

Addendum 2 to Comments

May 01st, 2024

Committee of Adjustment

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

1)

CAV A/069/2024

PLAN M24 Lot 126

2245 Yolanda Drive

Proposed

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

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

1. To permit the existing outdoor swimming pool to be set back to 1.09m from the interior side lot line.

Comments from:

Emails/Letters of Opposition – 8

From:

Sent: Monday, April 29, 2024 8:16 PM

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

Subject: Letter of opposition - (File No. CAV A/069/2024 - 2245 Yolanda Drive)

Sent by email to heather.mccrae@oakville.ca

Heather McCrae

Secretary-Treasurer, Committee of Adjustment

Re: APPLICATION: CAV/069/2024 - 2245 Yolanda Drive Variance Request

Dear Committee of Adjustment,

We would like to strongly voice opposition to the variance request for 2245 Yolanda Drive.

- The variance request relates to an existing gazebo and shed, which in itself may appear minor, but does not factor in that the entire plan is for the house to be completely re-built, and which will be overpowering to the streetscape.

The changes to decrease lot coverage from the prior application are primarily limited to removal of the existing gazebo and shed to allow for additional lot coverage attributable to the house, and a decrease to the depth of the proposed house at the back. These updates do not change the impact to the street and do not reduce massing. Massing was a primary concern raised by the Committee at the November 15, 2023 meeting. The intent of regulating lot coverage is to prevent the construction of a dwelling that seeks to maximize size and scale without consideration for maintaining the character of the surrounding neighbourhood.

This property had previously submitted a variance application (CAV A/091/2023) which was rejected by the COA in November 2023 and strongly opposed by the neighbours (>30 letters of opposition) on the basis of scale, massing and adverse impact to streetscape and adjacent

properties. The new drawings show a build that is largely unchanged in terms of impact to the streetscape from the previously rejected proposal

There are many other large scale newly built homes in our neighbourhood, but they are on lots that are much larger and are not comparable to this application.

- 2245 Yolanda is considered a **Priority Lot under the Guidelines (Section 3.1.4)** since it is a corner lot. We believe the Committee should be especially cognizant of the alignment of the variances requested to the Official Plan and Design Guidelines given this categorization and that it is a prominent, highly visible, corner lot in our neighbourhood. The Guidelines state that priority lots should be *“designed and oriented to contribute to the public realm and pedestrian environment...and contribute to a distinctive community image”*.

The applicant has assessed compliance with by-laws by applying the minimum yard requirements as if the side facing Sunset is the front yard. BUT the submitted drawings present a house facing and using Yolanda Drive as the front yard (i.e. main entrance, walkway to front door and garage face Yolanda). We understand that by zoning definition the front yard is deemed to be Sunset Drive (Planning Staff Comments July 2023 CAV A/091/2023 application: “the dwelling has frontage on both Yolanda Drive and Sunset Drive. By zoning definition, the front yard is deemed to be Sunset Drive but acts as the functional side yard with an existing fence and cedar hedge”.)

We do not believe this aligns with the intent of the by-laws.

Lesley & Brad Hugill

2258 Yates Court

From:

Sent: Monday, April 29, 2024 9:18 PM

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

Subject: Re: 2245 Yolanda Variance Request (File no.: CAV A/069/2024)

Robert Becker
332 Sunset Drive
Oakville ON, L6L 3M9

April 29, 2024

Heather McCrae
Secretary-Treasurer, Committee of Adjustment
heather.mccrae@oakville.ca
coarequests@oakville.ca

Re: 2245 Yolanda Variance Request (File no.: CAV A/069/2024 & previously CAV A/091/2023)

To Committee of Adjustment:

I am once again writing to oppose the variance requests at 2245 Yolanda as proposed. I had hope that by this point in the process, the applicant would have engaged with the community as recommended twice by Committee of Adjustment and we would be able to support a build that met the applicants needs while complying with Livable Oakville Section 11.1.9 which states:

Development within all stable residential communities shall be evaluated using the following criteria to maintain and protect the existing neighbourhood character:

- a) The built form of development, including scale, height, massing, architectural character and materials, is to be compatible with the surrounding neighbourhood.*
- h) Impacts on the adjacent properties shall be minimized in relation to grading, drainage, location of service areas, access and circulation, privacy, and microclimatic conditions such as shadowing.*

Unfortunately the applicant continues to defy the COA, ignore the community, and push for a build that does not pass the test outlined in Livable Oakville Section 11.1.9.

Reviewing community letters submitted for this application I noticed that REDDI KIRAN BOSIGARI, a professed “neighbor in close proximity” has witnessed community communication, addressing concerns, and seeking feedback for 2245 Yolanda. I checked with neighbors within the 60-meter catchment area and this is not the experience any other of us have had. Unfortunately, REDDI KIRAN BOSIGARI's submission does not include the address as required by the COA for us to assess “close proximity”.

Looking further, on March 6, 2024, REDDI KIRAN BOSIGARI was also a “neighbor in close proximity” to 410 Samford (CAV A/034/2024), a property 2 km away from 2245 Yolanda and saw fit to submit THE EXACT SAME STATEMENTS in support of that review.

