

4) B24/03, A/052/2024, A/053/2024
317 Gloucester Avenue
PLAN 1009 PT LOT 78 RP 20R1646 PART 4

Proposed Consent:

Under subsection 53(42) of the *Planning Act*, the applicant is requesting to permit the consent for the creation of a New Lot.

Application has been made for Consent for the creation of a New Lot. The application is asking to convey a portion of and (SEVERED LANDS) approximately 1077.10m² in area with an approximate frontage of 23.56m (streetline Gloucester Avenue) to be severed from PLAN 1009 PT LOT 78 RP 20R1646 PART 4 for the purpose of creating a new lot. The retained parcel (RETAINED) is approximately 1069.20m² in area with an approximate frontage of 23.57m (streetline Gloucester Avenue). The property has an existing dwelling to be relocated on the Retained Lands.

Proposed Minor Variances:

Under Section 45(1) of the *Planning Act*
Zoning By-law 2014-014 requirements — RL1, Residential, SP

Part 2- Retained

1. To reduce the minimum lot area to 1069.20 m².
2. To reduce the minimum frontage to 23.57 m.

Part 1- Severed

1. To reduce the minimum lot area to 1077.10 m².
2. To reduce the minimum frontage to 23.56 m.

Comments from:

Letters of Objection – 3

Sharon Coyne
Assistant Secretary-Treasurer
Town of Oakville
Dear Ms. Coyne:

I am writing with respect to the above noted severance and variance applications for 317 Gloucester Avenue scheduled to come before the Committee of Adjustments (again) on May 14, 2025.

I respectfully urge the Committee of Adjustment to deny these applications, in alignment with the detailed and well-reasoned recommendations provided by Town staff.

As outlined in the staff report, the proposed severance and resulting variances for reduced lot frontage and area do not conform to the Livable Oakville Official Plan. Specifically, the application fails to preserve the unique large-lot character of the Low Density Residential – Special Policy Area, undermines the prevailing lotting pattern in the Area, and does not meet the criteria of compatibility or appropriateness under the *Planning Act*.

My property abuts the property in question. My family moved here many years ago from another part of Oakville because we were looking to live in a neighbourhood that has the characteristics the Special Policy Area is meant to protect. I believe that the Special Policy Area statement was and is purposeful and should be applied as such. This is true even if the property in question is on the boundary of the Area, and regardless of whether properties down the street on the other side of Gloucester Avenue look and feel different - those properties are not within the bounds of the Special Policy Area. Contrary to what the applicant has submitted, I do believe the proposed severance and variances would, if granted, adversely impact adjacent properties. As staff said, the cumulative effect of both variances would result in a deviation from the existing neighbourhood fabric.

Further, if granted, there is a risk that it will serve as an unfortunate precedent for severing/changing other properties within the Special Policy Area, including those under development on Gloucester (notably, 275 Gloucester Ave, which appears to be currently vacant with developer signage on it).

I do not believe it is in the public interest to grant the consent and approvals sought in the above-noted applications.

I note from the public file that another neighbour with an abutting property has submitted a letter of objection. I support their submission.

For these reasons I respectfully request that the Committee uphold the staff recommendations and deny the proposed consent and associated variances.

Sincerely,

Patrice Walch-Watson & Family

████████ Gloucester Avenue

Oakville

Sharon Coyne

Assistant Secretary-Treasurer

Town of Oakville

1225 Trafalgar Road

Oakville, ON L6H 0H3

Dear Ms. Coyne:

Re: Committee of Adjustment - Consent Applications B24/03, A/053/2024 and & A/052/2024 - 317 Gloucester Avenue, Oakville – May 14, 2025

We are the owners and residents of [REDACTED] Gloucester Ave. and are writing to you to note our objection to the above-noted consent and variance applications to sever the property located two lots down from our home, 317 Gloucester Ave, which is being heard for the second time on the evening of May 14th.

We have read and fully agree with the Town staff's carefully considered and reasoned conclusions and recommendations in its report posted in connection with these applications, in particular, that the proposed reductions in the lot area and lot frontage for both the retained and severed lots contravene the Design Guidelines for Stable Residential Communities designed to protect the Low Density Residential – Special Policy Area in the Official Plan and are inconsistent with the well established large lot character of our unique street and neighbourhood within Oakville.

The updated submissions made in support of the applications do not address these concerns in any meaningful way and appear to rely on letters of support from neighbours dating back to the original application in early 2024 (that do not appear to be renewed) that reside either outside of the 60 m (200ft) area of immediate impact or if within that area, are located on the west side of Gloucester Ave. which do not fall within the Special Policy Area intended to protect the lot configurations on the east of Gloucester.

A reduction in lot frontage from the current minimum of 30.5 m (100 ft) to the proposed 23.56 m (77 ft) represents a 22.7% reduction in lot frontage – in our view, such a significant deviation cannot be considered “minor” in nature within the context of the four tests under the *Planning Act*.

We have also had the opportunity to review the written objections filed by two of the neighbours abutting 317 Gloucester Ave. and share and adopt their valid concerns in objecting to the applications.

We would also like to add our significant concern that if the subject severance/variance applications are approved, it will be very challenging to deny any other owner of an existing large lot on the east side of Gloucester (or any other homeowner anywhere within the Special Policy Area for that matter) approvals for similar severance and variation applications in the future, which will largely negate the protection of the current policies and legislation intended to preserve the unique large-lot character of Gloucester Ave. If the applications are approved establishing a new a new lot frontage standard of 23.56m, an unfortunate precedent will be set making it challenging for residents to understand at what point does a reduction in lot area and lot frontage become “non-minor” – will it be it 22m, or 21m or perhaps 20m ?

Referring to page 8 of the materials submitted by the applicant Lot Frontages and Area Assessment), if the severance application is approved, it will result in a cluster of 3 adjacent properties side by side by side (Lot 19 -23.64m, 20 A - 23.57m and 20B – 23.56m) that would have frontages significantly below the current minimum of 30.5 m (100 ft) – which will no doubt at a minimum irrevocably change the unique large lot character of this portion of Gloucester Ave. – this smaller lot *clustering* is already well represented by homes located on the west side of Gloucester not subject to the Special Policy Area and will only magnify the loss of the unique character of Gloucester Ave.

We do believe that approving the subject severance applications may result in the unintended consequence of rendering Town staff and the residents of our neighbourhood powerless in any effort to enforce compliance with the Design Guidelines for Stable Residential Communities to protect the Low Density Residential – Special Policy Area in the Official Plan as future redevelopment plans on Gloucester and neighbouring streets emerge. The Special Policy Area may conceivably remain in name and concept only.

For these reasons, we urge the Committee to affirm the position of Town staff and other concerned neighbours and deny the consent and variance applications submitted for 317 Gloucester Ave.

Best regards,

Steve and Elizabeth Rukavina

█ Gloucester Ave.,

Oakville, ON



Dear Ms. Coyne,

I sent this email prior to noon but it bounced back and I am just now seeing that it was not received so I am resending.

I received the Notice of Public Hearing Committee of Adjustment Application for the above mentioned property that is to be heard on May 14, 2025.

My husband and I live at [REDACTED] Gloucester Avenue, on the same side of the street, [REDACTED] north 317 Gloucester.

We have reviewed the Town staff's report, comment and conclusions and we are in full support of the Town staff's conclusion that the consent application be denied.

Sincerely, Margaret