

HERITAGE VAUGHAN – APRIL 18, 2012

COMMUNICATIONS

Distributed April 18, 2012

Item No.

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Please note there may be further Communications.



Item 1



86 WOODBRIDGE AVE., RESIDENTIAL DEVELOPMENT

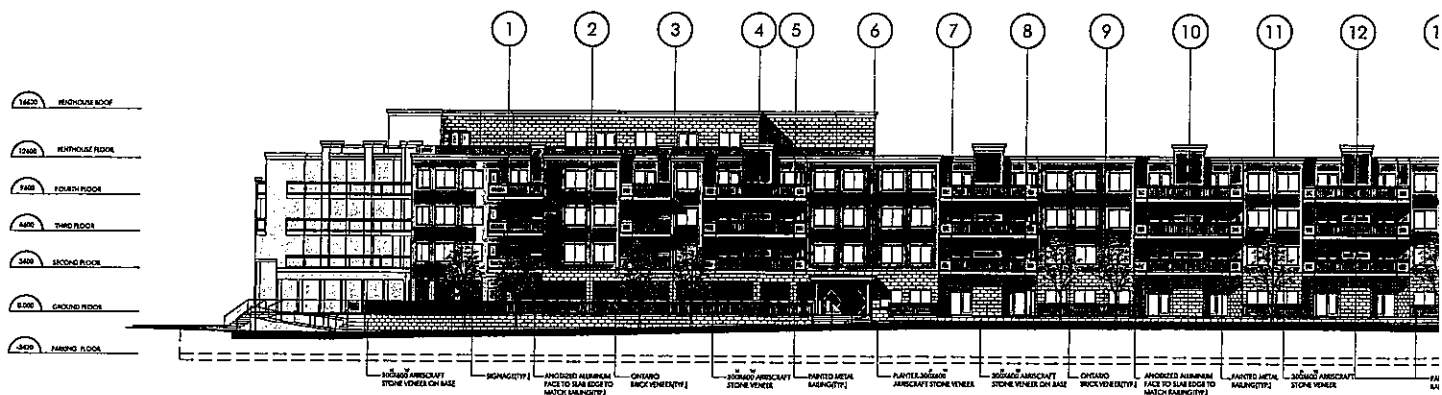
WOODBRIDGE AVENUE, CITY OF VAUGHAN

PROJECT

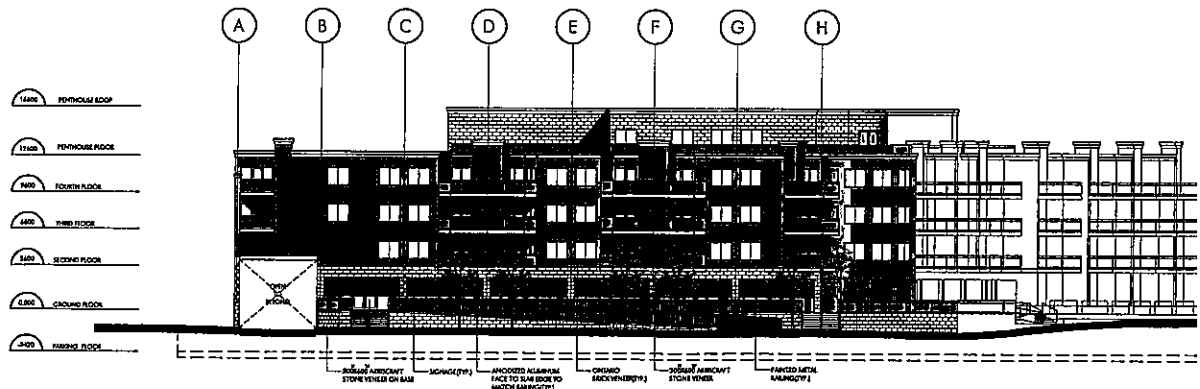
PER

DATE: APRIL 17, 2012

SCALE



EAST ELEVATION (CLARENCE STREET)



SOUTH ELEVATION (WOODBRIDGE AVENUE)



PROJECT

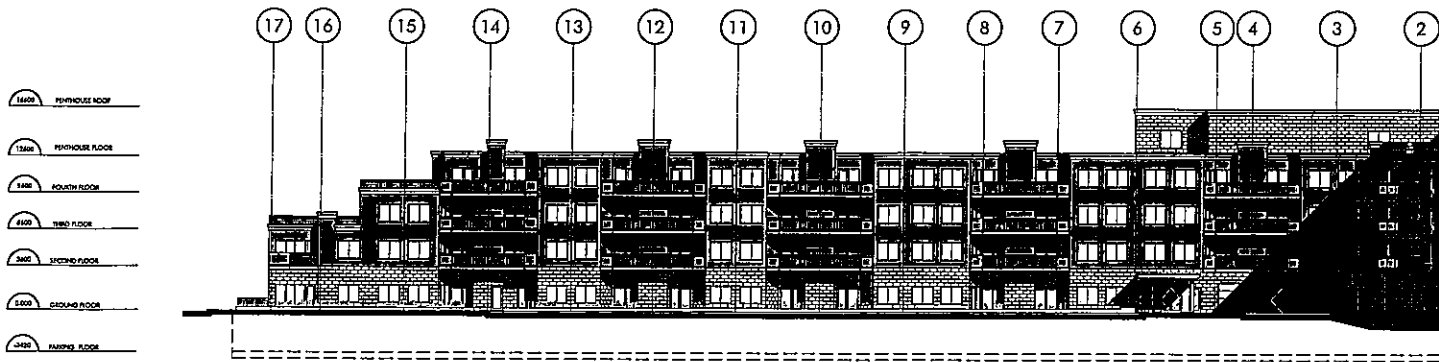
86 WOODBRIDGE AVE., RESIDENTIAL BUILDING

WOODBRIDGE

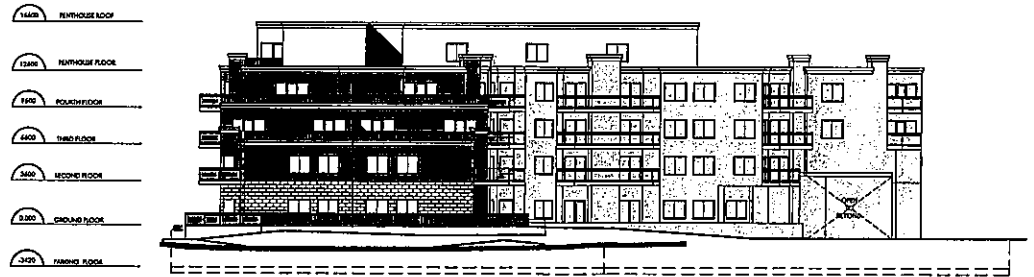
ELEVATIO

DATE: APRIL 17, 2012

SC



WEST ELEVATION



NORTH ELEVATION (ARBORS LANE)



PROJECT:

