

# 518 TAPLOW CRESCENT OAKVILLE, ON.

## ZONING REVIEW & COMMITTEE OF ADJUSTMENT



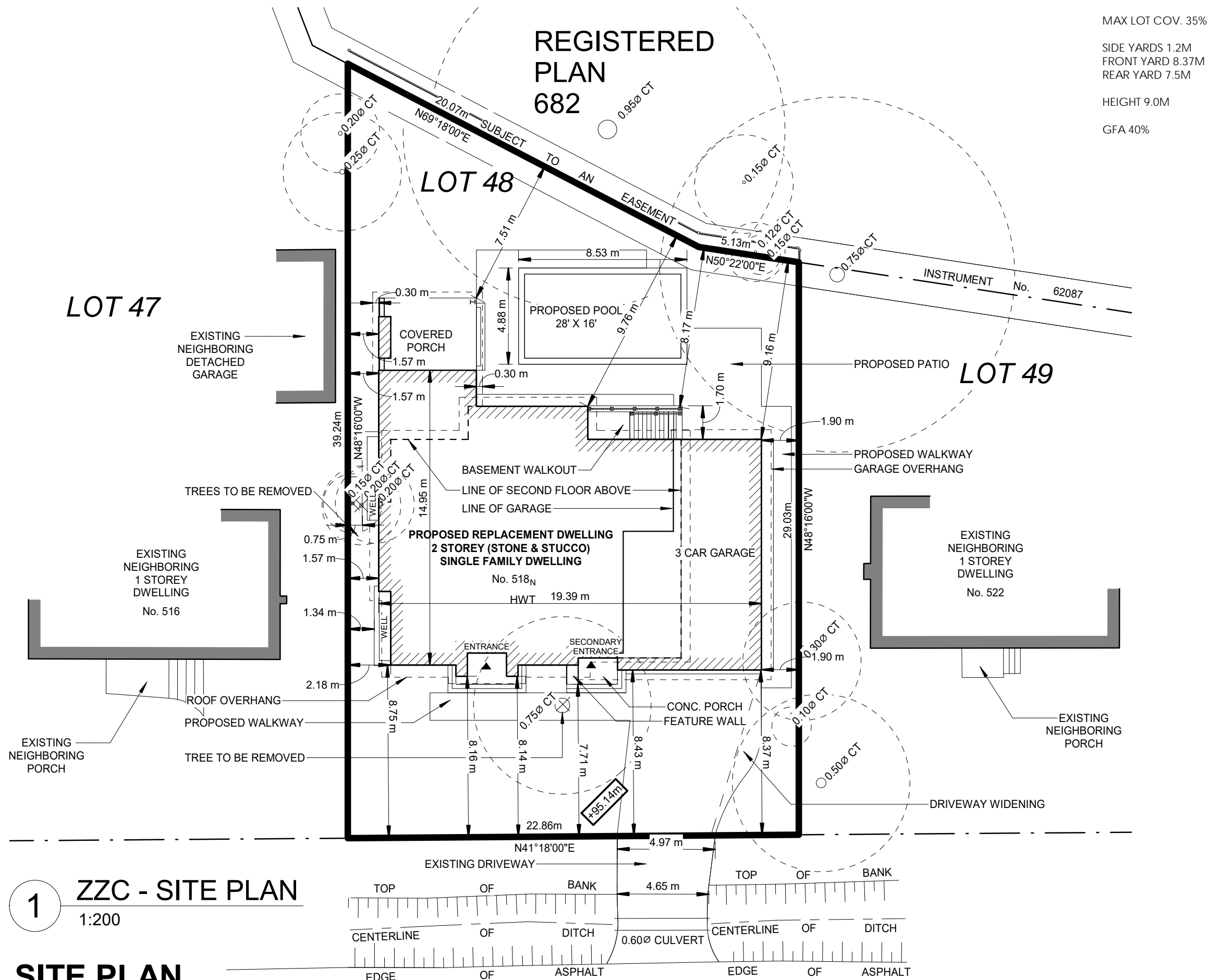
**TITLE SHEET**  
**PRIVATE RESIDENCE**  
518 TAPLOW CRESCENT OAKVILLE, ON.



