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**ROCK CLIFF**  
— CUSTOM HOMES —

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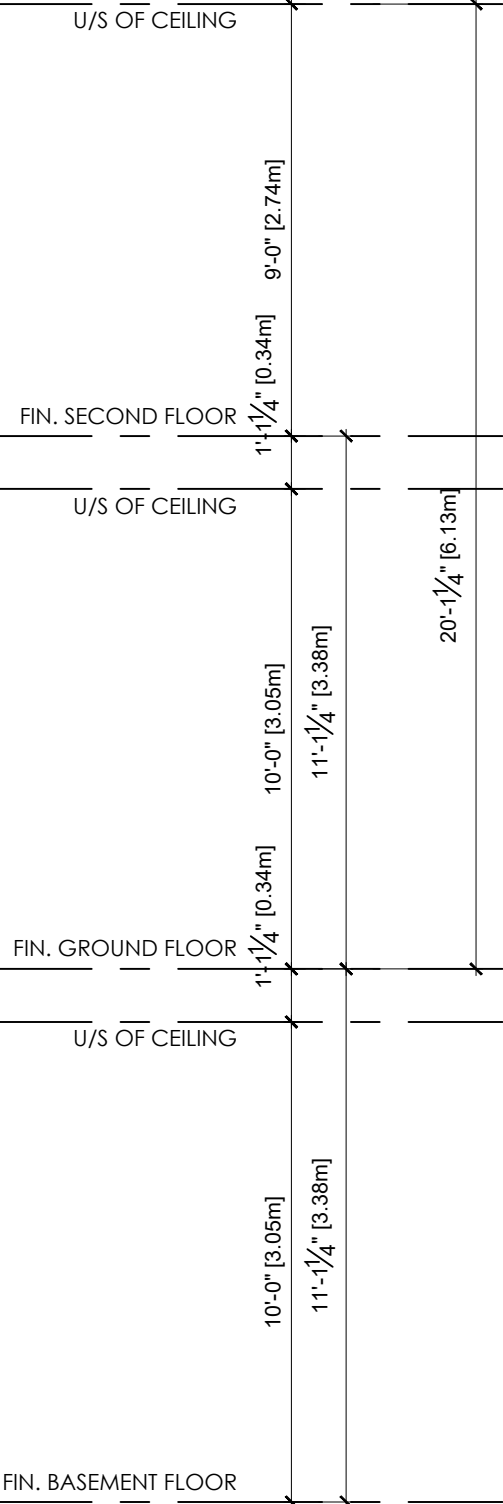
DRAWING TITLE
BASEMENT FLOOR PLAN
 <b>RAYMAR RESIDENCE</b> <hr/>
67 RAYMAR PLACE, OAKVILLE, ONT., L6J 6M1

SCALE	DRAWN BY	CHECKED BY
1/4" = 1'-0"	TG	
DATE	DRAWING NUMBER	
01 SEPT 2021	<div style="font-size: 2em; font-weight: bold; text-align: center;">A-3.2</div>	
PROJECT NUMBER		
2151		

SCALE	DRAWN BY	CHECKED BY
1/4" = 1'-0"	TG	
DATE	DRAWING NUMBER	
01 SEPT 2021	<div style="font-size: 2em; font-weight: bold; text-align: center;">A-3.2</div>	
PROJECT NUMBER		
2151		

