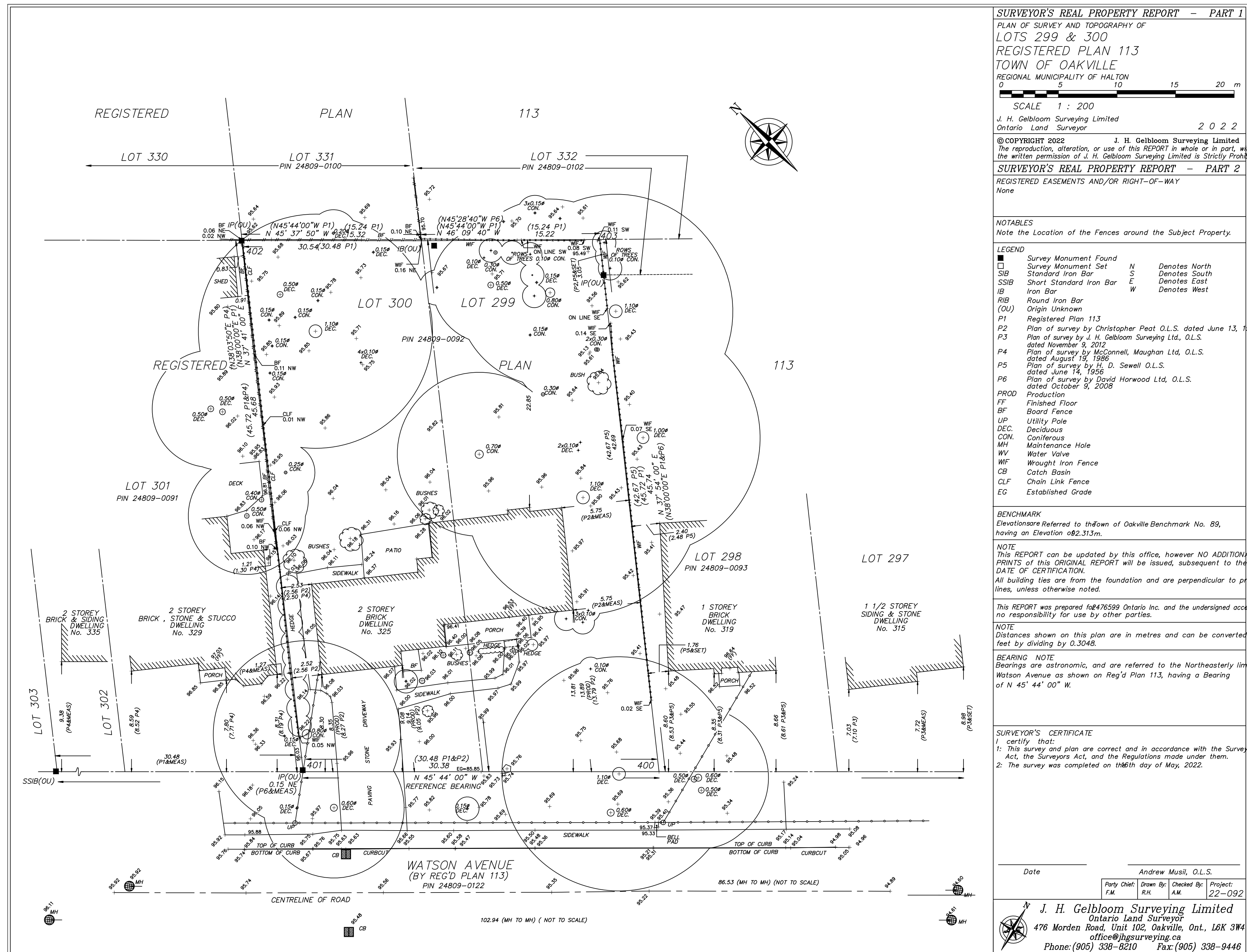
