



May 24, 2023

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

RECEIVED

By Christine Vigneault at 3:20 pm, May 25, 2023

Attention: Committee of Adjustment

Ms. Christine Vigneault, Manager Development Services & Deputy Secretary-
Treasurer

Mr. Joshua Cipolletta, Planner 1, Development Planning Department

Dear Members, Ms. Vigneault and Mr. Cipolletta,

RE: COA File No. A261/22 – 46 Intersite Place, Woodbridge, Ontario

I am writing on behalf of my clients and Owners of the above noted property, Mrs. Maria Marotta and Mrs. Rosemary Marotta-Chan, in support of their application being heard next Thursday, June 1st, 2023 for the 9 variances required for the proposed renovation-additions to the existing 2-storey single family detached dwelling located at the above noted address, and to clarify the proposed work with the following supporting documentation.



Photo 1 – Front view of existing 2-storey house on subject property at completion of construction in 1993.

The Marotta family have lived at 46 Intersite Place since 1993 when this cul-de-sac of 7 estate lots was just being developed. The 2-storey stone-clad home was custom-built for the family and was the second house to be built on this street.



Photo 2 – Current front view of existing 2-storey home on subject property.



Photo 3 – Aerial view of Intersite Place nestled between Pine Valley Drive (right) and Langstaff Road (left). Subject property is marked by red dot.

Over 30 years, trees have grown into and around this cul-de-sac located at the south border of Boyd Conservation Park, which screen this very private enclave of homes from Pine Valley Drive to the east and Langstaff Road to the west (see Photos 4 and 5).



Photo 4 - View of Intersite Place from Pine Valley Drive.



Photo 5 - View of rear of 46 and 47 Intersite Place backing onto Langstaff Road (source: Google Earth).

In this wooded and secluded setting, the subject property is further screened from the cul-de-sac and adjacent properties by large mature private trees including coniferous species for year-round privacy (see Photos 6 through 10).

The subject property is an irregular, 5-sided pie-shaped lot backing onto Langstaff Road (York Regional Road #27), with a natural topography that slopes from a geodetic elevation of 164.60 at the mid-point of the front lot line to just above the 161.0 elevation contour ahead of the top of slope down to Langstaff Road. This topography allowed the existing home to have walk out from their basement level to grade at an elevation of approximately 162.21.



Photo 6 - View of subject property from Intersite Place cul-de-sac.

Similarly, the immediately adjacent properties at #42 (to the north) and #47 (to the south) are pie-shaped sloping lots (see aerial Photo 3). Each adjacent home is aligned with the width of their respective rear yards, so there is minimal overlook into the subject property from the side and rear of these homes. In particular, the home at #47 is set much further back from the front lot line than the existing home on the subject property.

It is in this unique and specific setting that the Marotta-Chan family has decided to renovate their home into a long-term multi-generational home to meet their needs. This work consists of interior alterations, a 2-storey plus basement rear extension and a partial third-storey addition. Additionally, they are replacing an existing one-storey accessory building in the rear side yard with a new pool cabana and a new in-ground swimming pool.

The zoning review for this proposal identified the following 9 minor variances for the property zoned RE(EN) – Estate Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.454 under City of Vaughan Zoning By-law 001-2021 as amended:

1. A minimum rear yard of 15 m is required [Table 7-3].

To permit a minimum rear yard of 13.74 m.

This minor variance is incurred at the Ground Floor level by the proposed partially covered rear deck (with covered Basement walk-out below) located 16.89 m (55'-5") from the south side lot line and a proposed extension of the existing garage to the rear measuring 4.38 m (14'-4½") wide located not less than 8.49 m (27'-10") from the north side lot line. Since the subject property backs onto a regional road and not a residential property, and the rear yard is well-treed on all sides, I believe this excess depth variance is not likely to be seen from adjacent properties nor from the road and will not have any sun-shadow impact on neighbouring lots. Therefore, this variance is indeed minor in nature.



Photo 7 – Panoramic view of rear yard of subject property backing onto Langstaff Road.



Photo 8 - View of south side yard from north side yard at front of subject property.



Photo 9 – Panoramic view of rear yard from SW corner of subject property.

