


2063 VICKERY DR., OAKVILLE, ON. L6L 2J2

TRUE NORTH	CONST. NORTH
	
<p>GENERAL NOTES:</p> <p>ALL DIMENSIONS AND INFORMATION FROM THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE AND ANY DISCREPANCIES REPORTED TO THE DESIGNER PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THAT INDICATED ON THE DRAWINGS, THE DESIGNER MUST BE NOTIFIED IMMEDIATELY.</p> <p>FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS</p> <p>UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE IN THE DESIGN FOR CONDITIONS OCCURRING DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORING, SHEET PILING OR OTHER TEMPORARY SUPPORTS, TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.</p> <p>ALL DRAWINGS AND RELATED DOCUMENTS SHALL REMAIN THE PROPERTY AND COPYRIGHT OF HAMELIN ARCH INC.</p> <p>USE LATEST REVISED DRAWINGS. DO NOT SCALE DRAWINGS</p>	

PROPOSED TWO STOREY SINGLE FAMILY DWELLING
 PROPOSED BLDG FOOTPRINT:
 = 2477.77 SQFT. (229.72M²)
 PROPOSED GARAGE
 = 4855.61 SQFT. (435.31M²)

PROPOSED REAR PORCH
 FOOTPRINT = 498.04 SQFT. (46.27M²)

PROPOSED FRONT PORCH
 FOOTPRINT = 64.29 SQFT. (5.97M²)

PROPOSED ATTACHED GARAGE
 FOOTPRINT = 527.16 SQFT. (48.97M²)

PAVED DRIVEWAY
 1,164.47 SQFT. (107.60M²)


INTERLOCK PATIO STONE PATH
 126.66 SQFT. (11.77M²)

SETBACKS:
 - Front: 10'-7" (3.23M), 11'-3" (3.43M)
 - Side: 10'-9" (3.26M), 4'-8" (1.42M)
 - Rear: 57'-1" (17.41M), 12'-2" (3.70M)
 - Corner: 43'-8" (13.33M), 47'-8" (14.54M)

PROPERTY LINE DIMENSIONS:
 - North: 21'-5" (6.55M)
 - East: 23'-18" (7.04M)
 - South: 28'-5" (8.68M)
 - West: 50'-8" (15.54M)

Other Features:
 - TYP. PROPOSED PLANTER
 - TYP. BRICKSTONE PIER W/ LIGHT AND ADDRESS NUMBER (see detail)
 - SETBACK FOR SIDE IF ATTACHED GARAGE IS PRESENT (ONE SIDE ONLY)

DRAWING ISSUES/REVISIONS			
NO.	DATE:	ISSUES/REVISIONS:	BY:
1.	21APR 2022	SENT PRELIM PLANS OUT FOR GRADING QUOTES TO AVANTI SURVEYING	DL
2.	05MAY 2022	SENT SIGN OF SET TO LAURA FOR SENDING TO CLIENT	DL
3.	18JUL 2022	REVISED SITE STATS FOR PLANNER	DL

COMPANY NAME:	
 STEVE HAMELIN design studio	
COMPANY INFO:	
295, ROBINSON ST., UNIT 100 OAKVILLE, ON. L6J 1G7 60, HURONTARIO ST. COLLINGWOOD, ON. L9Y 2L7 TEL: (905) 401-0797 FAX: (905) 337-9918 www.stevehamelin.com	
PROJECT NAME:	
GONSALVES RESIDENCE	
PROJECT ADDRESS:	
2063, VICKERY DR.	
PROJECT CITY/TOWN:	POSTAL CODE:
OAKVILLE, ON.	L6L 2J2
DRAWING NAME:	
COVER PAGE, SITE PLAN, & SITE STATISTICS	
CLIENT NAME:	
GONSALVES	
PROJECT NO.:	SCALE:
2021-34	3/32" = 1'-0"
DESIGN BY:	DATE:
HAMELIN ARCH INC.	2022-07-26
DRAWN BY:	DWG. NO.:
HAMELIN ARCH INC.	
APPROVED BY:	A-1
HAMELIN ARCH INC.	



