

From: [REDACTED]
To: [Chrisa Assimopoulos](#); [Joshua Cipolletta](#); [REDACTED]
Cc: [Committee of Adjustment](#); [Christine Vigneault](#); [REDACTED]; [Peggy Chiu](#)
Subject: RE: [External] RE: A261/22 - 46 Intersite Place
Date: Thursday, May 25, 2023 5:47:21 PM
Attachments: [Fwd Our Family"s" Proposed Construction Renovation Plans for 46 Intersite Place .msg](#)
[a\) aerial view of subject property and neighbourhood.pdf](#)
[b\) 46 Intersite Pl A0.0a Context Site Plan May 25 23.pdf](#)
[c\) 46 Intersite Pl A2.6 Rear Elev May 25 23.pdf](#)
[d\) 46 Intersite Pl Topo Base Plan v7.pdf](#)
[e\) view towards 47 Intersite Pl from behind proposed cabana footprint.jpg.pdf](#)
Importance: High

Hi Chrisa,

Thank you for your e-mail and comments. To be accurate, I would like to point out the following regarding the proposed cabana and any purported visual impact from the rear yard of the neighbouring property at 47 Intersite Place, and provide additional site photos of the existing landscaping, conditions and context for your reference and file.

Please refer to the attached 5 PDF files:

- a. aerial view of Intersite Place neighbourhood showing location and alignment of proposed cabana with existing accessory building on subject property, and the alignment of the existing dwelling and rear yard of 47 Intersite Place,
- b. A0.0a Context Site Plan (site plan overlaid with aerial view of neighbourhood) showing proposed cabana location's and alignment with the existing octagonal accessory structure on the subject property, and adjacent home at 47 Intersite Place,
- c. A2.6 Rear Elevation drawing - updated to show the outline of the existing octagonal accessory structure – the proposed cabana top of slab elevation of 162.30 +/- is virtually identical to existing accessory building TOS of 162.31,
- d. topographic base plan of subject property showing average grade of 163.49 at the **side yard** of 47 Intersite Place is approximately 1.19 m above the proposed top of slab of the new cabana (we do not have information on the topography of the adjacent property, but believe this side yard at the mutual lot line is the topographic low point of 47 Intersite Place),
- e. view towards 47 Intersite Place from SW corner behind proposed cabana footprint: mark-up of grade-level site photo clarifying existing vegetative screening and proposed cabana location.

1. Please note the actual rear yard of 47 Intersite Place is a significant distance away from the mutual side lot line, near which the proposed cabana is to be located (in fact, the visibility of the existing dwelling at 43 Intersite Place is much more of a factor for this rear yard than the proposed cabana).
2. The width of the proposed cabana matches the width of the existing accessory building. The length of the proposed cabana is aligned with the existing accessory building towards the rear lot line, so the proposed cabana will remain screened by the existing mature trees east of the existing accessory building from the dwelling at 47 Intersite Place.
3. The proposed cabana is similar in height to the existing octagonal accessory structure and is situated further away from the south lot line than the existing building. My client confirmed

with her neighbours at 47 Intersite Place that the existing accessory building is not visible from their property.

4. Notwithstanding the proposed cabana will already be screened by mature vegetation, we would argue the grade difference between the side yards of #47 and the subject property does have direct impact on reducing the visibility of the proposed cabana from the neighbour's property in the same way that the higher grade at the front of the subject property reduces the visibility of the proposed cabana from the front yard: the higher grade at 47 Intersite Place means there is less exposed building height by that corresponding grade difference.
5. Please note the lack of mature trees at the corner that you indicated is not where the proposed cabana is to be located.

Additionally, please find attached 6 site and panoramic photos taken from the rear yard of the subject property showing the existing accessory building and the mature trees at this side yard to clarify the existing conditions and confirm the vegetative screening that is already in place.

In summary, we do not believe the proposed cabana will have any visual impact from the rear yard of 47 Intersite Place. I would like to reiterate that Mr. and Mrs. Frank and Louisa Gagro, **the neighbours at 47 Intersite Place, provided their unequivocal support for this application** – see attached e-mail forwarded to me by my client after she sent a mass e-mail to inform all of her neighbours regarding her upcoming COA application.

