

Report to the Heritage Committee regarding  
RENOVATION OF THE EXISTING HERITAGE HOUSE ALONG WITH A  
REAR ADDITION at 7714 Yonge Street.

We have specific concerns given the close proximity of the proposed expansion and construction to the coach house which is located at the back end of our property adjacent to the proposed renovation. This is where our 90 year old father is living. He is a holocaust survivor and is particularly sensitive to loud noises and vibration due to his war time experiences. He is in very good health, however we are concerned that his wellbeing both mentally and physically may be impacted by the construction and noise caused by the expansion of the property.

While this may not specifically be a concern of the Heritage Committee, there should be an overriding general concern of the effect on all residents of the heritage area.

What we are concerned about, that should also be a concern to the Heritage Committee, is that the entire heritage neighbourhood is being impacted by the commercialization on heritage properties. As an example, the proposed renovation recommends the removal of a number of trees in order to provide adequate parking spaces for the proposed business. According to the arborist report, several of the healthy trees will be removed to allow for 15 parking spaces. Those trees are part of the heritage nature of the property and should be preserved. As for the trees that remain, they will be impacted over time due to salting of the parking lot in the winter months, snow plowing, and water drainage and run off changes. The trees provide both a sound and visual barrier between our property and Yonge street as well as to the proposed renovation. The mature canopy also supports the heritage look of our property and surrounding neighbourhood.

This committee should stress that the final approved proposal take into consideration that all healthy trees remain that way.

We bought the property at ■ Elizabeth Street partly due to the fact that it was a heritage property in a heritage neighbourhood. That the neighbouring property be allowed to commercialize it changes the character of the entire neighbourhood. Maintaining the frontage facing Yonge Street is very important but your job should not end there. Given the close proximity of the subject property to ours and the other neighbours, the rear of the subject property should also be taken into consideration.

Currently the proposal has a small grass buffer between the fence line of our property and the parking lot. We propose that this buffer area be expanded by removing 2 of the parking spaces at the back end of the proposed expansion and the removal of the turning indent in order to provide additional privacy and maintain the character of a more densely planted area, much as it would have been in the heritage days. Signs asking people to back into those spaces, as are used in a multitude of other parking lots, would eliminate the need for that indent.

To achieve a more heritage look to the vegetation, we propose that this buffer area not only maintain the original trees and or vegetation on this area and but also recommend that additional local species of cedar trees and local species of ground cover be planted. Since most of the original trees are tall deciduous trees, the canopies will provide little visual and sound buffering especially in the winter months. Planting local species of cedars and expanding the buffer will also help to alleviate some of the noise. The indent at the rear of the parking lot, supposedly to allow parked cars to be able to back out of spaces, as already mentioned is unnecessary and will become a catch basin for salt laden snow, which upon melting could damage not only the existing vegetation but could also damage the coach house at the rear of our property. Our concern is that melting snow may seep towards our coach house, especially when such melting snow is combined with intense rainstorms and ice buildup in the spring, unless a sufficient soft surface buffer is maintained to absorb the runoff and melting snow.

We will address our concerns about the use of the property to the planning committee, but the heritage committee should lend support to those concerns if such usage will be for businesses open 24 hours a day or even if it is expected to be open into the evening hours and weekends. Late hour business openings create light pollution, security issues, noise and activities that will extend beyond the regular workday. Not only will that affect the enjoyment of our property in the evenings, or on weekends, but again will create an environment that is very far removed from the heritage area that you are trying to preserve, and we expected would remain when we bought the property.

I appreciate the opportunity to express these concerns to the Heritage Committee and will answer any questions you may have at the meeting on April 21<sup>st</sup>. If you need to contact me please do so at [REDACTED]

Respectfully,

Sonny Goldstein and Betty Rozendaal

[REDACTED] Elizabeth St. Thornhill, ON [REDACTED]