

Addendum 1 to Comments

December 13th, 2022

Committee of Adjustment

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

1)

CAV A/208/2022

PLAN 1009 LOT 63

309 Balsam Drive

Proposed

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

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

1. To permit a maximum of three attached *private garages*.
2. To permit the attached *private garage* to project not more than 11.13 metres from the face of the longest portion of the *main wall* containing *residential floor area* that is on the *first storey* of the *dwelling* oriented toward the *front lot line*.
3. To permit a maximum *dwelling depth* of 42.72 m.
4. To permit a minimum of 23.5% (8.09 m) of the length of all *main walls* oriented toward the *front lot line* to be located within the area on the *lot* defined by the *minimum* and *maximum front yards*.
5. To permit a maximum *height* of 10.95 metres.

Comments from:

Emails/Letters of Opposition – 3

Email in Support – 1

From:

Sent: Friday, December 9, 2022 3:27 PM

To: coarequests <coarequests@oakville.ca>

Subject: Hearing Date-December 13th, 2022, Variance Request - 309 Balsam Drive

Re: File Number: CAV 208/2022

Good Afternoon,

My name is Nigela Purboo and I live at 288 Balsam Drive. We received a proposal from Hick Design Studio for a home across the street. I would like to express my opposition to the significant variances being requested for the following reasons, mainly:

1. The building height. The middle of the house is almost 2m over height. This is higher than any of the houses in the area. It is not consistent with the other homes.
2. The building depth is too much. It is covering more than 20% of the lot.

If you have any questions, please let me know.

Thanks very much and have a great weekend!

N

Nigela Purboo

To: Town of Oakville Committee of Adjustments

December 11, 2022

Re: File No.: CAV A/208/2022

Property Address: 309 Balsam Drive

Committee of Adjustment Hearing Date: December 13, 2022

Dear Town of Oakville Committee of Adjustment,

We are writing to you with respect to the proposed new home at 309 Balsam Drive. We received a package on December 1st, 2022 from the office of Hicks Design Studio concerning the proposed new home at 309 Balsam Drive, which contained an abbreviated version of what was submitted to the Town of Oakville. Upon reading the package and the submission to the Town of Oakville, we have several significant concerns with the proposed variances.

We have been in our home at 300 Balsam Drive since 2016 and would welcome Jon Krpan and his family as neighbours. We recognize that over time, new houses have been and will be built on Balsam Drive. We further recognize that this property offers the opportunity to build a beautiful new residence.

However, the variances being proposed do not meet the criteria of a minor variance, and in fact are quite major.

1. The proposed building is of a size and proportionality that are not in keeping with the character of the neighbourhood.
2. The variances being sought are *major* by any reasonable measure, including an over 20% variance on the permitted height, an over 100% variance on depth, and an over 700% variance on garage projection.
3. The variances do not meet the intent and purpose of the Official Plan and Zoning By-Law.

Specifically, our concerns and rationale for not supporting the proposed variances are as follows.

Height

The proposed height of the building is 1.95M higher than permitted. This height would likely be higher than any other house on the street, and certainly higher than most. Other houses built on that side of the street on lots of similar size have managed to build large dwellings without violating the permitted height. In addition, since there are no mature trees on the front of the property, this height would be very noticeably inconsistent with the rest of the street. Although the applicant claims the lot is deep enough to accommodate the additional height, the highest parts of the proposed building are in the front of the building, and represent the majority (at least two thirds) of the front facing view. Thus, the depth of the lot has not been utilised to address any height variance. In fact, based on the drawings shared by the applicant, this would indeed create a feel of a building that is of a mass and scale that appears larger than the houses in the area.

We would therefore propose that the proposed height of the building be modified to be within the permitted height requirements.

Building Depth/Width and Tree Canopy

The street (especially on the North end) has a unique visual appeal with many mature, tall trees. The proposed structure will remove at least two very mature trees currently on the property. Furthermore, since the proposed structure is over **twice** the permitted depth and close to the property lines, it is very likely that many of the mature trees near the borderlines of the properties will be compromised and die due to impacted root systems and light deficiencies. The destruction of this natural beauty of mature trees in the neighbourhood cannot, obviously, be remedied or undone.

We would therefore propose that the design be modified to provide sufficient space for mature trees on the lot lines to survive, and for better overall proportionality of buildings on the street. Again, the other houses built on that side of the street on lots of similar size have managed to build large dwellings without violating the permitted depth requirements.

