

**From:** [REDACTED]  
**To:** [Committee of Adjustment](#); [Vigneault, Christine](#); [Coles, Todd](#); [Clerks@vaughan.ca](mailto:Clerks@vaughan.ca)  
**Cc:** [REDACTED]  
**Subject:** [External] 1115 Clarence Ave/81 Appian Way-Ashley park Homes  
**Date:** Wednesday, August 19, 2020 10:13:04 AM

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**Subject:** Ashley Park Developments Inc.

**Application#** A010/20  
**Applicant:** Ashley Park Developments Inc.  
**Property:** 81 Appian Way, Woodbridge

Please note I would like to bring forward the following concerns/inquiries with regards to the above application

1. Will the home be centred to the property? If not, how much of the frontage to the south side of the home, will front on Appian way?
2. In your document, you state the home will occupy 35% of the lot coverage, which falls within the R1 Guidelines and the add-ons, which includes the: loggia, cabana and pool, bring the lot coverage to 42%. Is there a reason why the variance for the Loggia, Cabana and pool were not submitted as separate applications? My concern is that lumping these together will set a precedent for future development on the lots adjacent to my home, which are 50ft frontage and considerable smaller than 81 Appian way, will be allowed the same variance.
3. There was an application brought forward to the Committee of the Whole to reduce the set backs from the 7.5M to 4.5M, the staff at that time, did not approve such set back. The staffs comments were *"this would create a negative impact on the existing residential streetscape on Appian Way, we therefore would like to maintain the 7.5M set back, both front and rear yard."* At this time, I would ask, what has changed? I am also once again concerned that allowing this set back would set a precedent for any future development on Appian way, which would impact me greatly, as it would not fit with the aesthetics of my home and It would make my house appear to be set back and look odd. When my home was built, it was built in compliance with all R1 regulations, including lot frontage, setbacks, lot coverage and height.
4. Building Height, although the developer/Consultant have stated that only a portion of the home is 10.5M and the remaining structure is 9.5M, which is within the R1 zoning. The Portion that is 10.5M, is the main dwelling with the garage being 9.5M, therefore this is not a minor variance, this variance is outside the R1 zoning and does not fit with the landscape of the rest Appian way. I am asking the committee to deny this variance and have the builder stay within the max height of 9.5M

In closing, I ask the Committee Adjustment to defer this application back to Council, to allow our voted representatives the opportunity to hear the concerns of the residence, and make decisions that

best fit this community. The residents of Appian Way have been fighting to maintain the integrity of our community since 2007 and we hope that our voices will not be ignored nor deemed as frivolous, and that we are given the opportunity to allow our Councillors to make a fair decision, that will fit the entire community.

Regards,  
Mario DiNardo

[REDACTED]