TRUE NORTH	CONST. NORTH

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FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE ASSUMED TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS

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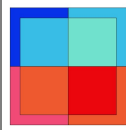
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USE LATEST REVISED DRAWINGS. DO NOT SCALE DRAWINGS

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A-3	FLOOR PLANS AND ROOF PLAN
A-4	ELEVATIONS
A 5	ELEVATIONS
A 6	PERSPECTIVE VIEWS
A 7	RENDERS

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2.	05MAY 2022	SENT SIGN OF SET TO LAURA FOR SENDING TO CLIENT

ENGINEER SEAL:



STEVE HAMELIN
design studio

COMPANY INFO:

295, ROBINSON ST., UNIT 100
OAKVILLE, ON. L6J 1G7
60, HURONTARIO ST.
COLLINGWOOD, ON. L9Y 2L7
TEL: (905) 491-6797 FAX: (905) 337-5918
www.stevehamelin.com

PROJECT NAME:

GONSALVES RESIDENCE

PROJECT ADDRESS:

2063, VICKERY DR.

PROJECT CITY/TOWN:

OAKVILLE, ON.

POSTAL CODE:

L6L 2J2

DRAWING NAME:

CONCEPT C2 (shrunk) - RENDERED IMAGES

CLIENT NAME:

GONSALVES

PROJECT NO.:

2021-34

SCALE:

DESIGN BY:

HAMELIN ARCH INC.

DATE:

2022-05-05

DRAWN BY:

HAMELIN ARCH INC.

DWG. NO.:

APPROVED BY:

HAMELIN ARCH INC.

A-7




PERSPECTIVE VIEWS
NOT TO SCALE

TRUE NORTH	CONST. NORTH
<div></div>	
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PROJECT CITY/TOWN:

OAKVILLE, ON.

POSTAL CODE:

L6L 2J2

DRAWING NAME:

CONCEPT C2 (shrunk) - PERSPECTIVE VIEWS

CLIENT NAME:

GONSALVES

PROJECT NO:	SCALE:
2021-34	NOT TO SCALE
DESIGN BY:	DATE:
HAMELIN ARCH INC.	2022-05-05
DRAWN BY:	DWG. NO.:
HAMELIN ARCH INC.	A-6
APPROVED BY:	
HAMELIN ARCH INC.	



July 26th, 2022

GSAI File: 1118-018

Town of Oakville - Planning Services
1225 Trafalgar Road
Oakville, ON
L6H 0H3

Attention: Heather McCrae
Secretary-Treasurer – Committee of Adjustment
Building Services – Town of Oakville

**RE: Minor Variance Application for 2063 Vickery Drive
Town of Oakville**

Glen Schnarr & Associates Inc. (GSAI) are the planning consultants acting on behalf of John Gonsalves, who is the owner of the property located at 2063 Vickery Drive in the Town of Oakville, herein described as the 'subject property' or 'property'. This planning justification brief has been prepared in support of a minor variance application for relief from the regulations relating to building height, lot coverage and Residential Floor Area (RFA) ratio.

Proposal

The property located at 2063 Vickery Drive is designated '*Residential Low Density*' in the Livable Oakville Plan (2009, office consolidation August 31, 2021) and is zoned as '*RL2-0*' by Zoning By-law 2014-014. The owner intends to demolish the existing one-storey dwelling and redevelop the property with a new, two-storey dwelling. The proposed dwelling complies with all of the applicable zoning regulations, with the exception of the regulations relating to maximum height, lot coverage and Residential Floor Area (RFA) ratio.

As per Table 6.4.2 of the Town's Zoning By-law, the RL2-0 zone permits a maximum lot coverage of 25% for a two-storey dwelling greater than 7.0 metres (22.97 feet) in height. The lot has an area of 1,119.08 square metres (12,045.67 square feet). The requested lot coverage would bring the total coverage to 335.50 square metres (3,611.29 square feet), resulting in a lot coverage of 29.98%. The maximum lot coverage permitted by the Zoning By-law would allow for a maximum footprint of 279.77 square metres (3,011.42 square feet). The proposed lot coverage exceeds the maximum lot coverage permitted by 4.98% or 55.73 square metres (599.87 square feet).



Per Table 6.4.1, the RL2-0 zone permits a maximum RFA ratio of 35% for lots with areas ranging from 929.99 square metres to 1,021.99 square metres. As such, the maximum permitted RFA ratio for the subject property is 391.68 square metres (4,215.98 square feet). The requested minor variance seeks to permit a total floor area of 438.19 square metres (4,716.64 square feet), or 39.16%, which is an increase of 46.51 square metres (500.66 square feet) or 4.16%.

Per Regulation 6.4.6(c), the RL2-0 zone permits a maximum building height of 9.0 metres (29.53 feet) for a two-storey dwelling unit. The requested variance would bring the total height of 9.5 metres (31.17 feet), which would result in a 50 centimetre (1.64 foot) difference.

