

Lenore Providence

Subject: FW: [External] Re: Public Correspondence (Addendum) A273/21 (70 Sandy's Drive)
Attachments: Request to Speak - COA.pdf

From: Anthony LaRegina [REDACTED]
Sent: Wednesday, May 4, 2022 10:51 AM
To: Christine Vigneault <Christine.Vigneault@vaughan.ca>
Cc: Rocco Cerone [REDACTED] Matthew LaRegina
Subject: Re: [External] Minor Variance Application A273/21

Hello Christine.

This will summarize my comments to the committee regarding the above application.

My name is Anthony LaRegina and I am the co owner of 38 Sandy's Drive the adjoining property to the west of the subject property at 70 Sandy's Drive. I am also the President of the National Estates Ratepayers Association. We have Lived and raised our family in the National Estates for over 30 years. My expertise is in management consulting having run my own consulting firm restructuring Fortune 500 companies for my entire career. I have no background in construction, planning or water management issues.

I received the COA notice of the meeting April 26th and had to go to the US on April 30th and will be there until May 15. I note that the date on the drawings is October 2021 And I first became aware of this project on April 26th from COA. Once I received the notice I took the initiative of contacting Mr. Cerone the owner of the subject property and setting up a meeting on April 27th to understand the scope of his project. We had one meeting to review the site plan as well as some drawings, elevations and layouts. We then had a second meeting with my Son Matthew present on April 28th to discuss proposed changes to his proposal that would make the structure less imposing from my side yard and move the pool closer to his existing dwelling.

The current proposal is to add an indoor outdoor cabana referred to as a covered patio measuring 49 by 36 feet to what was an existing indoor pool structure almost doubling the size of the space to 90 by 36 ft. In addition the proposal is also to build an outdoor pool, hot tub and waterfall at a 3ft elevation in front of the structure between my property line on the west and main residence of the subject property on the east and Sandy's Drive on the south side.

Mr Cerone has agreed to make the following revisions to his plan as a result of our discussion to lessen the impact on my property at 38 Sandy's.

- a) the relocation of the outdoor shower, pool equipment room, pool storage and bathroom with shower from the west wall adjoining my property line to other locations on the site.
- b) as a result this will reduce the size of the cabana structure by 9 feet increasing the minimum rear yard setback at the rear of the cabana from 19 ft 9.5 inches to 28 feet or from 6.035 m to 8.485 m and the setback at the front of the cabana from 25 ft 7.75 in to 34 feet or 10.3 meters.
- c) the pool is currently 44 ft 7.5 inches from my property line and 51 ft 3.5 in from the existing subject dwelling. Mr. Cerone has agreed to move his pool 10 feet towards his dwelling increasing the setback from my property line to 54ft 7.5 inches or 16.4 m and reducing the dimension to 41 ft 3.5 in or 12.5 m from his existing dwelling thus putting the pool closer to his existing dwelling.
- d) Currently the proposed roof on the cabana is a open cable roof with an A line structure facing my property at a height of 5.7 meters which is quite overwhelming. This will be changed to a hip style roof escalating from west to east towards the existing dwelling. This will make the structure less imposing from our property.
- e) Mr. Cerone has agreed to install landscaping along the entire property line between the subject property and my property at 38 Sandy's Drive to ensure that there is total privacy between both properties.
- f) Mr Cerone also plans to install a 3 foot retaining wall between the pool, hot tub and waterfall and Sandy's Drive. Mr Cerone has also agreed to install landscaping between and the street to ensure the retaining wall is not visible from the street or from my property on the west side.

Mr Cerone has committed to provide revised detail drawings to reflect all the above changes including the roof elevation and the landscape design details before approval.

I would encourage the committee to put little weight on the planning report as the subject site is a corner lot with very unique characteristics. Without question there are major implications to my property at 38 Sandy's Drive which must be considered in relation to setbacks and overall coverages, increased structure and height variances before recommending approval. Clearly based on the percent changes to coverage, building area and height these are definitely not minor variances. I also question whether the planners actually visited the subject site and compared this site to the comparable sites they referred to where similar approvals were made.

Finally my greatest concern even after implementing all the above changes is in related to natural water management. With the substantial Increase in coverage to 198 m2 including both building, landscape pavers etc there will be very slow absorption and the water will have nowhere else to go but to my west side yard which is at the original and proper elevation. This will prove to be a substantial increase in water which will need to be managed. All the properties in our area are on a clay bed and absorption is very slow. This is very concerning and we will need to see a proper lot grading and water management plan before before we can proceed.

Given I only had four days from the time I got the notice until I had to leave and no time to consult with any technical expertise this is the best I could do to assess this project. I believe we need the detail drawings to ensure there is proper due diligence and full disclosure before we can proceed.

As I did in taking the initiative to understand this project I am prepared to continue to work with Mr Cerone to ensure we get the best possible outcome for both our properties in a reasonable time. I wish I knew about this project in October 2021 - we would likely be much further along.

Anthony LaRegina
Owner 38 Sandy's Drive
President National Estates Ratepayers

