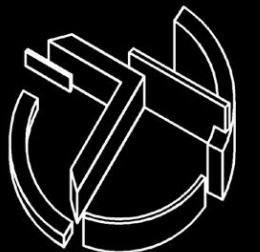




ATA ARCHITECTS

93 SECOND STREET, OAKVILLE
PERSPECTIVE





Brian O'Hare, Planner
Planning Services, Town of Oakville
1225 Trafalgar Road
Oakville, ON, L5H 0H3
Brian.o'hare@oakville.ca

Re: 93 Second Street

June 20, 2024

Dear Mr. O'Hare,

The two variances sought for 93 Second Street are related to long established existing site conditions, resulting from renovations and additions to retain the existing home and renew to acceptable standards. In addition to this, the goal is to restore and enhance the Tudor character as well as unify the various additions into a more coherent and functional design.

One variance is due to the fact that the existing partially enclosed carport does not comply and the replacement garage as a result will not. The second variance is related to the enclosure of the basement stairs as part of the ground floor / second floor addition. In both variances, the existing setbacks will not change, however as a result of the new construction, the proposed design will not comply.

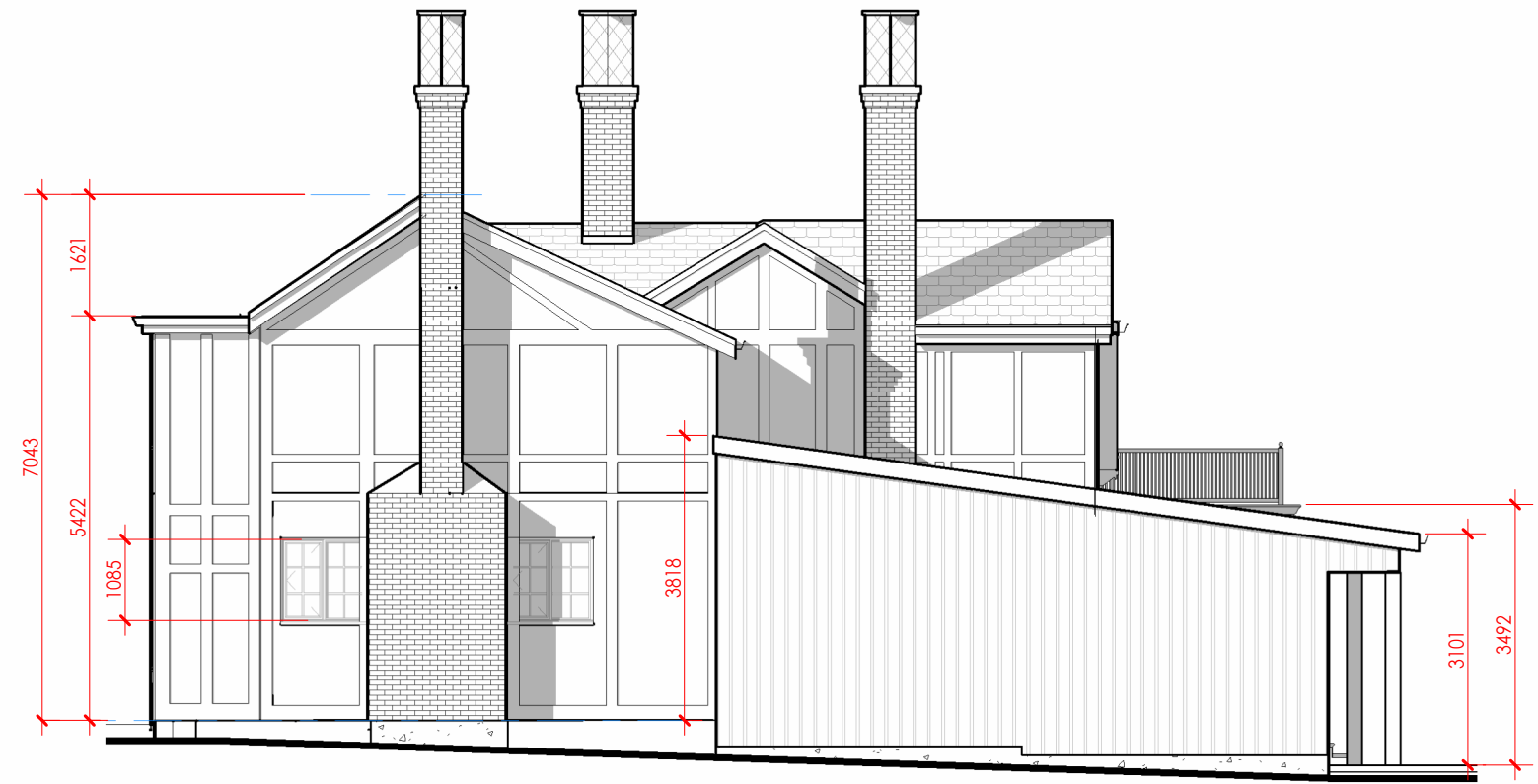
I believe the variances to be minor and that they meet the intent and purposes of the Official Plan, the Zoning By-law and represent desirable and appropriate development in the Second Street Heritage District.

