

Dec. 2, 2022

City of Vaughan

Committee of Adjustment

Vaughan City Hall, Level 100

2141 major Mackenzie Drive

Vaughan, ON L6A 1T1

Dear Sir/Madam,

Re: Minor Variance Application A240/22, 46 Zantella Court

My name is Lou Moretto. I am the owner and resident of 29 Belmont Crescent, the abutting property to the north. Attached is a picture taken earlier this week from my kitchen patio door looking across my rear yard to the site of the proposed covered porch. It would appear that the roof of the cover porch would be located at or slightly above the existing electrical conduit on the rear wall above the patio door.

This past summer I met with my neighbour and owner of 46 Zantella Court who advised me of his intention to construct the proposed covered porch. At that time, I reviewed the plans with him, and I note that the current plans filed with the application appear to be similar.

At the time, in our discussion, I did express concern that the extent of the proposed covered porch which is prompting the need for a setback relief from the Zoning by-laws could adversely affect the enjoyment of my rear yard and dwelling in regard to overlook from the use of the rook deck as a terrace or balcony, lighting in the porch area and roof water runoff. I did indicate though that to ensure that the proposal is appropriate for the site and area my concerns could be addressed by conditions to approval by simple notations on the building permit drawings.

While the existing plans do not show access to the roof deck from grade, the porch or the second floor of the dwelling to enable the roof deck to be used as a terrace or balcony, the owner accepted my concern that modifications could be made at a future time to provide for a terrace or balcony. To address this concern, I request that approval of the application be subject to the following condition:

That the building permit drawings include a note stating that no access shall be provided from grade, the porch deck or the second floor of the dwelling to the roof deck.

Regarding lighting within and around the covered porch area, any lighting should be shielded or directed away from abutting properties to avoid any adverse impact. Accordingly, I request that approval of the application be subject to the following condition:

That the building permit drawings include a note stating that lighting within and around the covered porch area be shielded or directed downward and away from abutting properties.

Finally, the proposed plans do not indicate the direction of water runoff from the roof deck. To avoid any undesirable impact on abutting properties, I request that approval of the application be subject to the following condition:

That the building permit drawings include a note stating that water runoff from the roof be collected and directed away from abutting properties.

These notes that are requested to be included on the building permit drawing are simple to satisfy in a timely manner, will address my concerns and would allow for an appropriate development of the site.

I have reviewed these concerns and the requested conditions them with my neighbour this past weekend. He understood that the requested conditions would not impose an undue hardship and could be satisfied with notes on the building permit drawings.

I have no objection to approval of the minor variance application subject to the following conditions:

1. That the building permit drawings include a note stating that no access shall be provided from grade, the porch deck or the second floor of the dwelling to the roof deck.
2. That the applicant the building permit drawings include a note stating that lighting within and around the covered porch area be shielded or directed downward and away from abutting properties.
3. That the building permit drawings include a note stating that water runoff from the roof be collected and directed away from abutting properties.

Yours Truly,

Lou Moretto

29 Belmont Crescent

