

March 15th, 2022

- File Number(s): POPA 2021-0011, RZ 2021-0015, and 21CDM – 21004C
- Related File Number(s): SPA 2021-0077
- Applicant: Humphries Planning Group Inc of behalf of Harvestone Centre Inc.
- Location: 13656 Emil Kolb Parkway, Ward 4

Dear Council,

I would like to present my opposition to the proposal by the Applicant: Humphries Planning Group Inc of behalf of Harvestone Centre Inc. for the location: 13656 Emil Kolb Parkway.

In reading through the materials provided, there will not be adequate parking provided within the development to support 45 stacked townhomes. The plan is to ONLY provide 1 parking spot per unit yet housing prices are so high that the majority of homeowners even in a 2 bedroom or 1 bedroom unit have to have 2 vehicles. The developer is only providing each townhouse unit with 1 parking space. There will be 36 spaces in single car garages (which most people don't park in!) and 9 in a surface lot. The addition of 9 visitor spaces will not be adequate. Access to the townhouses blocks is provided by an internal condominium road from Harvest Moon Drive. Harvest Moon as you enter from Coleraine is too narrow of a road to accommodate any overflow of parking even if temporary and short term.

While I am not opposed to a condominium development at this location, the number of units being built has to support the appropriate number of spaces for parking. These units will be occupied by working individuals either employed within the Town of Caledon or individuals that have to commute outside of Bolton and therefore will require vehicles.

Regards,
Kim Bayley
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