

SITE STATISTICS – ZONE RL3-0

1. LOT AREA = 557.38 m² (557.5 m² Minimum).
2. LOT FRONTAGE = 18.29m (18.00m Minimum).
3. AREAS FOR COVERAGE = 189.17
 (A) MAIN DWELLING (Includes Garage) = 184.20
 (B) FRONT PORCH = 2.87
 (C) Side Cov Area = 2.09
4. LOT COVERAGE = 33.93% (35.0% Maximum 195.08m²).
5. ESTABLISHED GRADE = 98.80m.
6. BUILDING HEIGHTS:
 – ROOF RIDGE = 8.99m (9.00m Maximum);
7. SETBACKS:
 – FRONT = 8.3m (min 7.5m);
 – REAR = 7.70m (7.50m Minimum);
 – SIDES: 1.6m & 1.4m (1.20m & 1.20m Min);
8. FLOOR AREA = 2716.50 sq.ft. (252.37 m²)
9. FA/LOT RATIO = 45.27% (43% Maximum 239.67m²).
 VARIANCE FOR 2.27% (12.70m²).

SITE PLAN

1/16"=1'-0"

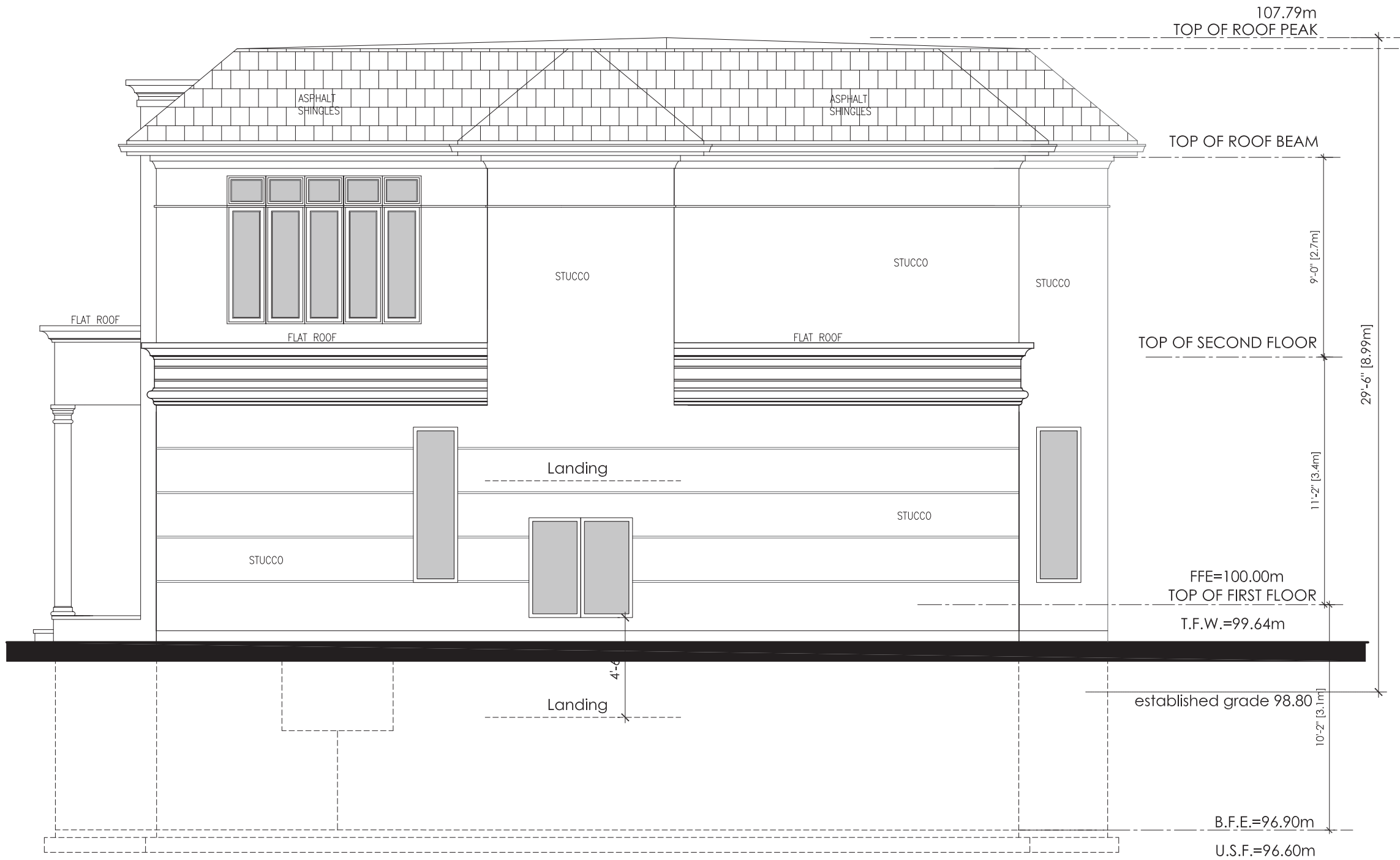
1
SP-1

PART 1
 PLAN OF
 LOT 355
