

SURVEY AS COMPILED BY:
TARASICK McMILLAN KUBICKI LIMITED

REV #	DATE	REVISION / ISSUE
1	11/08/2022	REVISE POOL HOUSE AND FRONT YARD SET BACK

LEGEND:

- EXISTING HOUSE TO BE DEMOLISHED
- PROPOSED COVERED PORCHES
- PROPOSED NEW HOUSE & POOL HOUSE
- PROPOSED PORTION OF HOUSE FOR VARIANCE

153 BALSAM DRIVE, OAKVILLE		
ZONED	RL1-0	
LOT AREA	1401.45m ²	
COVERAGE:		
- Dwelling	232.30 m ²	2500 sq.ft
- Covered Porches	48.53 m ²	522 sq.ft
- Pool House	68.65 m ²	739 sq.ft
TOTAL:	349.48 m ²	3762 sq.ft
LOT COVERAGE %	24.94%	MAX ALLOWED: 25%
GROSS FLOOR AREA:		
- Main Floor	173.87 m ²	1872 sq.ft
- Second Floor	217.11 m ²	2337 sq.ft
TOTAL:	390.98 m ²	4209 sq.ft
G.F.A. %	27.9%	MAX ALLOWED: 29%
ACCESSORY BUILDING		
- Pool House	68.65 m ²	739 sq.ft
	4.90%	MAX ALLOWED: 5%



PROJECT:

Meleniclis Residence

153 Balsam Drive

DWG. TITLE:

WEST ELEVATION

DATE: 2022-10-26

SCALE: 1/8"=1'-0"

DWN BY:

PROJECT ID: 22.09

NARRATIF

www.narratif.ca

A6

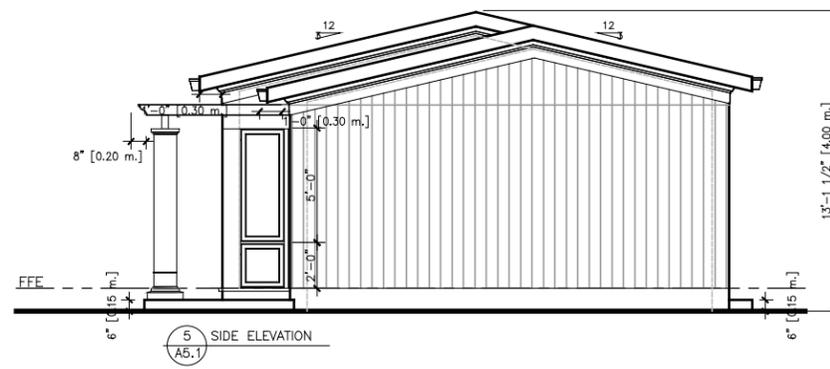
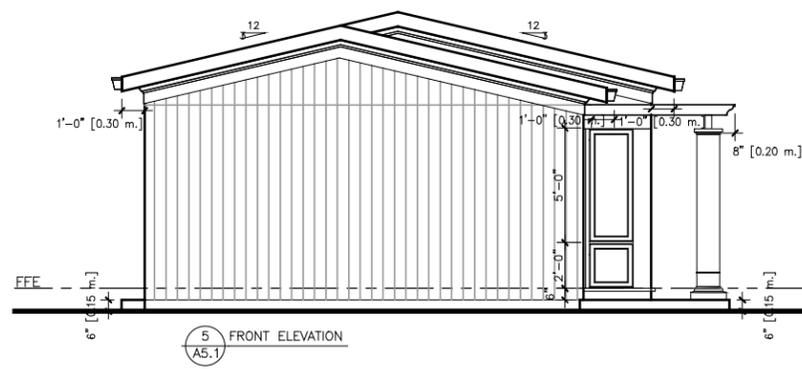
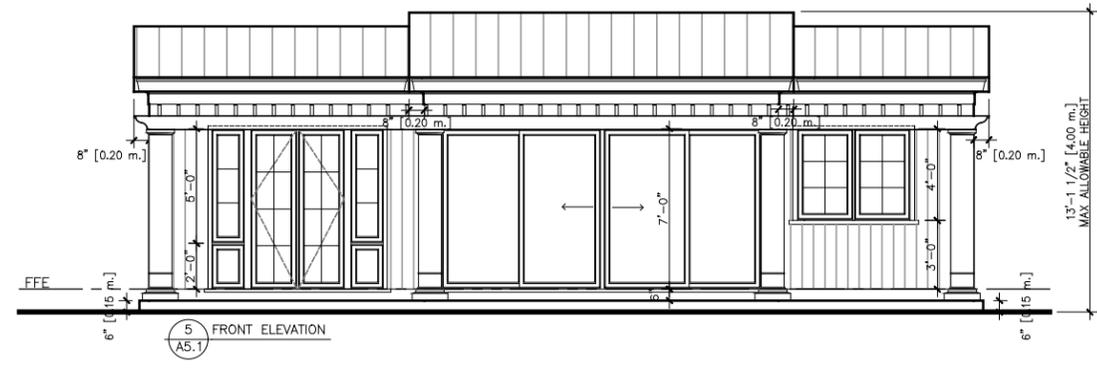
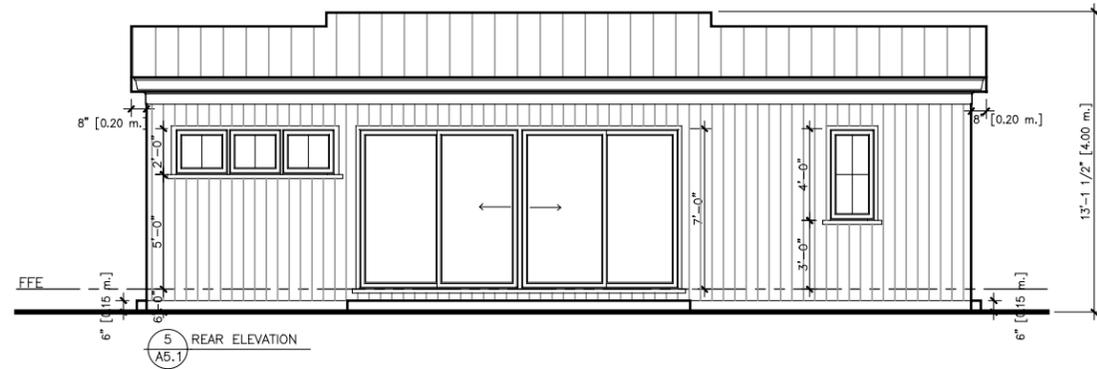
11x17