Should you have any further comments or questions concerning the proposal, please feel free to e-mail me.

Thanks and regards,
Peggy

Peggy Chiu, OAA

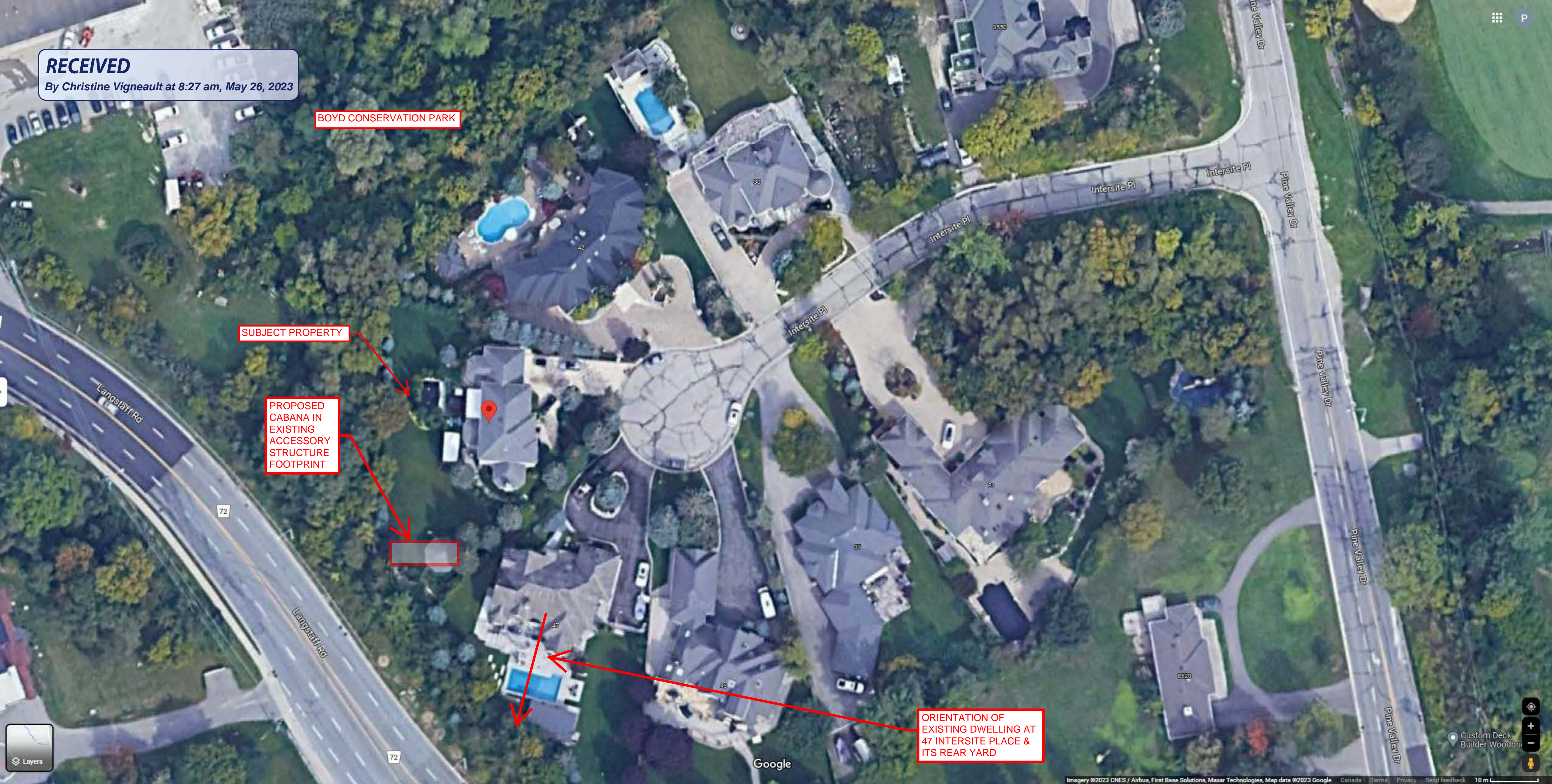
RECEIVED
By Christine Vigneault at 8:27 am, May 26, 2023


