

May 30 2024

To: Port Colborne City Council

Re: Proposed Maplevue Subdivision Development.

The following is a list of concerns and possible considerations.

- Shortening the West Side Rd extension to cross over Killaly W and then turn into the development neighborhood will considerably reduce the development traffic and well as other traffic not actually needing to drive straight through to Elgin just to get to Steele St. Protecting the existing slower moving established senior community.
- Create an exit onto Rosemount Ave that will redirect some traffic out of the new development that will have downtown and Lakeshore as their destination. Rosemount and Clarence currently have a three-way stop sign and will impact 2 property side yard as opposed to a 4000 populated community already using Elgin.
- The new development appears to have insufficient parks and playgrounds for the number of people and children that will fill that high density proposal and should create more.
- The new units that directly impact the west facing backyards of Maple St should blend in with the existing community better and not be 3 storey units with a 4<sup>th</sup> storey terraces which will completely impose on those pre-existing townhomes.
- Explore splitting the area marked "woodlands" and placing part of it to backing onto the existing Maple St backyards and move the proposed Stacked/Back-to-Back townhouse row that exists on the proposed plan to the newly freed-up space in the proposed subdivision.
- A pre and post inspections of the surrounding existing townhouses for basement and exterior brick walls, windows and doors sealing poorly or for any other negative impact that may come from the removal of bedrock needed to lay infrastructure and foundation work.

Thank you to our Council and City for working on our behalf to maintain our City Mission Statement of "A small town Experience".

*Cathy Burke*