Interestingly, Matthew Fratacangeli was also the Agent for that 210 Samford request and further, Venkat Bollu, the only other letter of support for 2245 Yolanda was the Owner/Applicant for that 410 Samford variance request. It is fortuitous that Venkat Bollu (custom home builder at mightyconstructions.com and builder of 408 Seabourne Drive) “happened to see a minor variance sign” at 2245 Yolanda spurring him to write a letter in support of the build.

This is all very concerning. This submission team for 2245 Yolanda continues to make a mockery of this process and of the COA. This started with the misleading of a number of immediate neighbors (who ALL subsequently withdrew their support for the project ref: CAV A/091/2023 Nov 15, 2024 meeting) to the submission of letters of support with questionable credibility. Should this application be allowed to move forward, I can only expect the same lack of integrity to be applied when engaging with the other processes at the Town of Oakville.

The applicant has provided minimal information regarding the build in this latest drawing submission. Accompanying this minimal information are assertions that at worst are incorrect, and at best are unable to be evaluated.

The lot dimensions are labeled on the drawing as 75'0” by 120'0”. This gives a lot size of 9000S.F. yet the “Site Statistic Chart” states the lot area is 9001.8. With two different results for lot size in this one drawing, Town of Oakville citizens are unable to assess this proposal. What about the remaining sizes provided in the drawing (Lot Coverage, RFA)? How are they to be validated or trusted?

What we can ascertain from the “Site Statistic Chart” is that the Lot Coverage / RFA ratio from the build has increased from 1.35 to 1.47 with this latest proposal. This increase indicates that the proposed build will have a higher massing effect than the prior proposal and will continue to carry a Yolanda facing mass that is at least 4x the neighbouring houses. This clearly does not comply with Livable Oakville Section 11.1.9 and will forever change the character of the neighbourhood, which Livable Oakville Plan vows to protect.



This massing indicates the build form will remain largely unchanged from the original designs and thus this build will also fail to comply with section (h) of Livable Oakville Section 11.1.9. Given the chosen orientation and form of the build, the structure will continue to deprive the neighbor to the north of sunlight for much of the year. On the shortest day of the year the neighbour will have more than 50% of the width of their lot covered in shadow all day and from August through April there are portions of the lot to the north that will always be in the shadow of this structure.

An additional concern is the addition of “New Walkout Stairs” encroaching on the reduced rear yard setback. The rear yard setback has been reduced from 7.5M to 3.5M by applying the corner yard additional allowance (6), but this minimal setback is further reduced by 1.24M to 2.26M with the inclusion of a stairwell. This stairwell will require fall protection and will leave this rear setback significantly smaller than the special allowance of 3.5M and does not comply with the intent of bi-law 6.3.1(6).

Given the limited information provided, and the ambiguity with that information, I strongly recommend the COA deny this proposal until appropriate community consultation is held and transparent, accurate build information is provided.

Should this application be approved by the COA, I would request that the building permit be mandated to comply with all dimensions and metrics provided on the drawings to ensure that the build does not deviate from the information that was provided for review.

Robert Becker

-Robert Becker

332 Sunset Drive
Oakville ON, L6L 3M9

November 13, 2023

Heather McCrae
Secretary-Treasurer, Committee of Adjustment
heather.mccrae@oakville.ca
coarequests@oakville.ca

Re: 2245 Yolanda Variance Request (File no.: CAV A/091/2023)

To Committee of Adjustment:

I am once again writing to oppose the variance requests at 2245 as proposed. I am forwarding my original note from July 11 as it applies in its entirety given the lack of material changes between this request and the original filing. My most significant concern remains the establishment of precedence for future builds who will reference this approval as justification.

In this letter I will address the four tests of minor variances set out in the Planning Act as well as the misleading statements included within the variance submission which if taken at face value may lead to the wrong conclusion by committee members.

First, I acknowledge the motivation for developers to push for increased RFA and the appearance of mass. A quick scan indicates the average cost per m² for home resale in Bronte since July 1, 2023 is \$9503 and thus the additional 64m² in the original variance request and 28m² in the most recent would next \$604K and \$266K respectively during resale. This is a great return on a \$10K variance request. The appearance of imposing mass is a core characteristic of the Modern Chateau architecture the applicant intends to build and this supports a learned, perceived increase of value. While acknowledging these motivations, this is not justification to change the fabric of our neighborhood.

The Town of Oakville Committee of Adjustment evaluates applications against four tests as set out in the Planning Act:

1) Is the application minor in nature?

The application is not minor in nature.

The application is seeking a variance for lot coverage to 262.08m². This is **25% (53.03m²) larger** than the allowed 209.05m². This is not minor despite the applicant's assertion. For comparison consider if a 25% reduction in house value is minor. Further, the **requested increase** of 53.03m² (570 sqft) **is about the size of a railway boxcar** (586 sqft) and this definitely is not minor.

The application is also seeking a variance for RFA to 354.15m². This is **9% (28.02m²) larger** than the allowed 326.13m². For the same reasons as lot coverage, these requests are not minor despite the application assertion to the contrary.

The application has highlighted that the lot coverage and RFA requests have been reduced. We must acknowledge that developers have been using the tactic of making extremely ridiculous variance requests and then revise plans to give the appearance of compromise and concession. While I can not state the motivation in this particular situation, it is worth noting that the agent for the applicant stated during the July 12 COA meeting “We have already been working on revised drawings” (ref: 29:00 minute mark of recording).

