

**From:** [REDACTED]  
**To:** [Committee of Adjustment](#)  
**Cc:** [Sandra Yeung Racco](#); [Cindy Furfaro](#)  
**Subject:** [External] Minor Variance Application A195/22  
**Date:** Wednesday, August 17, 2022 10:47:55 AM

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Dear Members of the Committee of Adjustment,

My name is Cathy Ferlisi. I am the President of the Concord West Ratepayers Association in the City of Vaughan. Thank you for accepting our comments and correspondence regarding the above matter.

The subject area is situated at one of the gateway entrances to the city of Vaughan. It is most unfortunate that the property owner does not maintain his property appropriately. From the attached photos, taken yesterday, you will easily determine that the property is being used for open storage with a variety of items strewn about. The property owner has not demonstrated any respect or regard for City By-Laws or neighbourly property pride reflective of that of the residential community directly across the street and the commercial property (Bratty building - which is impeccably maintained).

Currently, the property has limited parking that results in difficulty in getting into and out of the parking spots (I have experienced this personally) and if you were to approve the reduction from 234 to 215 parking spaces this issue would only increase. Not to mention the number of potholes throughout the property which damages cars. Doubling the banquet hall floor area from 557.0 m<sup>2</sup> to 1,082.56 m<sup>2</sup> and reducing parking spaces is absurd. Do you expect patrons to take a bus to a wedding at the banquet hall. Given the unfortunate situation we all experienced with Covid, fewer people are using car services like Uber. You need more parking spaces - not fewer. How does it make any sense to double the square footage yet reduce the parking spaces?!

Furthermore, the amount of car traffic and the speed of vehicles on Keele Street would be detrimental to the reduction of the landscape strip from 9 meters (almost 27 feet) to .14 meter (less than a foot)!!!

The Concord West Ratepayers Association is opposed to this application in it's entirety.

We wish to receive the decision on A195/22 by emailing or mailing:

Cathy Ferlisi  
148 Southview Drive Concord, Ontario L4K 2L3

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Respectfully submitted,

Cathy Ferlisi  
CWRA President















