

Addendum 1 to Comments

May 03rd, 2022

Committee of Adjustment

BY VIDEO-CONFERENCE AND LIVE-STREAMING ON TOWN WEBSITE

OAKVILLE.CA

1)

CAV A/024/2022

24 COLONIAL CRES

PLAN 343 PT LOTS 16,17

Proposed

Under Section 45(1) of the *Planning Act*

Zoning By-law 2014-014 requirements – RL1-0

1. To permit a maximum *dwelling depth* of 28.54 m.

Comments from:

Email of Objections- 1

Dear ms. Radomirovic,

My name is Louella Brace and I live at 16 Colonial Crescent. I have lived here for 36 years. I am most affected by the new build because our properties abut each other and the properties are not positioned similarly. Picture 2 rectangles, that form an “ L “ shape so that #24’s western rear corner with pool and pool house coincides with the entrance to my rear garden. I have tried to enunciate succinctly my main concerns - elevation pertaining to drainage onto my property, light and shadow, view, health, and privacy: all the reasons we purchased our home in the first place.

You will see from the aerial drawing of our street that my property is narrow on its street frontage and longer going back, leaving a swath of land on each side, as # 24 does now, and deeper ones in the front and rear. Because the new build has a pool house much larger and much closer, I will now have a 14 ft. high building which may shadow my side yard. It will face the only main floor window on that side of the house which sees the sun stream through the den into the hall and on to the dining room, brightening my day as it progresses. To face a windowless wall with a chimney (the pool house will also have a fireplace) is not an ideal view. It will give privacy, but it will also be a security liability. I have gone through construction on my other side. The pool house there is at our joint rear corner, (our lots are similar in shape and are parallel to each other) so it is not intrusive and the pool is much further into the yard, so neither is it noisy . The architect’s latest drawings show he has moved the pool house 1 foot more to 3 feet from property line. I hope this will be enough to grow ewes, which are the only conifers that might grow there to soften the view.

Elevation is a major concern because there seems to be water draining onto my lawn. The architect whom I have reached out to is willing to guarantee it will not be a problem and if is, it will be corrected. He and the new owners are willing to put this in writing and I hope to have it before the May 3rd meeting.

Elevation and drainage are a major problem because, peculiar to our Crescent, we have a highly elevated water table. The proposed plan is for a house that is larger than the previous one and a pool and pool house that are larger and much closer. There will be considerable flagstone edging surrounding the property, a large pool deck and brick or stone between the pool house and the pool deck, more at the front of the house, sitting area near the garage, area for bbq, and other walkways from garage to house, driveway, etc. All in all there is a lot of covered ground that was previously green. In North Oakville the Town has had to build "capture ponds" to collect runoff because the once green fields were now built over with nowhere for drainage to go. The trees that helped absorb the ground water had all been cut down and leaving only space for lollipop trees. When this was planned, the Town was unsure whether or not all the building would flood South Oakville. Since then our storms dump much more rain due to climate change. "And now we will have mandated Mid-Town residential growth that will more than double from around 900 to 13,390 plus employment growth that will grow from 3,000 to 7,200 by 2031 - these are minimum projections." To my specific point: "Where is the water next door going to go? Will the new reduced green space be enough to capture today's torrential rainfalls?" During excavation, it is obvious how high our water table is because it takes no time to hit water. And since storms are dropping much more water one would think an environmentally focussed town like ours would be more concerned about covered area in relation to empty space in this potential flood zone. Perhaps it might consider revising the official plan and/or building code variances for potential flood areas, particularly in view of the upcoming mid-town growth.

I am on oxygen, so I have several health concerns. Neighbours have commented on the loss of trees from an aesthetic street scape viewpoint, but from my point of view their loss is also a health issue. It changes the local micro climate. There is also a concern about the future of the large maple so close to the property line. It is a silver maple so it has shallow roots and because of its age, its roots will have grown under # 24's lawn for many years. The new pool and pool house excavation will damage the tree which has been a major air purifier along with the trees on # 24's lot. According to the Town's latest assessment, my tree is currently in perfect condition. The pool house chimney will be shorter so its vent will have a more adverse effect on surrounding air quality than the 3 higher ones on the main house. New builds in Quebec and coincidentally in Halton Hills ban the use of natural gas in new builds since natural gas is 95% methane which is more damaging to air quality than carbon dioxide. The architect is very pro-tree so I have high hopes that some big trees will re-emerge at # 24 and that the Province and the Town will become more pro-active on air quality.

Construction will bring other air quality challenges such as cutting stone and brick, a major source of particulate matter, so it is vital that it be done by wet saw. Parking will be a problem also and it is imperative that construction vehicles not idle their motors; keep driveway entrances clear for doctors and other residents; and respect the parking bylaw distance from the fire hydrant. I am waiting to hear from the new owners about devising something temporary for my front entrance to prevent dust from coming into the house during construction when the front door is opened. During construction of # 12, electrical wires were accidentally severed a few times, an inconvenience, but I was not on oxygen then, so if this happens for more than an hour or two, there will have to be a contingency plan.

Something to think about : Most of us bought our houses many years ago under certain rules and regulations for houses that were appropriate to the size of lot. We planted trees for aesthetic and practical reasons. We built the tree canopy so much admired by all. We took good care of our trees. We were good citizens and participated in the community. But the rules were changed, houses became bigger, higher, and dwarfed the land. For a town that purports to be environmentally focussed, this addition to the Town's carbon footprint is extraordinary!

It seems to me that everything today is about lines, red lines, blue lines, blur the line, hold the line, front lines, property lines, top lines, and bottom lines. My bottom line is this: "You can do anything you want as long as it doesn't adversely affect someone else." (John Locke) I also think that it is ethically imperative to speak directly to someone if there is a potential problem and try to work it out together in a friendly way. Dialogue, not ultimatums, is essential. This makes for good neighbours - turns problems into challenges - and just might prevent wars.

I want the new neighbours to feel welcome - and to join us in continuing to make our Crescent a delightful place to live.

Louella Brace