

Shirley Porjes & Atul Gupta

December 2, 2017

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

PUBLIC HEARING C7
COMMUNICATION

Date: Dec 5/17 ITEM NO. 1

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

Dear Sir, Madam:

We are writing to you as very concerned neighbours with respect to the application for the rezoning of 39 Centre Street from R1V to C1. My husband, children and I reside at [REDACTED] Elizabeth St which is the first residential house across from this address.

My file on application for by zoning and by law exemptions for this particular address is significant in the owner's persistent interest in changing the character of the property over time. This dates back to 1997 when my husband and I moved to the Thornhill Historic area. At that time, the OMB directed Council to support the severing of the original parcel of land and to enact a By-law with a maximum lot coverage of 23%. In 1998 the Committee of Adjustment approved the application to permit an accountant office. Since then, Mr Edrey has applied to increase the lot coverage and set backs on numerous occasions. Each time the neighbours, including my husband and myself, have expressed our concern over the changes requested. In 2005, Mr Edrey was granted a zoning by-law amendment to make what we consider significant lot coverage and set back allowances (lot coverage to 26.45% for example). These were granted as Mr Edrey was extending the size of the dwelling area of the premises as he discussed at the hearing.

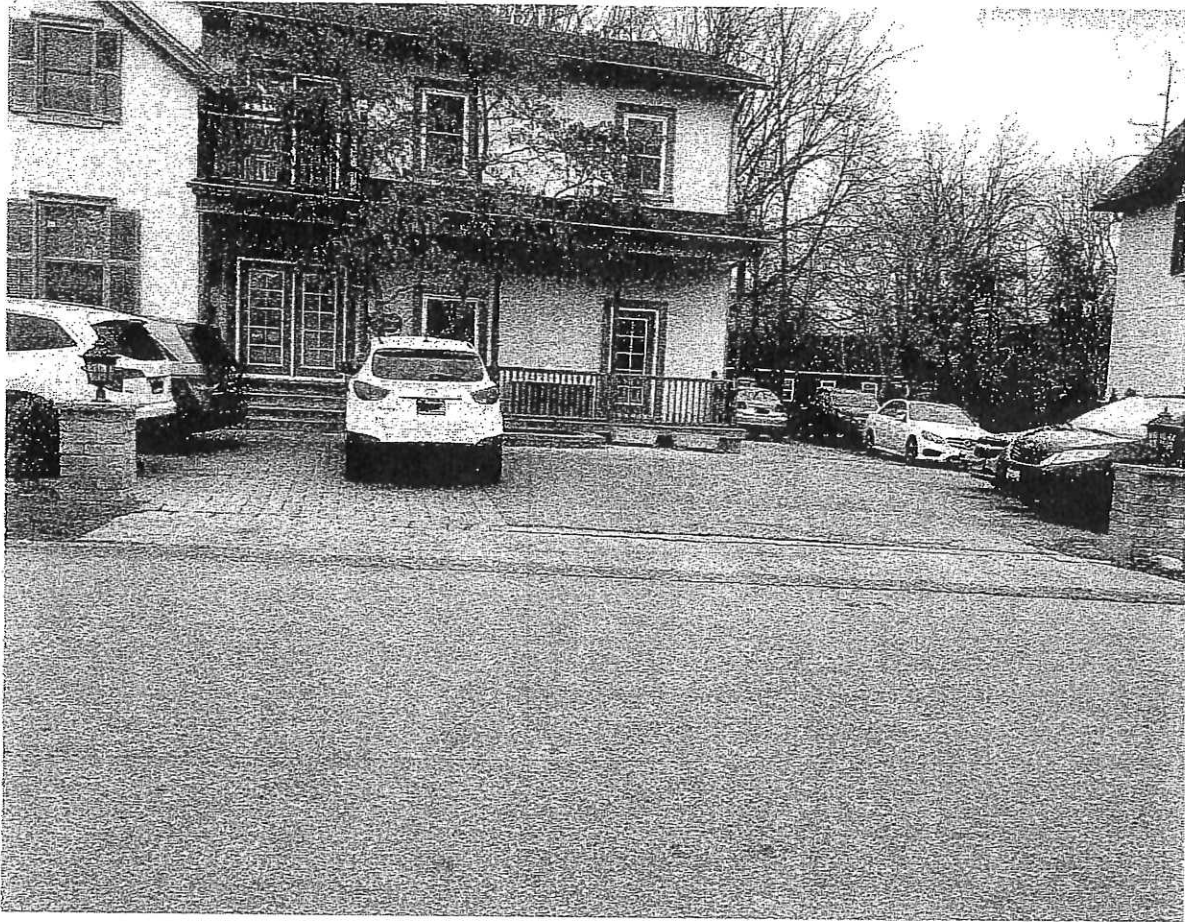
Since then Mr Edrey apparently no longer uses this address as his residence. There are now multiple businesses operating from this address. As we read this application, Mr Edrey is now requesting to legitimize this use of the premises. Not only do we object to this application, but also request that the current bi-law be enforced by Vaughan.

