

March 29, 2019

PUBLIC HEARING
COMMUNICATION

Date: Apr 2/19 ITEM NO. 2

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

Attention: Mr. Todd Coles
City Clerk

Re: Zoning By-law Amendment Z18.038
33 Centre Street
Committee Public Hearing April 2, 2019

Dear Members of the Committee of the Whole,

We are residents of the Thornhill Heritage Conservation District and live at 19 Elizabeth Street. We are looking forward to the redevelopment of 19 Centre Street and 33 Centre Street.

The current application of 33 Centre Street raises many concerns and we object the application in the current form.

Setbacks

Subject property is abutting two residential lots, the southern being my heritage property. My property has been renovated for years and has two buildings on it. The outside sitting area and kids play area is right next to their rear property line. It is very important that applicant respect the minimum rear and sideyard setback requirements. Current site plan does not meet these requirements.

Parking

We have been discussing safety and parking issues on our streets for years with the City. Numerous meetings, monitoring, studies and recommendations are put forward so far and finally "no parking" signs were put up. Unfortunately, need for parking of current businesses has been increased and people are continuing to park on Elizabeth Street, disregarding parking prohibition. The current application does not meet minimum parking requirement and it's a great concern to us that this may create more problems for an already bad situation. Refer to recent picture (no. 1) of Elizabeth Street.

Heritage

In our opinion, the design of the building does not have a heritage character and does not fit in the Heritage District. The proposed building is more of a futuristic modern style and should be designed to reflect heritage style.

Landscape Strip

A landscape strip of 2.4m should be provided as a minimum requirement per City's standard, abutting residential properties.

Stormwater Management

We have concerns with the stormwater management report submitted as part of this application. The submerged sewer does not meet City criteria of sewer having free flow conditions. The external tributary area from the residential properties is not included in the calculations. The existing external flow must be maintained and accounted for in the design. Currently, the runoff is contained within the site, as a natural reservoir and infiltrates for days. Please see attached picture no. 2. The report does not recommend additional storage and our fear is that this may result with frequent flooding of the parking area, even during the frequent storm events, and potentially spilling into our properties during the big storms. We also recommend installation of the full curbs around the parking lot adjacent to residential properties to decrease the risk of flooding to our property.

Pollution

Our house wall with the air intakes is located right at the southwest corner of the subject property. Proposed parking lot in this area is a great concern for polluting the air that will directly enter our house and also affect our outdoor sitting area next to property limit. Masonary wall should be considered as a possible solution, as this is standard requirement in some municipalities.

We look forward to seeing a revised application that addresses concerns outlined above.

Respectfully,

Greg and Bozana Ilic
██████████ Elizabeth Street
Thornhill, Ontario,
██████████

Picture No 1 – Parking along Elizabeth Street (both sides) on garbage day



Picture no. 2 – Water storage at 33 Centre Street

