

Pravina Attwala

Subject: FW: [External] Minor Variance Application AO59/21
Attachments: Request for Decision.pdf

From: Philip Riddell [REDACTED]
Sent: September-28-21 11:52 PM
To: Committee of Adjustment <CofA@vaughan.ca>
Cc: Marilyn lafrate <Marilyn.lafrate@vaughan.ca>
Subject: [External] Minor Variance Application AO59/21

September 28, 2021

City of Vaughan
Office of the City Clerk-Committee of Adjustments
Re: Minor Variance Application AO59/21

To Whom It May Concern:

I am responding to the request to permit a variance in the By-law requirement submitted by the owners of the residence located at 171 Ridgefield Crescent in Maple. The owners of the property are my immediate neighbours, and I am quite confused about their request to permit a side door to be installed on the south side of their property. In my opinion, the south side of this property is at the front of the house rather than on a side location. The side of the applicants' property faces my property on the east side.

Approximately two years ago, the owners of 171 Ridgefield Crescent installed a side door on the west side of their property adjacent to the neighbours' house at 175 Ridgefield. This side entrance was to accommodate tenants who would occupy the basement. To the best of my knowledge, there was no permit granted to install a side door. Also, the By-law requirement of having a minimum side yard setback of 1.8 metres would not have been followed, and, to the best of my knowledge, was not requested as a minor variance.

If the application is a request to install a side door on our side of the property line, once again the 1.8 metre minimum would have to be amended otherwise this would be an infringement on our property. This would also create two entrances to the basement area, the existing one facing 175 Ridgefield, and the new one facing our house.

Of great concern to me is the continuing expansion of our neighbourhood which is Zoned as R3 Residential into a region of overcrowded rental units. We have been residents in this neighbourhood for thirty years, and I fully understand and respect the rights of home owners to lease their property and even rent out their basement. However, when the property is occupied by renters in the basement, and at least five unrelated individual tenants upstairs, as has happened in the house next door, there is reason to be concerned.

As a result of this situation, I strongly object to the relief from By-law 1-88 being granted to the property owners.

Attached please find the Request for Decision AO59/21.

Thank you.

Philip Riddell
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[REDACTED]