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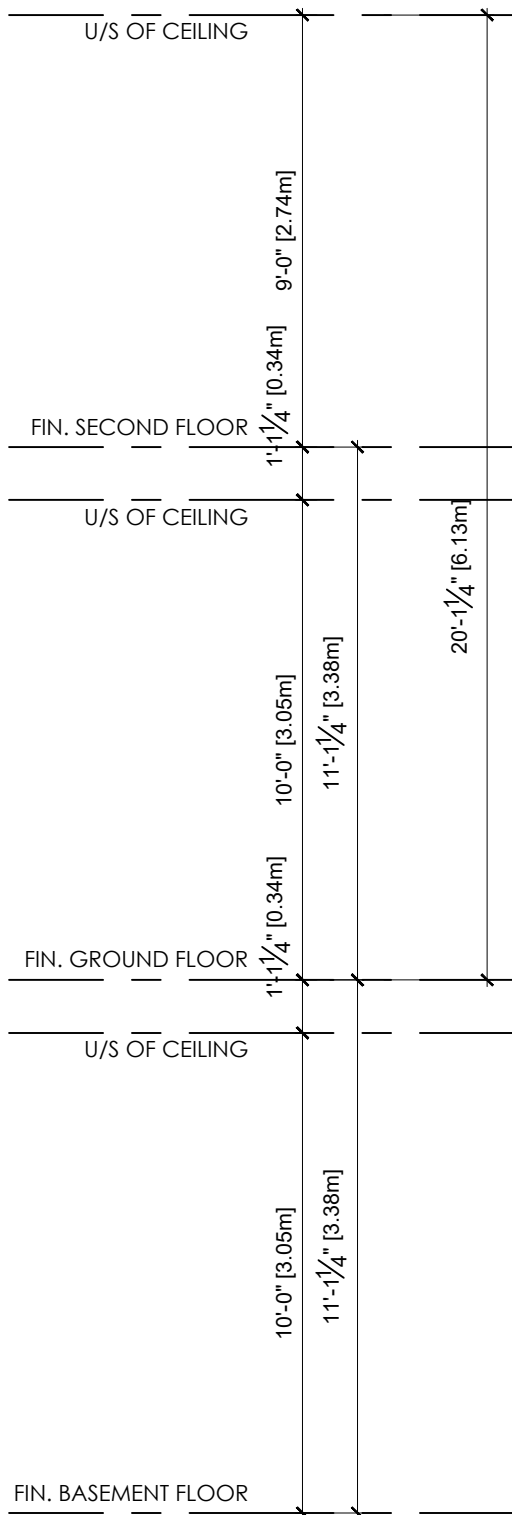
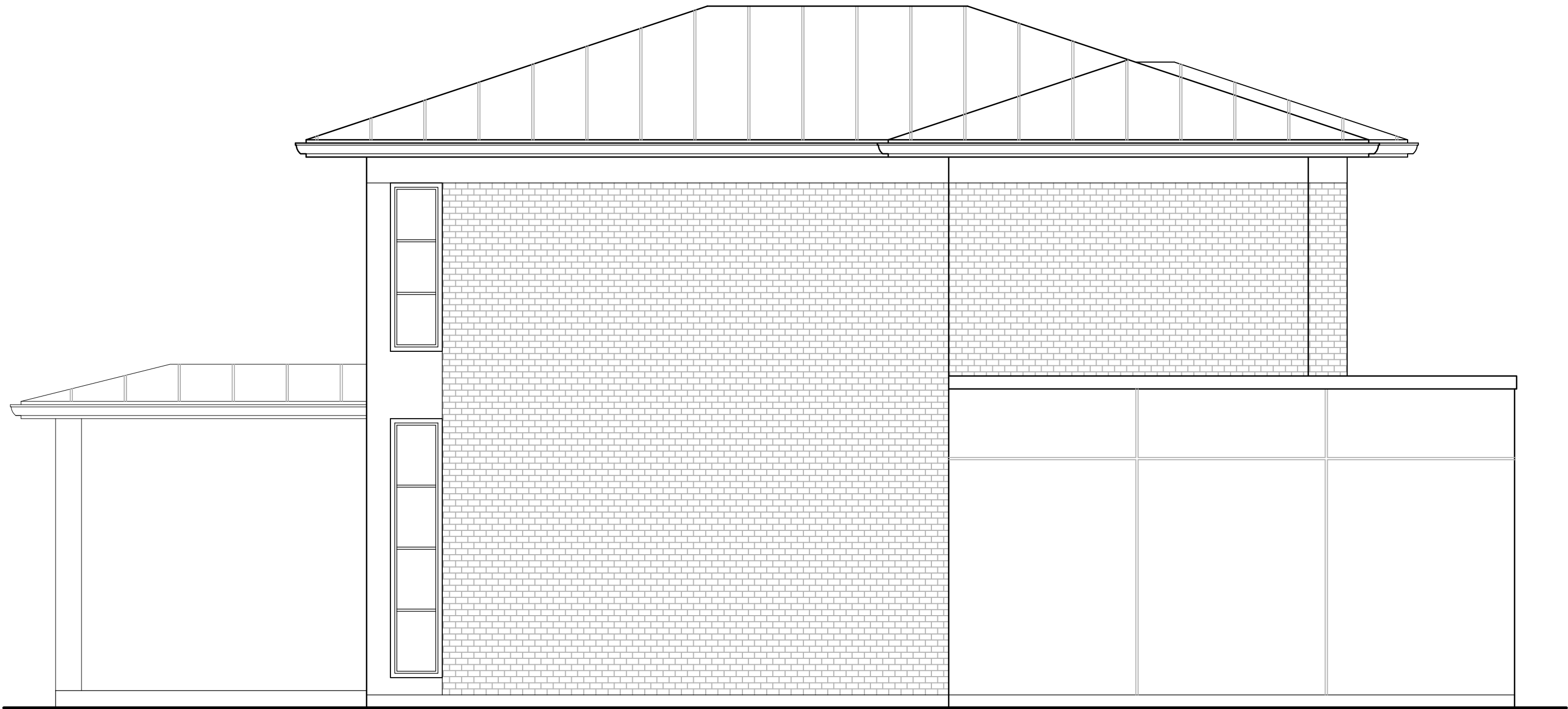
No.	DATE	REVISION/SUBMISSION	ISSUED BY
1.	04.OCT.2021	ISSUED FOR CoTA	TG

