

# Addendum 1 to Comments

May 29<sup>th</sup>, 2024

Committee of Adjustment

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

1)

**CAV A/085/2024**

PLAN 435 Lot 21

216 Forestwood Drive

*Proposed*

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

**Zoning By-law 2014-014 requirements – RL1-0**

1. To increase the maximum encroachment into the minimum southerly interior side yard for the window well to 2.4 metres with a maximum width of 5.5 metres.
2. To increase the maximum encroachment to 2.4 m into the minimum southerly interior side yard for the uncovered access stairs below grade.
3. To increase the maximum total projection beyond the main wall to 4.0m for the uncovered access stairs below grade.
4. To increase the maximum residential floor area ratio to 33.7%.
5. To increase the maximum height to 9.59m.
6. To permit two balconies above the floor level of the first storey.

**Comments from:**

Letter of Opposition – 1

**From:**

**Sent:** Monday, May 27, 2024 6:58 PM

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

**Cc:**

**Subject:** Concerns re: File #CAV A/085/2024 216 Forestwood Drive

Attached please find our input for the May 29/24 Committee of Adjustment meeting regarding variances for 216 Forestwood Drive.

Chris and Joanne Massiah

206 Forestwood Drive

Heather McCrae

Secretary-Treasurer

Committee of Adjustment

RE: 216 Forestwood Drive

PLAN 435 LOT 21

File #CAV A/085/2024

From: Chris and Joanne Massiah

206 Forestwood Drive

Oakville

L6J 4E6

We are the immediate neighbours to the south of 216 Forestwood Drive, having owned and occupied our home at 206 Forestwood for over 30 years. Following are our comments and concerns regarding the variance application:

- The overall footprint of the proposed house is too large and imposing for the lot and is inconsistent with the character of the neighbourhood.
- We object to the second-floor balconies on the back of the house. These will overlook our backyard, pool and patio and those of other residents. The privacy of these properties is one of their most valuable features.
- We are concerned with the potential impact on water flow, run-off, and underground watercourses. Our house is downhill of 216. The combination of the very large footprint of the house, the large driveway, the pool and the substantial amount of hardscaping in the yard will greatly increase the amount of surface waterflow our yard will have to deal with.
- The south end of the driveway would interfere with the root system of the large maple tree on the property line near the front of our properties.
- We object to the large walkout and oversized window well on the south side of the residence. It is hard to understand the need for this unless it is to accommodate for a separate seating area and it is only six feet from the lot line. The window well and stairs also add to the challenge of water flow and runoff.
- We are concerned about the impact on the ditch running in front of our properties. New builds in the area typically have much deeper basements than the original house. These houses inevitably hit ground water and result in a steady flow of water from sump pumps which turns a grassy ditch into a muddy stream. We would like to make sure that this is accounted for in the site plan and building permit.

Thank you  
Chris and Joanne Massiah