

Addendum 3 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 – 5

Email of objections -1

Dear Jasmina:

We are writing to advise you of our objection to the minor variances requested for 326 Sandlewood Road, file #CAV A/049/2024.

We are homeowners who live within 60 meters of 326 Sandlewood Road.

We are relatively new residents to the neighbourhood. We purchased our home 3 years ago because of the close community and atmosphere of the area. The area is in the midst of transition and many fine homes have been built which comply with the parameters set out by the city.

The current house is in terrible condition, has been condemned, and is a disgrace to Oakville. The owners have taken no initiative to maintain the property. We are eager to see action taken, but the current proposal is not the answer. The proposed building does not fit the character of this area.

While individually, these may be minor variances, cumulatively they are substantial. We object to the following changes:

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

From a review of the drawings submitted, the building is massive in comparison to other properties on the street and has all the architectural appeal of an industrial complex.

The property lots in the area are large and very appealing. They can accommodate large homes without the need for these adjustments.

I hope the committee will consider our opinions and reject the application. If there is anything else we can add, please feel free to contact us.

Regards,

Ken and Karen Harbottle

320 Sandlewood Road,

Oakville, ON

L6L 3R8

Email of objections -2

Re: File Number: CAV A/049/2024 to be heard at Public Hearing Wednesday March 20, 2024, 7 pm

Committee of Adjustment Members,

I am writing today as a resident of Sandlewood Road, Oakville, ON, to express my objection to the Minor Variances requested for 326 Sandlewood Road, Oakville, ON under File Number: CAV A/049/2024. As one of the longest term residents of this neighbourhood, I have had both the privilege and disruptive inconvenience of watching and living through the multiple housing changes over time. While some change is good, not all changes are appropriate. Most of the houses that have been developed are lovely, size appropriate and blend well with the neighbourhood. It is my understanding that this property, while desperately in need of long overdue development, has some variance requests that are cause for concern in terms of both scale and scope of the proposed structure.

Listed below are the variances I would like to voice opposition to:

Variance 1 - To reduce the minimum side yard (easterly) to 1.76 m

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 9.56 m

These do not seem to be minor variances. The variances requested will result in a house 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 the immediate surrounding neighbours given the height, additional width and depth of the structure. Moreover, the variance requests do not align to the existing character of the neighbourhood. I am concerned that this could set a precedence for future development and potentially negatively impact the community feeling that is present currently. It will also result in the diminishment of green space which is an integral element to our community.

Thank you for your consideration of my concerns,

Amanda Dethy
332 Sandlewood Road

Email of objections -3

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 330 Sandlewood Road:

Frank Perrotta

Email of objections -4

Dear Members of the Committee of Adjustment,

We, the undersigned residents of Sandlewood Road, Oakville, ON, are reaching out to express our objection to the Minor Variances requested for 326 Sandlewood Road, Oakville, ON, under File Number: CAV A/049/2024. As a member of this neighborhood, we have witnessed its evolution over time, understanding that change can be beneficial for all. While we support the need for property development, we wish to express our concerns regarding the scale and scope of the proposed structure.

Specifically, we oppose 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 contend that these variances are not minor adjustments. Granting them would result in a house significantly larger than existing homes in the area. These requests deviate substantially from the intent of existing by-laws for residential floor area, lot coverage, and maximum height, which are designed to prevent constructions that appear larger in mass and scale than existing dwellings in the surrounding area.

Approving these variances would adversely impact the immediate surrounding neighbors. The increased height, width, and depth of the structure would compromise privacy and sunlight exposure for neighboring properties. Furthermore, these variance requests do not align with the established

character of our neighborhood. We fear that granting them could set a precedent for future developments, potentially undermining the current sense of community. Additionally, such developments would result in the diminishment of green spaces, which are highly valued features of our neighborhood and contribute to Oakville's status as one of the most desirable towns to live in.

Thank you for considering our concerns.

Sincerely,

Robert Toon Owner of 331 Sandlewood Road

Email of objections -5

As long-time residents (56 plus years), we have had the privilege of watching this neighbourhood change over time. The residents of this neighborhood have seen the upkeep of 326 Sandlewood Road deteriorate for almost 10 years.

We agree with the staff report that the proposed development is inappropriate and that the variances requested should be refused.

We also agree with other comments submitted that the property has been allowed to reach a state where redevelopment is required, and that appropriate redevelopment can and should be achieved without the need for variances.

Thank you for your consideration of our concerns.

Sincerely,

Jan and Maureen Barber

Owners of 336 Sandlewood Road