86 WOODBRIDGE AVE., RESIDENTIAL BUILDING

WOODBIDGE

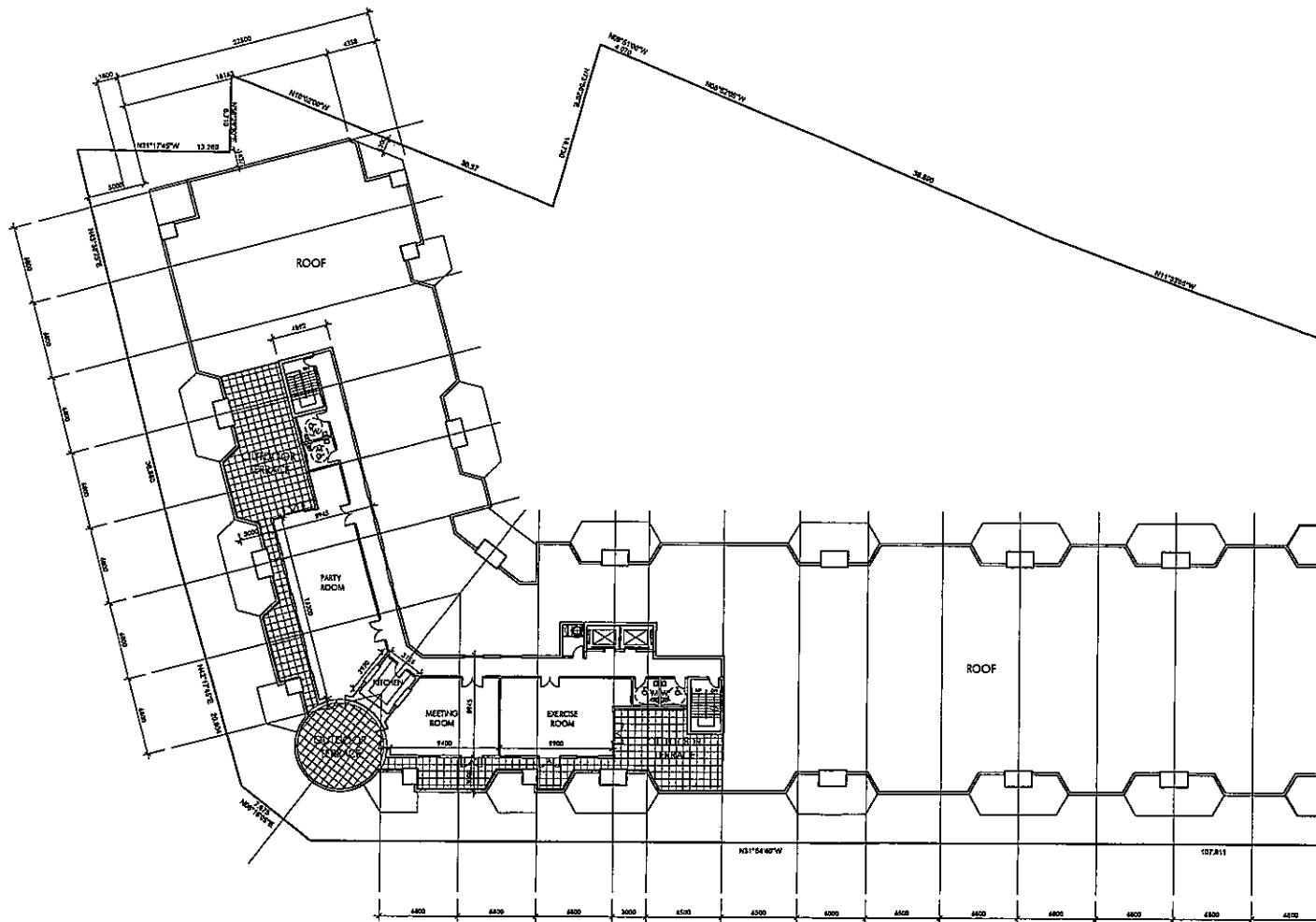
ELEVATION

DATE: APRIL 17, 2012

SC



5CA



PROJECT:

86 WOODBRIDGE AVE., RESIDENTIAL BUILDING

WOODBIDGE

DATE: **APRIL 17, 2012**

R

SC

REFER TO PLANTING DETAILS ON SHEET D-2

DECIDUOUS TREE

QTY.	KEY	BOTANICAL NAME	COMMON NAME	HEIGHT (ft)	SPREAD (ft)	CAL. INCH	NOTE	BLANK
1	1	Amelanchier canadensis	Shadblow	20	12	2	SLUMP FORM	W.B.
1	2	Amelanchier canadensis	Shadblow	20	12	2		W.B.
1	3	Amelanchier canadensis	Shadblow	20	12	2		W.B.
1	4	Amelanchier canadensis	Shadblow	20	12	2		W.B.
1	5	Amelanchier canadensis	Shadblow	20	12	2		W.B.
1	6	Amelanchier canadensis	Shadblow	20	12	2		W.B.
1	7	Amelanchier canadensis	Shadblow	20	12	2		W.B.
1	8	Amelanchier canadensis	Shadblow	20	12	2		W.B.
1	9	Amelanchier canadensis	Shadblow	20	12	2		W.B.
1	10	Amelanchier canadensis	Shadblow	20	12	2		W.B.

CONIFEROUS TREE

QTY.	KEY	BOTANICAL NAME	COMMON NAME	HEIGHT (ft)	SPREAD (ft)	CAL. INCH	NOTE	BLANK
1	11	Pinus strobus	White Pine	70	12	4	SLUMP FORM	W.B.

DECIDUOUS SHRUB

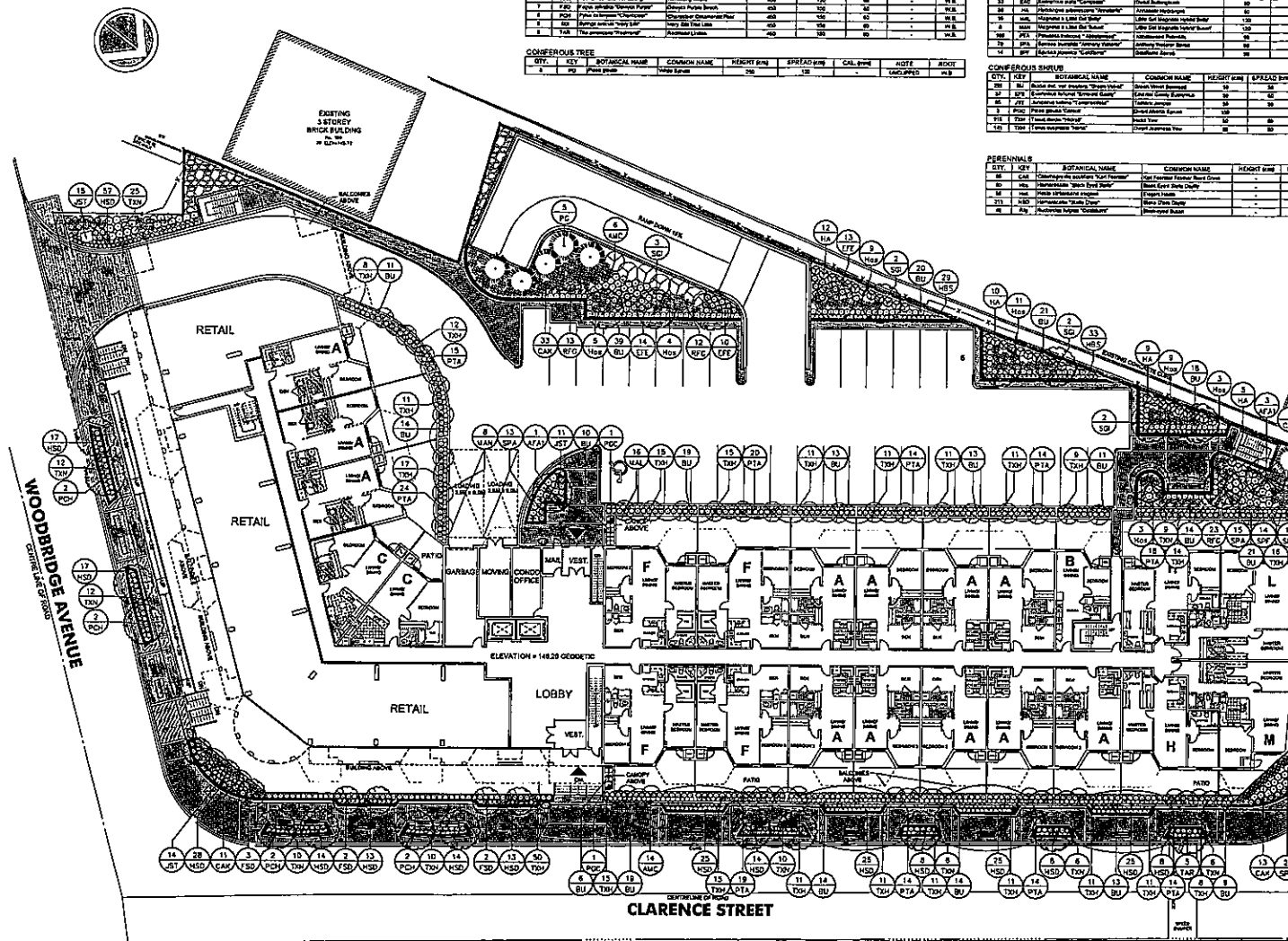
QTY.	KEY	BOTANICAL NAME	COMMON NAME	HEIGHT (ft)	SPREAD (ft)
1	12	Amelanchier canadensis	Shadblow	20	12
1	13	Amelanchier canadensis	Shadblow	20	12
1	14	Amelanchier canadensis	Shadblow	20	12
1	15	Amelanchier canadensis	Shadblow	20	12
1	16	Amelanchier canadensis	Shadblow	20	12
1	17	Amelanchier canadensis	Shadblow	20	12
1	18	Amelanchier canadensis	Shadblow	20	12
1	19	Amelanchier canadensis	Shadblow	20	12
1	20	Amelanchier canadensis	Shadblow	20	12
1	21	Amelanchier canadensis	Shadblow	20	12

CONIFEROUS SHRUB

QTY.	KEY	BOTANICAL NAME	COMMON NAME	HEIGHT (ft)	SPREAD (ft)
1	22	Pinus strobus	White Pine	70	12