BOYD CONSERVATION PARK

SUBJECT PROPERTY

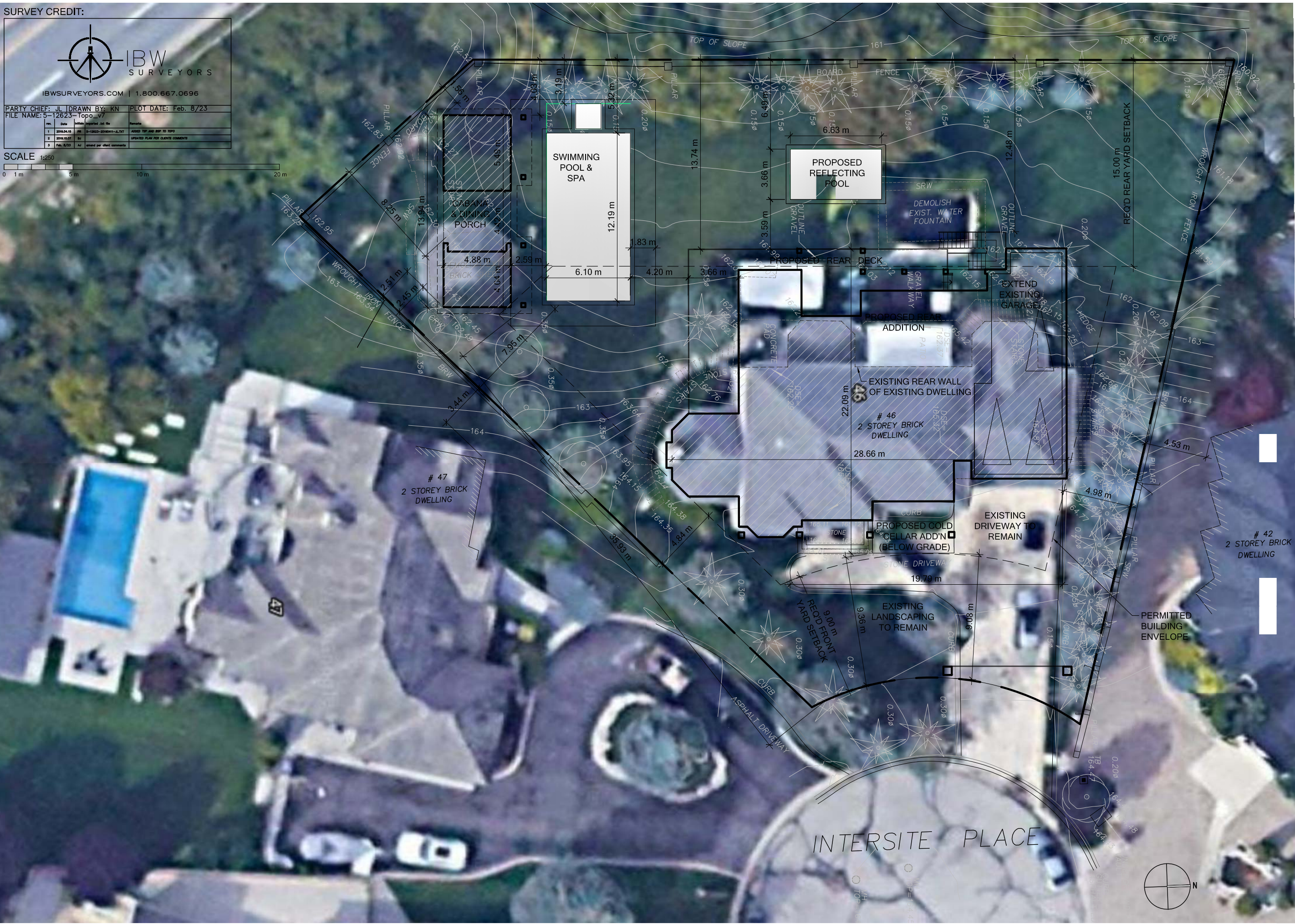
PROPOSED
CABANA IN
EXISTING
ACCESSORY
STRUCTURE
FOOTPRINT

ORIENTATION OF
EXISTING DWELLING AT
47 INTERSITE PLACE &
ITS REAR YARD





PARTY CHIEF: JL		DRAWN BY: KN		PLOT DATE: Feb. 8/23	
FILE NAME: 5-12623-Topo_v7					
rev.	Date	Issued	Imported	Issued	Remarks
1	2018.04.15	PR	5-12623-20180415-LTJT		ADDED TOPD AND BWP TO TOPD
2	2018.10.07	SI			UPDATED PLAN PER CLIENTS COMMENTS
