

File: A067/19

Applicant: Sujeether Kumareswaran and Maria
Valentina D. Bernard

Address: 102 Bellini Ave Woodbridge

Agent: Four Seasons Sunrooms

Please note that comments received after the preparation of this Staff Report (up until 12:00 p.m. on the scheduled hearing date) will be provided as an addendum.

Commenting Department	<input checked="" type="checkbox"/> Positive Comment	Condition(s) <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/> Negative Comment	
Committee of Adjustment	<input checked="" type="checkbox"/>	
Building Standards	<input checked="" type="checkbox"/>	
Building Inspection	<input checked="" type="checkbox"/>	
Development Planning	<input checked="" type="checkbox"/>	
Cultural Heritage (Urban Design)	<input checked="" type="checkbox"/>	
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Parks Department		
By-law & Compliance		
Financial Planning & Development	<input checked="" type="checkbox"/>	
Fire Department		
TRCA		
Ministry of Transportation		
Region of York	<input checked="" type="checkbox"/>	
Alectra (Formerly PowerStream)	<input checked="" type="checkbox"/>	
Public Correspondence (see Schedule B)	<input checked="" type="checkbox"/>	

Adjournment History: June 13, 2019, October 17, 2019 (see next page for details)

Background History: N/A

Staff Report Prepared By: Pravina Attwala
Hearing Date: Thursday, October 17, 2019



Minor Variance
Application

Agenda Item: 28

A067/19

Ward: 3

Staff Report Prepared By: Pravina Attwala, Assistant Secretary Treasurer

Date of Hearing: Thursday, October 17, 2019

Applicant: Sujeether Kumareswaran and Maria Valentina D. Bernard

Agent: Four Seasons Sunrooms

Property: 102 Bellini Ave Woodbridge

Zoning: The subject lands are zoned RS1 and subject to the provisions of Exception 9(1283) under By-law 1-88 as amended.

OP Designation: Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential" and "Natural Areas"

Related Files: None

Purpose: Relief from the by-law is being requested to permit the construction of a proposed **single storey** sunroom addition located at the rear of the existing dwelling.

Note: Original request heard by the Committee on June 13, 2019 requested a two storey sunroom addition.

The following variances are being requested from By-Law 1-88, as amended, to accommodate the above proposal:

By-law Requirement	Proposal
A minimum rear yard setback of 6.0m to the proposed sunroom is required.	To permit a minimum rear yard setback of 4.95m to the proposed sunroom. <i>*Subsequent to September 19, 2019 adjournment, the applicant increased the rear yard setback from 4.36m to 4.95m.</i>

Background (previous applications approved by the Committee on the subject land): N/A

For information on the previous approvals listed above please visit www.vaughan.ca. To search for a file number, enter it using quotes around it. For example, "A001/17".

To search property address, enter street number and street name using quotes. For example, "2141 Major Mackenzie". Do not include street type (i.e. drive).

Adjournment History:

Hearing Date:	Members Absent from Hearing:	Status of Adjournment: (i.e. date/sine die)	Reason for Adjournment:
September 19, 2019	None	Adjourned to October 17, 2019	To address neighbour concerns.
June 13, 2019	R. Buckler	Adjourned Sine Die	To accommodate re-design to address neighbour concerns.

Staff & Agency Comments

Please note that staff/agency comments received after the preparation of this Report will be provided as an addendum item to the Committee. Addendum items will shall only be received by the Secretary Treasurer until **4:00 p.m.** on the last business day **prior** to the day of the scheduled Meeting.

Committee of Adjustment:
Public notice was mailed on September 4, 2019

Applicant has confirmed posting of signage on October 4, 2019

Property Information	
Existing Structures	Year Constructed
Dwelling	2010 (purchased November 14, 2016)

Applicant has advised that they cannot comply with By-law for the following reason(s): Compromises useable living space.

Building Standards (Zoning Review):
Stop Work Order(s) and Order(s) to Comply: There are no outstanding Orders on file

A Building Permit has not been issued. The Ontario Building Code requires a building permit for structures that exceed 10m2

No part of the roof, eaves or gutters are permitted to encroach over the property line.

The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.

The subject lands may be subject to Ontario Regulation 166/06 (TRCA - Toronto and Region Conservation Authority).

Building Inspections (Septic):
No comments or concerns

Development Planning:
Official Plan: Vaughan Official Plan 2010 ('VOP 2010'): "Low-Rise Residential" and "Natural Areas"

The Development Planning Department is of the opinion that the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-law, and is desirable for the appropriate development of the land.

The Development Planning Department recommends approval of the application.

Cultural Heritage (Urban Design):
There are no Cultural Heritage concerns with 102 Bellini Avenue.

Development Engineering:
The Development Engineering (DE) Department does not object to variance application A067/19.

DE Confirms a grading permit will not be required for the proposed sunroom addition as it appears the sunroom will be supported via posts. If the proposal is revised to support the sunroom via below or at grade foundations then a grading permit will be required through the Development Inspection and Lot Grading division of the City's Development Engineering Department.

Parks Development:
No Response.

By-Law and Compliance, Licensing and Permit Services:
No Response.

Financial Planning and Development Finance:
No comment no concerns

Fire Department:
No Response.

Schedule A – Plans & Sketches

- Schedule B – Public Correspondence**
Request for Adjournment (June 13 hearing)
Letter of Objection - Anonymous
Letter of Objection - Anonymous
Letter of Objection – 112 Bellini Avenue, Woodbridge
Letter of Objection – 100 Bellini Avenue, Woodbridge
Letter of Objection – 98 Bellini Avenue, Woodbridge
Letter of Objection – Petition
112 Bellini Avenue, Woodbridge
105 Bellini Avenue, Woodbridge
100 Bellini Avenue, Woodbridge
106 Bellini Avenue, Woodbridge
101 Bellini Avenue, Woodbridge
119 Bellini Avenue, Woodbridge
129 Bellini Avenue, Woodbridge

124 Bellini Avenue, Woodbridge

92 Bellini Avenue, Woodbridge

94 Bellini Avenue, Woodbridge

92 Bellini Avenue, Woodbridge

107 Bellini Avenue, Woodbridge

111 Bellini Avenue, Woodbridge

113 Bellini Avenue, Woodbridge

Letter of Objection - 98 Bellini Avenue, Woodbridge

Letter to address neighbour concerns - Sujeether Kumareswaran (Applicant)

Letter of Support - Anonymous

Schedule C - Agency Comments

Alectra (Formerly PowerStream) – No concerns or objections

Region of York – No concerns or objections

Schedule D - Previous Approvals (Notice of Decision)

None

Staff Recommendations:

Staff and outside agencies (i.e. TRCA) act as advisory bodies to the Committee of Adjustment. Comments received are provided in the form of recommendations to assist the Committee.

The Planning Act sets the criteria for authorizing minor variances to the City of Vaughan's Zoning By-law. Accordingly, review of the application considers the following:

- ✓ That the general intent and purpose of the by-law will be maintained.
- ✓ That the general intent and purpose of the official plan will be maintained.
- ✓ That the requested variance(s) is/are acceptable for the appropriate development of the subject lands.
- ✓ That the requested variance(s) is/are minor in nature.

Should the Committee find it appropriate to approve this application in accordance with request and the sketch submitted with the application as required by Ontario Regulation 200/96, the following conditions are recommended: N/A

Please Note:

Relief granted from the City's Zoning By-law is determined to be the building envelope considered and approved by the Committee of Adjustment.

Development outside of the approved building envelope (subject to this application) must comply with the provisions of the City's Zoning By-law or additional variances may be required.

Elevation drawings are provided to reflect the style of roof to which building height has been applied (i.e. flat, mansard, gable etc.) as per By-law 1-88 and the Committee of Adjustment approval. Please note, that architectural design features (i.e. window placement), that do not impact the style of roof approved by the Committee, are not regulated by this decision.

Conditions

It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency. This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.

Notice to the Applicant – Development Charges

That the payment of the Regional Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Regional Development Charges By-law in effect at the time of payment.

That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.

That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment

That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the Reserves/Capital Department.

Notice to Public

WRITTEN SUBMISSIONS: Any person who supports or opposes this application, but is unable to attend the hearing, may make a written submission, together with reasons for support or opposition. Public written submissions on an Application shall only be received by the Secretary Treasurer until **4:00 p.m.** on the last business day **prior** to the day of the scheduled Meeting.

Written submissions can be mailed and/or emailed to:

City of Vaughan
Committee of Adjustment
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
CofA@vaughan.ca

ORAL SUBMISSIONS: If you wish to attend the meeting you will be given an opportunity to make an oral submission. Presentations to the Committee are generally limited to 5 minutes in length. Please note that Committee of Adjustment meetings are audio recorded. Your name, address comments and any other personal information will form part of the public record pertaining to this application.

PUBLIC RECORD: Personal information is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will become property of the City of Vaughan, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Committee of Adjustment and staff to process this application.

NOTICE OF DECISION: If you wish to be notified of the decision in respect to this application or a related Local Planning Appeal Tribunal (LPAT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified of the Committee's decision you will **not** receive notice.

