

COMMUNICATION – C6
ITEM 3
Committee of the Whole (Public Hearing)
July 7, 2020

From: Elle Volanis [REDACTED] >
Sent: Monday, June 29, 2020 12:47 PM
To: Clerks@vaughan.ca
Subject: [External] File: Z.20.003

Hello,

I am writing in regards to my concerns on File: Z.20.003 zoning bylaw amendment.

I am a resident in Vaughan and there is a public hearing that would effect myself and all neighbouring houses that back on to the property that is requesting a zoning by-law amendment. This property was zoned as commercial and now requesting to be residential.

This is not a request against the applicant to not build homes - This is simply a request that the city does not allow or extend their request to build taller than 11.3 Meters. 12 meters is an additional 4 feet towering over our neighbourhood. The back of our homes on Wardlaw Place appear as semi detached homes (they're Linked townhomes). These large stacked townhomes are going to look like a lowrise apartment building in our yards obnoxiously taller than our homes and it is not fair.

Properties (Weston) Inc. should present the council with past and current developments that show their heights of structures. They should figure out a plan to fit within the building guidelines.

They are proposing that the structures will be 11.3 Meters but are requesting 12 meters.... Approval height is clearly what they are after so they can do as they please later... This is not okay and giving them a full meter is like turning a blind eye.

This impacts all homes that back onto the lot. We are residence, homeowners, pay property taxes and don't want a visually noticeable obstruction to view. There are 29 houses that have been here since 2011 and by you amending the zoning height by 4 feet for 30 new townhomes you are implying that these homes are more important than ours. It is okay for their property to have an increased value and to depreciate our homes by what we will be faced with in our yards. The developer is already requesting to change from commercial to residential. The least they can do is follow some rules and guidelines to keep the citizens who have been living here happy.

To be clear I am not opposed to having the lot go from commercial to residential. I am requesting that they do not get approval for 12 meters. If their proposal for the structures is 11.3 Meters which is a request for one foot. No one will be against 1 foot difference so I believe that is what the extension should be. They would never request that much more without the intention of using it once you have approved it.

With the city of Vaughan being in phase two and a lot of things have reopened with measures, I also feel like city hall should be open for proper discussion on this matter.

Thank you,

Elle
[REDACTED]