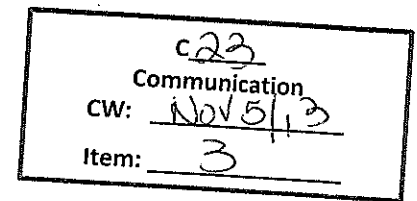


Jolanta Tuz
126 Lindenshire Avenue
Maple, ON, L6A 2N5



November 4, 2013

Dear Vaughan Council,

As a resident on Lindenshire Avenue, I am writing this letter to express my numerous concerns regarding the proposed Maple GO Station Secondary Plan. First off, my street is directly adjacent to the Maple GO Station and my home will be negatively impacted if the policies in the Maple GO Station Secondary Plan and Official Plan Amendment are approved as currently written. The 10 storey and 12 height allowances for the mid-rise mixed-use designated areas are far too extreme. The visual impact analysis on Attachment 3 is done from the point of view of the property line on my street, however, it does not take into consider the visual impact from inside my home.

Currently, if I am upstairs at home, I can see Walmart and Lowes through the bedroom windows on the east side of my home. These are single storey buildings; if I can see these buildings I will definitely see 6-12 storey condominiums. I can live with 6 storey's, but 10 and 12 storeys is far too extreme and I do not want to look out of my window and see these giant buildings in my community. The major corridors in this area (Keele and Major Mackenzie) are designated low-rise mixed-use, the mid-rise mixed-use land use designation will not fit in with the character of this part of Maple. I believe that supporting such heights is irresponsible and will change Maple negatively.

Reading the staff report, I understand that the reason why such high densities are being proposed is due to the proximity to the Maple GO Station. The Maple GO Station cannot be compared to a subway station, or a similar transit hub which offers efficient and consistent transit services. I take the GO train every morning commuting downtown and can speak in all honesty that the morning and afternoon rush is absolute chaos. The GO Station has one YRT Bus that goes directly into the cul-de-sac; the only other buses are at Keele and Major Mackenzie, which operate at 30 minute intervals. These transit options are severely limited and do not provide future residents with incentive to take transit other than the limited GO train service that runs north and south.

Also, the train only runs south 5 times in the morning and north 5 times in the afternoon/evening. This is extremely limited and is not the enticing transit option that is portrayed in the staff report. Additional lines and times may be envisioned in the future, but you cannot allow such high densities with such uncertainty. After all, the density at the Vaughan Metropolitan Centre did not start occurring until the Subway Extension was approved.

The Maple GO Station is almost entirely inhabited by commuters driving and parking at the station. There are so many people that park at the GO Station that people park along Eagle Rock Way; I have attached photos illustrating this. How can this street accommodate on street parking for the envisioned retail tenants at the base of the condos? Are future businesses expected to thrive based on just the future residents of the neighbourhood? I do not believe that this area needs more empty retail units.

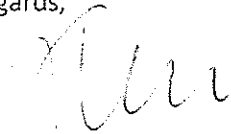
For comparison, Corso Milano just down the street at Keele and McNaughton has been open for almost 2 years now and to this day has only 4 retail units at the base of the mixed-use condo.

I am sure that if all the commuters who drive to the Maple GO Station were aware of the intent to add such density, there would be a much larger uproar. This proposal not only affects my community, but Maple, and the City of Vaughan as a whole as well.

Please reconsider the policies of the Maple GO Station Secondary Plan and do not support the excessive heights attributed to the mid-rise mixed-use condos, not only for the sake of my home and my neighbourhood, but for the sake of Maple and the City of Vaughan. Intensification should be done according to the context of the area, and if you look around this area, it is clear that 10-12 storey's will be severely out of place and detract from the appearance of the community.

Thank you for your time.

Regards,

A handwritten signature in black ink, appearing to read 'Jolanta Tuz', written in a cursive style.

Jolanta Tuz

Eagle Rock Way Looking West



Weymouth, Mass. 01901

