

Addendum 1 to Comments

March 06th, 2024

Committee of Adjustment

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

1)

CAV A/039/2024

PLAN 544 Lot 8

186 Waneta Drive

Proposed

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

Zoning By-law 2014-014 requirements – RL3-0

1. To permit a rooftop terrace.
2. To increase the maximum depth to 3.69m.
3. To increase the maximum residential floor area ratio to 50.71%.

Comments from:

Email of Opposition – 1

From:

Sent: Sunday, March 3, 2024 10:43 PM

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

Subject: Objection to Variance Requests - 186 Waneta Drive, Oakville

Fang Tan 192 Waneta Drive Oakville, ON, L6K 2T5

March 3, 2024

Committee of Adjustment 1225 Trafalgar Road Oakville, ON, L6H 0H3

Re: Objection to Variance Requests - 186 Waneta Drive, Oakville

Dear Heather and Committee of Adjustment,

I'm writing as a resident of Waneta Drive to express my objections regarding the variances requested for 186 Waneta Drive under File #CAV A/039/2024. The hearing is scheduled for March 6th, 2024 at 7pm. As a neighborhood property owner, I am deeply concerned about the potential implications of these variances on my property and quality of life for my family (where we have seniors, a toddler, and a baby). My views also represent some neighbors' concerns and objections in chatting with them, as some senior residents are not sure how to write a formal objection, hence encouraged me to voice it over.

The requested variances are as follows:

1. Permitting a rooftop terrace on the second floor, positioned adjacent to my property.
2. Increasing the maximum depth of the rooftop terrace from 1.5m to 3.69m.
3. Increasing the maximum residential floor area ratio from 41% to 50.71%.

The above variances, if granted, would significantly infringe upon the privacy of the neighbors nearby, and negatively impact the character and tranquility of our neighborhood. If any of the requested variances is approved/allowed, it would set a bad precedent for the neighbourhood and undermine the integrity of the established zoning regulations. Allow me to outline my objections to each variance request:

1. **Rooftop Terrace Adjacent to My Property:** Placing a rooftop terrace in close proximity to my property poses a direct threat to the privacy and tranquility of my family and the neighbors nearby. It would enable unrestricted views into several neighbors' very own living spaces, compromising the sense of security and seclusion that other families and my family currently enjoy. Even if they put up a privacy wall on one side, there are unrestricted views to all other sides as well, so it will still detriment the tranquility of the neighborhood no matter what.
- 2.
3. **Increased Depth of the Terrace:** The proposed increase in terrace depth exacerbates the privacy concerns mentioned above. And the variance requested is, in my view, excessive. A terrace of such magnitude would allow for greater visibility and potential noise disturbances, further encroaching upon the peaceful enjoyment of the other properties in the neighborhood. Allowing any houses to build a rooftop terrace at the proposed depth would obstruct and reduce the quality of our neighborhood.
- 4.
5. **Increased Residential Floor Area Ratio:** Granting an increase in the residential floor area ratio will set a bad precedent for overdevelopment within our community. Such intensification would alter the character of our neighborhood, undermining the integrity of the zoning regulations established to maintain a harmonious living environment. I'd also be concerned with the effects on drainage in the space with that much more of the ground being covered.

In light of the aforementioned objections, I respectfully urge the Committee of Adjustment to deny the variance requests submitted for 186 Waneta Drive, Oakville. It is imperative to prioritize the interests of all affected residents and uphold the principles of responsible urban planning.

Lastly, I wish to be notified of the decision for this application, and please take this as my written request to be notified.

Thank you very much for considering the concerns regarding this matter. I trust that the Committee of Adjustment will act judiciously in evaluating the impact of the proposed variances on our community.

Sincerely,

Fang Tan