

<u>C 9</u>
COMMUNICATION
CW (PH) - <u>MAY 21/13</u>
ITEM - <u>3</u>

Comments on

Development 9850 Keele St. Maple, On.

Building height

The drawing on attachment #4 shows 4 floors plus a roofline above that. (No measurements are given) So, assuming 10 ft per floor plus the roofline a height of 50 feet would appear to be reasonable.

These structures would effectively block the site line of the Church to anyone looking north on Keele St. from south of the project. Driver pedestrians, cyclists etc. Would be looking at a sterile block wall, instead of a historically important building that has been honoured by the Province, Vaughan Council and indeed the community. In fact a family has just recently donated a stained glass window to add to the importance of the Church.

Keele St. would resemble other communities in Vaughan were thoughtless development created soulless streetscapes.

St. Andrews Presbyterian Church
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Maple, Ontario
L6A 3Y4

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Parking

The projects offers 3 parking spots for visitors. (I did not see any indication of residential parking) Given the number of units proposed this would be inadequate and visitors will attempt to park in the church parking lot to the north.

However this lot is already used extensively by the Church and outreach groups such as ESL, AA and others. As a result additional demand for parking cannot be accommodated.

Therefore adequate parking both residential and visitor must be provided by the project. If the developer is not willing or able to do so, the application should be denied.

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Trees

On the northern edge of the development are large Pine and Maple trees dating back over 100 years.

Developing, excavating near the root system will damage and probably kill these trees, as has happened in other locations.

What assurance can the developer provide, (other than pious words) that these valuable specimen will be protected for the enjoyment of future generations?

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Water run off

The project is located on what is basically a swamp. Dig down a few feet and you find water.

The drainage creek on the Westside of the park already overflows during any good size rainstorm and additional development at Keele & Church St. will add to the existing problem, including more frequent flooding of Naylor St.

Therefore given the size of the proposed development it would only be fair to owners demonstrate conclusively that no additional run off will occur from the new structures driveways etc.

If the developer cannot provide such guarantees than the project should be denied.

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