

Subject: FILE NUMBER: A234/22

Date: Monday, January 23, 2023 at 8:50:00 PM Eastern Standard Time

From: Shep Trubkin

BCC: [REDACTED]

RE:

Vaughan Committee of Adjustment Notice of Hearing for Thursday January 26, at 6pm.
Minor Variance Application A234/22 , Section 45 of the Planning Act.

PROPERTY: 58 Crestwood Rd, Thornhill

Zoning By-Law. 01-2021.

A minimum lot frontage of 15 metres is required, ie. 48.12 feet

Variance Requested by Agent for Applicant.

To permit a minimum frontage of 10.97 metres. ie. 35.19 feet, ie. A 27% REDUCTION in Frontage.

Also request to reduce minimum interior side yard from 2.2 metres to 1.2 metres.

We are DEFINITELY AGAINST this Rezoning Application which is a "MAJOR" NOT Minor Variance,
& a Negative Unacceptable PRECEDENT in the direction of more "Crowding" & a "Diminishment of Stable Values"

Of the much larger frontage neighbouring properties on beautiful Crestwood Rd.

Shep Trubkin

Proud long time owner of property at 63 Crestwood Rd, Thornhill

1 of 2

From [REDACTED]

Sent: January 23, 2023 4:20 PM

To: 'COFA@VAUGHAN.CA' <COFA@VAUGHAN.CA>

Subject: File # B014/22

RE: Vaughan Committee of Adjustment Notice of Hearing for Thursday January 26, 2023 at 6pm.

Property: 58 Crestwood Rd, Thornhill

I am a property owner at 51 Crestwood Rd. directly across the road from the property in question. I object to the application to sever this parcel of land into 2 separate parcels.

My objection is based on the fact that this separation doesn't meet the minimum frontage requirement under the Zoning By-Law -01-2021 of a minimum 15 meters. Further, the request for variance to reduce the interior side yard from 2.2 meters to 1.2 meters, gives the appearance of property crowding. Nowhere on Crestwood are there any lots this small nor are there any homes this close together.

Allowing a small lot size as requested affects the aesthetics of the street. Crestwood is developing into a higher value, larger footprint housing area. We have many multi million-dollar homes on this street and many more under construction and /or development. A small lot size with a small house does not fit the character of Crestwood, it does not enhance the value of the homes in its vicinity but rather diminishes their value.

Allowing this application to go through would set a negative precedent. This application benefits the applicant (who only recently purchased this property) at the expense of the current residents of Crestwood who have been rate payers on this street for many years and who have built and developed the value that is emerging on Crestwood.

Approving this application undermines the value that has been created by the current residents in favor of this applicant.

This applicant knew the zoning requirements when the property was purchased just a few months ago and therefore should not be allowed to profit by diminishing the value of properties in its vicinity.

I ask that you **REJECT** this application.

Teresa Bacinello

P.S.

I Agree With Teresa Bacinello

& Also Request That You "REJECT"

THIS Application To Rezone .

Shep Trubkin

Property Owner At 63 Crestwood Rd., Thornhill.

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