2) Is it an appropriate and desirable development for the area?

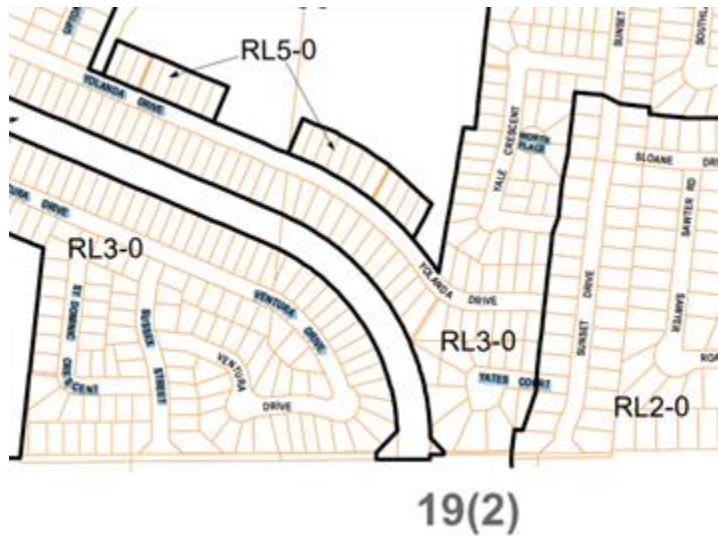
This development as proposed is neither appropriate nor desirable for this area.

The application suggests that the applicant intends to build a modern chateau styled structure which are defined as “*style buildings **easy to identify due to their imposing appearance and characteristic complex roof line with abundant detailing.***” The building of an imposing structure in a neighborhood of understated Suburban style houses is neither desirable nor aligned to the Official Plan’s intent to maintain and protect the existing neighbourhood character.

The application asserts that “***Currently there is not an overwhelming architectural signature in the area***” which is not accurate. Our RL2 neighborhood is dominated by split level designs within the Suburban building style (www.OntarioArchitecture.com). This site notes “*Split Level were designed for the express purpose of **having the garage an integral part of the house design***” and The Spruce (www.thespruce.com) notes that “*the second level of the home is cantilevered over the first level to **increase square footage without increasing the home's actual footprint***” and are meant to share **many of the characteristics of Ranch homes. None of these characteristics are represented in the modern chateau styled proposed structure.**

The application goes on to state “***there is mostly the ‘victory house’***” which both **contradicts the prior statement and is inaccurate.** According to Ontario Architecture, the Victory Houses were built between 1940 and 1960 and are characterized as “one-and-a-half storey with a steep roof, shallow eaves”. The motivation to mislead the COA with this statement is unclear.

The application continues with the **false assertion that “*our proposal is not far off from this general shape/ character. Just down the street on Yolanda Drive there is a row of newer developments featuring very similar massing to our proposal including 2 storey front porches*”.** Not only are these houses “down the street” in a completely different residential zone (RL5 v. RL2), none of the “down the street” houses have employed the “flat roof pushed to the max” design proposed in the application and **all of these houses have a much smaller front profile.**



3) Is it in keeping with the purpose and intent of the Zoning By-law?

This proposal is not in keeping with the purpose and intent of the Zoning By-law.

The zoning by-law implements the community vision and policies for future growth and development expressed in the Town's official plan, the Livable Oakville Plan. The zoning by-law puts the Livable Oakville Plan vision and policies into terms, permissions, and numbers that can be measured.

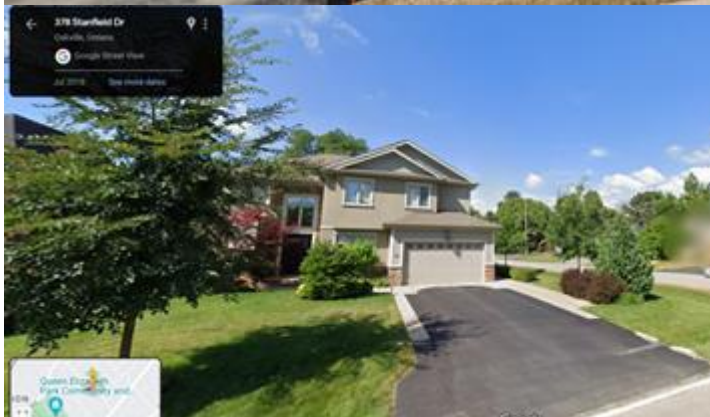
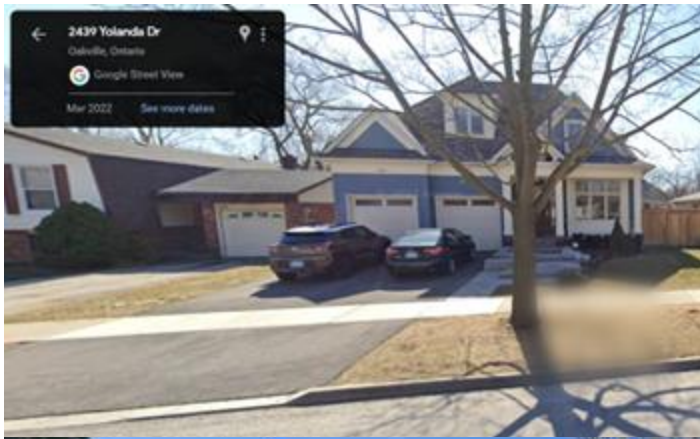
The Town of Oakville Zoning By-law has developed Residential zones to support its purpose and as such, this property development must be discussed within the context of zone RL2 and not neighboring zones. **Significant variance requests of 25% for lot coverage and 9% for RFA will circumvent the intent of the by-law** to implement the Livable Oakville Plan by allowing for the building of a structure that does not maintain and preserve the build form, scale, massing, and architectural character.

