

Deputation

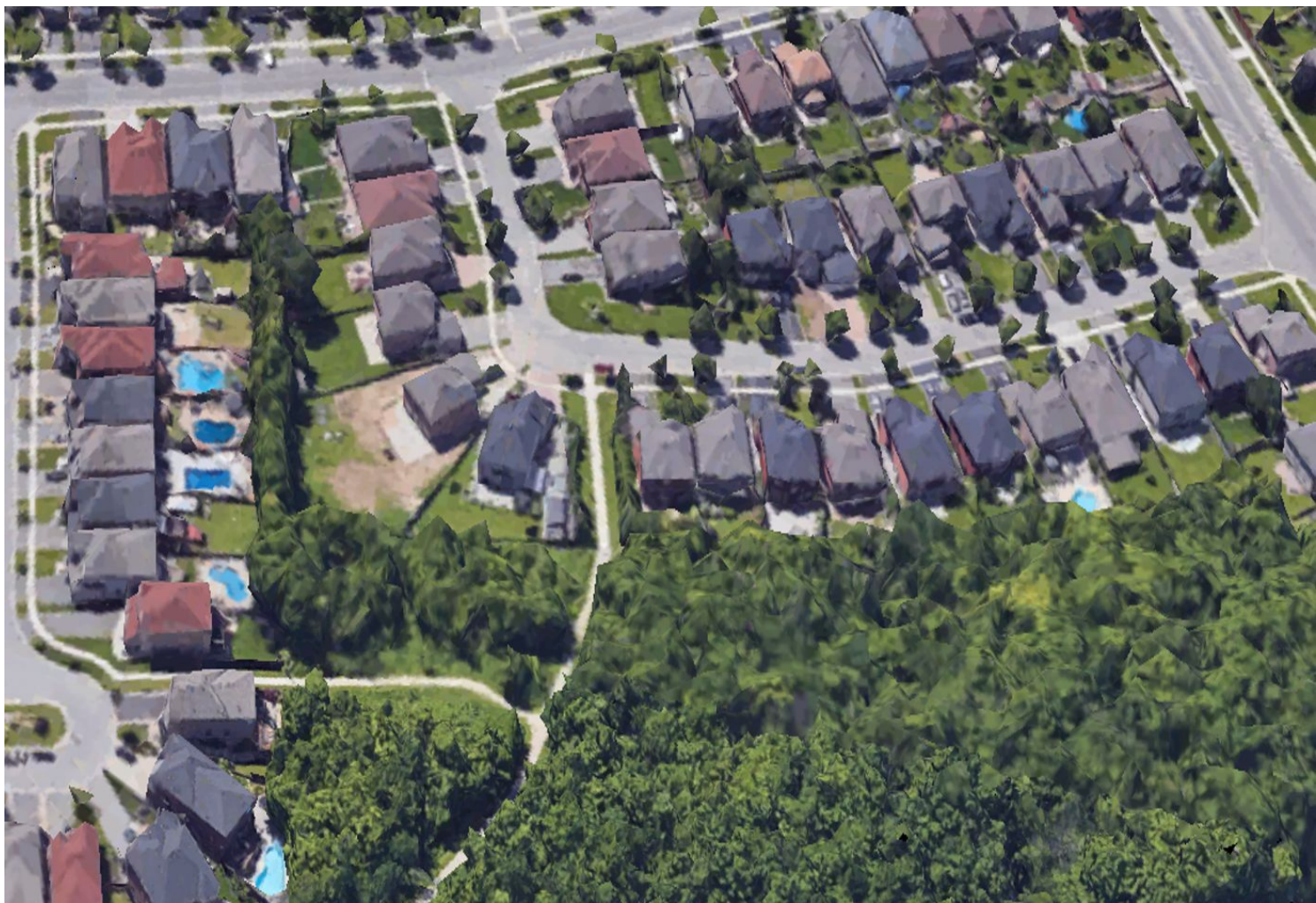
Fatima Meads
22 Leor Court
Maple ON
L6A 0A8

Thank you for giving me the opportunity to address the Committee of Adjustments. Please allow me to respond to the comments after.

Houses were purchased in 2005. In 2006, we moved. The big attraction was the trickle of trees in the backyards from the green space.



Trees that line the backs of the lots on the West side of the Court. My understanding was that the trees were protected because they are a part of the greenspace.

