

Subject:

Zoning By-law Amendment File Z18.038 - 33 Centre St., Thornhill

From: Aryeh Snitman [REDACTED]

Sent: Friday, March 29, 2019 11:54 AM

To: Clerks@vaughan.ca

Subject: Zoning By-law Amendment File Z18.038 - 33 Centre St., Thornhill

PUBLIC HEARING
COMMUNICATION

Date: Apr 2/19 ITEM NO. 2

Attention: Mr. Todd Coles, City Clerk

Dear Sir,

We reside at [REDACTED] Brooke Street, barely 200 meters distance from the proposed development at 33 Centre Street.

We strongly oppose the proposed development application in its present form. Although prior commitments prevent us from appearing in person at the April 2 public meeting called to discuss this application, we wish to have our views included in the record of deliberations.

As you know, the subject property is sited within the area of the Thornhill-Vaughan Heritage Conservation District. The rules governing development in this area impose certain restrictions and requirements. The spirit and object of these rules is that new development must be consistent with the historic nature and character of the surrounding area and, in particular, the properties adjacent to the site of any proposed development.

Based on the draft plan for 33 Centre Street which the City offices have provided us, the proposal for a disproportionately large commercial building, together with significant adjacent parking areas (notwithstanding that the proposed parking may be entirely inadequate for the proposed extensive commercial space) is not remotely consistent with the nature and character of the area, nor the adjacent properties, in particular.

The 33 Centre Street property presently contains mature trees, which enhance the character of the neighbourhood as a whole and contribute to effective surface water management in the area. These trees will be replaced by a parking lot, under the current proposal, which in addition to being an aesthetic blight, will put the area at risk of significant surface water accumulation.

We note with great concern the proposal for minimal yard setbacks, which would put the newly developed areas at barely arm's length from our neighbours' yard at [REDACTED] Elizabeth Street.

Broader neighbourhood implications are also readily apparent. A commercial development of this scope will create issues of congestion and parking insufficiency. The adjacent roads are relatively narrow and parking is not permitted on Centre or Elizabeth Streets. There are no sidewalks on Elizabeth, Brooke or Old Jane Street. Any resultant increase in vehicular movement and parking will negatively impact pedestrian safety on these streets, in particular our seniors and children.

Thank you for taking our comments into consideration in your evaluation of the current development proposal.

Sincerely,

Aryeh Snitman
Heather Rinzler-Snitman
Meira Snitman
Aviva Snitman
Shira Snitman