

From: [REDACTED]
To: [Committee of Adjustment](#)
Cc: [Christine Vigneault](#); [REDACTED]
Subject: [External] 2 Boddy Court A132/23 COA Minor Variance Hearing Presentation Material
Date: October-18-23 9:18:24 AM
Attachments: [2 Boddy Court A132 23 Cover Letter October 18 2023.pdf](#)
[10 Boddy Court Support Letter.pdf](#)
[92 Radley Support Letter.pdf](#)
[Photo 17 Kingsnorth Blvd at Velmar Drive - Google Maps.pdf](#)
[Photo 105 Babak Boulevard at Orr Ave - Google Maps.pdf](#)
[Photo Babak Blvd. at Orr Ave Rear- Google Maps.pdf](#)
[Photo 199 Flushing Ave at Velmar Dr - Google Maps.pdf](#)
[Photo Velmar Drive & Cartwright Blvd - Google Maps.pdf](#)
[2 Boddy Court Report RevisedOctober022023.pdf](#)
[2 Boddy Court TOPO Site Inventory Tree Preservation Plan 2ndRevisedOctober022023.pdf](#)

Good Morning All,

Hoping this email finds you well.

As the agent and designer, I have created a small package for support at the hearing and reference material for the Chair and Board members.

Please find attached PDFs of Presentation Materials for the MV COA hearing A132/23 for 2 Boddy Court, Woodbridge.

- Cover letter
- 2 Letters of Support (2 PDF)
- Photographic Material of Neighbourhood (5 PDFs)
- Included for reference pre-submitted final Arborist Report and Plan (2 PDF)

We may refer to these materials at the hearing. Please let me know if you have questions, or requirements.

Sincere thanks for your time and consideration,

Sunny Gervan

Agent / Designer

Design Revolution

115 River Road Feversham On N0C 1C0

C: [REDACTED]

Date: October 18, 2023

Re: 2 Boddy Court, Woodbridge
Minor Variance Request File No. A132/23

To: Committee of Adjustment, City of Vaughan
Attn: Christine Vingneault, Committee of Adjustment
From: Sunny Gervan Principal, Design Revolution, 115 River Road, Feversham ON N0C 1C0
Authorized Agent / Designer

Dear Chairperson, and Members of the Committee of Adjustment,

Attached and as part of this document, please find the planning rationale for the requested minor variance. The proposal to construct a new accessory structure, a Cabana to serve the home and permitted pool area, is proposed in the rear yard of the detached single-family residence. Under the current zoning, the required side yard is the same as the house's exterior side yard. We request relief for the exterior side yard required set back, seeking a minor reduction in the requirement, while still preserving soft landscaping and intend to provide visual screening with the provision of new trees.

The existing 2 storey detached single-family dwelling is on the southwestern corner of Boddy Court and Radley Street. This area is a beautiful well landscaped neighbourhood, which includes single-family homes, with intensification of recreation uses in the rear and side yards. There are many existing similar homes in this neighbourhood, as well as larger residential single-family developments. It is becoming more common to find new accessory structures & developed recreational spaces for private use, in the rear and side yards. This home seeks to rehabilitate the rear yard vegetation, landscaping and add an outdoor recreation space. This home is typical of the built form in the area, including the proposed cabana's roof line, purpose and rear yard use of the property.

The subject site is zoned R2A Exception 474 (EN)

The subject property is flanked by detached single-family dwellings to the north and west of similar size and height and has an exterior southern side yard facing Radley Street. The homes to the north and west are of similar construction. There is an amicable relationship between these neighbours that everyone wishes to continue. The owners have discussed the changes and proposal and have heard no objections from the community.

Purpose of Application

The current landscaping and rear yard has been in an on going transformation (with permits from forestry and a pool permit) to accommodate the family's out door relaxation & recreation spaces and to improve the dynamic way our homes and property are being used. Even prior to new models required during and post pandemic, we all needed more space to rest and recreate at home. Sergio and Melanie have already committed significant time and resources to this enhancement and rehabilitation. Their family is looking forward to the coming years in the beautiful oasis of their home and rear yard retreat.

Local Support

This proposal was shared with the residents of the surrounding neighbourhood and discussed with the neighbours directly flanking the subject site, in detail. There is enthusiastic support from the community.

Please see attached letters of support from the surrounding properties, and immediate flanking at the rear and to the north, neighbours at 10 Boddy Court and 92 Radley Street.