 REGISTERED PLAN 20M-72
 IN THE
 CITY OF OAKVILLE
 (REGIONAL MUNICIPALITY OF HALTON)
 SCALE & NOTES
 Scale 1:150

PROJECT NAME AND ADDRESS:
PROPOSED RESIDENCE AT 450 BROOKMILL ROAD OAKVILLE
 SCOPE OF WORKS:
NEW BUILD

ROCK CLIFF CUSTOM HOMES
 LUXURY CUSTOM HOMES
 110 DUNN STREET, OAKVILLE
 905-618-0007

DRAWINGS TITLE	SHEET NO.
SITE PLAN	SP-1
DATE	
JUNE 20 2022	
SCALE	
NOTED	



WEST ELEVATION

3/16"=1'-0"

1
A-8

**ROCK CLIFF
CUSTOM HOMES**

LUXURY CUSTOM HOMES
110 DUNN STREET, OAKVILLE
905-618-0007

PROJECT NAME AND ADDRESS:
**PROPOSED
RESIDENCE AT
450 BROOKMILL ROAD
OAKVILLE**
SCOPE OF WORKS:
NEW BUILD

DRAWINGS TITLE WEST ELEVATION	SHEET NO. A-8
DATE JUNE 20 2022	
SCALE NOTED	



SOUTH ELEVATION (REAR)

3/16"=1'-0"

