality construction and finishing work? What kind of apartments are they building and can they be converted to individually owned condos with another By-Law change requested? How many parking spots is the Town permitting and how many of these are for visitors? Is the parking below or above ground?

We really think that the Town needs to think its growth plans on small residential communities in Newmarket before proceeding with this amendment. Due diligence is a must in checking out the impact on infrastructures when a large development is proposed and consider the changes to the current residents. And of course, due diligence must be priority one in assuring the company proposing the development is ethical, provides quality workmanship and can effectively deal with the intrusion their development will cause.

Until these issues are addressed, we definitely oppose the changes to the existing By-Law.

Sincerely,

Sylvia and Kirby Brock