Rationale

Despite careful planning and design, we could not meet the restrictions of one by-law and relief is requested. We believe the request meets the four tests to be approved:

1. Does the variance meet the general intent and purpose of the Official Plan?
2. Does the variance meet the general intent and purpose of the Zoning By-law?
3. Is the variance(s) considered desirable and appropriate development of the land?
4. Is the variance minor in nature?

The variance as requested for the proposal at 2 Boddy Court, is demonstrated to be appropriate with details and discussion provided, including a summary regarding the four tests. We have done extensive work with the various agencies involved with the proposal on this property. The proposal has been designed to limit the visual incursion into public and neighbouring areas.

Thoughtful consideration was given to the design process to make this proposal affordable and minimize the number of requested variances. We have also undertaken to incorporate many professionals and overseeing agencies to guide and advise, reducing the request to one very minor variance.

Variance No.1			
Proposed Variance and By-Law	An accessory building or residential accessory structure shall not be closer to an exterior side lot line than the principal building on the lot (5.38 m).		
	The proposed Cabana is proposed at 2.51 m from the exterior lot line.		
Permitted	5.38 m	Existing	5.38 m
		Proposed	2.51 m
Rationale	<p>The proposed exterior side yard set back reduction by 47% is required to accommodate a private pool installed for health and relaxation. The depth of the Cabana allows for protection from the elements, and privacy, while also shielding the neighbouring properties and public spaces from small family gatherings. The exterior south and western walls will be softened with appropriate trees which screen the built form from the public road, while still providing adequate area for maintenance. The boulevard and city trees further contribute to the typical view common to the area, and soft landscaping to offset the hard landscaping of a city.</p> <p>We believe the rationale for the requested variance shows the variance meets the intent of the Official Plan and Zoning By-Laws, is considered desirable and appropriate development of the land and is minor in nature. There have been no objections heard for this requested variance.</p>		

Summary

This proposal is offered by long-time residents, who are keen to continue to enjoy their home with their family in this neighbourhood and is supported by this community. The type of development proposed is a cabana that enhances the existing uses of the property and improves this site, and in turn the community, by respecting the existing style and intention of the residential structures flanking this lot and constructed nearby. The screening provided by trees, of the partially enclosed Cabana, provides privacy for the neighborhood and the home owners.

This is supported by the similar examples of built form in the zone beyond in similar neighbourhood across Vaughan, and with the signed support of the community, from the properties immediately north and west of the subject property. This variance is minor and the structure meets the zoning code in every other way.

We believe the requested variance meets the four tests the Committee of Adjustment must review with regards to the proposal.

At the hearing, we will be in attendance to respond to your questions. If you would like to contact me prior to the hearing please feel free to write or call.

Sunny@drevo.ca or 416-807-2749

Thank you for your time and consideration in this matter.

Kindest regards,

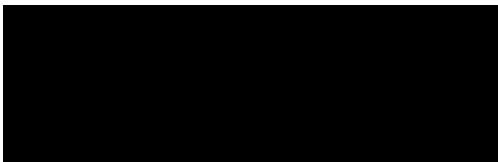
Sunny Gervan

Authorized Agent and Designer

Principal

Design Revolution

115 River Road, Feversham ON N0C 1C0



Attachments:

1. Neighbourhood Support Letters (2)
2. Photos: Local Development

September 27, 2023

Committee of Adjustment, City of Vaughan
2141 Major Mackenzie Drive, Vaughan, ON
L6A 1T1

RE: File Number A132/23 – 2 Boddy Court

City Planners & Committee of Adjustment Members,

I'm writing as a resident living at 10 Boddy Court to express my views regarding the Minor Variance requested for 2 Boddy Court under file number A132/23. With regards to the proposed cabana structure, I / we have reviewed the plan with the owners at 2 Boddy Court and have no objection to the proposal. We live directly adjacent to the property and are very pleased with all the improvements made.

Thank you for considering our letter of support in your ruling.

Sincerely,

A handwritten signature in black ink, appearing to read "Sandra Corona Peca". The signature is fluid and cursive, with the first name being the most prominent.