For further information please contact the City of Vaughan, Committee of Adjustment

T 905 832 8585 Extension 8002
E CofA@vaughan.ca

Schedule A: Plans & Sketches

Please note that the correspondence listed in Schedule A is not comprehensive. Plans & sketches received after the preparation of this staff report will be provided as an addendum. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

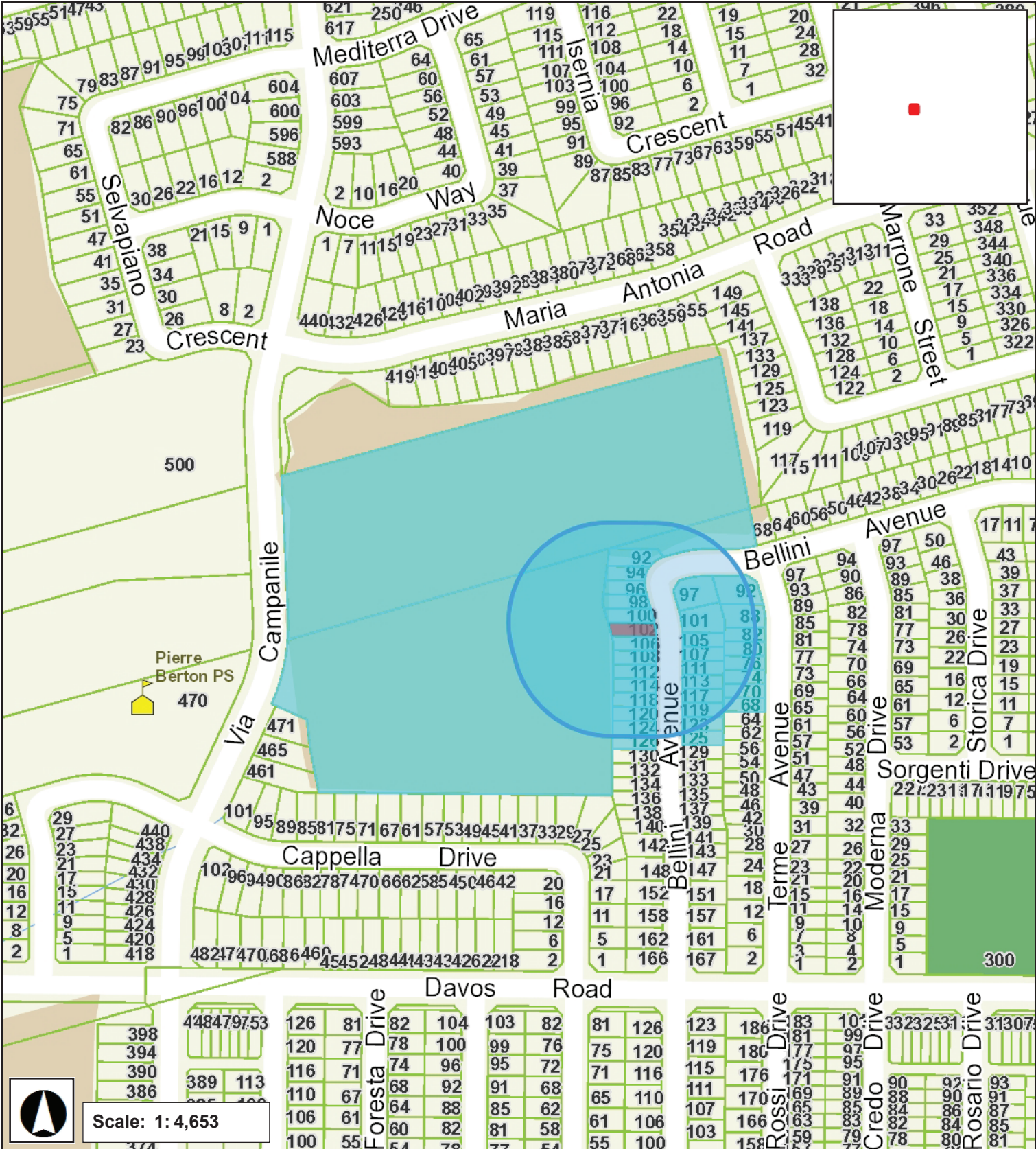
Location Map
Sketches



LOCATION MAP **A067/19**

102 BELLINI AVENUE, WOODBRIDGE

Major Mackenzie Drive



Rutherford Road

May 28, 2019 9:40 AM

A067/19

RECEIVED
OCTOBER 3, 2019
Committee of Adjustment

RECEIVED
OCTOBER 3, 2019
Committee of Adjustment

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents

Alexandrina Aodesh

Alexandrina Aodesh



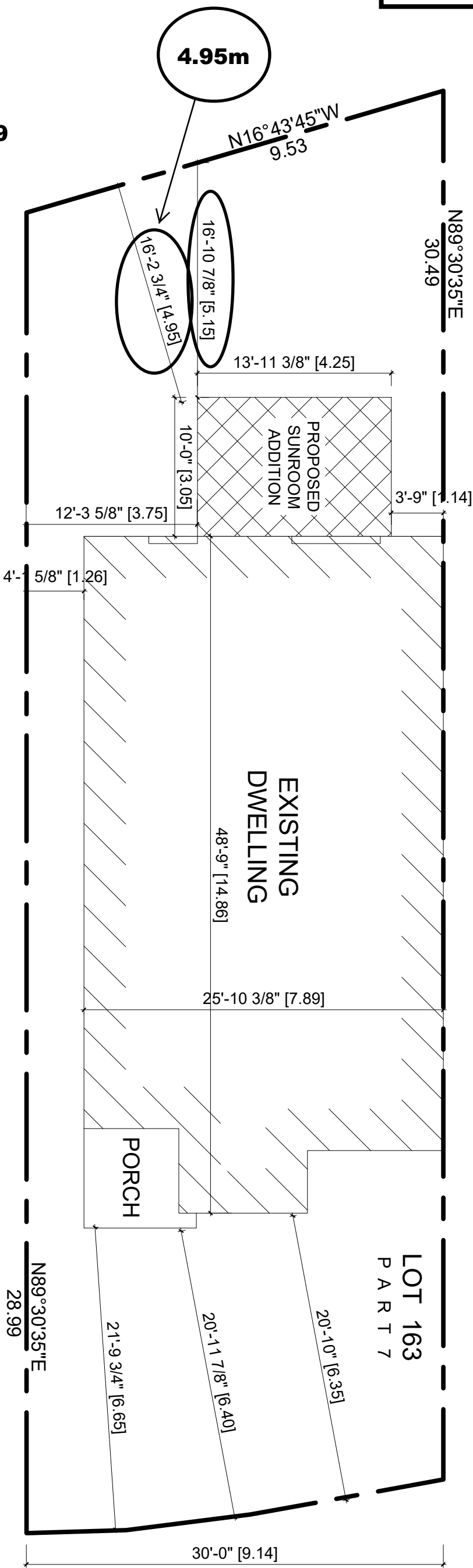
FOUR SEASONS
SUNROOMS & ADDITIONS
INDEPENDENTLY OWNED AND OPERATED

Customer Approval:

Date:

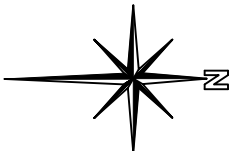
Project Name	Maria Bernard & Sujeether Kumareswaran		
	102 Bellini Ave, Woodbridge ON L4H 0R7		
Scale	Date	Revision #	Revision L
1/8" = 1'-0"	2019-04-17	001	

Sheet No.
SP-1

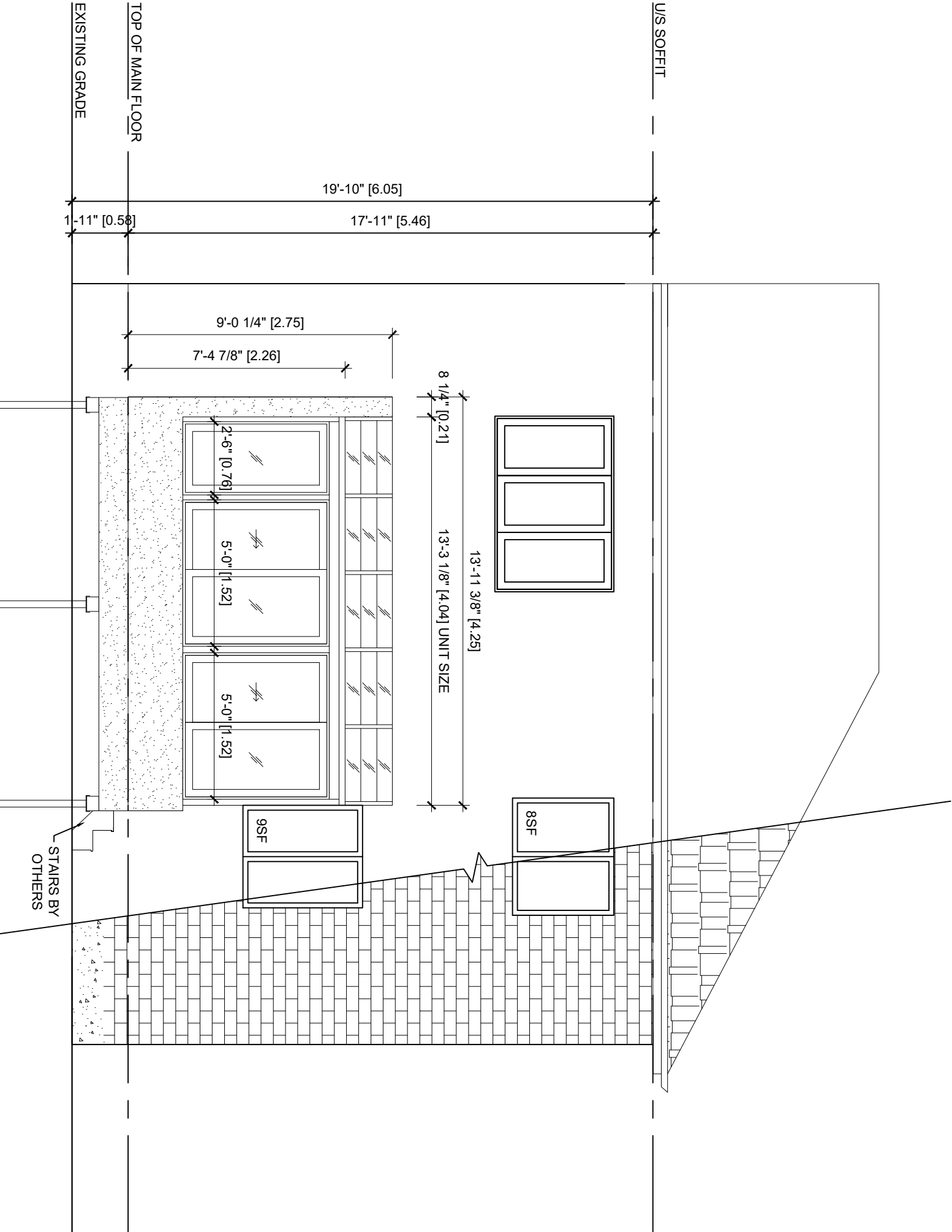


SITE STATISTICS

LOT AREA=	2,942.81SF (273.40SM)
EXISTING HOUSE=	1,225.86SF (113.89SM)
ADDITION=	139.48SF (12.96SM)
LOT COVERAGE	
(HOUSE/ADDITION)=	46.40%
LOT COVERAGE (HOUSE)=	41.66%
LOT COVERAGE (ADDITION)=	4.74%