1
A-6

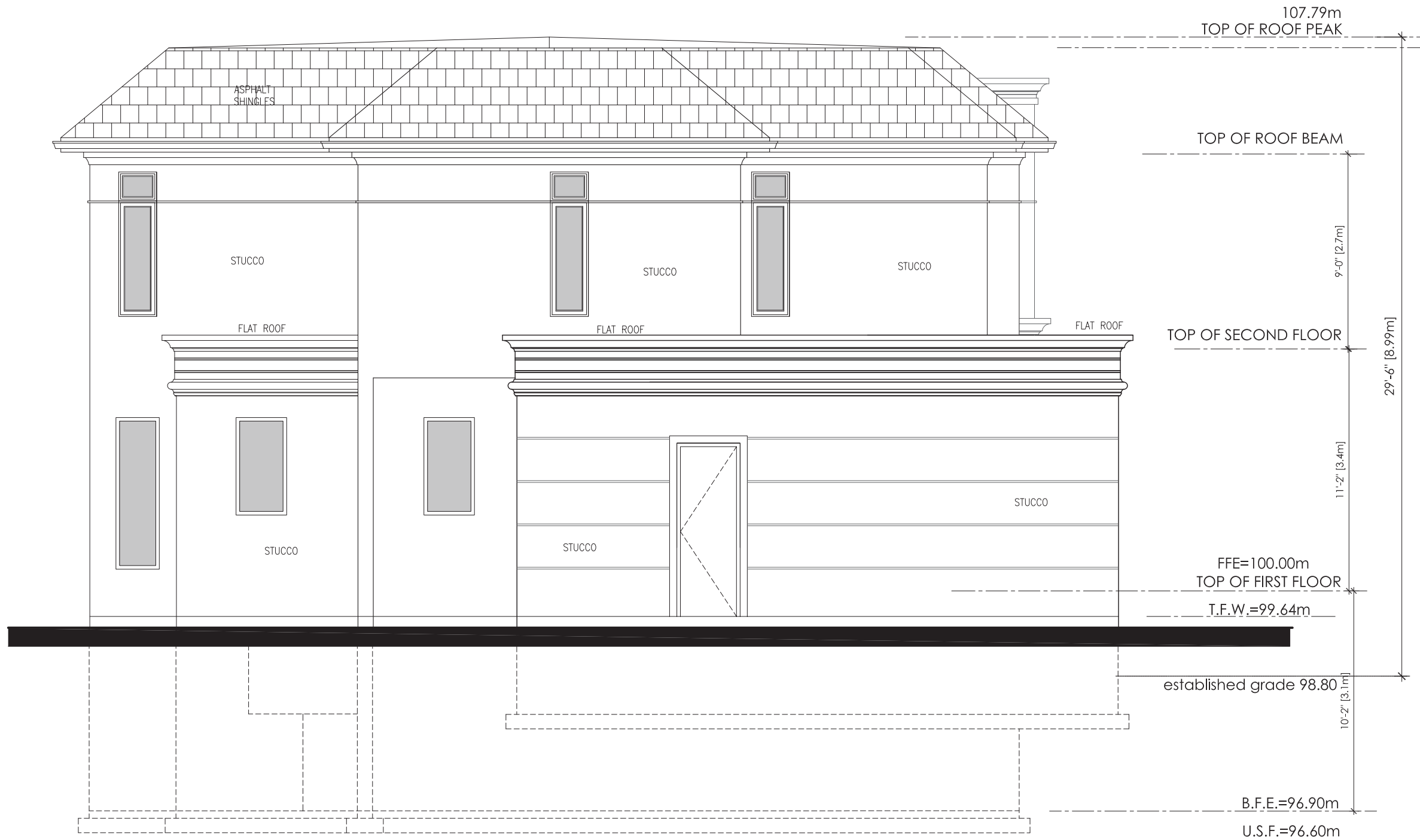
**ROCK CLIFF
CUSTOM HOMES**

LUXURY CUSTOM HOMES
110 DUNN STREET, OAKVILLE
905-618-0007

PROJECT NAME AND ADDRESS:
**PROPOSED
RESIDENCE AT
450 BROOKMILL ROAD
OAKVILLE**
SCOPE OF WORKS:
NEW BUILD

DRAWINGS TITLE
**SOUTH
ELEVATION**
DATE
JUNE 20 2022
SCALE
NOTED

SHEET NO.
A-6



EAST ELEVATION

3/16"=1'-0"

1
A-7

**ROCK CLIFF
CUSTOM HOMES**

LUXURY CUSTOM HOMES
110 DUNN STREET, OAKVILLE
905-618-0007

PROJECT NAME AND ADDRESS:
**PROPOSED
RESIDENCE AT
450 BROOKMILL ROAD
OAKVILLE**
SCOPE OF WORKS:
NEW BUILD

DRAWINGS TITLE

**EAST
ELEVATION**

DATE
JUNE 20 2022

SCALE
NOTED

SHEET NO.

A-7



NORTH ELEVATION (FRONT)

