

Good Morning

I am in receipt of the following Official Plan Amendments and Zoning Bylaw Amendments, updated as at April 15, 2024. re

Four Dwelling Units per Detached Residential Property Town-Wide Ward 1-7 File No. 42.15.62 and Sheridan College Housing Area- Special Policy Area, Ward 5 File No. 42.15.63.

I have reviewed the stated amendments and have noted two revisions to the prior amendments dated February 12th 2024 one restricting the permission of the additional dwelling unit to properties containing a detached house only re File 42.15.62 and the other extending the Sheridan College Housing area Special Policy Area to "lands designated for low and medium density residential uses as well as neighbourhood commercial uses (see map for details)" re file 42.15.63. If there are any other revisions please advise me as to where to look. I believe you should be more proactive in pointing out these revisions to the affected populace and in addition provide a more detailed map identifying where they apply.

My objections to the proposed amendments remain the same as I had pointed out in my previous submission see attachment above. I would like to attend the meeting of May 6th virtually and hence I request that you provide this for me. As before both my wife and I, Agnes Pudpud Falconer and Lawrence Sidney Falconer, are 33 year residents and owners of [REDACTED] and consider ourselves to be materially affected in a negative way by the proposed amendments as I had explained in my prior submission.

Lawrence Falconer

**28<sup>th</sup> February 2024**

**To: Oakville Town Council**

**RE: Proposed Official Plan and Zoning By-Law Amendment,  
Town-Wide and Sheridan College Housing Area Special Policy  
Area.**

**42.15.62 and 42.15.63, Ward 1-7**

I have two major concerns regarding the above Zoning By-Law Amendments affecting the area where my wife and I live and jointly own a real estate residential property.

## **1<sup>st</sup> CONCERN**

What I can discern from the proposed changes is that we can expect to see changes in the **frontages** of residential single dwelling properties most notably as they are modified to accommodate the increased occupancy level.

Driveways will be **widened**.

**More cars** will be visible. **More roadside parking** will become evident

**Extra Walkways** will be introduced alongside the houses.

**More wear and tear** on the property will occur due to increased population density over and above what was originally intended.

As to the **rear view** of the affected properties, we will see surrounding us from our rear and side upper level windows :

- **New structures** where previously the view was our neighbours' gardens
- **Reduced care of gardens** as properties are re-orientated toward student accommodation.

## **ALSO**

**Whole neighbourhoods** consisting at present of Detached Residential Properties will acquire a **less attractive look** as 4-storey buildings are erected. The overall appearance of such areas will be **degraded**.

Under the new by-law can we expect to see our neighborhood houses **BULLDOZED AND REPLACED WITH 4 STOREY APARTMENT STYLE BUILDINGS? IF YES, THEN THIS IS UNACCEPTABLE IN MY VIEW.**

## **2<sup>ND</sup> CONCERN**

As a result of the new zoning by-law amendment it seems obvious to me that the **market value** of the residential property-owners houses **will decline** within the affected areas and to those houses in the vicinity. The market values will **fail to increase** at the same rate as those in the non-proximate areas.

**ARE HOMEOWNERS AFFECTED IN THIS WAY TO BE COMPENSATED FOR SUCH DECLINES IN MARKET VALUE? IF NOT, THEN WHY NOT?**

## WHY SHOULD WE NOT SUE FOR THE DECLINE IN MARKET VALUE?

### QUESTIONS

1. Why are affected homeowners and those in the nearby vicinities not given a chance **to VOTE** on these decisions? Not just given the option to comment through submissions to the council.
2. Why are the **existing zoning bylaws** not disclosed in the communication regarding the proposed amendment. You are expecting the public to make informed comments or input on the proposal aren't you?

3. Why are no **pictorial illustrations** provided to inform affected homeowners and nearby neighbours of what their residential and commercial areas may look like with the passage of time?
4. Why is there such a thing as the Sheridan College Housing Area Special Policy Area. It's not a law but simply a policy that has wide significant effect on local homeowners. Why does it require lifting of zoning restrictions to the detriment of homeowners?
5. Does not the college have space to erect **more halls of residence** for students **on its own campus** or acquire space **elsewhere at appropriate locations** and to do so without penalizing the local residents by re-zoning their residential areas?

### **Recommendation**



**Retain the existing Zoning By-Law with allowance for limited number of student lodgings and room rentals subject to the existing statutory requirements. This, in addition to Sheridan College's development of additional halls of residence on their own existing land, should be sufficient to meet the requirements of the Sheridan College Housing Special Policy Area.**

**Specifically, in our neighbourhood, we ask that you retain the existing Zoning bylaw RL 5.0 (Residential Low) for the homes on the south and west side of White Oaks Boulevard that extend from Huron St. to Erin St. and to the north juncture of White Oaks Boulevard with Trafalgar Road.**

**I wish to attend the meeting on March 4<sup>th</sup> 2024**

Respectfully, Lawrence Sidney Falconer

joint owner and resident of the following property for over 30 years:



Dated 28<sup>th</sup> February 2024