SITE PLAN



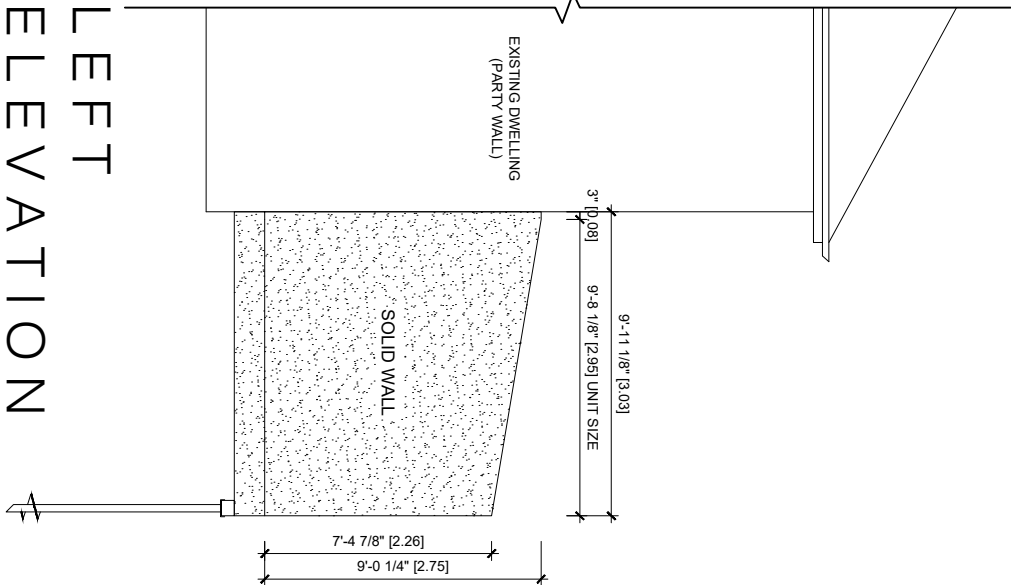
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.

NAME SIGNATURE BCIN
Alexandra Aodesh 101509

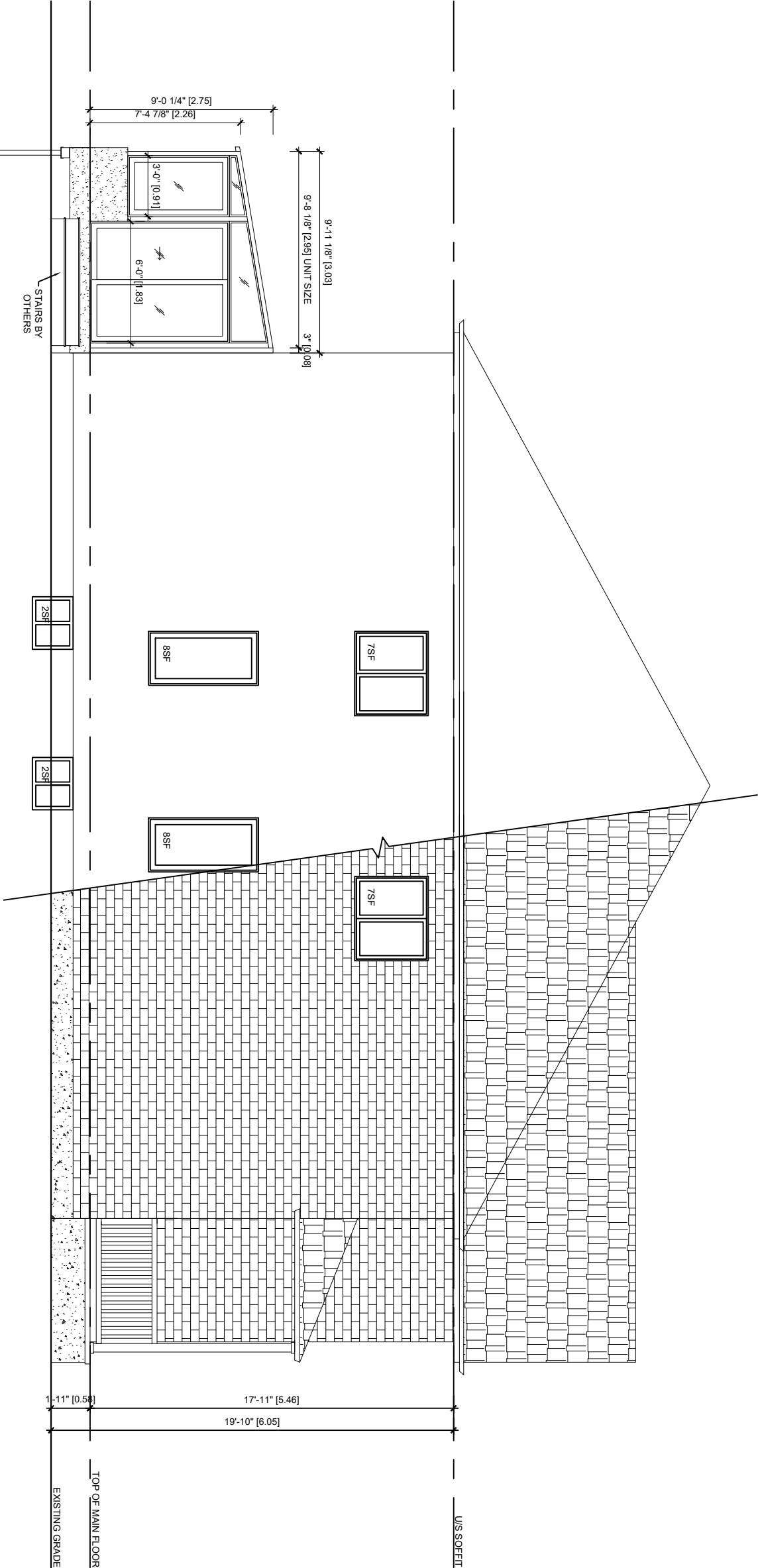
REAR ELEVATION

Project Name
Maria Bernard & Sujeether Kumareswaran
102 Bellini Ave, Woodbridge ON L4H 0R7

Scale
1/4" = 1'-0"
Date
2019-09-19
Revision #
001
Revision Date



LEFT
ELEVATION



NAME
Alexandra Aodesh

SIGNATURE

BCIN
101509

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.



Customer Approval:

Date:

RIGHT ELEVATION

Project Name
Maria Bernard & Sujeether Kumareswaran
102 Bellini Ave, Woodbridge ON L4H 0R7

Scale
1/6" = 1'-0"

