

**From:** [Henry Huang](#)  
**To:** [REDACTED]; [Vigneault, Christine](#); [REDACTED]; [Committee of Adjustment](#)  
**Subject:** [External] A140/19 (770 Chabad Gate) - Comments and Opposition to Minor Variance Application  
**Date:** Tuesday, July 28, 2020 2:14:27 AM  
**Attachments:** [Request for decision A14019.pdf](#)  
[Case A140-19 770 Chabad Gate Appeal - Lonny Court Neighbors.pdf](#)

---

Good Day Office of City Clerk, City of Vaughan and Christine,

Firstly, Thank You for the letters, floor plans and details you have provided for the community and myself to consider and review for The Notice of Hearing of A140/19 770 Chabad Gate - Chabad of Lubavitch of Southern Ontario.

It is important for a City and Community neighborhood to stay connected and communicated changes to the immediate areas to our homes, your connection is much appreciated and recognized.

- As a resident at 27 Lonny Court, I am immediately in front of the proposed building site.
- The appeal of the street, neighborhood and specifically the playground area was what persuaded me to purchase my home.
- With the proposal of the removal of the Park and to replace it with a 3 story building with proposal to change by-laws to be taller and closer to the street than any other building in the neighborhood is **not** well received.
- Furthermore, the addition to yet another entrance to the parking lot, causing even more traffic to the small street is a congestion disaster as there already is an well-traveled road that leads to the townhouses at the end of the court directly adjacent to the proposed new parking lot entrance/exit.

Please find attached:

1. A PowerPoint Presentation PDF that I have compiled with points to consider, photos, floor plans and as well as suggestions.
  - a. If there are any questions on my notes, please reach out.
  - b. I trust that my notes will suffice as comments and feedback and not require myself to request a Public Deputation.
2. Completed form for "Request for Decision", please forward to me once available.

I hope that we can amend this proposal to maintain the charm, safety and attraction of our neighborhood.

Please kindly also send me the Staff Report as noted below.

If there is anything else required from me for this to officially be considered to the Hearing, do not hesitate to let me know.

Please confirm receipt of this email, Thank you!

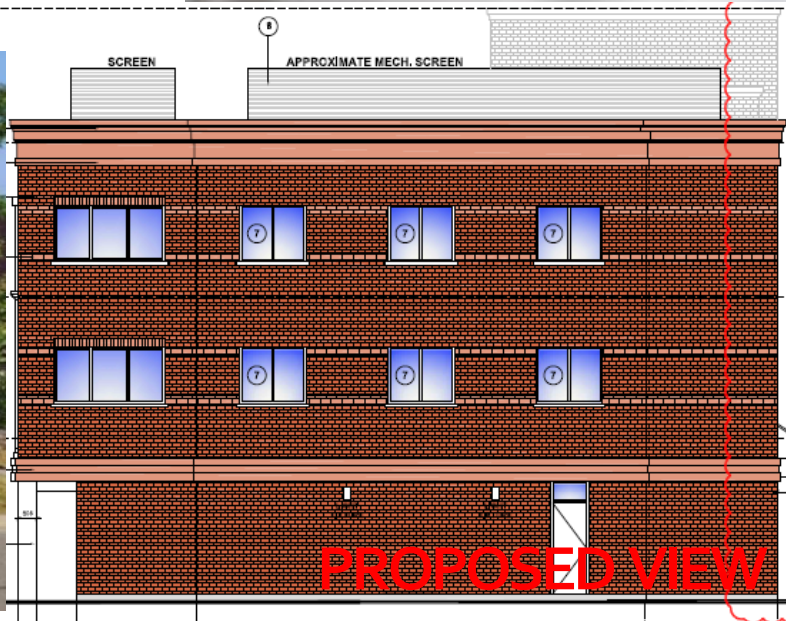
Sincerely,

Henry Huang



**LONNY CT**  
residents





## Community Impacts:

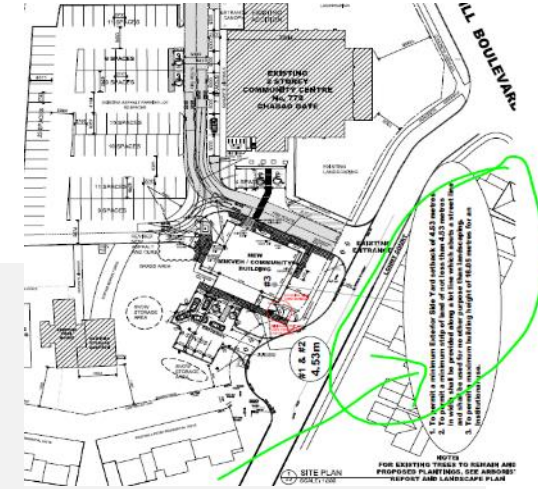
1. The New Building Plan Removes/Replaces a Community Park
2. Proposed Parking lot will cause additional unnecessary traffic on Lonny Court and respective safety concerns
3. Lonny Court is a Court; a residential street, not a through street for additional parking lots
  - *There are already 2 entrances to the existing Facility*
  - *One on Lonny Court and One on Chabad Gate*
4. A 3-story building will add an unpleasant sight-line as a park will be replaced by a 3 story brick wall of a building
5. New Building will taller than any other building in the area

## Understanding

- We **understand** the need for community service and facilities to hold and manage community events, but it should not come at a **safety & hindrance** to the residents in the community