| DRAWING LIST - ZONING   |       |
|-------------------------|-------|
| TITLE SHEET             | Z01.1 |
| GFA SCHEMATICS          | Z01.2 |
| LOT COVERAGE SCHEMATICS | Z01.3 |
| SITE PLAN               | Z02.1 |
| BASEMENT PLAN           | Z02.2 |
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| EAST ELEVATION          | Z03.1 |
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# SITE PLAN

## PRIVATE RESIDENCE

518 TAPLOW CRESCENT OAKVILLE, ON.

# COVER LETTER

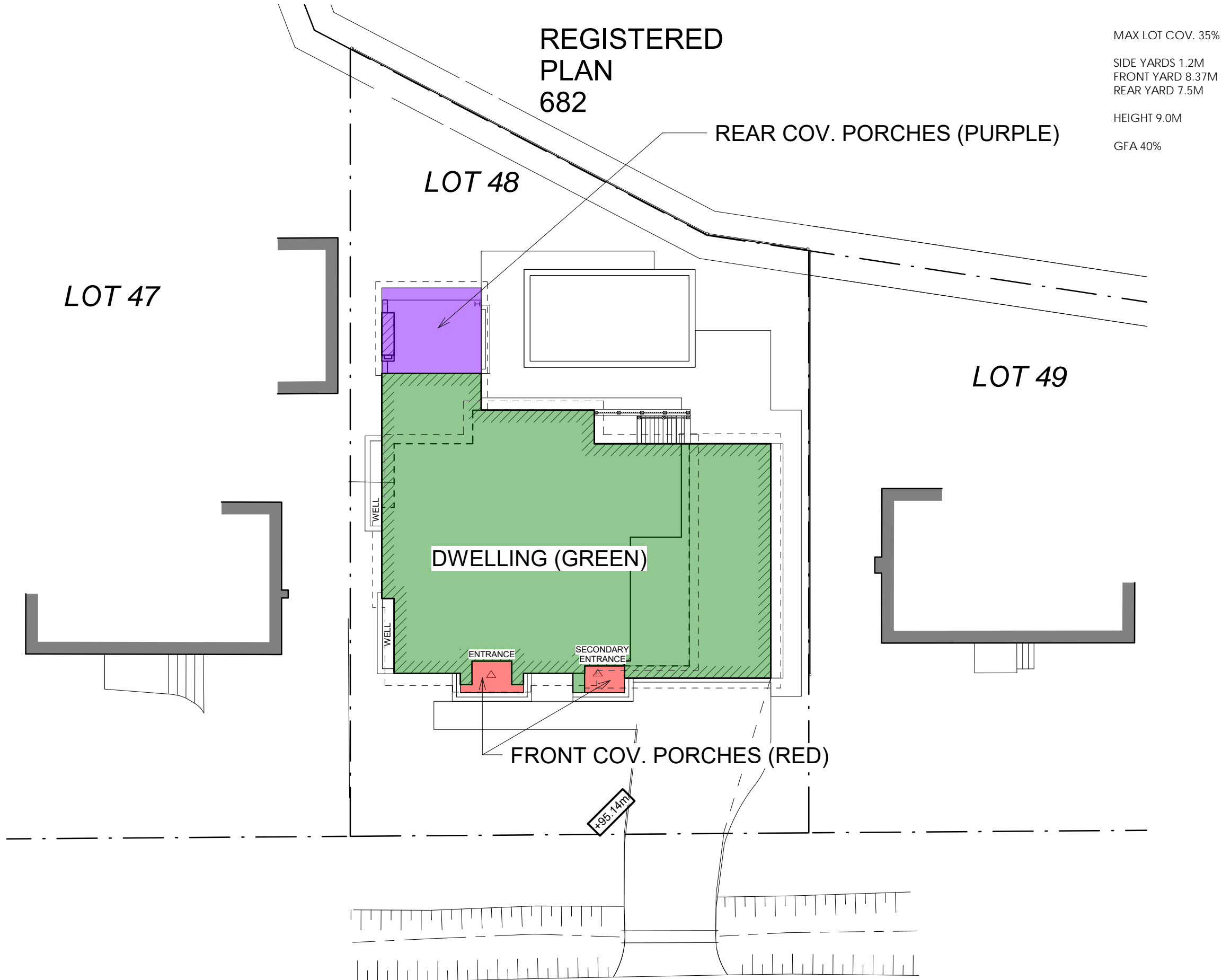
Patryk Kot  
K-LAB Architectural Design & Dev.  
30 Woodlawn Avenue  
Mississauga, ON L5G 3K6  
June 16<sup>th</sup>, 2022