Date
2019-09-19

Revision #
001

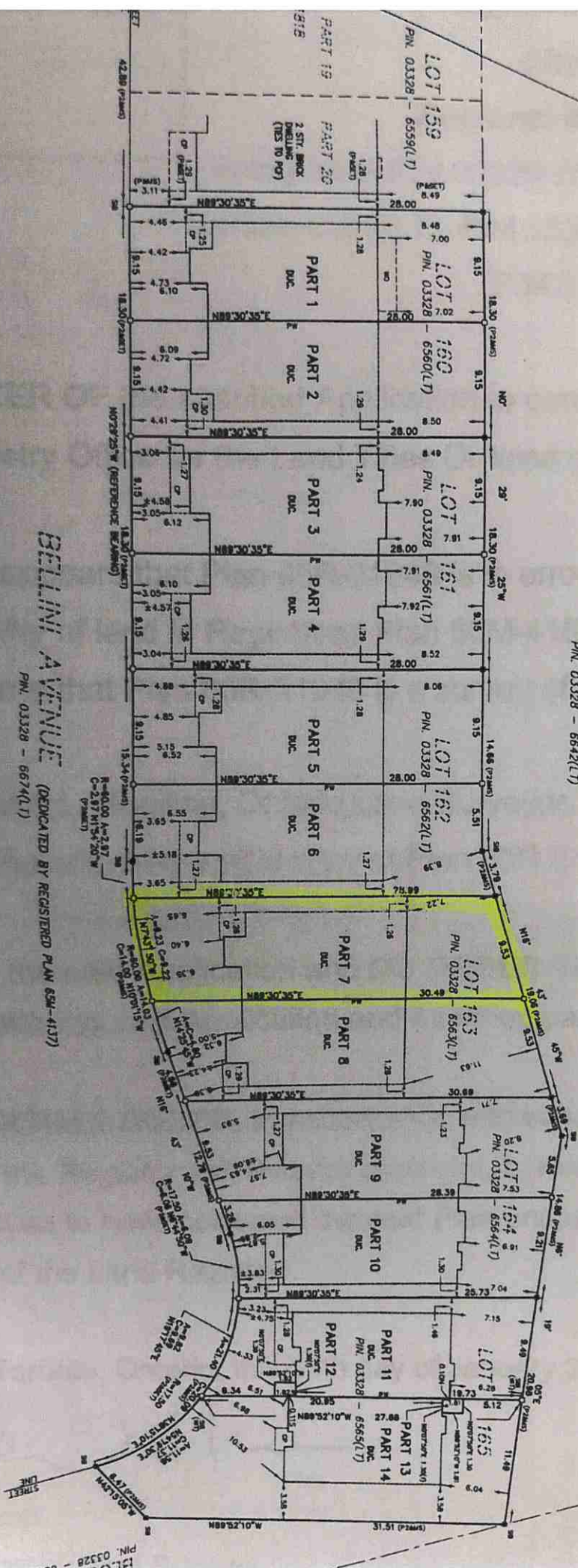
Revision Date

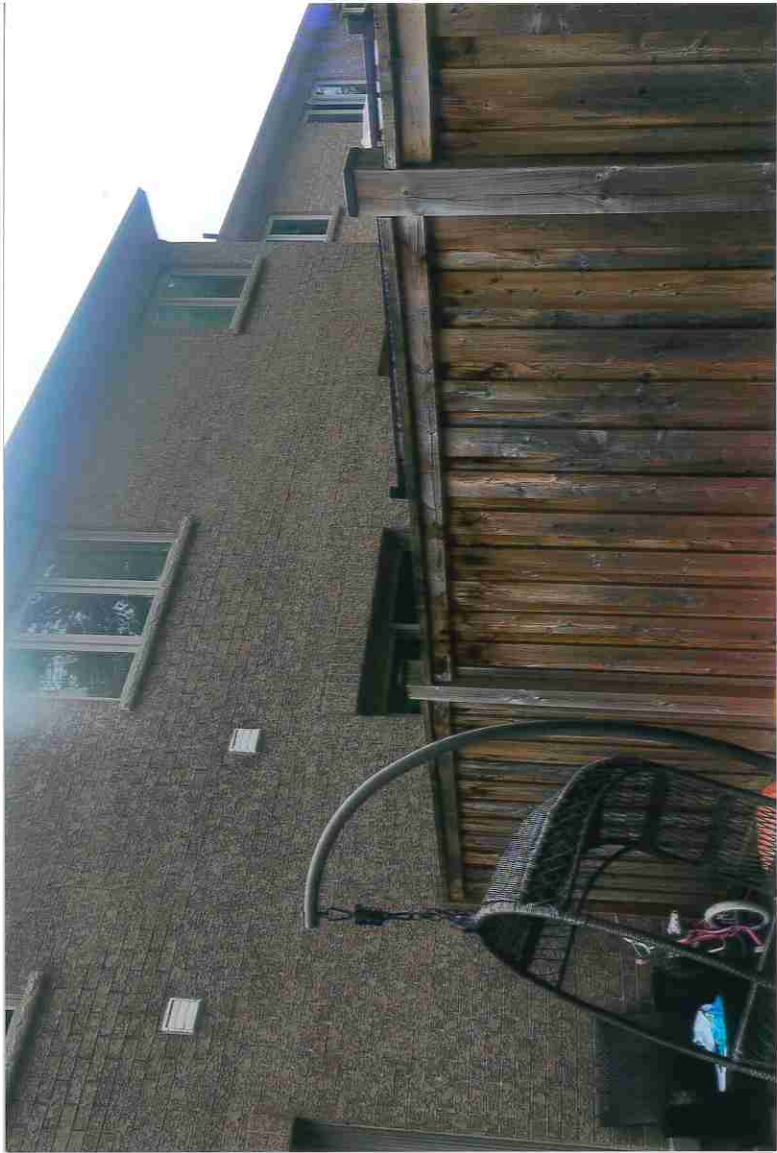
Sheet No.
A2

PLAIN

65M-4137

BLOCK 242
PIN. 03328 - 6642(LT)





A067/19

RECEIVED

From applicant @ mtg
Sept. 19, 2019
Committee of Adjustment

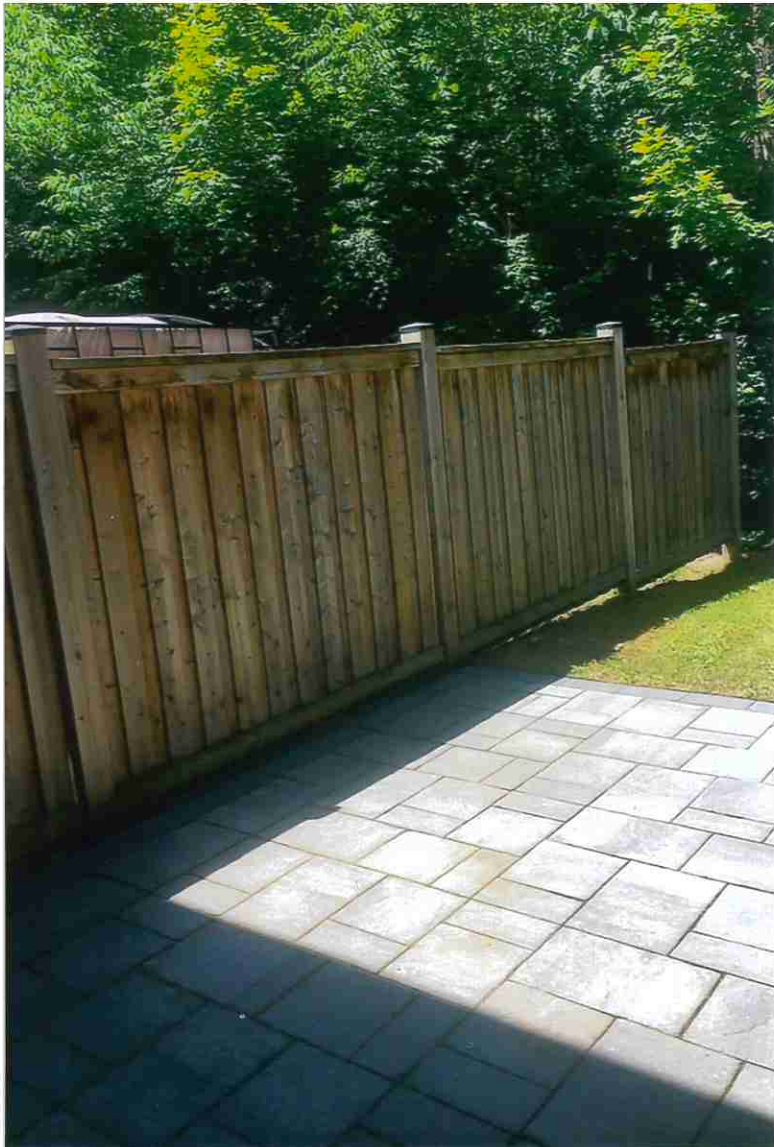




A067/19

RECEIVED

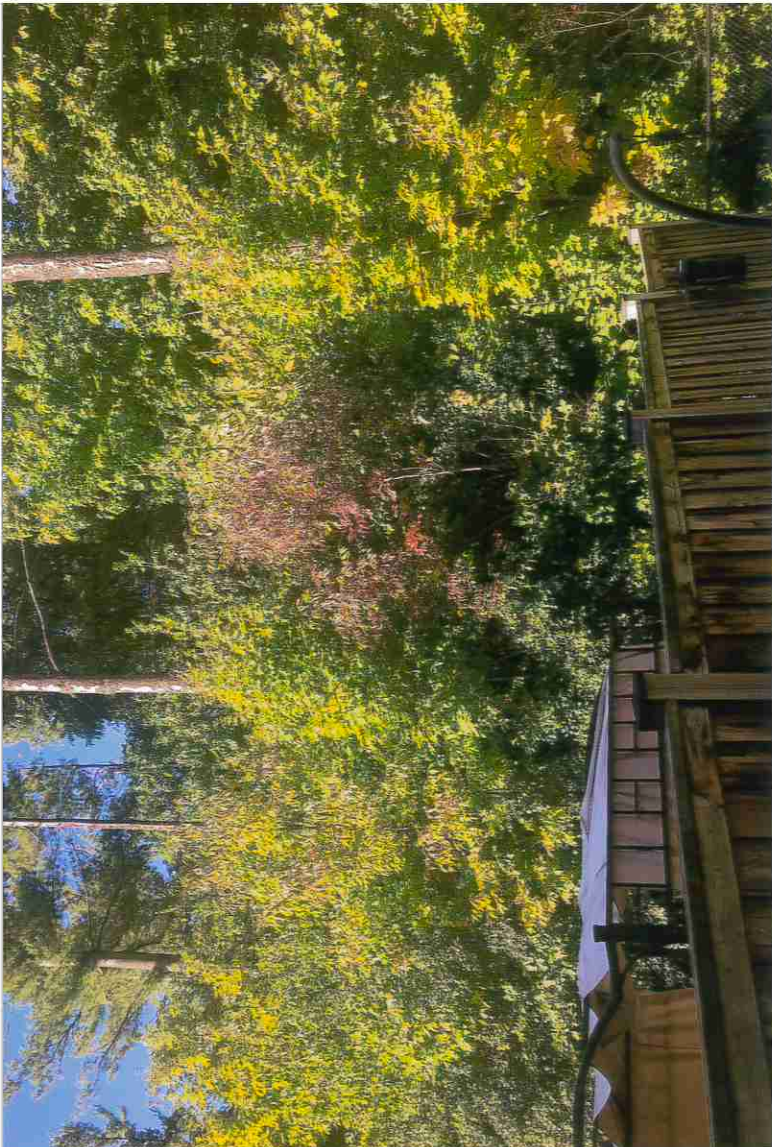
**From applicant @ mtg
Sept. 19, 2019**
Committee of Adjustment