Sandra Corona Peca

September 27, 2023

Committee of Adjustment, City of Vaughan
2141 Major Mackenzie Drive, Vaughan, ON
L6A 1T1

RE: File Number A132/23 – 2 Boddy Court

City Planners & Committee of Adjustment Members,

I'm writing as a resident living at 92 Radley Street to express my views regarding the Minor Variance requested for 2 Boddy Court under file number A132/23. With regards to the proposed cabana structure, I / we have reviewed the plan with the owners at 2 Boddy Court and have no objection to the proposal. We live directly adjacent to the property and are very pleased with all the improvements made.

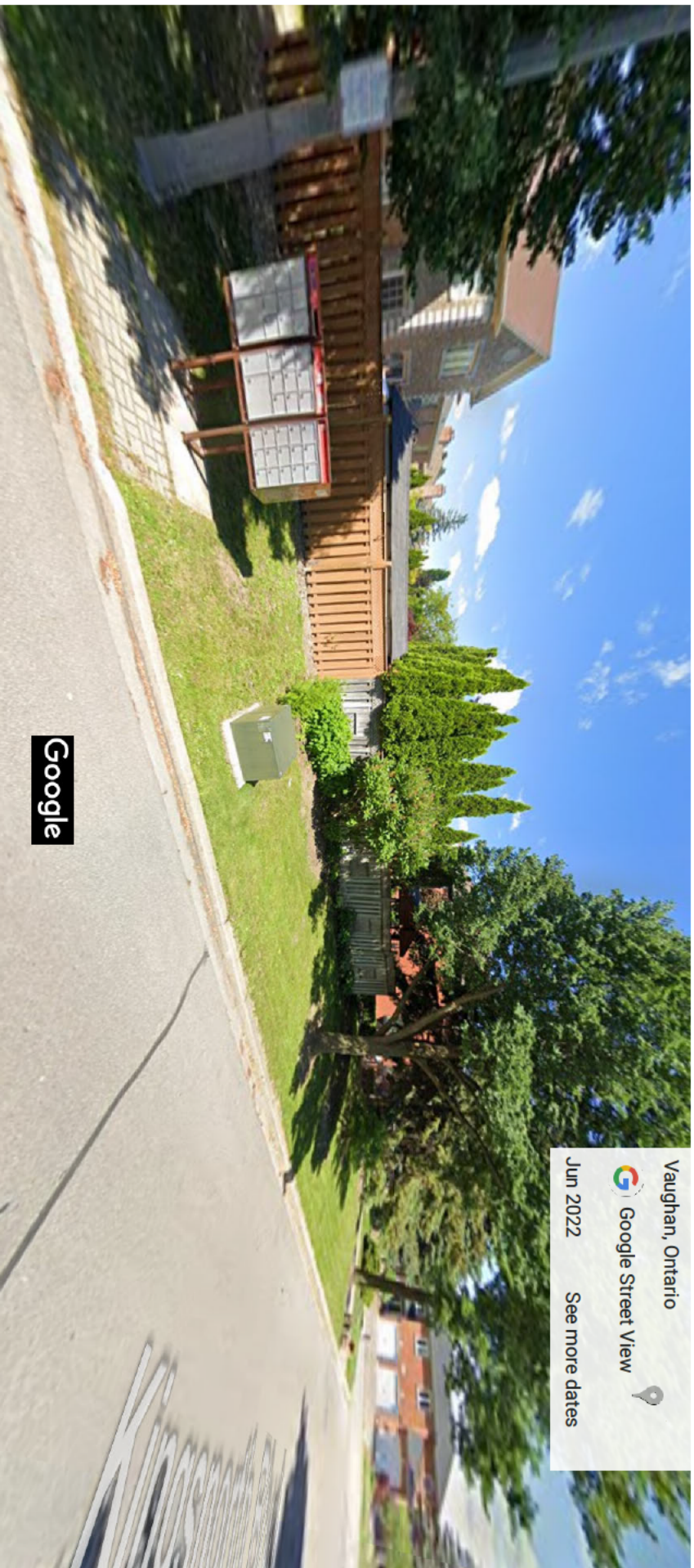
Thank you for considering our letter of support in your ruling.

