

## **Addendum 1 to Comments**

October 16, 2024

Committee of Adjustment

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

1)

**CAV A/141/2024**

1178 Wood Place

PLAN 716 LOT 111

*Proposed*

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

**Zoning By-law 2014-014 requirements – RL3-0, Residential**

- 1.** To increase the maximum total floor area for the private garage to 50.01 square metres.
- 2.** To reduce the minimum rear yard to 4.89 m.
- 3.** To increase the maximum residential floor area ratio to 45.2%.
- 4.** To reduce the minimum front yard to 6.04 metres.
- 5.** To increase the maximum height to 9.5 metres.

**Comments from:**

**Email of Opposition – 1**

**From:** Dan Tregunno [REDACTED]  
**Sent:** October 13, 2024 10:08 AM  
**To:** coarequests  
**Subject:** [EXTERNAL] CAV A/141/2024

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ATT: Jennifer Ulcar,

We are the owners of [REDACTED] Wood Place, the property abutting to the west of the noted application. Please excuse the lateness of this letter, as we were travelling out of the country for the last three weeks, and have just returned.

We concur with the staff comments on this application, and are in agreement with a denial by the Committee members of all variances being sought. We are not against the demolish and rebuild trend that has become prevalent in our neighbourhood, as long as the design of the new homes demonstrates at least a moderate level of regard for the existing homes in the area. We acknowledge that the existing character is in transition, but even so, the proposal before the Committee does not even have regard for the new homes that have been built over the last number of years, all of which in one way or another have successfully demonstrated regard for the original homes build in this subdivision. The Committee may not be aware, but a new home on this lot was to have started construction a year ago, by a different owner. That did not occur, however, the owner and his builder kindly showed us the plans, and the home did have a high degree of regard for the existing neighborhood. It can be done.

In conclusion, we would request a denial of all aspects of this application.

Sincerely,  
Dan and Nancy Tregunno,  
[REDACTED] Wood Place