

Old Jane Street
Thornhill, ON

December 3, 2017

PUBLIC HEARING C 8
COMMUNICATION

Date: Dec 5/17 ITEM NO. 1

Committee of the Whole
City of Vaughan
2141 Major Mackenzie Drive West
Vaughan, ON
L6A 1T1

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

Dear Members:

We are the owners of the property at Old Jane Street. Our property is located roughly 200 metres from the subject property.

We are opposed to this application on the basis that business or professional office uses are inappropriate for the subject property. This is largely due to the fact that it abuts a residential area and provides parking that does not meet zoning by-law requirements for the proposed uses.

The subject property is on the south side of Centre Street. It can be distinguished from the properties on the north side of Centre Street that are zoned "C1". Properties on the north side of Centre Street back onto Thornhill Park and not a residential area. Properties on the south side of Centre Street abut the residential area that forms part of the Thornhill Heritage Conservation District.

The property that is located at the southwest corner of Elizabeth St. and Centre St. is zoned "C1" and also abuts the residential area. Importantly, it is much larger (roughly the same size as the subject property was before it was subdivided with the City's approval 10-15 years ago) and provides parking that appears to meet the requirements of the zoning by-law.

When a commercial use abuts a residential area it is most important that sufficient parking be provided. This application proposes six spaces. It does not meet the zoning by-law requirement of 11 parking spaces or the minimum parking space size.

The application proposes two additional spaces that would form part of a short-term agreement with Holy Trinity Anglican Church. The church is located about 250 metres from the subject property. From a practical standpoint, very few people will be willing to walk 250 metres to the subject property. Instead, they will continue to park on Elizabeth Street with overflow on Old Jane Street, as they do now.

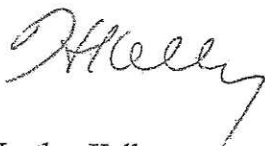
There are also significant issues as to the enforceability of a short-term agreement that forms part of a condition relating to a "permanent" zoning by-law amendment. Even with this short-term agreement, which we submit is largely impractical and unenforceable, there will be a deficiency of at least three parking spaces on the subject property.

Our observations are that there is already a significant problem with parking overflow from the subject property during normal business hours on Monday to Friday, with its current three business uses (which likely are not in compliance with the current by-law). This creates a noticeable traffic flow problem, particularly on Elizabeth Street, which is a substandard width and does not have sidewalks. In turn, this can create risks to both pedestrians and motorists and could create a very difficult challenge for emergency vehicle responses.

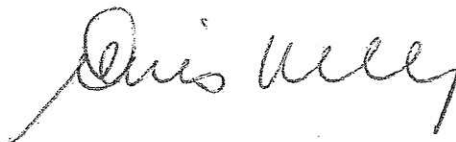
We respectfully submit that Council should either a) refuse this application or b) implement and strictly enforce parking restrictions on Elizabeth Street and Old Jane Street that would prohibit the overflow of parking from the subject property during normal business hours, Monday to Friday.

Please provide us with notice of the passing of any zoning by-law regarding the subject property.

Respectfully Submitted,



Heather Kelly



Denis Kelly