

Dear Municipal Council,

We are writing to you in regards to the re-zoning proposal to permit the construction of a 79 unit four story apartment building [File #: D14NP2101 (ZBA), D11NP22101(SPA)] at the corners of Lundy's Lane, Bolton Ave, and Watson Ave. Being owners and residents at 65 Bolton Ave., we are firmly and resolutely opposed to this development plan, as this proposed by-law amendment and re-zoning action would have devastating effects on the surrounding community and the existing residents who love this neighbourhood.

We were extremely disheartened when we were first informed about this proposed development, as this neighbourhood has been our home for the past two years and we have grown to love its safe, quiet and calm atmosphere. Firstly, we were assured we would receive a letter from the municipality no less than 20 days before the Zoning Amendment meeting informing us of the date at which we could voice our protests and concerns, yet we received no letter and the municipality has been making no effort to inform the residents who are most affected by this plan. Disregarding your promise to ensure all residents received this important information increases our concern that there has been further neglect to include vulnerable populations within the community, who may have difficulty navigating the internet to search for such information. Through these actions we have lost faith in the inclusivity of this process and this is only one of the facets which makes this process extremely exclusionary. It is clear from these actions that the municipality is more concerned with catering to large corporate interests as opposed to its citizens who make this town so great.

From a logistical perspective, this plan would have severely negative consequences on the neighbourhood and its surrounding residents, both current and future. On a day to day basis, there is already a constant traffic problem on Lundy's Lane, Watson Ave. and Bolton Ave. due to the medical offices, hospital, and businesses along Davis Drive. Around the proposed building site, people are already constantly looking for places to park for free and due to the by-laws restricting street parking there is traffic confusion as motorists idle, circle and block resident driveways to avoid the pay parking lots. Residents in close proximity to the proposed building site have already been forced to rope off their driveways and set out pylons to prevent people from parking in, and blocking, their driveways. Due to the fact that the town refuses to enforce the traffic by-laws in this area, even these measures have had no effect and the residents have made their own signs asking their driveways not be blocked but to no avail. These problems would only be amplified by the construction of a 79 unit apartment building.

The dramatic concern regarding community safety only expands as one explores this proposed development further. Stop signs are often ignored by many of these visiting motorists, as are the

posted speed limits, and this is a constant danger to the children who enjoy playing in the neighbourhood. After the extensive bus lane construction on Davis Drive, there is now only one option for turning left onto Davis Drive from Lundy's Lane and only one option for turning left onto Lundy's Lane from Davis Drive, as a result motorists are making constant u-turns and circling at stop signs to navigate their way into and out of the neighbourhood. Currently, out of town visitors to the hospitals, clinics and businesses are confused by this restrictive road layout and contribute to this traffic confusion. An apartment building which will increase visitors to the neighbourhood will cause this problem to grow exponentially. All of this increases the strain on the current road system and puts hospital staff, elderly patients, small children and neighbourhood residents who walk at higher risk.

Currently the impact of the pandemic has altered the day to day lives of many residents and it is clear that an accurate traffic assessment could not have been conducted due to the restrictions imposed across the province. At this time, Southlake Regional Health Centre is not allowing families to visit their loved ones and many patients with less serious conditions are avoiding hospitals looking for alternative places to find healthcare. When the threat of Covid-19 resides, there will be an increase in traffic as these restrictions at the hospital are lifted and visitors and patients flood back into the area to utilize the hospital's services. In addition to this, a large number of residents are currently working from home, not working at all, not visiting friends and family, and not participating in team sports or hobby related activities. The proximity of the proposed building site in relation to the soccer fields, baseball diamonds, playgrounds and the beautiful trails of George Richardson Park bring increased traffic to the area in the summer months, adding to the already prevalent problem of street traffic on Lundy's Lane. Those travelling to the park used to be able to exit and enter through Bayview Parkway, however, the addition of the new bus lanes and inability to turn east onto Davis Drive from Bayview Parkway, has further contributed to traffic at the intersection of Lundy's Lane and Davis Drive. Once the threat of Covid-19 has subsided and all of these activities resume, there will be a huge spike in traffic within the area during the summer months and a large apartment building would put a great amount of strain on the current road infrastructure and further impact community safety. Putting further strain on a street system that only has one exit from which to turn east onto Davis Drive does not seem like a viable option that will serve the community and its residents.