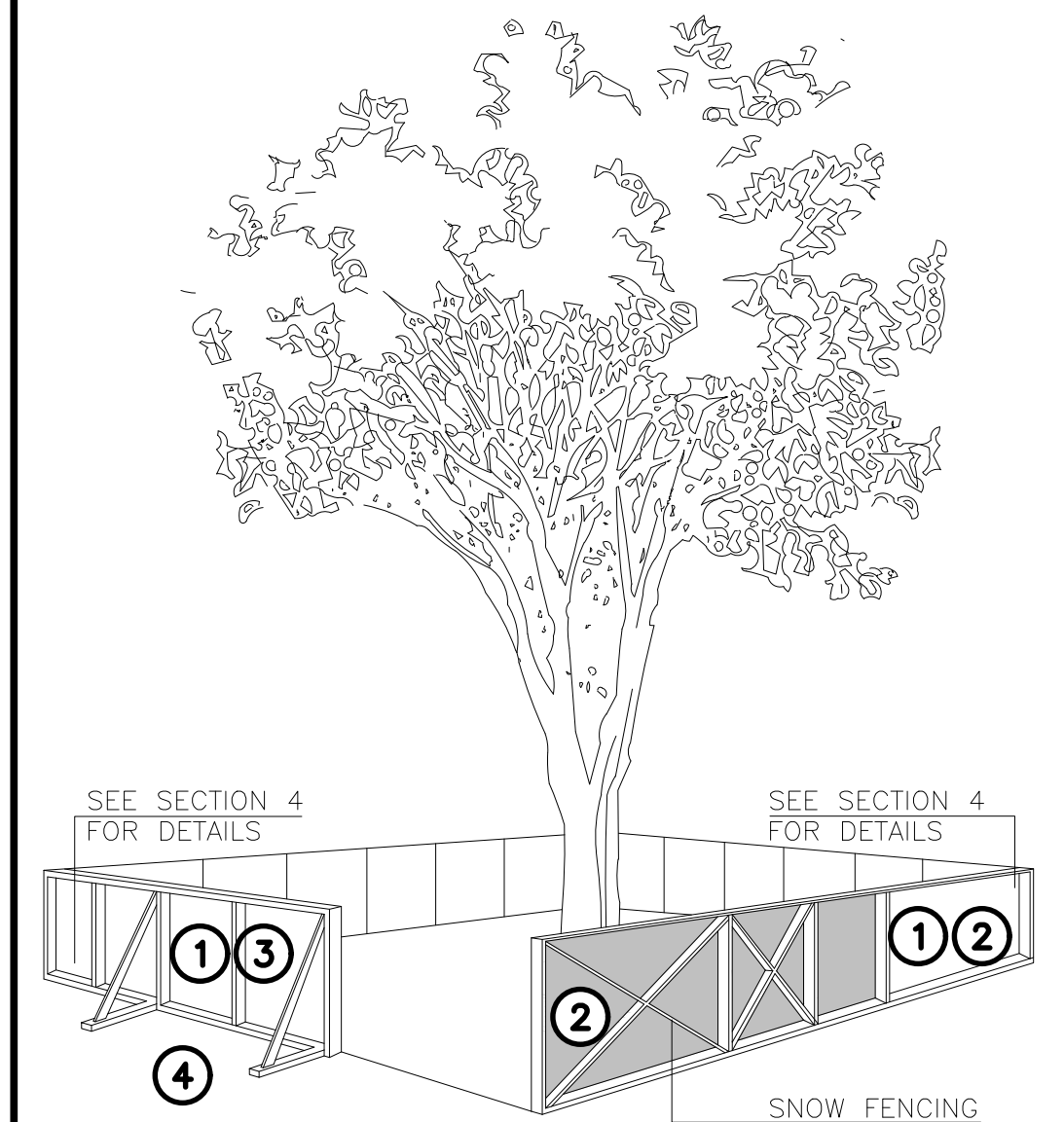




