

Planning and Development Council Meeting
February 12, 2018

Comments Received Regarding Item 6

Recommendation Report, Zoning By-law Amendment regarding
Rooftop Terraces – By-law 2018-017

From: Dee McAulay

Date: February 10, 2018 at 9:25:29 AM EST

To: "cduddeck@oakville.ca" <cduddeck@oakville.ca>, Ray Chisholm <ray.chisholm@oakville.ca>, "jana.kelemen@oakville.ca" <jana.kelemen@oakville.ca>, "mayor@oakville.ca" <mayor@oakville.ca>

Subject: Comment re: Town mtg feb 12 Zoning By-Law Amendment File 42.25.18

Regarding terraces and balconies.

Personally, I THINK I'm ok on apartments/condos having NICE garden roof tops and people to have bigger terraces (as long as they don't become junky (but life is not like that and it would be nice to have a TRIAL By-Law that allows the Town to reverse their decision on this by-law should things get ridiculous and regretful. It would be nice (in a perfect world) that people put planter mini trees and ivy on them so the environment looks more Green.

Housing Balcony new builds....they build right to the side property lines and then they want upper second floor balconies that go the entire width of the house. My poor neighbour said they will be looking right down at her on the sundeck. They built this house with terrace doors from the bedroom to go onto the upper rooftop. At the moment they have to gate it off with what they call a Juliet Gate and they are not allowed to use the deck. Personally I would be fine with them using a portion of the rooftop...say middle point of the property and 8 feet on either side of that measurement. That would give them a 16x8 foot square sundeck but they can't walk to the edge and look into peoples backyards. (Better reduce that footage because surely they will surely want to increase the sizing to 20x20x20).

Also, because they build about 3 feet (with basement window wells even closer by about two feet) from the side property lines... there is NO room for planting trees or shrubbery. It would not be such a big problem if they built with a larger set back from the property lines and then greenery could screen them but every new build is completely clear cutting all the trees.

Also, decks tend to a social area where people gather and socialize lending itself to more noise for neighbours to deal with.

Also, when it gets hot on these upper decks owners will want to erect canopy tents (maybe a bright yellow one) or roll out awnings (aqua blue and white stripped ones).

From the photo you can see that when looking at these balconies, your eyes now travel above the roof lines by three feet to accommodate for railings. The homes become just that BIGGER!

Again, a TRIAL zoning change. The Town should protect themselves from getting into a future lengthy job of trying to reverse a decision.

Please submit my photos and this message to all who will be attending these meetings.

Note...more pictures will follow on a second email. (One picture submitted of front of house)(a balcony on the back extends out further and runs the entire width of the house.)

Darlene and Bruce McAulay



From: Dee McAulay

Date: February 10, 2018 at 10:18:58 AM EST

To: "cduddeck@oakville.ca" <cduddeck@oakville.ca>, Ray Chisholm <ray.chisholm@oakville.ca>, "jana.kelemen@oakville.ca" <jana.kelemen@oakville.ca>, "mayor@oakville.ca" <mayor@oakville.ca>

Subject: Pictures...Re: Comment re: Town mtg feb 12 Zoning By-Law Amendment File 42.25.18



window ↑
wells →







Sent from my iPad

From: Dee McAulay

Sent: Saturday, February 10, 2018 2:17 PM

To: Cathy Duddeck; Christina Tizzard; Ray Chisholm; Mayor Rob Burton; Jana Kelemen

Subject: THIS picture is what I'd like to see more of...Terrace gardens Fwd: Pictures...Re: Comment re: Town mtg feb 12 Zoning By-Law Amendment File 42.25.18

The Kensington Retirement Home on Lakeshore did the RIGHT thing by creating some lovely green space for the residents and visually for the community. Photo attached.

Darlene DEE McAulay,

(See picture below)



The Kensington
RETIREMENT RESIDENCE

25 Lakeshore Road West

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