Yours truly,

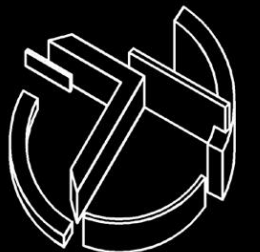
Alexander Temporale
B.Arch., OAA, CAHP, FRAIC



1 EAST ELEVATION - EXISTING
A11.6 1:100

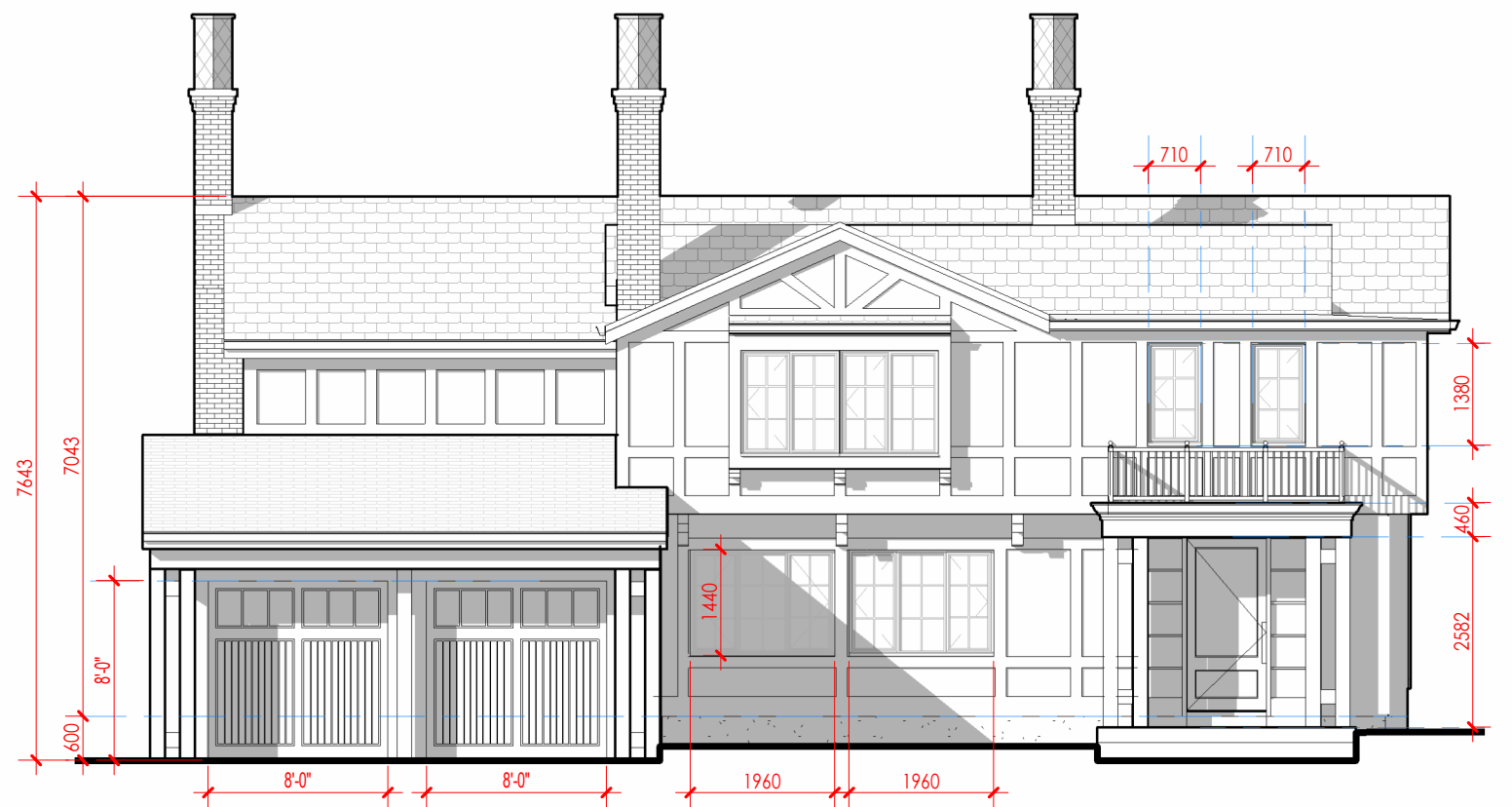


2 EAST ELEVATION - PROPOSED
A11.6 1:100





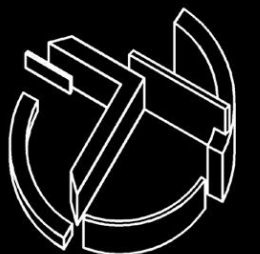
1 NORTH ELEVATION - EXISTING
A11.3 1:100



