

Comments in regard to 18 Leor Court (Minor Variance Application A260/21)

Date: February 8, 2022

To City of Vaughan Committee Members,

- Upon completion of the excavation and construction of their pool from June to December 2021 (an unpleasant experience I must say), it was determined that the pool deck elevation was approximately 2' higher than my pool deck. This was not the case prior to the construction when the grades were similar. This has now caused a privacy issue as a person on their side can now clearly view into my backyard. From my understanding this concern will be addressed by the planting of a tree-line along the fence for privacy (extending the length of their pool).
- Regarding the construction of the cabana, my personal feeling is that a structure of that size is quite excessive for a residential backyard of our size (35' wide structure on a 40' wide lot) and would be quite an eye-sore from my backyard as well as other adjacent properties.
- The intent of the builder when Leor Court was developed, was to include an existing tree-line that beautifully divided the properties between the residents of Leor (east side) and Helmsdale (west side). These were premium lots that required premium pricing. This structure will disrupt the tree line consisting of beautiful maple trees and the animal habitat that live in our area.
- From reviewing the drawings, the structure height is almost 11' which will be quite higher than our existing fence and in clear sight. In addition to this, the structure is planned to be less than 4' from the fence. Even worse, the eaves which hangs over approximately 1' would now be less than 3' from the fence. I think that this is more than a "minor" variance when talking 3' vs 8' as per the zoning by-laws.
- As a possible solution, the owners should extend the tree line to the back of the yard to hide the structure from my sight. Obviously, the tree line height requirement is to be above the structure.
- Review of drainage and runoff coming from their property once all construction is done. City of Vaughan engineering will review lot grading and if changes have had an impact on adjacent properties.
- Let's be honest, the only opposition from the neighbors will come from those directly impacted from this structure (neighbors to the south, north and west). Properties outside of these will not be affected directly and you will not hear from them.