

Email: [cofa@vaughan.ca](mailto:cofa@vaughan.ca)

3003

File No: A043/24

Property: 85 Crestwood Rd. Thornhill

Appeal Against Proposed Variances for Property Development on Hilda Avenue

My name is Afrouz Sarmadi; I have been a teacher for eight years and currently serve as the Vice Principal at H.G Bernard P.S.

I understand that the owner of the property located on the south side of my house has proposed to build two houses on this land. I am opposed to this severance, particularly with the way it has been configured.

I have significant concerns regarding Variance #2 and the proposed dwelling being built so close to my house. It is my understanding that the owner does not intend to wait for the road to be assumed and built, and is pushing to build these two houses facing Hilda Avenue. Based on my research, Hilda has always been a through street with no houses built on it.

By implementing Variance #2, the owner seeks to convert their rear yard setback to a side yard setback, which would drastically affect my backyard, view, and privacy. This change means I will constantly be looking at a tall wall close to the fence line when I am in my backyard. Additionally, according to consultants, my daylight triangle would also be affected.

The owner has claimed that he has invested a significant amount in this land, justifying the need for such variances. However, spending a large sum of money does not justify actions that violate my rights and drastically affect my property.

We have invested a significant amount of money to purchase and construct on our property. My husband has worked night shifts throughout his career to gather the necessary funds.

Additionally, I have dedicated eight years to teaching, working tirelessly during the mornings and tutoring many hours after school at Thornhill Secondary School to support high school students with special needs and MLL learners. During the COVID-19 pandemic, I spent most of my Saturdays and Sundays tutoring students online who needed additional support with their studies. All these efforts were made to save more money for investing in our property.

Furthermore, in our commitment to save more and realize our dream of buying and building a house, I underwent three years of leadership training with the board while continuing my teaching duties to become a Vice Principal. This has been a journey of immense dedication and sacrifice for both of us.

Since our marriage in 2008, my husband and I have not taken any vacations outside Canada together in order to save money for our dream house. We always said to each other that the day would come when we would have our dream house, and then we would take a vacation

We are extremely disappointed with the proposed variances and the way this file has been handled. Although the owner claims that he wants to build a house to live in and become part of the community, neither the owner nor any member of his consulting team has approached us or our right side neighbor at 83 Crestwood. We have not received any written notice or communication from them. This lack of consideration and professionalism towards neighbors and the community is unacceptable.

We believe we should have been contacted and provided with a clear plan of what is being proposed. The current approach is inconsiderate and undermines the community spirit we strive to maintain.

As a result, I would like to inform the esteemed board committee members that we are opposing the severance of the two lots, especially Variance, which changes the rear yard setback to a side yard setback, reducing it from the minimum 7.5 meters to any measurement less than this measurement. Additionally, the proposed building height of 11 meters is unacceptable. I strongly object to having to look at a tall wall when I go into my backyard.

We kindly ask the board committee to consider our situation and the substantial impact that the proposed variances, particularly side yard setback reduction variance, will have on our lives and property. Your understanding and support in this matter would mean the world to us.

Thank you for your consideration

Sincerely,

Afrouz Sarmadi