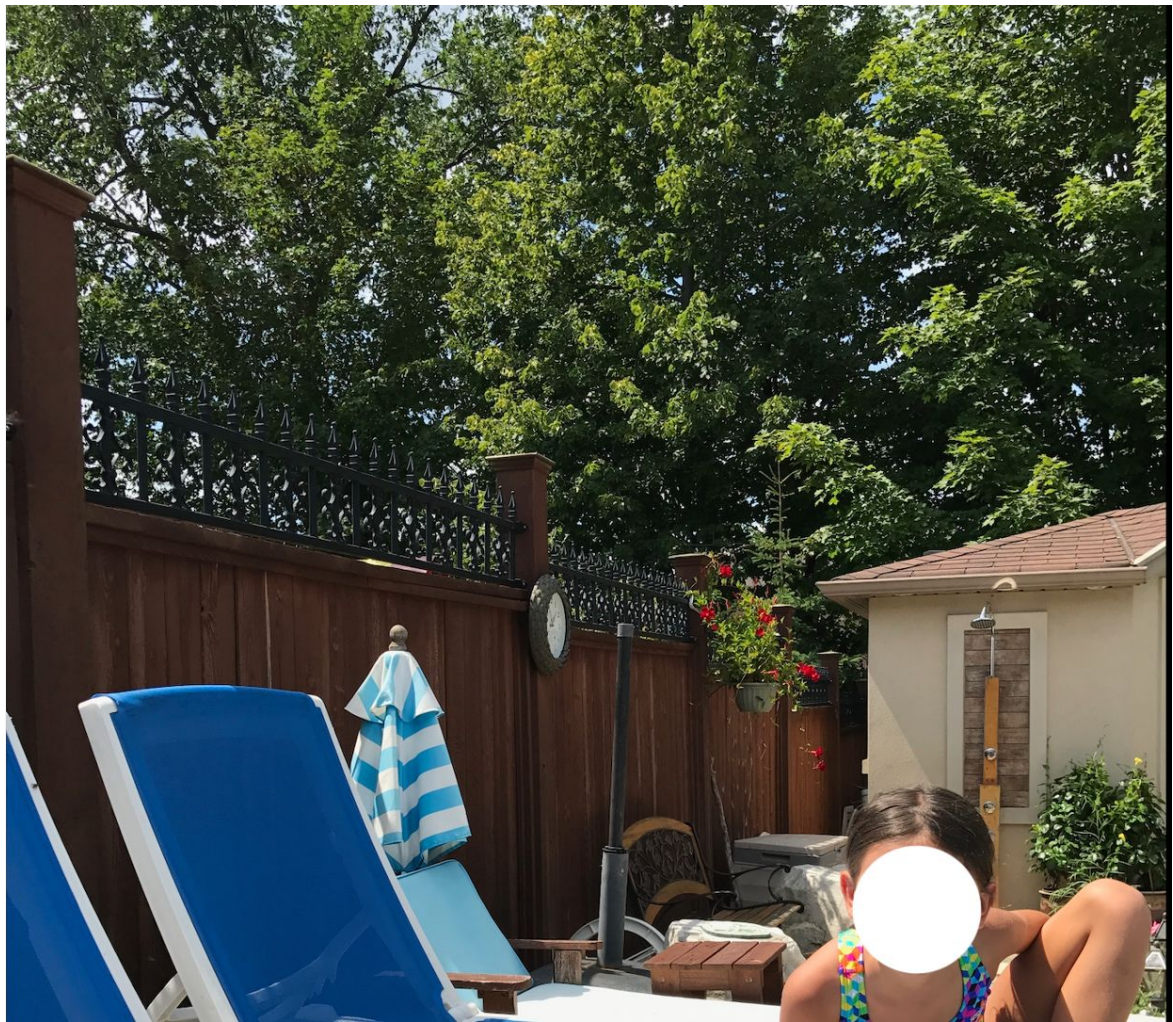


Trees are a beautiful backdrop. It is always admired and we get lots of compliments from friends and guests.





The view I have enjoyed since I have lived here. The trees are a visual benefit to the properties.