Sincerely,

Liang Yao

lyao (sept. 27. 2023)

Google Maps 17 Kingsnorth Blvd

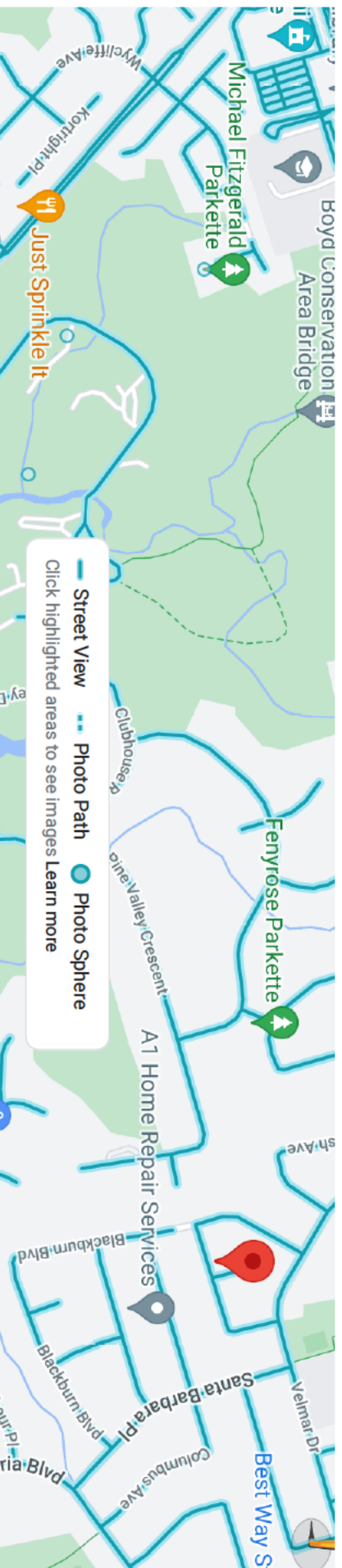


Vaughan, Ontario

Google Street View

Jun 2022 [See more dates](#)

