

# Addendum to Comments

April 17th, 2024

Committee of Adjustment

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

1)

**CAV A/062/2024**

**130 GLOUCESTER AVENUE**

PLAN 113 PT LOTS 373 TO 375

*Proposed*

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

**Zoning By-law 2014-014 requirements – RL3-0 SP: 10**

1. To increase the maximum lot coverage to 23.85%
2. To increase the maximum total floor area for the private garage to 41.90 sq.m.

**Comments from:**

Email in Supports– 10

Committee of Adjustment  
Town of Oakville  
1225 Trafalgar Road  
Oakville, Ontario

Re: Minor Variance Application, 130 Gloucester Ave

To Whom It May Concern,

I/We have reviewed the drawings/plans provided to me/us for the upcoming Minor Variance Application at the Town of Oakville. I/We have no objections to this application and would like to provide our full support.

Sincerely,

  
Signature(s)

Jeff Carruthers  
Print Name(s)

Homeowner(s) of: 146 Gloucester Ave,

Date: April 11/2024

Committee of Adjustment  
Town of Oakville  
1225 Trafalgar Road  
Oakville, Ontario

Re: Minor Variance Application, 130 Gloucester Ave

To Whom It May Concern,

I/We have reviewed the drawings/plans provided to me/us for the upcoming Minor Variance Application at the Town of Oakville. I/We have no objections to this application and would like to provide our full support.

Sincerely,



Signature(s)

JOSEPH GIGLIO

Print Name(s)

Homeowner(s) of: 117 GLOUCESTER

Date: APRIL 4/2024

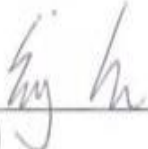
Committee of Adjustment  
Town of Oakville  
1225 Trafalgar Road  
Oakville, Ontario

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Sincerely,

  
\_\_\_\_\_  
Signature(s)

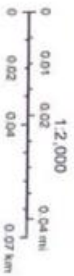
EMILY MAW  
\_\_\_\_\_  
Print Name(s)

Homeowner(s) of: 118 GLOUCESTER

Date: April 11, 2024

# Signed letters of Support

- 8/25/2024, 10:40:07 AM
- Ownership
- Wards
- Parcel\_Address
- Resident and Community Associations



MapInfo  
2021 10/10/24 AM



CAV A062/2024 - 130 Gloucester Avenue

Committee of Adjustment  
Town of Oakville  
1225 Trafalgar Road  
Oakville, Ontario

Re: Minor Variance Application, 130 Gloucester Ave

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Sincerely,



Signature(s)

VWC Commission

Print Name(s)

Homeowner(s) of: 420 Randall

Date: April 11, 2024.

Committee of Adjustment  
Town of Oakville  
1225 Trafalgar Road  
Oakville, Ontario

Re: Minor Variance Application, 130 Gloucester Ave

To Whom It May Concern,

I/We have reviewed the drawings/plans provided to me/us for the upcoming Minor Variance Application at the Town of Oakville. I/We have no objections to this application and would like to provide our full support.

Sincerely,

APM Vaughan  
Signature(s)

ANNE PATRICIA MARY VAUGHAN  
Print Name(s)

Homeowner(s) of: 428 RANDALL ST.

Date: APRIL 6<sup>th</sup> 2024

Committee of Adjustment  
Town of Oakville  
1225 Trafalgar Road  
Oakville, Ontario

Re: Minor Variance Application, 130 Gloucester Ave

To Whom It May Concern,

I/We have reviewed the drawings/plans provided to me/us for the upcoming Minor Variance Application at the Town of Oakville. I/We have no objections to this application and would like to provide our full support.

Sincerely,

Pamela Clamp.  
Signature(s)

PAMELA CLAMP.  
Print Name(s)

Homeowner(s) of: 436 RANDALL ST

Date: APRIL 4/24.

