

## **Ward 1, 600 Stonehaven Ave.**

### **Development Proposal**

### **COMMENTS**

The fundamental comment is that this HIGH DENSITY development proposal does not fit with the surrounding low density existing developments. Stonehaven Ave is presently the go to cross street between Leslie Street to the east and Bayview Ave. to the west. Stonehaven not only serves the local residences in the Stonehaven Sub-division but also the subdivision immediately to the east off Leslie Street and the sub-division immediately to the west off Bayview Ave. Stonehaven Ave is also the access route for two public schools within the sub-division and their daily schools bus traffic which causes considerable traffic delays on school; start and stop times. The entire Stonehaven development quadrant is served by only four(4) access routes, including the residential development on the Magna Commercial lands. The traffic situation on Stonehaven Ave. is presently challenging during morning and evening rush hours, the town has seen it necessary to install traffic calming obstructions on some local streets within the sub-division. Adding a HIGH DENSITY development to the present situation is not acceptable.

The present plan for development as designed has two entrances off Stonehaven Ave., the one to the west is acceptable, however the one further east should be removed to improve traffic levels and sightlines on a long Stonehaven Ave. curve which includes numerous residential entrances as well as the MAIN entrance for the German Canadian Club development. This area is subject to significantly reduced visibility in winter blowing snow conditions and foggy conditions. The western entrance is listed as being changed to a 4-WAY STOP which will also cause increased Stonehaven Ave. traffic congestion. This 4-way STOP is in close proximity to the traffic lights on Stonehaven Ave to Bayview Ave which will compound morning and evening rush hour traffic backups. This situation will need mitigation of installation of a right hand turn lane for westbound Stonehaven Ave. traffic to go northbound on Bayview Ave. All of this traffic and congestion is

happening with the entrance/exit to the north side presently existing Commercial development.

Also have some concerns based on experience from the cemetery removal at Toronto International Airport in the 1990's. Our original estimates of the number of graves and overall size was under estimated by a factor of 50. This happened even though there was extensive research, ground penetrating radar scans etc., it was only when the removals for relocation was undertaken that the number of graves and size was fully determined. The development proposal does not seem to have extensively evaluated the area of the graves, owing to the fact this was a local FARM FAMILY grave site the burials and size could be significant. What are the developer plans should the burial area extent into the proposed development area and what access is going to be provided to the area of the graves and vehicle parking as this is presently provided on the proposed development area.

Would have less concerns if the proposed development was solely R1-E, R1-F with NO R4 and NO CONDO.

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