

From: [REDACTED]
To: [Committee of Adjustment](#)
Subject: [External] Committee of Adjustments File # A019/23 - 167 National Drive - Item 6.2 - Public Comments
Date: Wednesday, May 10, 2023 11:24:48 AM

Hello Christine,

Please find attached my comments regarding the above application coming before the COA tomorrow evening. Unfortunately I cannot speak to this tomorrow night as I have a pre-existing meeting conflict. Please confirm receipt if possible.

With thanks,
Anna Bortolus

May 10, 2023

Dear Committee of Adjustments:

As a neighbour in the National Estates subdivision, and as a resident who made a presentation before this committee regarding the previous application for this property in December of 2021, I would like to thank the property owner for deciding to build a single family home on this lot. We welcome them to our neighbourhood.

I would also like to acknowledge and thank the applicant and owner for their efforts over the past month, to reduce the massing and scale of the front landscape wall and to attempt to mitigate the effects of massing at the street with soft landscaping.

I have a number of questions and potential concerns with the proposed development as presented by the applicant:

- a. Front yard setback to the 2+m high, 23 m long, side wall of the parking access structure - request for a setback of 2.33m. - **I do not support this requested setback.**

I. Comments:

- i. While the applicant/owner have made efforts to hide this garage access with landscaping, the structure further adds to the massing of the home overall, very close to National Drive
- ii. This garage access is a structure – a large, 23 meter long, solid, 8 foot high open-ended building - It is not a landscape wall
- iii. The sizable structure is set across the front the property and creates a massing of hardscape near the street.
- iv. If approved, it could set a precedent for other solid building-type

structures to be placed at 2.33 or 3m setbacks in our estate residential area and beyond.

- v. I would encourage the applicant/owner to seek an alternative location for the underground parking access.

b. Front yard setback for the 2-story cantilevered area of the home, at 7.14m. - **I do not support this requested setback.**

I. Comments:

- i. In our area, there have been a few minimum front yard setbacks approved at 9m, granted on the basis of original home setback on narrow lots, but not with large structures built in front of the homes.
- ii. The proposed forward cantilever design brings a good portion of the home massing 6m closer to the street, and compounds the massing created by both the landscape wall and the garage structure in front of it.
- iii. This is in contrast to the estate residential properties in the neighbourhood, where homes are set well back from the road, with landscape pillars/fences and low walls at the property line and greenspace in between.
- iv. If approved, the 7.1m or even worse, the 3m setback (for the parking structure) may now become precedent setting front yard setbacks for our neighbourhood

c. Top of bank/valley lands – This property has unique environmental features, and very little table land. When viewing this property from below, it is clearly a valley embankment property with a sizable woodlot.

I. Comments:

- i. How much Infilling or grading of the valley is required? How many trees impacted and removed? As we know, infill, grading and tree destruction can adversely affect the stability of remaining trees and valley grade/features, erosion and water management in the valley. New trees while necessary, won't save the trees in the valley below from grading changes, nor will they have the developed root systems to support the valley from erosion.
- ii. Largescale infill of the valley should be avoided.
- iii. Will there be large retaining walls or visible concrete walls at the rear of the property? If yes, it is my hope that they be minimized by architectural design and mitigated by an environmentally acceptable

grading plan and new plantings. Rear elevation drawings from varying perspectives would be very helpful to assess potential impacts to the golf course and neighbouring properties.

- iv. In the 2021 proposal for this property, the TRCA expressed opposition to any development on this site that might have serious negative effects on this Humber watershed embankment and associated trees and plants. I trust that the applicant and owner in cooperation with the City and TRCA will mitigate any such negative effects through design and construction environmental best practices.

Thank you,
Anna Bortolus
25 Hanson Court
Woodbridge, Ontario