TREE PROTECTION



TREE PROTECTION BARRIERS

1.

TREE PROTECTION BARRIERS MUST BE 1.2m (4'-0") HIGH, WAFFERBOARD HOARDING OR AN EQUIVALENT APPROVED BY URBAN FORESTRY SERVICES.

2.

TREE PROTECTION BARRIERS FOR TREES SITUATED ON THE TOWN ROAD ALLOWANCE WHERE VISIBILITY MUST BE MAINTAINED CAN BE 1.2m (4'-0") HEIGHT AND CONSIST OF ORANGE PLASTIC WEB SNOW FENCING ON A WOOD FRAME MADE OF 2"x4"s.

3.

WHERE SOME EXCAVATE OR FILL HAS TO BE TEMPORARILY LOCATED NEAR A TREE PROTECTION BARRIER, PLYWOOD MUST BE USED TO ENSURE NO MATERIAL ENTERS THE TREE PROTECTION ZONE.

4.

ALL SUPPORTS AND BRACING SHOULD BE OUTSIDE THE TREE PROTECTION ZONE. ALL SUCH SUPPORTS SHOULD MINIMIZE DAMAGING ROOTS OUTSIDE THE TREE PROTECTION BARRIER.

5.

NO CONSTRUCTION ACTIVITY, GRADE CHANGES, SURFACE TREATMENT OR EXCAVATIONS OF ANY KIND IS PERMITTED WITHIN THE TREE PROTECTION ZONE.

6.

ALL LOCATES MUST BE OBTAINED PRIOR TO THE INSTALLATION OF THE PROPOSED HOARDING WITHIN THE MUNICIPAL RIGHT-OF-WAY.

SECTION 4, SIGNAGE

1.

A SIGN (AS PER BELOW) MUST BE MOUNTED ON ALL SIDES OF A TREE PROTECTION BARRIER FOR THE DURATION OF THE PROJECT. THE SIGN SHOULD BE A MINIMUM OF 40cmx60cm AND MADE OF WHITE GATOR BOARD OR EQUIVALENT MATERIAL.

TREE PROTECTION ZONE
NO GRADE CHANGE, STORAGE OF MATERIALS OR EQUIPMENT IS PERMITTED WITHIN THIS AREA. THE TREE PROTECTION BARRIER MUST NOT BE REMOVED WITHOUT THE WRITTEN AUTHORIZATION OF THE TOWN OF OAKVILLE."

1

TREE PROTECTION

A1/2

SCALE: NTS

ARCHITECT:	APPLICANT:	OWNER:
HICKS DESIGN STUDIO INC. 295 ROBINSON STREET, SUITE 200 OAKVILLE, ON L6J 1G1 ATTENTION: WILLIAM HICKS PH: 905 339-1212	HICKS DESIGN STUDIO INC. 295 ROBINSON STREET, SUITE 200 OAKVILLE, ON L6J 1G1 ATTENTION: WILLIAM HICKS PH: 905 339-1212	PHINNEY 325 WATSON AVENUE OAKVILLE, ON L6J 3V5
SITE STATISTICS		
ADDRESS: 325 WATSON AVENUE OAKVILLE, ON L6J 3V5		
LEGAL DESCRIPTION: LOTS 299 & 300 PLAN 113		
ZONING: RL3-0: SP 10 BY LAW 2014-014		
DESCRIPTION	REQUIRED METRIC IMPERIAL	EXISTING - DEMO METRIC IMPERIAL
LOT AREA:	557,560 6,001	1,382,440 14,880
LOT FRONTAGE:		
1. AT STREET		30.38 100
2. AS PER DEFINITION (7.5m back from property line)	18 55	30.40 100
LOT COVERAGE:		
DWELLING		283,354 3,050
COVERED ENTRY PORCH		4,831 52
COVERED REAR PORCH		27,251 291
TOTAL	262,664 3,393	315,226 3,393
COVERAGE (%)	19%	22.89%
GROSS FLOOR AREA:		
GROUND FLOOR		215,658 2,331
SECOND FLOOR		198,627 2,138
TOTAL		414,285 4,469
RESIDENTIAL FLOOR AREA RATIO (G.F.A. %)	400,900 4,315	414,285 4,469
2ND FLOOR		25.97%
DWELLING DEPTH		19.95 65
BASEMENT		
FINISHED AREA		137,218 1,477
UNFINISHED AREA		19,788 213
TOTAL BASEMENT		157,006 1,690
PARKING GARAGE:		
FLOOR AREA (INC. STORAGE)	38 409.5	61,314 660
DRIVEWAY WIDTH	9 29.5	6.870 22.5
YARDS:		
MINIMUM FRONT YARD	7.30 27.0	8.30 27.2
REAR YARD	7.5 24.6	22.95 79.0
SIDE YARD EAST	1.8 5.9	2.52 8.3
SIDE YARD WEST	1.8 5.9	5.75 19.9
MAXIMUM HEIGHT	9.00 29.53	9.400 31.3
MAXIMUM HEIGHT TO RIDGE		
GARAGE WALL PROJECTION:	1.5 4.92	0.00 0.0

