

Clerks

From: Ken Yee Chew [REDACTED]
Sent: Thursday, March 17, 2022 5:16 PM
To: Clerks; Michael Witmer
Cc: [REDACTED]
Subject: 1373 Gordon St OSZ / ZBA Neighbourhood Comments and Recommendations
Attachments: 1373 Gordon St OSZ ZBA.pdf

Categories: Correspondence

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Dear Micheal Witmer and Planning Staff,

My name is Ken and I am a resident of Maple Lane Drive who has lived in the Maple Drive community for over the last three years. I went to school at the University of Guelph a number of years ago for Landscape Architecture and will be going back in the fall for my MSc in Rural Planning and Development. I currently work as an urban designer at the City of Brampton and as someone who works on high density application review, I would like to voice my general concerns and share some recommendations from my analysis of the proposed plan as a resident of the adjacent community.

It is encouraging to see development taking place, however like many other residents I am deeply concerned about the removal of all the existing trees in addition to the configuration of the surface parking in relation to the neighbourhood and natural heritage system.

As you know this development is adjacent to mature townhouse dwellings in addition to a significant natural heritage system. It would be unfortunate for the developer and community if this existing context was not integrated into the site plan.

I also believe the additional 3 stories being proposed is not appropriate for this site as the property setback is very close to the existing residential community and does not provide adequate transition. I have attached some simple high level comments and suggestions after a review of the site plan.

I would love to work with your staff and concerned neighbours to come up with a better solution for all parties affected by this development proposal.

Thank you,
Ken Yee Chew

1373-1389 Gordon St OSZ22-01

Neighbourhood Comments, Concerns and Proposals

March 17, 2022

Existing Context



1 Wetland and SWM Pond

- The wetland and SWM is highly used by local residents, especially during the summer months and serves as a vital trail connection to Preservation Park and other natural assets.

2 Existing Mature Trees

- There are over 100 mature trees in the property that serve as bank stabilization for the naturalized SWM channel and existing wetland.

3 Transition to the existing neighbourhood

- Vaughan Street Circulation and Access Point needs to be addressed and consulted by local neighbours. There are concerns with the removal of on street parking as the area during the summers and during the school semesters is already at high capacity.

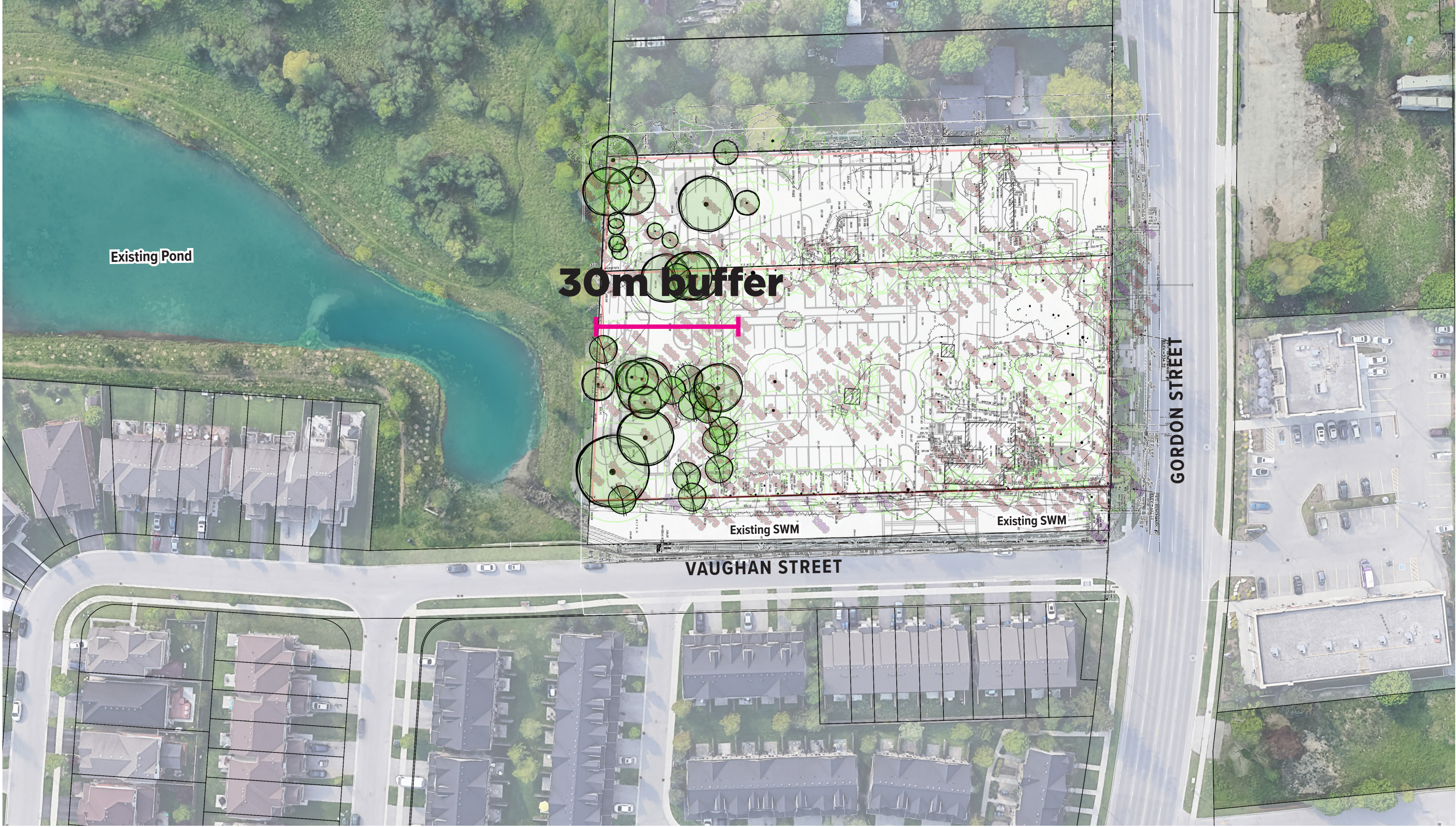
4 Transition to the wetlands / natural heritage system

