

MacPherson, Adriana

From: Daniel Greenberg <[REDACTED]>
Sent: May-24-20 3:58 PM
To: Committee of Adjustment
Subject: [External] Opposition for the variances of A174/19 - A174/19 (76 Chaiwood Court, Maple)

Attn: City of Vaughan Committee of Adjustment
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1 CofA@vaughan.ca

Re: Opposition for the variances of A174/19 - A174/19 (76 Chaiwood Court, Maple)

Dear Committee of Adjustment members:

We object to this Application A174/19 - A174/19 from 76 Chaiwood Court, Maple. The reasons are as follows:

- 1, The intent and purpose of a zoning by-law is to prescribe the front, rear and side yard set backs, building size, height and use. A minimum rear yard setback of 7.5 metres is required to an accessory structure is By-law Requirement. We paid for the purchase price and annual taxes for the enjoyment of these qualities and are entitled to protection from a reduction in zoning standards.
- 2, The character of the neighbourhood is deserving of protection and this will be a factor to be seriously considered by the Committee. Proposed Cabana is: out of scale; out of character; inappropriate; destabilizing the character of the neighbourhood; a break in the pattern or continuity of the street; insensitive; visually incongruous or detrimental to the streetscape, should be discouraged and objected to.
- 3, The variance cannot be minor. First that it is too large or too important to be considered minor. This Variance is supposed to change the set back from 7.5 metres to 1.40 metres, The primary issues raised are related to loss of sunlight, privacy, views, spacing and openness which may result from the mass, height and bulk of the proposed Cabana. There may also be issues related to trees, grass, drainage, and noise.

The drainage problems will be created by new Cabana, because the lot is the 2nd end lot to the stormwater drainage well in the street. That stormwater effects will harm public safety.

The sunlight will be blocked in the morning due to the height of the Cabana. That will be impact on our families' quality of life as will the loss of enjoyment in gardening and other outside activities in areas to suffer shadowing. And also the degree of comfort will decreased. The views and visual enjoyment of open areas shared by the community as a whole will have a negative impact, these impacts are including but not limited to the view, smell, sunlight and noise. The Cabana with a toilet certainly will generate some bad smell, and that will be terrible if there are some problems for the sewer system. The odor will not only cause problems for one neighbor but also the entire neighborhood will be hurt.

4, From public interest perspective, this variance will affect the enjoyment of the entire community. There will be no trees and greens alone with the fence in all back yards if every property owner build a Cabana with a toilet in their back yard. We should keep fairness for the community and neighbors.

In conclusion, this variances will cause an unacceptable adverse impact upon the neighbourhood to the point where the intent and purpose of the zoning by-law is not maintained. We strongly oppose this variances.

Sincerely

Daniel Greenberg

Owner, 58 Moraine Hill Dr, Maple, ON L6A 0Z8