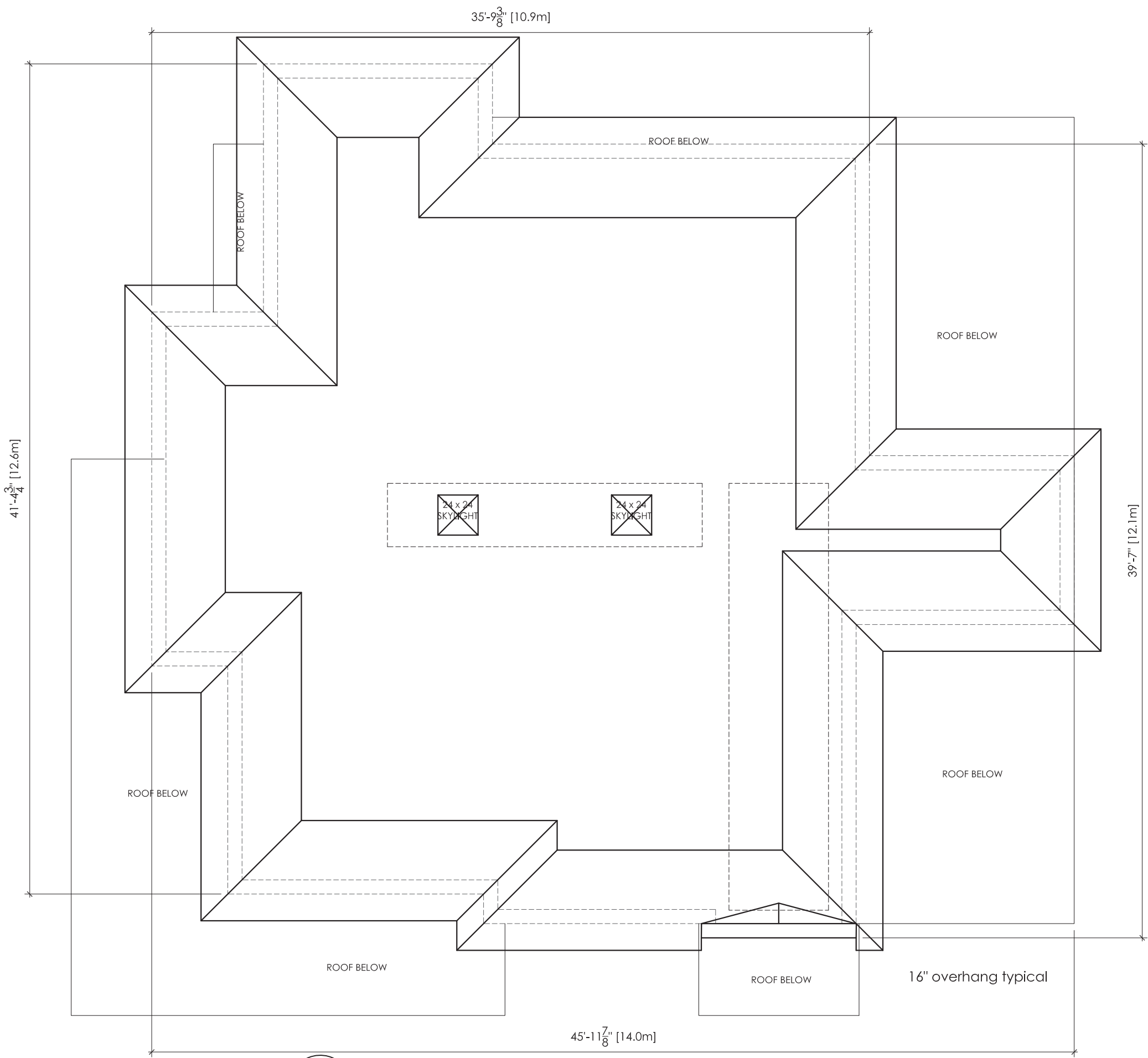
3/16"=1'-0"

1
A-5

PROJECT NAME AND ADDRESS:
PROPOSED RESIDENCE AT 450 BROOKMILL ROAD OAKVILLE
 SCOPE OF WORKS:
NEW BUILD

ROCK CLIFF CUSTOM HOMES
 LUXURY CUSTOM HOMES
 110 DUNN STREET, OAKVILLE
 905-618-0007

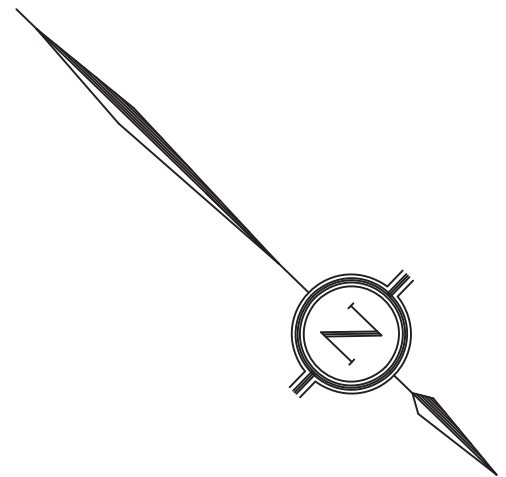
DRAWINGS TITLE NORTH ELEVATION	SHEET NO. A-5
DATE JUNE 20 2022	
SCALE NOTED	



ROOF PLAN

3/16"=1'-0"