Town of Oakville  
Building Services Department  
1225 Trafalgar Road  
Oakville, ON L6H 0H3

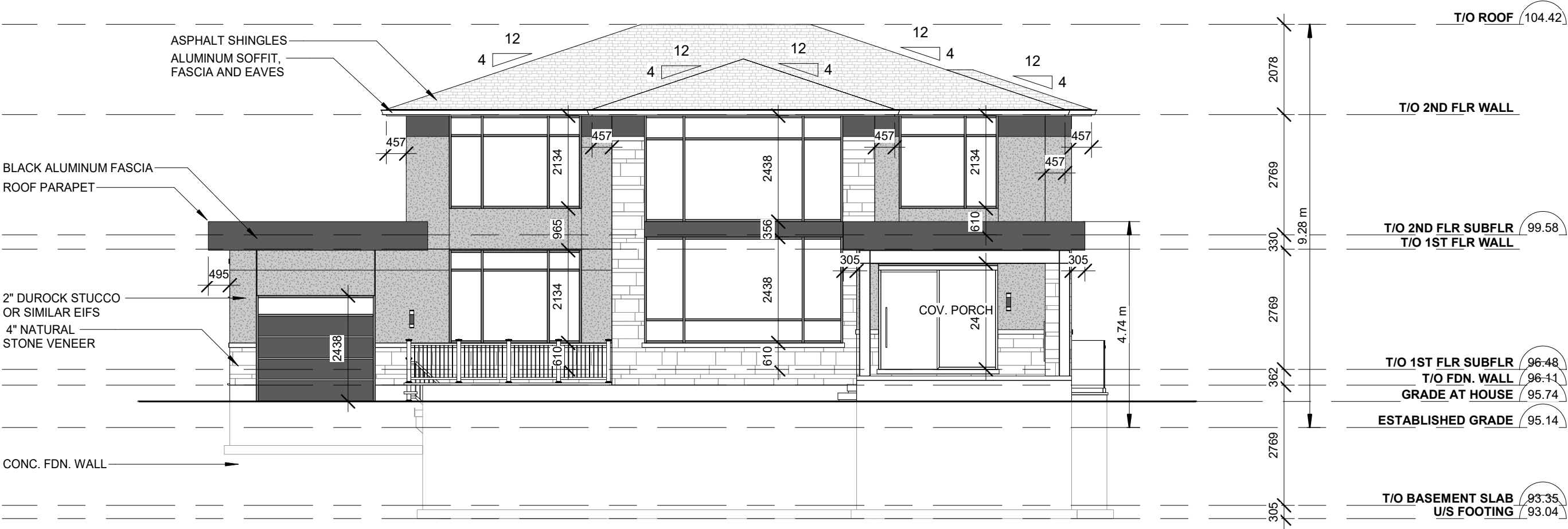
This cover letter is to provide a brief description of the proposed project on 518 Taplow Crescent. The existing dwelling on the property will be demolished and replaced with a brand new replacement dwelling (single family). The proposed house cannot comply with the zoning by-laws on this property therefore an application to committee of adjustment is required for 3 zoning variances. The zoning label for this property is RL3-0

The 6 zoning variances are listed below:

1. The zoning by-law requires lots with a lot area of 743.00 m<sup>2</sup> – 835.99 m<sup>2</sup>, a maximum of 40% gross floor area is allowed. The proposed gross floor area is 316.50m<sup>2</sup> (40.54%)
2. The zoning by-law allows a maximum of 9.0m for building height. The proposed building height is 9.28m
3. The zoning by-law allows a maximum of 35% for lot coverage. The proposed lot coverage is 36%
4. Window well projection (subject to maximum width of 1.8m) the proposed width is 3.99m and 4.70m which exceeds the maximum width.
5. The maximum garage floor area (interior area cannot exceed 45 sqm). The proposed interior area is 63.34m<sup>2</sup> which exceeds maximum.
6. The minimum front yard based on existing less 1.0m, survey indicates existing to be 9.37m therefore minimum is 8.37m. The proposed is 7.71m (required to be measured to cold room under porch).