While Matera's goal to develop residential rental units to serve the very in demand rental market in this municipality are necessary, their statement that this development plan is driven by factors leading to "an efficient, cheap, fast to approve and simple build project" displays deeply concerning motives with insufficient regard for community safety, traffic, walkability and respect for the heritage to the town of Newmarket. A large scale construction project in a small residential neighbourhood creates a great deal of traffic, noise, dust, debris, garbage and damage to the environment as well as civil infrastructure. As mentioned earlier traffic confusion is already a problem within the neighbourhood and trucks and heavy machinery from construction will aggravate an already dangerous situation. Sidewalks which border the proposed building site are the only ones on Watson Ave. and Lundy's Lane and this construction will force residents off

the sidewalks and into the streets adding another safety concern. Those living next to this large construction project will be subjected to grave disruptions in their day to day lives as many shift workers, working at the hospital for example, live in the neighbourhood and do not keep to a regular schedule. Forcing such disruptions upon frontline workers during such trying times does not seem like something a responsible municipal government should undertake. Along with this construction noise, there will be large amounts of dust and debris, which will cause damage to resident's houses, vehicles, and properties. In addition to this, the extensive damage caused by large construction machinery in regards to existing roads is well known and small side streets such as Bolton Ave. and Watson Ave. would not be a priority for the town to promptly repair. On top of this, developers are notorious for quickly building with no regards for the surrounding area and the damage left when the building is complete would take a great deal of taxpayer money to reverse. Taxpayers should not be left paying for damage done to their own neighbourhoods so that developers can profit with no repercussions. Lastly, construction projects generate a large amount of garbage due to an influx of workers and this will undoubtedly blow and be thrown around the surrounding neighbourhood into the conservation areas in close proximity. At the moment of writing this, it would be near impossible to find multiple pieces of garbage on Bolton Ave. and an active construction project would definitely change this.

Along with the above factors, one must consider the environmental damage which will be caused by this proposed development. The proposed building site currently has a multitude of mature trees which would be destroyed to make space for this construction project. Even though the environmental assessment shows that all of the tree's carbon offsets would be replaced, there is no substitute for the habitats they provide for wildlife, protection from the wind, shade in the hot summer months and the sound dampening effects they provide to counteract the traffic noise from Davis Drive. The preservation of these trees also help maintain the heritage of this neighbourhood that Newmarket is so well known for. Pulling up trees with roots as large as these will also surely cause damage to the sidewalks, which as stated earlier, are only on one side of the street making them impassable for pedestrians. Destroying environmental aspects within a neighbourhood and not adding green space within the proposed development severely hinders the rehabilitation of the natural elements which make this neighbourhood so great.

Shifting one's focus outwards to other development projects in Newmarket, an adequate social infrastructure is also a key element which has been seemingly overlooked when proposing the location for this apartment building. Many of the residents within this building will no doubt be families who will need schools to attend, childcare programs, access to high speed internet, and sports programs and activities. This development proceeding in tandem with the approval of the development of two 15-storey residential towers at the former Hollingsworth arena site will create a heavy strain on social services in the area. Children living in these three buildings will need elementary and high schools to attend which are not in close proximity to this buildings. Bussing these youth all over Newmarket is not a viable solution to this problem and building schools after a demand has been created seems quite backwards, especially considering that publicly funded construction projects are extremely slow to be completed. For those families

whose children are not old enough for grade school, an increased demand for childcare services will also be a concern and may not be readily available and affordable, this can result in the void being filled by unlicensed and unsafe daycare facilities. In addition to all these elements that must be considered, this proposed apartment building will need access to the telecommunication grid. At this time, high speed fibre internet in this area is only available from one provider (Rogers) and because ENVI has not announced a residential rollout, there will be an increased strain on the network which will hinder speed and performance. By not expanding the taxpayer funded ENVI network prior to this building development, the municipality is allowing Rogers to further monopolize the market, yet again catering to large corporate interests as opposed to doing what is best for Newmarket's residents. From a recreational perspective, the municipality of Newmarket will also need to expand its sports and activities programs to cater to these new residents. More taxpayer funding will be needed to implement these programs and without consideration to sufficient surrounding civil and social infrastructure such a compressed development timeline shows grave disregard to the key elements of civil and social planning.

Despite our extreme and firm opposition to this development, it cannot be said that we would not welcome diversification and change within this neighbourhood. A new and more appropriately sized building or group of homes that would prioritize safe levels of traffic, preserve and honour the heritage of Newmarket, and respect the social and environmental aspects mentioned above would be happily welcomed by this community. This community is home to a beautiful, mixed demographic and will be welcoming to affordable housing for new residents. It is our duty as residents of this municipality to bring light to these issues that may be overlooked by developers who do not live and breathe this neighbourhood. Our motive is to advocate for both new and existing residents, to ensure each family is provided with a safe, accessible and sustainable environment to live in for years to come. We want to continue to grow our Town of Newmarket promoting inclusivity, safety, accessibility and sustainability while preserving this town's heritage. We hope you give these important concerns great consideration as we want the new residents of Newmarket to be able to love this community just as much as we do.

Sincerely

Madelyn McCallan and Dan Chiesa