

**COMMUNICATION C17**

**ITEM NO. 5**

**COMMITTEE OF THE WHOLE  
(PUBLIC MEETING)**

**October 5, 2021**

-----Original Message-----

From: Mario Merocchi [REDACTED]

Sent: Sunday, October 03, 2021 11:04 PM

To: Clerks@vaughan.ca

Cc: Margaret Holyday <Margaret.Holyday@vaughan.ca>; Pirooz Davoodnia <Pirooz.Davoodnia@vaughan.ca>

Subject: [External] Zoning By-Law Amendment File Z.21.028, 1150 Centre Street GP Inc. - Objection

Hello

We live at [REDACTED] Vaughan Blvd. We are objecting to this amendment for the following reasons.

The proposed amendment proposes seeks to reduce the required parking spaces from the required to 756 to 344 - a reduction of greater than 50%. Specifically, the requirements - for residential from 605 to 283, for visitor from 101 to 61 and for commercial from 50 to 0. A reduction of greater than 50% is not minor. The proposal calls for 403 residential units and 820 square metres of commercial space. (The number of commercial units are not provided.) If this amendment is granted, the result will be that the neighbouring residential streets, such as Vaughan Blvd., King High Drive and Lawrie Road will be used for parking by the users of the proposed building. This will increase traffic on these roads and make it chaotic and dangerous for people who live on these streets. Such an amendment to the parking requirements will not respect and protect the existing scale and character of the adjacent low rise residential neighbourhoods. As discussed below, this is not in keeping with the decision of the Ontario Land Tribunal Decision of June 3, 2021. If more parking spaces are needed to meet the zoning by-law requirement, the applicant should build more underground parking. The applicant's attempt to save money and build less parking should not be passed onto the neighbouring land owners who will bear the cost of parking on their local roads.

Also the proposed amendment proposes:

- to reduce the minimum landscaping strip on Vaughan Blvd. from 6 metres to 0.4 metres, a reduction of about 90%; -to reduce the minimum front yard on Vaughan Blvd. from 7.5 metres to 0.4 metres, again a reduction of about 90%. No valid planning reason has been provided for this reduction. If granted, the proposed building will be much closer to neighbouring homes and not compatible with the adjacent neighbourhoods.

If the street access to the proposed building is only from Vaughan Blvd., this will increase traffic and congestion on the above neighbouring residential streets. Also I have not been able to determine if making the street access only to Vaughan Blvd. is contrary to any City by-law, policy, guideline or standard that the local residential streets are not to be used for access.

The Tribunal Decision of June 3, 2021 mentioned that:

- when considering the proposed development and building consideration should be given to nearby established neighbourhoods and such development and building should be compatible with adjacent stable neighbourhoods -the

Schedule attached to the decision provides that the proposed development: should have an appropriate relationship to the existing low rise neighbourhoods: respect and protect the existing scale and character of the neighbouring low rise neighbourhoods; and the area between the building wall and the street shall contribute to a positive social vision and environmental impact -any changes to the zoning requirements and design requirements set out in the decision should be minor if in keeping with the spirit and intent of the decision.

We believe that proposed zoning amendment does not meet any of these criteria for the reasons discussed above.

Mario Merocchi  
Mary O'Connell  
■ Vaughan Blvd.  
Thornhill, Ontario

Sent from my iPad