Summary of Variances:

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

1. To permit a maximum lot coverage of 29.98%, whereas the RL2-0 zone permits a maximum lot coverage of 25% for a two-storey dwelling greater than 7.0 metres (22.97 feet) in height.
2. To permit a residential floor area (RFA) ratio of 39.16%, whereas the RL2-0 zone permits a maximum RFA ratio of 35% for lots with areas ranging from 929.99 square metres to 1,021.99 square metres.
3. To permit a maximum height of 9.5 metres (31.17 feet), whereas the RL2-0 zone permits a maximum height of 9.0 metres (29.53 feet).

Land Use Context

Official Plan

The subject property is designated “*Low Density Residential*” 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). The maximum permitted density is 29 units per site hectare (Section 11.2.2) or approximately one unit per 345 square metres (3,714 square feet), excluding lands for public uses such as roads.

Section 11.1.9 of the Livable Oakville Plan establishes evaluative criteria for development in stable residential communities. Policies 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 character of the surrounding neighbourhood is best described as a diverse range of dwelling designs and sizes, from older single storey and one-and-a-half storey dwellings to newer, two storey dwellings, with a variety of architectural styles.

The proposed dwelling has been designed to be compatible with the historical and recent development within the surrounding community. The proposed development seeks to maintain the front and rear yard setbacks, thereby maintaining the character of the community.

The proposed dwelling has been designed so as to be compatible with the recent development within the surrounding community. The proposed variances related to maximum height, maximum lot coverage, and maximum residential floor area ratio are considered to be compatible with the surrounding neighbourhood and conform to the policies identified in Section 11.1.9 of the Livable Oakville Official Plan.

Zoning By-law

The lands are zoned as Residential RL2-0 in the Town of Oakville Zoning By-law 2014-014. Save and except for the proposed minor variances, the proposed dwelling complies with the provisions of the Zoning By-law.

Neighbourhood Context

Assessment of Existing Dwellings

As noted above, the existing neighbourhood is characterized by a mix of dwelling sizes, wherein newer dwellings tend to be larger in size, with footprints comparable to the proposed dwelling. The following are the approximate footprints and lot coverage percentages of some of the larger dwellings in the neighbourhood, calculated via desktop exercise (see *Figure 1 – Surrounding Dwellings' Footprints*).

- 408 Saville Crescent
 - Lot Area – approximately 1,070.00 square metres (11,517.38 square feet);
 - Footprint – approximately 276.79 square metres (2,979.34 square feet);
 - Lot Coverage – approximately 25.87%.



- 392 Salisbury Drive
 - Lot Area – approximately 1,373.00 square metres (14,778.85 square feet);
 - Footprint – approximately 378.89 square metres (4,078.34 square feet);
 - Lot Coverage – approximately 27.60%.
- 379 Salisbury Drive
 - Lot Area – approximately 1,048.00 square metres (11,280.58 square feet);
 - Footprint – approximately 429.24 square metres (4,620.30 square feet);
 - Lot Coverage – approximately 40.96%.
- 2069 Vickery Drive
 - Lot Area – approximately 1,212.00 square metres (13,045.86 square feet);
 - Footprint – approximately 400.70 square metres (4,313.10 square feet);
 - Lot Coverage – approximately 33.04%.
- 363 Seaton Drive
 - Lot Area – approximately 1,333.00 square metres (14,348.29 square feet);
 - Footprint – approximately 430.83 square metres (4,637.42 square feet);
 - Lot Coverage – approximately 32.32%.
- 335 Tennyson Drive
 - Lot Area – approximately 1,673.00 square metres (18,008.02 square feet);
 - Footprint – approximately 312.95 square metres (3,368.57 square feet);
 - Lot Coverage – approximately 18.70%.

Of the six dwellings reviewed, four have larger footprints than the proposed dwelling, and three have higher lot coverage percentages. Four of the six are full two-storey dwellings; the exceptions are 2069 Vickery Drive and 363 Seaton Drive, which have partial second floors.

Taking the above into account, the proposed Minor Variances will facilitate a dwelling that is comparable to other newer dwellings in the neighbourhood, and compatible with the existing nature of the community.



