

Subject:

Zoning file Z.17.035 and 19T-17V012, regarding 11 and 19 Donna Mae Cres.

From: jeev.stephen [mailto:REDACTED]**Sent:** January-22-18 3:51 PM**To:** DevelopmentPlanning@vaughan.ca**Subject:** Zoning file Z.17.035 and 19T-17V012, regarding 11 and 19 Donna Mae Cres.**PUBLIC HEARING
COMMUNICATION**

Date: Jan 23/18 ITEM NO. 3

Attention: Mark Antoine,

I live at [REDACTED] Donna Mae Crescent. I am a father of two daughters. I attended Thornhill Public School and Thornhill Secondary School and am a longtime resident on Donna Mae.

I have reviewed the application and the associated reports, plans and other documents submitted by the applicant for the new development proposed for Donna Mae Crescent and identified several concerns that should be addressed before any further consideration of the application.

1. New road and intersection design.

The concern is safety. The proposed design appears to increase the risk of head-on collisions at the existing blind corner on Donna Mae. Pedestrian safety is also a concern due to the apparent wide throat on "Street 1" where it intersects with Donna Mae.

2. Stormwater Management.

Despite the LID methods and a sophisticated storage and flow control system proposed to service the new development, from an overall perspective of the existing street, it appears completely inadequate for the new development site, the existing street drainage system, and for the protection of the public, property and the environment.

If a storm sewer is proposed to service the new development it MUST be a development specific new storm sewer that connects directly to the trunk sewer on Centre St. with no discharge to, or impact on the existing street ditch drainage system, OR installation of a storm sewer along the entire length of Donna Mae providing complete stormwater servicing for all existing and new dwellings.

The Stormwater Management report did not address any inadequacies and/or risks of the existing ditch or provide any indication that it could safely convey any additional flow not to mention the impact of an approximately 50% increase as is estimated to discharge from the development.

3. Proposed plotting and massing is not compatible with R1V zoning or the streetscape of the existing stable community of old Thornhill.

R1V height limits are important and include prohibition of artificially elevating the existing grade (beyond certain proscribed limits) to establish a higher lot elevation at the front of a new dwelling, the point from which building height is measured. 11 metre high houses are far too high for the area. (Doesn't an 11 m house usually include a full 3 storeys of above ground living space?)

4. Accessibility

Since the proposed development abuts a public park in the Heritage Conservation District it would be a good idea to construct a path for walking and bicycle access from the new public street to the park and this will then provide better car-free access to and from Yonge Street and the Thornhill Public School.

5. Impact on the Thornhill Heritage Conservation District landscape.

A strong case can be made that the landscape (trees, topography, buildings, structures, path and streets) on and surrounding the MacDonald House property constitute a significant cultural heritage landscape.


The Provincial Policy statement requires the conservation of significant cultural heritage landscapes.

Regardless of the official designation it is important for the impact on the surrounding landscape be clearly understood before any development of the site.

Perhaps the Commissioner of Planning should consider implementing a Site Plan Agreement which is required to secure the City's interest in the MacDonald House property and protection of the cultural heritage landscape of the Thornhill Heritage Conservation District.

Regards,

John Stephenson

 Donna Mae Cres., Thornhill, L4J 1Z9

Sent from my Galaxy Tab® S2