

From: [REDACTED]
To: [Committee of Adjustment](#)
Cc: [Vigneault, Christine](#) [REDACTED]
Subject: [External] Committee of Adjustment File # A148/20 Minor Variance Application
Date: Wednesday, April 7, 2021 11:56:10 AM

City of Vaughan
Office of the City Clerk - Committee of Adjustment
April 7, 2021

To Whom This May Concern

I, Jerry Groyeski, at 100 Franmore Circle, object to the request for a variance to allow a pool enclosure that is too close to my property line, and excessively large for the neighbourhood.

My property, and house is directly behind the subject property with an adjoining fence. The majority of my windows, some of which are panoramic, overlook the backyard, and consequently overlook the pool enclosure.

My main floor has kitchen and breakfast room windows and sliding doors, large living room windows, and two family room windows, These all overlook the proposed pool enclosure.

My second floor has a master bedroom with 4 large windows, and a second bedroom with a large window. Again these all overlook the proposed pool enclosure

As well, my house has a walk-out basement with large windows and a sliding glass door. Again, all overlooking the proposed pool enclosure

Also, my outdoor second floor balcony overlooks the proposed pool enclosure.

ISSUES:

- a) The proposed pool enclosure compromises my sitelines and eliminates a good proportion of the green space.
- b) The large enclosure would set a precedent for large scale construction and additions to existing homes, compromising green space. It is this green space that attracted many people, including myself, to purchase property in this neighbourhood. Hence I have been here over 36 years.
- c) The (electric) fans used to eliminate humidity inside the enclosure would be noisy.
- d) The lighting inside the proposed would beam out through the glass walls into the neighbourhood, including onto my house.
- e) Any significant noise emanating from inside the pool would reverberate outside, as the glass walls would not be insulated.
- f) The reflection of sunlight off the glass walls would beam into my rooms and deck in my backyard
- g) 70 to 80 evergreens ('swamp cedar') have recently been planted along all 3 fence lines. I ask that these cedars be moved to a distance 0.6m from the lot lines in accordance with by-law 1-88
- h) As a result of the proposed enclosure being too large for the available space, a concrete base to support possible pool heater, air conditioner, and / or filter has been placed only a few centimeters from the rear fence, rather than the required minimum set back of 6 metres from the rear lot line.

My property value could be significantly reduced if the proposed enclosure is built because of the factors noted above.

The owners at 34 Franmore Circle pre-supposed the construction of the enclosure and had the footings (columns) installed for the enclosure pre-built, without a permit, authority from the City, or a request for a bylaw amendment, during the construction of the pool. Consequently, a stop work order was issued pending an application for a permit for the pool enclosure.

I am sending photographs , under a separate email of which 1 illustrates the many windows overlooking my backyard, and the other pictures illustrating the site lines of the proposed enclosure from various levels and windows in my home.

Yours truly
Jerry Groyeski
100 Franmore Circle
Thornhill, ON
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