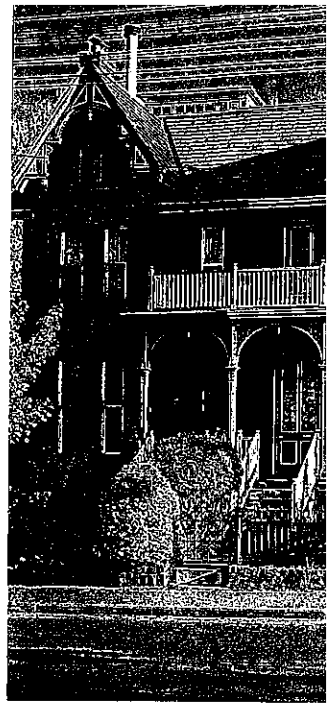
PERENNIAL

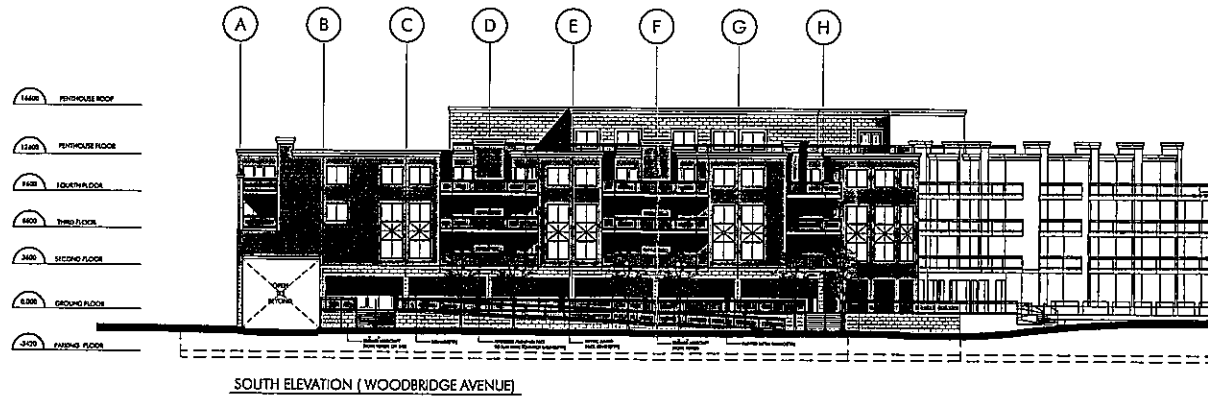
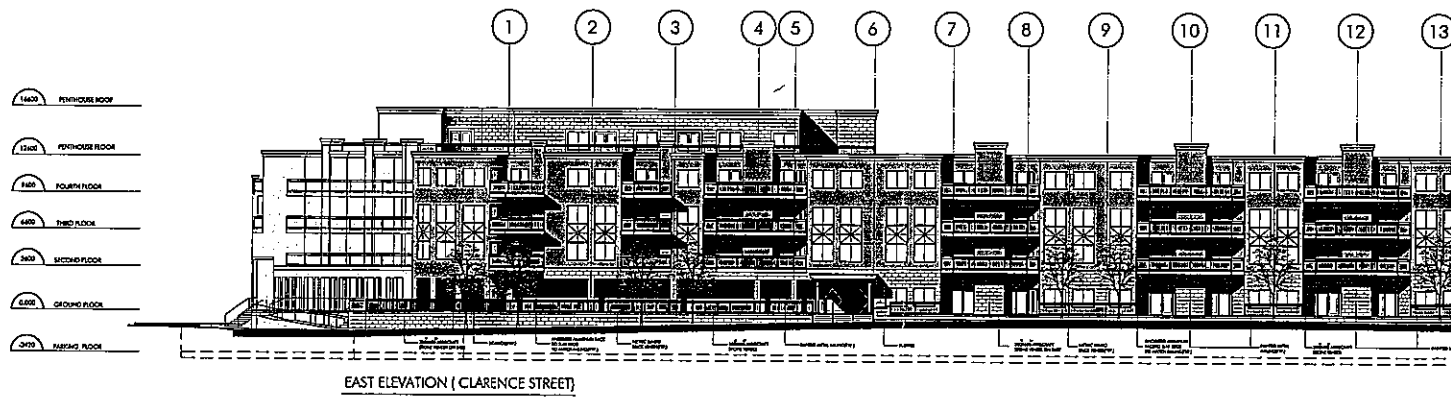
QTY.	KEY	BOTANICAL NAME	COMMON NAME	HEIGHT (ft)	SPREAD (ft)
1	23	Amelanchier canadensis	Shadblow	20	12
1	24	Amelanchier canadensis	Shadblow	20	12
1	25	Amelanchier canadensis	Shadblow	20	12
1	26	Amelanchier canadensis	Shadblow	20	12
1	27	Amelanchier canadensis	Shadblow	20	12
1	28	Amelanchier canadensis	Shadblow	20	12
1	29	Amelanchier canadensis	Shadblow	20	12
1	30	Amelanchier canadensis	Shadblow	20	12
1	31	Amelanchier canadensis	Shadblow	20	12
1	32	Amelanchier canadensis	Shadblow	20	12





Woodbridge Avenue





PROJECT:

86 WOODBIDGE AVE., RESIDENTIAL BUILDING

WOODBIDGE

ELEVATION

DATE: APRIL 05, 2012

SCA

1st presentation

Marketing statement here.

minto

beinspired

2nd presentation

ELEVATION A
FLAT HOARDING PANEL WALL
13.6m x 2.44m (44'-8" x 8')
FACES SOUTH

Message type size reduced 60%

HOARDING
UNIT 10A
BUILDING

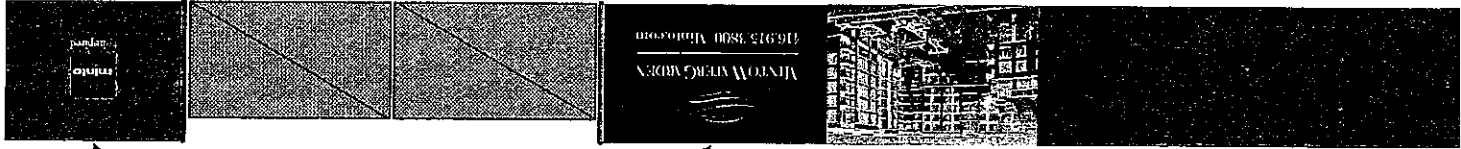
MINTO WATERGARDEN

Spectacular 1 & 2-bedrooms.
Plus 2-storey suites!
Call 416.915.3800 Minto.com

3rd presentation

ELEVATION A
FLAT HOARDING PANEL WALL

Handwritten notes: 92, 103, and a signature.



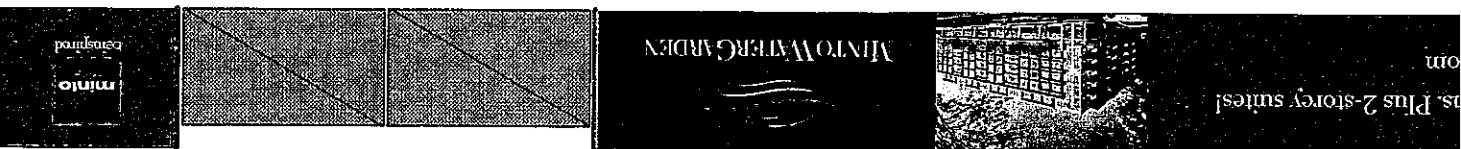
Message reduced 40% in size

ELEVATION E
FLAT HOARDING PANEL WALL
21.4m x 2.44m (70'-5" x 8')
FACES SOUTH ON ARNOLD

ARNOLD GATE
6.10m wide (20')

Logo reduced 50%

ELEVATION F
FLAT HOARDING PANEL WALL
3.0m x 2.44m (9'-10" x 8')
FACES SOUTH



ELEVATION E
FLAT HOARDING PANEL WALL
21.4m x 2.44m (70'-5" x 8')
FACES SOUTH ON ARNOLD

ARNOLD GATE
6.10m wide (20')

