

Addendum 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 – 2

Email-1

Hi Jasmina,

As long-standing members of the Oakville community and residents of Sandlewood Road for the past three years, we are reaching out to express our concerns regarding the proposed variances for the property at 326 Sandlewood Road, Oakville ON, under File Number: CAV A/049/2024.

The condition of this property has deteriorated over time, with overgrown vegetation, unkempt grass, and visible structural damage, all of which are plainly visible from the street. Moreover, the design of the proposed construction starkly contrasts with the established aesthetic and character of our neighborhood.

Although we acknowledge the potential need for upkeep or renovating this property, we are apprehensive about the magnitude and design of the proposed structure. Specifically, we oppose the following variances:

- Reducing the minimum side yard (easterly) to 1.76m
- Increasing the maximum residential floor area ratio to 40.16%
- Increasing the maximum lot coverage to 26.89%
- Raising the maximum height to 9.56m

We firmly believe these are not minor variances. If granted, they would permit the construction of a dwelling substantially larger than any current homes in our area, potentially setting a precedent for future developments of similar scale. The proposed changes would significantly deviate from the current zoning by-laws intended to maintain the proportionality and harmony of residential structures in our neighborhood. This would inevitably affect all nearby residents by diminishing their privacy and access to natural light due to the proposed structure's increased height and expanded dimensions.

We respectfully request that our concerns be taken into consideration.

Thank you for your attention to this matter.

Mike and Sarah Desormeaux home owners at 329 Sandlewood Rd., Oakville ON. L6L 3R9

Email-2

Dear Jasmina:

Please accept this email as written objection to the file CAV A/049/2024. We are sending it more than 1 day before the public hearing on March 20, 2024.

Committee of Adjustment Members,

We are writing as the residents of Sandlewood Road Oakville ON to **express our objection to the multiple 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. However, the residents of this neighborhood have tolerated this dismal upkeep of this property for almost 10 years. It was purchased by the owner and was quickly rented out to a group of young men who didn't maintain the inside or outside. A few years later, the tenants moved out and the home fell into disrepair and is now condemned. The building is rotting to the point of collapse and has become infested with vermin and wildlife. It is an eyesore. 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 believe that these variances may be minor when considered individually, but added together are very significant for our neighbourhood. The variances requested will result in a house that is significantly larger than all the existing homes in the area. The variance 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 neighbours 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.

The adjustment committee should be made aware that the lots in this neighbourhood are large and therefore large new homes (i.e. over 4000 square feet) can be built on them, without the need of variances. We have a number of such new builds on this street. Therefore we ask that this committee reject all variance requests for this application.

Thank you for your consideration of our concerns,

Residents of 323 Sandlewood Road:

Brian Collis and Jodi Collis