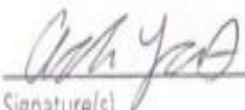
Committee of Adjustment  
Town of Oakville  
1225 Trafalgar Road  
Oakville, Ontario

Re: Minor Variance Application, 130 Gloucester Ave

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Sincerely,

  
Signature(s)

ADRIENNE YATES  
Print Name(s)

Homeowner(s) of: 124 Gloucester Ave

Date: April 9/2024



Committee of Adjustment  
Town of Oakville  
1225 Trafalgar Road  
Oakville, Ontario

Re: Minor Variance Application, 130 Gloucester Ave

To Whom It May Concern,

I/We have reviewed the drawings/plans provided to me/us for the upcoming Minor Variance Application at the Town of Oakville. I/We have no objections to this application and would like to provide our full support.

Sincerely,



Signature(s)

BORTHWICK.

Print Name(s)

Homeowner(s) of: 129 WATSON

Date: APR 11/24

Committee of Adjustment  
Town of Oakville  
1225 Trafalgar Road  
Oakville, Ontario

Re: Minor Variance Application, 130 Gloucester Ave

To Whom It May Concern,

I/We have reviewed the drawings/plans provided to me/us for the upcoming Minor Variance Application at the Town of Oakville. I/We have no objections to this application and would like to provide our full support.

Sincerely,

  
Signature(s)

SHOBHIT KHANDELWAL  
Print Name(s)

Homeowner(s) of: 129 WATSON AVE, OAKVILLE, ON, L6J3T5

Date: 04/13/2024

April 15, 2024

Committee of Adjustment  
Town of Oakville  
Planning Services  
1225 Trafalgar Road  
Oakville, ON L6H 0H3

Attn: Jasmina Radomirovic  
Secretary Treasurer  
Committee of Adjustment

**RE: Minor Variance Application - CAV A/062/2024  
130 Gloucester Avenue, Oakville**

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Richard Mann Architect inc. is the Architect and Agent for the owner, Danielle McCay of the property municipally known as 130 Gloucester Avenue, in the Town of Oakville.

On behalf of the owner, I am pleased to provide this Submission Letter in support of a Minor Variance Application to facilitate the construction of an addition to the existing single family detached dwelling.

#### **SUBJECT PROPERTY & SURROUNDING AREA**

The Subject Property (Subject Lands) is located on the west side of Gloucester Avenue, south of Randall Street and north of Lakeshore Road East. The Subject Property, municipally known as 130 Gloucester Avenue, has approximately 24.69 metres of frontage on Gloucester Avenue and consists of an existing 2 storey dwelling with an attached two car garage and a detached accessory building.

The area surrounding the Subject Property is an established residential Neighbourhood consisting of predominantly 1, 1 ½ and 2-storey detached dwellings. The Neighbourhood can be characterized as having a diverse and evolving character given the range of existing and new dwelling designs and sizes.

#### **OFFICIAL PLAN & ZONING**

The Subject Lands are designated 'Low Density Residential' by the Livable Oakville Plan. There are no applicable Secondary Plan or Site-Specific Policies.

The Site is subject to the Town of Oakville Zoning By-law 2014 – 014, as amended, which zones it as 'Residential Low Density, Special Provision 10' ('RL3-0 sp. 10). Special Provision 10 specifies a series of site-specific development standards related to lot coverage, lot depth and side yard setbacks. Detached dwellings are a permitted use.

#### **REQUESTED RELIEF**

The Owner is seeking permission to construct an addition to the existing two storey single family detached dwelling.

The proposed addition is a single storey Great Room addition nestled and attached to the rear of the existing dwelling. The following are the variances for which the Owner is seeking approval:

- 1. Section 15.10.1.,c), By-law 2014-014**  
***A maximum lot coverage for a dwelling having two storeys is 19%.***  
A lot coverage of 23.85% is requested.
- 2. Section 15.10.1.,e), By-law 2014-014**  
***The maximum total floor area for a private garage shall be 38.0 m<sup>2</sup>.***  
A garage floor area of 41.90 m<sup>2</sup> is requested.

## MINOR VARIANCE TESTS

Section 45(1) of the *Planning Act*, as amended, identifies the four tests which must be satisfied for the Committee to approve this application. Those tests are:

1. The variance maintains the general intent and purpose of the Official Plan.
2. The variance maintains the general intent and purpose of the Zoning By-law.
3. The variance is desirable for the appropriate development or use of the land.
4. The variance is minor in nature.