2

SITE STATISTICS

A1/2

SCALE: NTS

REGION OF HALTON CERTIFICATE

REGIONAL APPROVAL
REGION DESIGN OF WATER &/OR WASTEWATER SERVICES
APPROVED SUBJECT TO DETAIL CONSTRUCTION
CONFORMING TO HALTON REGION STANDARDS &
SPECIFICATIONS & LOCATION APPROVAL FROM AREA
MUNICIPALITY.

SIGNED: _____ DATED: _____
INFRASTRUCTURE PLANNING & POLICY

The applicant should be aware that the approval of the water system on private property is the responsibility of the Local Municipality. Regardless, the applicant must ensure that the Region of Halton's standards and specifications are met. (the Water and Wastewater Linear Design Manual may be obtained from Date Management Group at 905-825-6032) Furthermore, all water quality tests must be completed to the Region of Halton's satisfaction, before the water supply can be turned on.

3

REGION OF HALTON

A1/2

SCALE: NTS

SURVEYOR'S REAL PROPERTY REPORT-PART 1

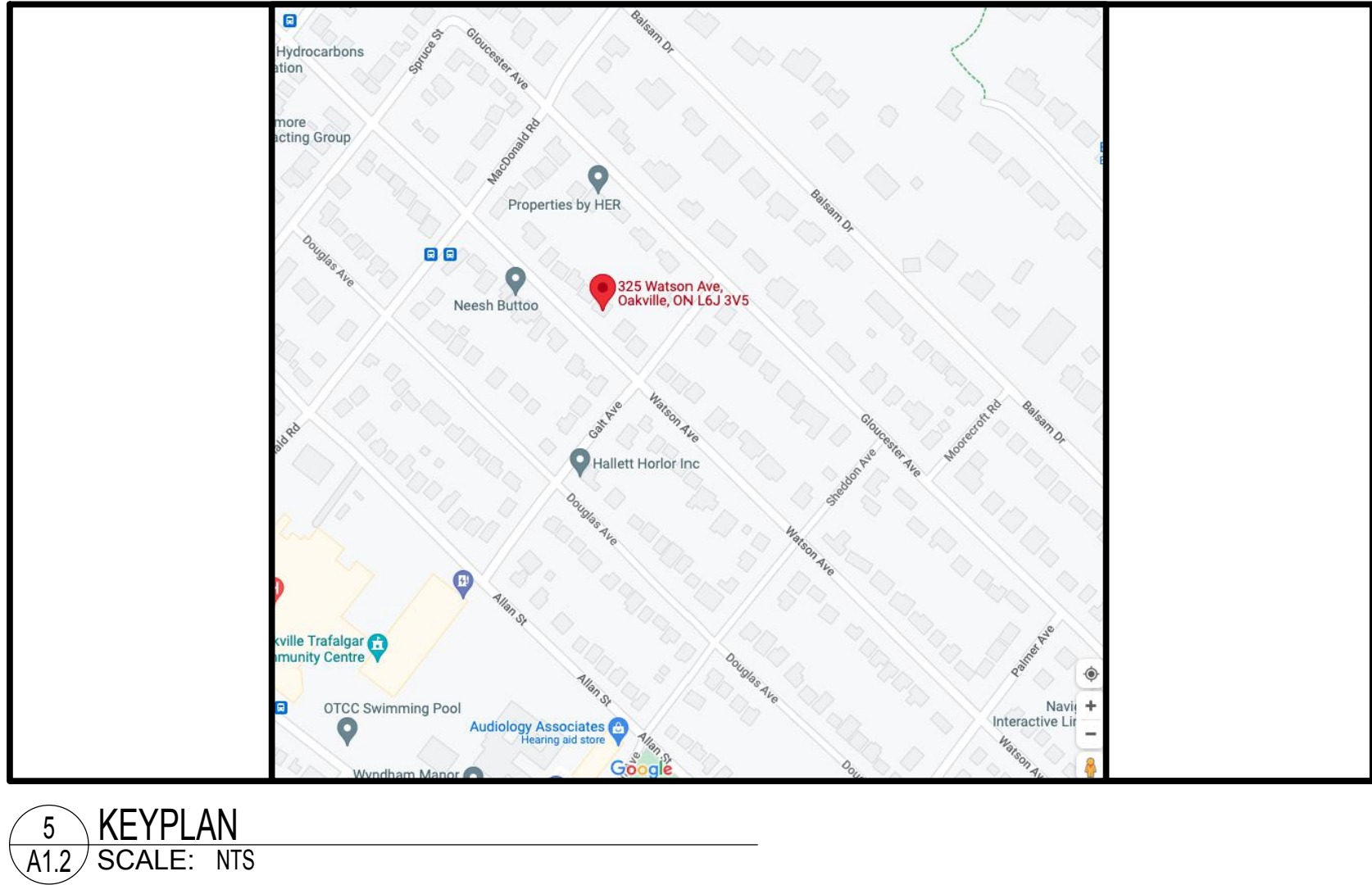
PLAN OF SURVEY AND TOPOGRAPHY OF
LOTS 299 & 300
REGISTERED PLAN 113
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