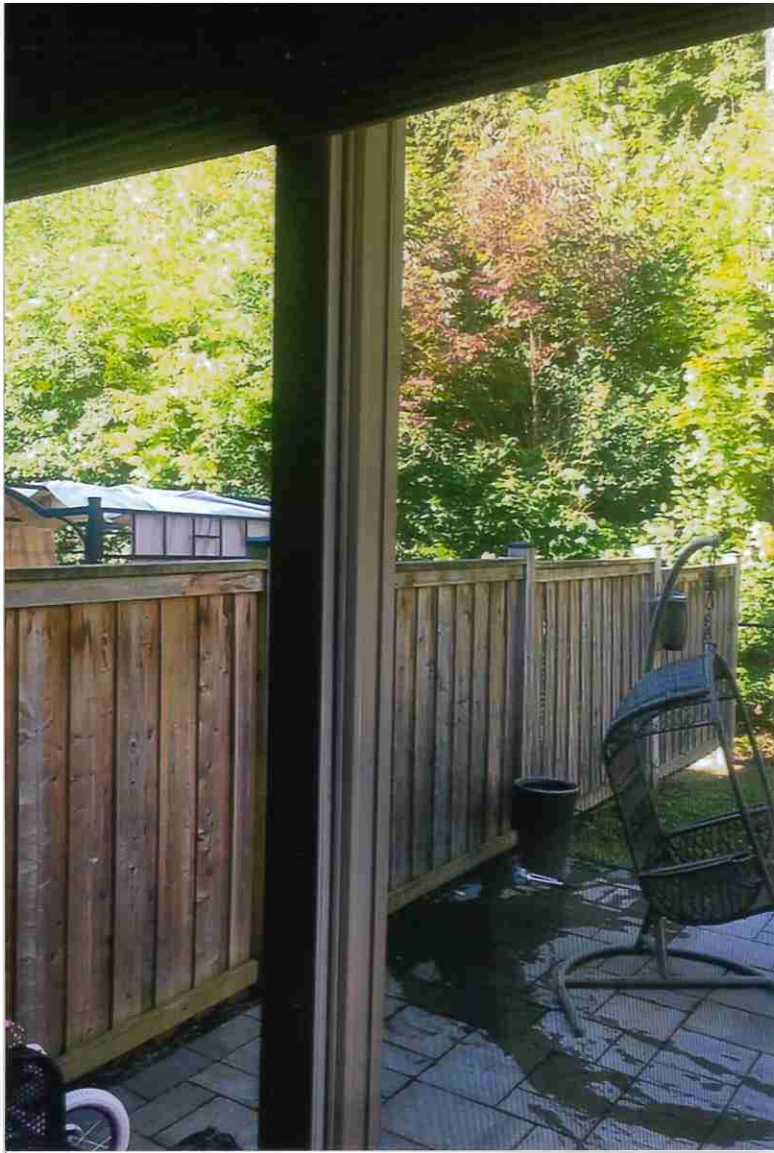


A067/19

RECEIVED

From applicant @ mtg
Sept. 19, 2019
Committee of Adjustment

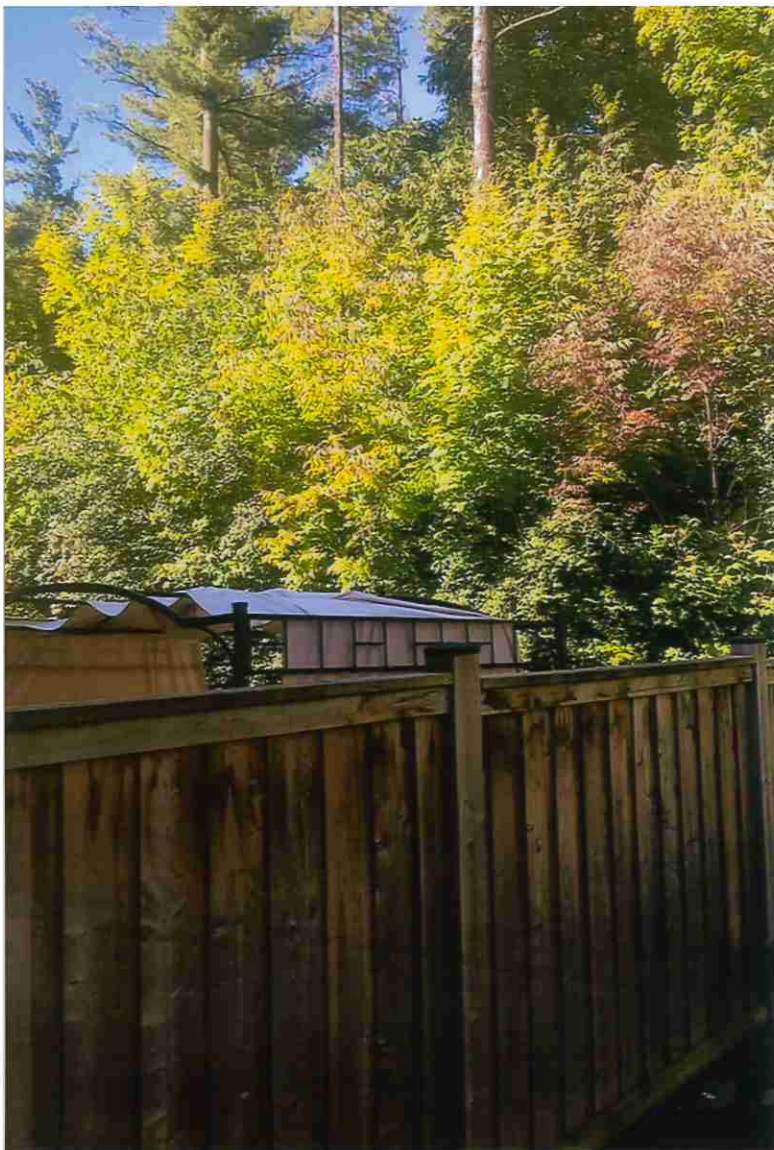


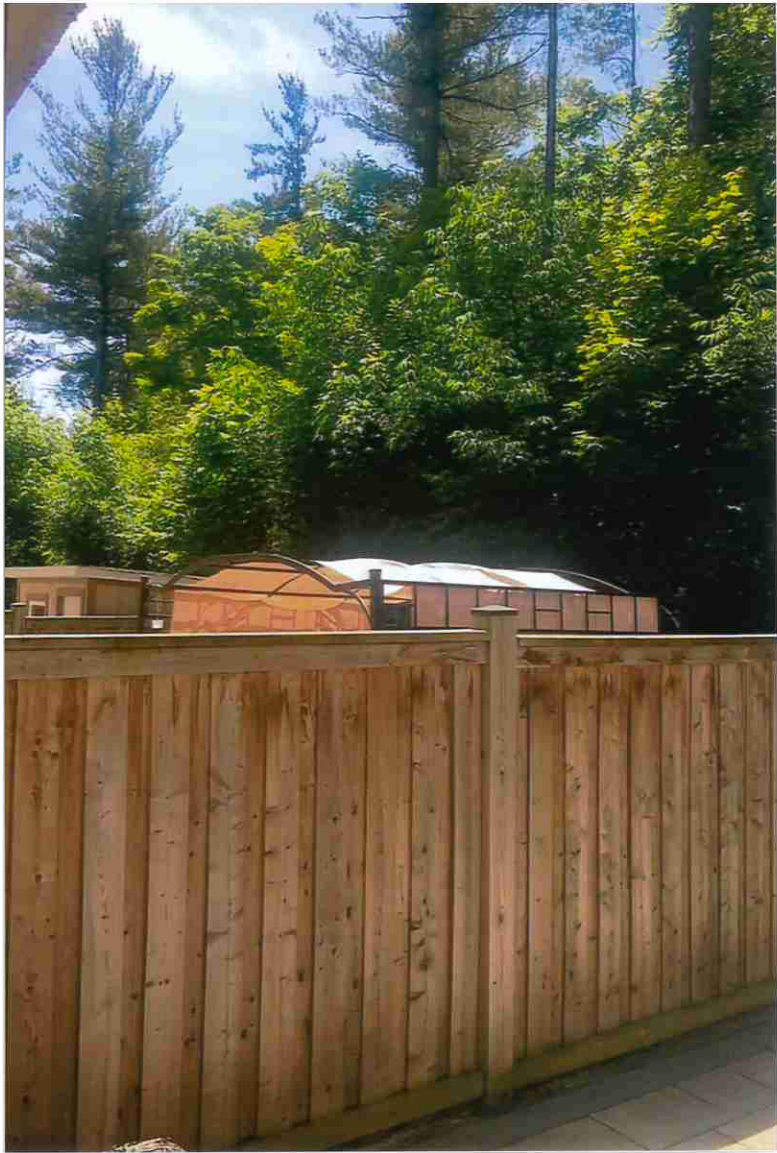


A067/19

RECEIVED

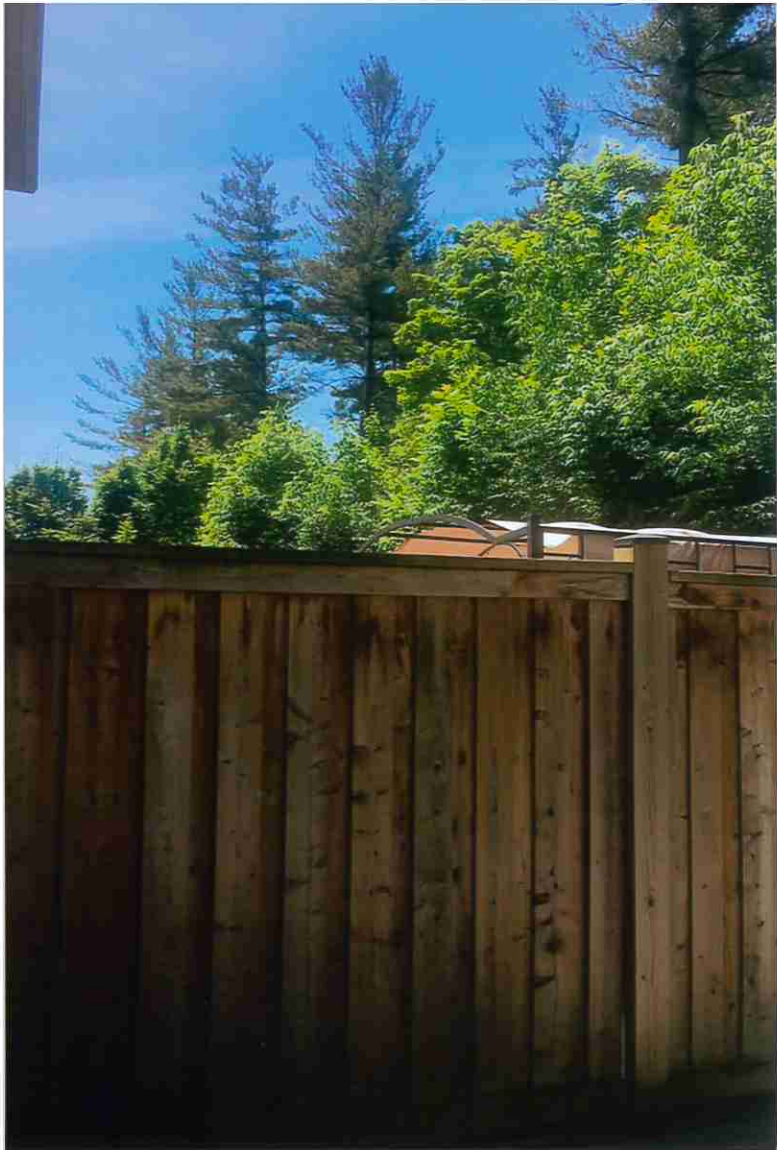
**From applicant @ mtg
Sept. 19, 2019
Committee of Adjustment**