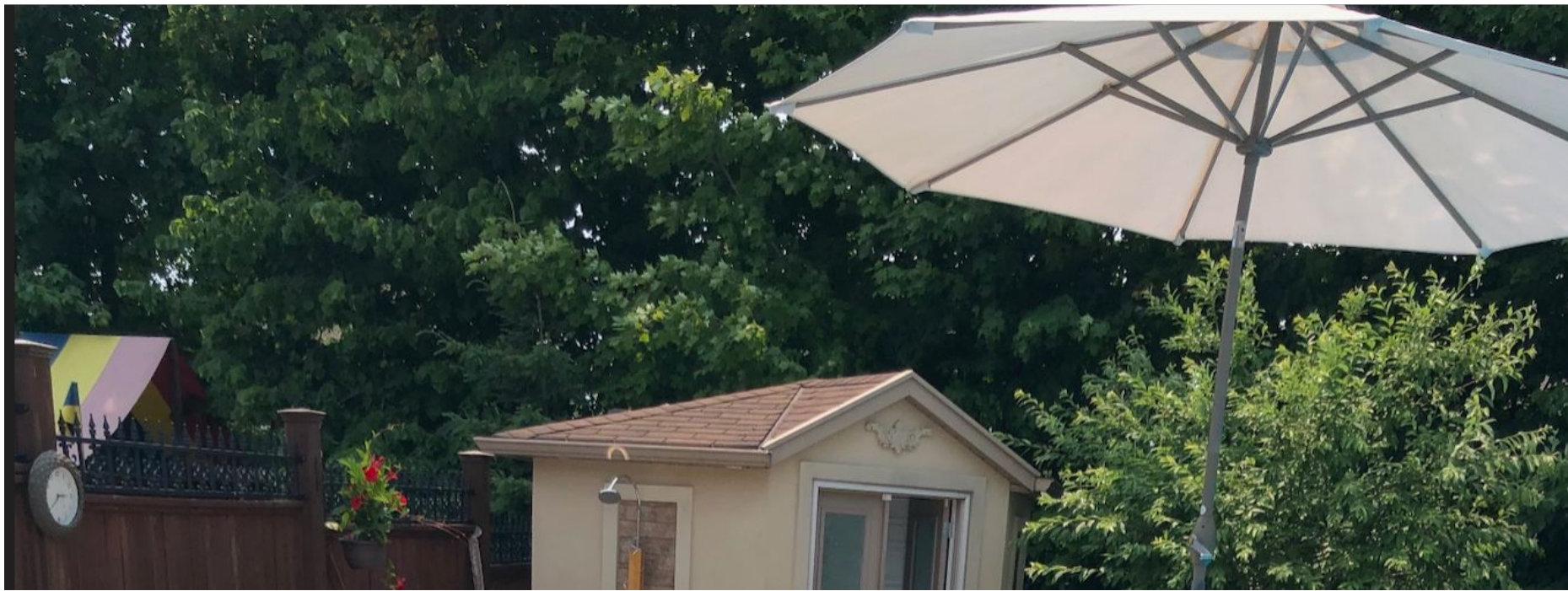


This is the area over the fence for the proposed structure. The greenery will be lost. The structure will be a negative visual impact.