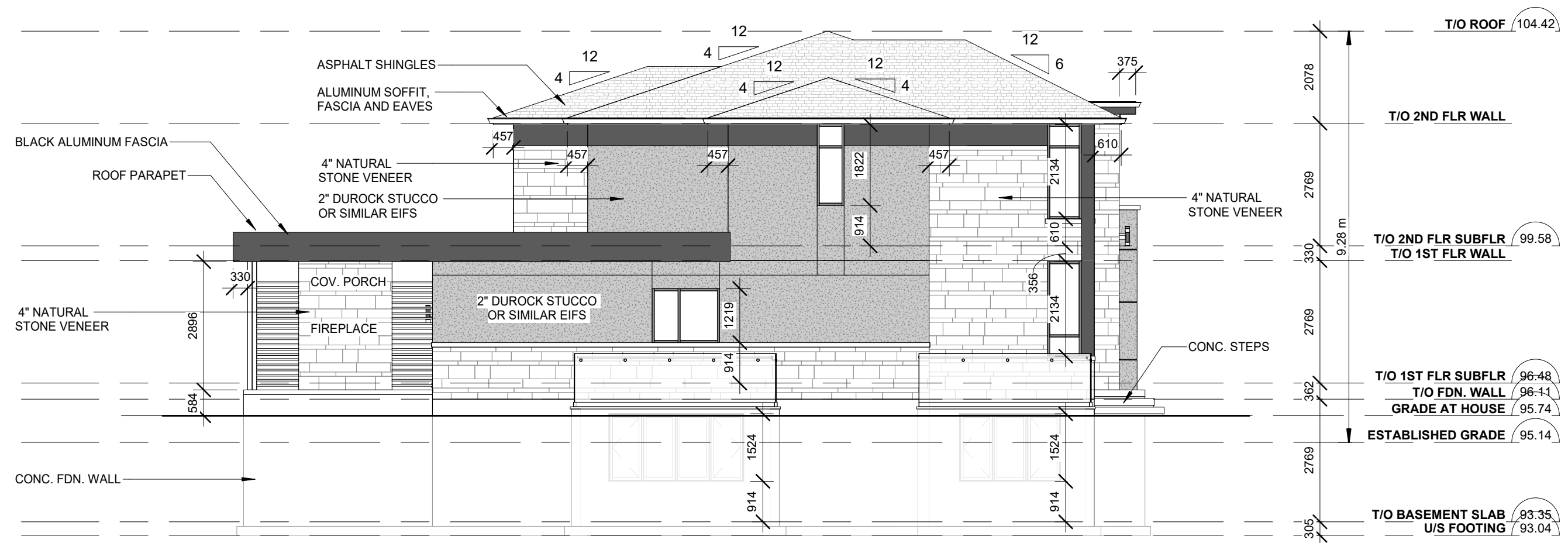
| PROJECT STATISTICS - RESIDENTIAL |          |           |
|----------------------------------|----------|-----------|
| ADDRESS    518 TAPLOW CRESCENT   |          |           |
| LOT NO:                          | 48       |           |
| PLAN NO:                         | 682      |           |
| ZONING:    RL3-0                 |          |           |
|                                  |          |           |
| LOT AREA:                        | 763.59   | m²        |
| LOT FRONTAGE:                    | 22.86    | m         |
| ESTABLISHED GRADE:               | 95.14    | m         |
|                                  |          |           |
| HEIGHT OF DWELLING ROOF:         | 9.28     | m         |
| HEIGHT OF COVERED PORCH:         | 4.74     | m         |
| PROPOSED                         |          |           |
| GROSS FLOOR AREA                 |          |           |
| NEW GROUND FLOOR:                | 173.5    | m²        |
| NEW SECOND FLOOR:                | 143.0    | m²        |
| TOTAL GFA:                       | 316.5    | m²        |
| FLOOR TO LOT RATIO:              | 40.54    | %         |
|                                  |          |           |
| LOT COVERAGE                     |          |           |
| DWELLING (incl garage):          | 247.45   | m²        |
| FRONT COV. PORCHES:              | 6.16     | m²        |
| REAR COV. PORCHES:               | 21.14    | m²        |
| EAVES:                           | N/A      | m²        |
| TOTAL LOT COVERAGE:              | 36%      | 274.75 m² |
|                                  |          |           |
| LANDSCAPED AREA                  |          |           |
| FRONT YARD AREA:                 | 176.4    | m²        |
| HARD SURFACE AREA:               | 64.5     | m²        |
| TOTAL SOFT LANDSCAPING:          | 111.9    | m²        |
|                                  |          |           |
| SETBACKS                         | PROPOSED |           |
| FRONT YARD:                      | 7.71     | m         |
| SIDE YARD:                       | 1.90     | m         |
| SIDE YARD:                       | 1.57     | m         |
| REAR YARD:                       | 7.51     | m         |