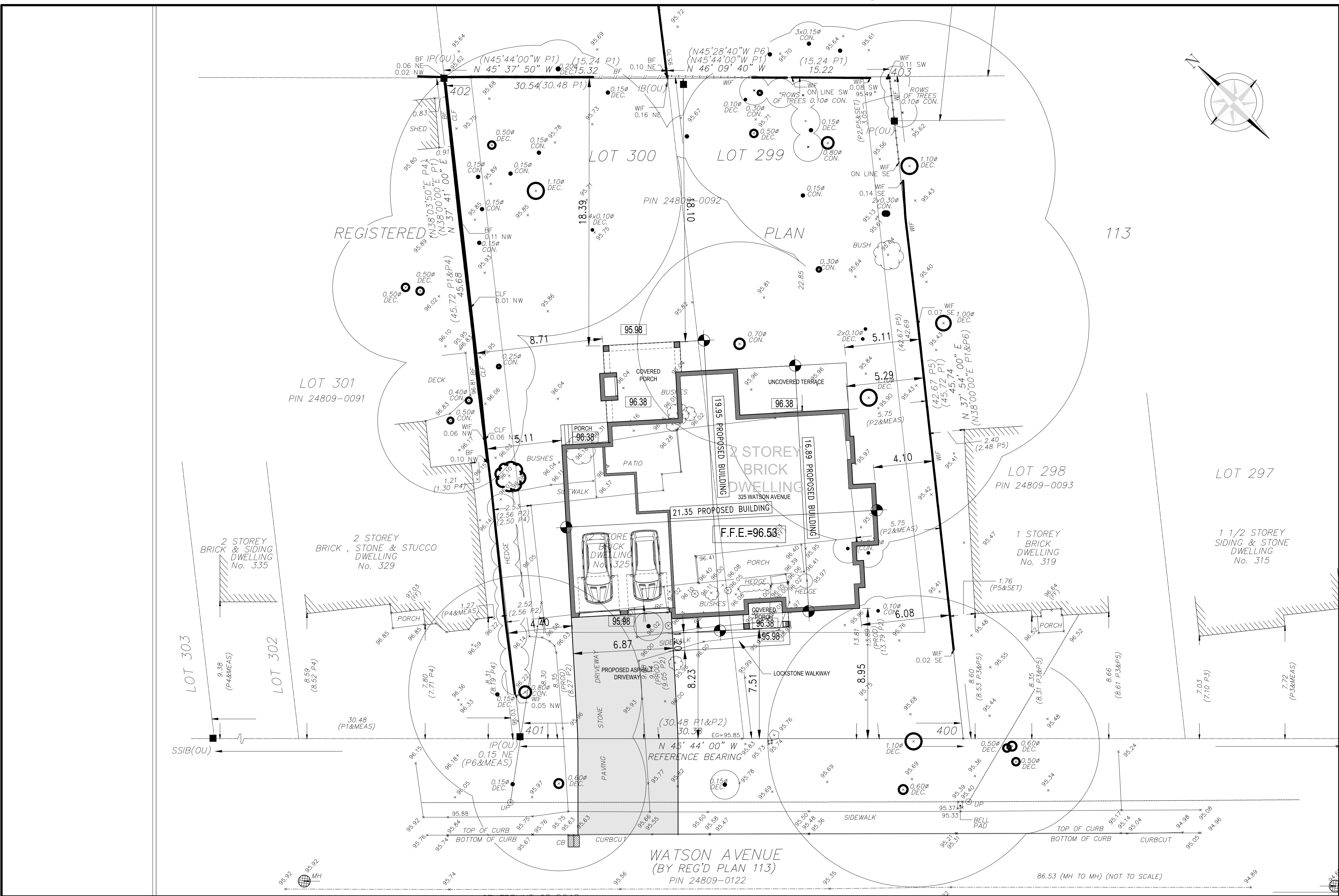
5

KEYPLAN

A1/2

SCALE: NTS





4

SITE PLAN - 146 THRID LINE LOT 3

A1/2

SCALE: 1:150

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.

SITE LEGEND:

	PROPERTY LINE
	EXISTING GRADE
	FINISHED GRADE
	FINISHED FLOOR ELEVATION
	FINISHED BASEMENT ELEVATION
	FINISHED DECK ELEVATION
	MAIN ENTRANCE
	SECONDARY ENTRANCE
	EXISTING STRUCTURES TO BE REMOVED
	BORE HOLE LOCATION & No. PER SOILS REPORT
	ROOF DOWNSPOUT LOCATION: DISCHARGE ON 800X800 CORRUGATED METAL
	PROPOSED DIMENSIONS TO NEW STRUCTURES
	EXISTING DIMENSIONS TO EXISTING STRUCTURES
	NEW SUMP WITH DISCHARGE DIRECTION
	TREE HOARDING
	TREE NUMBER PER ARBOURIST REPORT
	EXISTING TREE TO REMAIN - DASHED LINE INDICATES TPZ (TREE PROTECTION ZONE) PER ARBOURIST REPORT
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO BE REMAIN.

1	08.26.22	ISSUED FOR C OF A
REF. DATE:	DESCRIPTION:	
REVISIONS / ISSUANCE:		

CLIENT:
**THE PHINNEY
RESIDENCE**

ADDRESS: 325 WATSON AVENUE
CITY: OAKVILLE

DRAWING TITLE:
**SITE
PLAN**

DRAWN: J.W.H	