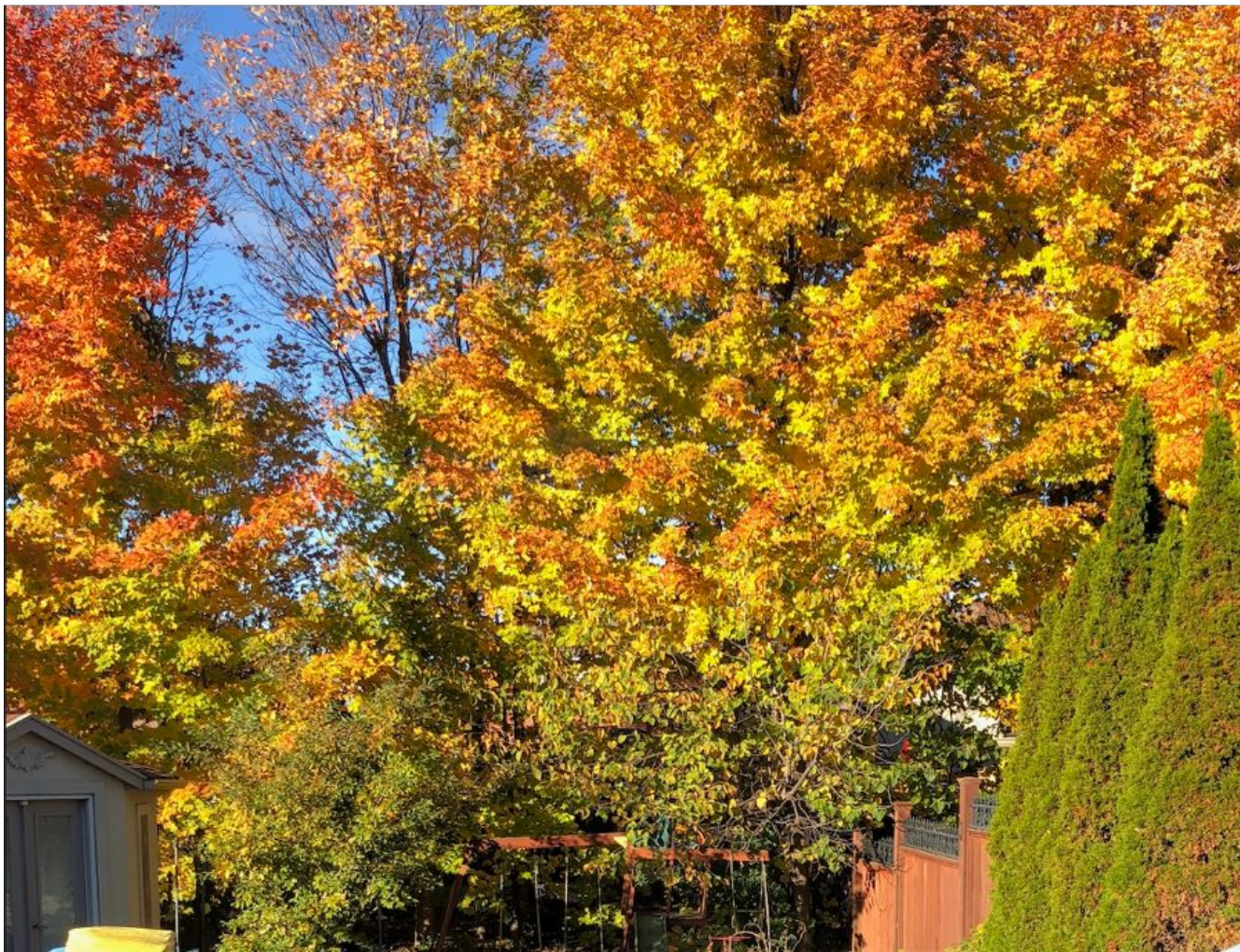


Just beyond the fence is where the cabana structure will be erected at the location of the swing set.

The proposed structure will be too high, too close to the fence, and excessively large.



We thoroughly enjoy this greenery around
my property.

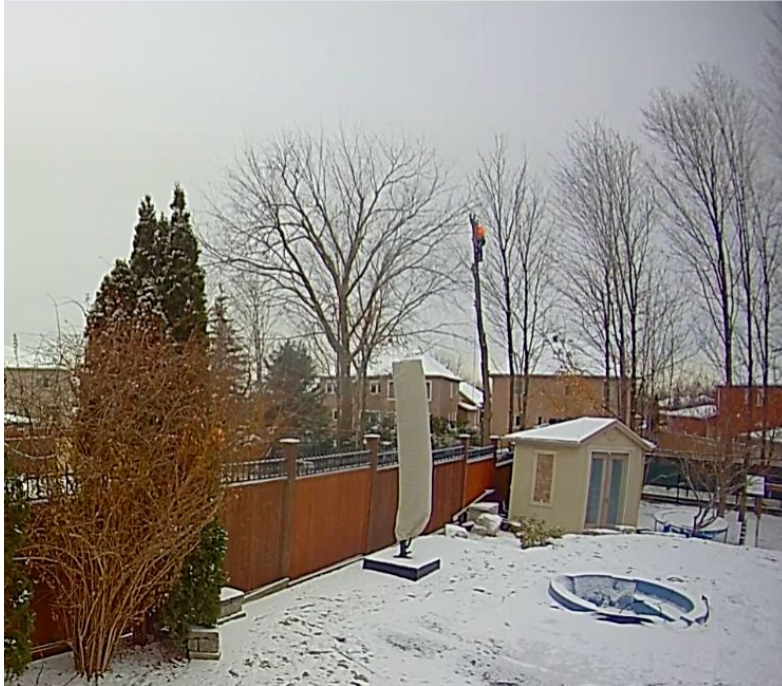


The vibrant colours in the fall are magnificent. Isn't this a wonderful image for Vaughan?



They have
begun,
however, to
remove trees.

Removed a tree on December 9, 2021. I did not see any posting.



Concerned that the tree was removed before the variance hearing? Moreover, it was removed before they checked to see if it was on a conservation area. Documents show communication was on January 13, 2022. I contacted the City of Vaughan on December 9th.

This is an unlisted video capturing the removal of the tree. It demonstrates **loss** of a visual benefit.

<https://youtu.be/iN-6h6rCVQ4>

I called the City of Vaughan out of concern for the tree. My understanding from the website was that City of Vaughan “recognizes the significant role that the urban tree canopy plays providing an improved quality of life.” I really thought that the City of Vaughan had a greener vision of the future. There seems to be a disconnect. On the one hand on the surface, it seems serious, but on the other it doesn’t.

