

Planning and Development Council Meeting
May 21, 2024

Comments Received Regarding Item 6.1
Zoning By-law Amendment and Draft Plan of Subdivision

Spruce Rose Inc.
304 and 318 Spruce Street
File No. Z.1613.66 and 24T-24003/1613

From: Dean Parro
Sent: Monday, April 29, 2024 1:45 PM
To: Town Clerks
Subject: Spruce/Reynolds Development

Good afternoon.

I am a resident of Spruce Street in Oakville and sending an email regarding the proposed development at 304 & 318 Spruce Street as I understand the applicant has recently filed a development application for rezoning and has requested RL5 zoning. The neighboring residents and I strongly oppose granting RL5 zoning for this property and instead should be providing the same RL3 zoning we were all regulated for. Our entire block is zoned RL3 and yet the developers of the church lot are requesting RL5 zoning which we strongly oppose based on the regulations between the two options. Our street has character and all renovations and builds within the past 15 years has been inline with all existing dwellings. In addition to the zoning, during the online meeting with the town and the developers, it seems they will be asking for multiple committee of adjustments as it seemed in every instance, they are requesting more.....increased lot coverage, increased front yard, main wall proportion, height variance, rear lot lines, enlargement and division, proximity to neighboring property line, etc.... The committee must ensure the variances satisfy the following:

1. Does the variance maintain the general intent and purpose of the official plan?
2. Does the variance maintain the general intent and purpose of the zoning by-law?
3. Is the variance desirable for the appropriate development or use of the land?
4. Is the variance minor?

It seems their plans do not comply with any of the above and allowing developers to construct sub-divisions in old Oakville will simply go against the Town's vision.

Dean Parro
Spruce Street Resident