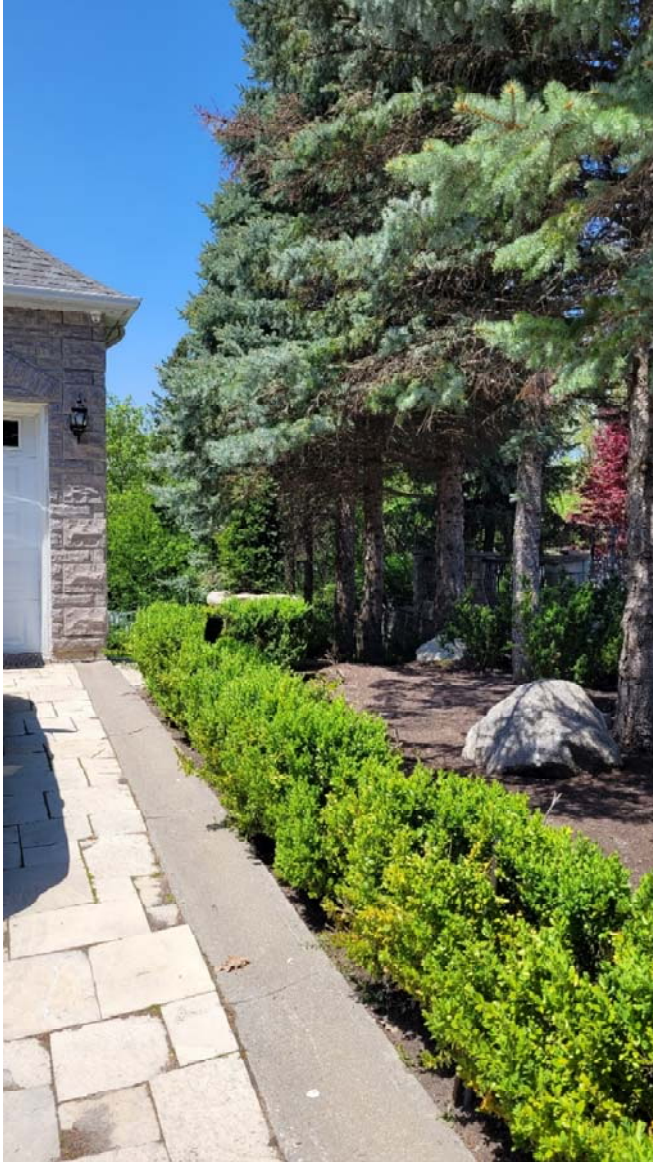


Photo 10 – View of north side yard from front yard driveway of subject property.

- 2. A maximum height of 9.5 m is required [Section 4.5.1.a].**
To permit a maximum height of 12.20 m for the dwelling.

The proposed building height of 12.20 m for the proposed mansard roof addition includes a low-slope (2 to 12) portion measuring 943 mm high from the mansard main ridge that is not visible from street level and does not result in any sun-shadow impact. The top of ridge of the 18 to 12 mansard roof measures 10.22 m above finished floor (11.24 m from average front grade of 164.61), which virtually matches the ridge height of the existing hip roof of the house (10.24 m above finished floor; 11.26 m from average front grade). The proposed height is necessary for the architectural style of the home, where the roof and dormers are features of this French "chateausque" style. Reducing the roof height would significantly distort this architectural form's aesthetic. Given the significant trees in the front, rear and side yards, I do not believe the proposed height will yield any visual impact from the road and adjacent properties and is indeed minor in nature.

