

Addendum 1 to Comments

May 01st, 2024

Committee of Adjustment

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

1)

CAV A/067/2024

PLAN 579 Lot 38

309 Winston Road

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 59.2 square metres on a lot having greater than or equal to 12.0 metres in lot frontage.
2. To increase the maximum residential floor area ratio to 38.9%.
3. To permit the maximum lot coverage to be 30.3% for the detached dwelling which is greater than 7.0 metres in height.

Comments from:

Letter of Opposition – 1

NEIL J. McDONALD.
308 Winston Road
Oakville, Ontario L6L 4W5
Canada

April 25, 2024

Re: **CAV A/065/2024**

Committee of Adjustment Chair and members of the committee.

I would like to submit my concerns and thoughts in writing regarding this application as I will be away on vacation for this meeting.

I live directly across the road from the site. My wife and I purchased our property in 1974 and have lived here ever since, making additions and alterations to our bungalow over time as money and the family needs grew. The whole area was then all 1950 bungalows with nice 23m x 75m lots. This has now become a discovered area for renewal as the original owners, now aging, move on.

Most new houses now reflect a craft style of two storey home design utilizing upgraded materials of stone, brick and prefinished siding with roof lines integrated "down" into the facades to lessen the massing, height and visual scale, and to provide a variety of interesting details and features.

I have reviewed the proposal for 309 Winston Road, which is located directly across from my home, and have several concerns regarding this application.

To date we have not had any contact from the Owner or the Architect regarding this proposal and thus have not had an opportunity to discuss this item.

I have also learned of an almost exact copy, only mirrored, proposal from the same Owner and same Architect at 1071 Scott Avenue that you have dealt with on your April 17, 2024 committee meeting.

Upon review of the Town of Oakville's website agendas I find that the application on 1071 Scott Avenue has been deferred due to several concerns and the staff recommendations at that time. It is now to be reviewed with neighbours and staff input.

I have similar concerns to those presented for 1071 Scott Avenue.

The three variances sort by the Owner are almost exactly the same for both lots.

309 Winston Road	1071 Scott Avenue
Lot Size 1224.6 m2 +- Garage size 59.2 m2 a 31.5% increase over the by-law of 45.0 m2 Residential floor area 38.9 % increase of 1.05 % Lot Coverage 30.3 % a 21.2 % increase over the allowed 25 %.	Lot Size 1086.9 m2 +- Garage size 59.0 m2 a 31.5% increase over the by-law of 45.0 m2 Residential floor area 38.9 % increase of 1.05% Lot Coverage 30.0 % a 20.0 % increase over the allowed 25 %.

My 309 Winston comments:

Variance 1.

Garage Size increase: The variance asked for is too allow for additional floor area presumably to the interior space as it appears from the elevations that it is a two car garage.

This would allow additional garage storage space and is in my opinion a minor variance and should be considered.

Variance 2.

The scale and massing of the proposed house is too large in appearance and should be reconsidered. The surrounding houses, shown in the photographs below are good examples of facades and roof treatments that allow for redevelopment of the neighbourhood with "upscale" homes while reducing the monumental appearance to the street.

Of concern is the lack of integration into the facade of the roof. The roof appears to be just a small element and not used to soften the height and scale of the home.

Another concern is for the retention of major trees, including the extremely nice large red maple in the front yard. I would like a commitment from the owner to retain this and other trees on the property.

A review of the sections reveal a basement height of 11'-1" and a similar height for the first floor. The second floor is proposed at 9'-0". These height leave only 4'-9" for the total roof height to keep within the by-law required height.

The area has a high water table level which the Town is very aware of having spent millions of dollars of resident taxes to provide a storm water system for Winston Road, Maplehurst Avenue and Scott Avenue.

It would be prudent to reduce the basement height to 9' and the first floor height to 10' to allow the basement floor to be raised about 3' to keep it above the ground water level. This would reduce the chance of basement flooding that has happened to many of the neighbouring properties.

Suggestions for redesign is to reduce the window scale, integrate the roof into the second floor, show trees being retained and raise the basement floor and reduce the floor to floor heights.

The main idea of the proposed added floor area is, I presume as we do not have floor plans, intended to get as large a house as possible and maximize the floor area by having absolute minimum side yards and create the monumental height. The lack of roofscape integration provide overly large wall facades. These therefore do not meet the official plan intention for this area.