In my opinion, the requested variances are supportable and meet the four tests under the *Planning Act* in the following ways:

### 1. The Variance Maintains the General Intent & Purpose of the Official Plan:

The Subject Property is designated 'Low Density Residential' by the in-effect Livable Oakville Plan. The intent of the 'Low Density Residential' designation is to facilitate a range of permitted low density housing types including single detached dwellings. The existing residential use and detached dwelling built form is permitted.

Livable Oakville directs that infill development in stable residential communities is to be evaluated against the following criteria (Section 11.1.9). Specifically, Section 11.1.9 states:

*"Development within all stable residential communities shall be evaluated using the following criteria to maintain and protect the existing neighbourhood character:*

*"a) The built form of development, including scale, height, massing, architectural character, and materials, is to be compatible with the surrounding neighbourhood.*

*b) Development should be compatible with the setbacks, orientation, and separation distances within the surrounding neighbourhood.*

*h) Impacts on the adjacent properties shall be minimized in relation to grading, drainage, location of service areas, access and circulation, privacy, and microclimatic conditions such as shadowing.*

The proposed addition is to the rear of the existing dwelling. It is attached along the rear of the dwelling and nestled beside an existing building form that projects towards the rear yard. The addition projects an additional 0.96m towards the rear yard. The addition is a single storey structure with a lowered roofline that ties in seamlessly and compliments the existing house. The proposal will provide for a built form, massing and architectural features that will integrate with the established and evolving character of the Neighbourhood.

The variance for the garage floor area is to recognize that the existing floor area of the garage is greater than allowed. No changes to the exterior of the garage are being requested, solely a recognition and validation of the existing garage floor size.

It is my opinion that the requested variances conform to the above-noted development criteria and meet the general intent and purpose of the Official Plan.

The Livable by Design, Design Guidelines for Stable Residential Communities provide a series of detailed design directions meant to further implement the urban design policy directions of the Livable Oakville Plan. Of relevance to the Subject Property, Sections 3.1 through 3.3 provide design directions in relation to respecting a Neighbourhood's character, architectural design and site context.

It is my position that the proposal conforms to the Livable by Design objectives by positively contributing to the Neighbourhood character, by providing for a proposed built form that maintains and preserves the scale and character of the Neighbourhood, by providing setbacks that are consistent with those found in the surrounding Neighbourhood, by incorporating built form features and living space with a new roofline to visually break up the perceived massing and scale of the dwelling, while also maintaining context of the neighborhood.

As outlined above, the proposed development is consistent with and implements the design directives of the Livable by Design Manual.

## 2. The Variance Maintains the General Intent & Purpose of the Zoning By-law:

The Subject Property is subject to By-law 2014-014. The requested variances seek the following relief:

### Increased Lot Coverage

Section 15.10.1.c) of By-law 2014-014 states that where the detached dwelling is 2 storeys the maximum lot coverage is 19%, whereas a Lot Coverage of 23.85% is requested.

The general intent and purpose of lot coverage regulations is to ensure that a dwelling's overall scale and massing is appropriate. Specifically, lot coverage regulations are intended to ensure an appropriately sized dwelling is constructed on a lot and to ensure that a dwelling is in keeping with the character of the surrounding Neighbourhood. Lot coverage regulations work hand-in-hand with building envelope regulations to ensure that a reasonable building footprint is provided. An overall appropriate mass is to be provided by regulating the amount of floor area that can be accommodated on a lot.

The existing dwelling and accessory buildings currently provide 254.56 m<sup>2</sup> or 20.91% of Lot Coverage. A Lot Coverage of 19.94% was previously approved by a Minor Variance CAV A/116/2019. The existing Lot Coverage of 20.91% represents the inclusion of an attached storage shed to the existing detached Accessory Building.

The purpose of the addition is to provide a Great Room that connects the existing dwelling to the rear yard and provides an appropriate living space for the home. The addition is a single storey structure with Architectural fenestration and features. It has a lower roof height than the existing dwelling and the floor level sits just above grade. These design features mitigate any impact that the addition will have on the neighboring properties. The proposed addition meets the zoning by-law regulations in terms of height and setbacks.