Garage

The proposed variances for the garage do not appear to meet the intent of the Zoning By-law, and represent an over 700% variance in the garage projection. Furthermore, the front of the proposed building that would be seen from the street would appear to consist almost entirely of garages/parking areas for parking multiple vehicles. This is inconsistent with the intent of the residential Zoning By-law. We would therefore propose that the plan modify the planned garages to be consistent with the By-law requirements.

In conclusion, we do not support the build of the proposed building on this lot, since the variances being sought are: major variances; not consistent with the intent of the Zoning By-law; not consistent with character of the neighbourhood; and, irreversibly detrimental to the mature tree canopy. We believe that a large and beautiful home could still be built on the property that is within the requirements articulated in the By-Laws. There is no exigent circumstance to warrant such significant variances.

For these reasons, we ask that the Committee of Adjustment consider these concerns and deny the variance requests.

Sincerely,

Will and Eleanor Cornelissen
300 Balsam Drive
Oakville, ON
L6J 3X6

From:
Sent: Sunday, December 11, 2022 4:10 PM
To: coarequests <coarequests@oakville.ca>
Cc: Shradha Arun <shradha.arun@oakville.ca>; Catherine Buckerfield <catherine.buckerfield@oakville.ca>; clantz@stikeman.com; arlene@weoughtred.ca
Subject: ADDENDUM TO Committee of Adjustment Meeting - December 13, 2022 - Item 6.7
FILE 208/2022
Importance: High

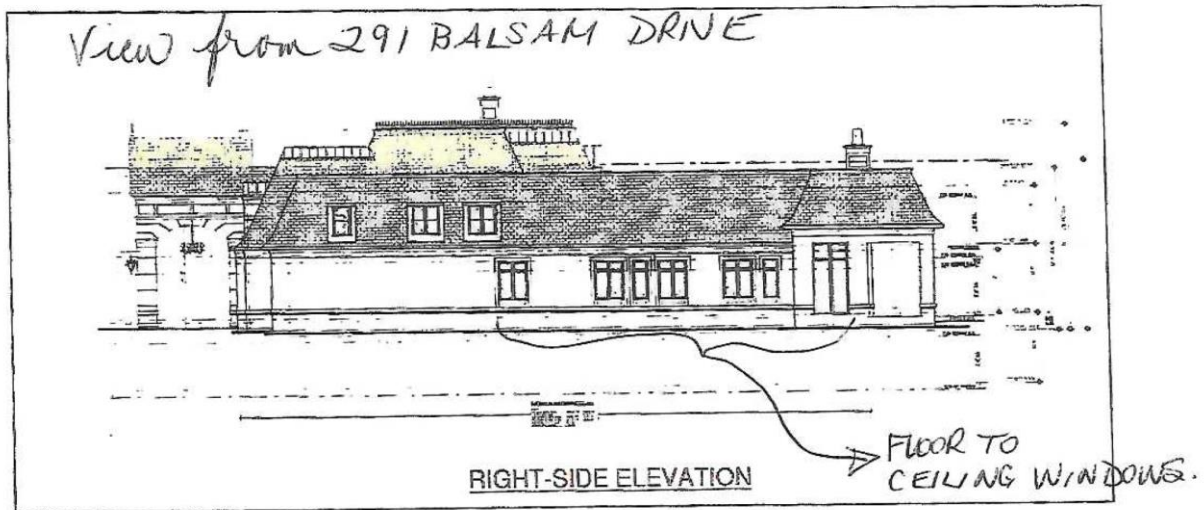
Dear Madam Secretary,

Kindly include the attached Addendum to my submission for the CofA Meeting December 13, 2022 Item 6.7

Thank you,

Teresa

**ADDENDUM TO SUBMISSION BY
291 BALSAM DRIVE
FOR
APPLICATION RELATING TO
309 BALSAM DRIVE
AGENDA ITEM 6.7**



From
Sent: Friday, December 9, 2022 6:39 PM
To: Heather McCrae <heather.mccrae@oakville.ca>
Cc:
Subject: File. CAV A/208/2022

We are the owners of the lot and home adjacent to the subject property on the north side.(319 Balsam Dr) We have looked at the proposal as it impacts our home and believe that the proposal has been made so as to reduce the impact on us as much as possible. As our home is set so far back on the lot the increased depth of the proposal does not impact us significantly.

(This clearly is not the case on the south side.) There is a large old walnut tree that separates our home from the proposed and we would like to be assured that this tree will be protected. Speaking of trees those 50 or 60 foot spruce/pine trees along the south edge of the property are beautiful and should be protected as much as possible.

We feel the home is aesthetically very pretty and have no objections as presently proposed.

Maritza and Dave Rice