

Re: Objection to 90 Sofia Olivia Cres Minor Variance Application

I am the homeowner of 16 Sofia Olivia Cres and I am located adjacent to the backyard of 90 Sofia Olivia Cres.

The proposed setback of 1.23m for residential accessory structures will have the following impacts on the neighbors and the community:

1. There are no neighboring properties on Sofia Olivia Cres or nearby that have a cabana located closer than 2.4m from the side yard. Most properties in the neighborhood have a front lot size of 50 feet or greater. It is a low-density and quiet estate neighborhood. The accessory structure, which is proposed to be located near the fence line, will impact the neighbors' quiet enjoyment and privacy while sitting in their backyard.
2. The new accessory structure will negatively affect the property value because it will interfere with the enjoyment of the backyard. Prospective buyers will feel that their privacy and enjoyment have been reduced, and this may lower the purchase price of the house accordingly.³
3. As one of the neighbors has a fence that connects to the backyard of 90 Sofia Olivia Cres, my family has experienced many parties that gather day and night. An additional accessory structure, built close to the fence line, may potentially increase party activities and associated noise. This could have a significant impact on the peace and quiet of the neighborhood.
4. 90 Sofia Olivia is a corner lot with its main entrance facing Lady Valentina Ave. This is a high-traffic area that provides access for the residents who live on the southeast corner of Teston Rd and Dufferin St. Every resident driving on Lady Valentina Ave will have a view of the accessory structure, and it does not comply with other neighbors' backyards. This will impact the overall look and integrity of the neighborhood.
5. If the number of party activities potentially increases, it may require more parking and create more noise. This could lead to an increase in complaints to the city and may require more dedicated by-law officers to patrol the neighborhood. This will impact every resident in the small community.