4) Is it in keeping with the purpose and intent of the Official Plan?

This proposal is not in keeping with the purpose and intent of the Official Plan.

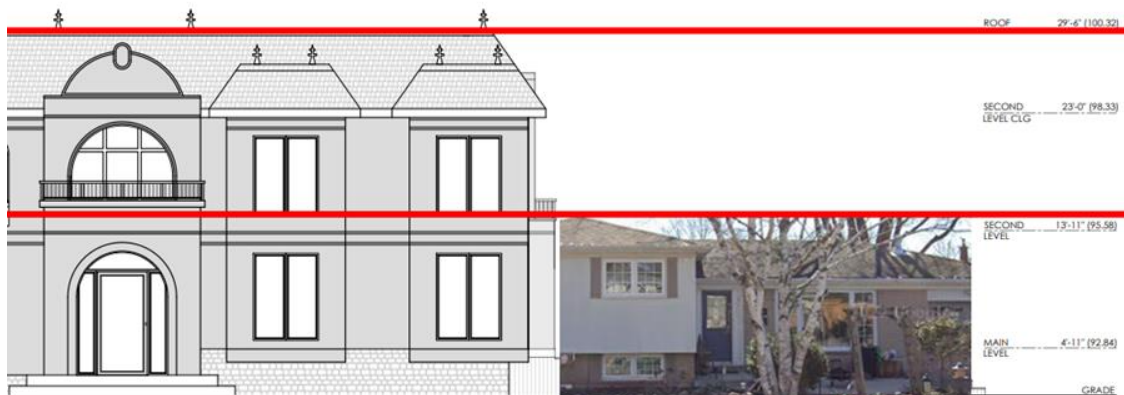
"Development within all stable residential communities shall be evaluated using the following criteria to maintain and protect the existing neighbourhood character: a) The built form of development, including scale, height, massing, architectural character and materials, is to be compatible with the surrounding neighbourhood."

Within the neighborhood there is an array of new developments and renovations that greatly increase the RFA from the original builds they replaced. While many of these do not align to my taste, **most attempt to integrate into the neighborhood by implementing the recommendations within the Design Guidelines for Stable Residential Communities guide.** I have included a number of those here, including corner lot developments as they have some uniqueness.

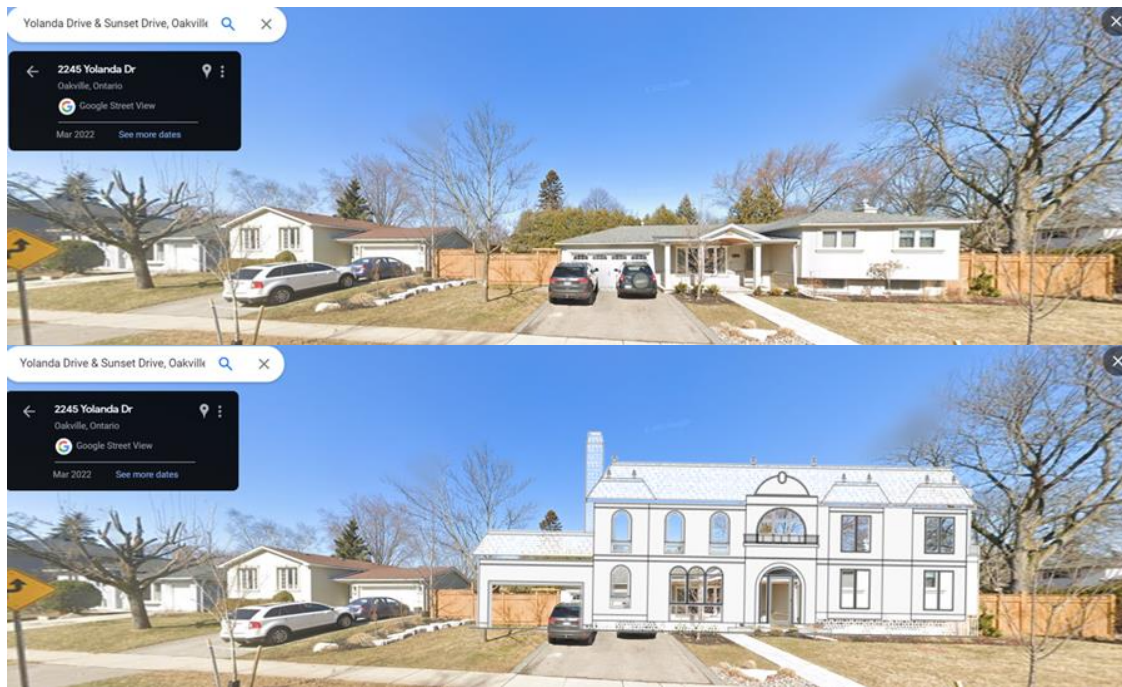


The Design Guidelines for Stable Residential Communities section 3.1 states “New development should be designed to ***maintain and preserve the scale and character of the site and its immediate context*** and to create compatible transitions between the new dwelling and existing dwellings in the surrounding neighbourhood.”