This variance in my opinion should be denied or deferred with further review with staff and discussions with neighbours.

Variance 3.

First impressions are that this is only a 5.03% increase in the Lot coverage, but in reality it is a 12.1% increase in the lot coverage area from an allowed 306.16m² to 371.07m². I presume, from staff comments on the 1071 Scoot Ave application, that this proposal is an almost exact copy, mirrored, of that application and that a lot of this extra area is covered ground floor porches. Uncovered porches are not included in coverage.

This variance is thus, in my opinion, within the intent of the by-laws and should be considered.

Examples of acceptable adjacent "new" home designs:



304 Winston Road

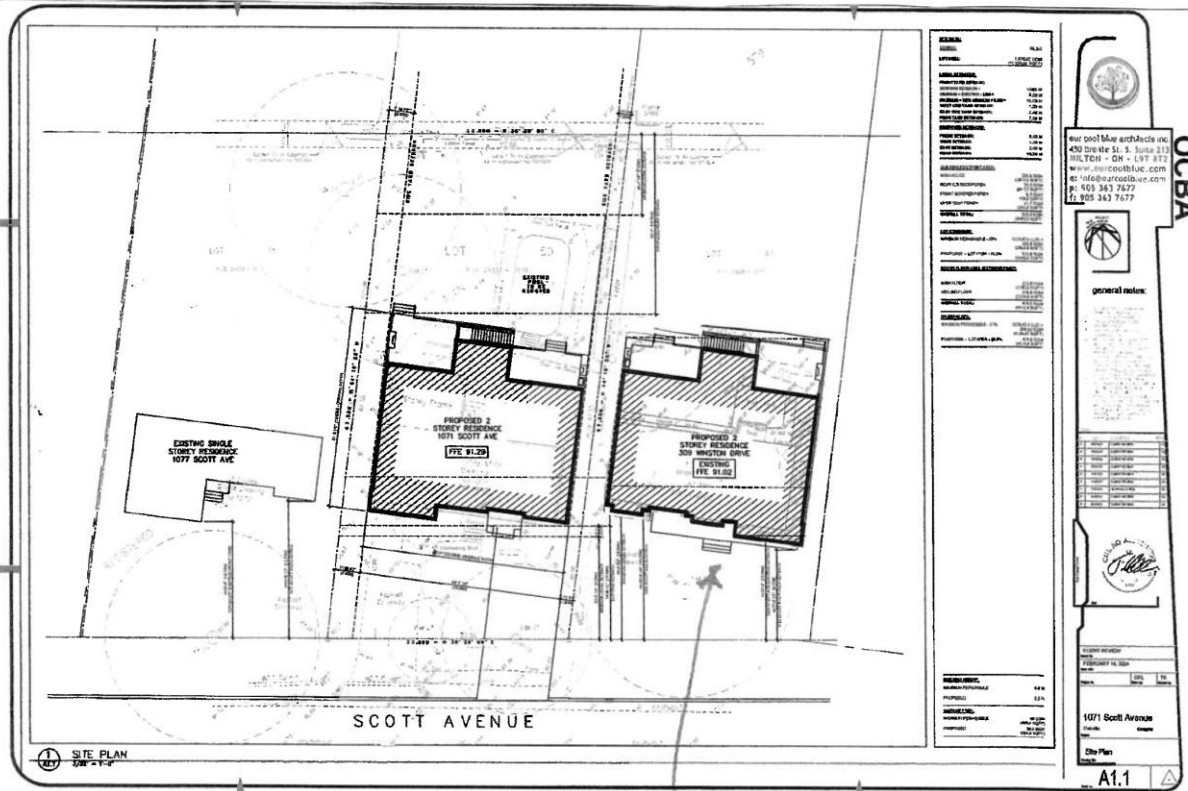


313 Winston Road



317 Winston Road.

Site Plan "house size" comparison



BOTH ARE ALMOST THE SAME - MIRRORRED & A FEW MATERIALS CHANGED. 309 WINSTON ROAD PROPOSED HOUSE.

I thank you for the opportunity to submit my thoughts,


Neil J. McDonald, Architect (retired).

CC. 309 file. R. Nainby.