

**From:** [REDACTED]  
**To:** [Committee of Adjustment Mailbox](#)  
**Cc:** [REDACTED] [Committee of Adjustment Mailbox](#)  
**Subject:** [External] Re: A144/24 - 17 Winthrop Crescent - Request for documents  
**Date:** Tuesday, November 12, 2024 7:50:11 PM

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Good evening,

Thank you for this information. Below is our letter for the COFA regarding this application A144/24.

Dear Committee of Adjustments,

We are writing to formally voice our opposition to the application filed by our neighbours on Winthrop Crescent (A144/24) to modify their single-family dwelling into a two-unit residence by removing a fireplace and window well to install a hardscaped walkway. While we respect the rights of homeowners to make improvements to their properties, we firmly believe that this application does not serve the broader interests of our community and poses significant concerns for the neighbourhood's quality, cohesion, and property values.

Our decision to invest in this community was based on the promise of a single-family residential environment, a key factor for ourselves and many other homeowners in this development. The approval of this variance represents a fundamental shift away from that vision, bringing added density, traffic, and strain on already limited parking resources. Unlike multigenerational family living arrangements that maintain the single-family integrity of these homes, this conversion actively seeks to create a two-dwelling unit where none was intended.

Allowing such a modification introduces multiple negative impacts that extend far beyond the immediate interests of the applicants. Notably, the variance would diminish the character of the neighbourhood and devalue surrounding properties by shifting the area's nature toward denser, multifamily use, something that was neither advertised nor expected when purchasing in this new construction development. Furthermore, as several homes within the radius are still unsold and pre-construction, future owners of those properties have no voice in this decision. Permitting this variance at this stage would undermine the expectations of those buyers and risk long-term neighbourhood dissatisfaction.

This neighborhood already contends with a high level of street traffic and frequent congestion due to limited on-street parking. Adding another unit, with additional vehicles and occupants, would aggravate these existing challenges. Our community has already experienced issues with unauthorized renovations to support multigenerational living, often done without proper permits or approvals. The approval of this variance sets a concerning precedent that could further encourage unregulated construction and dwelling expansions, compromising safety,

aesthetics, and compliance.

We respectfully request that the Committee of Adjustments consider the broader implications of approving this application on the quality of life for existing residents, neighbourhood stability, and property values. This variance benefits only the applicants and disregards the long-term vision and cohesiveness of our community.

We strongly urge you to deny this variance application.

Thank you for considering the collective voice and concerns of the homeowners on Ballantyne Boulevard and Winthrop Crescent.

Sincerely,

Dr. Alexandra Makos & Raymond Shahinian  
171 Ballantyne Blvd  
Woodbridge, ON  
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