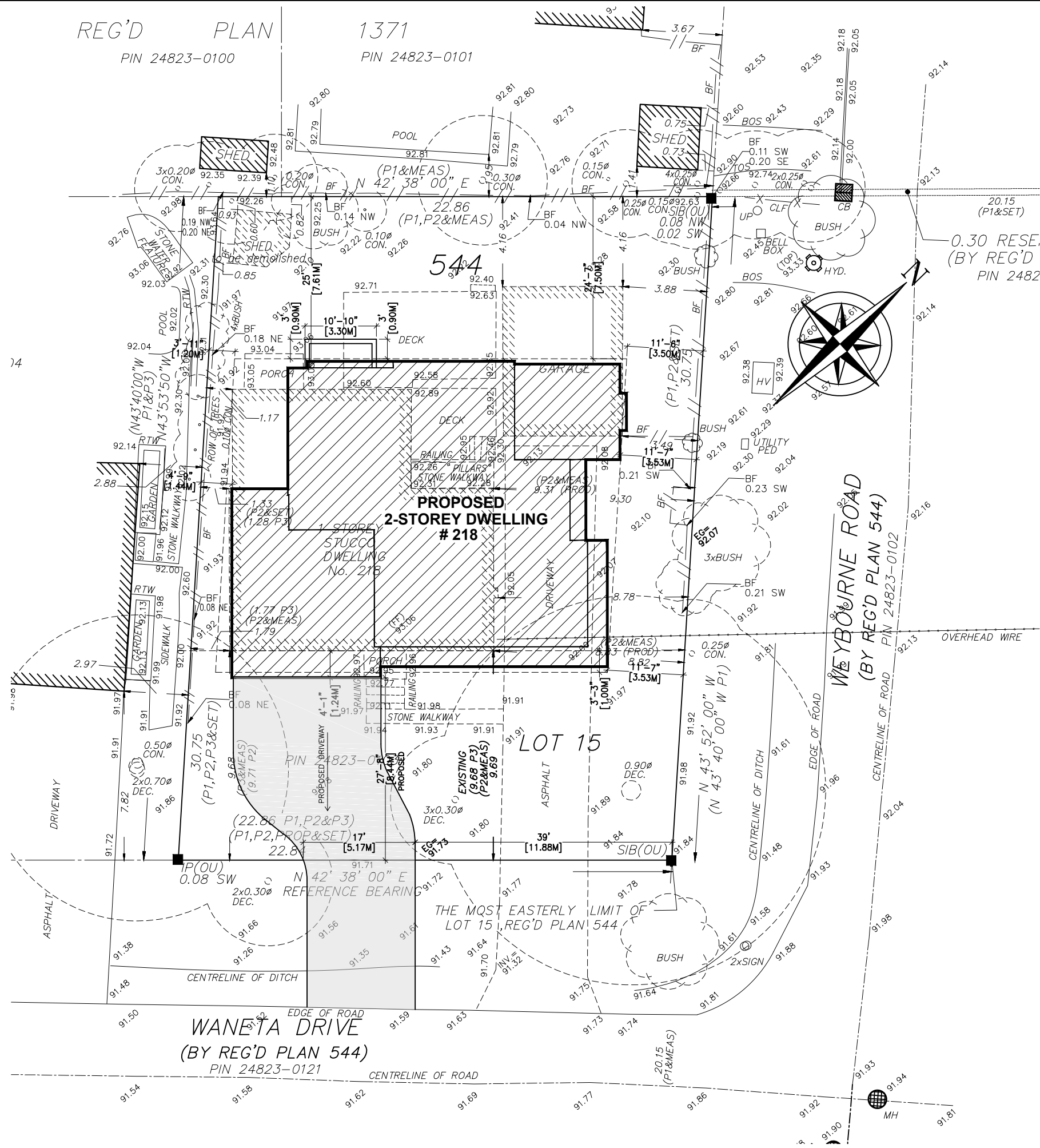


REG'D PLAN 1371  
PIN 24823-0100

1371  
PIN 24823-0101



SITE STATISTICS: 218 WANETA DRIVE

	EXISTING	PROPOSED	TOTAL	ALLOWED
ZONING:	RL3-0			
LOT AREA:	701.39M2			
LOT COVERAGE:	--- M2	232.18M2	--- M2	245.48M2 <small>2,642 sqft</small>
LOT COVERAGE:	--- %	33.10%	--- %	35 %
R.F.A. :	--- M2	310.72M2	--- M2	287.56M2
R.F.A. :	---%	44.3%	--- %	41%
FRONT YARD SET BACK:	--- M	8.44	--- M	8.69
DRIVEWAY SET BACK :	--- M	11.88M	--- M	15 M
WINDOW WELL WIDTH :	--- M	3.03Mx0.90M	--- M	1.80Mx0.60M
BLDG. HEIGHT (PEAK)	--- M	8.08M	--- M	9 M