Previously Approved Variances

A number of minor variances have been granted in recent years for other dwellings within the community. Below is a summary of the relevant comparables, which include variances for lot coverage, RFA ratio, or both:

- 385 Sandlewood Road – A/213/2015
 - Permitted a maximum lot coverage of 31.8%, where the maximum permitted by the parent By-law is 25%;
 - An increase of 6.8%;
 - Permitted a maximum RFA ratio of 37.8%, where the maximum is 37%;
 - An increase of 0.8%;
 - Permitted a minimum front yard of 9.50 meters (31.17 feet);
 - *Note – The Staff Report and Notice of Decision related to this application do not reference the coverage or RFA in square metres.*
- 401 Sandlewood Road – A/035/2017
 - Permitted a maximum RFA ratio for a detached dwelling with a lot area between 650.00 square metres and 742.99 square metres of 43.66% (315.60 square metres / 3,397.09 square feet), where the maximum is 41% (296.43 square metres / 3,190.75 square feet);
 - An increase of 2.66% (19.17 square metres / 206.34 square feet).
- 432 Tennyson Drive – A/118/2017
 - Permitted a maximum RFA ratio for a detached dwelling with a lot area between 650.00 square metres and 742.99 square metres of 43.31% (303.29 square metres / 3,264.59 square feet), where the maximum is 41% (287.08 square metres / 3,090.10 square feet);
 - An increase of 2.31% (16.21 square metres / 174.48 square feet);
 - Permitted a maximum total floor area for a private garage of 50.55 square metres (544.12 square feet).
- 2070 Vickery Drive – A/033/2019
 - Permitted a maximum lot coverage of 26.98% (260.10 square metres / 2,799.69 square feet) for a detached dwelling which is greater than 7.0 metres in height, where the maximum permitted by the parent By-law is 25% (241.26 square metres / 2,596.90 square feet);
 - An increase of 1.98% (18.74 square metres / 201.72 square feet).
- 367 Sandlewood Road – A/001/2021
 - Permitted a maximum lot coverage of 27.5% (287.50 square metres / 3,094.62 square feet) for a detached dwelling which is greater than 7.0 metres in height, where the maximum permitted by the parent By-law is 25% (261.40 square metres / 2,813.69 square feet);
 - An increase of 2.5% (26.1 square metres / 280.94 square feet);



- Permitted the maximum total floor area for the private garage to be 61.0 square metres on a lot having greater than or equal to 12.0 metres in lot frontage.
- 392 Tennyson Drive – A/049/2021
 - Permitted a maximum lot coverage of 27.0% (282.19 square metres / 3037.47 square feet) for a detached dwelling which is greater than 7.0 metres in height, where the maximum is 25% (261.29 square metres / 2,812.50 square feet);
 - An increase of 2.0% (20.9 square metres / 224.97 square feet);
 - Permitted a maximum RFA ratio of for a detached dwelling with a lot area between 1,022.00 square metres and 1,114.99 square metres of 39.0% (407.61 square metres / 4,387.48 square feet), where the maximum is 37.0% (386.71 square metres / 4,162.51 square feet);
 - An increase of 2.0% (20.9 square metres / 224.97 square feet).
- 2049 Wakely Street – A/086/2021
 - Permitted the maximum lot coverage to be 28.9% (300.71 square metres / 3,236.82 square feet) for a detached dwelling which is greater than 7.0 metres in height, where the maximum permitted by the parent By-law is 25% (260.17 square metres / 2,800.45 square feet);
 - An increase of 3.9% (40.54 square metres / 436.37 square feet);
 - Permitted a minimum flankage yard of 2.72 metres (8.92 feet) to the porch;
 - Permitted a minimum front yard of 8.64 metres (28.35 feet) to the porch.

The approved variances permitted coverage increases ranging from 2.0% to 6.8%, allowing additional area ranging from 18.74 square metres (201.72 square feet) to 40.54 square metres (436.37 square feet). As the proposed variance seeks to increase the coverage by 4.98% (55.73 square metres / 599.87 square feet), it is reasonable and proportionate to previously approved variances.

The approved variances permitted RFA ratios ranging from 1.98% to 3.9%, permitting additional area ranging from 16.21 square metres (174.48 square feet) to 20.9 square metres (224.97 square feet). As the proposed variance seeks to increase the RFA by 4.16% (46.51 square metres / 500.66 square feet), it is also reasonable and proportionate to previously approved variances.

Proposed Variances

Increase Residential Floor Area Ratio (RFA)

The application seeks an increase in the maximum permissible RFA to 39.16%, where the maximum permitted RFA is 35% for lots between 929.99 square metres and 1,021.99 square metres in area. The variance seeks the approval of 46.51 square metres (500.66 square feet) of additional RFA beyond what is



permitted by the By-law – an overall RFA of 438.19 square metres (4,716.64 square feet), where the maximum is 391.68 square metres (4,215.98 square feet).