ELEVATION F
FLAT HOARDING PANEL WALL
3.0m x 2.44m (9'-10" x 8')
FACES SOUTH

ARNOLD AVENUE

21.4m

3.0m

11.0

11.0

11.0

11.0

11.0

11.0

11.0

11.0

11.0

11.0

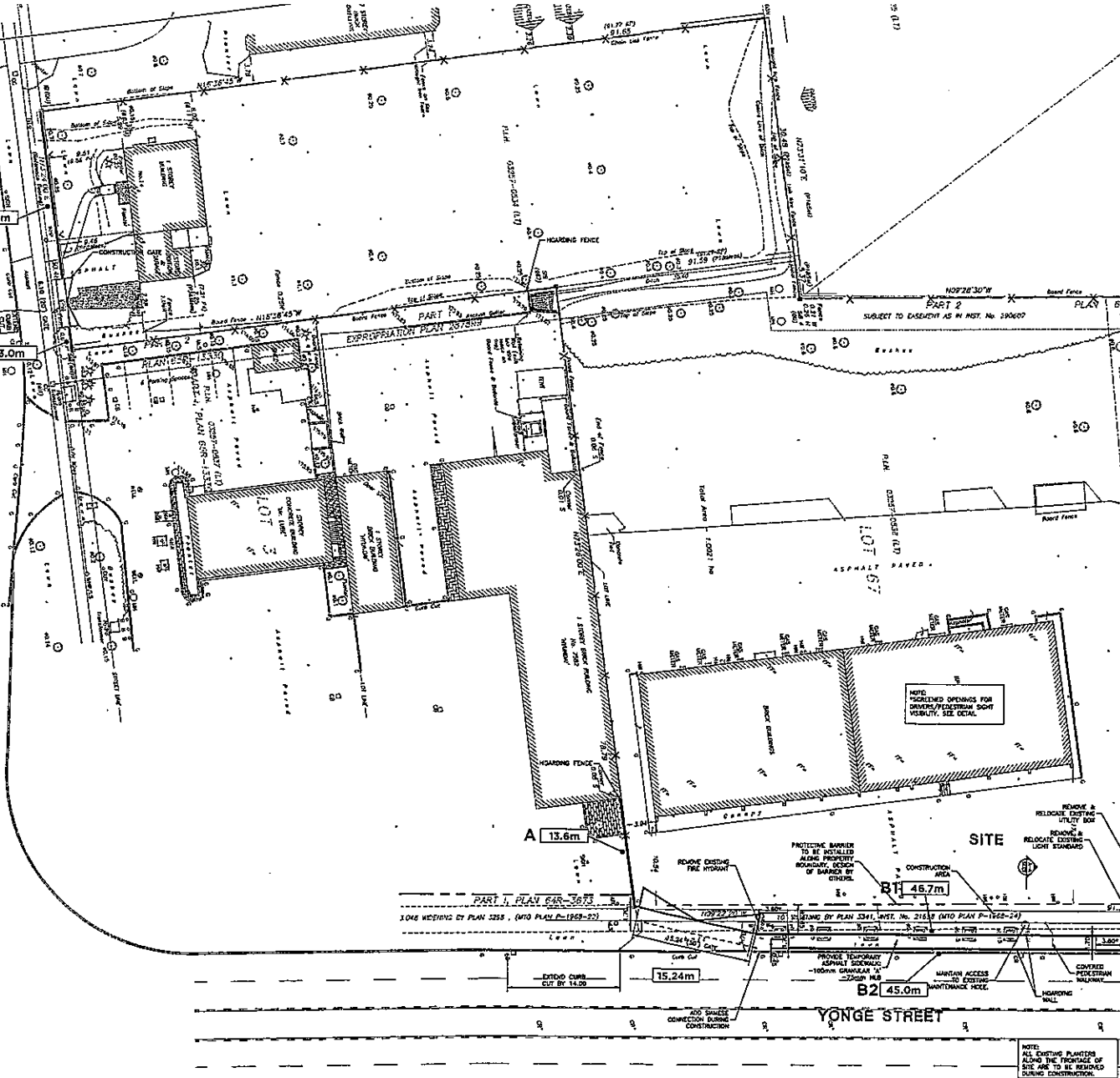
11.0

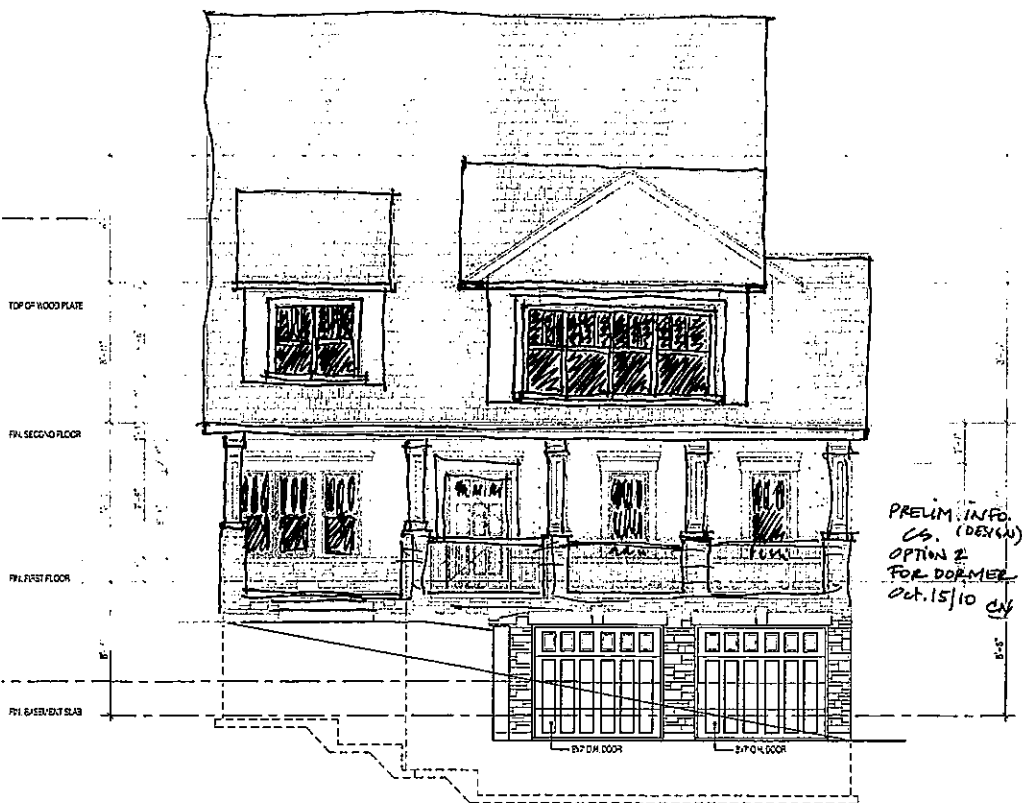
11.0

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FRONT ELEVATION

12.0m LOTS

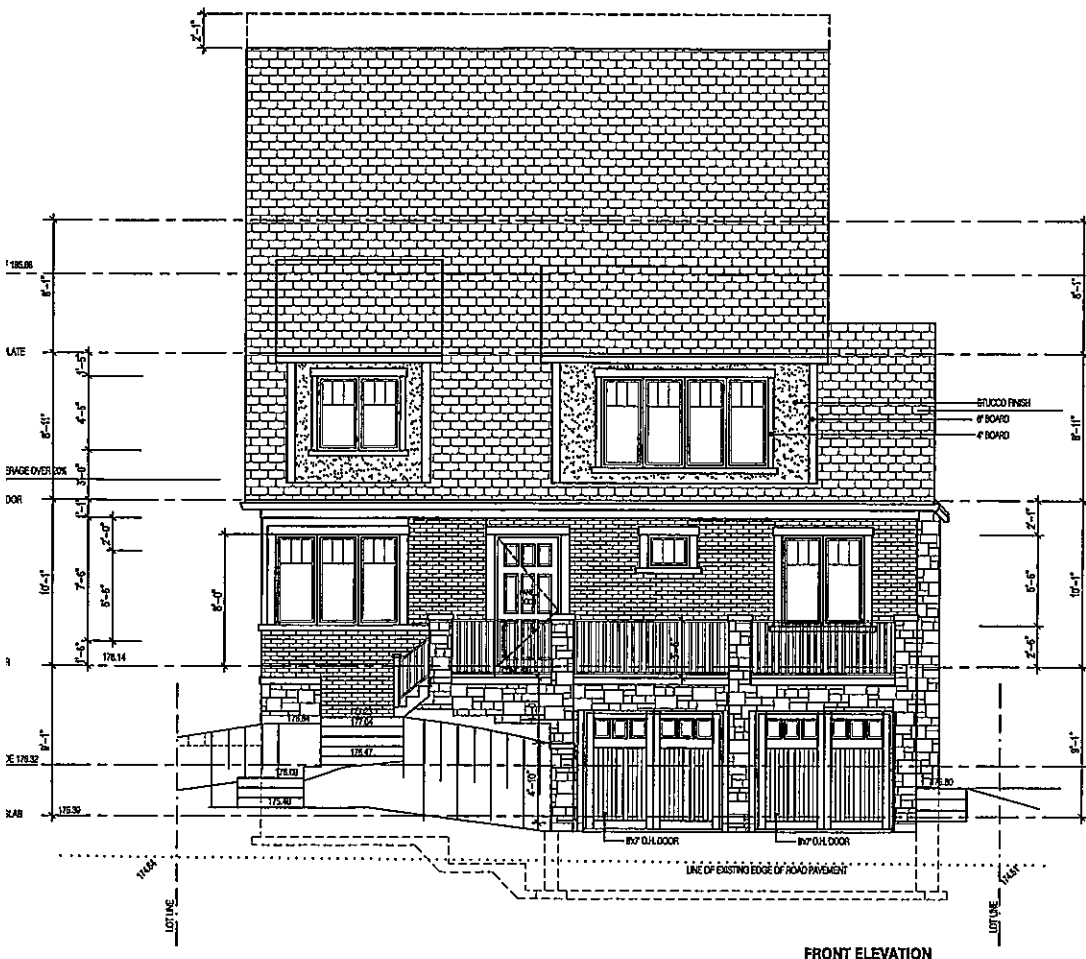
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ARCHITECTURAL TECHNOLOGIST
BUILDERS MUST CHECK AND VERIFY
ALL DIMENSIONS AND CONDITIONS
BEFORE PROCEEDING WITH THE
WORK.

