

## **Addendum 2 to Comments**

November 15<sup>th</sup>, 2022

Committee of Adjustment

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

1)

**CAV A/189/2022**

PLAN M18 LOT 27

2036 Water's Edge Drive

*Proposed*

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

**Zoning By-law 2014-014 requirements – RL9 sp:58**

1. To permit a maximum encroachment of 0.60 m into the *minimum side yard* for a window well with a maximum width of 5.58 metres.
2. To permit a maximum roof opening of 1.17 metres by 3.05 metres for a skylight.
3. To permit the maximum width of the *driveway* to be 10.77 metres for a *lot* having a *lot frontage* equal to or greater than 18.0 metres.
4. To permit the maximum total *floor area* for the *private garage* to be 60.62 square metres on a *lot* having greater than or equal to 12.0 metres in *lot frontage*.

**Comments from:**

Emails/Letters of Opposition – 4

November 13, 2022

**To:** Heather McCrae, Heather.mccrae@oakville.ca  
Secretary – Treasurer, Committee of Adjustment, Town of Oakville

**From:** Karen Puhlmann  
2010 Water's Edge Drive, Oakville, Ontario L6L 1A4

**Re: File No: CAV A/189/2022, Minor variance application for 2036 Water's Edge Drive**

Dear Secretary-Treasurer and Committee Members:

I am writing to express my comments and concerns regarding the above noted minor variance application for 2036 Water's Edge Drive scheduled to be heard Tuesday, November 15<sup>th</sup>. I am a property owner at 2010 Water's Edge Drive, located 4 houses to the east.

The applicant is proposing an encroachment to the minimum side yard for a window well; a significantly larger than permitted roof opening for a skylight, a wider than permitted driveway and a larger garage area.

I have concerns with these requests for the following reasons:

- Since purchasing the property in 2022, the owners have contracted a company "AMG LUXE" to provide short-term rentals on Airbnb [Lakeshore Villa - Houses for Rent in Oakville, Ontario, Canada - Airbnb](#).
- On their website, AMG LUXE [OFFICIAL WEBSITE | AMG LUXE](#) notes they promote a *billion-dollar lifestyle*. Including renting luxury cars, boats, caterers and complete event

packages etc. [www.weddingwire.ca](http://www.weddingwire.ca) describes AMG Luxe as “a wedding and events rental venue operating out of Toronto, Ontario. The global luxury brand offers couples premier mansions and homes to host their nuptial celebrations with their nearest and dearest.”

- AMG LUXE is also the company that being the notorious Burlington party rental on Lakeshore Road. <https://www.thestar.com/news/gta/2020/02/04/burlington-wins-right-to-block-access-to-this-airbnb-party-mansion.html>
- Since being purchased by Muhammad and Fahmida Alam, despite being outdated and not occupied by the owners, the property has hosted numerous parties/events and guests while providing short-term accommodation and subjected area residents to loud noise until the early morning hours, parking all along Water's Edge Drive and having little regard for the neighbourhood. The hope is that this will discontinue asap.
- However, there is the potential for this behaviour to escalate with the proposed development, including the minor variance if granted. The proposed design of the “home” as shown in the variance application, is of a size and type that is completely unprecedented and out of character on Water's Edge Drive and the surrounding understated waterfront community of east Bronte with more regular sized family homes and townhouses compared to east Oakville. There are no 9000 square foot homes which are built to look or function like a event-oriented mansion or hotel boasting:
  - a Grand Reception Room + Grand Hall + Vestibule + Reception Room and an Elevator, plus a Coat Room (in addition to a closet?) etc. as well as indoor basketball courts and a spa (among many other hotel/event venue type features such as a pool lounge and changerooms)!

In summary, I have concerns with the committee granting the variance. Nothing about this development is minor or residential and these variances will likely allow the property to accommodate more cars and parking. The increase in driveway width and garage square footage variances could help facilitate the continued use of the property as a short-term rental, event and party space on a significantly larger scale than the owners can accommodate in its current state. The skylight and window wells mean more glass on the dwelling and may generate more noise and light disturbance for the neighbourhood. They are unnecessary.