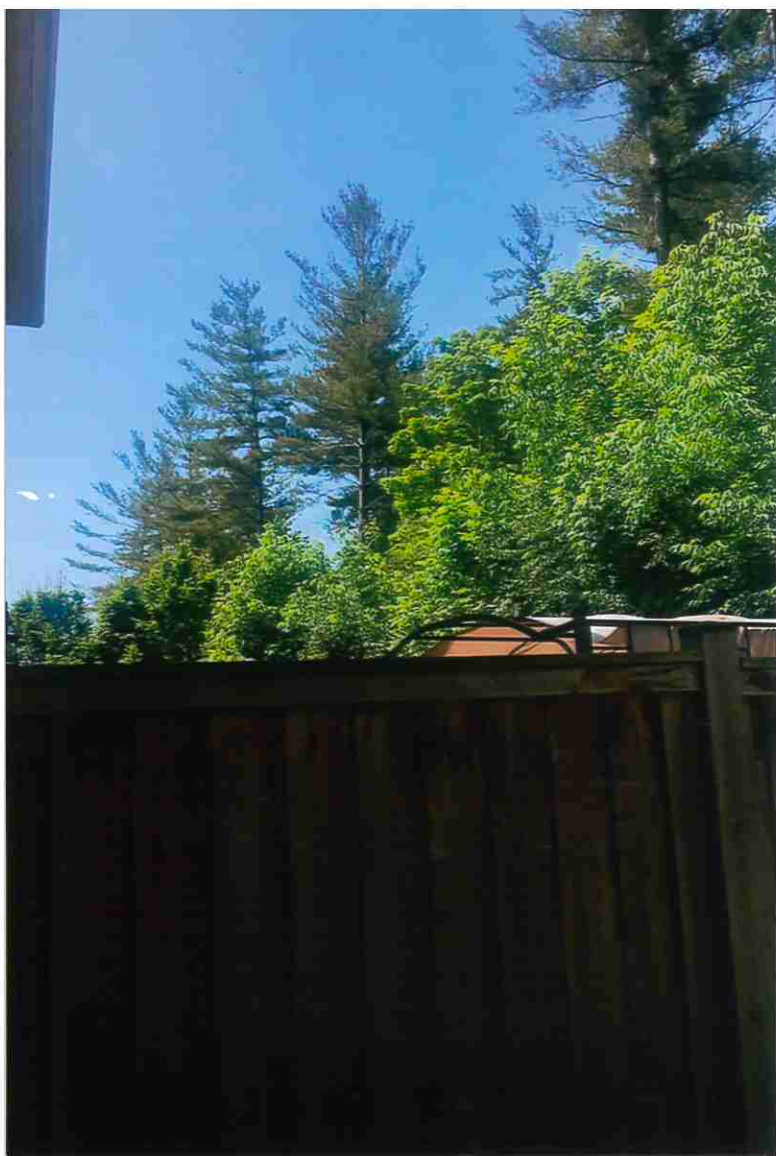
A067/19

RECEIVED
From applicant @ mtg
Sept. 19, 2019
Committee of Adjustment



RECEIVED
From applicant @ mtg
Sept. 19, 2019
Committee of Adjustment

A067/19



Schedule B: Public Correspondence Received

Please note that the correspondence listed in Schedule B is not comprehensive. Written submissions received after the preparation of this staff report will be provided as an addendum. Written submissions from the public will only be accepted / processed until 12:00 p.m. on the date of the scheduled hearing.

- Request for Adjournment (June 13 hearing)**
- Letter of Objection - Anonymous**
- Letter of Objection - Anonymous**
- Letter of Objection – 112 Bellini Avenue, Woodbridge**
- Letter of Objection – 100 Bellini Avenue, Woodbridge**
- Letter of Objection – 98 Bellini Avenue, Woodbridge**
- Letter of Objection – Petition**
- 112 Bellini Avenue, Woodbridge**
- 105 Bellini Avenue, Woodbridge**
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- 106 Bellini Avenue, Woodbridge**
- 101 Bellini Avenue, Woodbridge**
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- 129 Bellini Avenue, Woodbridge**
- 124 Bellini Avenue, Woodbridge**
- 92 Bellini Avenue, Woodbridge**
- 94 Bellini Avenue, Woodbridge**
- 92 Bellini Avenue, Woodbridge**
- 107 Bellini Avenue, Woodbridge**
- 111 Bellini Avenue, Woodbridge**
- 113 Bellini Avenue, Woodbridge**
- Letter of Objection - 98 Bellini Avenue, Woodbridge**
- Letter to address neighbour concerns - Sujeether Kumareswaran (Applicant)**
- Letter of Support - Anonymous**

Vigneault, Christine

From: Matt Jacewicz [REDACTED]
Sent: Thursday, June 13, 2019 11:32 AM
To: Alex Aodesh
Cc: Attwala, Pravina; Vigneault, Christine; Matthew Thomas; Sujeether and Maria
Subject: Re: A067-19 - 102 Bellini Avenue

thanks Alex

On Thu, Jun 13, 2019 at 11:30 AM Alex Aodesh [REDACTED] > wrote:
Hi All,

The minor variance application **A067-19** for **102 Bellini Avenue** is supposed to be heard tonight at the Committee of Adjustment Meeting however we have decided it is best to defer the application. Our clients expressed some concerns from their neighbours and we would like to have a chance to sit down and discuss with them a potential re-design so that all parties are on board with the application.

With that being said, when an agreement on a redesign is reached, I will provide the updated drawings to the City so that we can be put into the schedule for a meeting date. At this moment, we request that we're not put into the next meeting date until we have those updated plans completed.

I spoke with Pravina on the phone and she advised me that it is not necessary to show up to the meeting tonight and that this email will suffice for our request for a deferral.


Thank you very much,
Regards.

--
Alexandra Aodesh
[REDACTED]
[REDACTED]

[REDACTED]

Attwala, Pravina

Subject: FW: 102 Bellini Avenue, Woodbridge ON


Sent: September-05-19 7:27 PM

To: Committee of Adjustment <CofA@vaughan.ca>

Subject: 102 Bellini Avenue, Woodbridge ON

To whom it may concern:
COMMITTEE OF ADJUSTMENT

Please be advised that we are opposed to this construction of a sunroom.

This request has increased the negativity in our otherwise kind and peaceful neighborhood.

Our neighbours have not considered the fact that this structure will be obstruction of view for their immediate neighbors and use the kindness of the people to insist on pursuing this construction.

This has caused a very significant passive negative relationships.

Please keep my name anonymous as I would prefer to remain anonymous due to significantly obvious reasons.

Thank you kindly for your consideration in this matter!



Subject: FW: 102 Bellini Avenue, Woodbridge ON

Sent: September-05-19 7:27 PM

To: Committee of Adjustment <CofA@vaughan.ca>

Subject: 102 Bellini Avenue, Woodbridge ON

To whom it may concern:
COMMITTEE OF ADJUSTMENT

Please be advised that we are opposed to this construction of a sunroom.

This request has increased the negativity in our otherwise kind and peaceful neighborhood. Our neighbours have not considered the fact that this structure will be obstruction of view for their immediate neighbors and use the kindness of the people to insist on pursuing this construction. This has caused a very significant passive negative relationships. Please keep my name anonymous as I would prefer to remain anonymous due to significantly obvious reasons.

Thank you kindly for your consideration in this matter!

Subject: FW: 102 Bellini Avenue **A067/19**

From: [redacted]
Sent: September-13-19 2:30 PM
To: Committee of Adjustment <CofA@vaughan.ca>
[redacted]
Subject: 102 Bellini Avenue

To whom it may concern,

We are writing to oppose the build of a sunroom on the above noted property.

We live in a semi-detached home that backs on to the forest in which we paid a premium for to have the privacy and tranquility of nature in our backyard.

We are unsure of how high and wide the build of this sunroom will be. Our properties are quite small as it is, having this sunroom built out from the home, in which is an addition to the home, will also bring the value of our home significantly down as well, as that will be an obstruction of view in the privacy of our backyard.

Please take into consideration the opposition of this addition of a sunroom on 102 Bellini Avenue.

We would prefer to remain **anonymous**, understandably so, as we would not want to have disrespect between neighbours.

[redacted]

Subject: FW: Re; Application A067/19 Hearing September 19, 2019

Sent: September-16-19 2:53 PM

To: Committee of Adjustment <CofA@vaughan.ca>

Subject: Re; Application A067/19 Hearing September 19, 2019

To Whom it May Concern,

I have received notification of hearing in regards to the Variance Application A067/19. As I am unable to attend the hearing, due to prior commitments, I feel strongly against this and wished to make my views heard.

This proposed extension is really not an extension but an addition to the property.

It will not only affect our view of wonderful greenery, but I am also very concerned about the **grading** in the back as our properties currently back onto a wooded lot which already has water pooling in the spring. The water drains down to my property and when you are left with only several feet for this water to flow, I will have to assume that issues will come up for all home owners along the path. Then is it the **City's responsibility**, as they will provide the permit.

One of the reasons I bought my home is for the view and I do not want this hampered in any way.

The City will be setting precedence on future home owners that would like to add a similar extension. Then what will become of my haven in the back!

It is also my understanding that the owners have already have a completed basement for additional 1000 square feet of living space.

I feel if the property no longer meets their requirements, they should consider moving instead of **negatively affecting MY property value and everything else that goes with this structure.**

The City every year has increased my property taxes, I would hope that would mean that they will do the right thing for me and **NOT allow this addition to be built.**

Below please find my contact information:

Antonietta Di Mauro
112 Bellini Avenue
Woodbridge, Ontario L4H 0R7
[REDACTED]

Sincerely, a very concerned resident on Bellini Avenue.

Antonietta Di Mauro

Attwala, Pravina

Subject: FW: Opposition to Application A067/19 – 102 Bellini Avenue, Woodbridge

[REDACTED]
Sent: September-17-19 2:49 PM

To: Committee of Adjustment <CofA@vaughan.ca>

Subject: Fwd: Opposition to Application A067/19 – 102 Bellini Avenue, Woodbridge

To whom it may concern,

I would like to express my support in the opposition of an amendment to 102 Bellini Ave (application number A067/19). While I can appreciate this homeowner wants to make improvements to their residence, I personally believe that the extension proposed will have a negative impact on the aesthetics of the sightlines of our backyard as well as property values of the neighbouring homes. We have a lovely community and my wish is that it remains unchanged and any renovations these homeowners wish to make shouldn't have any impact, visual or otherwise, on the surrounding neighbours.

