

**RECEIVED**

*By Christine Vigneault at 10:05 am, Sep 20, 2023*

September 19, 2023

Committee of Adjustment  
2141 Major Mackenzie Drive  
Vaughan, ON

Dear Committee Members,

I am writing to express my strong opposition to the height variance request for the property located at 133 Donhill Crescent; Minor Variance Application A113/23. As the immediate neighbour to the south of this property (139 Donhill Crescent), granting such a variance would have a detrimental impact on my property. The request of the applicant is to permit a maximum building height of 9.47 metres.

First and foremost, the existing zoning regulations were put in place to ensure the orderly development of our community and to maintain a harmonious balance between the various properties. Granting a height variance in this case continues to set dangerous precedents which are already leading to a haphazard and disjointed urban landscape.

Furthermore, the proposed increase in height will undeniably cast an undesired shadow over my property, significantly reducing the amount of natural light and privacy which will adversely impact my ability to fully enjoy my backyard and pool.

Lastly, the request for the height variance has a more pronounced impact on my property due to the naturally higher elevation of the applicant's property.

Hence, I kindly ask the applicant seeking this variance to arrange for a Sun Shadow Study, conducted by their Architect, at their own expense. This study should outline how the shadows generated by the proposed new build would affect my residence and the adjacent properties. Additionally, the study should encompass an assessment of the consequences of removing the five mature trees.

Furthermore, once I receive this report, I am seeking the committee's cooperation in allowing me sufficient time to engage a professional opinion of the findings.

Given that this request will require extra time, I kindly ask that the committee postpone its decision on the proposed variance until the review of the findings has been completed to satisfaction.

Although it appears that the remainder of the variances are minor as explained by the applicant's Architect at our meeting on September 19, 2023, I would prefer that the applicant build to the city By-laws.

I thank you for your consideration of my objection to the height variance and look forward to your decision.

Sincerely,

Ann Cozzi

A black rectangular redaction box covering the signature area.