1
A-4



PROJECT NAME AND ADDRESS:
**PROPOSED RESIDENCE AT
 450 BROOKMILL ROAD
 OAKVILLE**
 SCOPE OF WORKS:
NEW BUILD

**ROCK CLIFF
 CUSTOM HOMES**

LUXURY CUSTOM HOMES
 110 DUNN STREET, OAKVILLE
 905-618-0007

DRAWINGS TITLE ROOF PLAN	SHEET NO. A-4
DATE JUNE 20 2022	
SCALE NOTED	

August 2022

**Attn: Catherine Buckerfield, MCIP, RPP
Planner, Oakville Planning Services**

Re: Planning Brief – 450 Brookmill Road, Oakville

The following Planning Brief provides a summary of the proposed development and justification of the required minor variance to support the proposed single detached dwelling on the subject property.

The proposed development of a new detached dwelling will require submission of a minor variance application to the Town of Oakville. As such, the purpose of this report is to provide the planning justification for the proposed variance that would allow for the development of the subject lands.

Subject Lands and Proposed Use

The subject property at 450 Brookmill Road in Oakville is currently occupied by a single detached dwelling which is to be demolished, and the landowner seeks to improve the site with the construction of a new single detached dwelling. The adjacent uses surrounding the subject site are residential detached dwellings, with several recently re-constructed dwellings or renovated dwellings with a variety of architectural styles.



Figure 1 – Aerial Photograph

Located in East Oakville, south of Cornwall Road and to the west of Ford Drive, the property is within a low-density neighbourhood in the Town of Oakville. The subject property is situated on the west side of Brookmill Road and is an interior lot. The subject site is approximately 557.38 square metres in lot area.