# Consideration

Your Proposal for changes to By Law 1-88



## Building is too **Close** and too **Tall** to Neighboring Residential Homes

- A minimum Exterior Side Yard set back of 15.0 meters is required
- A strip of land not less than 6.0 meters in width is required along a lot line which a street line and shall be used for no other purpose than landscaping
- A maximum building height of 11.0 meters is permitted for Institutional use



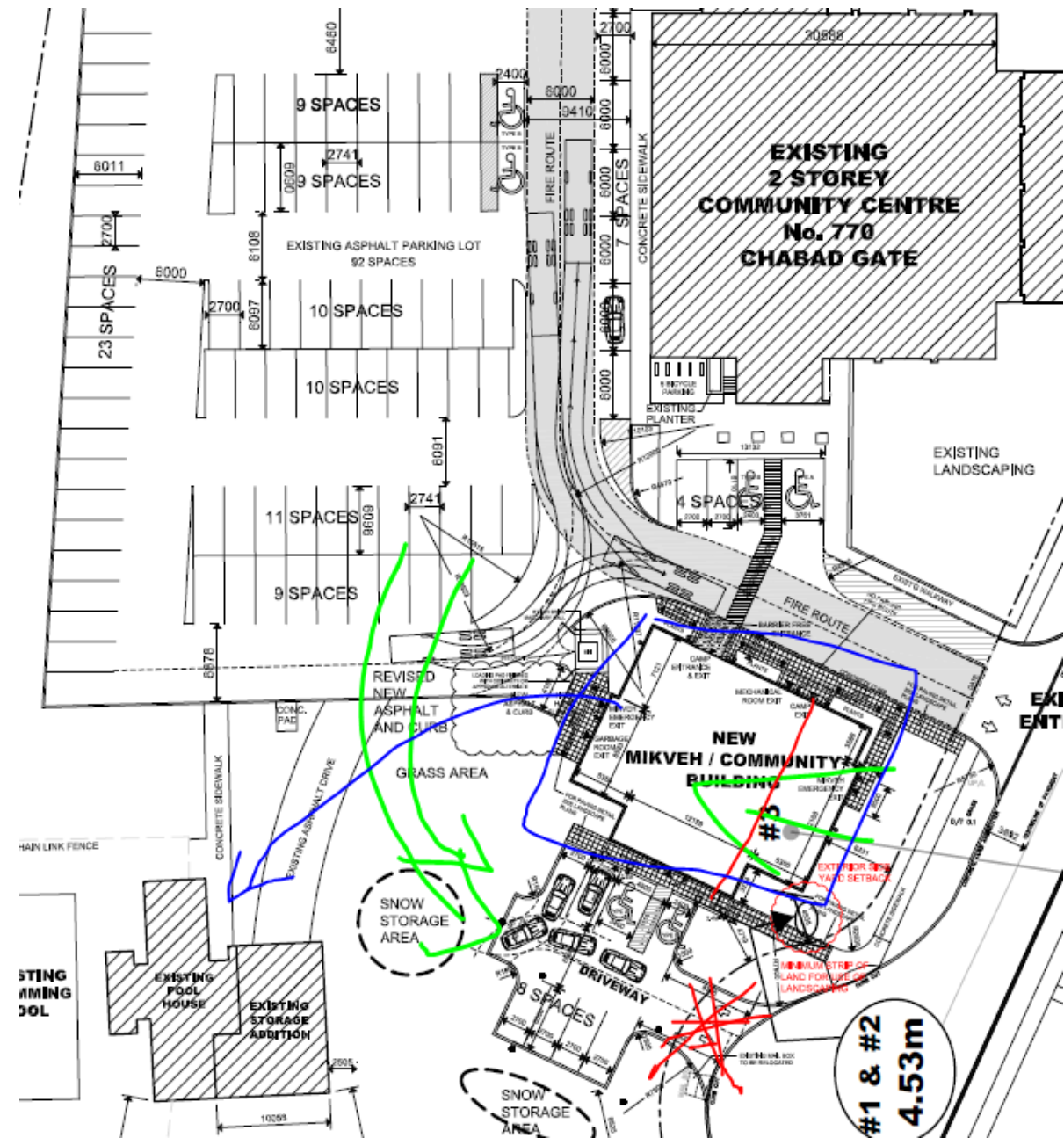
# Impacts of the proposed By-law 188 Amendments

1. *To permit a minimum Exterior Side Yard setback of 4.53 meters.*
  - **Reduced by -10.47 meters**
  - **The building is too close to the street/neighboring homes**
2. *To permit a minimum strip of land of not less than 4.53 meters in width shall be provided along a lot line which abuts a street line and shall be used for no other purpose than landscaping.*
  - **Reduced by -1.47 meters**
  - **The building is too close to the street/neighboring homes**
3. *To permit a maximum building height of 16.05 meters for an Institutional use.*
  - **Increase height of +5.05 meters**
  - **The building to be taller than any other building in the area**
  - **Blocks sight-line from immediate residents in front of the building**

# Suggestions

Provide an community building that suits the needs of the proposed of a Mikvah as well as maintains the beauty and safety of the community and neighborhood

1. Keep the Community Charm and Attractiveness:
  - Provide an institutional building that complies with **existing** height's and street distance by-laws
2. Use space of property differently:
  - Move foot print of building to existing Grass Area next to Pool House and Storage building or elsewhere on the property **away** from residents
3. Consider community traffic and safety on a **small** residential street (Lonny Court):
  - Remove Parking lot entrance from Lonny Court and add entrance and accessibility from existing parking lot entrances







# Thank You

Henry Huang



Lonny Court Resident