

## Lenore Providence

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**Subject:** FW: [External] Fwd: Minor Variance Application A19.23 Plan M1800 Lot 65 aka 167 National Drive, City of Vaughan, Region of York

**From:** Lou Pompili

**Sent:** April-18-23 3:54 PM

**To:** Lenore Providence <Lenore.Providence@vaughan.ca>

**Cc:** Christine Vigneault <Christine.Vigneault@vaughan.ca>

**Subject:** [External] Fwd: Minor Variance Application A19.23 Plan M1800 Lot 65 aka 167 National Drive, City of Vaughan, Region of York

Sorry Minor corrections...please disregard the previous version. Please confirm receipt at your earliest convenience. Much appreciated. Regards Lou Pompili

Sent from my iPad

Begin forwarded message:

**From:** Lou Pompili

**Date:** April 18, 2023 at 3:35:21 PM EDT

**To:** Lenore Providence <[lenore.providence@vaughan.ca](mailto:lenore.providence@vaughan.ca)>

**Cc:** "Vigneault, Christine" <[Christine.Vigneault@vaughan.ca](mailto:Christine.Vigneault@vaughan.ca)>

**Subject:** Re: Minor Variance Application A19.23 Plan M1800 Lot 65 aka 167 National Drive, City of Vaughan, Region of York

Hi Lenore.

Further to our recent meeting at the C of A counter relating to the above note matter, I have now have an opportunity to review the application further and wish to summarize my comments below:

1. The TRCA letter of March 3, 2023 is inconsistent with previous TRCA letters of July 10, 2020; March 16, 2021; November 29, 2021 relating to delineated on-site natural features, hazard limits and physical top of bank of April 17th, 2019 and the Living City Policies ('LCP') of the TRCA given the lands are entirely within the Natural System as defined under the LCP.
2. The original National Estates Subdivision Agreement established in 1976 and registered December 15th, 1976 deals specifically with stringent erosion control and Rural Residential Arcitectoral guidelines and design conformity similar to the existing single family dwellings design criteria of the area.
3. The subject land are identified as Regionally Significant Woodlands by the York Region Official Plan 2010 ('YROP 2010') and are protected under Policy 2.2 - Natural Features of the Greenland System.
4. The subject land are also designated as "Core Features" (Schedule 2 - Natural Heritage Network) and Natural Areas (Schedule 13 - Land Use) by VOP 2010.

Without going into many other significant specific comments, the overall design concept is radically inconsistant with the existing residential dwellings concepts, in particular the proposed 4.0 metre high architectal/design element retaning wall prominently visible from and extremely close to the National Drive ROW, along with the long parallel driveway and garage access. As such the Committee of Adjustment and the relevant commentating departments and agencies, should seriously consider not favourably supporting this application, as submitted, which is much more complex than just a simple minor variance.

Respectfully,

Lou Pompili