

## **Addendum 1 to Comments**

April 02, 2025

Committee of Adjustment

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

1)

**A/042/2025**

2202 Brookhaven Crescent

PLAN M895 LOT 41

*Proposed*

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

**Zoning By-law 2014-014 requirements – RL8, Residential**

1. To increase the maximum encroachment into the minimum northerly interior side yard for the uncovered access stairs below grade to 1.21 metres.

**Comments from:**

**Letter of Objection – 7**

## coarequests

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**From:** David Ross [REDACTED]  
**Sent:** March 29, 2025 2:45 PM  
**To:** coarequests  
**Cc:** Sophie Zabonas  
**Subject:** [EXTERNAL] RE: Adjustment Application File # A/042/2025

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** JEN

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Jen,

I received via mail and subsequently via the City of Oakville website, details regarding the Committee of Adjustment Application submitted by a home on the street in which I reside.

Address of application: 2202 Brookhaven Cres  
Plan M895 Lot 41  
File # A/042/2025

1. Please accept this letter as my written request to be notified of the decision for this application and any future applications pursuant to the 2202 Brookhaven property regarding the pursuit of modifying their property to support the construction of a secondary unit and access to the unit via stairs at the side of the house.
2. Please accept this letter as my written letter in opposition of the proposed amendment and in full support of the staff's recommendation to deny the application.

In review of the documents I obtained on the website, it was noted that the proposed amendment is not minor in nature and:

- Does not maintain the general intent and purpose of the Zoning by-law and Official Plan
- Does not satisfy requirements to protect the established neighbourhood character
- Will negatively impact adjacent properties
- Will result in inadequate space for access purposes or ingress / regress from the front yard area to the rear yard
- Does not provide sufficient drainage or allow for the maintenance of a drainage swale in the side yard
- Has the potential to create challenges to standard fire fighting operations

In the documents on the website, it was noted the staff's recommendation is the application "does not maintain the general intent and purpose of the Official Plan, Zoning by-law, is not minor in nature, and is not desirable for the appropriate development of the subject lands. Accordingly, the application does not meet the four tests under the Planning Act and staff recommends that the application be denied".

I am also very concerned that this variance is a precursor to the proposal to construct a secondary unit in the dwelling as outlined in the site plan that was provided on the website. The homes on this residential street were not constructed to support multiple units within single family homes and ensuring that the current zoning by-laws are adhered to are important.

Sincerely,

David and Sophie Ross  
[REDACTED] Brookhaven Cres

## coarequests

**From:** Sandra Costantini [REDACTED]  
**Sent:** March 31, 2025 7:46 PM  
**To:** coarequests  
**Cc:** Doug Costantini  
**Subject:** [EXTERNAL] Adjustment Application File #A/042/2025  
**Categories:** JEN

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Jen,

Through the mail and website, we received details regarding the Committee of Adjustment Application submitted by a home on our street, Brookhaven Cres.

Address of application: 2202 Brookhaven Cres  
Plan M895 Lot 41  
File # A/042/2025

1. Please accept this letter as my written request to be notified of the decision for this application along with any future applications pursuant to the 2202 Brookhaven property regarding the request to modify their property supporting the construction of a secondary unit and access to the unit via stairs at the side of the house.
2. Please also accept this letter as my written letter in **opposition** of the proposed amendment and in full support of the staff's recommendation to **deny the application**.

In review of the documents and information sought, it was noted that the proposed amendment is not minor in nature and:

- Does not maintain the general intent and purpose of the Zoning by-law and Official Plan
- Does not satisfy requirements to protect the established neighbourhood character
- Will negatively impact adjacent properties
- Will result in inadequate space for access purposes or ingress / regress from the front yard area to the rear yard
- Does not provide sufficient drainage or allow for the maintenance of a drainage swale in the side yard
- Has the potential to create challenges to standard fire fighting operations

The documents on the website noted the staff's recommendations stating that the application "does not maintain the general intent and purpose of the Official Plan, Zoning by-law, is not minor in nature, and is not desirable for the appropriate development of the subject lands. Accordingly, the application does not meet the four tests under the Planning Act and staff recommends that the application be denied".

I am also very concerned that this variance is a precursor to the proposal to construct a secondary unit in the dwelling as outlined in the site plan that was provided on the website. The homes on this residential street were not constructed to support multiple units within single family homes. It is important that the current zoning by-laws are adhered to.

We do NOT condone the modification of 2202 Brookhaven Crescent nor the construction of a secondary unit and access to the unit via stairs at the side of the house.

Sincerely,

Sandra and Doug Costantini  
[REDACTED] Brookhaven Cres

## coarequests

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**From:** Eusebio Gomes [REDACTED]  
**Sent:** April 1, 2025 9:37 AM  
**To:** coarequests  
**Subject:** [EXTERNAL] Variance Request Notice - Attention: Jen Ulcar

**Categories:** JEN

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Name - Eusebio Gomes  
Address - [REDACTED] Brookhaven Crescent, Oakville, ON L6M 5B8, Canada  
Address of variance request- 2202 Brookhaven crescent

Here are some of my concerns.

The construction proposed is on my side of the house very close to our main entrance -  
This will create an eyesore and loss of privacy.

We also have a large window in our living room directly overlooking the proposed construction thereby  
creating more privacy issues.

We are also concerned that this construction will adversely affect the value of my property.

Will this construction meet the fire code?