**NORTH ELEVATION**  
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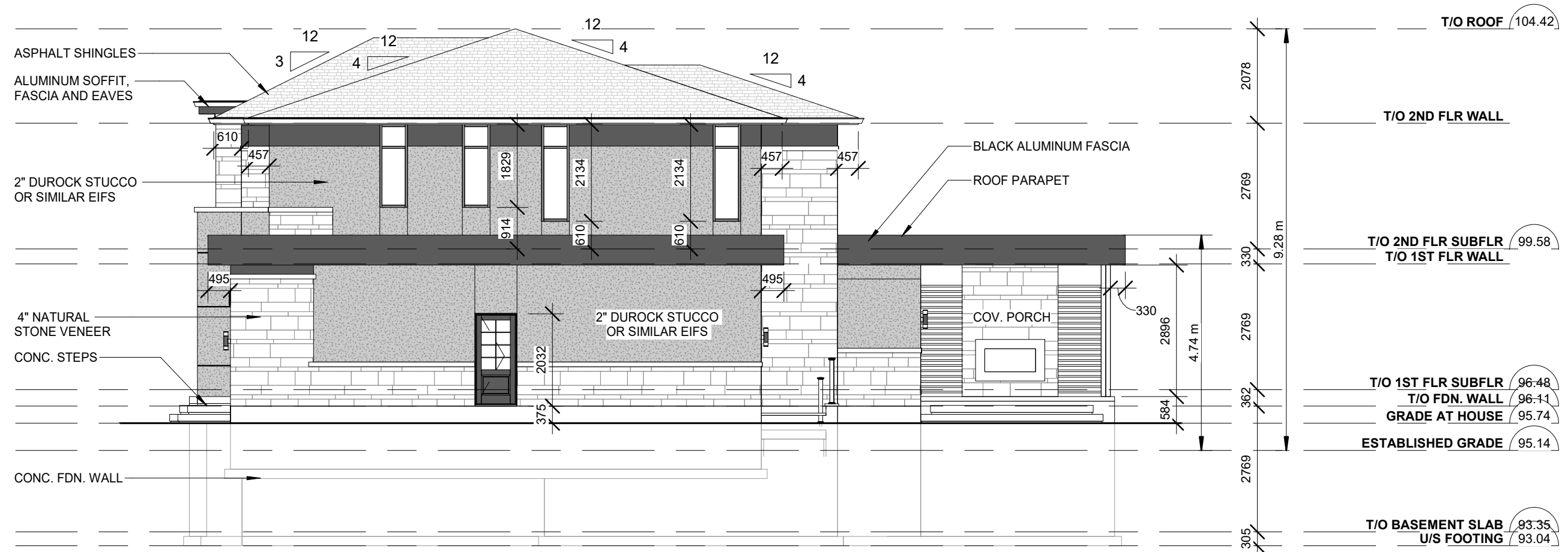
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Z03.4



## WEST ELEVATION





**EAST ELEVATION**  
**PRIVATE RESIDENCE**  
518 TAPLOW CRESCENT OAKVILLE, ON.

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