- No permit was posted.
- Called the City of Vaughan on December 9, 2021 to inquire
- queries about the tree from the City of Vaughan TRCA was January 13, 2022
- property has not been cleared with Oak Ridges Moraine Conservation Act, RSO 2001

TREE REMOVAL PERMITS AND PROTECTION

Protecting Vaughan's trees

The City of Vaughan recognizes the significant role that the urban tree canopy plays in providing an improved quality of life. Preserving and protecting healthy trees will help the City of Vaughan achieve its commitment to maintain and enhance the urban forest and the environment. Considering tree protection in the initial stages of planning will result in the enhanced protection of trees and where trees are removed provide for a clear replacement strategy. The [Tree Protection Protocol](#) (PDF) will implement procedures to maintain and enhance the public's tree canopy through the development approval process.

The Tree Protection By-law

The Tree Protection By-law 052-2018 (PDF) regulates the planting, maintenance and removal of trees on public and private property in the city of Vaughan. [Under the by-law](#), an offence may include destruction of a tree or injuring a tree without a permit, failing to protect a tree that is identified for protection in the permit conditions, or failing to comply with an order.



How to get a permit for tree removal on private property

If you are interested in removing a tree from private property, you must first determine if the tree is 20 centimetres in diameter or greater, then follow the steps below:

1. Confirm ownership of the tree. If the trunk of the tree (not including root flare) is straddling other properties, agreement of tree removal is required by all property owners.
2. Hire an arborist to prepare an arborist report. The arborist can apply for a permit on your behalf if you provide them with written consent to do so.
3. Fill out the appropriate Application Form.
 - o [Private Tree Removal Application Form for Dead, Hazardous Trees, or Emerald Ash Borer-Infected Ash Trees \(PDF\)](#)
 - Description: This application form is for anyone who requires a permit to remove a privately owned tree that is dead, hazardous or an Emerald Ash Borer-Infected Ash Tree anywhere in Vaughan.
 - o [Private Tree Removal Application Form Residential \(PDF\)](#)
 - Description: This application form is for anyone who requires a permit to remove a total of five trees or less privately owned anywhere in Vaughan.
 - o [Private Tree Removal Application Form Construction or Infill \(PDF\)](#)
 - Description: This application form is for anyone who requires a permit to remove more than five trees that are privately owned anywhere in Vaughan.
4. Email this application and supporting documentation to treepermits@vaughan.ca or submit to Parks, Forestry and Horticulture Operations, Joint Operations Centre located at 2800 Rutherford Road, Vaughan ON L4K 2N9.
5. The forestry inspector will conduct a site visit and issue a permit provided the arborist report and replanting plan (where applicable) is accepted. Please note the standard initial response time for Tree Permit Requests is 30 business days.
6. If a permit is granted, it must be posted in a prominent location that is visible to the public.

► Contact Information

Parks, Forestry and Horticulture Operations

Phone: 905-832-2281

Email: parks@vaughan.ca

Location:

Joint Operations Centre
2800 Rutherford Rd.
Vaughan, ON L4K 2N9

Service Vaughan:

Submit and track service requests online, 24/7.



► Summary Links

[Invasive Bugs](#)

[Leaf and Yard Waste](#)

[Tree By-laws](#)

[Tree Planting](#)

[Tree Pruning and Inspection](#)

Concern: negative visual impact

- At the time of purchase, the trees were protected because they are a part of the greenspace
- The trees are a beautiful addition to all the properties in the area. It is too bad the City of Vaughan did not choose to protect them
- The structure being proposed is too big, it will be an eyesore.
- It will be too close to the fence.
- It will block the greenery and view of the foliage.