DATE: 7.14.2022	SCALE: 1:150
JOB NUMBER:	SHEET NUMBER:
22-343	A101



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.

1	08.26.22	ISSUED FOR C OF A
REF.	DATE:	DESCRIPTION:
REVISIONS / ISSUANCE:		



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

CLIENT:
THE PHINNEY RESIDENCE

ADDRESS: 325 WATSON AVENUE
CITY: OAKVILLE, ON

DRAWING TITLE:
SOUTH
ELEVATION

DRAWN: T.K.	DATE: 08.06.23	SCALE: 1/4"=1'-0"
JOB NUMBER: 22-343	SHEET NUMBER: A4.1	

8/7/2023 C:\USERS\ASOUL\THE PHINNEY RESIDENCE\PROJECTS\PHINNEY RESIDENCE\DWELLINGS\PROJECTS\PHINNEY RESIDENCE\THE PHINNEY RESIDENCE\022022.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.

1	08.26.22	ISSUED FOR C OF A
REF.	DATE:	DESCRIPTION:
REVISIONS / ISSUANCE:		

HICKS
DESIGN STUDIO

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

CLIENT:
THE PHINNEY RESIDENCE

ADDRESS: 325 WATSON AVENUE
CITY: OAKVILLE, ON

DRAWING TITLE:
NORTH
ELEVATION

DRAWN: T.K.	DATE: 08.06.23	SCALE: 1/4"=1'-0"
JOB NUMBER: 22-343	SHEET NUMBER: A4.3	



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.

