

Communication - Pub. Reg. Apr 30/2013
2 Welton Street,
Maple, Ontario, L6A 3Z2
April 13, 2013.

Mayor M. Bevilacqua and Members of Council
City Hall, Maple, Ontario

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COMMUNICATION	
CW (PH) - APRIL 30/13	
ITEM -	1

Dear Council Members,

Re: file number Z.12.016

South west corner of Keek St. and Major Mackenzie Drive

The development of the subject property with prestigious, large townhouses could be attractive to prospective purchasers who wish to live in a neighbourhood with attractive houses in the subdivision beside it. Such a development would enhance the Maple core areas.

The property has many amenities nearby: excellent public transit by bus and train, library, shopping, athletic and medical facilities and many others.

However, I do not see anything prestigious in the proposal to be discussed.

The elevation plan shows 45 units crammed into an area once occupied by 10 families with a "cookie cutter" appearance which is appealing nor imaginative.

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CLERK'S DEPT.

Fewer townhouse units with more green space would help make the complex more attractive to prospective purchasers and neighbouring residents.

Three story buildings along Keel St. and Major Mackenzie Drive is appropriate. Two story buildings on Church St. and Jackson St., where the complex interfaces with the existing subdivision, is visually more suitable and appealing.

The site plan shows traffic entering and exiting the complex from Church St. and Jackson St. Consequently, all vehicles will tend to flow through the neighbouring subdivision before reaching Keel St. or Major Mackenzie Dr. The more units, the more vehicles with the resulting noise, congestion, parking and safety problems. Fortunately, Church St. is a one-way street eastbound between Jackson and Keel Streets.

The two parking spaces allotted to each townhouse is adequate, but the spaces for visitors, clients and shoppers for the live/work units is inadequate. The surplus will park on nearby streets.

The green space as shown is very inadequate.

The project as it is ~~pro~~ portrayed in the application is not compatible with the nearby residential community and will be detrimental to the existing house values and quality of life.

The building of townhouses on the subject property is a good idea if it is done properly.

The project should be built so that it is aesthetically pleasing to the prospective purchasers, the existing neighbours, and a valuable addition to the downtown core of Maple ~~and~~ that Council ^{can} be proud of. It should have a minimal negative impact on the neighbouring community.

On page 1, paragraph 3, of the proposal it states "The owner has submitted a related Site Plan Application DA-12-038 to facilitate the future development of the subject property." Since there is no information ~~to~~ enclosed about DA-12-038 I ask, "What future development?". I thought Z-12-016 as outlined in the "Notice of a Public Meeting" for April 30, 2013 was the future development. Is this a carte blanche request by the developer to make changes at will.

Sincerely,
Robert Hofland