We are also concerned that this construction will create a parking problem directly in front of my front  
yard. Parking is only permitted on our side of the street.

We moved here 8 years ago on this beautiful well maintained crescent with all single dwellings. Our  
neighbors have been here for just over a year. They are a wonderful young couple and make for good  
neighbors. However, having an entrance to a rental property right next to our front entrance is not  
acceptable.

We hope that the concerns raised does not affect our relationship.

Kind regards,  
Eusebio Gomes.

## coarequests

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**From:** Varghese, Maril (he/him/his) [REDACTED]  
**Sent:** April 1, 2025 10:42 AM  
**To:** coarequests  
**Cc:** Dora Varghese [REDACTED]  
**Subject:** [EXTERNAL] Application Concerns - File # A/042/2025

**Importance:** High

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Good morning Jen Ucar and office of the Committee of Adjustment for the Town of Oakville,

My name is Maril Varghese and along with my wife, Dora Varghese, are the homeowners of [REDACTED] Brookhaven Crescent, Oakville, Ontario L6M 5B9 (located across the street from 2202 Brookhaven Crescent).

I am writing to you with respect to an adjustment application (A/042/025) and would like to share my concerns.

I recently moved into my home with my family and young children from Mississauga (36yrs there) because of the overcrowding and basement apartments that have been opening up in the area. I am very pleased with our decision to make Oakville our new home and appreciate all my neighbors. They are very friendly with plenty of children living on Brookhaven Crescent.

The concerns I have regarding the application for adjustment (adding a separate entrance at 2202 Brookhaven Crescent are:

1. Privacy/Safety – with rental tenants, there will be a turnover of people coming in and out of the home and my children often play with other children in the area
2. Fire codes – the lots on that side of the street are 40ft (or less) and a separate entrance would make it very challenging to address any fire at the rear of the homes on that side
3. Parking – our street is already narrow (compared with other neighboring streets). Often times in the winter, if the street is not plowed due to additional cars parked, we do not get serviced. We do have several elderly/seniors on the street including one that requires medical/transport quite frequently. Having additional cars, if they have to park on the street would be problematic (i.e. children, road clearing etc)
4. Home value – granted we purchased our home recently when prices were increased, the concern would be that with rental units, the street, with several custom homes on the opposite side, would realize a depreciation in value.

We want to make Oakville our home, invest in the community and have our children grow in a safe place. I am hoping the committee will take these concerns into account when making a decision whether to approve the application or not.

You can also reach out to me directly if you have any questions at [REDACTED]

Sincerely,  
Maril Varghese

## coarequests

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**From:** Henry C [REDACTED]  
**Sent:** April 1, 2025 11:50 AM  
**To:** coarequests  
**Subject:** [EXTERNAL] Attn: Jennifer Ulcar Re File # A/42/2025 - 2202 Brookhaven Crescent

**Categories:** JEN

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**Name:** Henry Candelaria  
**Address:** [REDACTED] Brookhaven Cres Oakville L6M5B9

To whom it may concern,

I am writing in regards to the above file # and proposed variance request.

My concerns are as follows:

1) the staff report recommends not approving the variance request. I agree with this for the reasons outline in the report, including the area being zoned for low density housing. The proposed variance would allow for a potential separate basement rental unit which would change the character of the established neighbourhood, as noted in the staff report, as well as the current low density, single family residences, that are original to the area.

2) in the staff report, the fire department also identifies concerns regarding access for fire fighting purposes. This raises safety concerns in the event of a fire for 2202, and adjacent homes.

I am also concerned about the potential turn over of residents if a rental is considered given there are a number of young families, mine included, that live on the street. As new residents move in, getting to know neighbours is an important aspect of any healthy neighbourhood, and creating rental or future speculative opportunities is a concern, as the turnover can be at a greater frequency, again, changing the dynamic of the neighbourhood.

We have got to know the applicants since they have moved in 1.5 years ago, and we believe they are wonderful people. Unfortunately, we cannot support the application for the reasons identified in the staff report, and above.

I would like to also register to participate in the electronic hearing. Please provide meeting information so myself or my wife can attend virtually.

Thanks,

Henry

## coarequests

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**From:** Rod Oliveira [REDACTED]  
**Sent:** April 1, 2025 11:57 AM  
**To:** coarequests  
**Cc:** [REDACTED]  
**Subject:** [EXTERNAL] File # A/042/2025

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Attn: Committee of Adjustment

I am writing to voice my opposition over the proposal before the COA to consider the addition of a side yard uncovered access stairs below grade. I oppose this request under the following criteria:

1. Request does not comply with the official plan.
2. Intent does not meet the zoning bylaw of single family residential. This creates an independent secondary living suite.
3. The proposal is not desirable for the community which is exclusively single family residential.
4. The request is not minor in nature as it requires a major exception to the set back requirements and results in an encroachment on the property to the north of the subject property.

Thanks,

Honorato Oliveira  
[REDACTED] Brookhaven Cres.  
Oakville, On.  
L6M 5B8

## coa requests

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**From:** Pat Thody [REDACTED]  
**Sent:** April 1, 2025 11:53 AM  
**To:** coarequests  
**Subject:** [EXTERNAL] Easement request 2202 Brookhaven Cr Oakville

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

I object this easement for these reasons

1. Privacy (the separate entrance would be near the neighbors front door) 2. parking 3. fire codes 4. spacing is very tight with the 40ft lot Pat Thody

[REDACTED] Brookhaven cr

Sent from my iPhone