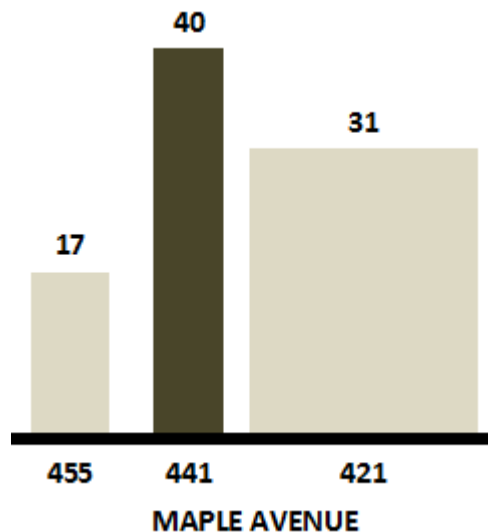


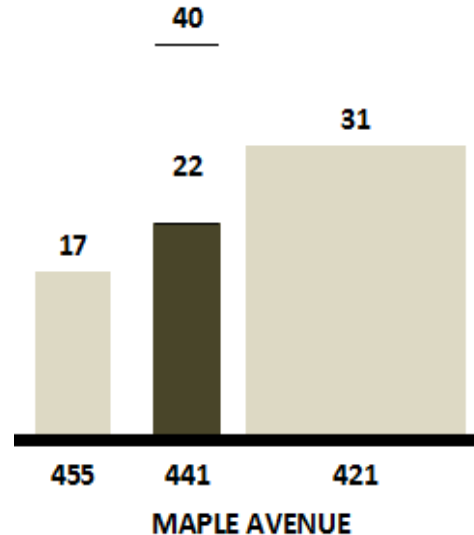
The proposed 441 Maple building will be twice taller than the 455 Maple and a third taller than the 421 Maple

Why we have “By-Law”, If not follow!

Proposed



By-Laws



- ✓ Both 421 and 441 proposed have 11 storey
- ✓ 455 has 6 storey

Parking requirement

- By Law of 191 spaces versus the proposed 164
 - excluding 15 space on Hydro One land
 - Miss leading Parking study

Increase density

This project requires amendment on density bylaws with 3 times the bylaws limits!

(153 units versus 56 units from the bylaws for property of that size)

(The Bylaws maximum of 200 units by hectares * 0.28 Hectares for that propriety = 56 units)

The 0.28 Hectares include 1.88m access easement from the 421 Maple

Social and Environmental Concerns

Environmental Concerns

- Do we want to become Toronto Downtown with out / limited green space and buffers area? Lets keep the By-Law minimum requirement for step back.
- Moving the Main entrance to the side or to the back of the Main Lobby could help reducing illegal stopping on Maple Ave.
- Close to 60% of the unit are small one bedroom unit.
 - Some of those unit are only 620 square feet.
- The traffic is out of control due to those high density buildings

Social Concerns

- “Better Life Retirement Residence” existing and potential users of the service are the loser of this project.
- Continue loosing Jobs and Service in the downtown area.

Other Concerns

- “Below Grade Parking Encroachments” is great for the developer but very risky for the city and the future condo owners.
 - Any repair of the foundation or heavy lifting will require the permission of the city or the neighbor to use their land to get access.