The intent of the maximum residential floor area regulation 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. The RFA regulation works hand in hand with the zoning regulation for maximum lot coverage 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 on the subject property.

The proposed dwelling has been designed to incorporate portions of the second storey within the roofline of the dwelling, thereby effectively reducing the overall scale and massing of the dwelling. The building has been designed to include a number of articulations in the front façade of the dwelling, therefore effectively breaking up the massing of the dwelling's front façade. Furthermore, the proposed design complies with the minimum yard requirements.

The proposed increase in RFA is considered to be compatible with the range of dwelling sizes which exist within the surrounding neighbourhood. The proposed increase in residential floor area will result in an increase of 46.51 square metres (500.66 square feet) of floor area beyond that which is permitted under the zoning regulations. This proposed scale is consistent and compatible with the immediate surrounding neighbourhood.

Increase in Lot Coverage

The application seeks an increase in the maximum permissible lot coverage to 29.98%, whereas the Zoning By-law permits a maximum lot coverage of 25% for a dwelling having two stories with a height greater than 7.0 metres. The variance seeks the approval of 55.73 square metres (599.87 square feet) of additional area of the lot to accommodate the proposed building footprint – an overall footprint of 335.50 square metres (3,611.29 square feet), where the maximum is 279.77 square metres (3,011.42 square feet).

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. 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.

The proposed increase in lot coverage is allows for the construction of a dwelling which is generally in keeping with the newer dwellings in the surrounding neighbourhood and is compatible with the more historical built forms existing in the neighbourhood.



Increase in Height

The applicant seeks an increase in maximum permissible height to 9.5 metres (31.17 feet) whereas the Zoning By-law permits a maximum height of 9.0 metres (29.53 feet) for a two-storey dwelling. This 50 centimetre (1.64 foot) increase is minor in nature, is compatible with newer dwellings in the neighbourhood, and the appearance of the dwelling's height will be reduced by the fact that portions of the second storey will be accommodated within the roofline.

Section 45 of the *Planning Act*

The following section provides an analysis demonstrating how the variances satisfy the four tests of a minor variance as set out in Section 45 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended:

1. Meets the general intent and purpose of the Official Plan

The requested variances meet the intent and purpose of the Official Plan. As discussed above, the proposed variances do not affect permitted uses or other key policies applicable to the subject property's "Low Density Residential" designation. These variances are technical in nature and are required in order to implement the proposed development.

2. Meets the general intent and purpose of the Zoning By-law

The intent of maximum height, lot coverage and RFA regulations is to ensure that an appropriately sized dwelling is constructed on a lot, and to regulate the overall scale and massing of dwellings and structures so as to ensure that the built form on the property is in keeping with the character of the surrounding neighbourhood, that sufficient landscaped and vegetated features are retained on each property, and that there is sufficient room for a driveway and accessory structures.

Once again, the proposed development is compatible with the surrounding neighbourhood in terms of dwelling size and massing, and meets the intent of Zoning By-law 2014-014.

3. & 4. Desirable for the appropriate development of the land and Minor in Nature

The proposed variances are required to facilitate the development of the proposed two storey dwelling. It is our opinion that the proposed variance is desirable for the appropriate development of the land and is minor in nature, as the variances are technical in nature and, in our opinion, are required in order to provide a desired built form. Moreover, the variances will permit a dwelling that maintains the character of the community, and particularly newer dwellings within the community.



Conclusion

it is our opinion that the proposed minor variance application meets the four tests as established in the Planning Act.

- The proposed variances are considered minor in nature, as they do not alter the manner in which the property is used and are in keeping with the existing development patterns in the surrounding neighbourhood;
- The proposed variances are considered desirable for the development of the lands, as they increase the value and longevity of the property while maintaining compatibility with the surrounding neighbourhood;
- The proposed variances meet the general intent of Zoning By-law 2014-14, as the proposal complies with all other applicable zoning regulations; and,
- The proposed variance meets the general intent of the Livable Oakville Official Plan, as the proposed use is permitted within the Low Density Residential designation.

Based on the findings presented in this brief, it is our opinion that the proposed minor variance application meets the four tests as established in the *Planning Act*.

Yours very truly,
GLEN SCHNARR & ASSOCIATES INC.

Stephen Closs, MCIP, RPP
Associate