## SITE PLAN

SCALE: 1:200

MINOR VARIANCE REQUIRED



**KEEREN DESIGN**  
RESIDENTIAL ARCHITECTURE

11 BRONTE RD. SUITE 31  
OAKVILLE, ON  
L6L 0E1

PHONE: (905) 847-2350

WWW.KEEREN.CA

FIRM BCIN #: 31181

JORIS KEEREN  
DESIGNER BCIN #: 25348

REVISION

### DRAWING INFORMATION

INITIAL DESIGN : OCTOBER 2023  
DESIGNER : JORIS KEEREN  
DRAWN BY : M. RICO  
PLOT DATE : JANUARY 3, 2024  
PERMIT # : 24 -

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PROJECT: 218 WANETA DRIVE

**S1**



**KEEREN DESIGN**  
RESIDENTIAL ARCHITECTURE

11 BRONTE RD. SUITE 31  
OAKVILLE, ON  
L6L 0E1

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**PROJECT: 218 WANETA DRIVE**

**A7**





KEEREN DESIGN  
RESIDENTIAL ARCHITECTURE

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PROJECT: 218 WANETA DRIVE

A6



**REAR ELEVATION**  
SCALE: 1:75



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RESIDENTIAL ARCHITECTURE

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PROJECT: 218 WANETA DRIVE

A5





**KEEREN DESIGN**  
RESIDENTIAL ARCHITECTURE

11 BRONTE RD. SUITE 31  
OAKVILLE, ON  
L6L 0E1

PHONE: (905) 847-2350

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FIRM BCIN #: 31181

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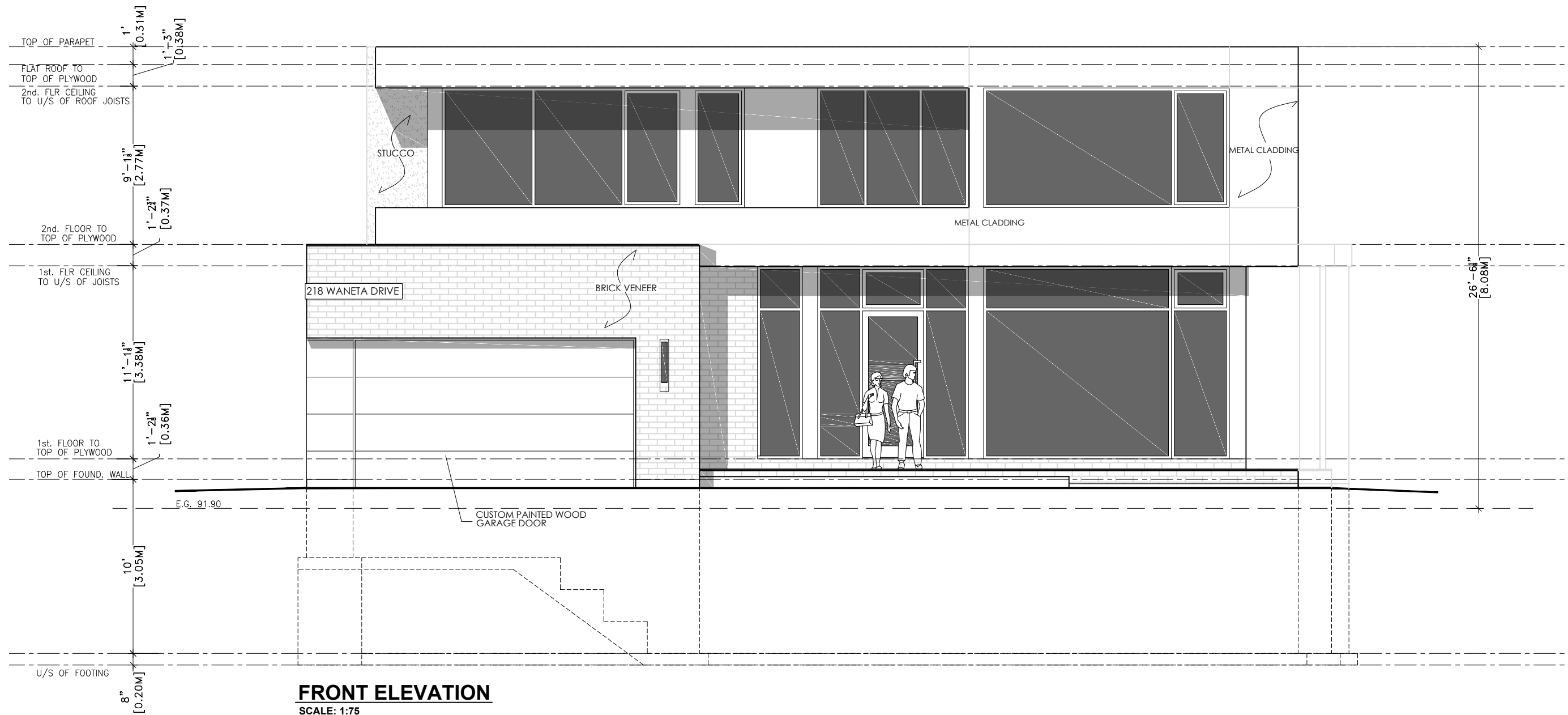
REVISION