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SCALE	DRAWN BY	CHECKED BY
1/4" = 1'-0"	TG	
DATE	DRAWING NUMBER	
01 SEPT 2021	<b>A-4.3</b>	
PROJECT NUMBER		
2151		

### A-4.3



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ON SITE AND SHALL NOTIFY THE APPROPRIATE CONSULTANT FOR ALL VARIATIONS AND CONDITIONS  
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THE INFORMATION PROVIDED MUST BE CONFIRMED PRIOR TO CONSTRUCTION AND ADJUSTED ON  
THE PROJECT AND AND ON A BASIS OF THE EXISTING BUILDING. THE OWNER OF THE PROPERTY  
WILL NOT HOLD THE DESIGNER AND ENGINEER LIABLE FOR THE WORK DONE BY OTHERS.

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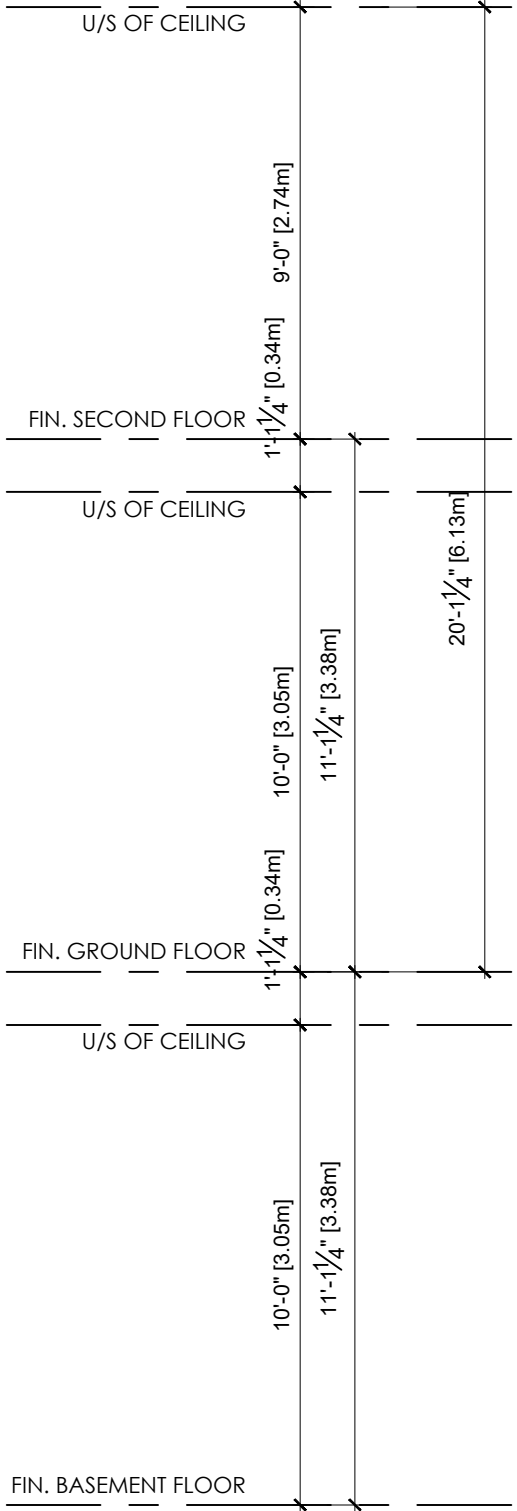
DRAWING TITLE