Figure 2 – Axonometric Photograph

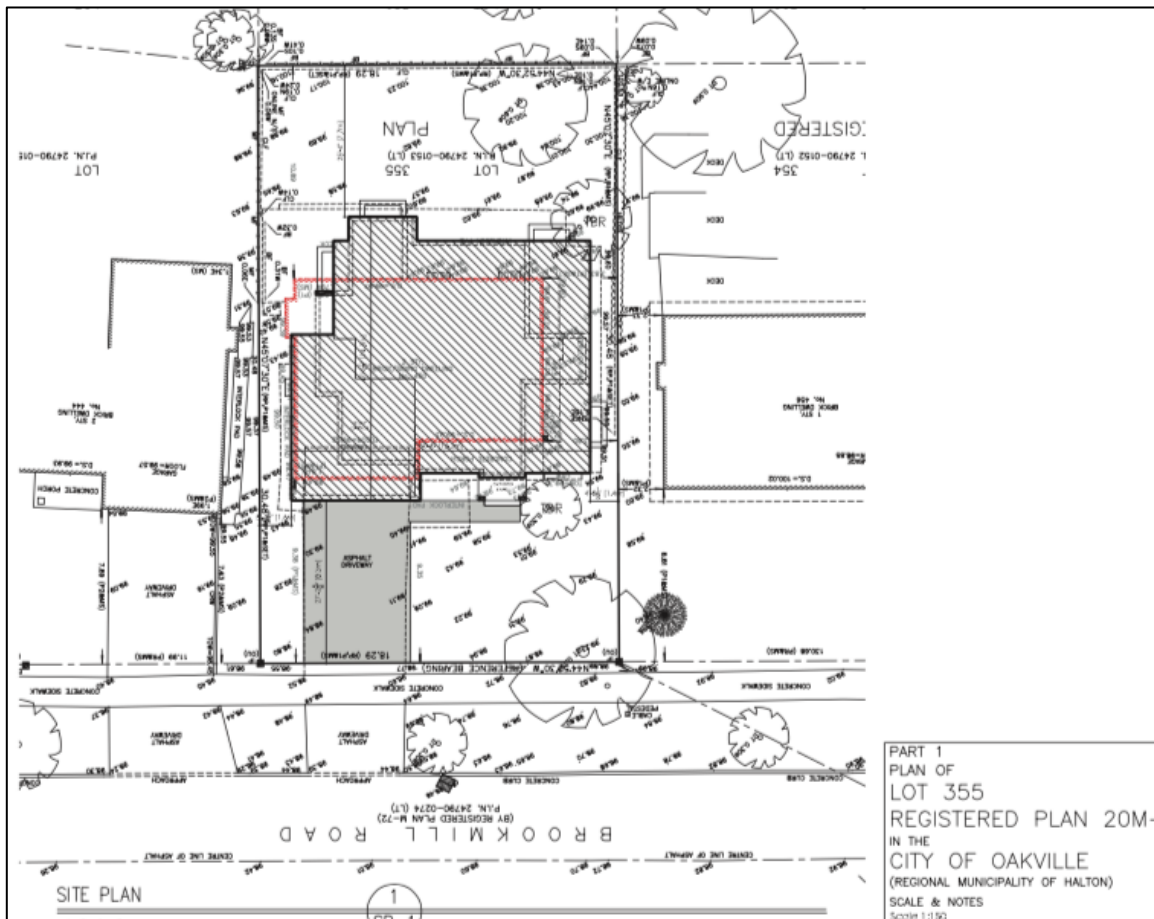


Figure 3 – Site Plan

The applications pursue the approval of minor variances that would facilitate the construction of one new single detached residential two-storey dwelling. The proposed dwelling will include one private attached garage area with a lot coverage of 33.93%. The dwelling proposes a building area of 259.03 square metres. The proposed dwelling will be located towards the middle of the site, allowing ample setbacks from the adjacent properties. The proposed built form includes a number of stepbacks and inundations in the second floor and roof lines of the building. This includes second floor side yard setbacks that are in excess of the existing dwelling setbacks on the property.



Figure 4 – Front Elevation

Proposed Variance

The subject lands are zoned RL3-0 within the Town of Oakville’s Zoning By-law 2014-014, as amended. To permit the proposed development, a variance to the proposed floor area ratio is required.

By-law Provision	Requirement	Requested Variance
Floor Area Ratio (FAR)	43% Maximum (239.67 sq.m.)	45.27% Maximum (252.37 sq.m.)

Evaluation of the Proposed Minor Variances

The application to the Town of Oakville Committee of Adjustment seeks approval of a minor variance to permit the construction a new dwelling. As such, the application is evaluated by examining the four tests of minor variance, as set out in the Planning Act:

- 1) Is the application minor in nature?
- 2) Is it an appropriate and desirable development for the area?
- 3) Is it in keeping with the purpose and intent of the Zoning By-law?
- 4) Is it in keeping with the purpose and intent of the Official Plan?

Minor in Nature

To adequately evaluate whether a proposed By-law variance is minor, the resulting impact, if any, must be determined and considered. While a variance may represent a considerable mathematical deviation from the By-law, it may still be considered minor if the resulting impacts of the variance do not result in significant adverse impacts on the surroundings. These surroundings include neighboring properties as well as the general ‘streetscape’ of the public realm.

The massing of the proposed dwelling is not out of character within the context of the immediate neighbourhood. The FAR is the only variance that is being sought, and it is important note that all the provisions of the zoning by-law that control the potential massing impacts of the dwelling are being maintained including height, building setbacks, coverage, and dwelling depth. The dwelling is sited appropriately relative to the adjacent dwellings, and does not exceed the setbacks or the depths of dwellings relative to the adjacent homes. The proposed floor area is all located internal to the permitted setbacks and built form contemplated within the existing zoning.

Appropriate and Desirable Development For The Area

The proposed detached dwelling on the subject property features architectural quality that is demonstrated through the design details. As noted, the proposed variance will allow for a dwelling that is appropriate in its design that is typical of the homes within this neighbourhood and also an appropriate development for the character of the area.