**DRAWING INFORMATION**  
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DESIGNER : JORIS KEEREN  
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**PROJECT: 218 WANETA DRIVE**

**A4**








**KEEREN DESIGN**  
 Residential Architecture



**KEEREN DESIGN**  
 RESIDENTIAL ARCHITECTURE

11 BRONTE RD. SUITE 31  
 OAKVILLE, ON  
 L6L 0E1

PHONE: (905) 847-2350

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FIRM BCIN #: 31181

JORIS KEEREN  
 DESIGNER BCIN #: 25348

REVISION

**DRAWING INFORMATION**  
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 DESIGNER : JORIS KEEREN  
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PROJECT: 218 WANETA DRIVE

**A3**



## Planning Justification

Property Address: 218 Waneta Dr.

January 8 2024

### Variances being requested:

#### 1. Residential Floor Area (RFA).

The permitted RFA is 41% and this application is asking for 44.3% . The main reason for the overage is to accommodate a separate laundry room and ensuites for all four bedrooms on the 2<sup>nd</sup> floor.

Recent variances approved in the immediate are for similar RFA increases are:

1. 176 Weybourne Rd. 42.94%
2. 182 Weybourne Rd. 44.5 %

### Massing:

#### DESIGN GUIDELINES

1. 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.

2. New development should be designed to mitigate potential impacts of overshadowing on adjacent properties by avoiding bulky massing close to the shared property line, by stepping down the height of the structure, and/or by increasing the setback(s) from the side and rear property lines.

### Scale:

#### DESIGN GUIDELINES

*1. New development should not have the appearance of being substantially larger than the existing dwellings in the immediate vicinity. If a larger massing is proposed, it should be subdivided into smaller building elements that respond to the context of the neighbourhood patterns.*

*2. In instances where the lot patterning has been altered through redevelopment, the scale of the new development should be compatible with the scale of the surrounding buildings.*

**2. Driveway setback from corner.**

To permit a driveway setback of 11.88 Meters from a corner whereas 15 Meter is required.

The only reason for this reduction in setback is to accommodate an existing municipal tree located on the South-West Side of the proposed driveway.

**3. Window Well increase**

To permit a window well to encroach into the rear yard setback by .9M whereas the maximum is .6M. Also, to permit the same window well to have a width of 3.3M whereas 1.80M is the maximum width permitted.

These increases are required to accommodate a larger window in the basement and provide more depth to allow for better egress as well as light to enter the lower level space.

The main purpose behind the by-law restricting window well size is to prevent side yard drainage from being obstructed, and/or fire fighting efforts to be hampered, as a result of window well encroachments. Both concerns in this case have been mitigated because this well occurs in the rear yard and therefore sufficient space remains for both functions.

**4. Front yard setback.**

The proposed dwelling seeks a front yard setback of 8.44 Meters whereas 8.68M is required as the minimum.

This decrease is being sought for two reasons, one, to better align the proposed dwelling to the house next door at 214 Waneta Rd. and two, to maximize the amenity space in the rear yard.



#### **5. Neighbourhood Context.**

The street is in transition, with about 1/3 being newer dwellings at the maximum permitted size, with COA approvals for some dwelling to permit increases.

#### Four Tests:

1. The proposed development complies with the official plan in that it is a single-family dwelling unit, which is similar in size and scale to many other houses on the street and in the surrounding area.
2. The intent of the zoning by-law is met with this proposal because most key regulations, such as lot coverage, and height are being met.
3. Single family dwellings of similar scale and massing are prevalent in the immediate area, therefore this proposal, being a single family, four-bedroom dwelling, is both desirable and appropriate.
4. The proposed development is appropriate for the site and area because it will complement the fabric of the neighbourhood.