

December 4, 2017

Attn: Mauro Peverni, Director of Development Planning  
Barbara A. McEwan, City Clerk  
City of Vaughan  
2141 Major MacKenzie Drive West  
Vaughan, ON  
L6A 1T1

Dear Sir, Madam:

Re: Zoning By-Law Amendment  
File Z.17.021  
39 Centre Street—Peter Edrey

We have lived at 39 Elizabeth Street, Thornhill for over 20 years. During that time the neighbours have gathered on numerous occasions to discuss and at times advocate against zoning and bylaw requests pertaining to 39 Centre Street. We have attended City of Vaughan council meetings, OMB hearings, and once we even pooled money to hire legal council for advice. Our goal is to maintain the charm and heritage nature of our neighbourhood. This is a mandate, which has been echoed to us by members of Vaughan Council and the Planning Department in the past. Despite our efforts, activity levels on our street particularly related to vehicles, clients/customers and parking have increased dramatically due to Centre Street businesses, in general, and 39 Centre Street, in particular.

A number of years ago, 39 Centre Street requested permitting for an "accountant's office and home occupation use." The community specifically expressed their concern about the potential for business related parking on Elizabeth and Old Jane Streets. The city official definitively stated that the proposed applicant would be required to have adequate parking (defined at the time as 5 parking spots) for residents/employees/clients. He indicated that the applicant would have adequate parking at their establishment and there would be no increase in street parking - period.

We believed those city assurances.

However, we have watched as the accountant's office has morphed into numerous businesses with no owner occupation as required, and parking has overflowed the designated spaces at 39 Centre Street onto Elizabeth and Old Jane Streets. We are disappointed that our city officials have not enforced the current zoning bylaws. We feel that the approval of the current application to amend the City's Zoning By-law 188, to re-zone the subject lands from R1V Old Village Residential Zone to C1 Restricted Commercial Zone, would reward the applicant for not conforming with the regulations and by-laws in place. We are concerned about the changing nature of the area related to businesses on the south side of Centre Street, which back onto a residential area with historic significance. The change to C1 would have the potential to increase the number of clients and employees at 39 Centre Street, which would further negatively impact our heritage neighbourhood.

### Parking

As indicated above, the accountant's office at 39 Centre Street was to have adequate parking spaces. In the current application they are indicating they will have six parking spots on site and two temporary parking spaces a few block away. Based on their current business, they clearly need more than eight parking spaces. On many days there are nine to ten cars parked at their office, with overflow vehicles parking on Elizabeth and Old Jane Streets. There is no guarantee that their two temporary parking spots will be available in the future and therefore these should not be considered in reviewing this application. At present the parking at 39 Centre Street is not compliant with the previous changes agreed to by the city. The currently envisioned change to C1 Restricted Commercial Zone has the potential to increase parking, further aggravating this issue.

### Safety

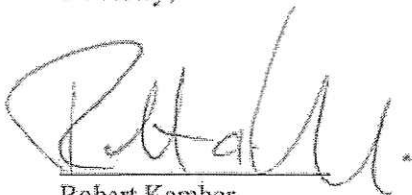
Elizabeth Street is an extremely narrow road, approximately six metres wide in places with no sidewalks. Within a few homes south of 39 Centre St, the width of Elizabeth Street is restricted by retaining walls on both sides and then a narrow bridge.

Given the heritage nature of the area, it is well used by mothers with small children and strollers, people walking their dogs and cyclists, not only from our area, but from adjoining neighbourhoods as well. With the overflow parking on Elizabeth Street a safety issue arises for all pedestrians. Add traffic to the mix and there is almost no room for pedestrians. We also worry about emergency vehicles, particularly a fire truck, being able to have adequate access given the reduced size of the road with parked cars. Winter snow plowing creates another hazard making an already narrow road smaller.

We live in a lovely area of old Thornhill, which is being negatively transformed by increased commercial activity primarily from 39 Centre Street. We object to the re-zoning of 39 Centre Street to C1 Restricted Commercial Zone. We believe such a change has the potential to result in additional employee/client parking and increased traffic.

Further we would like the city to enforce current zoning by-laws.

Sincerely,



Robert Kember



Paula Kember

Elizabeth Street,  
Thornhill, ON  
[Redacted]