2 NORTH ELEVATION - PROPOSED
A11.3 1:100

ATA ARCHITECTS

93 SECOND STREET, OAKVILLE
NORTH ELEVATION - EXISTING AND PROPOSED





1 SOUTH ELEVATION - EXISTING
A11.5 1:100

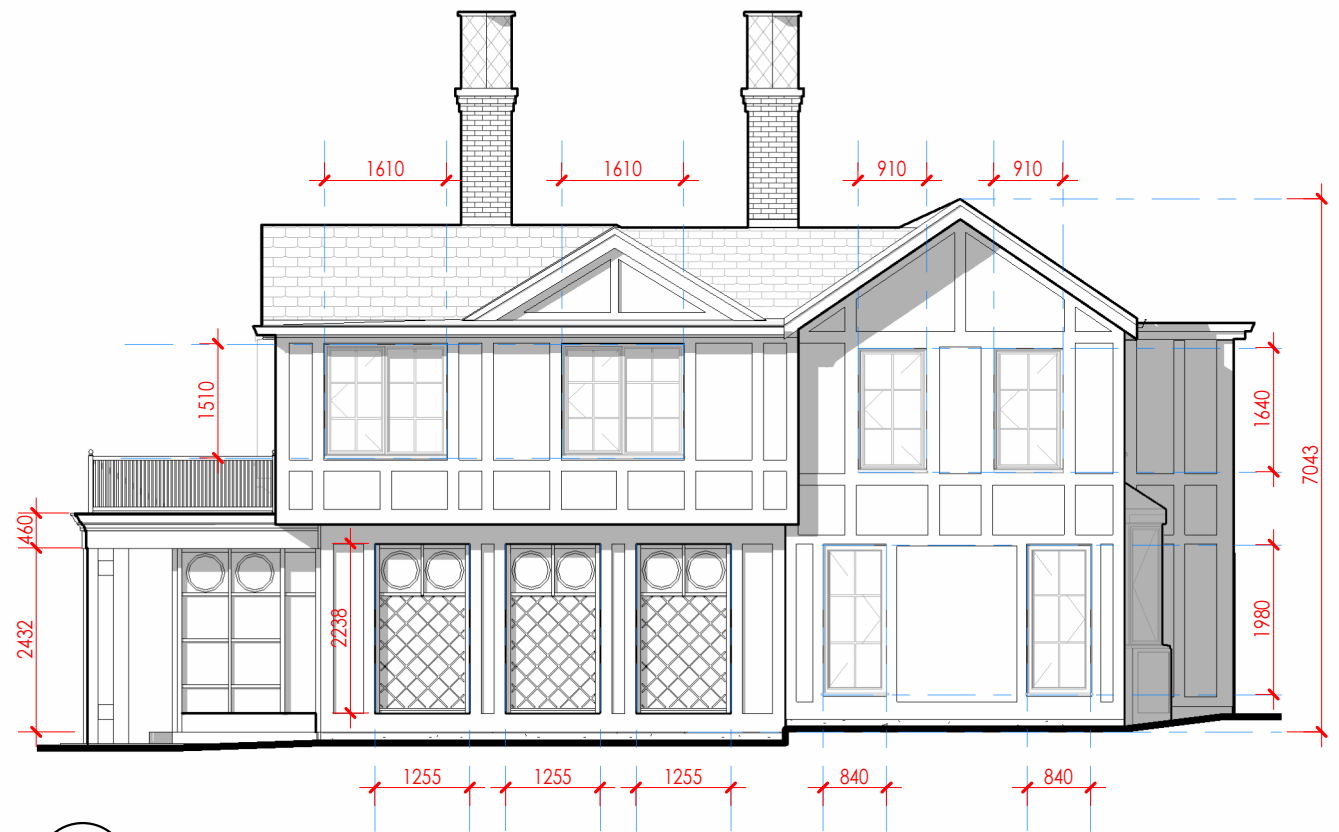


2 SOUTH ELEVATION - PROPOSED
A11.5 1:100

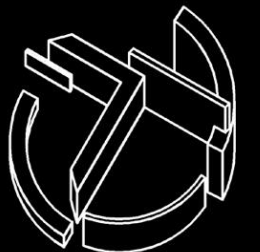




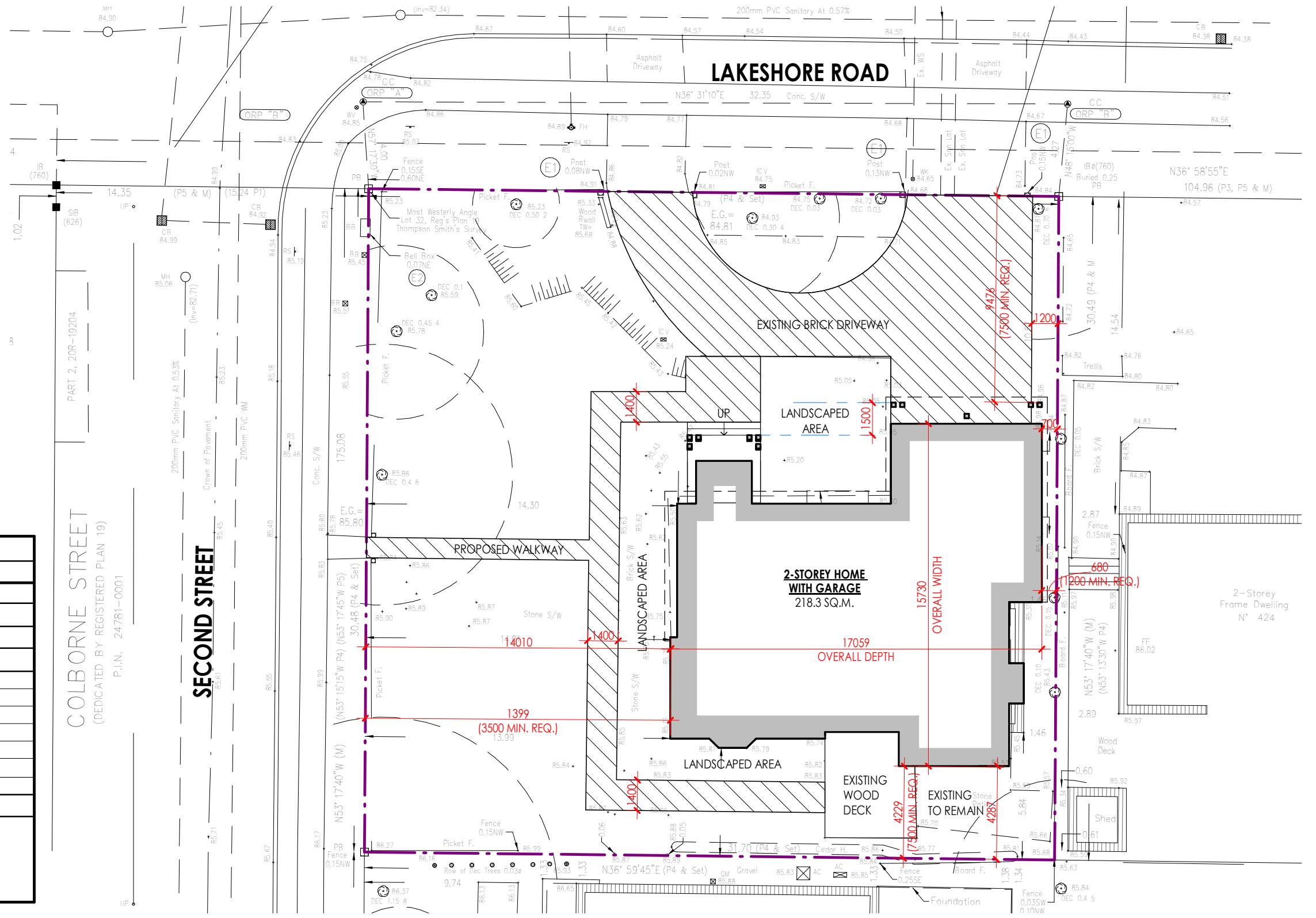
1 WEST ELEVATION - EXISTING
A11.4 1:100



2 WEST ELEVATION - PROPOSED
A11.4 1:100



SITE STATISTICS: 93 SECOND STREET, OAKVILLE, ON			
WARD 2, TOWN OF OAKVILLE			
ITEM	DESCRIPTION	REQUIRED	PROVIDED
1 ZONING:			
A.	CATEGORY	RL3 - SP12	RL3 - SP12
