

From: [REDACTED]
To: [Committee of Adjustment; Christine Vigneault](#)
Cc: [REDACTED]
Subject: [External] FILE A311/22 19 Sequoia Road, Written Submission of Objections
Date: Wednesday, January 25, 2023 11:54:27 AM

Antony & Giuseppina Jordun

23 Sequoia Road, Woodbridge ON L4H1W2

City of Vaughan,

Office of the City Clerk,

Attention: Christine Vigneault, AMP, ACST, Manager, Development Services & Secretary Treasurer to the Committee of Adjustment

Committee of Adjustment,

2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1

Re: File A311/22

Dear Members of the Committee of Adjustment,

We have been homeowners and residents of an adjoining property for almost two decades. The reason we are submitting objections is that the Applicants are once again taking away our right to the enjoyment of our home and property.

The application should be denied for the following reasons:

1. This "proposal of an attached canopy" is in fact a completed structure with partial side cladding (negating the "proposed open" concept) with electrical wiring/connections. The construction and partial deconstruction, in addition to the total regrading of the rear yard has proceeded intermittently since 2019, apparently without the appropriate building & drainage permits and timely variance applications.
2. The footprint of this canopy is almost twice the permitted area allowed. Instead of a by-law setback of 7.5m, the proposal is for 5.38 m. With a rear yard depth of 10m, the 7.5m setback by-law would mean that a maximum 2.5m canopy would be permitted. This is an extra 2.12m, an extra 85%. This is not a minor number, when considering the relative size of the rear yards.
3. This is not just a minor obstruction. It is an imposing structure completely out of character and out of scale with the immediate neighbourhood.
4. It obstructs commonplace sightlines & viewpoints associated with backyards. Softscaping requirements have been decreased and negatively impacting the natural aspects of yards. Specifically, as it now stands, there is obstruction to natural light in the morning hours (noting that such an oversized structure also impacts air ventilation and therefore, air quality).
5. A relative of the applicants, who as a tradesperson would be familiar with codes and permits, assisted/directed with the project. It is inexcusable that the applicants did not comply with and respect Vaughan Zoning By-laws.
6. The applicants were fully aware of their intent to construct an oversized canopy, not characteristic of the immediate neighbourhood, and much larger permissible according to the zoning by-law. It was constructed ignoring maximum lot coverage by-law requirements.
7. The applicants also have a Stop Work Order (No. 22-101587, Order to Comply for, Issue Date: Jan 20, 2022) that was also ignored as additional work proceeded throughout 2022.
8. Additional drawings related to elevations (both structural and changes to landscaping & drainage), relevant to the building of the canopy were not submitted with this application and therefore, not available in the mailings to adjoining properties for homeowners to evaluate and make informed decisions.

Impact of approving Application:

1. The enjoyment of our backyard (the positive aspects of nature, gardening, patio, company of family and friends, etc.) and quality of life has been minimized. This canopy is an eyesore not only for us, but also noted by visitors.
2. Relative property value (and resale value) is reduced.
3. Perpetuate not only a culture of violations of zoning and building by-laws, (that is, building/adding structures while totally & conscientiously ignoring the entire approval process), but also a culture of misrepresentations & omissions in applying for and filing of relevant information & documents. Codes and by-laws (and the consequences of breaking laws) exist for a reason. "The purpose of a property by-law is to ensure a safe, clean and peaceful community that improves the quality of life for all." [www.vaughan.ca]
4. In this day of climate change and its challenges, extended asphalt roofing, in violation of setback provisions, contributes to excessive off-gassing relative to adjoining neighborhood properties, thus contributing to more negative air quality for all; in addition, when structures exceed their permitted lot coverage, further heat-island effects negatively contribute to quality of health/life.

Lastly, in terms of a "sense of community" the applicants did not have the courtesy to advise us what they were planning to build and how it would impact us. For all the reasons given above, there is no reason for this application (notwithstanding breaking laws) except for their personal enjoyment and convenience at the expense of the neighbourhood.

We would very much appreciate the members of the Committee of Adjustment not only reject this application, but also recommend that the existing structure be rebuilt to conform to (and uphold to) all zoning codes, building and property setbacks by-laws.

Respectfully yours, Antony & Giuseppina Jordun

[Please examine the enclosed photos of the canopy, its relative size and impact (visual and others) to adjoining backyards.]