Image capture: Jun 2022 © 2023 Google

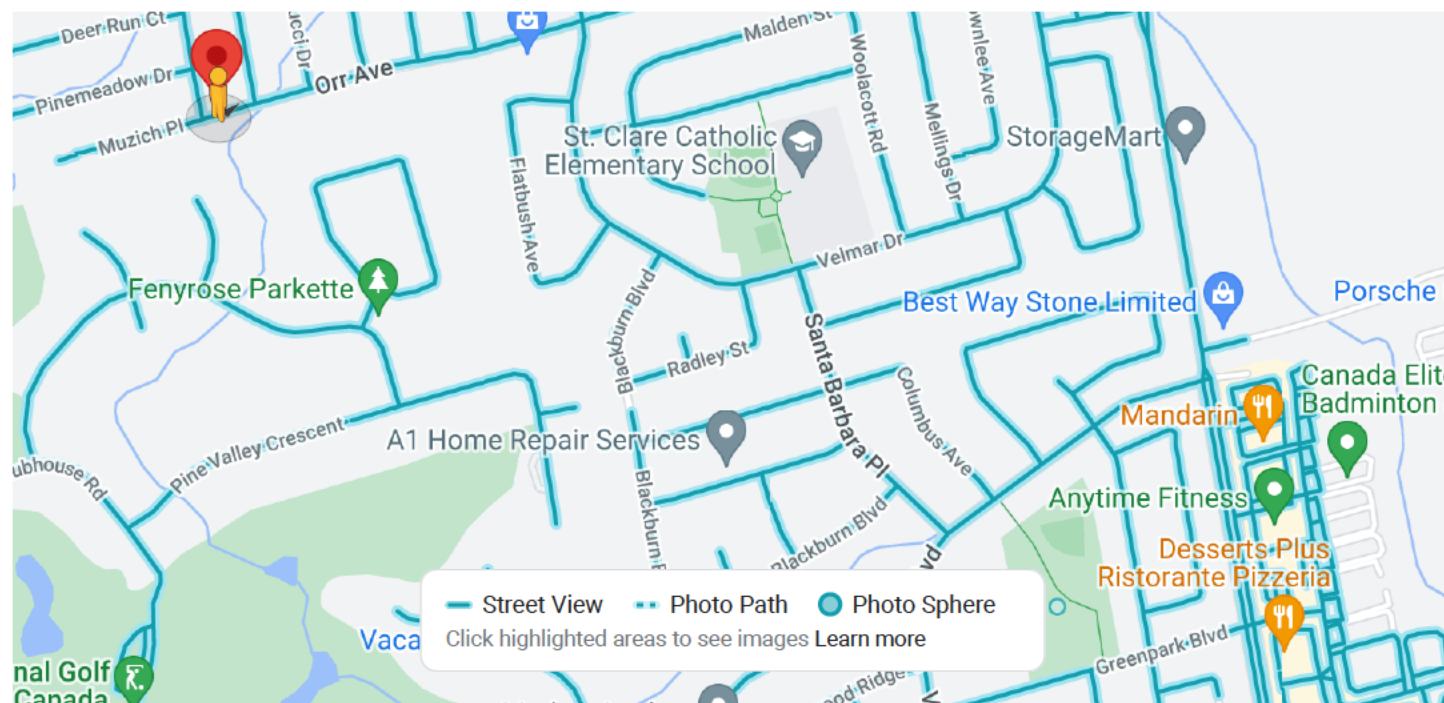


Google Maps 215 Orr Ave

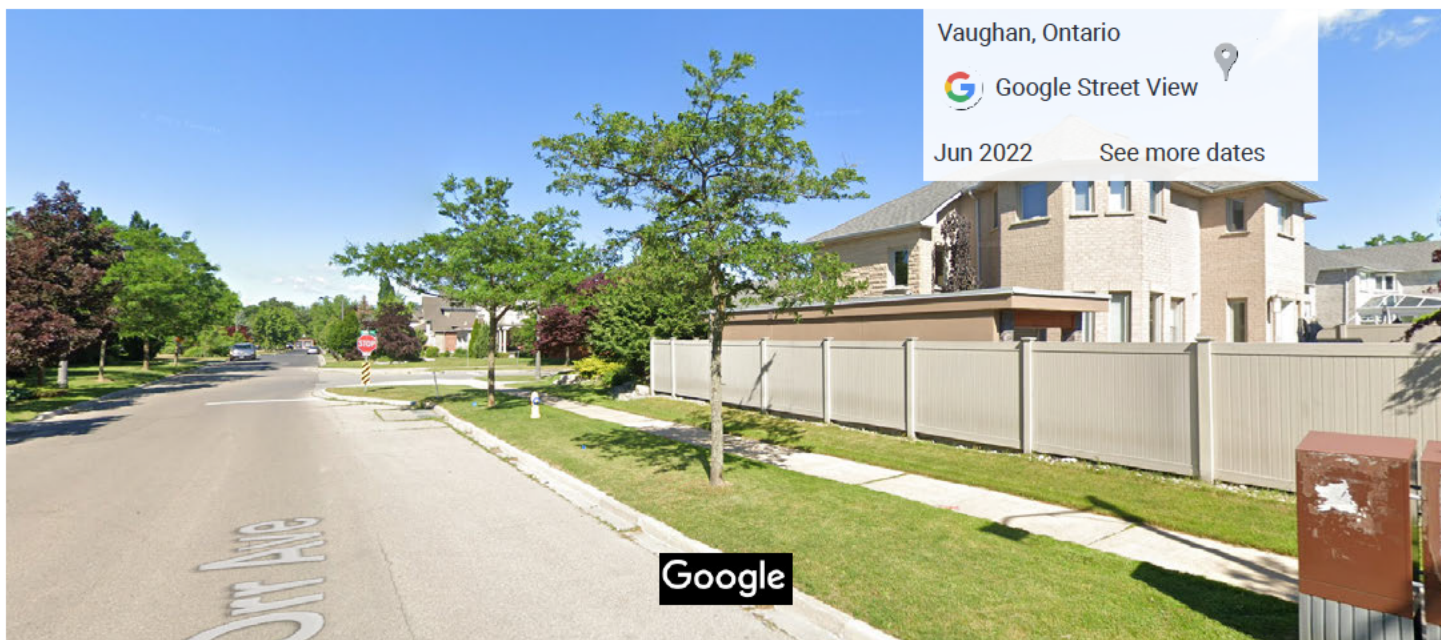