1	08.26.22	ISSUED FOR C OF A
REF.	DATE:	DESCRIPTION:
REVISIONS / ISSUANCE:		



HICKS
DESIGN STUDIO

HICKS DESIGN STUDIO
255 ROBINSON STREET, SUITE 200 OAKVILLE ON, CAN L4J 1G7
WWW.HICKSDESIGNSTUDIO.CA T.905.330.1212

CLIENT:
THE PHINNEY RESIDENCE

ADDRESS: 325 WATSON AVENUE
CITY: OAKVILLE, ON

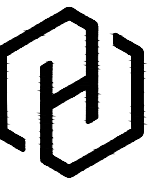
DRAWING TITLE:
EAST
ELEVATION

DRAWN: T.K.		
DATE:	08.06.23	SCALE: 1/4"=1'-0"
JOB NUMBER:	22-343	SHEET NUMBER: A4.2



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.

1	08.26.22	ISSUED FOR C OF A
REF.	DATE:	DESCRIPTION:
REVISIONS / ISSUANCE:		



HICKS
DESIGN STUDIO

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

CLIENT:
THE PHINNEY RESIDENCE

ADDRESS: 325 WATSON AVENUE
CITY: OAKVILLE, ON

DRAWING TITLE:
WEST
ELEVATION

DRAWN: T.K.		
DATE:	08.06.23	SCALE: 1/4"=1'-0"
JOB NUMBER:	22-343	SHEET NUMBER: A4.4

Committee of Adjustment
Town of Oakville
1225 Trafalgar Road
Oakville, ON

RE: Minor Variance Application, 325 Watson Avenue

Dear Committee:

We are the Architects working with the Owners of the property known as 325 Watson Avenue. We have designed a 2 storey Georgian style, single family dwelling on this double lot which is zoned RL3-0 with a Special Provision, #10. As a result of some of the zoning restrictions on the lot, we are requesting some minor variances which are listed below with their rationale.

VARIANCES- BYLAW 2014-14-RL3-0, SP 10

RESIDENTIAL FLOOR AREA RATIO, Permitted: 29% Proposed: 29.97%

The Bylaw based on the double lot permits 29% as common on other 100' lots. Interestingly in this case, if the lot was severed, each lot would then be permitted to have a floor area ratio of 41%

We are requesting consideration of 29.97% which is an increase of .97% which represents 13.347m². The RFA is well under what would be allowed as of right if severed but over the max as a single lot by +10%. The garage roof has been lowered so the house steps as it moves to the north. On the south side there is a projection for the office which is one storey in height to again help step the building to the side lot lines. The façade is broken down into several elements.

We believe that the house complies with the guidelines for infill housing even though we are requesting this variance. It is a traditional Georgian house and thus certainly fits the character of the neighbourhood.

COVERAGE, Permitted: 19% Proposed: 22.80%

We exceed the maximum allowable coverage which in this case for a two-storey house is limited to 19%. It is unusual that one can build a one storey house 7.5M high and be allowed 25% In this case, we are at 22.80% mostly due to the third tandem garage the Owners would like and also to the covered porches. The house itself is 1.49% over the permitted.

We believe the coverage request at 23.33% is appropriate and given its alignment with other houses and there is no adverse impact on adjacent houses or streetscape.



295 Robinson Street, Suite 200
Oakville, ON L6J 1G7
905.339.1212

GARAGE AREA Permitted: 38m² Proposed: 61.316m²

The special provision only allows 38m² for a garage and we are proposing 61.316m².
Again, had the lot been severed we would be allowed up to four garage doors facing the street.
In this case, we have retained only two and added the third as a tandem behind so there is no impact on driveway width or the streetscape.

DWELLING HEIGHT Permitted: 9.0m Proposed: 9.48

We are proposing a height of 9.480m, but this only applies to the middle of the house and not the projections on either side. Part of the request is caused by lot slope as our main floor has to be about 0.7 M above the grade at centre of lot line to maintain proper slopes and storm water management on the site.

We believe this proposal meets the 4 tests of the Planning Act, is in line with the Official Plan, desirable development in the neighbourhood and is minor in request.

Thank you for your consideration of this application.

Sincerely,

William R. Hicks

B.E.S., B.Arch., MRAIC. OAA

HDS | Hicks Design Studio Inc.
295 Robinson Street, Suite 200
Oakville, Ontario, Canada L6J 1G7
T. 905.339.1212 ext. 222
C. 416.953.2926
bhicks@hicksdesignstudio.ca