

8/2/2022 - USER: A3500017878 - LIBRARY: C:\DWGSTORE\CONCRETE\HICKS\DWG\PROJECTS\20-010 - CHADHA RESIDENCE - 1188 CAREY ROAD, OAKVILLE, ON, CANADA - PROJECT: 20-010 - CHADHA RESIDENCE - 1188 CAREY ROAD, OAKVILLE, ON, CANADA - DRAWING: EAST ELEVATION - 1188 CAREY ROAD, OAKVILLE, ON, CANADA - DATE: 08/02/2022 - DWG



Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.

2	08.05.22	ISSUED FOR C OF A
1	04.12.22	ISSUED/REVISED
REF.	DATE:	DESCRIPTION:
REVISIONS / ISSUANCE:		



HICKS DESIGN STUDIO
 216 ROBINSON STREET, SUITE 200 OAKVILLE ON, CAN L4J 1G7
 WWW.HICKSDESIGNSTUDIO.CA T. 905.339.1212

CLIENT:
 THE CHADHA
 RESIDENCE

ADDRESS: 1188 CAREY ROAD
 CITY: OAKVILLE, ON

DRAWING TITLE:
 EAST ELEVATION

DRAWN: T.K.	
DATE: 08.06.23	SCALE: 1/4"=1'-0"
JOB NUMBER: 20-010	SHEET NUMBER: A4.3

8/2/2022 - USER: JASON@HICKSDESIGNSTUDIO.COM; PROJECT: 20-010 - CHADHA RESIDENCE; 1188 CAREY ROAD, OAKVILLE, ONTARIO; DRAWING: NORTH ELEVATION; FILE: 20-010-010-NORTH ELEVATION.DWG



Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.

2	08.05.22	ISSUED FOR C OF A
1	04.12.22	ISSUED/REVISED
REF.	DATE	DESCRIPTION
REVISIONS / ISSUANCE:		

HICKS DESIGN STUDIO

HICKS DESIGN STUDIO
 216 ROBINSON STREET, SUITE 200 OAKVILLE ON, CAN L4J 1G7
 WWW.HICKSDESIGNSTUDIO.CA T. 905.339.1212

CLIENT:
 THE CHADHA RESIDENCE

ADDRESS: 1188 CAREY ROAD
 CITY: OAKVILLE, ON

DRAWING TITLE:
 NORTH ELEVATION

DRAWN: T.K.	DATE: 08.06.23	SCALE: 1/4"=1'-0"
JOB NUMBER: 20-010	SHEET NUMBER: A4.2	

8/2/2022 \\SERVER\AS\CONTRACTOR\LIBRARY\CD\CONTRACTOR\ENERGY-HDR\DWG\1\SHARED\DOCUMENTS\DWG\DWELLINGS\DWELL PROJECTS\20-010 - CHADHA RESIDENCE - 1188 CAREY ROAD, OAKVILLE, ONTARIO\DWG\20-010.DWG



Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.

2	08.05.22	ISSUED FOR C OF A
1	04.12.22	ISSUED/REVISED
REF.	DATE:	DESCRIPTION:
REVISIONS / ISSUANCE:		

HICKS
DESIGN STUDIO

HICKS DESIGN STUDIO
1 295 ROBINSON STREET, SUITE 200 OAKVILLE ON, CAN L4J 1G7
WWW.HICKSDESIGNSTUDIO.CA T 905.339.1212

CLIENT:
THE CHADHA
RESIDENCE

ADDRESS: 1188 CAREY ROAD
CITY: OAKVILLE, ON

DRAWING TITLE:
SOUTH ELEVATION

DRAWN: T.K.	DATE: 08.06.23	SCALE: 1/4"=1'-0"
JOB NUMBER: 20-010	SHEET NUMBER: A4.1	



HDS
DWELL INC.

August 5, 2022

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

RE: Minor Variance Application, 1188 Carey Road

To Whom It May Concern:

We are the Designers working on behalf of the new Property Owner at 1188 Carey Road, Oakville. This property is zoned RL1-0. We have designed a new 2 storey single family dwelling that requires some minor variances. After a deferral at a previous hearing and lengthy discussions with planning, below are the proposed variances and rationale.

Zoning Bylaw 2014-014 RL1-0

Residential Floor Area: Permitted: 29% - Proposed: 30.66%

We are seeking a minor variance for Residential floor area whereby the permitted is 29% and we are proposing 30.66%. The intent of regulating floor area is to ensure that the dwelling is not larger in mass or scale as compared to the surrounding Neighbourhood. This dwelling meets the coverage requirements, and provides ample setbacks to neighbouring dwellings. Much of the additional square footage can be attributed to the need to include approx. 15sqm of floor area above the garage in order to meet the min 25% floor area requirement. This floor area was not necessarily required to make the plans work for the clients need but allows us to seek a variance that is much smaller. The dwelling has been stepped at both floor levels and includes multiple single storey elements in order to reduce the impact of additional GAF. It does not present any negative impacts to the neighbours nor result in the dwelling appearing larger than other homes in the Neighbourhood. The proposed dwelling is consistent with the mass and scale of other new homes in the Neighbourhood given the size and nature of this lot.

Maximum Height: Permitted: 9.0m - Proposed: 9.44m

The Height variance is related specifically to the centre mass entry element. The remaining stepped portions of roof comply with the current bylaw with their heights at 8.92m. There is a 1.0m grade differential from finished floor to avg. grade which creates much additional height. The height of the home measured from grade at the entry is 8.82m which complies with bylaw requirements. The portion of roof above the 9.0m allowable is 8.15m wide or less than 1/3 the building width.

Maximum area of a Garage: Permitted: 45sqm - Proposed: 62.62sqm

This variance relates to the tandem depth garage being proposed. The garage presents as a typical 2 car setup from the street, there is additional depth included internally within the home for the additional parking space. There are no impacts to the neighbours and does not contribute to additional coverage for the home.



HDS
DWELL INC.

Maximum Dwelling Depth: Permitted: 20m - Proposed: 26.28m

This variance relates to the measurement of the home from front porch column to the back of an uncovered arbour column in the rear. It is not representative of the actual dwelling as the dwelling itself is 17.27m which complies. These entry and porch features are single storey elements which do not create additional massing or overlook to the neighbouring properties.

Front Yard Setback: Permitted: 19.06m - Proposed: 9.42m

The existing home on this lot currently sits much further back on the property than any of the neighbouring dwellings in the area. The neighbour to the west is setback 9.71m to the dwelling and the east neighbour is approx 12m. We are proposing 9.42m to a single storey covered porch column, the dwelling itself is 10.5m which complies to zoning bylaw requirements for new R11-0 lots. The proposed siting will bring the homes into a better street front position in the neighbourhood and create the proper balance with the neighbouring dwellings.

In closing, we believe these variances meet the intent and purpose of the Official Plan and Bylaw. The design of the dwelling complies with the infill design guidelines and results in desirable and appropriate development in the Neighbourhood, and the variances are minor in nature.

Thank you for your consideration.

Sincerely,

JASON HUETHER

Director

HDS Dwell Inc

20 Gilmour Road

Puslinch, ON

N0B 2J0

jhuether@hdsdwell.ca