The existing structure and the properties immediately south and west of the applicant site are split level designs. These structures are less than 15' tall (immediately south is 14' 6" tall). **The proposed new structure at 29'6" is twice the height** of these properties and does not preserve the scale of the site and immediate context. I have aligned these heights side by side to provide a visual comparison of these drastic height differences. (Note that these height differentials are to be increased with proposed raising of the grade on the lot by 0.4m).



These “two box” side-splits have a Yolanda facing **surface area of ~416 sqft** (excluding sloped roof). The back-split is much smaller. The proposed structure will have a Yolanda **facing surface area of ~1765sqft** (excluding the 6'6" of non-sloping roof material). **A 400% larger surface area facing the street** (more if roofing considered) **does not meet the criteria to preserve the scale and character**. I have included a picture of a scale proposal superimposed on the current property as an approximation of the character and scale impact.



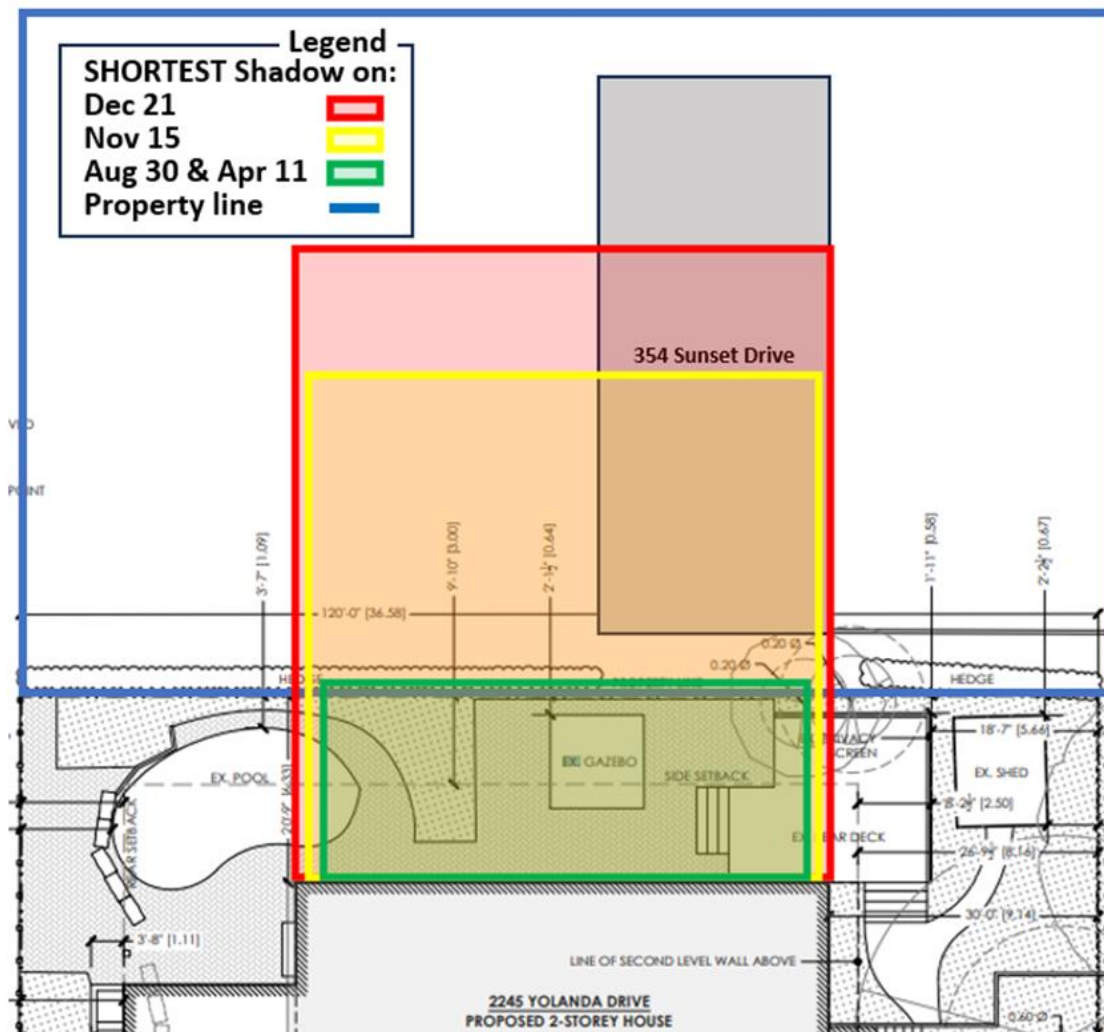
Sunlight is important.

On Nov 15, the day of the COA meeting, the sun will rise to a maximum of 28 degrees. This means a 29'6" house will cast a shadow of 55'6". Given the house is 20'9" from the property line, it will cast a shadow AT HIGH NOON of 34'7" into Aniol and Wojtek's yard (this is the SHORTEST shadow of the day).