- It is integral for there to be a transitional buffer from the naturalized area to the development interface.

Majority of trees on private property to be removed

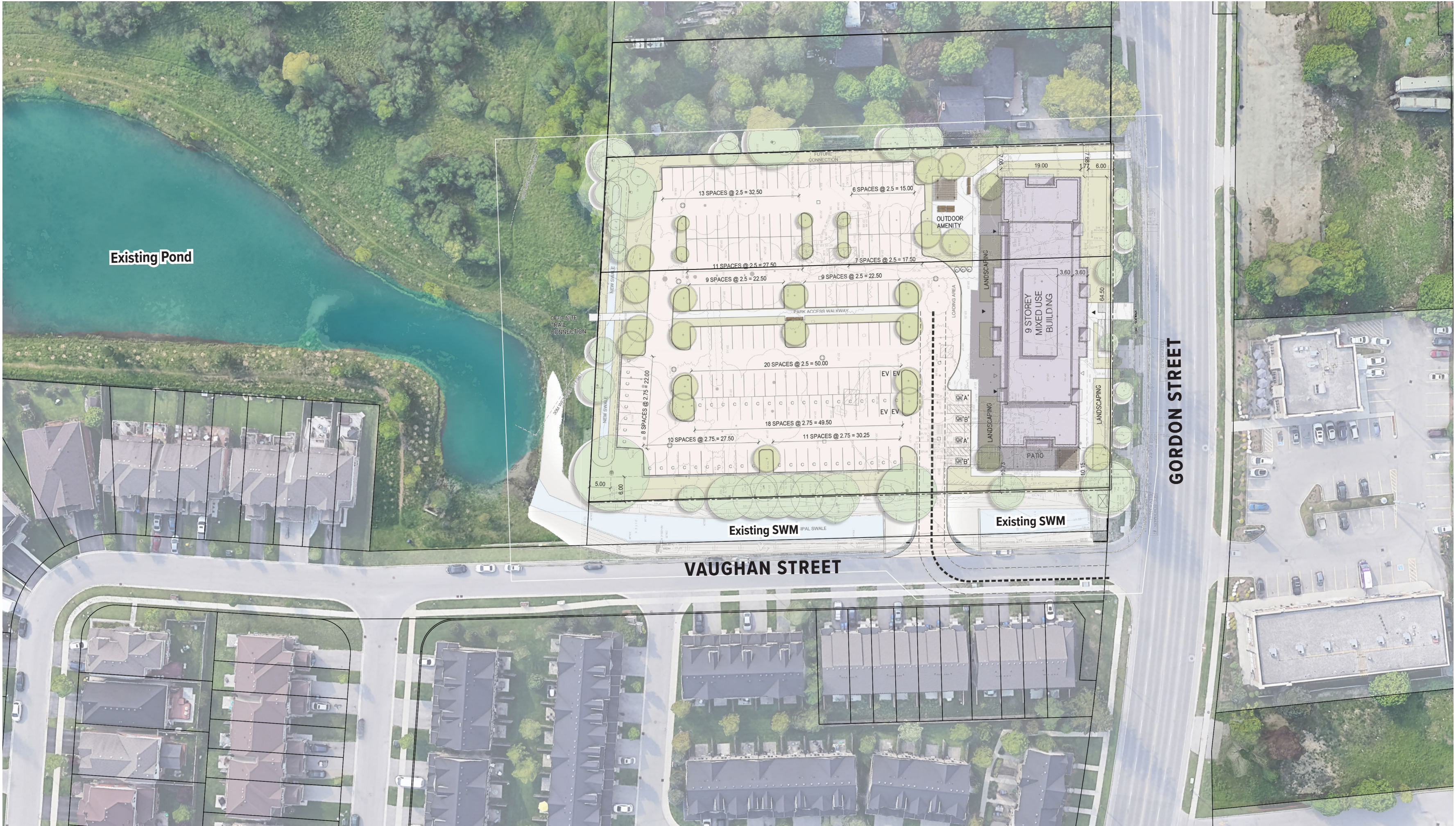


Suggested Trees to be Preserved

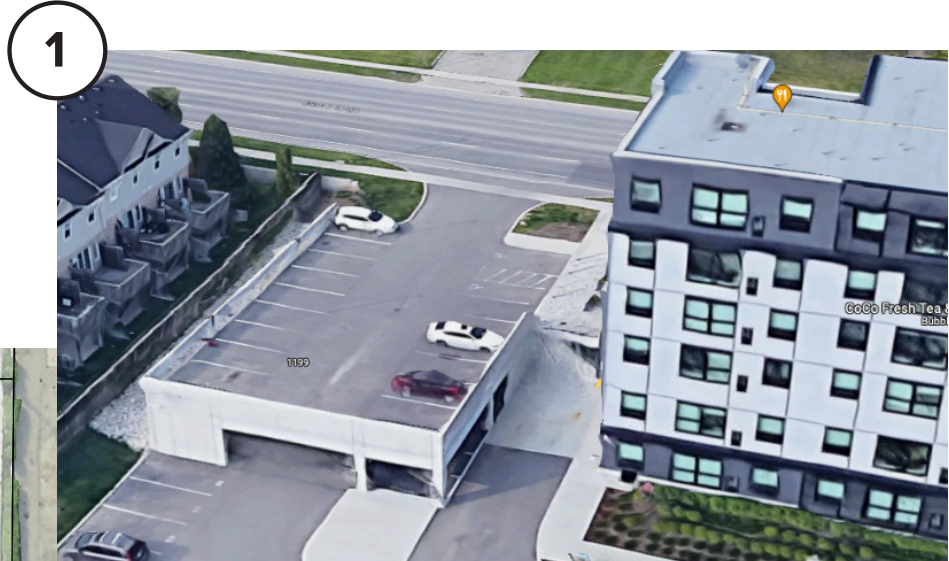


Create a Privately Owned Public Space (POPs) utilizing the existing mature tree canopy