LEFT SIDE ELEVATION

RAYMAR  
RESIDENCE

67 RAYMAR PLACE, OAKVILLE, ONT., L6J 6M1

SCALE	DRAWN BY	CHECKED BY
1/4" = 1'-0"	TG	
DATE	DRAWING NUMBER	
01 SEPT 2021	A-4.4	
PROJECT NUMBER		
2151		



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SCALE	DRAWN BY	CHECKED BY
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DATE	DRAWING NUMBER	
01 SEPT 2021	<b>A-4.2</b>	
PROJECT NUMBER		
2151		

## A-4.2





October 27, 2021

Our file: 1439-001

Town of Oakville - Committee of Adjustment  
1225 Trafalgar Road  
Oakville, Ontario  
L6H 0H3

Attention: Heather McCrae  
Secretary Treasurer, Committee of Adjustment

**RE: Minor Variance Application  
67 Raymar Place  
Town of Oakville**

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On behalf of the owners of the property located at 67 Raymar Place in the Town of Oakville (herein referred to as the “subject property”), I am pleased to submit an application for Minor Variance seeking permission for an increase in the maximum permissible residential floor area ratio, an increase in the maximum permissible lot coverage and a decrease in the minimum required flankage yard, and increase in maximum building height in order to accommodate the construction of a new dwelling on the subject property.

**Background**

An application for Minor Variance for the subject property was approved on March 9, 2021 under application # CAV A./026/2012. The application was submitted in order to facilitate a second storey addition to the existing dwelling to allow for more living space for the owners of the subject property. This approval allowed for an increase in the maximum permitted lot coverage to 37.0%, whereas a maximum of 35% is permitted and an increase in the maximum permitted residential floor area to 47.7% whereas a maximum of 43% is permitted.

Upon receiving the approval, our client engaged several contractors to obtain cost estimates for the proposed addition. Based on the cost estimates received, the cost and scope of the renovation in accordance with the Committee’s approval was determined to be prohibitive. All contractors providing estimates indicated that a demolition and rebuild of a new dwelling would be more economical than a renovation and would allow for a more streamlined construction process. This was indicated to be a result of being able to better control the construction variables in a new build situation versus a renovation. Following receipt of this information, our client has opted to abandon the renovation approach in order to pursue the construction of a new dwelling on the property. As



the design of the dwelling is slightly different a new minor variance application and approval is required.

### **Proposal**

The approval of a minor variance application is required in order to facilitate the demolition and replacement of the existing one and a half storey, single detached dwelling with a new two storey, single detached dwelling.

The minor variance application seeks to permit an increase in the maximum permissible residential floor area ratio to 49.9% whereas the RL3-0 Zone permits a maximum permissible residential floor area ratio of 43% for lots with an area of less than 557.5 m<sup>2</sup>. The application also seeks to allow for an increase in the maximum permissible lot coverage to 37.6% whereas the RL3-0 Zone permits a maximum permissible lot coverage of 35% for a two storey dwelling. The application also seeks the approval of a reduction to the minimum required side yard of 1.51 m for the northerly side yard whereas the Zoning By-law requires a minimum side yard of 2.4 m. Finally, the application seeks an increase in the maximum permitted building height of 9.19 m whereas the Zoning By-law permits a maximum of 9.0 m.

