

To; Committee of Adjustment
From: Carmine Settino
363 Worth Blvd
Thornhill, L4J8B5

[REDACTED]

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Re: File #A137/23 (116 Renaissance Court)

As per your e-mail dated November 28, 2024, I am submitting written input re; A137/23 (116 Renaissance Court).

Background

I have lived at 363 Worth Blvd. since Jun3 1997. The main factor for moving to this house was privacy and beauty/enjoyment of the tree lot on the properties directly south. In appendix A, I have provided the committee with images downloaded from Google Maps. As you can see from the images the property in question has undergone major changes and as a result we have lost a great deal of our privacy. The images also show that the entire project for which variances are request has already been completed.

The following is a summary of our concerns and possible mitigation to address our concerns.

Concerns

Variance 1

- I would not describe as minor subject to the proper completion of the soft landscaping and run off management.

Variance 2

- Places the swimming pool 21.76 meters from my lot line instead of the required 35 meters. This is 13.24 meters (43.4 feet) closer to my lot line. I recognize that relocating or removing the swimming pool may not be viable options. However, I ask possible solution to be investigated so that the noise and lights from the pool not do not impact our enjoyment of our backyard and deck.

Variance 3

- Places the fire pit 11.81 meters from my lot line instead of the required 35 meters. This is 23.19 meters (76.1 feet) closer to my lot line. When in use the smoke and smell of the fire pit has been over powering, especially when the fire remains lit for long period of time. In the past, the fire pit lit over 48 hours I have attached an email sent to Vaughan by-law. The fire department attended the property and threatened to fine the owner before he agreed to douse the fire. Relocation or removal of the fire will resolve our concerns.
- Also places the basketball court very close to our lot line.

Other Factors

Prior to the construction, the owner of the property cut several dozen trees from his property. The by-law department was contacted at the time and came to investigate. We were told that since the trees were less than 20 cm in diameter no permit was required. I have attached pictures of the property at 116 Renaissance and neighbours on either side.

Request for Mitigation

Mitigation to resolve our issues will be difficult because the construction has been complete for 2-3 years. It is ironic that if the trees had not been clear cut the entire situation would be much different. From my perspective, the best solution would be to have the entire project removed and restarted. I understand that this will be at major expense to current homeowner and it would unfair for him to bear that cost. I ask some form of mitigation be provided to resolve my concerns. The mitigation could include but not limited to:

- ***Planting of large trees to obscure sight lines and dampen sound***
- ***Limiting use of the fire pit and/or basketball court***
- ***Reduction in the overnight lighting of the area***

Carmine Settino

APPENDIX A

May 7, 2018



APRIL 9, 2024