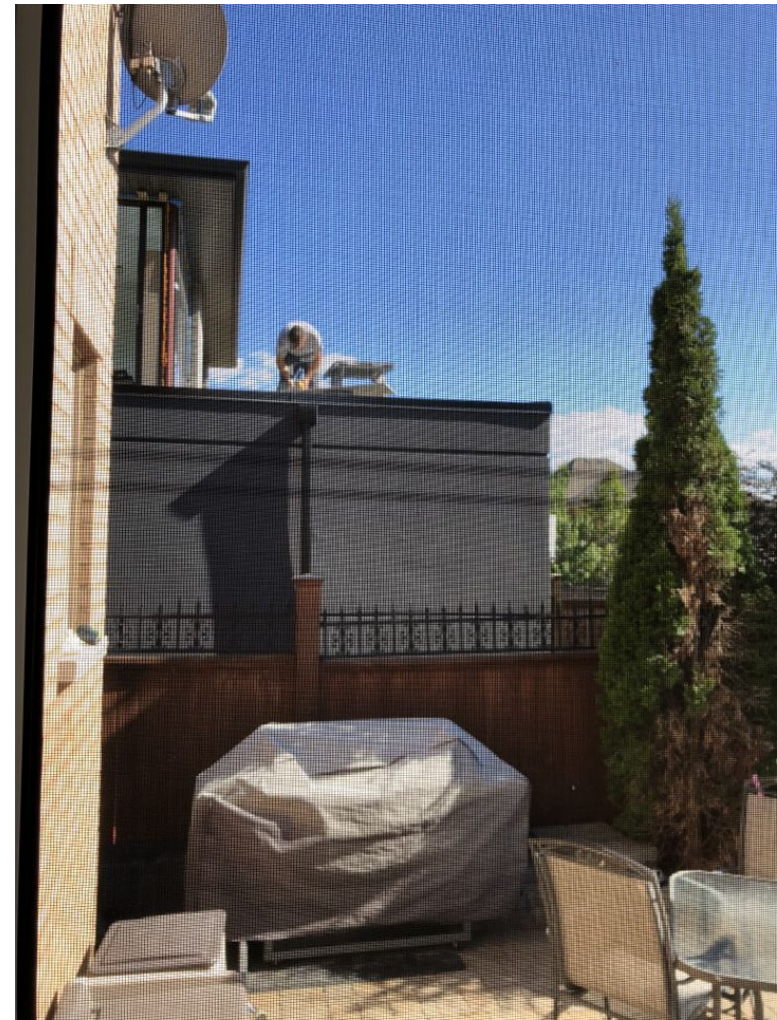
Before: There were no privacy issues when houses were purchased. This is what I purchased. The houses were tastefully done.



After



This is an example of the **visual hinderance** that I will be subjected to. This is an accessory structure they constructed that overlooks my yard, patio and looks into the doors and windows of my house.





The houses are so close together.

Contractors were on that balcony cutting tile causing clouds of dust and making too much noise. The owners of 18 Leor Court didn't even have the courtesy to put the contractors on the other side. They had no regard for tile being cut right over my patio even during family celebrations, etc, as they would be working Saturdays, as well. Construction on a narrow lot causes disruption.

Examples of disruptions due to ongoing construction:

- inability to barbecue
- cannot sit outside in the summer
- cannot swim in my pool
- pool needs treatment
- outdoor birthday parties and family celebrations are infringed on and interrupted
- cannot take my dog to the backyard
- furniture has to be cleaned



This accessory structure is 5 feet from the property line. The cabana is being requested to be even closer!



This structure they built off their house looks into my patio, windows and doors and my whole property—loss of privacy, but it is a negative visual impact for me. Would you like to live beside that?

A looming black wall will be the backdrop. The proposed cabana will be even closer than this!



Concern: No regard for others or responsibility for their actions.

- No notice of the construction of a balcony that overlooks my patio and yard and into the doors and windows of my house—**no consideration** of my house when planning.
- Constant dust and debris being directed into my yard (why not ask contractors to work on the other side?) We have to deal with construction when we are trying to BBQ!
- Loud construction vehicles and large clouds of dirt and dust (makes it difficult for me and my family members to even go outside). Construction has been going on for **9 years** and counting.

Concern: No regard for others or responsibility for their actions. Continued

- Loss of comfort in my own backyard. (For example, I'm sitting with a guest and a construction vehicle smashed into the fence.)
- They smoke, for example, on their balcony and it is simply too close as even the cigarette smoke drifts down right into my patio and backyard. My family and my guests are now subjected to their second hand smoke. I step outside of my back door with my dog and I have to endure their second hand smoke. I have found shards of a broken ashtray on my patio.



There isn't even room for a bobcat to get around their pool. They crashed into the fence.

Construction so far over the past 9 years:

- addition
- balcony
- pool and patio

Now they want to put in an excessively large cabana. The lot is too small for an excessively large structure. I really don't want any more excavation. Large amounts of dirt goes on my property.

I do not believe that the proposed structure is in keeping with zoning. There is a swale at the back to manage water flow. There are catch basins at the back of 14 Leor Court and 26 Leor Court. Moreover, Building Standards commented that additional variances may be required upon review of detailed drawing for building permit/site plan approval.



The concern is that if the flow of water is blocked, it will gather, pool or flood in my backyard. They need to reinstate the swale.

Catch basins are approximately 6.5 meters off the property line. This area falls into the Well Head Protection Area for Quantity Control (WHPA-Q2) according to the Toronto and Region Conservation Authority. There are significant water threats and Storm Water Management needs to be maintained. I would like proof that my backyard won't flood before the structure is built because it will be too late after.



There is also a retaining wall along the back fence and property line.



My house is the one with the pool. You can see the both swales in the back because they are side by side almost equivalent.

My pool is 16 X 32 . They have just put in a pool at 18 X 34. They have a bigger pool and less space to work with in the back.

