

## **Addendum 1 to Comments**

May 17<sup>th</sup>, 2022

Committee of Adjustment

### **BY VIDEO-CONFERENCE AND LIVE-STREAMING ON TOWN WEBSITE** **OAKVILLE.CA**

1)

**CAV A/080/2022**

PLAN 969 LOT 10

147 Sparling Court

*Proposed*

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

**Zoning By-law 2014-014 requirements – RL2-0**

1. To permit the maximum total *floor area* for the *private garage* to be 52.97 square metres on a *lot* having greater than or equal to 12.0 metres in *lot frontage*.
2. To permit the maximum *residential floor area ratio* for the *detached dwelling* to be 37.71% (395.67 m<sup>2</sup>).
3. To permit the maximum *lot coverage* to be 28.40% (298.03 m<sup>2</sup>) for the *detached dwelling* which is greater than 7.0 metres in *height*.

#### **Comments from:**

Updated Planning Comments

**CAV A/080/2022 - 147 Sparling Crt (West District)** (OP Designation: Low Density Residential)

It has been brought to staff's attention that some of the values indicated in the comments for 147 Sparling Court need to be updated. These updates are included as track changes below. The perceived residential floor area, based on open to below areas, has been updated to reflect that the exterior walls for open to below spaces are included in the residential floor area. The total perceived percentage is revised to reflect these updated values and the lot area for the property. The comments for lot coverage have been updated to include the lot coverage increase when a typo occurred to include the residential floor area increase. The proposed increase in lot coverage does not change. The remainder of staff's comments remain and staff's evaluation of the variances is the same.

#### **Updates to staff's original comments:**

##### **Variance #2 - Residential Floor Area Ratio (Unsupported)**

The applicant is requesting relief from Zoning By-law 2014-014, as amended, to permit an increase in the maximum residential floor area ratio from 37% (388.22 square metres) to 37.71% (395.67 square metres) for an increase of 7.45 square metres. This value sounds small but there are two open to below areas which result in an additional 29.89 27.2 square metres (Great Room) and 8.36 5.8 square metres (entry) which results in a perceived increase to 54.9% 40.86%. The intent of regulating the residential floor area is to prevent a dwelling from having a mass and scale that appears larger than the dwellings in the surrounding neighbourhood.

##### **Variance #3 – Lot Coverage (Unsupported)**

The applicant is seeking relief from Zoning By-law 2014-014, as amended, to permit an increase in maximum lot coverage from 25% (262.31 square metres) to 37.71% ~~(395.67 square metres)~~

28.4% (298.03 square metres) for an increase of 35.72 square metres. The intent of regulating lot coverage is to prevent the construction of a dwelling that has a mass and scale that appears larger than the dwellings in the surrounding neighbourhood and to ensure that adequate open space is available on a lot for outdoor amenity areas and stormwater infiltration.