2 LOT COVERAGE:			
B.	EXISTING LOT AREA		965.8 SQ.M.
C.	LOT COVERAGE		218.3 SQ.M.
D.	LOT COVERAGE RATIO (C/B)	25.0%	22.6%
E.	NEW GROUND FLOOR AREA (INCL. GARAGE)		218.3 SQ.M.
F.	NEW GROUND FLOOR AREA (W/OUT GARAGE)		165.9 SQ.M.
G.	NEW SECOND FLOOR AREA		161.7 SQ.M.
H.	TOTAL GROSS BUILDING AREA (F+G)		327.6 SQ.M.
3 SETBACKS:			
	FRONT YARD (NORTH)	7.50 m	9.48 m
	SIDE YARD (WEST)	3.50 m	13.99 m
	SIDE YARD (EAST)	1.20 m	0.68 m
	REAR YARD (SOUTH)	7.50 m	4.23 m
	GARAGE SETBACK TO FACADE	1.50 m	1.50 m



2 SITE STATISTICS
A11.8 1:15

1 01 - MAIN FLOOR - SITE - PROPOSED
A11.8 1:200



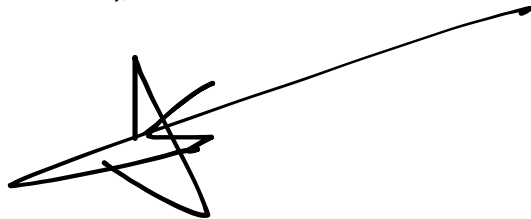
Committee of Adjustment

**Re: 93 Second Street, Oakville
House Renovations and Additions**

To Whom it May Concern,

I have reviewed the drawings of the addition of a second-floor bedroom and the replacement of an existing carport with a fully enclosed garage and I have no objections to the proposal, or the variances applied for.

Yours truly,

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Jas & Shelli Brar



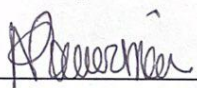
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Yours truly,



Nicole Kauermeier & John Donny

Address

