

**RECEIVED**

*By Committee of Adjustment at 9:34 am, Aug 22, 2022*

Date: August 20, 2022

From: Antonietta Scorziello , owner 87 Regal Road, Toronto, ON M6H 2J6

Carmine Scorziello acting as representative. [scorzie26@gmail.com](mailto:scorzie26@gmail.com), 647-588-4721

To: Committee of Adjustment Public Hearing

Subject: Feedback on variance 89 Regal Rd - B0022/22TEY, A0313/22TEY, A0314/22TEY

1. We do not agree with the severance of existing property to create additional lot. The plan is not in-line with the plans of the existing properties on the street.
2. The length of the proposed properties will remove site lines from 87 Regal Road to the south west , and west that have been enjoyed for the past 60 years. We are not agreeing with the length of the proposed building, beyond the allowed dimensions. We feel this will reduce property value of 87 Regal Road as the original views will now be obstructed. We do not consider this a minor variance.
3. The significant increased height above the allowable permitted size will negatively impact the view from west side of 87 Regal Road. Sun exposure into the yards at 87 Regal Road will be reduce due to increased height as well as locating new structure closer to property line. The sun exposure into the back yard is not be reduced. The sun exposure is also essential for continued growth of seasonal flowers and vegetables. The sun exposure into the windows at 87 Regal Road will also be eliminated with the increased height. We are not agreeing on the proposed height of the property. We feel this will reduce property value of 87 Regal Road as the new structure will overshadow the existing structure of 87 Regal Road. We do not consider this a minor variance.
4. We do not agree with removal of trees 37, 38 that are on 87 Regal Road property. Need to keep trees intact.
5. Need assurances and details that If, and when, any construction is to take place, measures will be used to minimize the dust , debris and noise that will impact 87 Regal Road.