Unfortunately I will not be able to attend the hearing of this application on Thursday, September 19th but would like this letter to be taken into consideration in my absence.

Kind regards,

Kristi Barnes

[94 Bellini Avenue](#)
[Woodbridge, On L4H 0R7](#)

[REDACTED]

Attwala, Pravina

Subject: FW: Petition to Oppose Application A067/19
Attachments: IMG_0002.pdf; ATT00001.htm; IMG_0001.pdf; ATT00002.htm

Sent: September-18-19 1:04 AM
To: Committee of Adjustment <CofA@vaughan.ca>
Subject: Petition to Oppose Application A067/19

To whom it may concern,

My name is Sandro Martire. I live at 100 Bellini Ave. Attached to the applicant. I am writing this letter to fully OPPOSE application A067/19. I completely oppose the construction of this extension, as it will absolutely ruin the value and overall enjoyment of the largest investment my family has ever made. We paid a very large premium for the property's green space, and open air backyards. Along with ruining our view to our left and essentially being boxed in, to what is supposed to be an open back yard; my property value will be greatly affected, along with many other Bellini Ave properties. After our neighbours were notified of this application and then properly informed as to what was being applied for and for what reason, the majority of those affected are totally opposed to application A067/19.

The reasons my family and all that are opposed, aside from it being unsightly and ruining the beautiful, OPEN, protected green space; is the fact that our property value in short and long term, far outweighs the unnecessary extension our neighbours wish to build. Keeping in mind their home already has approximately 1000sq ft of added space, and the obvious fact that they knew the square footage and layout of their home when they purchased it almost 3 years ago.

I have also put together a petition for all involved in the notice of application to oppose application A067/19. It's very clear that those involved do not want this to pass as they DO NOT WANT anything like this built on or anywhere near their properties.

In short, the approval of this UNNECESSARY construction is going to enrage many residents in order to satisfy one.

Please find attached: the addresses and signatures of residents of Bellini Ave directly affected by and OPPOSED to application A067/19.

Kind Regards,

Sandro Martire

PETITION TO OPPOSE A067/19

Please sign this Petition to oppose application A067/19 and to prevent any future applications of this nature. Printing clearly, please include your full name(s), full address, phone number and signature(s).

- *Saverina di Gennaro* S. DI GENNARO
- *D. Di Gennaro* D. DI GENNARO
- 98 BELLINI AVE
- WOODBRIDGE, ON
- Antonietta Di Mauro *Antonietta Di Mauro*
- 112 Bellini Ave. *Alisnè Rotundo*
- WOODBRIDGE, ON. *Monica Rotundo*
- 105 BELLINI AVE *Severina Rotundo*
- SANDRO MARTIRE 100 BELLINI AVE *Sandro Martire*
- ERICA MARTIRE 100 BELLINI AVE. *Erica Martire*
- Mike Scandinaro *Mike Scandinaro*
- 106 Bellini Ave.
- Teresa Scandinaro *Teresa Scandinaro*
- 106 Bellini
- 101 Bellini Avenue *VERONIKA LOUKAS*
- PETER OROGATO *Peter Orogato*
- 119 BELLINI AVE
- AMIT KOTICHA *Amit Koticha*
- 129 BELLINI AVE
- MONIQUE MAJDAN *Monique Majdan*
- 124 BELLINI AVE.
- Jacqueline Ferreira De Sousa *J. De Sousa*
- 92 Bellini Avenue.
- Kristi Barnes *Kristi Barnes*
- 94 Bellini Ave

PETITION TO OPPOSE A067/19

Please sign this Petition to oppose application A067/19 and to prevent any future applications of this nature. Printing clearly, please include your full name(s), full address, phone number and signature(s).

- Sydney Barnes, 94 Bellini Ave, Barnes
- MITCHELL DE SOUSA, 92 BELLINI AVE.
- Mitch -
- Aileen Trescher, 107 Bellini Ave A. Trescher
- CHRIS SZMID, 111 BELLINI AVE
- Matilda Mucca 113 Bellini Mucca

Attwala, Pravina

Subject: FW: Application AO67/19

-----Original Message-----

Sent: September-18-19 10:30 AM
To: Committee of Adjustment <CofA@vaughan.ca>
Subject: Application AO67/19

We live at 98 Bellini Ave, we strongly oppose the large EXTENSION(new construction) at 102 Bellini Ave for the following reasons:

We live in a neighbourhood designated semi detached homes. this large new construction will be an eyesore and for people who suffer from claustrophobia such as myself , this is not good for my health. This is not a renovation, or an EXTENSION. It is new construction.

This new construction will place a solid wall possibly higher than 9 feet plus a roof.

There is a restriction on the height of fences and sheds - right?

This new construction will take away the integrity of our neighbourhood.

We as neighbors will appreciate that this new construction will not be allowed/approved!!!!

Thank you

Saverina and Dino Di Gennaro

Sent from my iPhone

A067/19

RECEIVED

September 18, 2019

Committee of Adjustment

Dear Committee of Adjustment,

I am the home owner of 102 Bellini Ave requesting the approval of the one-storey sunroom extension. I am writing to you to share our needs for building the sunroom. We moved into this home almost 3 years ago and immediately fell in love with the neighbourhood and all the nature that surrounds it and felt it's a great place to raise our family. However, we started to feel that we needed additional living space for the following reasons: 1) our family grew a year after we moved as we welcomed a second child 2) I require a separate office space as I work more than 50% of the time at home, 3) My wife is a full-time PhD student and also works primarily from home and needs a stable home office, 4) I have severe seasonal allergies and a sunroom would help me avoid some of the discomfort. Our current space is taken up due to: 1) 3 rooms as bedrooms & 1 room as office for me, 2) the open concept basement is the main space our toddler and his caregiver use, 3) As my wife has rheumatoid arthritis disease, my in-laws stay over often to help care for her and utilize the current study room to sleep. Therefore, we primarily needed additional office/study space and an enclosed space for me to enjoy the beauty of the outdoors without being impacted by my allergies. The two storey would have addressed these needs and avoid having to uproot our family and move.

A year after we moved in, we shared our desire to build a sunroom with our immediate neighbours, whom we consider as our friends, and both sides were excited for us. Our neighbour to the right of us (106 Bellini) advised us of the process, offered to get quotes for us and was prepared to work on the interior of the sunroom as he is a contractor. Our adjoining neighbour to the left (100 Bellini) also showed excitement several times of our sunroom plans. We were also encouraged to see that a townhouse (29 Sorgenti dr) and others in the area near us had a sunroom and it was approved by the City of Vaughan Committee of Adjustment. After considerable investment of time and financial resources, we applied for the minor variance of a two-storey sunroom.

Our positive hopes were dashed a few days prior to the originally scheduled hearing date in June when our adjoining neighbour (100 Bellini) now expressed their objection towards building a two-storey sunroom, citing that the two-storey would lower their property value and obstruct their view. Although we were quite disappointed at their change of heart we understood the two storey might impact them, and within hours we asked Four Seasons to change our plans to a one-storey sunroom instead so we can put their minds at ease. Unfortunately, within 24hrs our 106 Bellini neighbour also shockingly showed his opposition even after we explained the one-storey option. We were immensely hurt and shocked at the sudden turn of events and adjourned the meeting with the committee of adjustment to try to work with our neighbours. After an attempt to dialogue with both parties, it soon became apparent that they were not just opposed to a two-storey sunroom but were opposed to any sunroom being built at all. 100 Bellini insisted that they would just take their objection to the committee. Although our original two-storey design had only positive feedback from all the departments who assessed the design, we did decide to submit a one-storey design to accomodate our neighbours the best we can. We are aware that our 100 Bellini ave neighbours have attempted to rally a broader objection to this proposal. We understand people's desire to not see any changes at all to their existing line

of sight and we are glad they get an opportunity to voice their opinions. We do believe that we have taken care to minimize the impact a one-storey sunroom can have for the neighbourhood and remain open to dialogue to reach a middle ground.

We hope that the committee approves the sunroom and we are eager to move to the next step of the building process.

Thanks

Sujeether Kumareswaran
102 Bellini Avenue

Subject: FW: Opposition of application A067/19

-----Original Message-----

Sent: September-18-19 1:38 PM
To: Committee of Adjustment <CofA@vaughan.ca>
Subject: Opposition of application A067/19

To whom it may concern,

My name is Sandro Martire and I reside at 100 Bellini Ave, the home attached to the applicant. I have a few more points I'd like to add to my opposition. I've read the city documents and drawings associated in this application on the Vaughan website and some of it is not accurate. In the notes written by the contractor on behalf of the applicants, it was stated that my family and others involved gave the okay for the applicants to move forward. This is completely false. We made it very clear to the applicants during and after the deferred meeting we had at their home on June 13, 2019, that we would be totally opposing application A067/19 if they chose to move forward with it. I also have neighbours who can confirm this as they were at the meeting as well. On top of which, my wife and I approached the applicant again to clearly state that we will oppose this to the end. The applicant acknowledged our concern, and said that they will still be moving forward regardless. This is a fact.

In my previous letter I also attached a petition showing the total opposition of our neighbours in this matter. They had no idea what was being built, so I explained to them, accurately what exactly was going to be built, and without hesitation, once they were fully disclosed as to what it was, they immediately opposed. The main reason is because they all realize the negative impact both financially and visually this structure will have on our properties. And also, because they do not want to set a precedent, to avoid ANY structure being built on or anywhere near their properties as well.

I've also educated myself on some of the by-laws of the city of Vaughan. Maximum allowance for a fence is 1.8m or 6ft. As well, sheds and structures like a shed must be no higher than 8ft, and cannot block or hinder any views or walkways etc. In our case, the structure being built shows that their will be a 10ft by 12ft wall just opposite our fence which is only about 4ft from my back door. This means that my fence immediately to the left of the patio door of my home will now stand at minimum height of 10ft, extending to the edge of my interlocking completely blocking our view, blocking the already limited sunlight we get, and casting huge shadow on the back of my house and patio door. To make it worse, they are asking for the setback to be reduced making the wall extend even further, taking up more than 2/3rds of the fence line and blocking more of the green space. And to be plain, the structure looks like a glass roofed shed that will be looming over my fence, patio and my patio door, where we sit and enjoy our open air, protected green space backyard. My concern with this is, if our fences and sheds in Vaughan have a maximum height and cannot hinder anyone's view, or pathways, how is this much larger structure allowed to be built considering it goes against the bylaws of the city of Vaughan. On top of which, it is an extension of their home, making their footprint bigger when there is already added space in their basement. They're removing their back door and making that opening bigger to accommodate this extension, what does his do to the structural integrity of my home? Let me be clear, this is not a sunroom, it is an unnecessary extension of their home, which is NOT what they disclosed before they applied for this permit. That is another fact.

