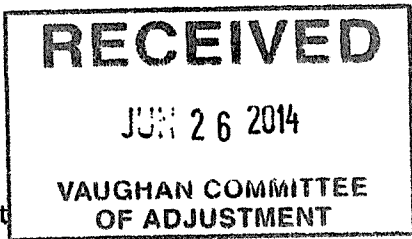


June 26, 2014

Via Fax 905-832-8535

Committee of Adjustment
City Clerk's Office
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1



ATTENTION: Mr. Tod Coles,
Manager of Development Services
Secretary-Treasurer to Committee of Adjustment

Dear Sir:

RE: NOTICE OF APPLICATION for MINOR VARIANCE by GIL SHCOLYAR
18 ERICA ROAD, THORNHILL - FILE NO. A164/14

Please find attached letters of objection regarding the above-noted application. Please note that only one copy of the first page is submitted at this time. Additional objections may be presented at this evening's meeting.

Please be advised that there is no objection from the property directly next to the subject property, being 80 Thornbank Road, as it is apparent that it has also been purchased by Mr. Shcolyar (or his immediate family) and a condition of the purchase and sale agreement is that the current owner does not oppose any application made by the purchaser.

Sincerely,

Aviva Bushuev

Attachments from:

- 6 Erica Road
- 19 Erica Road
- 21 Erica Road
- 34 Thornbank Road
- 43 Thornbank Road
- 45 Thornbank Road
- 69 Thornbank Road
- 15 Oakbank Road
- 18 Oakbank Road

Request for Decision for above addresses
Submitted separately:

- 7 Erica Road
- 14 Erica Road
- 15 Erica Road
- 16 Erica Road
- 17 Erica Road

Total = 12 pgs.

June 24, 2014

Via Fax 905-832-8535

Committee of Adjustment
City Clerk's Office
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

ATTENTION: Mr. Tod Coles,
Manager of Development Services
Secretary-Treasurer to Committee of Adjustment

Dear Sir:

RE: NOTICE OF APPLICATION for MINOR VARIANCE by GIL SHCOLYAR
18 ERICA ROAD, THORNHILL - FILE NO. A164/14

I/We are opposing the above-noted application on all counts, being:

1. Maximum building height increased by sixteen percent (16%) from By-Law requirement of 9.5m to mid-point of a sloped roof to 11m;
2. Minimum northerly interior side yard setback decreased by fifty percent (50%) from By-Law requirement of 3.0m to 1.5m;
3. Minimum southerly interior side yard setback decreased by fifty percent (50%) from By-Law requirement of 3.0m to 1.5m;
4. Minimum total of both interior side yards setback decreased by fifty percent (50%) from By-Law requirement of 6.0m to 3m;

I/We object to these variances for the following reasons:

1. The size of the property allows for a house of the proposed size to be built within the By-Law requirement of the total lot coverage **and** within the above-noted By-Laws **without** variances;
2. The Oakbank Pond neighbourhood is unique for its' larger than surrounding neighbourhoods properties. Adding to this uniqueness is the distance between the homes that these large properties and more importantly, these By-Laws allow for. This is a very important characteristic to most homeowners of the neighbourhood. If we wanted to be in a neighbourhood with houses so close to each other we would be living in such a neighbourhood - Erica Road is NOT that neighbourhood. The house at 8 Erica Road has been torn down as the building encroached on the neighbour's property (File No. A022/09/).

..../2

3. The By-Law requirement for height is reasonable enough that ALL of the homes in the neighbourhood meet the requirement and homes do not tower over one another. In fact, many years ago construction was stopped at 7 Erica Road and consequently the owners were required by the City of Vaughan to cut the roof that had already been constructed back to meet the By-Law requirement (File No. A31/95). Especially in the case of 18 Erica Road wherein the elevation of the property is exceedingly higher than that of the road.
4. Finally, the streetscape is destroyed when there is such variances in height and width and front yard setbacks. These By-Laws were put into effect to maintain uniformity and protect existing homeowners from suffering damage from re-grading or change of watercourse, devaluing of property value or having neighbours' roofs or eaves hang over their property or air conditioners sitting on the property line and especially not have the house beside you three to four times the height of your own home. It is the duty of the City of Vaughan to uphold these By-Laws that protect its' homeowners.

A recent application for minor variance made by Matthew Moyal at 12 Oakbank Road (File No. A265/13) was petitioned and a compromise was made. However, a variance was obtained regarding the height restriction and that left the door open for this applicant. These variances should not be setting precedents. The precedent that should be set is there is a By-Law and everyone has to abide by it. The variances being requested are stated as minor, but are not considered minor by the neighbourhood property owners. Minor would be in the case of 16 Erica Road (File No. A098/14) variance from required encroachment of .5m to .56m or 75 Thornbank Road (File No. A363/12) variance from required setback of 1.5m to 1.38m and encroachment of .5m to .64m. Fifty percent decrease of the side yard setback is not minor nor is 1.5m (approx. 16%) increase in height.

We would like the Committee of Adjustment to understand that the Oakbank Pond neighbourhood is a very close community and we as neighbours collectively support each other and what is good for the neighbourhood. So when an application is made for a minor variance, despite the notice only goes to immediately neighbouring properties, it is then shared with the entire neighbourhood because what affects one property affects all. Approving and allowing these variances will set precedent for all future builders including the recently sold lots at 7 Thornbank Road, 67 Thornbank Road, 80 Thornbank Road and 16 and 18 Elmbank Road.

Thank you for your attention to this matter and your understanding of the current residents' concerns.

Sincerely,

Name: Penina Sotto
 Address: 6 Erica Rd.
 Thornhill, City of Vaughan, Ontario L4J 2G1
 Tel. No.: (905) 881-4848.