The variance is desirable to permit the construction of a dwelling with a height, area and depth that is typical of the character of dwellings in the neighbourhood. The siting of the proposed dwelling is appropriately aligned with the neighbouring dwellings, and utilizes a similar front yard setback in comparison to the existing dwelling. The design and size of the garage is also desirable and typical in character to homes within the immediate neighbourhood, and the driveway access utilizes the existing vehicular access.

As noted, the proposed variance to the Floor Area Ratio only impacts the proposed internal design of the dwelling, and the footprint and massing of the dwelling is permitted as-of-right on the subject property. The character of homes that define this area suggest that the impacts of the proposed dwelling are negligible. As such, the proposed detached dwelling supports the character of the neighbourhood and is appropriate and desirable for the area.

Intent of the Zoning By-Law

The subject lands are zoned RL3-0 within the Town of Oakville Zoning By-law 2014-014, as amended.

The floor area ratio (FAR) regulation is intended to assist in regulating the scale and massing of the building. The proposed increase in FAR is not considered to contribute negatively to the scale and massing for the proposed dwelling. It is noted that the proposed dwelling is keeping with the required lot coverage and height, as well as all building setbacks and dwelling depth requirements of the By-law and respective neighbourhood.

Further, the proposed dwelling provides for high-quality design and architecture. As such, the proposed increase to the FAR is not considered to result in a building that dominates or is out of character with the streetscape.

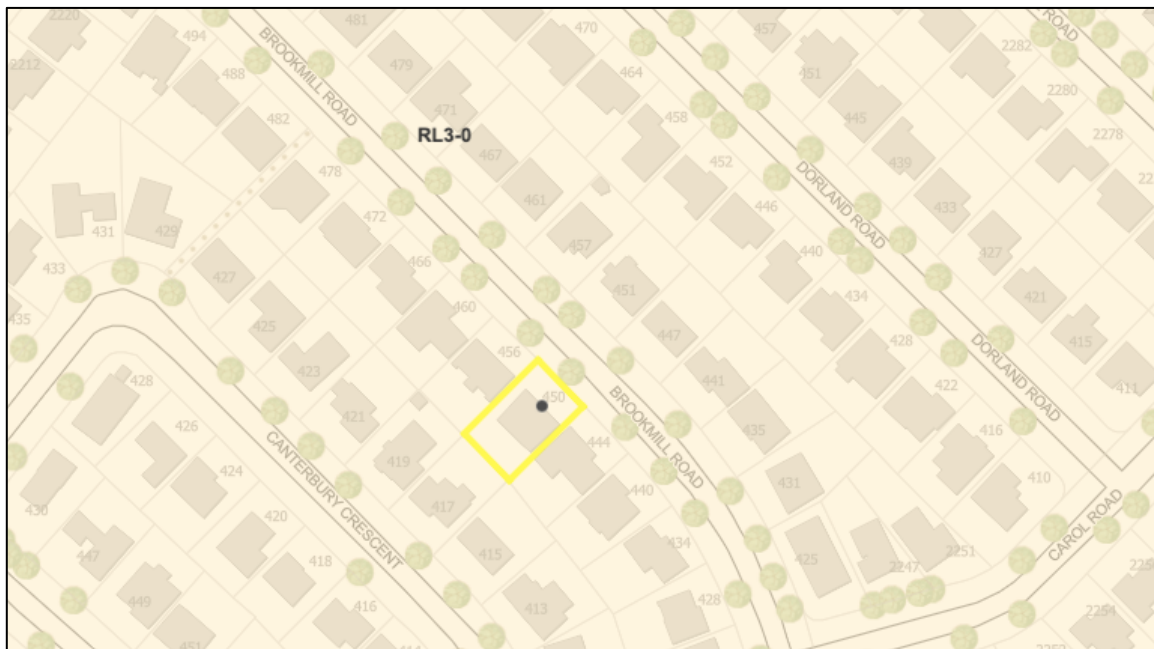


Figure 6 – Zoning By-law

Intent of The Official Plan

Within the Livable Oakville Official Plan, the subject site is designated as Low Density Residential (*Section 11.2.1*), which permits the proposed use of a detached dwelling. Allowing for a high-quality architectural home maintains the integrity of the neighbourhood. In addition, the following policies are relevant to the subject property:

Section 11.1.9: 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.