In order to facilitate the proposed development, the following variances are required:

### **Application under Section 45.1 of the Planning Act:**

1. Increase in lot coverage to a maximum of 37.6 % whereas the Zoning By-law permits a maximum of 35%.
2. Increase in residential floor area to a maximum of 49.9% whereas the Zoning By-law permits a maximum of 43 %.
3. Increase in maximum building height to 9.19 m whereas the Zoning By-law permits a maximum of 9.0m.

### **Surrounding Community Context**

The surrounding development predominantly consists of two storey, single detached dwellings. The surrounding dwellings appear to be fairly even mix of original building stock and new infill development of typically larger dwellings. Due to the unique grading along Raymar Place, a number of dwellings appear to exceed the maximum building height of 9.0 m as a function of



grade differences between the street edge and the main dwelling face. The subject property is an example of such a situation, whereby the property slopes upward toward the dwelling.

### **Policy Context**

The subject property is located within the Halton Region Official Plan's "Urban Area" land use designation. The Urban Area is intended to accommodate growth while maintaining unity, retaining local community identity and creating healthy communities. Specific land use matters are the responsibility of the local municipality.

The subject lands are designated "Low Density Residential" as shown in Figure 1 of the Livable Oakville Official Plan. This designation permits a variety of low density housing types including single detached, semi-detached, and duplex dwellings (Section 11.2.1).

Section 11.1.9 of the Livable Oakville Plan establishes evaluative criteria for infill development in stable residential communities. Policies within Section 11.1.9 which are relevant to the proposed minor variance are as follows:

*Development within all stable residential communities shall be evaluated using the following criteria to maintain and protect the existing neighbourhood character:*

- a) The built form of development, including scale, height, massing, architectural character and materials, is to be compatible with the surrounding neighbourhood.*
- b) Development should be compatible with the setbacks, orientation and separation distances within the surrounding neighbourhood.*
- h) Impacts on the adjacent properties shall be minimized in relation to grading, drainage, location of service areas, access and circulation, privacy, and microclimatic conditions such as shadowing.*

The proposed dwelling has been designed to be compatible with the historical and recent development occurring within the surrounding community. The development seeks to maintain the existing open spaces in the front, rear and side yards to the greatest degree possible while allowing for the construction of a dwelling which meets the functional needs of the owners. The approval of the proposed variances will allow for the construction of a dwelling which is generally in keeping and compatible with the character in the surrounding development.

On the basis of the above, the approval of the proposed variance will result in the construction of a dwelling which is considered to be compatible with the surrounding neighbourhood and conforms to the policies identified in Section 11.1.9 of the Livable Oakville Official Plan.





Based on the analysis conducted for this report, the proposed development is considered to conform to the relevant policies contained within the Livable Oakville Plan. It is my opinion that the proposed minor variance application meets the general intent of the Official Plan policies.

### **Zoning Analysis**

#### **Increase in Residential Floor Area.**

As previously noted, the minor variance application seeks to permit an increase in the maximum permissible residential floor area ratio to 49.9 % whereas the RL3-0 Zone permits a maximum permissible residential floor area ratio of 43% for lots with an area of less than 557.5 m<sup>2</sup>. Approval of the proposed variance would allow for an additional 38.21 m<sup>2</sup> (411.39 ft<sup>2</sup>), beyond what would be permitted as of right on the subject property.

The intent of the maximum residential floor area ratio provision is to regulate the overall scale and massing of a dwelling to ensure that the dwelling is in keeping with the character of the surrounding neighbourhood. The maximum residential floor area regulation works hand in hand with the maximum lot coverage regulation to ensure that a reasonable building footprint can be established and that the overall mass within that footprint is further regulated by limiting the amount of floor area that can be accommodated.

The proposed residential floor area ratio is considered allow for the construction of a dwelling that is considered to be compatible with the surrounding development and appropriate for the development of the subject property. As such the proposed minor variance is considered to meet the general intent of the Zoning By-law.

#### **Increase in Lot Coverage**

The Application seeks an increase in the maximum permissible lot coverage to 37.6%, whereas the Zoning By-law permits a maximum lot coverage of 35%. The proposed dwelling has a footprint of 187.31 m<sup>2</sup> (2016.18 ft<sup>2</sup>) and a lot coverage of 33.9%. The additional lot coverage of 3.7 % or 17.0 m<sup>2</sup> (182.98 ft<sup>2</sup>) is contained in the rear yard covered deck.

