

<u>C 3</u> COMMUNICATION CW (PH) - <u>OCT 16/12</u> ITEM - <u>6</u>

-----Original Message-----

From: Bill Manolakos [mailto:bill.manolakos@rogers.com]

Sent: Sunday, October 14, 2012 10:08 AM

To: DevelopmentPlanning@vaughan.ca

Cc: jana.manolakos@rogers.com; Council; Iafrate, Marilyn; Schulte, Deb; Bevilacqua, Maurizio; Rosati, Gino; Di Biase, Michael

Subject: 188 Units Condominium Proposal at Keele and Major Mackenize in Maple

Dear City of Vaughan, Development Planning,

We do not agree with the proposed 188 Units Condominium at Major Mac and Keele Street. The reasons are as follows:

- the height of the proposed condominium is greater than the bylaws allow
- the height overwhelms the local street scape
- 188 units provides greater density than the city infrastructure can support
- it contravenes the intent of the heritage protected community that the proposed development is in
- it will add greater traffic congestion to an already severely overloaded location

We have a question for Council: do the development charges and increase in municipal income from additional property taxes from the proposal, off set the city's costs to mitigate the negative impacts of the proposed design?

Overall, the proposed plan degrades the live-ability of the area making it significantly less attractive.

As residents of this community, we would like the proposed plan to meet the existing by-laws, as they currently are without amendment. Thank you.

Regards,
Bill and Jana Manolakos,
9838 Keele Street,
Maple, Ontario