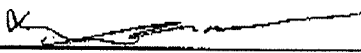
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Thank you for your attention to this matter and your understanding of the current residents' concerns.

Sincerely,



Name: Nina Ciaramella

Address: 19 ERICA RD

Thornhill, City of Vaughan, Ontario L4J 2E9

Tel. No.: 905-889-9053

3. The By-Law requirement for height is reasonable enough that ALL of the homes in the neighbourhood meet the requirement and homes do not tower over one another. In fact, many years ago construction was stopped at 7 Erica Road and consequently the owners were required by the City of Vaughan to cut the roof that had already been constructed back to meet the By-Law requirement (File No. A31/95). Especially in the case of 18 Erica Road wherein the elevation of the property is exceedingly higher than that of the road.
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Thank you for your attention to this matter and your understanding of the current residents' concerns.

Sincerely,



Name: AVIVA BUSHUEV

Address: 21 ERICA ROAD

Thornhill, City of Vaughan, Ontario L4J 2E9

Tel. No.: 647-898-6767

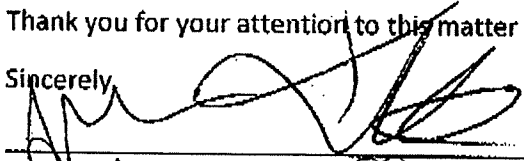
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Thank you for your attention to this matter and your understanding of the current residents' concerns.

Sincerely,



Name: Karen + Jeff Moness

Address: 34 Thornbank rd

Thornhill, City of Vaughan, Ontario L4J L4J 2A2

Tel. No.: _____

3. The By-Law requirement for height is reasonable enough that ALL of the homes in the neighbourhood meet the requirement and homes do not tower over one another. In fact, many years ago construction was stopped at 7 Erica Road and consequently the owners were required by the City of Vaughan to cut the roof that had already been constructed back to meet the By-Law requirement (File No. A31/95). Especially in the case of 18 Erica Road wherein the elevation of the property is exceedingly higher than that of the road.
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Thank you for your attention to this matter and your understanding of the current residents' concerns.

Sincerely,

Name:

Address:

Thornhill, City of Vaughan, Ontario L4J 2A1

Tel. No.:

416-918-1428

3. The By-Law requirement for height is reasonable enough that ALL of the homes in the neighbourhood meet the requirement and homes do not tower over one another. In fact, many years ago construction was stopped at 7 Erica Road and consequently the owners were required by the City of Vaughan to cut the roof that had already been constructed back to meet the By-Law requirement (File No. A31/95). Especially in the case of 18 Erica Road wherein the elevation of the property is exceedingly higher than that of the road.
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Thank you for your attention to this matter and your understanding of the current residents' concerns.

Sincerely,

Nick Voudouris
 Name: Nick Voudouris
 Address: 15 Oakbank Road
 Thornhill, City of Vaughan, Ontario L4J 2R8
 Tel. No.: 905-889-6643

Committee of Adjustment
City Clerk's Office
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

Attention: Mr. Todd Coles
Secretary-Treasurer, Manager Development Services

Dear Mr. Coles,

RE: File No. A164/14 - 18 Erica Road, Thornhill, Ontario

After having reviewed the Notice of Application for minor variances for this file that is being heard on June 26th, 2014, please be advised that I/we object to the following variances of this application for the proposed new dwelling to be constructed at the above-noted property.

- (✓) 1. Maximum building height = 11.0 m to mid-point of a sloped roof
- (✓) 2. Minimum northerly interior side yard setback = 1.5 m
- (✓) 3. Minimum southerly interior side yard setback = 1.5 m
- (✓) 4. Minimum total of both interior side yards = 3.0 m

Name: MARJAN KORHANI

Address: 45 THORNBANK Rd

THORNHILL, ONT L4J 2A1.

Date: June 23rd / 2014

Committee of Adjustment
 City Clerk's Office
 City of Vaughan
 2141 Major Mackenzie Drive
 Vaughan, Ontario
 L6A 1T1

Attention: Mr. Todd Coles
 Secretary-Treasurer, Manager Development Services

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- (✓) 3. Minimum southerly interior side yard setback = 1.5 m
- (✓) 4. Minimum total of both interior side yards = 3.0 m

Name:

Saeid Gasseri

Address:

69 Thornbank rd.

29J 2A1

Date:

June/23rd/2014.

647 990 0080

Committee of Adjustment
City Clerk's Office
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, Ontario
L6A 1T1

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Secretary-Treasurer, Manager Development Services

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- (✓) 4. Minimum total of both interior side yards = 3.0 m

Name:

Michael & Lisa Dobbs

Address:

18 Oakbank Rd

Thornhill ON L4J 2B9

Date:

6/23/14



June 26, 2014

TO:

Committee of Adjustment
City Clerk's Office
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON L6A 1T1

REQUEST FOR DECISION
(Form 10B)

RE: FILE NO. A164/14 - GIL SHCOLYAR - 18 ERICA ROAD, THORNHILL, ON

Penina Sotto
6 Erica Road
Thornhill, ON L4J 2G1

Nina Ciaramella
19 Erica Road
Thornhill, ON L4J 2E9

Aviva Bushuev
21 Erica Road,
Thornhill, ON L4J 2E9

Karen and Jeffrey Moness
34 Thornbank Road
Thornhill, ON L4J 2A2

Greg Miklas
43 Thornbank Road
Thornhill, ON L4J 2A1

Marjan and Hessam Korhani
45 Thornbank Road
Thornhill, ON L4J 2A1

Saeid Yasseri
69 Thornbank Road
Thornhill, ON L4J 2A1

Lisa and Michael
Dobbs
18 Oakbank Road
Thornhill, ON L4J 2B9

Nick Voudouris
15 Oakbank Road
Thornhill, ON L4J 2B8