



KEY PLAN

NOTE:

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THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED BY ENGINEER.

CONTRACTOR TO VERIFY ALL DIMENSIONS AND OTHER RELATED INFO PRIOR STARTING CONSTRUCTION, AND NOTIFY ENGINEER OF ANY DISCREPANCY.

NO.	REVISIONS	DATE	BY

DRAWN BY:	H.Z
DATE:	MAR 23, 2022
DESIGNED BY:	P.T.
CHECKED BY:	P.T.

DATE OF ISSUE:
DATE OF PLOT:

OWNER:
MUNICIPALITY
TOWN OF OAKVILLE
PROJECT NAME:
412 WILDWOOD Dr.

**IDM (2005)
CONSULTANTS INC.**

5325 HARVESTER RD. BURLINGTON
ONTARIO
L9L 0A3
TEL. 905-928-2542

SCALE:	
3/16" : 1'	
DRAWING TITLE	
PROPOSED REAR ELEVATION	
PROJECT NO.	DRAWING NO.
	A2.02

IDM (2005) Consultants Inc.

The Planning Department
Town of Oakville
1225 Trafalgar St, Oakville,
Ontario,

August 3, 2022

Re: Request For Variances - 412 Wildwood Dr, Oakville

Dear Sir/Madam,

Our firm has been retained by the Mr. Atta Ullah Aziz, the owner of 412 Wildwood Dr. to design the relocation of entry way into the house from the side yard.

There is an attached double car garage with a set of stairs leading into the house from one garage bay. The location and size of the stairs make the garage bay unusable for parking. It is currently used as a storage space. Our firm reviewed various options to relocate the stairs and have come up with the most reasonable option. The stairs are being proposed to be relocated behind the garage. The relocated stairs will be covered. There is no extension being proposed to the basement or second floor (Refer to the attached drawings). The newly created area will strictly be used to access the house. The stairs will lead into the living room. This is not very desirable solution but it is the best solution based on the house design.

This addition has increased the Residential Floor Area Ratio Residential Int. Floor area ratio and the lot coverage ratio. The maximum permitted RFAR is 41% whereas with the new addition, it has gone up to 42.8% - an increase of only 1.8%. The maximum permitted Residential int. Floor Area ratio is 36 % whereas the new proposed area will be 37.4% - an increase of 1.4% only.

We are requesting that staff support the minor increase in the floor area ratios, as they are not significant and do not negatively impact the characteristics of the neighbourhood.

Respectfully Submitted,

Prem Tewari

Prem Tewari, M.A.Sc, P.Eng.