

Addendum 2 to Comments

July 05th, 2022

Committee of Adjustment

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

1)

CAV A/077/2022-Deferred from May 17th, 2022

PLAN 776 LOT 43

41 Glenmanor Drive

Proposed

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

Zoning By-law 2014-014 requirements – RL4-0

1. To permit the maximum encroachment into the *minimum front yard* for the window well with a maximum width of 3.15metres to be 0.89m.
2. To permit the maximum *residential floor area ratio* for the *detached dwelling* to be 42% (350.99m²).

Comments from:

Email of Objection (1)

Letters in Support (8)

Tree Replacement Plan (1)

From: Ben Peacock

Subject: CAV A/077/2022, #41 Glenmanor Drive

Date: 4July2022 at 12:00:29 EDT

To: coarequests@oakville.ca, jasmina.radomirovic@oakville.ca

Dear Ms. Radomirovic,

Further to my recent request to attend and speak at tomorrow's Committee of Adjustment, I'd like to post the below comments re. to CAV A/077/2022, #41 Glenmanor Drive.

As the immediate next door neighbours to the development, we do NOT support the planned build. Despite the removal of the height variance from the plans, our comments remain fundamentally the same as previously communicated prior to the deferral.

The street is predominantly single-storey homes on large lots with an abundance of mature trees. The proposed build is contrary to this.

1. Bulk

— Policy 11.1.9 a), b), h)

- Incompatible with the scale, height, massing, architectural character and materials of the surrounding neighbourhood
- Incompatible with setbacks & orientation
- Impacts not minimized re. microclimatic conditions such as shadowing

There has been no change to the footprint since this file was deferred. It remains with a 42% residential floor area (vs. the zoning by law maximum of 40%), yet due to "clever" floorplans with an "open to below area" with 2-storey open ceilings, has a perceived mass of 45.2%. Planning staff previously were "of the opinion that the proposed scale, height and proportions of the

dwelling are not compatible with the adjacent existing dwellings or others in the surrounding neighbourhood". While the height was reduced by 6", the footprint did not change, and the mass remains an issue.

The front line of the proposed build is somewhat in front of one neighbour (#37) and very much protrudes in front of our home, casting us in shadow. The view from our front door will no longer be an open space, but a two-storey wall. This is extremely troublesome. Reducing sunlight on this space will slow snow melt in the winter and hasten mildew and other water impacts on our home year round.

2. Elevated platforms at the rear, compromising privacy

Drawings show double sliding doors that will open onto the roof of the deck. (The deck itself is elevated, as well, which may be a contravention of Bylaws.) This appears to create a de-facto balcony while avoiding the restriction on second floor balconies in this zone. Either way, our privacy will be lost

3. Removal of two very large, healthy, old-growth trees

Two mature, healthy, beautiful and very large, shade-providing trees - one oak >40' and one maple >30' - are an inconvenience to maximizing building footprint, so those will be removed. Trees of this size and scale cannot be replaced. Removal is contrary to the letter and spirit of the Canopy Conservation program of 2015 and the Climate Emergency declaration of 2019. As residents, the Town encouraged us to Speak Up to government when we want action on these, and we are doing so now.

4. Questionable canvassing

The new owner has canvassed the neighbourhood vigorously to support this build. The long-term residents have been quite vocally opposed, when fully and correctly informed. Anecdotally, we have heard of some residents not hearing the whole story, and being told such inconsistent things by the owner as "I have a large family so need a large house" (he's said it's only him and his partner to us), and other downplaying of the impacts. Also troubling, is that he has said to myself and other neighbours that he has socialized with unnamed members of the Town staff and that they now support this venture. Clearly, stakeholders need to have the appropriate information and Town staff need to remain unbiased to ensure appropriate decision making.

We look forward to the meeting. With kind regards,

Ben & Saori Peacock

45 Glenmanor Drive, Oakville, Ontario, L6K 2B3, Canada

I (name) RICHARD KAYWONG OWNER OF
(address) 33 GLENMANOR DR.

Support new owner Roberto Alvarado with his build at 41 Glenmanor Drive, Oakville.

I have reviewed the plans and variance being brought forward to CofA

No.	Zoning By-law Regulation	Variance Request
1	Table 4.3 (Row 7) The maximum encroachment into a <i>minimum yard</i> for window wells with a maximum width of 1.8 metres shall be 0.6m.	To permit the maximum encroachment into the <i>minimum front yard</i> for the window well with a maximum width of 3.15metres to be 0.89m.
2	Section 6.4.1 The maximum residential floor area ratio for a detached dwelling on a lot with a lot area between 743.00 m ² and 835.99 m ² shall be 40% (334.27m ²); (Lot area is 835.67m ²).	To permit the maximum residential floor area ratio for the detached dwelling to be 42% (350.99m ²).

I have no objections to the two requested variances.

(name and signature)

R. Kaywong June 22 2022

(date)

I (name) Antonio Bento OWNER OF
(address) 34 Glenmanor Dr. L6 K2B4

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I have no objections to the two requested variances.


(name and signature)

June 22 2022
(date)

I (name) Belmira Ribau OWNER OF
(address) 56 Glenmanor dr.

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I have no objections to the two requested variances.

~~No~~ Belmira Ribau
(name and signature)

21 June 2022
(date)

I (name) Anne Dean OWNER OF
(address) 608 Glenmanor Drive

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I have no objections to the two requested variances.



(name and signature)

June 21 / 2002

(date)


I (name) Tony Monedhese OWNER OF
(address) 30 Glenmanor Dr

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(name and signature)

June 21/22
(date)

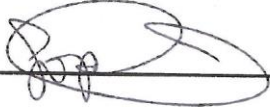
I (name) Sophia Tsang OWNER OF
(address) 16 Glenmanor Drive

Support new owner Roberto Alvarado with his build at 41 Glenmanor Drive, Oakville.

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I have no objections to the two requested variances.

Sophia Tsang 
(name and signature)

June 21, 2022
(date)

I (name) Pietro D'ALESSANDRO OWNER OF
(address) 19 GLEN MANOR DR,

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I have no objections to the two requested variances.



(name and signature)

JUNE 21 - 2022

(date)

I (name) ROBERTO DEANGELO OWNER OF
(address) 37 GLENMANOR OAKVILLE ONT

Support new owner Roberto Alvarado with his build at 41 Glenmanor Drive, Oakville. L6K 2B3.

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I have no objections to the two requested variances.

ROBERTO DEANGELO Roberto!
(name and signature)

JUN 22 - 2022
(date)

