

City of Vaughan

Office of the City Clerk – Committee of Adjustment

2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1

[cofa@vaughan.ca](mailto:cofa@vaughan.ca)

Dear Committee of Adjustment,

As I understand, you have received a request to provide relief for 16 Asner Avenue from By-law 1-88 (to permit existing side door entrance located in the southerly side yard). Please be advised that I am completely against this relief and would like for you to carefully consider the arguments and facts below.

16 Asner Avenue is located in heavily congested residential neighborhood with multiple smaller single car garage dwellings, including my own, located at 12 Asner Avenue (immediate neighbor from south side of 16 Asner avenue). This proposed existing door faces my property directly. Dwellings in this neighborhood were not zoned for this due to their smaller size and smaller property size. This property cannot accommodate parking for the residents and the sole purpose of legalizing this door is to continue renting out this property to 3 separate families that reside at this address illegally. The 3 separate families have 3 separate entrances, and only 1 of those entrances is legal, the main door at the front of the dwelling. The other entrances are the side door and the backyard door, both of which are against city by-laws as well as fire code violations.

It is a fact that the owners of 16 Asner Avenue (Yaghoub Hassan Poor and Gulnara Aslanova Farhad Kizi) are applying for this relief solely for the purposes of legalizing (or partially legalizing) the rental situation at that property, as multiple complaints were made to the city in relation to this property. As it currently stands, none of the owners of 16 Asner Avenue reside at the property and have not lived there for over 5 years. The property is being illegally rented out to 3 separate families, which amounts to close to 10 or more people currently residing at this address. City of Vaughan By-law department, as well as the fire chief, were made aware of this fact for years and unfortunately the situation is still ongoing without any changes. Some of the outcomes of this violation that lasts for years are: illegal parking in or in-relation to 16 Asner Avenue (including cars being parked on front lawn daily), additional garbage / recycling / public works without additional taxation for the owners of 16 Asner Avenue, garbage that is constantly being thrown by the tenants of 16 Asner Avenue to 12 Asner Avenue (my property), poor structural and aesthetic condition of the home without appropriate service (including grass not being mowed, snow not being cleared, collapsing main staircase. This property negatively affects my home at 12 Asner Avenue and my day-to-day life. Multiple request were made by myself and the City of Vaughan towards the owner of the property to stop such behavior, but none of them were taken seriously.

16 Asner Avenue was not meant to be a 3 family dwelling and should you choose to provide relief to by-law 1-88 and allow this door to be legal, this would only further complicate the situation in relation to my property at 12 Asner Avenue and all other properties in relation to 16 Asner Avenue. I urge you not to provide relief to 16 Asner Avenue and keep the current by-law in place. Additionally, I have attached multiple images of the said property to help you understand the situation.

Please don't hesitate to contact me should you require any additional information,

Alex Frolov  
12 Asner Avenue.  
Maple, ON, L6A0W3