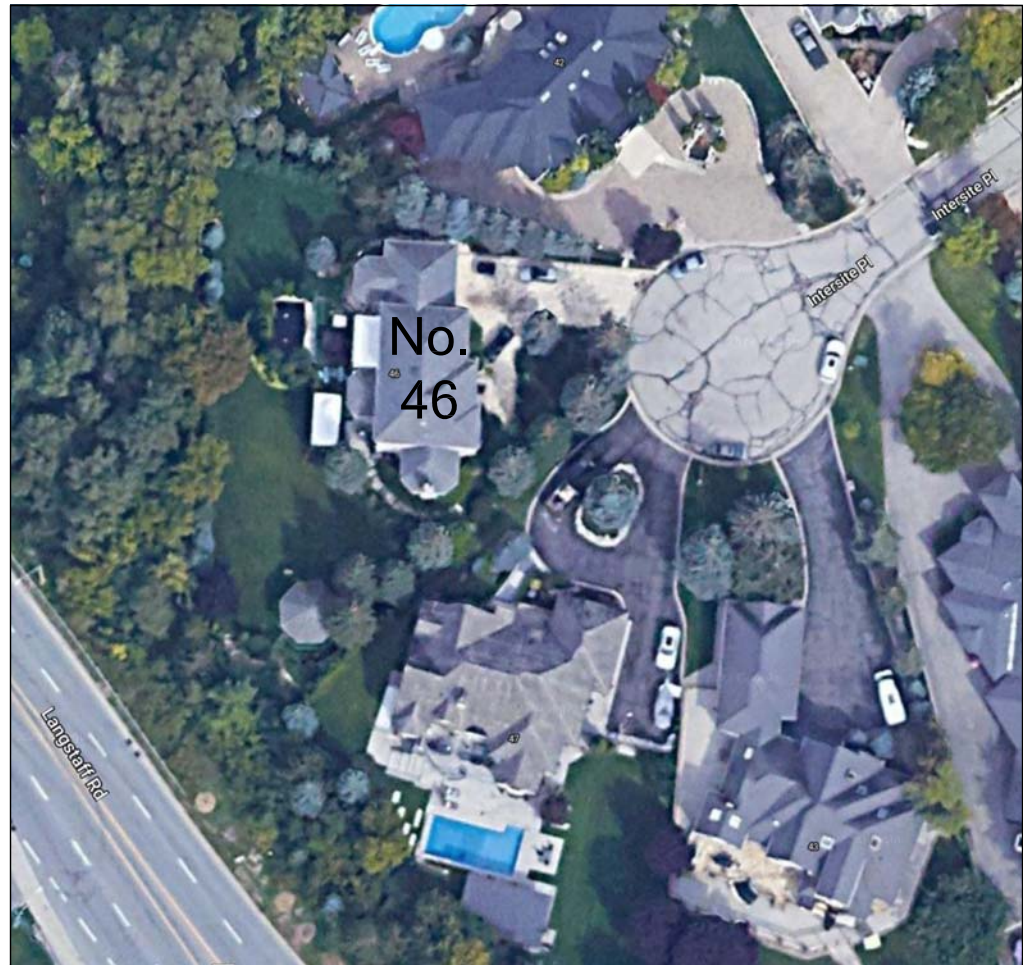
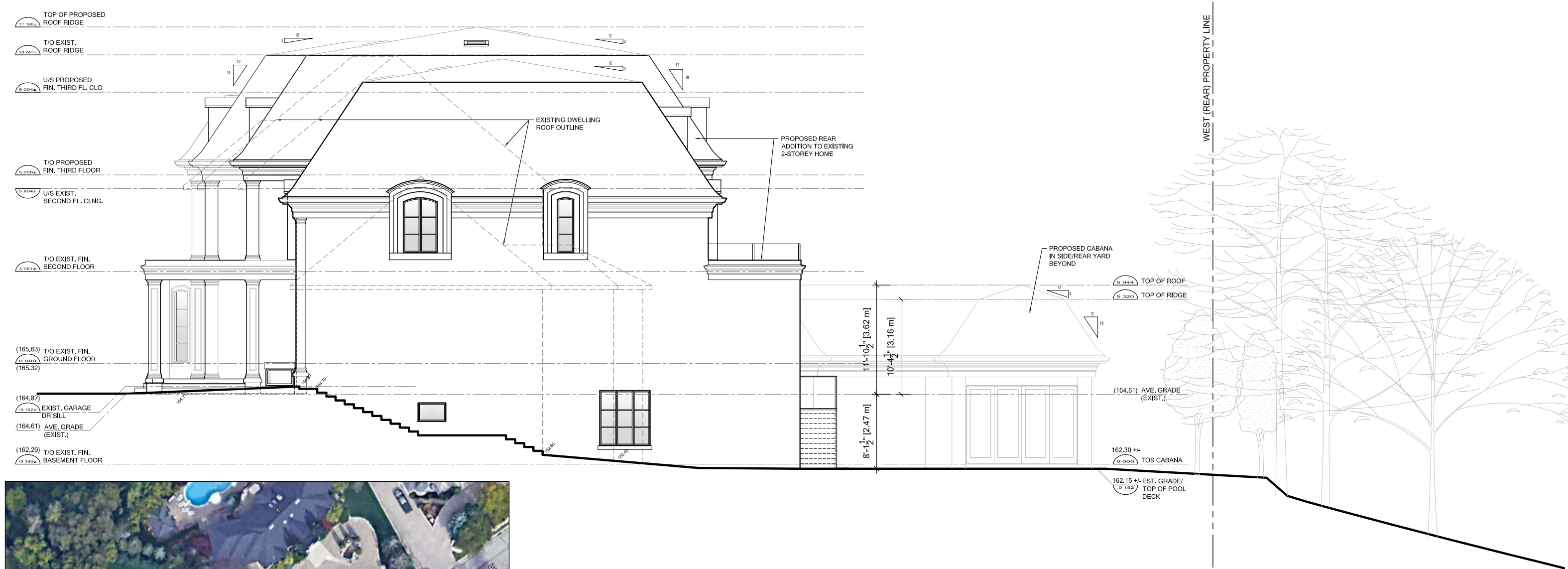
3. **A maximum lot coverage of 20% is required [14.454.2.1c].**
To permit a maximum lot coverage of 27.23%.
5. **In any Residential zone, the maximum lot coverage of all accessory buildings and residential accessory structures shall be 10% or 67 m², whichever is less [Section 4.1.3.1].**
To permit a maximum lot coverage of 68.37 m² for accessory buildings and residential accessory structures.
6. **A residential accessory structure with a height greater than 2.8 m shall not be located closer to 2.4 m to any lot line [Section 4.1.2.1.b].**
To permit a residential accessory structure with a height greater than 2.8 m to be located 1.56 m to the rear lot line.
7. **A minimum interior side yard of 4.5 m is required for a residential accessory structure [Section 4.1.2.1.a].**
To permit a minimum interior side yard of 2.45 m for a residential accessory structure.
8. **In any Residential zone, the maximum height of a residential accessory structure shall be 3.0 m [Section 4.1.4.1].**
To permit a maximum height of 5.94 m for a residential accessory structure.