Vaughan, Ontario
 Google Street View
 Jun 2022 See more dates

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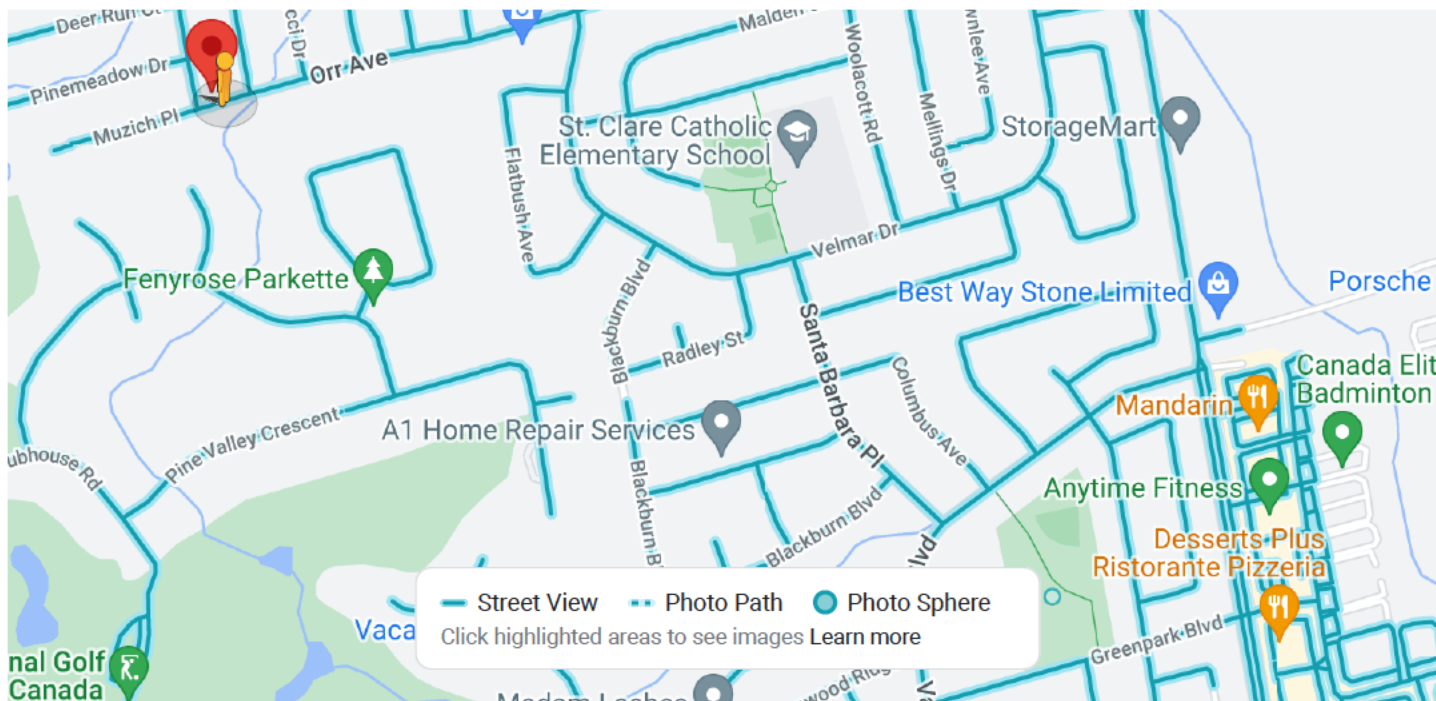


