

Attwala, Pravina

Subject: FW: [External] File # A182/19: 1 Edison Place Deck issue from rear yard neighbours
Attachments: Oversized deck-1 Edison Place -3.jpg; Oversized deck- 1 Edison Place -2.jpg; #1 Edison Place_Deck-1.jpg

From: Sally Tan [REDACTED]
Sent: January-11-21 7:25 PM
To: Committee of Adjustment <CofA@vaughan.ca>
Subject: [External] File # A182/19: 1 Edison Place Deck issue from rear yard neighbours

We, residents of 58 Oberfrick Avenue, are *strongly* against the oversized deck at 1 Edison Place. It not only breached the Vaughan City By-law but also significantly impacted our lives since 2018.

We came back from a trip in the summer of 2018 and found this humongous deck sticking out towards our backyard, so close that we felt very uncomfortable to continue our usual summer and fall activities in our backyard. My girls refused to go out on the swings, which is their favourite summertime activity. We had to stop enjoying our barbecues and sitting around the campfire to enjoy marshmallows. We could not enjoy these simple, fun times any more with people standing on the oversized deck overlooking our backyard from this gigantic deck above their walk-out basement. It is alarmingly close; only 3.78 meters to the fence against a 7.5-meter minimum setback, which represents a breach of 50% of the setback. Please see pictures attached. We felt that they could almost touch our fence if they stretched their arms. It has been 3 long years since we first reported this oversized deck to the city, which was built without a permit. This was not done because of an oversight but a deliberate violation from the owner of 1 Edison Place, who, as a real-estate broker, knows the by-law requirements very well. As a matter of fact, a permit was issued by the City when they built their swimming pool.

Our privacy was violated. The owner was boasting about this oversized deck by throwing pool parties with guests talking loudly on the deck while we had to have our curtains shut. This is not a minor variance that should be tolerated.

It is unacceptable for this oversized deck with a height of 2.91m to tower from the walkout basement over our shared rear fence, which is only 1.98m in height.

The transparent (glass like) hand railings further exacerbated the pressure on our privacy, making us completely lose our privacy and stop our activity space in the backyard.

We respect every Vaughan resident's right to enjoy great living space but definitely not to the detriment of that of others. We are strong against this oversized deck and require the city by-law be fully enforced to ensure that our rights are protected.

The owner of 1 Edison Place argued that they installed the deck for their senior parent to get fresh air but that does not justify an oversized deck at the cost of our living space and privacy. A deck meeting the compliance of the City by-law does not stop you from enjoying fresh air.

For 3 summers, we were unable to use our backyard for our outdoor activities. The current pandemic made our life even more difficult. Without anywhere to go, our children could not even get the most needed exercise and outdoor activity in our backyard during the summer. Furthermore, we have to keep our curtains shut all the time for our master bedroom, kitchen and family room. Our neighbours, however, are enjoying their oversized deck. Other neighbours expressed their sympathy for our condition by having also voiced the same concerns.

This is an infringement of the by-law and our privacy. Just like anyone else, the owner of 1 Edison Place should be required to obey the by-law and respect the property boundaries.

We are strongly against keeping this oversized structure in our area and we ask that the City enforce the by-laws and related regulations.

Thank you and best regards.

Weijun Zhuang and Sally Yinxiu Tan





