

To: City of Vaughan
Office of the City Clerk Committee of Adjustment
2141 Major Mackenzie Drive, Vaughan, ON L6A 1T1
cofa@vaughan.ca

RE: Application number A064/20

Hereby, I would like to take the opportunity and address some concerns expressed by my neighbor at 74 Napa Hill Crt., as listed in an email sent to your office on Sep 24th, which was shared with me by the city clerk on Sep 28th.

I have covered each point raised, in the same order as listed on their email:

1. Over the past couple of months, I have worked very closely with the city staff from the Planning Department, the Buildings Department, and the Policy Planning and Environmental Sustainability (PPES) Department, to seek their insight and advice, and to address their concerns about this application. All their guidance has been taken into consideration, which has led to the revisions made to our development plan, when required, to minimize the variances requested, and to bring them in line with what has previously been deemed acceptable.

With the request of the PPES, we also hired an arborist and submitted a Vegetation Assessment Report (VAR), to ensure that there would be no negative impact to the adjacent woodland. PPES staff reviewed the VAR and agreed with the findings that the proposed plan poses no risk to the woodland, and the variance requested is minor in nature.

As for the premium paid for the lands backing to the Sugar Bush Park, all owners of a property on the south side of Napa Hill Crt have been subject to that same premium, be it directly paid to the builder or through the market forces of pricing when purchasing the property as a resale home.

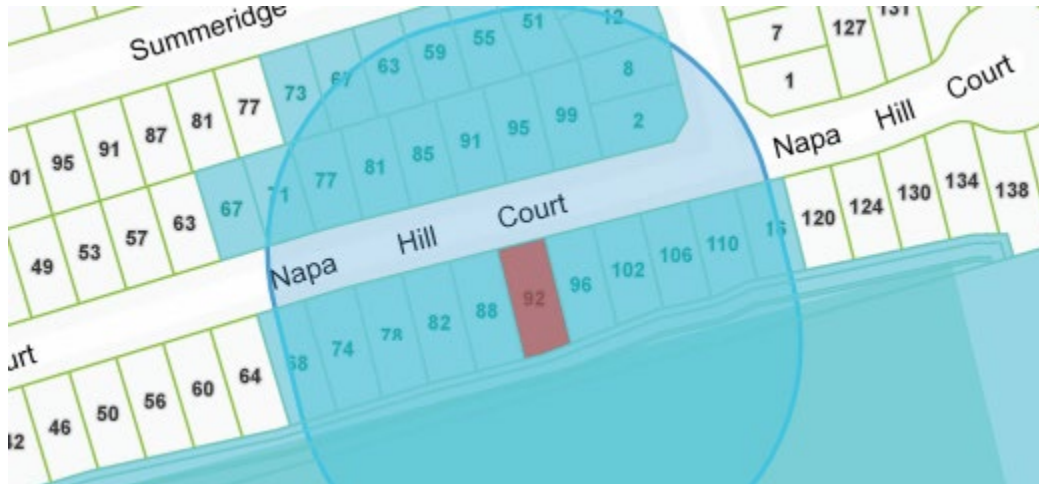
2. The Development Planning Department is of the opinion that “the proposal is minor in nature, maintains the general intent and purpose of the Official Plan and Zoning By-law, and is desirable for the appropriate development of the land”. We arrived at the requested adjustment to the rear yard setback after several conversations with the Planning Department. They provided the guideline that a 1m rear yard setback is in line with the precedent and the previous variances that have been approved.

While I understand that each case is going to be reviewed by the committee based on its own merits, there are several properties in the neighborhood, backing to the same or similar woodlands, and with similar setback variances already approved, including but not limited to the Application A116/18 at 228 Autumn Hill, and A036/20 at 161 Thornhill Woods Dr.

3. The neighbor at 74 Napa Hill Crt. lives 4 properties down the road, or approximately 180ft away from my property. Neither of my immediate neighbor families have raised any

concerns specifically about the construction of the pool, or the possibility of being inconvenienced by the noise. If there were any concerns about noise or any hypothetical inconvenience for the neighboring properties, the immediate neighbors would've been most impacted by it and would've been the first candidates to raise an objection.

As a responsible neighbor, I also discussed the notion of this complaint yesterday with all families living between my property and the neighbor living at number 74. The Monaco family at 88, the Scherer family at 82, and the Mandel family at 78, as well as the Golzarian family at 96, are all fine with the pool plan and have expressed no such concerns.



The hours of utilization of a pool are naturally during the day time and there would be minimal to no disruption to a neighbor living 4 houses down the street. We are a small family of three and cannot fathom how our quiet enjoyment of our property can produce the level of noise which would interrupt the quiet enjoyment of my neighbor over fifty meters away from us.

Moreover, the mechanical equipment chosen for the pool is the new variable speed technology which runs very silently. According to my contractor, the noise level of the pool equipment is generally less than the air conditioning units which are commonly installed and operated on virtually all of the properties on our street, and the neighborhood.

4. Lastly, they expressed a concern about valuation of their property. With all due respect, I do not find any logic or validity to the argument as to how a development within the boundaries of my property can be relevant to the value of a property which is 4 houses down the road.

Our plan by no means and in no shape affects this neighbor's property, nor is it relevant to their location. If anything, a more developed street, tastefully renovated properties, carefully landscaped backyards and front yards, and well maintained family homes would add to the appeal of the street, attract more buyers and would positively impact the value of all properties on the street.

I am looking forward to a fair hearing and a positive consideration by that committee as I can assure the dear neighbor at 74 Napa Hill that our future backyard pool would not negatively impact their quiet enjoyment of their property.

Best Regards,

Kamran Aminian

92 Napa Hill Crt.

