

**From:** [REDACTED]  
**To:** [Committee of Adjustment Mailbox](#)  
**Subject:** [External] Re: Request to Sever 37 Riverside Blvd, Vaughan Files: 152/24 and A154/24  
**Date:** Monday, November 11, 2024 6:57:05 PM

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From: Linda and Bill Mahaney, 26 Thornhill Ave. Vaughan

We object to the severance of 37 Riverside Blvd, Vaughan as presented in the Notice of Hearing with a meeting date of November 14, 2024.

An application to sever the land at 37 Riverside Blvd was also made in 2015. At that time the Committee of Adjustment denied the application. Nevertheless another Application to sever this same property has now been made 9 years later. During the past 9 years no other properties in this Enclave have been severed. 37 Riverside Blvd sits in a unique Enclave bordered by Uplands Ave to the North, Riverside Blvd to the South and East. The Enclave has a "country feel" characterized by large lots, with no curbs, gutters or sidewalks but with ditches, and centre landscaped boulevards. The proposed severed lot would be much smaller than all of the other lots in the Enclave thereby disrupting and destabilizing the integrity of the Enclave. Severing 37 Riverside Blvd would *create a precedent* likely leading to additional severances in the coming years.

*"It is the combination of the frontage, depth and overall area that creates the attractive open nature of the development and one that should be preserved"* (from the March 2008 Decision by the OMB - PL070251 - not to allow severance of 10 Fairlea Avenue, also part of the Enclave.