The proposed lot coverage of 27.23% consists of the following proposed structures and their corresponding lot coverage percentages:

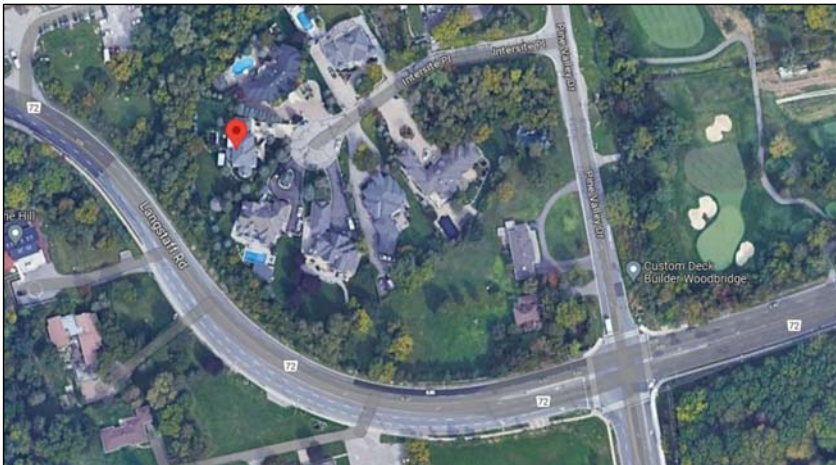
Main House (above grade):	454.75 m ² (20.90% of lot area)
Covered Outdoor Patio/Deck (incl. excavated patio):	69.21 m ² (3.18% of lot area)
Accessory Building (pool cabana incl. covered patio):	68.37 m ² (3.14% of lot area)

The excess lot coverage can be attributed to the need for additional living space as well as covered outdoor amenity space for the family to enjoy throughout the warmer seasons. With respect to the Main House: other than the proposed new front covered portico added as an architectural covered entry feature, the proposed rear extension including the covered terraces and Basement walk-out are not visible from the street and adjacent properties, since the proposed rear extension's side walls are in line or set further in from the existing house's side walls.