In addition to raising concerns with this variance application, I am also copying my local councillors so that they can liaise with planning and enforcement officials regarding the current short-term Airbnb rental through AMGLuxe and the potential redevelopment of this property to proactively avoid any future issues as seen in Burlington and other municipalities with mansions in quiet, established residential areas being used for commercial purposes. I believe by currently operating in this way, the owners may be contravention of the Town's bylaws regarding short term accommodation rentals and residential zoning but will leave it to the experts at the town to decide.

Thank you for your consideration.

Karen Puhlmann and Sanjay Patel

**From:**

**Sent:** Monday, November 14, 2022 11:14 AM  
**To:** Heather McCrae <heather.mccrae@oakville.ca>  
**Subject:** Re - committee of adjustment letter for 2036 waters edge.

Nov 14, 2022  
Attention: Heather McCrae  
Secretary - Treasurer, Committee of Adjustment, Town of Oakville

**Re File No: CAV A/189/2022, Minor variance application for 2036 Water's Edge Drive**

From: Arlene Wisser, 2020 Water's Edged Dr, Oakville, Ontario L6L 1A4

I am writing to also express my support for the letter of concern attached from neighbour, Karen Puhlmann at 2010 Water's Edge Dr.

Thank you  
Arlene Wisser

November 13, 2022

**To:** Heather McCrae, Heather.mccrae@oakville.ca  
Secretary – Treasurer, Committee of Adjustment, Town of Oakville

**From:** Karen Puhlmann  
2010 Water's Edge Drive, Oakville, Ontario L6L 1A4

**Re: File No: CAV A/189/2022, Minor variance application for 2036 Water's Edge Drive**

Dear Secretary-Treasurer and Committee Members:

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The applicant is proposing an encroachment to the minimum side yard for a window well; a significantly larger than permitted roof opening for a skylight, a wider than permitted driveway and a larger garage area.

I have concerns with these requests for the following reasons:

- Since purchasing the property in 2022, the owners have contracted a company "AMG LUXE" to provide short-term rentals on Airbnb [Lakeshore Villa - Houses for Rent in Oakville, Ontario, Canada - Airbnb](#).
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- Since being purchased by Muhammad and Fahmida Alam, despite being outdated and not occupied by the owners, the property has hosted numerous parties/events and guests while providing short-term accommodation and subjected area residents to loud noise until the early morning hours, parking all along Water's Edge Drive and having little regard for the neighbourhood. The hope is that this will discontinue asap.
- However, there is the potential for this behaviour to escalate with the proposed development, including the minor variance if granted. The proposed design of the "home" as shown in the variance application, is of a size and type that is completely unprecedented and out of character on Water's Edge Drive and the surrounding understated waterfront community of east Bronte with more regular sized family homes and townhouses compared to east Oakville. There are no 9000 square foot homes which are built to look or function like a event-oriented mansion or hotel boasting:
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In summary, I have concerns with the committee granting the variance. Nothing about this development is minor or residential and these variances will likely allow the property to accommodate more cars and parking. The increase in driveway width and garage square footage variances could help facilitate the continued use of the property as a short-term rental, event and party space on a significantly larger scale than the owners can accommodate in its current state. The skylight and window wells mean more glass on the dwelling and may generate more noise and light disturbance for the neighbourhood. They are unnecessary.

In addition to raising concerns with this variance application, I am also copying my local councillors so that they can liaise with planning and enforcement officials regarding the current short-term Airbnb rental through AMGLuxe and the potential redevelopment of this property to proactively avoid any future issues as seen in Burlington and other municipalities with mansions in quiet, established residential areas being used for commercial purposes. I believe by currently operating in this way, the owners may be contravention of the Town's bylaws regarding short term accommodation rentals and residential zoning but will leave it to the experts at the town to decide.

Thank you for your consideration.

Karen Puhmann and Sanjay Patel

November 13, 2022

To: Heather McCrae, Secretary Treasurer, Committee of Adjustment

From: Allan Prits, 2005 Water's Edge Dr., Oakville, ON L6L 1A3

Regarding: File number CAV A/189/2022, Committee of Adjustment Application by Muhammed & Fahmida Alam, 2036 Water's Edge Drive.

Dear Committee Members,

**I am writing to request that the committee not approve this supposed "minor variance" application for 2036 Water's Edge Drive**, scheduled to be heard Tuesday, November 15th. Our home at 2005 is across the road to the north from the applicant and six (6) properties to the east. I offer the following comments and concerns for the committee.