SHEET No.









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Appendix A.

153 Balsam Drive: Motivation for bylaw relief

Side yard setbacks:

Since most of the nearby properties on Balsam Dr on the East side, are wide lots with frontages in the region of 30m or more, it appears the applicable RL1-0 zoning designation is intended for such properties. However, by comparison, 153 Balsam Dr, is more like a “half lot” in that the frontage is only 15.16m.

In order to maintain the required 4.2m side yard setbacks, this would leave a remaining building width of only 6.74m. This would present as a skinny narrow house, which would not only look awkward and out of place in the overall streetscape of Balsam Dr, but would also be impractical to develop in this context: a double car garage would take up the whole width of the house for example.

Given that the property width is more similar to comparable lot sizes on say Douglas Avenue for example (zoned RL-3-0), our proposed setback of 1.2m to the south would be the equivalent to the requirements of an RL-3-0 zone, and the proposed setback of 1.88m on the north side would exceed that requirement. The shortest setback of 1.88m on the north side is to a bay window bump out with no foundation, and from there, the building setbacks step back to depths of 2.33m, 3.21m, and 2.85m as the building continues to the rear.

Building depth:

We are also proposing a building depth 27.73m including porches (21.15m house only) to compensate for the lack of available width, in order to attain close to the permitted Residential Floor Area for this property, and to provide a house with the appropriate square foot for a prime S-E Oakville investment.

It is notable that the property is exceptionally deep, especially in relation to the width, so the proposed footprint utilises an appropriate building scale for the land.

As the sketch (Figure 1) below indicates, the rear line of the proposed building is similar to many other properties on the east side of the street, where the lots are also very deep, meaning the proposed depth of is not out of the norm.