5	
4	
3	
2	
1	
REVISIONS:	

FRONT ELEVATION

TYPE	T	AREA	
SCALE	3/16" = 1'-0"		
DATE	2005	NO	5
PROJECT NO.	05-00		

Item 6 **C3**
HV- Apr 18/12
submitted by
the applicant
"revised plans"
submitted by
Matthew
Corriveau.



4618

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ARCHITECTURAL TECHNOLOGIST
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BEFORE PROCEEDING WITH THE
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DO NOT SCALE DRAWINGS

5	
4	
3	APR. 02, 2012
2	APR. 28, 2012
1	APR. 28, 2011

REVISIONS:
PETER DEL GROSSO
ARCHITECTURAL TECHNOLOGIST

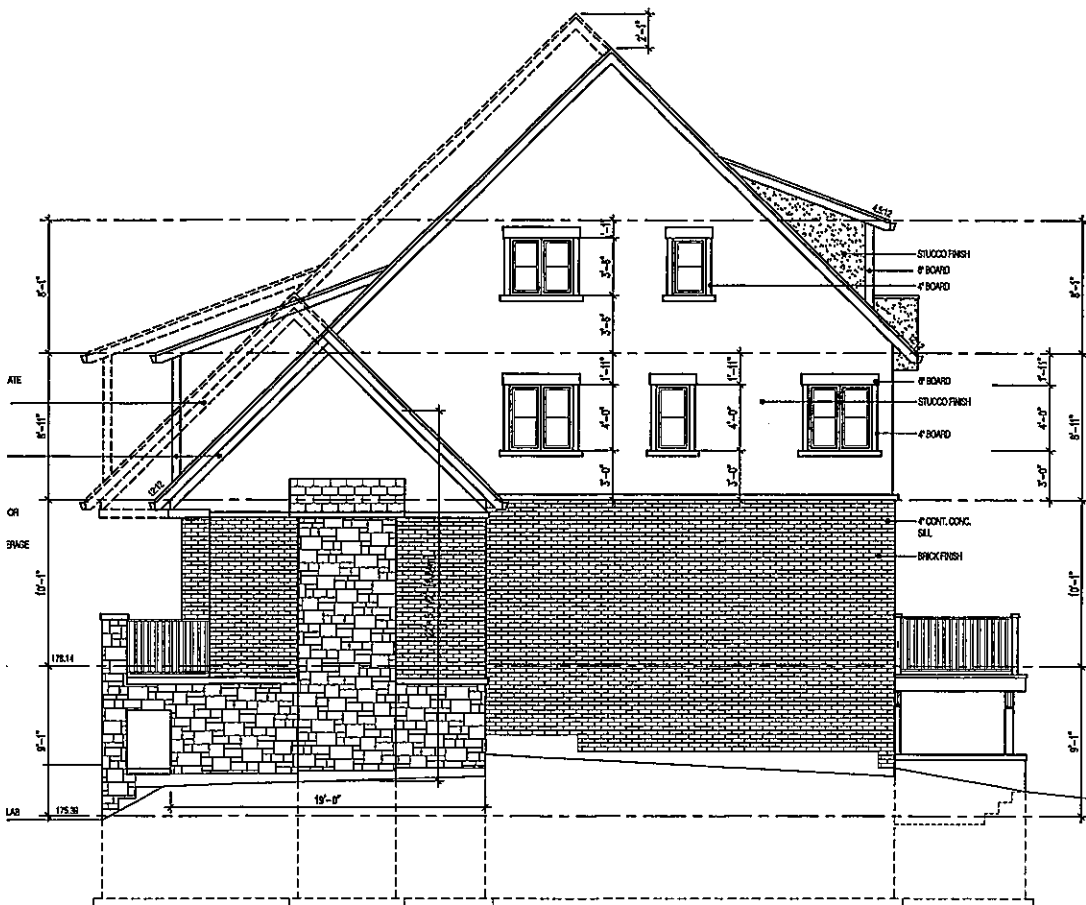
The undersigned has reviewed and taken responsibility for the
design, writing, or construction of these drawings and has
not been changed by any other person or firm.

EXPIRATION INFORMATION
PETER DEL GROSSO
ARCHITECTURAL TECHNOLOGIST
150 BROOK STREET
BOSTON, MA 02118
TEL: 617-552-1111
FAX: 617-552-1111
E-MAIL: PDELGROSSO@GMAIL.COM
PETER DEL GROSSO

FRONT ELEVATION

PROPOSED RESIDENCE
150 BROOK STREET

TYPE	T	AREA	4618
SCALE	3/16" = 1'-0"		
DATE	2005		
PROJECT NO.	10-02		5



RIGHT SIDE ELEVATION

4618

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DO NOT SCALE DRAWINGS

5	
4	
3	
2	APR. 12, 2012
1	APR. 26, 2011

REVISIONS:
PETER DEL GROSSO
ARCHITECTURAL TECHNOLOGIST

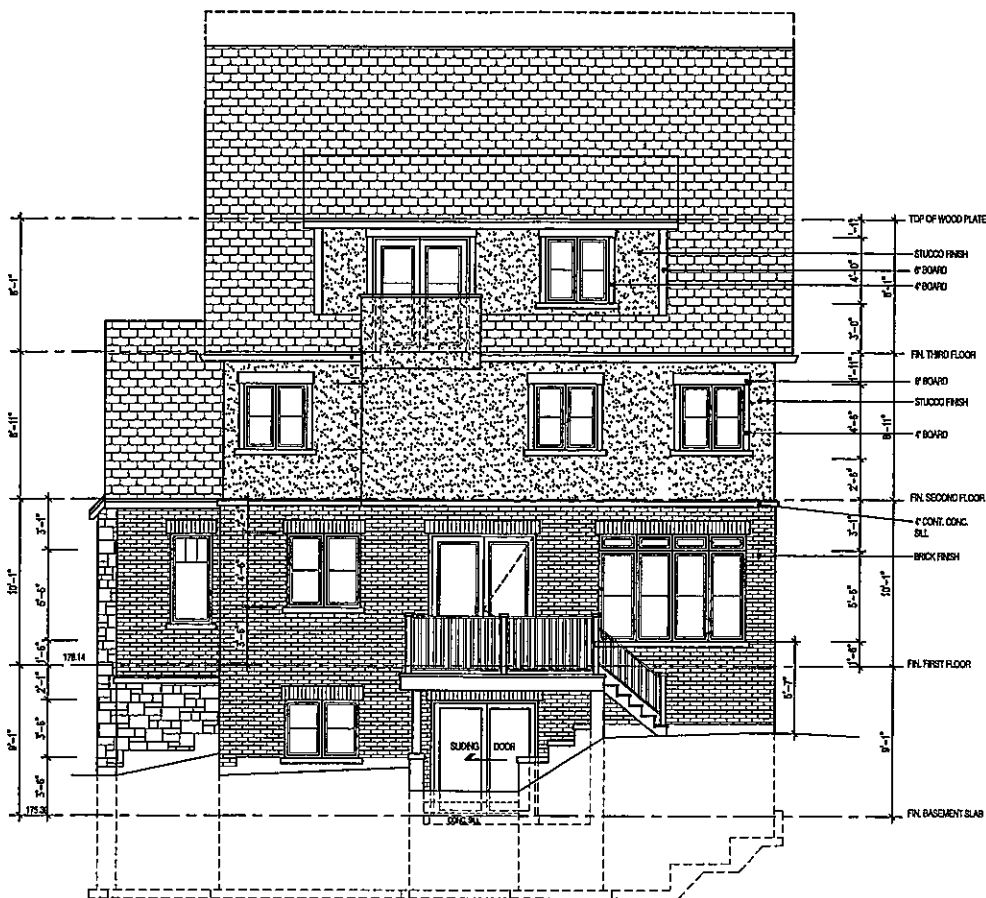
The undersigned has reviewed and is responsible for the
design and has approved and made the necessary
and all in the City and State of New York for the work shown
on the attached drawings.

