

Pravina Attwala

Subject: FW: [External] Variance Application A177/21 for 21 Idleswift Drive
Attachments: 21 Idleswift Drive - Schedule A.pdf

From: tom.kydd@sympatico.ca [REDACTED]
Sent: September-28-21 8:08 AM
To: Committee of Adjustment <CofA@vaughan.ca>
Subject: [External] Variance Application A177/21 for 21 Idleswift Drive

Please accept this as notice of my concerns with the proposed application #A177/21 for 21 Idleswift Drive Thornhill scheduled for hearing on Thursday September 30, 2021 at 6:00 PM.

I have 3 concerns in ranked order;

#1 – The building height request of 10.26 metres versus the maximum allowable of 9.5 Metres. Idleswift Drive is located on a relatively steep slope at approximately 6 degrees with a property to property drop of roughly 2-3 metres. The proposed development at 21 Idleswift Drive is in the upper 3 RD 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 Idleswift Drive and its tiered properties. In essence, between the slope and the request, the house will appear to be much higher and will negatively impact the downhill neighbourhood visually as well as depriving the western (downhill) 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 25.06%. Thornhill Uplands provides a green canopy which enriches our lives and provides for natural sustainability. A 25.06% lot coverage provides very limited space to recreate the green environment of the neighbourhood. The character of the Uplands neighbourhood is deserving of protection. The proposed build does not exhibit a reasonably uniform building style, design, scale and especially spacing to the character of the Uplands neighbourhood. New development should be compatible and respect the established physical characteristics 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, views and spacing that brought us into the area. An increase in mass, height and bulk due to the overbuilding (beyond bylaws) will create increased shadowing, loss of light and privacy. 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.

#3 – I find Proposal #1 of the applicant's submission A177/21 confusing as the proposal of 24.38 metres is simply a statement to the existing lot size (width). I believe the Applicant has misstated the requested Variance. As per the drawings submitted by the applicant it appears the applicant is seeking an adjustment to the Front Yard setback. The City of Vaughan's currently approved front yard setback is established at a 9.6 metres requirement. Referencing the applicant's drawings Schedule A Page 2 of 7 (see attached), the proposed front yard set back is indicated at 7.82 metres, not the 9.6 metres as required by the City of Vaughan. To be clear, as presented I am not opposed to the applicant's proposal on the set back variance if the request is to accommodate a staircase only, but do feel the applicant should correct the submission to reflect the true variance requested.

In addition, these proposed large scale homes create a very significant water collection system due to their maximized hard surface collection areas and limited ground water drainage locations. Many of the old homes in the Uplands area were not designed to discharge large quantities of surface run off, especially those of adjacent properties. The proposal at 21 Idleswift Drive, is uphill to many established older homes. The street and properties were designed and built in a sloped yet tiered fashion that eventually run off to the East Don River. I would like to alert the building department to possible drainage issues that could impact adjacent and neighbouring properties. Please ensure the plans incorporate downspouts and drainage as to not negatively impact adjacent or downhill homes from this proposed build at 21 Idleswift Drive.

Sincerely;

Tom and Brenda Kydd
25 Idleswift Drive

Thornhill, On

L4J1K9