The proposed structure will be too big, unsightly and crowded. Not to mention the original swale which is clearly visible here will be extremely altered. How high will this structure actually be?



I have maintained the natural swale of the lot. The natural or original swale is best to maintain the proper the flow of water.

The natural swale should be reinstated. That is how the fences look. How high will the actual structure be?

Concern: timeline for construction.

- 18 Leor Court has been constantly involved in construction since approximately **2013**. This is a residential area. I have to lose another summer? I have had to endure dust and debris going into my backyard and pool. The constant cutting of tile and the dust from that has been irritating. I have to clean it daily from my furniture to sit outside and treat my pool water to go swimming. This has been costly and it interferes with my family's enjoyment and family time in my own property. They are clouds of dust and dirt when I am trying to barbeque. They have demonstrated **no regard** for their actions and effects. Construction has been ongoing for 9 years and counting.
- I just want to enjoy my property. Don't I have that right?
- We moved in to our homes in 2006. Well after the purchase of the home after 2013, all the construction began and I was given no notice, but surprised with the building of a balcony which intruded and invaded my property's established privacy.

Concern: Lost Time and money as a result of their actions.

- Repeated pool treatments from the dust and debris flowing over the fence into my property and pool
- Time taken to clean furniture and spa repeatedly
- Costs and Purchase of large umbrellas to try to re-establish some privacy
- Lost time that my family can enjoy in my yard
- Time and costs of consultants to try to reestablish comfort in my own backyard (without any real solutions, because the landscaping of my yard had been established since about 2008. **We have electrical wiring, gas lines and water pipes down beside the fence line.** Even Alectra commented, "...the project or plan must maintain minimum clearances to the existing overhead or underground electrical distribution..."

I would like for them to be as far away from the property line as possible and at all times as they have absolutely no regard for me, my family and my guests.

Sample costs: I have consulted with 5
Landscaping designers regarding changes
they are making. Two of them charged me

169. 50

169. 50

Umbrellas for coverage over 4000.00
(getting damaged from concrete dust)

Pool treatments \$\$

\$\$

Concern: The elevation of the structure.

- I have maintained the original swale so it is quite a bit lower than the neighbours who have been trying to fill in the swale over the years. The swale was the same originally.
- They will have to fill in the swale to construct their cabana in order for it to be level.
- I don't want this structure to be towering over my property as their elevation will most likely be much higher because they are levelling out their back yard and **they have altered the grading already because of the pool they just put in.** The finished grade is much higher than the original grade.

I have
maintained the
original swale in
my backyard for
proper water
flow
management
and natural
beauty.

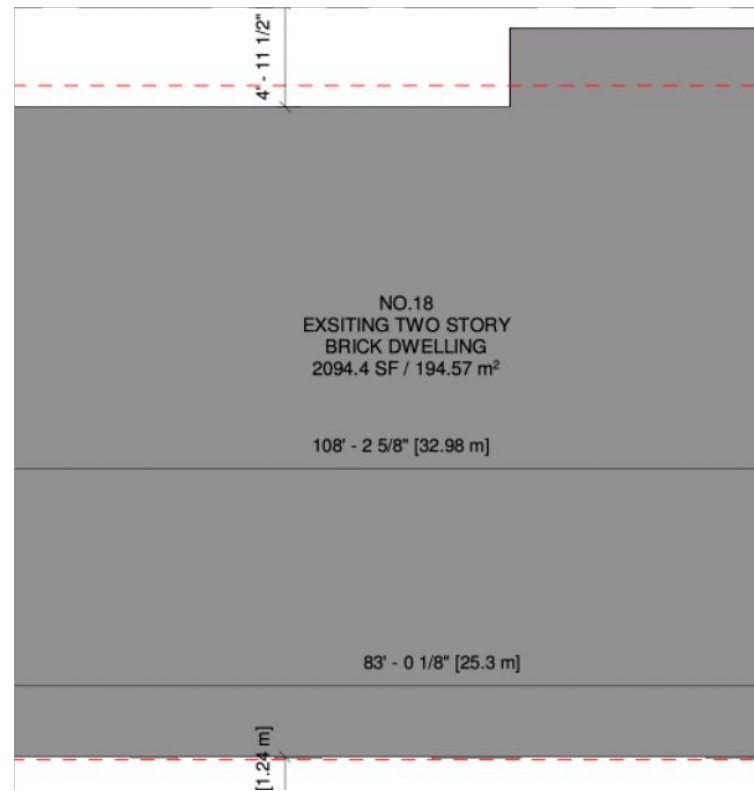


Concerns about the drawings.