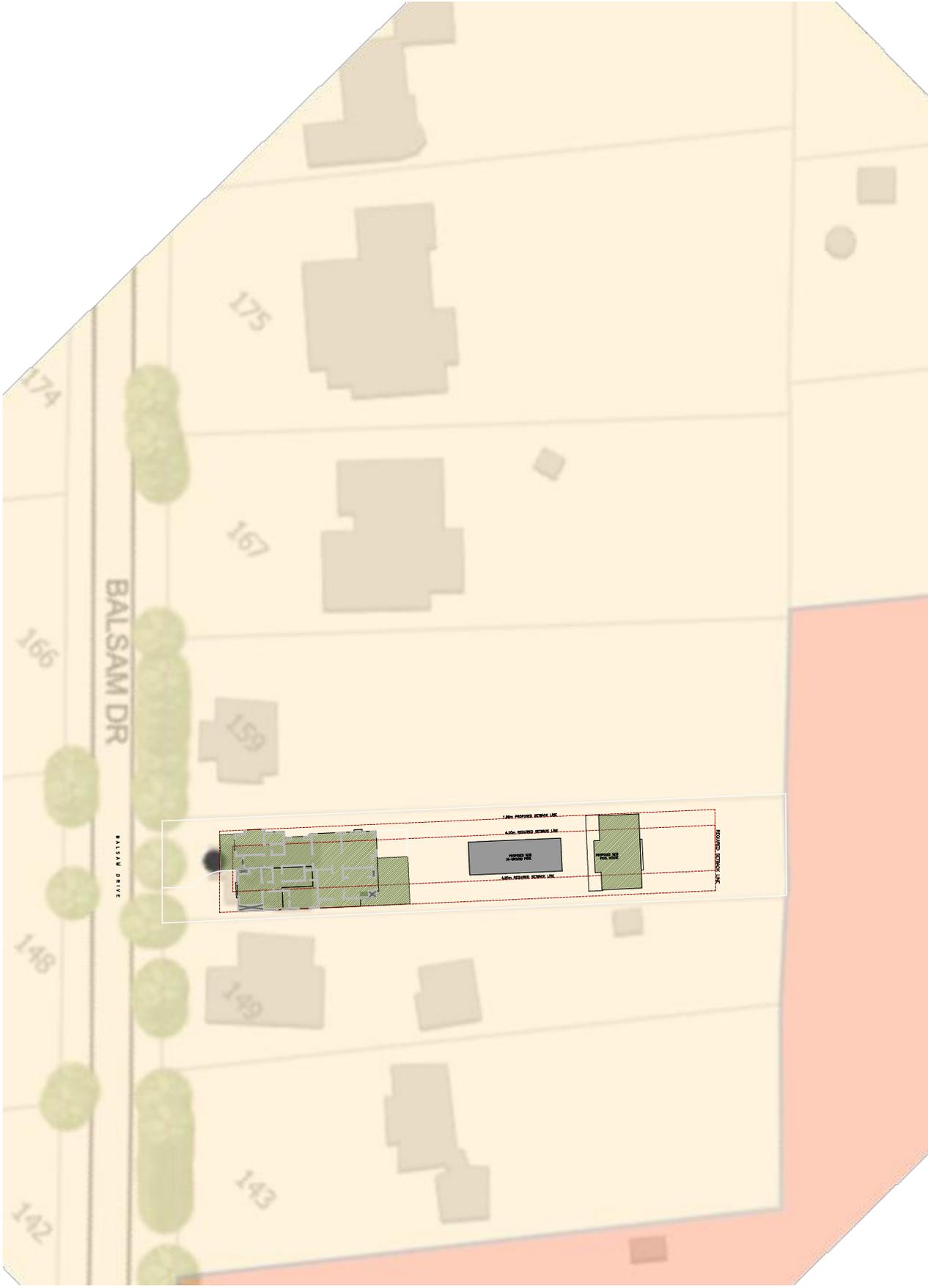
Trees:

Certain trees will need to be removed in order to accommodate the new build. The neighbour to the north at 159 Balsam Dr has been consulted by the homeowners of 153 and shown the proposed house design including the location of the proposed house. He has provided the attached letter of support acknowledging the trees to be removed. In the time since that letter was written on Oct 3, 2022, an up-to-date survey has been obtained showing only one tree that has shared ownership, and that the other

trees slated for removal are all on 153 Balsam. New trees will be planted to replace the ones that have been removed, once construction is complete.

The house to the south at 149 Balsam Dr is owned by an offshore company and is vacant at the moment, so it has not been possible thus far to present the proposal to any owner.

Other homeowners in the neighbourhood have already been approached with positive feedback, and it is hoped to have formal letters of support in due course.



DATE: 2022-10-26
 SCALE: NTS
 DWN BY: CS
 PROJECT ID: xx.xx

PROJECT: **MELNICLIS RESIDENCE**
 153 Balsam Dr

DWG. TITLE: **Overlay of Balsam Drive East street diagram**

NARRATIVE

To whom it may concern,

I am the owner of the property at 159 Balsam Drive, next door to 153 Balsam Drive. The new owners of 153, Rory and Karen Meleniclis, plan to replace the existing house with one having a larger footprint. To execute the building plan, it has been advised that two, side-by-side walnut trees be removed, one on the property line, one on my property. If neighbour opinion has a bearing on your decision to approve the proposed plan, I would like you to know that I have no objections to the removal of both trees. Having seen the Meleniclis's building plans, I also have no objection to their proposed foundation footprint.

Jon Walls

From:

Sent: Friday, October 28, 2022 9:51 AM

To: coarequests <coarequests@oakville.ca>

Cc: Subject: 153 Balsam Drive - proposed plans

To whom it may concern,

I am the owner of the property at 148 Balsam Drive, opposite 153 Balsam Drive.

Rory and Karen Meleniclis (the new owners of 153 Balsam Drive) plan to replace the existing house with one having a larger footprint. They have shared the proposed plans with me.

If neighbor opinion has a bearing on your decision to approve the proposed plans, I would like you to know that I have no objections to the new footprint or design.

Cheers

Thomas

—

Thomas Foucault

From:

Sent: October 3, 2022 12:07 PM

To: coarequests <coarequests@oakville.ca>

Cc:

Subject: 153 Balsam Drive

To whom it may concern,

I am the owner of the property at 159 Balsam Drive, next door to 153 Balsam Drive. The new owners of 153, Rory and Karen Meleniclis, plan to replace the existing house with one having a larger footprint. To execute the building plan, it has been advised that two, side-by-side walnut trees be removed, one on the property line, one on my property. If neighbour opinion has a bearing on your decision to approve the proposed plan, I would like you to know that I have no objections to the removal of both trees. Having seen the Meleniclis's building plans, I also have no objection to their proposed foundation footprint.

Jon Walls