QUALIFICATION INFORMATION
PETER DEL GROSSO, ARCHITECTURAL TECHNOLOGIST
REGISTERED PROFESSIONAL ARCHITECT
PETER DEL GROSSO, ARCHITECTURAL TECHNOLOGIST
REGISTERED PROFESSIONAL ARCHITECT

SIDE ELEVATION

PROPOSED RESIDENCE
150 BROOK STREET

TYPE	T	AREA	4618
SCALE	3/16"=1'-0"		
DATE	2006		
PROJECT No.	10-02		6



REAR ELEVATION

4618

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DO NOT SCALE DRAWINGS

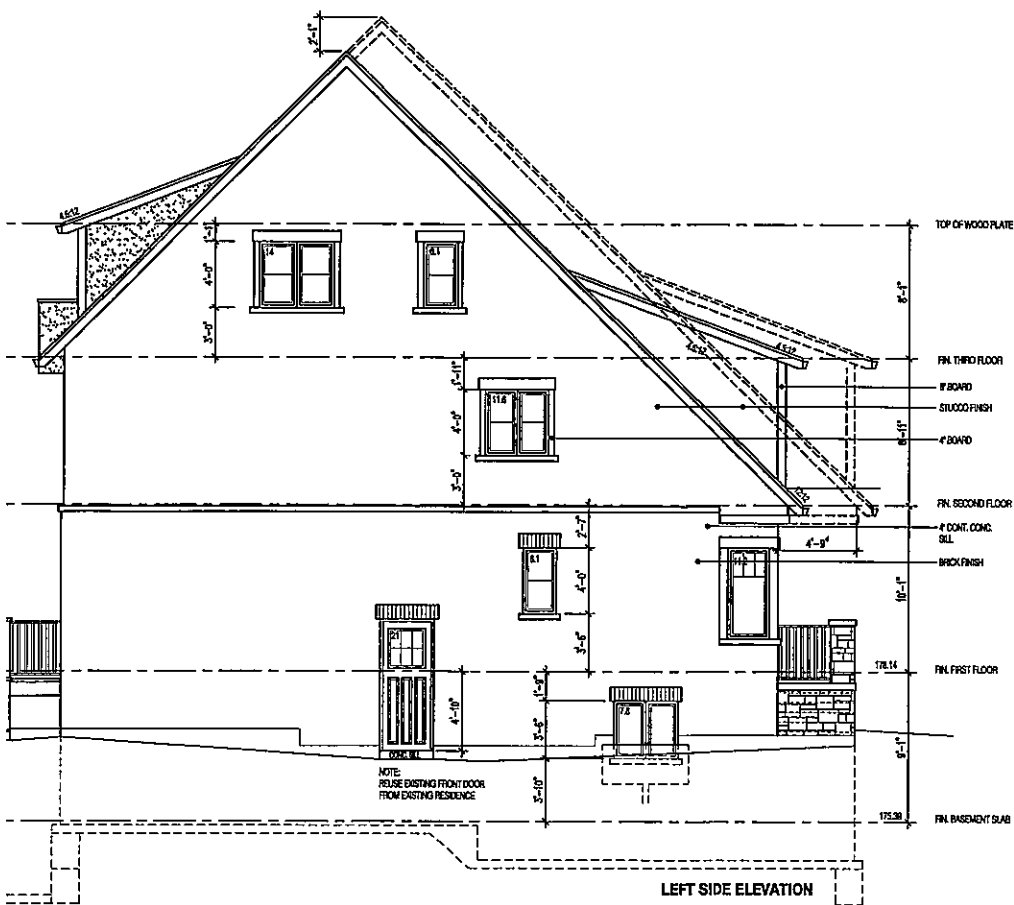
5	
4	
3	APR. 12, 2004
2	JAN. 18, 2001
1	APR. 18, 2001

PETER DEL GROSSO
ARCHITECTURAL TECHNOLOGIST
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DATE: APR. 12, 2004
BY: PETER DEL GROSSO
CHECKED BY: JAMES W. WALKER
DATE: APR. 12, 2004
BY: JAMES W. WALKER

REAR ELEVATION

PROPOSED RESIDENCE
150 BROOK STREET

TYPE	T	AREA	4618
SCALE	3/16" = 1'-0"		
DATE	2005	No.	7
PROJECT No.	10-02		



4618

Secretary – Treasurer
Committee of Adjustment
City of Vaughan
2141 Major Mackenzie Dr.
Vaughan, Ontario L6A 1T1

HV-Apr 18/12
Submitted by S. Bertoia
April 12, 2012
Item 6
C4

Fax# 905 832-8535

To: Members of Committee of Adjustment

Re: Application: # A082/12 – 150 Brooke Street, Thornhill, Ontario, Applicant: Richard Hahn

We have lived at 148 Brooke Street for 20 years and in Thornhill for 30 years.

Our house is immediately to the south and next door to the building being built at 150 Brooke Street.

The 4 foot reduction in the front yard setback overwhelms and dominates over our house and those of our neighbours and negatively impacts on the visual appearance, enjoyment and value of our property.

The applicable By-law states that covered porches are not permitted to encroach into the front yard setback. In addition to the covered porch the 2nd floor of the building and the living space which is above the porch is also encroaching. This results in a massive and out of scale building for the neighbourhood.

This request cannot be considered on its own but must also take into account the road grade and height of the building which is 3 to 4 storeys (not 2 storeys as stated on the completed Committee of Adjustment application). This creates a apartment/rooming house appearance on the street because of its reduced set back, size, scale, height, mass and lower grade of the road and higher grade of the property. It is definitely not in keeping with the other homes on Brooke Street and within the Heritage area.

The building has also been built approximately 2 feet higher than the building permit and heritage permit issued.

The open space reduction due to the setback variances requested is contrary to the open space character of the Heritage District and negatively impacts on neighbouring properties including creating increased shading and loss of natural sunlight. The Heritage Vaughan Committee at its meeting last week decided to recommend to the Committee of Adjustment that it does not support any further variances on the property.

We also along with our neighbours feel that the structure being built with further variances now being requested (and after the fact) is not desirable or appropriate for this property and not within the intent and maintenance of the City's Zoning By-Law and Official Plan.

Also signage has not been changed as you're requested to indicate the April 19, 2012 meeting.

Further, it has now been confirmed that the lot coverage is not in compliance and has exceeded above the minor variance previously approved. This is an upsetting and discouraging revelation and absolutely unacceptable.

It should be noted that the owner has had no communication with abutting impacted neighbours until very recently and after the facts disclosed.

On the above basis we request that this application be denied.

Submitted with sincere respect.

Marisa and Stan Bertoia,
148 Brooke Street

March 25, 2012

Secretary-Treasurer
Committee of Adjustment
City of Vaughan
2141 Major Mackenzie Dr.
Vaughan, Ontario
L6A 1T1

Fax #: 905-832-8535

TO: Members of the Committee of Adjustment

**Re: 150 Brooke Street, Thornhill – Committee of Adjustment Application
Number #A082/12**

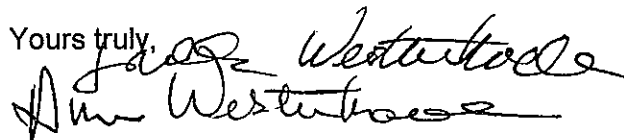
We are longtime residents of Old Thornhill and are the owners of 133 Brooke Street and 12 Elizabeth Street, both of which are located near the subject property.

We are writing in opposition to this application. The four-foot reduction in the front yard setback creates a house that sticks out like a sore thumb compared to neighbouring properties to the north and south on Brooke Street. The effect is even more striking in view of the mass and bulk of the house. The house is about four storeys and about 35 feet in height. By pushing the house four feet closer than allowed by the zoning bylaw, the builder and owners have created the appearance of a massive structure that towers over Brooke Street and impinges on the feeling of open space. Surely this isn't desirable for the appropriate development and use of this land. As well, it isn't within the intent of the zoning bylaw and the official plan. Both of these strive to reduce the mass and scale of homes in the Thornhill Heritage Area and thereby maintain the open space that characterizes this area.

Residents in our area have had to deal with a multitude of variance applications over the years. We have had to fight long and hard in order to maintain the unique neighbourhood that is Old Thornhill.

We respectfully request that the Committee of Adjustment continue to support the intention of the Official Plan and Zoning By-law as they apply to the Thornhill Heritage Area and reject this Application as submitted.

Yours truly,

The block contains two handwritten signatures in black ink. The first signature is 'Jack Westerhoek' and the second is 'Ann Westerhoek'. Both are written in a cursive, flowing style.

Jack and Ann Westerhoek

March 27, 2012

Secretary-Treasurer
Committee of Adjustment
City of Vaughan
2141 Major Mackenzie Dr.
Vaughan, Ontario
L6A 1T1

Fax # 905-832-8535

TO: MEMBERS OF THE COMMITTEE OF ADJUSTMENT

RE: Application : #A082/12

150 Brooke Street, Thornhill

Our home is 156 Brooke St. where we have lived for the past 15 years. Our property is next door, just north, across the creek of the subject property. In addition to from the front of our home, we also see the north side of this property directly from our backyard.

