



STAFF PHOTO/STEVE SOMERVILLE

The corner of Main and Lloyd streets will be the site of a six-storey building if a development before the town goes ahead. You can attend public meetings on the proposal. On the front page, an artist's drawing of the proposal filed with the town earlier this year. Updated drawings are being prepared for next month's sessions, the developer said yesterday.

# Downtown building still too big for neighbours

BY SANDRA BOLAN  
sbolan@yrmg.com

It's still too big for such a small space.

That is the sentiment of some Lloyd Street residents of the proposed PACE Savings and Credit Union's new building slated for the southeast corner of Main and Lloyd streets, despite a revamped design that makes it smaller than originally planned.

The new proposal has the building sitting one storey shorter, the residential unit sizes have been reduced as have the number — 82 from 86 — and the architecture will reference heritage.

Despite these and some other changes, residents still don't like it.

"It's just going to totally take away from the downtown effect of small town Ontario," said Lloyd Street resident Gordon Duggan.

"It totally doesn't make sense," he said.

The resubmitted proposal to the town calls for the building to be six,

not seven, storeys tall with commercial space on the ground floor.

One of those businesses will be PACE, which is working in partnership with Geranium Corp. on the project.

Some of the building's changes were made based on feedback from community and special interest meetings held last year. PACE has a building on the property.

"We believe the site is an ideal site with the core area, Main Street to be the recipient of a mixed-use, modestly-scaled building at six storeys with two storeys of underground parking," according to a letter to the town from the Sweeny Sterling Finlayson and Co. Architects on behalf of the proponents.

Between its proximity to the GO station, which is across the street and being on Main Street, the building will provide new businesses and residents the opportunity "to support and enliven the street", according to the architect's report.

"We're trying to contribute to the betterment of the community," said

Cheryl Shindruk, executive vice-president of land development for Geranium Corp.

*The new proposal has the building sitting one storey shorter, the residential unit sizes have been reduced as have the number — 82 from 86 — and the architecture will reference heritage.*

The project will cost about \$30 million, according to Ms Shindruk, and provide a number of spin-off benefits, such as construction jobs and new businesses in the downtown.

"These (types) of developments are important stimulators for downtowns," she said, admitting a project like this is challenging because of the small footprint of land available versus less developed areas.

"It's a large building for a small

space, a small road," said Lloyd Street resident Maureen o'halloran.

Like Ms o'halloran, Mr. Duggan would prefer the building to be in the three to four-storey range with retail on the ground floor.

"It's just going to change the face of downtown," Ms o'halloran said.

"I don't think I want it to be a focal point," she said.

Ms o'halloran is also not thrilled about the proposed location for the building's driveway — 20 feet from her home.

Mr. Duggan and Ms o'halloran are also concerned about traffic flow.

The width of Lloyd Street at Main Street is 24 feet, the width of a driveway, according to Mr. Duggan and the remainder of the street does not widen out much more.

The architect's report claims roads will be improved through new streetscaping and the street-level commercial space "can animate the surrounding streets".

Councillor Rob Hargrave, who represents the area, did not respond to requests for an interview.

## GOOD TO KNOW

A neighbourhood meeting on the proposal is scheduled for April 3 and a public meeting will be held April 16. Both start at 7 p.m. in council chambers, 111 Sandford Dr. As the project is still in the proposal phase "we do not have a position as of yet because we're reviewing the work and we obviously want to hear from the public," said Andrew McNeely, director of planning and building services for the municipality. He encouraged residents to attend the meetings. The revised proposal can be viewed at [www.townofws.com/pace\\_savings\\_and\\_credit\\_union.asp](http://www.townofws.com/pace_savings_and_credit_union.asp)

## Casino Rama Bus Tour

Your **FREE** trip to Casino Rama includes:

- Transportation
- Light refreshments served on the bus
- \$10 coin voucher
- A short presentation on the benefits of pre-arrangement

**Date** Tuesday, March 26, 2013

**Time** Bus leaves at 9:00 am sharp

**Location** The Stouffville Legion at 150 Mostar St., Stouffville

Bus departs Casino Rama at 4:00 pm

Hosted by Sarah Scala, Pre-Planning Funeral Director  
For more info and to register now, call 905-642-2855  
Please RSVP by March 19, 2013. Limited Seating.

Brought to you by

● O'Neill Funeral Home

by Arbor Memorial

6324 Main Street, Stouffville • [www.oneillfuneral.ca](http://www.oneillfuneral.ca)

Arbor Memorial