Further to Section 11.1.9 of the Livable Oakville Official Plan, the *Design Guidelines for Stable Residential Communities* implement the urban design and residential policies of the Official Plan. The design guidelines would apply to the development on the subject site, and are an important tool in providing an assessment on the intent of the Official Plan.

Section 3.2 of the Town of Oakville Design Guidelines for Stable Residential Communities states:

To achieve the policies of the Livable Oakville Plan, the design and placement of new dwellings, replacement dwellings and significant building additions within stable residential communities should preserve and maintain the character and the established patterns of nearby properties and those within the immediate surroundings.

The thoughtful design of dwellings is key for achieving visual continuity and compatibility throughout a neighbourhood. Commonly used architectural elements valued by the community are encouraged for consideration and incorporation into new development as key elements in establishing and maintaining the character of the area.

New development should not replicate the architecture of the adjacent dwellings or imitate historic styles; rather it should be designed to address the site and maintain the patterns found within the neighbourhood. New development, when contextually designed, may reflect any architectural style and still maintain compatibility with the character of the surrounding neighbourhood.

Section 3.2.1 of the Town of Oakville Design Guidelines for Stable Residential Communities states:

New development, which is larger in overall massing than adjacent dwellings, should be designed to reduce the building massing through the thoughtful composition of smaller elements and forms that visually reflect the scale and character of the dwellings in the surrounding area. This design approach may incorporate:

- *projections and/or recesses of forms and/or wall planes on the façade(s)*
- *single-level building elements when located adjacent to lower height dwellings*
- *variation in roof forms*
- *subdividing the larger building into smaller elements through additive and/or repetitive massing techniques*
- *porches and balconies that can reduce the verticality of taller dwellings and bring focus to the main entrance*
- *architectural components that reflect human scale and do not appear monolithic*
- *horizontal detailing to de-emphasize the massing*
- *variation in building materials and colours.*

It is our opinion that the architecture and proportions of the building have been carefully considered to appropriately reflect the scale and ensure compatibility of the existing streetscape, and further the design is appropriately considered in the immediate context. The proposed dwelling incorporates a front covered porch, glazing which interact with the street, a two-vehicle garage, and various building elevation components to provide variety, which are commonly used architectural elements found in the neighbourhood. High quality material and architectural details are further implemented which benefit the streetscape of the surrounding dwellings and neighbourhood.

As noted, the proposed dwelling includes a number of stepbacks and inundations in the second floor and roof lines of the building. This includes second floor side yard setbacks that are in excess of the existing dwelling setbacks on the property. These setbacks and design components further mitigate any potential massing impacts of the proposed dwelling on the property in the immediate neighbourhood context. As previously discussed, the proposed dwelling also maintains the required lot coverage and height, as well as all building setbacks and dwelling depth requirements of the By-law and respective neighbourhood.

The proposed dwelling does not seek to replicate the architecture of the adjacent dwellings and is designed to address the site and maintain the general patterns found within the neighbourhood. The proposed dwelling is contextually designed and reflects an architectural style which is compatibility with the character of the surrounding neighbourhood.

As such, the proposed development maintains the intent of the Official Plan.

Planning Conclusion

This report evaluates the proposed minor variance in accordance with the tests in the Planning Act. The proposed variance has been reviewed in relation to the current requirements of the Zoning By-law and specifically examined with respect to the adverse impact, if any, that would be experienced in the nearby area as a consequence of the granting of the variance. It is our opinion that the property can accommodate the variance for an increase in floor area ratio without adverse impact on nearby properties and while fitting into the character of the area.

As such, the application is considered minor in nature, desirable for the use of the land and maintains the general intent and purpose of the Official Plan and Zoning By-law. On this basis, the proposed development satisfies the four tests required for a minor variance application under the Planning Act and represents good planning.

Respectfully submitted by,



Paul Demczak, MCIP, RPP
Principal, Batory Management