

**From:** Howard Buckman  
**Sent:** December 6, 2022 11:58 AM  
**To:** Howard Buckman  
**Subject:** Application Plan 22 258667n

To: Planning and Urban Design Department

Please be advised that I have been retained on behalf of 2261039 Ontario Limited ("226") which is the registered owner of 8300 Woodbine Avenue, the lands and building immediately adjacent to and south of the applicant's property.

The following submissions are being made:

226 has a registered right of way over the applicant lands which is so indicated on the proposed conceptual plan. The proposal contemplates ingress and egress to and from Lanark Road which will both adversely impact the right of way of 226 and result in parking congestion. There is little room for vehicles to turn in and out of the proposed site and does not appear to provide for adequate traffic flow and therefore is ill situated.

The volume of this ingress/egress onto Lanark is further impacted by the proposed right-only access to Woodbine Avenue which is a very busy thoroughfare. This right-only access is also too close to the entrance/exit which 226 has just to the south and increases accident probability. The right-only exit should be eliminated.

The proposed uses will certainly invite tenants and their customers to park on the 226 property and simply walk over to their units also creating parking issues for 226. Accordingly, there must be a requirement for some form of fence or barricade between the properties.

If parking spots are proposed for the west side of the plan back on to the right of way (unclear on conceptual plan) this will cause accidents due to reversing vehicles and should be relocated.

We believe that a current traffic study for the site should be provided.

We reserve the right to make oral submissions on March 5<sup>th</sup>.

Please address all future notifications to the undersigned at [REDACTED] with mail to the attention of Howard Buckman 8920 Woodbine Avenue Suite 400 Markham Ontario L3R 9W9,

Thank you.