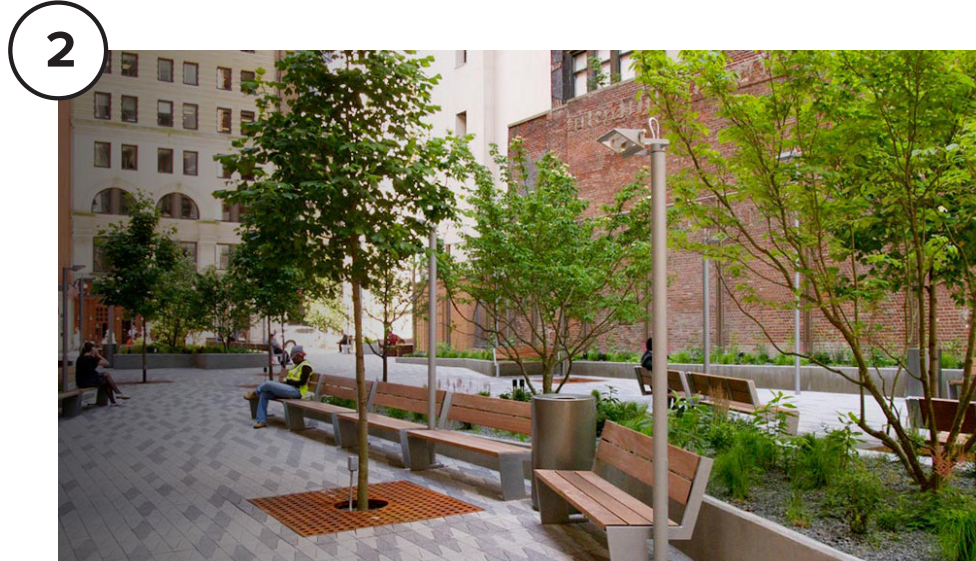
Existing Site Plan



Conceptual Plan + Recommendations



1 Incorporate two storey parking structure



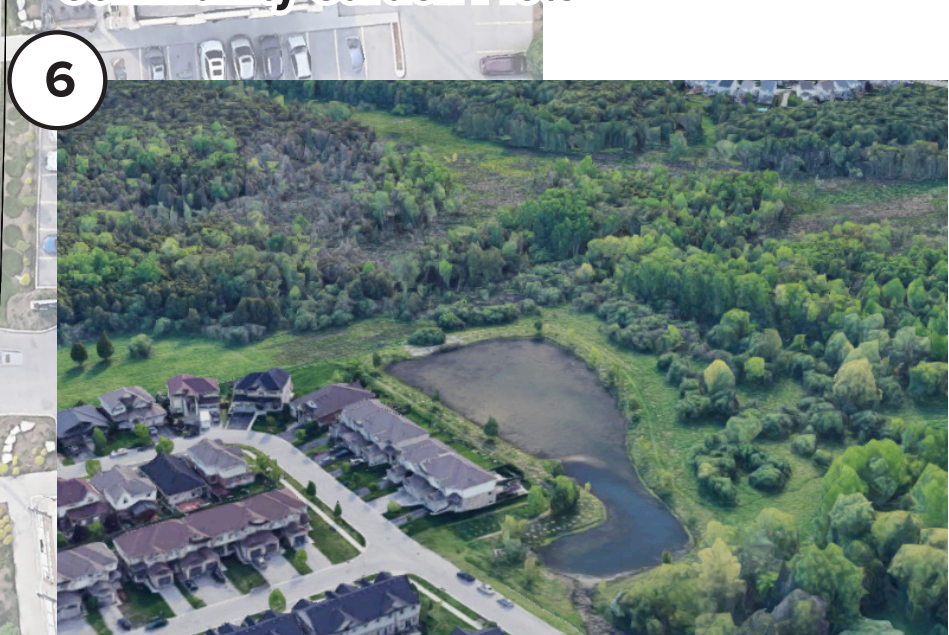
2 Create urban condition with site furnishing



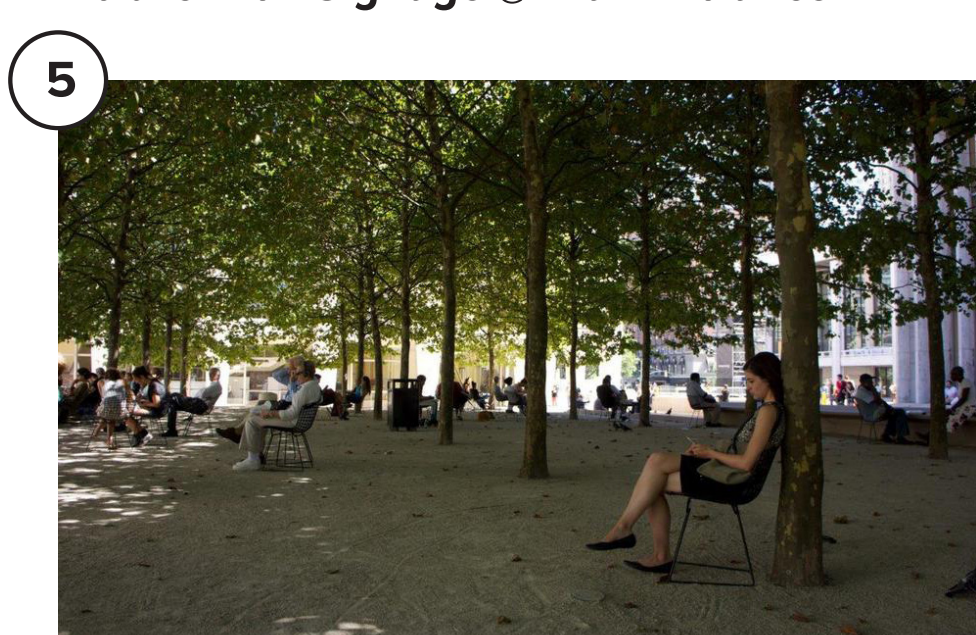
3 Community Garden Plots



4 Public Art + Signage @ Trail Entrance



6 Connect existing trail network



5 Create a bosque with existing tree canopy

Utilize the existing trails network to integrate the development with the surrounding

Thank you