3	Feb. 8/23	AI	amend per client comments		



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

PROJECT NO:

DWG. NO:

PROPOSED CONTEXT SITE PLAN

DRAWN BY:

CHECKED BY:

DATE: _____

SCALE:

20-03 A0.0a

PEGGY CHIU ARCHITECT INC.

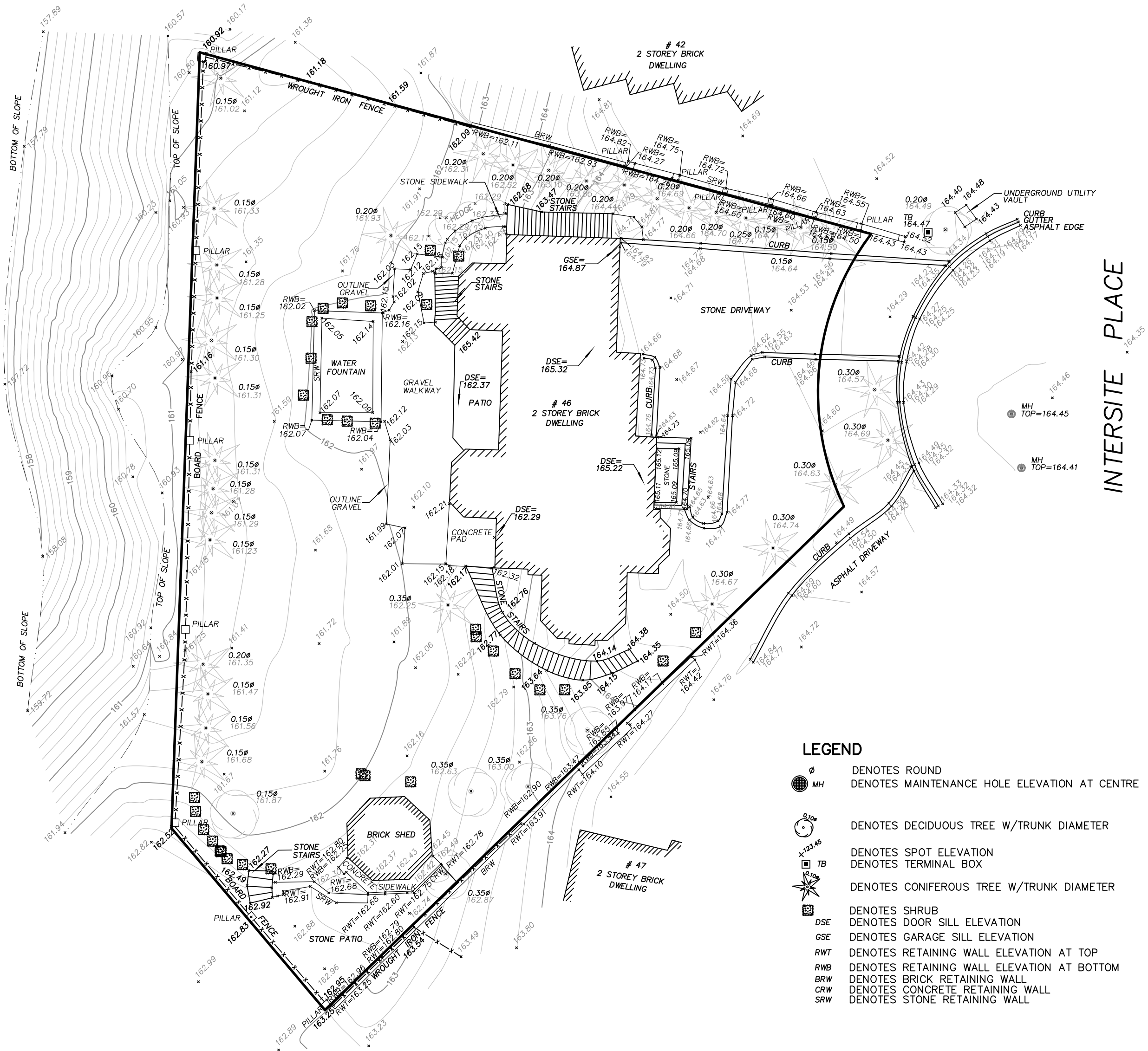
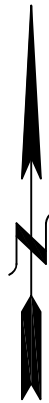
124 MERTON STREET SUITE 505 TORONTO ONTARIO CANADA M4S 2Z2
T: 416.487.6333 F: 416.487.6339 www.peggychiuarchitect.ca