We are distraught over the immense bulk, height, its very different visual impact in regards to the front facades of existing neighbouring homes, and setback positioning of 150 Brooke Street as this subject structure currently stands.

The extreme height of this structure has severely infringed on our sunlight as it casts an enormous portion of shade over our backyard all winter long. This lack of sunlight will now affect all seasons all year long. This structure is competing in height with the hugh willow trees at the south end of our backyard and inhibiting sun required for the proper growth of the existing vegetation underneath. Prior to this construction was a bungalow dwelling. From our visual backyard side of the subject construction, we see that it is equal to four stories in height as we see full window heights. We also expect that the floor to ceiling heights of each individual floor is of taller footage as well.

As the creek pathway runs parallel to the north side of 150 Brooke Street, and as we are the custodians of this creek as it runs through our backyard, we are very concerned about the water erosion and pathways of water now adjusting to the new elevations produced and how it will affect the future of the creek and impact elevations of water in the neighbourhood.

There are questionable 'darker' panels of plywood on the outside of the structure. These are specifically located around the structure and we are suspicious that these are preparations for future doorways and balconies above and beyond the existing drawings. One of these 'darker' panels is located on the third floor level on the north outside wall facing our backyard.

We are opposed to the structure not abiding to bylaws and the jutting out of the structure too close to the road with improper setback. We are losing the sense of space and nature so crucial to Thornhill Heritage goals.

We had purchased our home knowing in full that it is an Historical Thornhill Heritage Area and are opposed to this subject property being above the two storey height that is a visual mandate. The MacDonald House, Vaughan parkland, is a key player to this message to us of a two storey height rule. Visually, the subject property competes in height with the Holy Trinity Church steeple.

We respectfully request that this application be denied and that all other aspects of the subject property, 150 Brooke St., be scrutinized for future and possibly additional incorrect variances in accordance to the zoning and bylaws pertaining to our neighbourhood.

Yours truly,

Ita and Leslie Pechenick

March 25, 2012

Secretary-Treasurer
Committee of Adjustment
City of Vaughan
2141 Major Mackenzie Dr.
Vaughan, Ontario
L6A 1T1

Fax #: 905-832-8535

TO: Members of the Committee of Adjustment

**Re: Application: #A082/12
150 Brooke Street, Thornhill**

We are the owners of 26 Elizabeth Street. Our property is located directly to the east of the subject property which can be seen from our backyard and our kitchen.

We oppose this application. The effect of the four-foot reduction in the front yard setback, when considered in conjunction with the grade and height of the house at 150 Brooke Street, is to create an overpowering building that is not compatible in scale and mass with the neighbouring buildings on Brooke Street.

Just a few days ago, Heritage Vaughan, in reviewing the application and pictures of the structure at 150 Brooke Street in comparison with the adjacent homes, indicated that it was not prepared to support any more variances at this location. In essence, Heritage Vaughan was indicating its view, which we support, that this structure isn't desirable for the appropriate development and use of this land. We also feel that it isn't within the intent of the zoning bylaw and the official plan. The zoning bylaw contains provision for a 9.0 metre minimum front yard setback in order to maintain the open space character of the Heritage District and minimize the impact of new buildings on neighbouring properties. Likewise the official plan provides that homes be designed to respect the general bulk and mass within the community.

There may be opportunities for the applicant to communicate with his neighbours. There may be opportunities for the applicant to reduce the height of the roof at 150 Brooke Street so that the variance that is being requested is not so unpalatable. There may also be opportunities for the applicant to reduce the extent of the encroachment of the stairs from the current 4.68 metres.

The residents and the neighbourhood should not have to pay the price for the four-foot "mistake" made by the builder. The reduction in front yard setback exacerbates the significant height of the structure. Accordingly this application should be refused or deferred so that the applicant can reduce the negative impact of the subject structure on the Heritage District and abutting properties.

Yours truly,

Shirley Porjes and Atul Gupta



The Society for the Preservation of
HISTORIC THORNHILL

*Established 1974
Incorporated 1980*

The Thornhill Historical Society is opposed to application A082/12, for minor variances, and would respectfully ask the committee to consider the following in making their decision:

1. The Committee will have to decide whether a 13.3% front yard encroachment is minor or not.

Taken in context, this is especially important as the house faces a narrow, sidewalk free, village-like street (Brooke). Consequently, the view on the streetscape in terms of mass and bulk is overwhelming, and not in compliance with the spirit and intent of the Thornhill Heritage Conservation District Guidelines that apply in this area. The view at the rear western exposure from the historic Group of Seven J.E.H. Macdonald house (and park) is no better.

2. The normal procedure is to apply for variances BEFORE construction begins. Any result of prior errors in this regard, whether inadvertent or otherwise, should not be borne by the neighbourhood or the impact on the Heritage Conservation District.

3. While probably legally conforming in height, the current structure exceeds the height as submitted in the original plan.

4. It is our understanding that the applicant has not been respectful of Orders to Comply (Feb. 15) and Stop Work Orders (Feb. 16).

5. It is also our understanding that Heritage Vaughan is requesting an amended 'site plan', and that staff supports Heritage Vaughan's request. Heritage Vaughan does not support any further variances to this property.

6. While it is not our intent that the builder/applicant 'start all over again', we would respectfully request that the application not be approved at this time and that the matter be adjourned in order for the applicant to obtain an amended permit from Heritage Vaughan, with input from the neighbours and the Historical Society, to satisfactorily resolve this matter to the benefit of all.

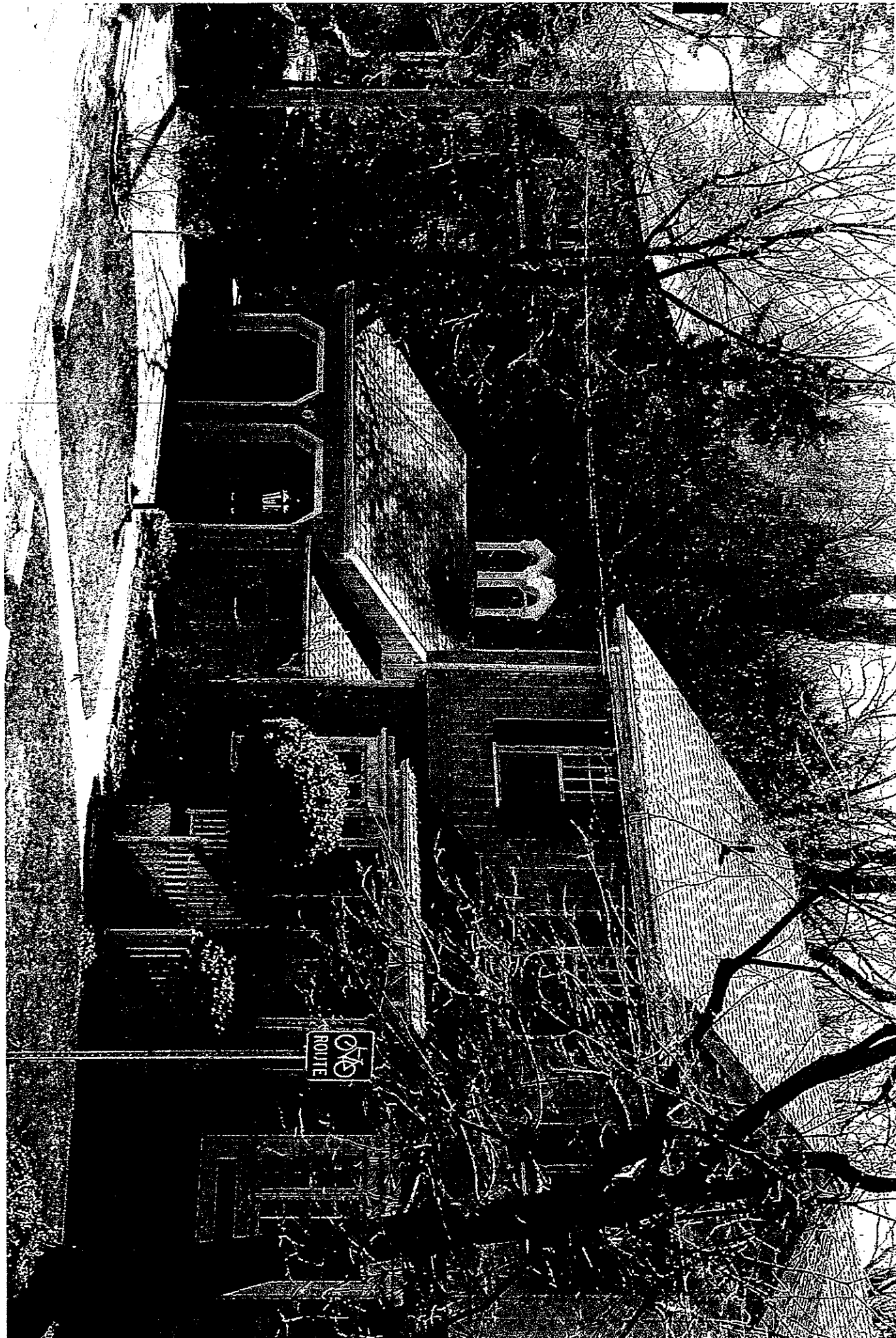
Adam Birrell, President

29/03/2012

cc. Ward 5 Councillor, Alan Shefman, Regional Councillor Deb. Shulte, Mayor Maurizio Bevilacqua



(2)



REQUEST FOR DECISION

File No. A082/12 Date: April 17, 2012**PLEASE PRINT:**NAME: PLEASE SEE ATTACHEDADDRESS: _____

POSTAL CODE: _____

A completed form is required from anyone wanting to receive a decision of the Committee of Adjustment. Completion of this form will entitle you to the following:

1. A copy of the Committee of Adjustment decision.
2. An opportunity to address the Committee of Adjustment during the Public Hearing, if desired.
3. Notification of a hearing and decision of any Ontario Municipal Board hearing, should the decision of the Committee of Adjustment be appealed.

