

May 18, 2021

Sent by email to: clerks@newmarket.ca

Re: Zoning By-Law Amendment – Lundy’s Lane, Watson Avenue and Bolton Avenue

To whom it may concern,

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 58 Lundy’s Lane, are vehemently opposed for the following reasons:

1. 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. The medical building and parking lot at the corner of Lundy’s Lane and Davis Drive is the cause of much chaos at all hours of the day due to people not wishing to pay for hospital parking. As a result, drivers are constantly circling the streets of Lundy’s Lane, Bolton Avenue and Watson Avenue trying to find a free place to park on the street. On Lundy’s Lane, there is no street parking. In fact there are signs posted to that effect, as well as signage indicating that this by-law is strictly enforced. This signage was implemented as a result of complaints from residents who were tired of people idling their cars on the road as they waited for family members, et cetera, to return from their medical appointments at Southlake. In fact, this still happens all the time as the Town doesn’t have enough parking enforcement officers to patrol the area. Another major hazard is the fact that nobody stops at the stop sign when turning onto Lundy’s Lane from Watson. We have also complained to the Town about this and requested that police come and patrol that corner as it is just a matter of time before someone is hit by a car going through that stop sign.

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 due to the hospital and parking lot at the end of the street which, for whatever reason, the Town has no ability to control or remedy.

2. The addition of an apartment building will undoubtedly decrease property values of the homes in this area. My family has lived on Lundy’s Lane since 2004, and we have spent the past 18 years updating and improving our 1950’s bungalow. It was never our intention to move from our house. Likewise, many people on these streets have spent hundreds of thousands of dollars on renovations and landscaping and have greatly increased not only the value of their own homes, but the general appeal of this area of Newmarket which is known as a quiet, tree-lined street with a small town feel. Two of our newer residents have turned dilapidated

century homes on Lundy's Lane into beautiful, updated homes for their families.

Unfortunately, these two homes are the closest to the proposed building site. Further, we don't believe that the home at the corner of Lundy's Lane and Watson should be torn down as it is also a century home with historical value, and we do not wish to lose the mature trees which would be cut down if the construction of the apartment building is permitted.

Simply put, no one is happy with the proposed location of the building. It will ruin the aesthetic of these streets which consist mostly of small bungalows. A four-story building will look monstrous in comparison. Why not undertake this project on Davis Drive instead? There are many spots along Davis Drive which are better suited for an apartment building and where it will not decrease the property values that the homeowners on our streets have worked so hard to maintain and improve.

3. The addition of an apartment building will result in more extensive construction for the residents of these streets. The residents in this area have already endured several major construction projects in the last few years. The reconstruction on Davis Drive resulted in our streets being torn up more than once and lasted for a very long time. More recently, our front yards, roads and sidewalks were lifted to accommodate updates to the sewer lines. Although we understand the necessity for such repairs, it does result in more traffic congestion, dust and noise. The construction of a large four-story building would take much longer than road repairs and would be very disruptive for those of us who live close by, with additional parking and traffic problems, constant noise and dust lasting for a prolonged period of time. With more people working from home due to the pandemic, it would be very difficult for some to do their jobs with the noise of an apartment building being built literally right next door.

I think you will find that most, if not all, of the residents affected by this proposal are opposed to an apartment building being built in this location. There is no question that it will decrease property values and curb appeal on Lundy's Lane, Bolton Avenue and Watson Avenue, and will result in more traffic congestion and noise in our neighbourhood.

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,

Pat and Vanessa Giorno