The requested Lot Coverage of 23.85% is in keeping with the established Lot Coverage of many dwellings in the neighborhood. A sample of adjacent approvals by the Committee reflects the challenge in meeting the 19% Lot Coverage in the RL3-0, SP10 zone.

Address	Required Lot Coverage	Proposed Lot Coverage	Change	Status
124 Gloucester Avenue	19.0%	24.63%	5.63	Approved (CAV A/029/2023)
436 Randall Street	19%	25.97%	6.97	Approved (CAV A/019/2023)
146 Gloucester Avenue	22.0%	23.71%	1.71	Approved (CAV A/037/2019)
182 Gloucester Avenue	19.0%	24.78%	5.78	Approved (CAV A/170/2015)
188 Gloucester Avenue	19.0%	25.04%	6.04	Approved (CAV A/156/2018)
420 Sumner Avenue	19.0%	26.80%	7.80	Approved (CAV A/167/2022)
435 Sumner Avenue	19.0%	29.85%	10.85	Approved (CAV A/113/2017)
112 Watson Avenue	19.0%	31.04%	12.04	Approved (CAV A/083/2020)
125 Watson Avenue	19.0%	24.57%	5.57	Approved (CAV A/056/2019)
129 Watson Avenue	19.0%	24.87%	5.87	Approved (CAV A/099/2019)

The requested lot coverage will allow for the construction of a dwelling that is generally in keeping with the character of the surrounding Neighbourhood, is compatible with the historic built form in the Neighbourhood and is within range of previous approvals and existing building coverages.

**Increased Garage Floor Area**

Section 15.10.1.e) of By-law 2014-014 states that the maximum total floor area for a private garage shall be 38.0 m<sup>2</sup>, whereas a Garage Floor Area of 41.90 m<sup>2</sup> is requested.

The variance for the garage floor area is to recognize that the existing floor area of the garage is greater than allowed. No changes to the garage exterior are being requested, solely a recognition and validation of the existing garage floor size. The previous use of the garage had a storage room that was removed, and the subsequent floor area has been incorporated into the garage.

The intent of regulating the garage floor area is to prevent the garage from being a visually dominant feature of the dwelling. The variance request for garage floor area is to legalize the existing condition. As this condition exists currently, it does not cause any additional negative adverse impacts on adjacent and surrounding properties. The current garage appears as a two-car garage from the street and is not a visually dominant feature of the dwelling. This does not change as a result of the variance request.

It is my opinion that the proposed variances meet the general intent and purpose of the Zoning By-law.

**3. The Variance is Desirable for the Appropriate Development or Use of the Land:**

The variances requested are adding to and legalizing an existing condition to an existing dwelling in a sensitive manner that is complimentary to the character of the surrounding Neighbourhood. The proposal will not negatively affect surrounding uses and represents an efficient, compatible, and appropriate development that is desirable for the Subject Property.

**4. The Variance is Minor in Nature:**

The requested variances will permit an addition to the Subject Property and represents a minor variance from what is currently permitted. The variances requested do not represent overdevelopment of the Subject Lands as the proposed dwelling will be complimentary to the surrounding Neighbourhood and will respect the existing physical character, massing, and scale of the Neighbourhood.

It is my opinion that the proposed variances are minor in nature.

**CONCLUSION**

I believe the proposed dwelling at 130 Gloucester Avenue maintains the general intent and purpose of the Official Plan, it maintains the general intent and purpose of the Zoning By-Law, it is desirable for the appropriate development of the land and the variances requested are minor in nature.

Respectfully,



Richard Mann B.E.S., B.Arch., O.A.A.

**Richard Mann Architect inc.**  
153 Woodhaven Park Drive  
Oakville, Ontario, L6L 4K4  
[www.richardmannarchitect.ca](http://www.richardmannarchitect.ca)  
905 339 5260  
[rmann@richardmannarchitect.ca](mailto:rmann@richardmannarchitect.ca)