

December 3rd, 2017

Att: Mauro Peverini, Director of Development Planning
Barbara A. McEwan, City Clerk

City of Vaughan
2141 Major Mackenzie Drive West
Vaughan, Ontario
L6A 1T1

PUBLIC HEARING
COMMUNICATION

C6

Date: Dec 5/17 ITEM NO. 1

Dear Sir, Madam:

**Re: Zoning By-law Amendment File Z.17.021
39 Centre Street – Peter Edrey**

We are residents of the Thornhill Heritage Conservation District and live at [REDACTED] Elizabeth Street. We would like to express our great concern with respect to the application for rezoning of 39 Centre Street from R1V to C1.

For many years we, Elizabeth Street residents, have discussed safety and parking issues on our street with the City. Numerous meetings, monitoring, studies and recommendations have been put forward with no result. Unfortunately, from year to year the situation on the street is getting worse and is primarily caused by lack of parking spaces for the neighbouring businesses.

Parking Issue

Many businesses have much more employees and clients without adequate parking on their sites, and in turn parking spills over onto our street. The applicant property is no exception; ten or more cars are seen on the property very often and still their employees continue to park on the street for the duration of working hours.

Heritage / Zoning Issue

There are many studies and documents done before this area was designated as a Heritage Conservation District. There are important reasons why R1V zoning is proposed within the district. The existing heritage house on the 39 Centre Street is a house of the significant heritage value and is located on the small, greatly reduced lot. As seen from Elizabeth Street the house is surrounded with the paved areas that have been increased over the years as there is a need for more parking spaces. In our opinion, surrounding the house with the many cars on the property, more often, double in number than proposed (available) parking spaces, defeats the purpose of the designated heritage property in the heritage district.

Safety Issue

Currently, cars are parked on Elizabeth Street from early morning and moved after working hours. They generally belong to the employees of the surrounding businesses. Elizabeth Street is formerly a narrow Laneway corridor, turned into a Right of Way Road. At the subject property, the width of the ROW is approximately 9.5 m, which includes 6m wide pavement and asphalt run-off collector gutters approximately 0.8m on each side. There are no sidewalks and approximately 1m wide boulevard is almost nonexistent. Furthermore, the street is restricted to

the south with retaining walls on the either side of the road before the narrow bridge in front of the intersection with Old Jane Street. With the narrow roadway, current traffic volume, parked cars, illegally parked cars on the other side of the road, and no sidewalk there is great concern for the safety for all of us walking this street, our kids and our dogs.

Snow Removal Issue

With the increased paved areas on the commercial property requiring snow clearance and very little or no snow storage on the property during the winter period, all snow is pushed to the narrow corridor of Elizabeth Street where there is generally no storage available on the road. As a result snow has to be pushed by the City onto Centre Street. The 6m pavement width of the road is greatly reduced and with parked cars throughout the day this poses a dangerous and unsafe condition for all of us.

In summary, we, the residents of the District, have been working together with the City to resolve these issues for a long time and we are hopeful to get our Streets back and to preserve heritage values and attributes. We are opposing this application and we trust that predicament that we are in now will get even worse if this application is approved.

We kindly ask that our concerns be taken into consideration before the City makes recommendations on this application.

Respectfully,

Greg and Bozana Ilic

██████████ Elizabeth Street

Thornhill, Ontario,
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