

From: [REDACTED]
To: [Committee of Adjustment](#)
Subject: [External] Minor Variance Application A102/19
Date: Tuesday, July 20, 2021 11:55:38 AM
Attachments: [REDACTED]

Dear Committee of Adjustment staff and members,

My objections to application A102/19, submitted by applicants Marvin and Dana Godelewicz, are related to the following items:

1. The proposed building height and finished grade elevation are not in compliance with a previous settlement agreement made between the applicants and myself in August 2018. Please see attached agreement which was filed with the City of Vaughan.

The specific objections include the excessive filling of the site to a finished grade of elevation 179.25 m ASL while our agreement was based on an average grade of 178.44 m. It should be specifically noted that (i) the existing average grade across the site where the dwelling is proposed is actually approximately 177.4 m and that (ii) filling a site to increase the average grade is not allowed in the Old Village Residential zone (R1V).

At the proposed building height of 10.8 m and elevation 179.25 m the proposed dwelling will appear to be 12.65 m high based on the existing site elevation (because of the almost 2.0 m filling across the site). This height will dwarf our existing house at 41 Donna Mae Cres and appear excessively high in comparison to other homes on the street.

2. The application does not appear to include agreed upon construction of a catch basin to convey street stormwater or resolve existing drainage issues faced by 40 and 41 Donna Mae due to the absence of ditches for storm water conveyance.

How will the applicant ensure effective quantity and quality control of the site stormwater? The area is subject to regular pluvial flooding because of the flat grade and occasional riverine flooding from the creek to the west (the last storm that completely flooded the site was in 2005).

3. The proposed cabana is far too close to the rear property line. It will appear to be a visual obstruction (compared to a typical pool shed) due to its location, size and excessive height of 4.5 m. The application does not actually specify the floor elevation so height impacts are impossible to assess.

4. By-law 1-88, 3.21, clearly states "No person shall erect a buildingunless the lot fronts on an improved public street" but this application does not propose extending the existing city street to the west, across City property and the 0.30 m reserve strip at the end of the road. Therefore, the lot does not properly front on to Donna Mae and is not in conformance with this provision.

5. It is not clear how the City will manage snow plowing and street snow storage. Currently street snow is piled and stored on City property at the end of the street where the proposed driveway will be located.

As the diameter of the cul de sac bulb is too small to allow a central snow pile and also allow a

turning area for garbage, recycling, fire department and large delivery vehicles the City may need to haul way plowed snow after every significant snow storm.

Furthermore, the lack of sufficient separation distance between the existing driveway at 41 Donna Mae and the driveway proposed under this application is expected to lead to ongoing conflicts between these two properties over where to place plowed driveway snow where the driveways meet the street.

I trust you and staff will examine our previous agreement carefully and these objections and concerns and take them into consideration in your review of the application.

Please contact me at your convenience if you have any questions about my comments on this application for Minor Variance.

Regards,

John Stephenson
41 Donna Mae Cres.
Thornhill, ON L4J 1Z9

Sent from my Galaxy