

Dear Neighbour,

The owner of 34 Green Valley Road has prepared a (new) 2022 application for variances to the Committee of Adjustment (CoA).

A Committee Of Adjustment (CoA) virtual hearing has been scheduled for February 24, 2022.

## **BACKGROUND**

In 2019, the owner went to the CoA with similar variances to the ones now being proposed; requested variances for the front yard setback and the front stairs were rejected.

The owner appealed to the Toronto Local Appeal Body (TLAB), and was denied (on a number of issues) (in 2020 Nov).

The owner requested a review by TLAB of its decision, and was denied again (in 2021 Dec).

## **NEW 2022 VARIANCE**

The new (2022) proposed drawings have been revised (from the old 2019 drawings) as follows:

- Front of the house has been pushed back 1.93 m, front now encroaches 12.44 m beyond required setback;
- Cabana has been separated from the main body of the house (location of back of the cabana not changed);
- Back of the main body of the house moved back about 1 m (length of the main body of the house reduced about 1 m);
- Side setback on the north side of the house partially increased (by 0.3 m) to the required amount;
- Height unchanged, height is still 3.59 m above permitted height;
- Landscaping (both hard and soft) changed (particularly in the front).
- Other (minor) changes might also have been made.

Please see (new) 2022 variance documents, and (for reference) (old) 2019 variance documents. The full set of 2022 variance documents can be viewed/downloaded at the following city web link(s):

34 Green Valley Road  
Development Applications (toronto.ca)

## **PATH FORWARD**

We are requesting that neighbours object to the (new) 2022 application to the CoA).

You may make your views known by:

- Sending an e-mail with your comments. Written submissions (in pdf format) to the Committee of Adjustment must be **e-mailed to [coa.ny@toronto.ca](mailto:coa.ny@toronto.ca) no later than 4:30 pm on Wednesday, February 16, 2022.**

Convenient link:

[https://docs.google.com/document/d/1aNRHDOcd89pui\\_YNoLJn0buueTfjzpNa/edit?usp=sharing&oid=105972987058023450584&rtpof=true&sd=true](https://docs.google.com/document/d/1aNRHDOcd89pui_YNoLJn0buueTfjzpNa/edit?usp=sharing&oid=105972987058023450584&rtpof=true&sd=true)

- Participating in the Webex public virtual hearing by telephone or computer/smartphone/tablet. To **participate in the public Webex virtual hearing**, you must register in advance no later than 4:30 pm on Tuesday, February 22, 2022. To register, either call 416-395-6446 and leave a voicemail or send an e-mail to [coa.ny@toronto.ca](mailto:coa.ny@toronto.ca). Provide your name, address, phone number, e-mail address and file number(s) you wish to speak to. When we receive your registration request, we will confirm your attendance and provide you with a confirmation message and instructions for participating in the public hearing on Wednesday, February 23, 2022.

For your convenience, the following is a sample Letter of Objection submitted to the Committee of Adjustment when the (old) 2019 application for variances was submitted. It has been revised to reflect the variances in the (new) 2022 application for variances.

PLEASE TAKE IMMEDIATE ACTION:

- 1) Click it to open, then save it to your device:

[https://docs.google.com/document/d/1aNRHDOcd89pui\\_YNoLJn0buueTfjzpNa/edit?usp=sharing&oid=105972987058023450584&rtpof=true&sd=true](https://docs.google.com/document/d/1aNRHDOcd89pui_YNoLJn0buueTfjzpNa/edit?usp=sharing&oid=105972987058023450584&rtpof=true&sd=true)

- 2) Add the date, your name, address, telephone number (optional), and email address. Make any additional comments if desired.
- 3) Save as... PDF, then email to [coa.ny@toronto.ca](mailto:coa.ny@toronto.ca)