Once completed, this form must be submitted to the Secretary-Treasurer or Committee of Adjustment staff, on or before the hearing date. A completed form should also be attached to any correspondence filed with the Committee of Adjustment regarding the application.

Addressing the Committee of Adjustment:

When addressing the Committee of Adjustment during the hearing, please state your name and address at the beginning of your presentation. Presentations to the Committee are generally limited to 5 minutes in length.

Petitions:

If you wish to submit a petition regarding an application, please make reference to the File Number and name of the Applicant on your petition.

ALL NAMES MUST BE PRINTED CLEARLY ALONG WITH THEIR SIGNATURES AND ADDRESSES IN FULL, INCLUDING POSTAL CODE.

If you wish the petitioner(s) to receive a copy of the decision, you must attach this form with "a decision is requested for each petitioner on the attached petition" written across the space provided for the mailing address. This will also entitle the petitioner(s) to notification of any additional hearings pertaining to the application, if applicable.

Failure to do so will result in illegible names and incomplete addresses not receiving the notices.

**RE: 150 BROOKE STREET, THORNHILL
COMMITTEE OF ADJUSTMENT APPLICATION A082/12
MARCH 29, 2012
APPLICANT: RICHARD HAHN**

The Thornhill Heritage District has been approved by the Council of the City of Vaughan to guide the City and landowners in the preservation and maintenance of important historical, architectural and landscape elements of Old Thornhill and to ensure that new development is compatible in scale and mass with the character of the District and neighbouring buildings.

It is important that the integrity of the Heritage District be preserved by ensuring that only houses of appropriate mass, bulk and height be approved.

We, the residents of homes in the vicinity of the subject lands, oppose the Committee of Adjustment application at 150 Brooke Street on the following basis:

1. The Subject house is much too high and large and is not in keeping with other houses in the Heritage District.
2. The proposed variances for front yard setback and stairs, combined with the height of the building, results in a building which towers over the neighbouring houses and Brooke Street and as such is not desirable for the appropriate development and use of the land.
3. The house, as built, is not in accordance with previous approvals and plans. Its mass and bulk significantly detract from the open space of the Heritage District and from neighbouring properties and as such are not in accordance with the general intent and purpose of the Zoning By-law and the Official Plan.

Please see the attached signatures.

NEIGHBOURS' PETITION
TO THE CITY OF VAUGHAN COMMITTEE OF ADJUSTMENT
MARCH 29, 2012, FILE NO. A082/12
RE: 150 BROOKE STREET, THORNHILL
APPLICANT: RICHARD HAHN

NAME (print)	FULL ADDRESS (incl. postal code)	Signed
STEGLIO BERTOLA	148 BROCKE ST. L4J 1Y9	<i>[Signature]</i>
Marissa Bertola	148 Brock St. L4J 1Y9	<i>[Signature]</i>
Jack Westerman	12 Elizabeth St. L4J 1X8	<i>[Signature]</i>
Anne Westerman	" " " "	<i>[Signature]</i>
Heather Kelly	31 Old Jane St. Thornhill L4J 1E6	<i>[Signature]</i>
Lindsay Belch	24 Elizabeth St. L4J 1Y1	<i>[Signature]</i>
Chuck Soudon	151 Brooke St TH L4J 1Z2	<i>[Signature]</i>
Terri Soudon	" " " "	<i>[Signature]</i>
ROBERT KAMBER	23 ELIZABETH ST. L4J 1Y9.	<i>[Signature]</i>
Ashl Gupta	26 Elizabeth St L4J 1Y1	<i>[Signature]</i>
Shirley Pojes	26 Elizabeth St L4J 1Y1	<i>[Signature]</i>
LES PECHENICK	156 Brooke St. L4J 1Y9	<i>[Signature]</i>
ITA PECHENICK	156 BROOKE ST. L4J 1Y9	<i>[Signature]</i>
Susan Logue	109 Centre Street L4J 1G3	<i>[Signature]</i>

HV - Apr 18/12. Item 6.
Submitted by S. Berfoig

Heritage Committee April 18, 2012

C5

Re: 150 Brooke Street, Thornhill, Applicant Mr. Richard Hahn

Committee Chairman and Members,

We the adjacent neighbours who live in the City of Vaughan Thornhill Heritage area reiterate to you and bring to your attention our significant concerns with respect to this revised application.

1. Mass and Scale

The mass and scale is totally out of character and compliance with the Heritage Vaughan Guidelines , adjacent properties and the neighbourhood. This is now more evident seeing the building onsite which may have been difficult to understand completely from the plans. I think we all benefit when we see things in actuality. I would invite those of you who have not visited the site to please do so to truly get a understanding and impression of what the neighbours feel and are very concerned with.

2. Roof and Roof Height

The roof and roof height is massive and not in compliance with the Heritage Vaughan Guidelines and significantly negatively impact the neighbourhood and integrity of the heritage area, character and protection of open space guideline requirement. The roof is approximately 43' high from the average grade and approximately 46' high from the basement slab grade.

3. Parking

There is not sufficient room in the driveway to park vehicles within the private property as required by the City's Zoning By-law. This results in encroachment onto the public ROW.

4. Safety

The building obstructs the free ventilation from adjacent chimney exhausts and creates a down draft which can cause a carbon monoxide poisoning and fire safety to the adjacent properties. It is requested that this matter be investigated by the City's Fire Department.

5. Removal of Mature Trees

A number of mature trees on the property have been removed by the applicant. We are not sure if a tree permit was requested from the City and issued for these removals. We request that these trees be replaced with new significant calliper type tree.

HV - April 18/12
Item 6.

C6

My name is Susan Logue and I have been a long time homeowner in Thornhill. My family has resided on Centre Street for over 70 years. I have made Thornhill my home because of its village feel, attention to heritage sites, nature and the character of the homes and preservation of a community feel.

As the homeowner of the house who backs onto the new construction on Brooke Street I can tell you that this structure has completely devastated me. Initially when the house was being built I had no objections. My understanding was that the building proposed would fit nicely into the scale of the other homes on the street, enhance the street, align with other structures and respect the homes and the neighbours that surround it. As the house quickly advanced- which appeared to be built in record time....I soon realized that it was becoming a monster. I was in complete shock to see the fourth floor go up and the enormous peak of a roof. I was now looking on to what appeared to be more of an apartment building than a residential home. It has completely destroyed my view of the church, and trees (that is one of the reasons I purchased the home), dwarfed all other homes in the area, has removed the "to scale" feel in the area, and removed the feeling of living in a single dwelling amongst neighbours to one of houses on top of each other.

I used to look forward to going into my backyard – it was my selva at the end of the day. Now it is the last thing I want to do. I invite you to come in to my backyard and see what I now live with. An oversized structure that overpowers the lot. A lot that once held a structure that made sense. It has moved from a home of about 1,500 sq ft. to one that exceeds 6,000 sq ft. I have brought many people into my backyard to see what their impressions are....in every case they stood in shock. Shock because of its size – shock because of the elevated height/peak of the roof- and complete shock that the building would have been approved by building laws/permits and heritage restrictions.

I firmly believe that a structure that is built on a delicate (creek) eco system, in a historically important heritage area, in a community that is surrounded by generations of homeowners who have lived and purchased properties because of their respect for the community, environment and beauty have not been taken into consideration with this structure.

As a long time Thornhill resident who loves my community, home and property I ask that you strongly re-examine this structure. I invite you to come and see it- I invite you to walk into my backyard or come into my home and see what I will see every day.

Modifications must be made to this structure in order that it fits with our wonderful neighbourhood, does not take away from the natural beauty of the village, destroy the vistas, ignore the needs of its residents and leave the community in awe of how such a building could be built with so little regard for so many.