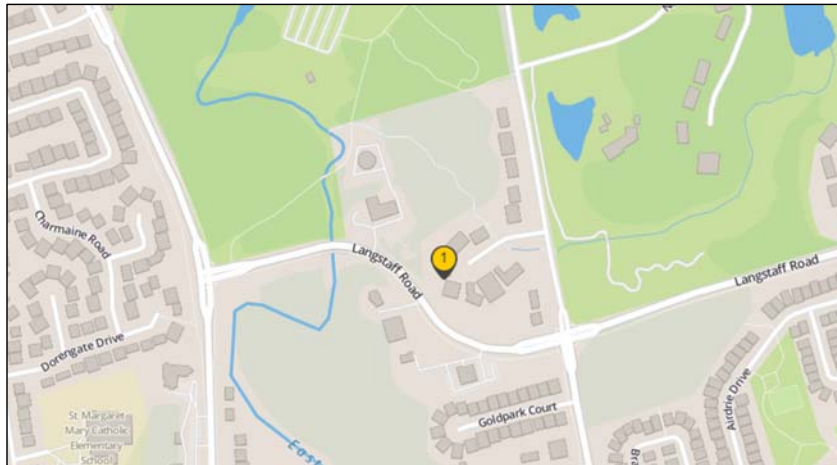
The proposed cabana structure – approximately one-third of its footprint is covered outdoor terrace – has a lot coverage of 3.14% that exceeds the maximum permitted building area of 67 m² by only 1.37 m² (14.75 sq. ft.). Located in the southwest corner of the subject property, it provides change rooms, mechanical space, indoor and shaded outdoor seating next to the proposed in-ground swimming pool. With its floor level at one full storey below the Ground Floor level of the Main House (virtually matching the existing Main House basement floor level), the proposed height of the cabana's mansard roof ridge when measured to the average front grade datum of 164.61 m (reference for Main House building height measurement) is 3.16 m, and a top of mansard roof height of 3.62 m (refer to attached drawings A2.5 and A2.6).



DETAILED AERIAL VIEW NTS



AERIAL VIEW NTS



KEY PLAN NTS

PEGGY CHIU ARCHITECT INC.
124 MERTON STREET SUITE 505 TORONTO ONTARIO CANADA M4S 2Z2
T: 416.487.6333 F: 416.487.6339 www.peggychiuarchitect.ca

PROJECT TITLE:
PROPOSED RENOVATION-ADDITION TO EXISTING 2-STOREY DWELLING
46 INTERSITE PLACE, WOODBRIDGE, ONTARIO

SHEET TITLE:
PART. NORTH SITE ELEVATION (LOOKING SOUTH)

PROJECT NO: 20-03
DWG. NO: A2.5

DRAWN BY: PC
CHECKED BY: PC
DATE: 23 MAY 2023
SCALE: 1:125





VIEW OF REAR YARD (FROM REAR OF EXISTING HOUSE)

<div><div></div><div>PEGGY CHIU ARCHITECT INC.</div><div>124 MERTON STREET SUITE 505 TORONTO ONTARIO CANADA M4S 2Z2</div><div>T: 416.487.6333 F: 416.487.6339 www.peggychiuarchitect.ca</div></div> <div>CREATIVITY • SUSTAINABILITY • FUNCTIONALITY</div>	PROJECT TITLE: PROPOSED RENOVATION-ADDITION TO EXISTING 2-STOREY DWELLING 46 INTERSITE PLACE, WOODBRIDGE, ONTARIO			<div>ONTARIO ASSOCIATION OF ARCHITECTS <i>Peggy Chiu</i> PEGGY P. CHIU LICENCE 5316</div>	
	SHEET TITLE: REAR ELEVATION (LOOKING NORTH)				PROJECT NO: 20-03
	DRAWN BY: PC				DWG. NO: A2.6
	CHECKED BY: PC	DATE: 23 MAY 2023	SCALE: 1:125		

This metric is important because, in this context, the apparent magnitude of the height variance for the proposed cabana – primarily due to its roof line designed to match the “chateausque” style of the Main House – is basically numeric and in reality is not impactful visually nor physically. The cabana massing is further diminished by the generous mature tree screening along the south side and rear lot lines. Furthermore, the natural slope towards the rear yard increases the physical distance between the cabana and the adjacent homes.



Photo 11 – View from subject property rear yard towards SW corner where proposed cabana and in-ground swimming pool are to be located, replacing existing accessory structure. Large evergreens provide year-round screening from adjacent property (#47 Intersite Place).



Photos 12 & 13 – Collage of views looking north and south from proposed cabana location at SW corner of subject property: the proposed structure replaces an existing accessory building and an outdoor patio under an arbor. The side of the adjacent home at #47 Intersite Place is only visible above the junipers at the mutual lot line,

In light of the above, the reduced side yard setback does not result obstruct nor impact views for the adjacent property to the south (#47), and being north of the mutual lot line means the proposed cabana has little sun-shadow impact on this neighbour's property. The proposed cabana's reduced rear yard setback also has no impact since the subject property backs onto Langstaff Road (not residential adjacency) and is screened by heavy mature planting.

