

## Addendum 2 to Comments

May 28, 2025

Committee of Adjustment

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

**A/072/2025**

227 Beechtree Crescent  
PLAN M965 LOT 29

*Proposed*

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

**Zoning By-law 2014-014 requirements – RL6, Residential**

1. To reduce the minimum rear yard to 3.79 metres.

**Comments from:**

**Letter of Objection – 5**

### **Letter #1**

#### **coarequests**

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**From:** Shaochun Cao [REDACTED]  
**Sent:** Tuesday, May 27, 2025 10:58 AM  
**To:** coarequests  
**Cc:** Susan Zhu  
**Subject:** [EXTERNAL] Object to the deck construction at 227 Beechtree Cres  
**Categories:** JEN

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

Hi Jen,

Thanks for getting back to us so quickly. We already registered for the zoom meeting.

We want to explicitly express our objection to the construction of the deck at 227 Beechtree Cres. It directly affects us for the following reasons:

1. It looks ugly from my property and blocks our view and sunlight.
2. It devalues our house. We would have to build a similar thing to keep the value of our property.

Many thanks,

Shaochun and Suying

## Letter #2

### coarequests

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**From:** Arturo Quiroga [REDACTED]  
**Sent:** Tuesday, May 27, 2025 11:01 AM  
**To:** coarequests  
**Subject:** [EXTERNAL] Notice of public hearing FILE # A/072/2025

**Categories:** JEN

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**Jen Ulcar**  
**Secretary-Treasurer, Committee of Adjustment**  
1225 Trafalgar Rd  
Oakville, ON L6H 0H3

Hello:

My Name is **ARTURO QUIROGA** and I am a concerned neighbour of the property in question of 227 Beechtree Crescent Plan M965 LOT 29.

My wife Patricia and I have lived in our home in [REDACTED] **BEECHTREE CRESCENT, OAKVILLE, ONT L6L 0A5** since it was finished by the builder in AUGUST 2005. We are now the First family that move to the crescent while it was being built.

**We have seen all homes around us be built up.**

**We are deeply concerned about the modifications to the building that have been done to the house in 227 BEECHTREE.**

The extension added is more than a deck. It is too big and changes the grading and look of the neighbourhood.

**We wish to file our observations and complains officially and wish to participate remotely to the hearing.**

Please give us access.

Thank you

## Letter #3

### coarequests

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**From:** Ashraf DEM [REDACTED]  
**Sent:** Tuesday, May 27, 2025 11:48 AM  
**To:** coarequests  
**Subject:** Re: [EXTERNAL] File # A/072/2025

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Hi Jen,

Thank you for your prompt response

I have already registered and I want also to pit an objection, as this construction in 227 beechtree cres will have a negative impact on the value of the properties around it and particularly the adjacent ones like mine.

Thank you  
Ashraf Demian

## Letter #4

### coarequests

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**From:** Brian Beadman - [REDACTED]  
**Sent:** Tuesday, May 27, 2025 12:02 PM  
**To:** coarequests  
**Subject:** [EXTERNAL] Written Submission City File A/072/2025 (227 Beechree Cres. Oakville On)

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

**Attention:** Jen ULCAR  
Secretary-Treasurer, Committee of Adjustment  
**City of Oakville File #: A/072/2025**

As the homeowner of the below listed property for nearly 20 years, we are submitting a response to the letter sent to us concerning the deck/structure that was built at 227 Beechtree Crescent. Although we are not directly impacted by the structure as we are a few houses away, we are writing to object to the variance request on the following basis:

- 1) It sets a precedent so that structures of this size can be built all over the neighbourhood. If the city allows it once the city will have to allow other requests of this nature.
- 2) There are height restrictions for fences and the structure goes way above the top of the fence and is too close to the fence line. There is no logical reason for having a height restriction for a fence in Oakville if the town is going to allow structures like this to be built directly next to the fence line.
- 3) In addition to above #2, it will also has a negative impact on the privacy of the surrounding many of the neighbours
- 4) It could impact future sale of neighbouring properties and impact the enjoyment of property of the neighbouring houses.

Like the neighbours next to 227 Beechtree, we would be upset if this structure was built by our direct neighbours.

Homeowner - Brian Beadman  
[REDACTED] Beechtree Cres  
Oakville Ontario, L6L 0A5  
[REDACTED]

## Letter #5

### coarequests

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**From:** Martin Gladu [REDACTED]  
**Sent:** Tuesday, May 27, 2025 12:11 PM  
**To:** coarequests  
**Subject:** [EXTERNAL] Written Submission City File A/072/2025 (227 Beechree Cres. Oakville On)

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

**Attention:** Jen ULCAR  
Secretary -Treasurer, Committee of Adjustment  
**City of Oakville File #: A/072/2025**

As the homeowner of the below listed property for nearly 20 years, we are submitting a response to the letter sent to us concerning the deck/structure that was built at 227 Beechtree Crescent. Although we are not directly impacted by the structure as we are a few houses away, we are writing to object to the variance request on the following basis:

- 1) It sets a precedent so that structures of this size can be built all over the neighbourhood. If the city allows it once the city will have to allow other requests of this nature.
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- 4) It could impact future sale of neighbouring properties and impact the enjoyment of property of the neighbouring houses.

Like the neighbours next to 227 Beechtree, we would be upset if this structure was built by our direct neighbours.

Homeowner - Martin Gladu  
[REDACTED] Beechtree Cres  
Oakville Ontario, L6L 0A5  
[REDACTED]