On Dec 21, the shortest day of the year the shortest shadow of the day will protrude 48'9" into their lot. More than 1/2 the width of the property will be in shadow all day.

In fact, between Aug 30 and Apr 11, there will be a portion of Aniol and Wojtek's that never has sunlight.

Last fact, on Jun 2, the longest day of the year when the sun is at its maximum height, there are portions of this lot that will only get 5 hours of direct sunlight!



The facts above clearly demonstrate that the proposed development meets none of the criteria for minor variance. I ask that the committee consider the above facts and the impact to our neighborhood should all future rebuilds be developed in accordance with the coverage, RFA, and design style requested herein prior to making a final decision.

Robert Becker

From:

Sent: Tuesday, April 30, 2024 2:14 AM

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

Subject: Letter of Opposition - 2245 Yolanda Drive

To the Committee for Adjustment,

My family lives at 2270 Yolanda Drive and we are writing to you to indicate our strong opposition to the variance request proposed by the current owners of the residence at 2245 Yolanda Drive. This application is a variance request for the existing swimming pool, which may seem minor at first but based on their previous application history, and reviewing their initial intent of building a new home, we believe that this minor application is to fulfill the necessary requirements to accommodate a new build. In one of the drawings, we can see the proposed 2 storey house,

therefore, the variance requested for moving the swimming pool back to 1.09m from the interior side lot line will result in a house that is significantly larger than the existing homes in the area. What is the owners intent to want to move the swimming pool to 1.09m from the interior side lot? If the owners want to build a new home on the property, why can they not stick within the bylaws?

I'm afraid that approving this request will lead to other smaller variance requests as a work around which will set a precedent for future development. It will also result in diminishment of green space and potentially mar the community feeling that is currently present. These features are so 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.

Sincerely,
Residents of 2270 Yolanda Drive:
Alka Sood
Amit Gupta
Maya Gupta

From:
Sent: Tuesday, April 30, 2024 9:45 AM
To: Heather McCrae <heather.mccrae@oakville.ca>
Subject: File#CAV/069/2024 - 2245 Yolanda Dr. Variance request

Good Morning Heather McCrae,

I live at 317 Sunset Drive and I oppose the variance request for 2245 Yolanda Drive.

It seems that the majority of the neighbours in this area do not want a big enormous house on the corner of Sunset and Yolanda. The resident of 2245 Yolanda seems to be playing a cat and mouse game, with each request. In my opinion wasting time and energy of the town of Oakville and of the neighbourhood.

Please do not approve this variance request.

Kind regards,

Jamie Meikle

From:
Sent: Tuesday, April 30, 2024 9:54 AM
To: Heather McCrae <heather.mccrae@oakville.ca>
Subject: Letter of Objection regarding application File No; CAV A/069/2024- 2245 Yolanda Drive

Dear Heather McCrae, Committee of Adjustment

Last November the neighbourhood voiced concerns about the same application from 2245 Yolanda. The request for minor variance was denied at that time. The drawing attached to the application is confusing and difficult to decipher where the current home location is on the drawing. Although the application for minor variance concerns only the swimming pool, the drawing with the application shows the plan for the same large home denied last November on the previous application.

Furthermore, the applicant has made no attempt to engage with the community in a respectful and honest manner as recommended by the Committee. In fact, there continues to be misleading and confusing information distributed regarding the proposed development and questionable letters of support submitted by individuals with unknown addresses.

I would like to request the Committee of Adjustment to carefully review this application as it appears to be an attempt to manipulate the Town into allowing what was previously denied last fall.

I am strongly opposed to this request as it will impact the peace and enjoyment of the neighbouring property.

Concerned neighbour,

Adriana Tracey
419 Sunset Drive

From:

Sent: Tuesday, April 30, 2024 9:39 AM

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

Subject: re; Addendum to letter of objection- File CAV A/069/2024

Good morning

Please attached this addendum to the previously sent letter of objection from Agata and Wojciech Sikora

File # CAV A/069/2024

Thank you

Wojciech Sikora

Please attached this addendum to the previously sent letter of objection from Agata and Wojciech Sikora

Re. File # CAV A/069/2024- 2245 Yolanda Dr.

Hello

I would like to add the addendum to my already submitted letter of objection

I would to make a comment regarding the supportive letter submitted from Reddi Kiraan Bosigari.

The author of this letter stated;

"...Additionally, I would like to emphasize that Pramod Darmapuri has been proactive in communicating with the community, addressing concerns, and seeking feedback. This collaborative approach demonstrates a commitment to maintaining a harmonious neighborhood."

Totally disagree. In my opinion this is another manipulation.

No attempt, no contact with us or are neighbors was made by Mr. Pramod Darmapuri or his agent.

We also believe that proposal development does not protect nor maintain the existing neighborhood. The consequence of the proposal development is to harm and eventually destroyed unique establish neighborhood. **It is also obvious to me that the Mr. Pramod Darmapuni has no intension of taking our and neighbors concerns at all. His intension is to maximize his owns interest at the expense of the neighbors.**

In addition, I am question the intention, integrality and honesty of Mr. Pramod Darmapuri , Mrs Sridevi Darmapuri, Mr.Venkat Bolly and Reddi Kiraan Bosigari

Below I would like to present to the members of COA in my opinion very disturbing factors
Here is the application that was presented on March 06, 2024 reg. 410 Samford Place.