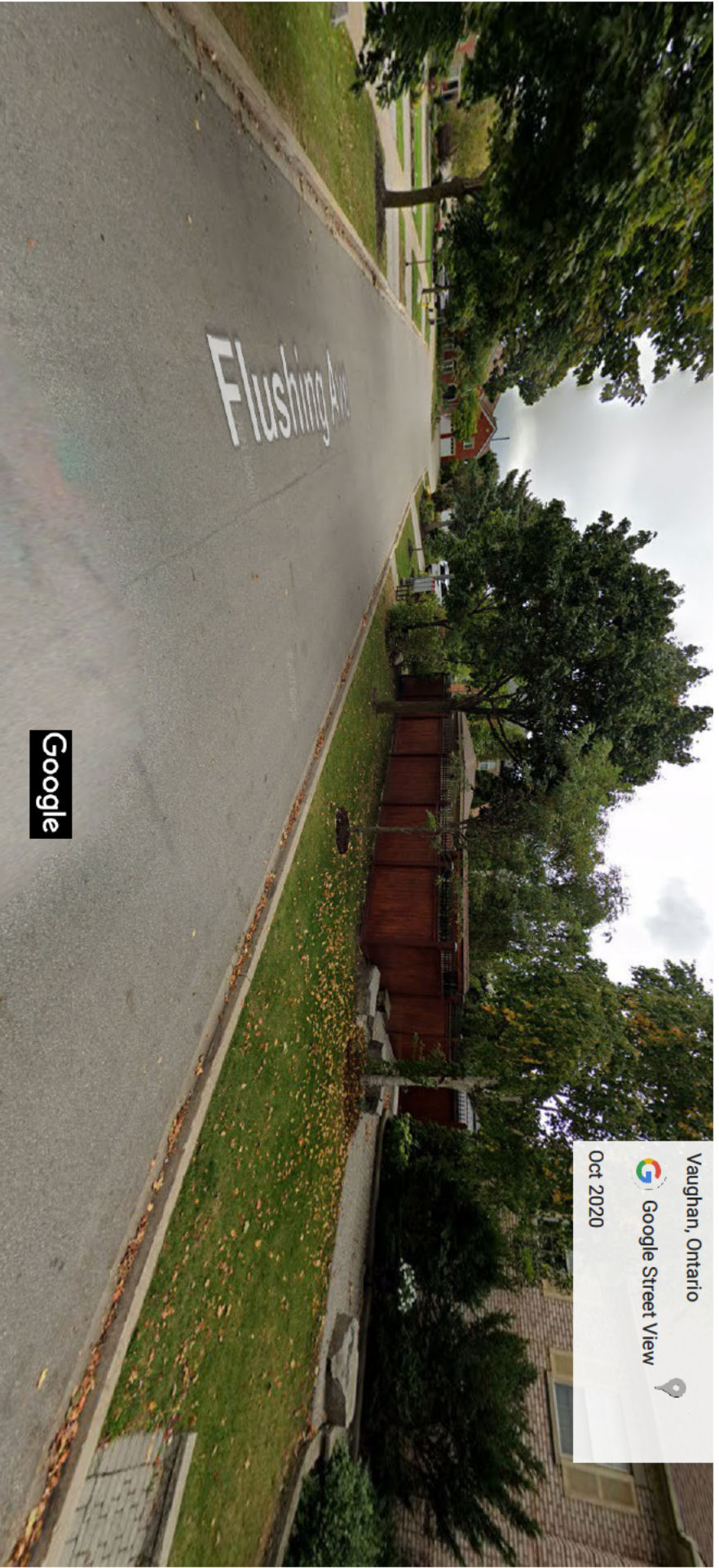
Google Maps 205 Orr Ave



Vaughan, Ontario
 Google Street View
 Jun 2022 See more dates

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Vaughan, Ontario
Google Street View
Oct 2020

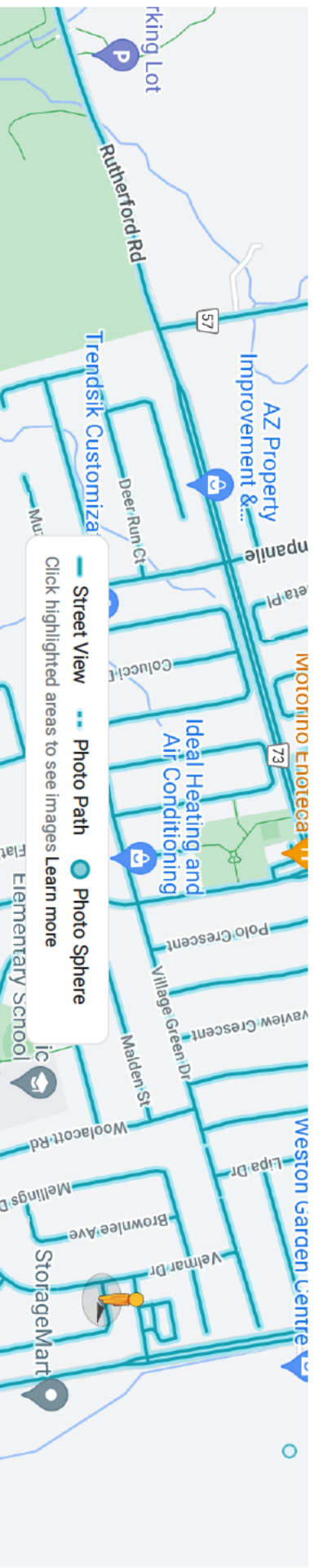


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Google Maps Cartwright Blvd



Vaughan, Ontario

Google Street View

Jun 2022 See more dates

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