In the past, others have lived here, and have since moved on when their home no longer suited their needs, without conflict. NO ONE, in the almost 10 years that we have resided here has ever attempted this because we all recognize the value of our street AS IT IS. Our street is highly sought after due to the protected green space, and the open air quality these homes offer. The multiple real estate agents, and property lawyers we've spoken too, all agree with this 100%.

Aside from all of this, this application has put our street and our neighbours under stress and anxiety because we all want to avoid this type of issue, now and in the future. That's why after being fully disclosed as to what is going on, they were happy to sign the petition so that their concerns can be heard, and in hopes that all of our properties will be protected. We are all very concerned and very angry.

My family, as well as those who are able to attend, will be at the hearing tomorrow evening to further oppose this permit.

Thank you in advance,

Sandro Martire

Sent from my iPhone

Attwala, Pravina

Subject: FW: Opposition of A067/19 102 Bellini Avenue
Attachments: image1.jpeg; ATT00001.txt; image2.jpeg; ATT00002.txt

-----Original Message-----

Sent: September-18-19 1:47 PM
To: Committee of Adjustment <CofA@vaughan.ca>
Subject: Opposition of A067/19 102 Bellini Avenue

To whom it may concern,

I am writing on behalf of the extension my neighbours at 102 Bellini Avenue are anticipating to build. I understand they have it listed as a sunroom but it is clearly an extension of their home as they are having to knock out their back wall in order to accommodate it. After the deferral of the first meeting on June 13th, no agreement was reached as there are too many reasons this will impact my family and property negatively. We were very clear that we would be opposing, should the attempt be made to move forward.

1. It's unsightly/ Potential damage- the backyard is protected green space which is a key reason I bought this property back in 2009. I paid a premium for this lot and do not wish for my view of trees to be obstructed by a brick wall. My full patio which was put in almost two years ago, will be facing a wall instead of the beautiful greenery it presently faces, should this extension be permitted. This will heavily influence the enjoyment of my property as well as create a blockage of the sun. My current 6 foot maximum height fence, would suddenly become a 10x12 foot brick wall with a 20 foot slanted roof which will also cause issues with ice, snow and water running off of it. Not to mention how long it would take for the ice and snow in my backyard to melt with any potential sun being blocked.

2. This will effect the value and sale of my property- I have spoken to several real estate agents, all agreeing they are without a doubt sure that the sale of my home WILL be compromised should this dwelling be put up. The reason these homes have sold so well in past, is because of the privacy and beauty of the forest. This structure would only be four to five feet away from my back door, extending twelve feet out to the end of my patio, creating a huge eye sore and obstruction.

3. In the nine and half years I have lived here, not one person has attempted to build an extension of any sort. I have seen many people come and go once the home no longer suited their living needs. We are in semi detached homes with small lots. It's simply not the property to be making these additions. Their basement is also finished, giving them an additional 1000 square feet of living space. Should they still be lacking the space they desire, they should be seeking a larger home with additional square footage as oppose to affecting the enjoyment of our property and the value of the homes on this street.

I truly wish I didn't have to attempt to stand in the way of what these people desire, or have to waste so much of my time having to combat something that really makes no sense for these particular lots. However, in this specific case, it will sadly affect the largest investment of my life. I am not prepared to give that up in order for them to obtain the additional space they seek. The only ones to benefit from something so ridiculous would be the owners of that one home. Meanwhile, the remaining residents on the street would be suffering for many obvious and clear reasons because of it.

I have attached some pictures to give a more clear insight of what my current view is. I will also be taking time out of my busy day to attend the committee of adjustment meeting tomorrow to fully oppose this.

Thanking you in Advance,

Erica Martire





Attwala, Pravina

Subject: FW: 102 Bellini Avenue

A067/19

Sent: September-18-19 3:38 PM

To: Committee of Adjustment <CofA@vaughan.ca>

Subject: Fwd: 102 Bellini Avenue

I am forwarding this email a professional Real Estate agent sent me in regards to the effects this extension will cause if it is approved.

These are consequences we will unfortunately and unwillingly have to deal with if this construction is approved.

Thanks,
Erica Martire

Begin forwarded message:

Date: September 17, 2019 at 5:02:15 PM EDT

Hi Erica, hope this email finds you well, you called me very concerned with your neighbor building an addition in their backyard and that it will block the left views of the conservation from your property in the back.

You asked if it could effect the price of resale, when you purchased your home originally from the builder you did pay a premium because of the conservation in the back from all your views. Unfortunately, if they do build it it will be an eye sore for a potential buyer who is specifically buying for the purposes of the conservation and who is looking for just that.

I understand how you must feel, as our homes are our largest investment and this will have an effect on the bottom line of the sale price as opposed to the homes on the same side with no interference of the conservation.

I hope this will be worked out and all stays as it is, as you live in a beautiful home that you have put many upgrades and spent a lot of money on with a beautiful conservation at the back for your families enjoyment.

I am sorry you have to go through this and I really hope the Town of Vaughan understands your concern at this time.

Blessings,

Sales Associate
Sutton Group -Admiral Realty Ltd. Brokerage

Vigneault, Christine

From: Bellini Avenue [REDACTED] >
Sent: Wednesday, September 18, 2019 3:53 PM
To: Committee of Adjustment
Subject: 102 Bellini Ave - Sunroom Extension (A067/19)

To whom it may concern,

This letter is in support of the proposed sunroom at 102 Bellini Ave. I live in a semi detached on the same row as the location of the proposed sunroom and have known the residents for nearly 3 years to be friendly and family oriented neighbours. I was compelled to write to you after experiencing negative canvassing by their immediate neighbour against the sunroom. I understand that they are in opposition to it but are using the rational that a sunroom supposedly will reduce the property value in the neighborhood and that it will set a negative precedent for others to do the same. I feel these sentiments are being improperly used to garner support in objection to the sunroom. Also there seem to be concerns about obstruction of view that can be caused by this sunroom addition. I would like to share that my view of the beautiful trees will not be obstructed in anyway if my own neighbours pursued a sunroom like this one.

Based on previous mailings I had received I can gauge that the owners probably did take measures to try to accommodate their neighbours by reducing their sunroom extension from two-storey to one-storey. As far as I am aware, there should be no negative impact to the neighborhood by a one-storey sunroom addition.

I have expressed my support to the owners of 102 Bellini Ave, however, I would like to remain anonymous.

I hope the committee takes into account my observations in making their decision.

Schedule C: Agency Comments

Please note that the correspondence listed in Schedule C is not comprehensive. Comments received after the preparation of this staff report will be provided as an addendum. Correspondence will only be accepted until 12:00 p.m. on the date of the scheduled hearing.

Alectra (Formerly PowerStream) – No concerns or objections
Region of York – No concerns or objections



COMMENTS:

☐

We have reviewed the proposed Variance Application and have no comments or objections to its approval.

☒

We have reviewed the proposed Variance Application and have no objections to its approval, subject to the following comments (attached below).

☐

We have reviewed the proposed Variance Application and have the following concerns (attached below).

Alectra Utilities (formerly PowerStream) has received and reviewed the proposed Variance Application. This review, however, does not imply any approval of the project or plan.

All proposed billboards, signs, and other structures associated with the project or plan must maintain minimum clearances to the existing overhead or underground electrical distribution system as specified by the applicable standards, codes and acts referenced.

In the event that construction commences, and the clearance between any component of the work/structure and the adjacent existing overhead and underground electrical distribution system violates the Occupational Health and Safety Act, the customer will be responsible for 100% of the costs associated with Alectra making the work area safe. All construction work will be required to stop until the safe limits of approach can be established.

In the event construction is completed, and the clearance between the constructed structure and the adjacent existing overhead and underground electrical distribution system violates the any of applicable standards, acts or codes referenced, the customer will be responsible for 100% of Alectra's cost for any relocation work.

References:

- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings)
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream (Construction Standard 03-1, 03-4), attached
- Canadian Standards Association, latest edition (Basic Clearances)

If more information is required, please contact either of the following:

Mr. Stephen Cranley, C.E.T
Supervisor, Distribution Design, ICI
Phone: 1-877-963-6900 ext. 31297
Fax: 905-532-4401
E-mail: stephen.cranley@alectrautilities.com

Mr. Tony D'Onofrio
Supervisor, Subdivisions & New Services
Phone: 1-877-963-6900 ext. 24419
Fax: 905-532-4401
Email: tony.donofrio@alectrautilities.com

Attwala, Pravina

Subject: FW: MVAR.19.V.0194 (A067/19) - Sujeether Kumareswaran and Maria Valentina D. Bernard - 102 Bellini Avenue

From: McMackin, Joseph <Joseph.McMackin@york.ca>
Sent: May-27-19 3:48 PM
To: Attwala, Pravina <Pravina.Attwala@vaughan.ca>
Cc: Providence, Lenore <Lenore.Providence@vaughan.ca>; MacPherson, Adriana <Adriana.MacPherson@vaughan.ca>
Subject: MVAR.19.V.0194 (A067/19) - Sujeether Kumareswaran and Maria Valentina D. Bernard - 102 Bellini Avenue

Hi Pravina,

The Regional Municipality of York has completed its review of the above mentioned Minor Variance Application and has no comment.

Please feel free to contact me if you have any further questions or concerns.

Best,

Joseph McMackin, B.URPI | Associate Planner
Planning and Economic Development Branch, Corporate Services Dept.

The Regional Municipality of York| 17250 Yonge Street | Newmarket, ON L3Y 6Z1
O: 1-877-464-9675 ext. 71516 | joseph.mcmackin@york.ca | www.york.ca

Our Values: Integrity, Commitment, Accountability, Respect, Excellence

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