APPLICATION: CAV A/034/2024

RELATED FILE: N/A DATE OF MEETING: BY VIDEOCONFERENCE AND LIVE-STREAMING VIDEO ON THE TOWN'S WEBPAGE AT OAKVILLE.CA ON WEDNESDAY, MARCH 06, 2024 AT 7:00 P.M.

Owner/Applicant Agent Location of Land **Venkateswarlu Bollu**
Agent; **Tenhouse Building Workshop c/o Matthew Fratacangeli** 107 Gladstone Avenue
Hamilton ON L8M 2H8
Location PLAN 646 LOT 181 **410 Samford Place, Town of Oakville**

From:

Sent: Saturday, February 24, 2024 10:28 PM

To: coarequests Subject: File # CAV A/034/2024 – 410 Samford Place, Oakville,L6L 4E8

Respected Team,

I am writing this letter to express my full support for the variance application submitted by Venkateswarlu Bollu for 410 Samford Place, Oakville. As a neighbor in close proximity to the subject property, I believe that the proposed variance aligns with the spirit of the neighborhood and will have a positive impact.

Additionally, I would like to emphasize that Venkateswarlu Bollu has been proactive in communicating with the community, addressing concerns, and seeking feedback. This collaborative approach demonstrates a commitment to maintaining a harmonious neighborhood.

In conclusion, I believe that granting the requested variance is in the best interest of the community and will contribute to the overall improvement and enhancement of our neighborhood. I respectfully request that the Committee of Adjustment carefully considers this letter and supports the approval of the variance application.

If you require any further information or would like to discuss this matter in more detail, please do not hesitate to contact me at

*Thank you for your time and consideration.
Sincerely,*

REDDI KIRAN BOSIGARI

From:

Sent: Tuesday, February 27, 2024 8:16 PM

To: coarequests Subject: 410 Stamford variance

*Hello,
Just wanted to send an email of support for the public hearing and variance application for 410 Stamford property. Me and my husband reviewed the proposed drawings and are in full support. Hope the build goes well!*

*Thanks,
Regards*

Sridevi Darmapuri

From:
Sent: Thursday, February 29, 2024 10:11 AM
To: Heather McCrae Subject: Letter of Support for the File #CAV A/034/2024

*Hi Heather,
I am writing this letter to express my full support for the variance application File #CAV A/034/2024 submitted by Venkateswarlu Bollu for 410 Samford Place PLAN 646 LOT 181. As a neighbor in close proximity to the subject property, I believe that the proposed variance aligns with the spirit of the neighborhood and will have a positive impact.*

Additionally, I would like to emphasize that Venkateswarlu Bollu has been proactive in communicating with the community, addressing concerns, and seeking feedback. This collaborative approach demonstrates a commitment to maintaining a harmonious neighborhood.

In conclusion, I believe that granting the requested variance is in the best interest of the community and will contribute to the overall improvement and enhancement of our neighborhood. I respectfully request that the Committee of Adjustment carefully considers this letter and supports the approval of the variance application.

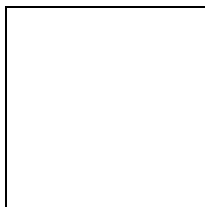
If you require any further information or would like to discuss this matter in more detail, please do not hesitate to contact me at

Thank you for your time and consideration.

*Sincerely,
Pramod Darma*

From:
Sent: Tuesday, April 30, 2024 11:26 AM
To: Heather McCrae <heather.mccrae@oakville.ca>; coarequests <coarequests@oakville.ca>
Cc:
Subject: Letter of objection regarding 2245 Yolanda Drive (File CAV A/069/2024 & previously CAV A/091/2023)

Dear Heather and Committee of Adjustment,



[Letter of objection - 2245 Yolanda application .docx](#)

We write to express our strong objection to the variances requested for 2245 Yolanda Drive. Despite previous concerns raised, the applicants persistently disregard the guidelines established by the Livable Oakville Section 11.1.9.

Our apprehension stems from several critical issues:

1. Lack of Transparency: The submitted plans lack transparency regarding scale and impact on neighboring properties. Furthermore, the applicants dismiss feedback from neighbors, signaling an alarming “win at all costs” mentality that could set a dangerous precedent for future developments in our community.
2. Manipulated Information: The limited information provided appears manipulated to appear compliant. However, the massing effect of this construction exceeds that of the previous proposal. Sacrificing tree canopy, a massive multi-family building with an expansive parking area threatens to dominate the corner of Sunset and Yolanda.
3. Anonymous Letter of Support: We find the anonymous letter of support troubling. Its content appears copied and pasted from other developments, lacking genuine community endorsement.
4. Coercive Attitude: The applicants’ coercive stance—threatening non-support for a future application regarding 2250 Yolanda—raises further concern.

We implore this committee to meticulously examine this application, considering its impact on our community. The decisions made here will reverberate beyond this specific case. Let us prioritize the well-being of our neighborhood.

Rocio Salazar and Eugenio Ruiz.

