

June 14, 2020

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

**COMMUNICATION : C 4  
C W (2) : JUNE 16, 2020  
ITEM # 8**

File Number: Z.17.021, Peter Edrey - 39 Centre Street

Dear Members,

In regards to this application for 39 Centre Street, we wish to make the following comments:

My family lives at [REDACTED] Elizabeth Street, which is the property directly adjacent to 39 Centre Street on the south side of the parking lot. Our main concerns are with safety as a result of the By-Law 1-88 exceptions being sought regarding the number of parking spots and the size of the landscape strip. We oppose the application for the property to be rezoned from R1V to C1 (Restricted Commercial Zone) for the following reasons:

- 1) The design does not meet Zoning By-law 1-88 Standard requirements.
  - a) From Table 1 b., the parking lot requirement is for 9 parking spaces. The applicant is seeking an exception to 6 parking spaces.
  - b) From Table 1 l., the landscape strip requirement is 2.4 m. The applicant is seeking an exception to a size of 0.46 m.
- 2) We do not believe there will be adequate parking given the demand for parking spots at this site. We do not agree with the view that 6 parking spots are sufficient to meet parking demand. The reality of the situation is that on many days there are around 9 to 11 cars parked in the lot (please see Appendix 1 for pictures). The number of cars actually parking in the lot is more aligned with that required by Zoning By-law 1-88 which is 9 spots. Further, we believe there should not be a By-law exception granted in this regard because the property ownership can change and demand for spots may all of a sudden be greater. In our opinion, this is why there is a By-law in this regard. It is hard to accurately forecast parking demand for the site itself because property ownership changes through time, hence the By-law requirement should be met.
- 3) The current site By-law allows for only 3 parking spaces. There have been around 9 to 11 cars parked on site. This is around three to almost four times the amount of cars that are currently allowed according to the By-law. We have little reason to believe any new site By-law will be respected.

- 4) Another concern is the proposed south landscape strip of 0.46m is way too small. A proper landscape strip offers a buffer between a commercial and residential property. In our case the buffer would address our concerns regarding cars accidentally backing up onto our property, as well as car exhaust spilling over the property line into our yards. The Site Plan design does nothing to mitigate the effects of the loss of a proper landscape strip. Planting new cedars is not a solution because newly replanted and existing cedars can still die.
- a. Instead of relying on a small existing wood curb and cedar hedges to stop cars, the site plan could have included some type of fencing/masonry wall.
  - b. We believe some type of fencing/masonry wall would be helpful because it serves the dual purpose of acting as a barrier to cars and blocks car exhaust. Even a 3 foot masonry wall would be better than none. We do not believe this would be out of place for the neighbourhood as this is a side yard.

In conclusion, we believe the Zoning By-laws discussed above were put in place for valid reasons. As stated from the City of Vaughan website<sup>1</sup>: “The purpose of a property by-law is to ensure a safe, clean and peaceful community that improves the quality of life for all.” This nicely sums up how we feel about the issues raised above. As the adjacent neighbour, we oppose this application because it directly impacts the safety, enjoyment and pleasure my family derives from using our property. We do not feel the enjoyment of our property should be sacrificed to this extent. As the adjacent neighbours, we feel the proposed land use is not compatible with the existing surrounding area.

Respectfully Submitted,

Steven Klupt and Michelle Kendall  
■ Elizabeth Street  
Thornhill, ON L4J 1X9

1. [https://www.vaughan.ca/services/residential/by-law\\_enforcement/Pages/default.aspx](https://www.vaughan.ca/services/residential/by-law_enforcement/Pages/default.aspx)

## APPENDIX 1

### PARKING LOT PICTURES

These pictures show cars parking at the front of the house and at the side of the house at the South side of the lot adjacent to our property.



