Based on these contextual details, I believe the proposed lot coverage, proposed cabana size, height and setbacks have little real impact on adjacent properties and has no impact on the streetscape along Intersite Place, and so should be considered minor in nature.

4. An outdoor swimming pool shall only be permitted in the rear yard of a lot [Section 4.21.2].

To permit an outdoor swimming pool not entirely in the rear yard.

Although the proposed location of the new in-ground swimming pool is behind the rear wall of the Main House, based on the irregular pie shape of the subject property, the proposed pool will be situated in the portion of the lot where the rear yard intersects with the south side yard. As noted in the preceding section, I believe this siting causes no visual impact from the street and a variance that is very technical and minor in nature.

9. A maximum driveway width of 9.0 m is required [Table 6-11].

To permit a maximum driveway width of 19.79 m.

This variance is required to legalize the existing flagstone-paved driveway and walkway extension that connects the driveway to the existing main front entrance of the home. The main driveway at 7.84 m wide provides access from Intersite Place to the existing attached two-car garage facing the street. From the driveway, an extension measuring 11.95 m and paved with matching flagstone connects the driveway to the front entrance, forming a "T" shape layout with the driveway (see Photo 15). Since this walkway is sufficiently wide and is at the same level as the driveway, it can be considered as part of the driveway, thus resulting in a minor variance for driveway width.

The walkway extension is screened by front yard landscaping and large evergreen trees from street view (see Photo 14), and so has no visual nor traffic impact. The flagstone paving percolates surface run-off and so does not adversely affect municipal storm capacity.

The extra-wide circular driveway with entryway piers for lighting are common features for the remaining 6 properties in this cul-de-sac, as documented in Photos 16 through 21. Nearly all of these neighbouring driveways have "tree island" landscape features that do not screen the excess driveway width from street view. Some of these driveways are paved with asphalt that do not percolate surface run-off. As such, I believe the excess width of the existing driveway at the subject property is discrete, creates no visual impact

from the street and is sensitive to stormwater management needs by reducing overland flow to storm sewers.



Photo 14 – View of subject property front yard driveway from street.



Photo 15 – View of subject property front yard paved walkway connecting driveway to front entry steps. This extension is screened by the large, tall evergreen trees in the front yard..



Photo 16 – View of #30 Intersite Place with circular front yard driveway continuing to the west of the dwelling, with landscape strip at boulevard and decorative stone piers along driveway.



Photo 17 – View of #31 Intersite Place with extra-wide circular front yard driveway and “tree island” landscaping.



Photo 18 – View of #37 Intersite Place with circular front yard driveway that continues to the garage on the west side of the home, and “tree island” landscaping at front.



Photo 19 – View of #42 Intersite Place with circular front yard driveway that continues to the attached garages on the west side of the home, with “tree island” landscaping at front and stone piers at driveway entrance.



Photo 20 – View of #43 Intersite Place with stone piers for lighting at the driveway entrance. The driveway – which does not exceed permitted width – as seen from the road looks remarkably similar to the existing driveway at the subject property that is in excess of permitted width.



Photo 21 – View of #47 Intersite Place with circular front yard driveway that continues to the attached garages on the east side of the home, and “tree island” landscaping at the driveway.

My clients have contacted their 6 neighbours in the cul-de-sac regarding this Committee of Adjustment application and provided the application drawings for their reference. All these

neighbours have conveyed their full support and best wishes for the application and renovation by e-mail or text to my clients for their reliance.

In conclusion, the 9 variances requested in this application are indeed minor in nature and impact and will allow my clients and their family to continue to reside at this property in this established neighbourhood for years to come. I believe the variances produce no impact on adjacent properties and is appropriate and in keeping with the character and scale of this residential neighbourhood. Finally, I believe the proposal maintains the general intent and purpose of the City of Vaughan's Zoning By-laws for single family detached dwellings and accessory buildings, as well as those of the Official Plan and is a desirable development for the subject property.

Should you or the Planning Department have any questions with respect to this proposal, please feel free to contact me at the office at your convenience.

Yours truly,

PEGGY CHIU ARCHITECT INC.

PER: Peggy P. K. Chiu
B.E.S., B.Arch., OAA, MRAIC

cc: Mrs. M. Marotta
Mrs. R. Marotta-Chan