Rocio Salazar and Eugenio Ruiz
2250 Yolanda Drive
Oakville, ON – L6L 2H8

April 30, 2024

Heather McCrae
Secretary-Treasurer, Committee of Adjustment
Heather.mccrae@oakville.ca
coarequests@oakville.ca

Re: 2245 Yolanda Variance Request (File CAV A/069/2024 & previously CAV A/091/2023)

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We write to express our strong objection to the variances requested for 2245 Yolanda Drive. Despite previous concerns raised, the applicants persistently disregard the guidelines established by the Livable Oakville Section 11.1.9.

Our apprehension stems from several critical issues:

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Manipulated Information: The limited information provided appears manipulated to appear compliant. However, the massing effect of this construction exceeds that of the previous

proposal. Sacrificing tree canopy, a massive multi-family building with an expansive parking area threatens to dominate the corner of Sunset and Yolanda.

Anonymous Letter of Support: We find the anonymous letter of support troubling. Its content appears copied and pasted from other developments, lacking genuine community endorsement.

Coercive Attitude: The applicants' coercive stance—threatening non-support for a future application regarding 2250 Yolanda—raises further concern.

We implore this committee to meticulously examine this application, considering its impact on our community. The decisions made here will reverberate beyond this specific case. Let us prioritize the well-being of our neighborhood.

Sincerely,

Rocio Salazar and Eugenio Ruiz.

From:

Sent: Tuesday, April 30, 2024 11:22 AM

To: coarequests <coarequests@oakville.ca>

Subject: Re: Letter re - 2245 Yolanda

From:

Sent: November 13, 2023 14:26

To: coarequests <coarequests@oakville.ca>

Cc:

Subject: Letter re - 2245 Yolanda

Hi Heather

Just submitting our letter of objection for the 2245 Yolanda Drive property.

We would like to rescind the letter of support that we wrote in July 2023 and have included this in our letter.

Thanks

Emma Murphy and Todd Johnston

From:

Sent: Tuesday, April 30, 2024 11:37 AM

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

Cc:

Subject: CAV A/069/2024 PLAN M24 Lot 126, 2245 Yolanda Drive - Opposition from Todd Johnston and Emma Murphy of 2254 Yolanda Drive

Dear Ms. McCrae,

I am writing to express ongoing concerns regarding the variance application for 2245 Yolanda Drive (CAV A/069/2024). Attached to this email, you will find a detailed letter outlining our opposition to this application, which mirrors the sentiments we previously submitted in November 2023.

This submission reiterates the neighborhood's strong objection to the proposed variances and highlights the lack of genuine community engagement by the applicant. We feel that the application misrepresents both the scale of the proposed changes and the community's support, potentially setting a harmful precedent for our neighborhood.

We trust that the Committee will consider the significant concerns of the residents and uphold the community standards as established in the Livable Oakville plan.

Thank you for your attention to this matter.

Sincerely,

Todd Johnston and Emma Murphy

Todd Johnston and Emma Murphy
2254 Yolanda Drive
Town of Oakville
April 30, 2024

Heather McCrae
Secretary-Treasurer, Committee of Adjustment
125 Trafalgar Road
Oakville, ON L6H 0H3

Dear Heather McCrae,

Subject: Opposition to Variance Application CAV A/069/2024 at 2245 Yolanda Drive

I am writing to express my profound concerns and opposition regarding the renewed application for variances at 2245 Yolanda Drive. This letter supplements the collective voice of the neighborhood which resoundingly opposed the similar application submitted in November 2023.

We are disheartened to see the application re-submitted under pretenses that misrepresent the community's stance and the applicant's engagement with the neighborhood. Contrary to the claims presented by Mr. Reddi Kiran Bosigari, there has been no proactive communication or genuine outreach from Mr. Pramod Darmapuri to address or even inform the neighborhood of the renewed application intentions. This lack of communication starkly contrasts with the alleged commitment to maintaining neighborhood harmony, as stated in the support letter.

Our earlier concerns, as detailed in our November 2023 letter, remain unaddressed and are exacerbated by the applicant's attempts to manipulate the adjustment process through repeated submissions that fundamentally challenge the existing zoning by-laws, and by extension, the very character of our community. The variances sought do not appear minor in nature and threaten to set a concerning precedent for future developments within our beloved neighborhood.

Specifically, the following issues from our previous letter still stand, and we echo the sentiments expressed in the current flood of opposition from our neighbors:

1. Excessive Scale of Development: The proposed variances promote a scale of development that is out of character with the existing neighborhood fabric, impacting privacy, sunlight, and the general aesthetics of the area.
2. Infringement on Community Standards: The variances requested challenge the 'Livable Oakville' standards which are designed to protect the interests and the integrity of communities like ours.
3. Misrepresentation of Community Support: The application includes supportive claims that are not representative of the community's views, as evidenced by numerous objections from affected residents.

In light of these points, and the overwhelming opposition from the community, I urge the Committee of Adjustment to consider the long-term impacts of approving such variances and to uphold the integrity of our community standards by rejecting the variance request for 2245 Yolanda Drive.

Thank you for considering our collective input on this matter. We trust that you will make a decision that respects the voices and the quality of life of the residents of Oakville.

Sincerely,

Todd Johnston and Emma Murphy