

Pravina Attwala

Subject: FW: [External] Variance Application A097/21 - 53 Longbridge Road, Thornhill, On.

From: tom.kydd@sympatico.ca [REDACTED]
Sent: September-28-21 8:41 AM
To: Committee of Adjustment <CofA@vaughan.ca>
Subject: [External] Variance Application A097/21 - 53 Longbridge Road, Thornhill, On.

Please accept this as notice of my concerns with the proposed application #A097/21 scheduled for hearing on Thursday September 30, 2021 at 6:00 PM.

I have 2 concerns;

#1 – The building height request of 10.58 metres versus the maximum allowable of 9.5 Metres. Both Longbridge Road and Idleswift Drive are located on relatively steep slopes of approximately 6 degrees with a property to property drop of roughly 2-3 metres. The proposed development at 53 Longbridge Road is in the middle of the street. The proposed height is not characteristic of the existing neighbourhood and the request to exceed the maximum building height of 9.5 metres will be amplified by the location of the house and the current slope of Longbridge Road and their tiered properties. In essence, between the slope and the height variance request, the house will appear to be much higher and will negatively impact the neighbourhood visually as well as depriving the western and eastern neighbours of sunlight. I question whether the builder can lower the foundation and/or the house profile without having to build so high and negatively impacting the existing neighbourhood. To be clear, as presented I oppose the builder's request for a variance as to height.

#2 – The Thornhill – Uplands R1V established neighbourhood provides larger lots than most others. The 20% lot coverage should provide for a significant sized estate home without the need to further push the envelope to the requested 26.63%. Thornhill Uplands provides a green canopy which enriches our lives and provides for natural sustainability. A 26.63% lot coverage provides very limited space to recreate the green environment of the neighbourhood. The existing property of 53 Longbridge Road has many mature trees which provide greenspace and beauty for the neighbourhood and a noise shield from highways #407 & #7. The character of the Uplands neighbourhood is deserving of protection. The proposed built does not exhibit a reasonably uniform building period in style, design, scale and especially spacing to the character of the Uplands neighbourhood. New development should be compatible and respect the established physical character of our neighbourhood. The proposed build is out of scale, out of character, breaks the pattern and continuity of the street, and is visually incongruous to the streetscape. Many residents are drawn to the Uplands neighbourhood because of the degree of spaciousness, sunlight and privacy that was dictated by the zoning by-laws existing when the neighbourhood was developed. As a long time resident I should be able to rely upon the City of Vaughan and its zoning policies to protect the light, privacy and views that brought us into the area. I question whether the builder can reduce the overall footprint of the facilities to the intent of the by-law without having to build so large and negatively impacting the existing neighbourhood. To be clear, as presented I oppose the builder's request for a variance as to lot coverage.

Sincerely,

Tom and Brenda Kydd
25 Idleswift Drive
Thornhill, On