

Subject: Z1613.66, 24T-24003/1613 - 304 & 318 Spruce Street

Attn: Planning & Development Council Meeting May 21 6:30pm

To Whom It May Concern,

My name is Adam Schuler & I have concerns with the Spruce Rose proposed development at 304/318 Spruce Street.

- this development fails to conform to the existing neighborhood in style, character & sheer mass size of home based on the ask of RL5 zoning.
- I believe that the subject lands should be RL3 zoning to match the existing neighbourhood, including the development of the former OTMH land
- the proposed development conflicts with the Livable Oakville Plan which states that developments should maintain architectural harmony & community fabric
- there are several beautiful, huge trees on that property & I don't see how, with the massive size of these 7 proposed homes, that the land will not change drastically

As a developer myself, I am not against the development of this property, but it needs to keep in line with our neighbourhood. When I built my house in 2021, I had strict rules that I had to abide by (#1 being lot coverage under 23%), so I don't understand how they can come & get 35%-44% lot coverage right across the street when the entire block & 90% of Old Oakville is zoned RL3.

Regards,  
ADAM SCHULER

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