

Addendum 2 to Comments

March 20th, 2024

Committee of Adjustment

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

1)

CAV A/049/2024

326 SANDLEWOOD RD

PLAN 1060 LOT 53

Proposed

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

Zoning By-law 2014-014 requirements – RL2-0

1. To reduce the minimum (easterly) interior side yard to 1.76 m.
2. To increase the maximum residential floor area ratio to 40.16%.
3. To increase the maximum lot coverage to 26.89%.
4. To increase the maximum height to 9.56m.

Comments from:

Email in Objections – 1

Email-1

**RE: File Number: CAV A/049/2024 to be heard at Public Hearing Wed March 20th 2024
7pm**

Committee of Adjustment Members,

We are writing as the residents of Sandlewood Road Oakville ON to **express our objection to the Minor Variances requested for 326 Sandlewood Road Oakville ON under File Number: CAV A/049/2024.** As longtime residents of this neighbourhood, we have had the privilege of watching it change over time. Change is good for all. However, the residents of this neighborhood have tolerated this property for the past 9 years as it was used as a rental unit with little regard for upkeep or care to the property to the point that it was ultimately condemned and the building is rotting to the point of collapse and has become infested with vermin and wildlife. With this in mind, we fully understand and support that the property requires development and look forward to a new build that will add to the beauty and character of the neighborhood.

While we recognize the need for change we are deeply concerned with the scale and scope of the proposed structure and would like to voice our opposition the following variances:

Variance 1 – To Reduce the minimum side yard (easterly) to 1.76m

Variance 2 – To increase the maximum residential floor area ratio to 40.16%

Variance 3- To increase the maximum lot coverage to 26.89%

Variance 4- to increase the maximum height to 9.56m

We do not believe that these variances are minor at all. The variances requested will result in a house that is significantly larger than the existing homes in the area. The requests, if approved, deviate substantially from the intent of the existing by-laws for residential floor area, lot coverage, and maximum height which seek to prevent construction that has a mass and scale that appears larger than existing dwellings in the surrounding area. This will have significant impact on all of the immediate surrounding neighbors given the height, additional width and depth of the structure it will reduce the privacy and exposure to sunlight for all of the surrounding properties. Moreover, the variance requests do not align to the existing character of the neighbourhood. We are concerned that this could set a precedent for future development, and potentially negatively impact the community feeling that is present currently. It will also result in diminishment of green space. These features are incredibly valuable and are some of the reasons that Oakville is one of the most sought towns to live in.

Thank you for your consideration of our concerns,

Residents of 328 Sandlewood Road:

Brian Lamont and Tracey Havas