

Addendum 1 to Comments

March 05, 2025

Committee of Adjustment

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

A/028/2025

2375 Carrington Place

PLAN 1522 LOT 40

Proposed

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

Zoning By-law 2014-014 requirements – RL1-0, Residential

- 1.** To increase the maximum width of the walkway attachment to the northerly side of the driveway to 3.05 metres.
- 2.** To increase the maximum cumulative width to 9.78 metres.
- 3.** To reduce the separation distance between two driveway entrances to 7.28 m.
- 4.** To increase the maximum total floor area for the private garage to 63.38 square metres.
- 5.** To increase the maximum dwelling depth to 23.49 m.
- 6.** To increase the maximum height to 9.97 metres.

Comments from:

Letter of Opposition – 1

coarequests

From: Dennis Gu [REDACTED]
Sent: March 4, 2025 8:37 AM
To: coarequests
Cc: Danna Zhu
Subject: [EXTERNAL] Objection Comments to Minor Variance Application of A/028/2025-2375 Carrington Pl PLAN 1522 LOT 40

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: JEN

You don't often get email from [REDACTED] [Learn why this is important](#)

From Dan Zhu, Dennis Gu [REDACTED] Carrington Pl, Oakville ON L6J5P5 [REDACTED] To A/028/2025-2375 Carrington Pl PLAN 1522 LOT 40

Dear Ms. Ulcar and Committee of Adjustment,

I hope this message finds you well. I am writing to formally express my objection to the minor Variance Application of A/028/2025-2375 Carrington Pl PLAN 1522 LOT 40 in the East Oakville area. After reviewing the plans, I believe the proposed redevelopment does not comply with the standards set forth by the City of Oakville and would result in significant negative impacts on the surrounding neighborhood.

1. Privacy Concerns

The increased height and expanded size of the proposed dwelling would severely compromise the privacy of neighboring properties. The proposed design includes **seven new windows on the side west wall**, significantly compromising my privacy. These windows will directly overlook my property, creating an uncomfortable living environment. In a stable residential neighborhood, homeowners should not be subjected to such an invasion of privacy due to excessive window placement on side elevations. This intrusion would be particularly concerning for those with backyards or outdoor living spaces that would now be in clear view of the new structure.

2. Loss of Natural Light and Shadowing Effects

The proposed house is significantly **taller and larger** than the existing structure, exceeding typical massing and scale in our community. The increased height and expanded size will block natural sunlight to my home and backyard, particularly during morning and afternoon hours. The resulting shadowing effect will diminish the enjoyment of my outdoor space and reduce overall daylight within my home.

3. Incompatibility with Surrounding Architecture

Eastlake Area Oakville is known for its well-balanced and cohesive residential character. The design and scale of the proposed dwelling are not in harmony with the established architectural style of the Eastlake Area Oakville neighborhood. The new structure, with its significantly increased mass and modern features, would stand in stark contrast to the more modest and traditional homes in the area. This visual discord could create a sense of imbalance in the neighborhood and reduce the overall aesthetic appeal of the community.

4. Potential Devaluation of Property

The aforementioned factors—loss of privacy, obstruction of natural light, and a design that is not compatible with the existing neighborhood—could result in a decrease in property values in the surrounding area. As a homeowner in this community, I am concerned that the proposed changes will negatively affect the desirability of our neighborhood, which has long been valued for its serene environment and cohesive architectural style.

Given these concerns, I respectfully request that the Committee of Adjustment **reject the proposed variances** and require the applicant to submit a revised plan that better aligns with the neighborhood's character and municipal guidelines

It is crucial that any new development aligns with the vision set forth by the City of Oakville, which aims to protect the character and quality of life of its established residential communities.

Specifically, I urge the Committee to:

- **Reduce the overall height and massing** to prevent excessive shadowing and maintain proportionality with surrounding homes.
- **Limit the number and placement of side windows** to preserve privacy between adjacent properties.
- **Ensure compliance with municipal zoning and design guidelines** to protect the stability of our neighborhood.

Thank you for your attention to this matter. I trust that the Committee will take these concerns seriously and make a decision that supports the long-term well-being of the Eastlake Oakville community.

Pls reply to me if you receive the email.

Sincerely,
Dan Zhu, Dennis Gu
[REDACTED] Carrington Pl, Oakville ON L6J5P5
[REDACTED]