The intent of maximum lot coverage regulation is to ensure that an appropriately sized dwelling is constructed on a lot. Furthermore, the intent of the maximum lot coverage provision is to regulate the overall scale and massing of a dwelling so as to ensure that the dwelling is in keeping with the character of the surrounding neighbourhood. As discussed above, the maximum lot coverage regulation works hand in hand with the zoning regulation for residential floor area to ensure that a



reasonable building footprint can be established and that the overall mass within that footprint is further regulated by limiting the amount of floor area that can be accommodated. We note that the proposed dwelling complies with the maximum lot coverage requirement and that the covered porch pushes the lot coverage beyond the maximum permissions for lot coverage. The covered porch is not considered to contribute negatively to the overall massing of the proposed dwelling.

Based on the above analysis, the proposed increase in lot coverage is considered to allow for the construction of a dwelling which is generally in keeping with the character of the newer dwellings in the surrounding neighbourhood and is considered to be compatible with older built forms existing in the neighbourhood, and as such is in keeping with the character of the neighbourhood as a whole.

#### Decreased side yard setback

As previously noted, the minor variance application seeks to permit a decrease in the minimum side yard. The Zoning By-law requires a minimum setback of 3.5 m (11.48 ft) from the northerly side yard lot line. The application seeks to reduce this minimum setback to 1.51 m (4.9 ft) thereby seeking a reduction of 1.99 m (6.5 ft) at the closest point to the side yard lot line.

The intent of the zoning regulation regarding the flankage yard setback is to ensure an adequate degree of separation exists between the dwelling and the property line and to ensure that a dwelling does not dominate the streetscape. Additionally, the intent of a side yard setback is to ensure that appropriate access can be achieved into the rear yard of a property. We note that the variance is required for a portion of the northwest corner of the building only and the remainder of the northerly building façade is set back at 2.60m (8.5 ft). Furthermore, we note that the existing building is currently setback at 1.45 m (4.7 ft) and hence the proposed dwelling setback provides a greater degree of separation than which currently exists on the subject property.

The proposed reduction to the required side yard is not considered to present any impact to the streetscape and will provide an adequate degree of separation between the proposed dwelling and the side lot line. The proposed reduction in the flankage yard is considered to be appropriate.

#### Increase in maximum building height

As previously noted, the application seeks to increase the maximum permitted building height to 9.19 m (30.15 ft) whereas the Zoning By-law permits a maximum building height of 9.0 m (29.52 ft). The proposal is seeking relief of a 0.19 m (0.62 ft) increase in the height.



The intent of the maximum building height regulation is to ensure that the massing, scale and shadowing of each dwelling fits within the surrounding streetscape and does not create shadowing or overlook concerns. We note that the increase in height is required specifically to account for the difference in grade between the lot line and the front elevation of the dwelling. Furthermore, we note the actual height of the building from finished grade to top of roof is 8.36 m (27.42 ft).

On this basis, the proposed increase in building height is considered to be appropriate.

### **Conclusion**


On the basis of the analysis prepared for this report, it is our opinion that the proposed development meets the four tests as established in the Planning Act.

The proposed variances meet the general intent of the Official Plan policies regarding the development within stable residential neighbourhoods. As described in the Planning Commentary section above, the proposed variances meet the general intent of the zoning provisions contained in the RL3-0 Zone in the Zoning By-law 2014-014.

The proposed variances are considered desirable for the development of the lands, as it allows for additional floor area to be achieved while maintaining compatibility with the surrounding neighbourhood. Finally, the proposed variances are considered minor in nature, as it does not alter the manner in which the property is used and is in keeping with the existing development patterns in the surrounding neighbourhood.

Based on the findings presented in this brief, it is my opinion that the proposed minor variance application meets the four tests as established in the Planning Act. As such, I respectfully request that the Committee of Adjustment approve the application.

Yours very truly,  
GLEN SCHNARR & ASSOCIATES INC.



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David Capper, MCIP, RPP  
Associate