- The square footage of the house is wrong in the drawing. The original square footage for the house was **3420** (it says 2094.4 on their drawing), it must be over 3500 now because they also put in an addition since then.
- Tree planning (6 ft high Thujas, for example, cannot be tightly planted as indicated. They will die or there will be other problems).



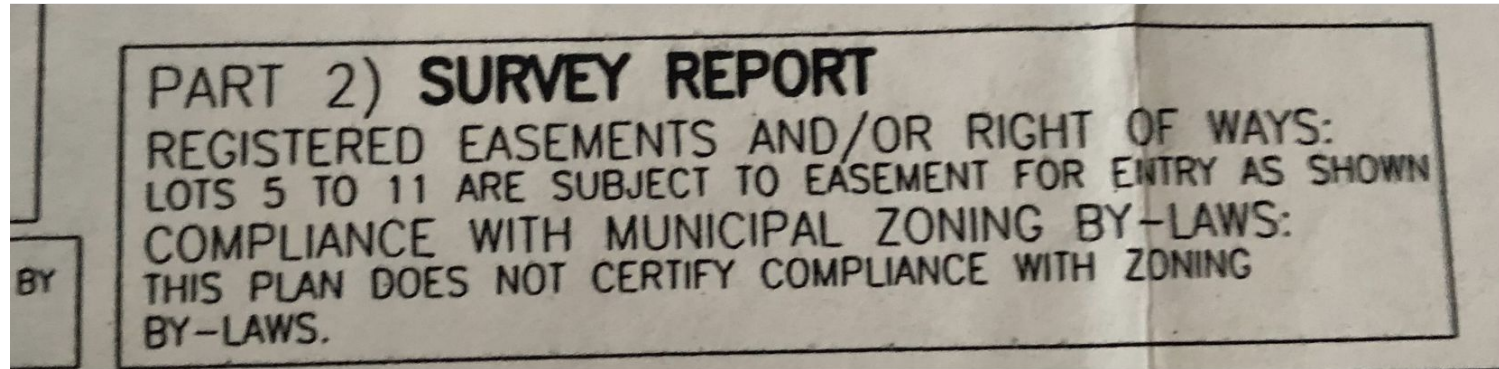
ELEV. C - 3420 SQ. FT.



An addition and balcony was also added.

Concerns about the drawings, continued.

No mention of easements



Concerns with the drawings.

- square footage on the drawing is incorrect (not 2094 but at least 3500)
- trees are too tightly packed
- no units of measurement indicating actual size in some places
- height could actually be much higher because there is no baseline from the original swale
- no mention of easements

I recommend no structure and reinstate the swale. My request:

- For them to be as far away from the property line as possible at all times, if there is to be any construction at all
- **No** concession or allowance to exceed bylaws with respect to height and distance from the property line—it will be an eyesore
- Elevation needs to be properly investigated—no baseline

Summary of **concerns**:

1. Lots are only 40 feet wide. A proposed structure of this size is unequivocally a visual hinderance. If a variance is being applied for, it is simply too big. I don't want to be looking at black walls. Proposed structure is too big for the lot size.
2. Absolutely no regard for my family and our well-being on our own property with regard to but not limited to constant construction, noise, dust, debris, visual hinderance, intrusion of privacy, etc.
3. The trees are the visual benefit. A visual benefit (for example, a large mature tree), unfortunately has already been removed before the decision of the Committee of Adjustments.

Summary of Concerns continued,

4. Altering the swale may affect the amount of water in my backyard. Catch basins are approximately 6 and a half meters from the property line. We had the exact same swale originally as demonstrated in the photo. It is the original zoning bylaw that they have to adhere to which is “a minimum Rear yard of 7.5 metres is required To permit for to an accessory structure.”
5. Altering the swale will not only affect water management, it affects the elevation of the structure. It will be too high—negative impact: a visual hinderance. Their pool deck already seems unusually high.
6. Loss of comfort and enjoyment in my backyard because of construction, visual hinderance, etc. Notwithstanding costs incurred for cleaning, consultants and redesigning due to changes they are making.
8. Concerns about the drawings: major flaws.

Rights and Responsibilities

- They have the right to build what they want, but don't they have a responsibility to be respectful.
- They have a right to their privacy, but don't they have a responsibility to allow me to have my privacy.
- Is the city is set to gain financially? I was surprised to see the tree go down. How do I ensure my rights as a citizen of Vaughan aren't being violated. I honestly would like to give these companies work and business, I just think that the lot is too small for all of this. It is too disruptive.
- I pay my taxes, shouldn't I have the right to enjoy my backyard.

Thank you for giving me the opportunity to address
the Committee of Adjustments.

I would like to be able to respond to their comments
after. Thank you.

Any further questions please do not hesitate to
contact me.