CREATIVITY • SUSTAINABILITY • FUNCTIONALITY



VIEW OF REAR YARD (FROM REAR OF EXISTING HOUSE)

<p>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</p> <p>CREATIVITY • SUSTAINABILITY • FUNCTIONALITY</p>	PROJECT TITLE: PROPOSED RENOVATION-ADDITION TO EXISTING 2-STOREY DWELLING 46 INTERSITE PLACE, WOODBRIDGE, ONTARIO			<p>ONTARIO ASSOCIATION OF ARCHITECTS PEGGY P. CHIU LICENCE 5316</p>	
	SHEET TITLE: REAR ELEVATION (LOOKING NORTH)				PROJECT NO: 20-03
					DWG. NO: A2.6
	DRAWN BY: PC	CHECKED BY: PC	DATE: 25 MAY 2023		SCALE: 1:125



KEY PLAN – NOT TO SCALE

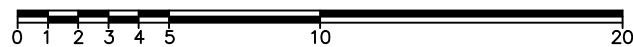
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TOPOGRAPHIC BASE PLAN OF

46 INTERSITE PLACE

CITY OF VAUGHAN

SCALE 1 : 250 METRES



COORDINATES

COORDINATE VALUES AND DIGITAL FILE ARE IN GRID SYSTEM,
UTM ZONE 17N, NAD83(CSRs)(2010).

COMBINED SCALE FACTOR = 0.999741

CONTOURS

CONTOURS SHOWN HEREON ARE DRAWN AT 0.20 METRE
INTERVALS.

ELEVATIONS

ELEVATIONS ARE GEODETIC AND REFERRED TO CITY OF
VAUGHAN BENCHMARK 105980246 AND HAVING A GEODETIC
ELEVATION OF 177.753 METRES.

IMAGERY

AERIAL IMAGERY SHOWN IS FOR ILLUSTRATIVE PURPOSES
ONLY AND MAY NOT DEPICT CURRENT FEATURES.

CAUTION

THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED
EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.
THE WORK AND DRAWINGS HEREIN WERE COMPLETED FOR THE
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PARTY CHIEF: JL	DRAWN BY: KN	PLOT DATE: February 5, 2023
FILE NAME: 5-12623-Topo_v7		

THESE ARE THE LARGE MATURE TREES SCREENING THE EXISTING & PROPOSED ACCESSORY BUILDINGS FROM VIEW FROM HOME AT 47 INTERSITE PLACE

EXISTING ACCESSORY BUILDING TO BE DEMOLISHED - PROPOSED CABANA ROOF HEIGHT IS IN KEEPING WITH EXISTING BUILDING; PROPOSED CABANA WILL BE LOCATED FURTHER AWAY FROM MUTUAL LOT LINE.

THIS SW CORNER OF THE SUBJECT PROPERTY IS BEHIND THE PROPOSED CABANA - SEE CONTEXT SITE PLAN A0.0a

ALIGNMENT OF PROPOSED CABANA