Specific concerns:

1. Changing the nature of the area: We understand that some of the buildings fronting onto Centre street are already zoned Commercial but we are opposed to any further movement in that direction on the south side of centre. The unique nature of the historical area must be preserved. This is a small oasis in the middle of the big city and we rely on Council to preserve it for not just the residents but for the community at large. There are many other choices for businesses to locate themselves if they are interested in being in a commercial area. It is not necessary to corrupt the historical village.
2. Parking: This has been an ongoing concern. The application attempts to address the parking by identifying 6 on site parking spots and 2 in a local church. The reality is that the parking today is already well beyond that. I am attaching a picture below of the lot at 39 Centre St taken this morning (Dec 1, 2017). You can see 9 cars in the lot at the house and we've seen more than that on other days:

[REDACTED] Elizabeth St., Thornhill, Ontario, [REDACTED]

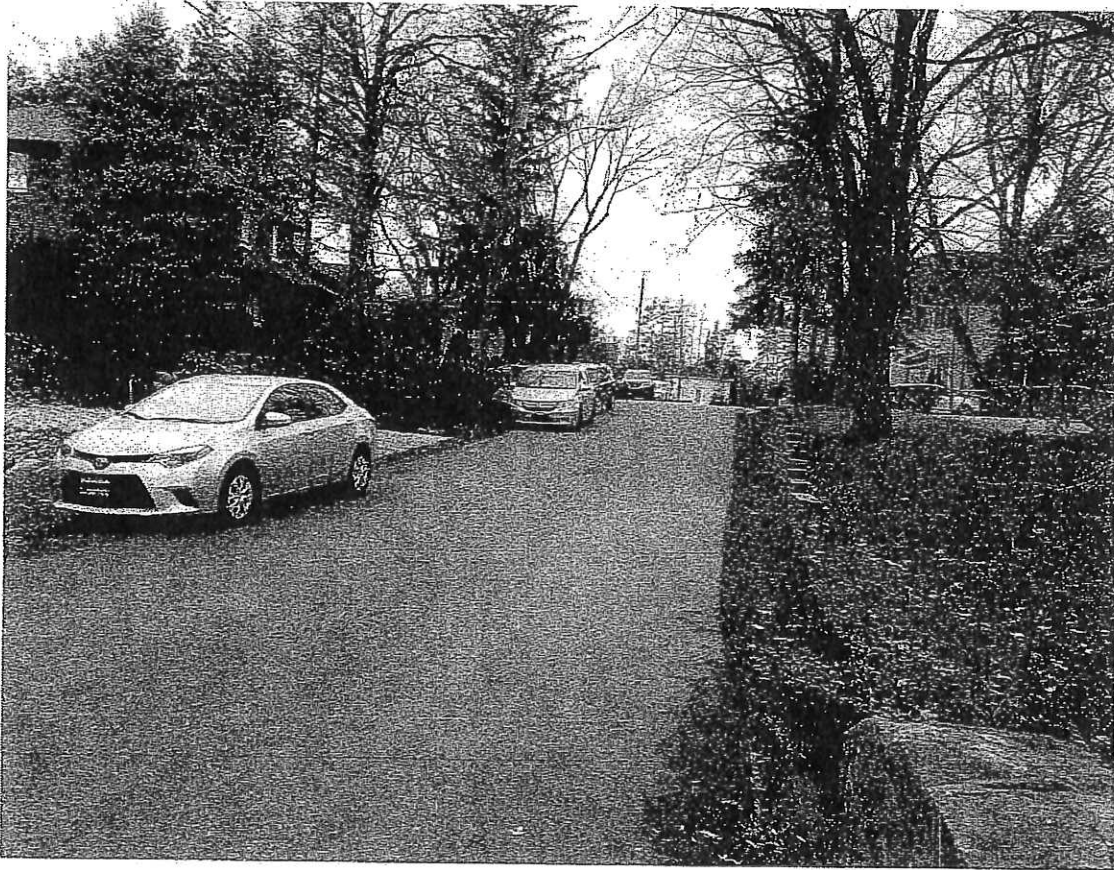
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In addition to the parking at the house, below is a view of Elizabeth St also this morning showing the proliferation of the parking situation. I recognize that some of these cars may not belong to 39 Centre St but again, it's a typical representation of the parking on the street which demonstrates that there is clearly no room for more cars there. In fact, we personally have had to call the city several times over the past months as cars have blocked our driveway entrance. With the narrow width of the street, it very difficult to manouever with this parking and although prohibited, many cars park on the East side of the street as well which then makes it impassable.

Elizabeth St., Thornhill, Ontario, [REDACTED]

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I also challenge the realism of any of the employees at 39 Centre choosing to park at a lot almost 3 blocks away when they could just use the streets closer to the building. I don't see this as a realistic option and believe it was added to the application to placate the community. In fact, the lease on the two spots don't even need to be renewed long term.

When considering this application, I would ask you to consider the unique character of this area and the significant issues we are already having with parking which will only be exacerbated with such a zoning change. We also ask you to enforce the existing by-law with respect to 39 Centre St.

Respectfully submitted,

Shirley Porjes & Atul Gupta
Elizabeth St
Thornhill

Elizabeth St., Thornhill, Ontario,