The home at 2036 Water's Edge appears to be advertised for use as a short term rental and gathering facility. Until the ongoing and future use of this property can be clarified and established to be consistent with the official plan, zoning, and expected residential uses, further consideration of requested variances or plans should not be provided.

**I have concerns with this request as I understand the following to be true:**

- Since purchasing the property in 2022, the owners appear to have contracted a company "AMG LUXE" to provide short term rentals on Airbnb Lakeshore Villa - Houses for Rent in Oakville, Ontario, Canada - Airbnb.
- On their website, AMG LUXE OFFICIAL WEBSITE | AMG LUXE notes they promote a billion-dollar lifestyle. Including renting luxury cars, boats, caterers and complete event packages etc. [www.weddingwire.ca](http://www.weddingwire.ca) describes AMG Luxe as "a wedding and events rental venue operating out of Toronto, Ontario. The global luxury brand offers couples premier mansions and homes to host their nuptial celebrations with their nearest and dearest."
- AMG LUXE is also the company that has been shown to be the notorious Burlington party rental on Lakeshore Road. <https://www.thestar.com/news/gta/2020/02/04/burlington-wins-right-to-block-access-to-this-airbnb-party-mansion.html>
- Since being purchased by Muhammad and Fahmida Alam, despite being pretty run down and not occupied by the owners, the property has hosted numerous parties and events and subjected area residents to loud noise until the early morning hours, parking all along Water's Edge Drive etc. I understand from my neighbours closer to the property that many complaints of noise and nuisance have not been satisfactorily addressed by the property owners or bylaw officers.

In some cases, neighbours tolerated the noise and disruption as we figured it was temporary until the homeowners renovated and moved in.

- However, the design of the "home" as shown in the variance application, is of a size and type that is completely unprecedented and out of character on Water's Edge Drive and the surrounding understated waterfront community of Bronte with more regular sized family homes and townhouses compared to east Oakville.

There are no 9000 square foot homes which are built to look or function like a mansion or hotel boasting:

- a Grand Reception Room + Grand Hall + Vestibule + Reception room and an Elevator, plus a Coat Room, etc. as well as indoor basketball courts and a spa (among many other hotel/event venue type features such as a pool lounge and changerooms)!

In closing, I suggest **the following four (4) points summarize why this request for variance should not be approved:**

- 1) **The official plan for low density residential in this neighbourhood does not support the kind of commercial use this property is currently used for.**
- 2) **The zoning bylaws set constraints for property use that this property does not meet. The current zoning bylaws do not support this type of commercial use of dwelling and development on this property.**
- 3) **As the size and scale of this development for how it has shown to be used is simply disruptive, it is not desirable.**
- 4) **Since the property is apparently used for commercial purposes in contravention of what is intended by the community, any request for variance on the property is not minor in nature.**

Thank you for the committee's consideration of my input.

Please note that I wish to be notified of the decision for this application.

Allan Prits

**From:**

**Sent:** Monday, November 14, 2022 11:37 AM

**To:** Heather McCrae <heather.mccrae@oakville.ca>

**Subject:** Fwd: - committee of adjustment letter for 2036 waters edge.

Subject: Re - committee of adjustment letter for 2036 waters edge.

Nov 14, 2022

Attention: Heather McCrae

Secretary - Treasurer, Committee of Adjustment, Town of Oakville

**Re File No: CAV A/189/2022, Minor variance application for 2036 Water's Edge Drive**

From: Manuela & Miki Radivojsa, 2016 Water's Edge Dr, Oakville, Ontario L6L 1A4

I am writing to express my support for the letter of concern attached from our neighbour, Karen Puhlmann at 2010 Water's Edge Dr.

Thank you and kind regards,  
Manuela & Miki Radivojsa

November 13, 2022

**To:** Heather McCrae, Heather.mccrae@oakville.ca

Secretary – Treasurer, Committee of Adjustment, Town of Oakville

**From:** Karen Puhlmann

2010 Water's Edge Drive, Oakville, Ontario L6L 1A4

**Re: File No: CAV A/189/2022, Minor variance application for 2036 Water's Edge Drive**

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Karen Puhmann and Sanjay Patel