

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 east of this property (35 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.

In addition to the complete loss of privacy, my family will now have massive house view instead of a 70 foot mature, healthy chestnut tree. We are requesting that a tree replacement agreement be created to our satisfaction in order to mitigate a huge loss of treescape. 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. One meter higher matters tremendously. If this home is to be built, we insist that the increase in height request be denied. We would be completely satisfied with the 8.5 metre allowance currently afforded by the bylaw to protect our privacy and future enjoyment of sun and sky.

We fully support our neighbour's request to ask the applicant seeking this variance to arrange for a Sun Shadow Study, conducted by their Architect, at their own expense.

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,

Daniela and Stefano Coppola

35 Donhill Crescent