

**SITE STATISTICS: 212 SOUTHVIEW RD.**

|               | EXISTING  | PROPOSED | TOTAL     | ALLOWED                    |
|---------------|-----------|----------|-----------|----------------------------|
| ZONING:       | RL3-0     |          |           |                            |
| LOT AREA:     | 855.05 M2 |          |           |                            |
| LOT COVERAGE: | 270.2 M2  | --- M2   | --- M2    | 206.98 M2                  |
| LOT COVERAGE: | 31.60 %   | --- %    | 31.60 %   | 35 %                       |
| R.F.A. :      | 328.90 M2 | 31.93 M2 | 360.83 M2 | 299.25 M2<br>3,221 SQ. FT. |
| R.F.A. :      | 38.50 %   | 3.73 %   | 42.2 %    | 39 %                       |

**SITE PLAN**

SCALE: 1:250



**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:  
DESIGNER:  
DRAWN BY: M.C.  
PLOT DATE: Feb. 05, 2024  
PERMIT #:

These drawings are not to be used for construction purposes, unless approved and stamped by the Local Building Department.

**PROJECT: 212 SOUTHVIEW ROAD**

**S1**

## Planning Justification



**Property Address: 212 Southview Rd**

**February 6 2024**

### **1. Background:**

The original application and related drawings were prepared and submitted by the builder in 2022, my office was not involved with the project at this time. The drawings were approved by the building dept under permit # 22-106870.

These drawings contained an “unheated space” above the garage, which was structurally present but not shown as finished living space at the time of approval.

The house was subsequently constructed using the approved plans and the unheated space was insulated and finished, with access provided also via bedroom 4. The home was completed in late 2023.

This discrepancy was identified by Town inspectors during the final inspection. The owner was advised that the house needed to be brought into compliance and the application revised to match the as-built condition, before the final inspections can be passed.

My office was recently engaged to manage the revision and variance applications and are presenting this application to seek relief for the RFA overage.



**Variance being requested:**

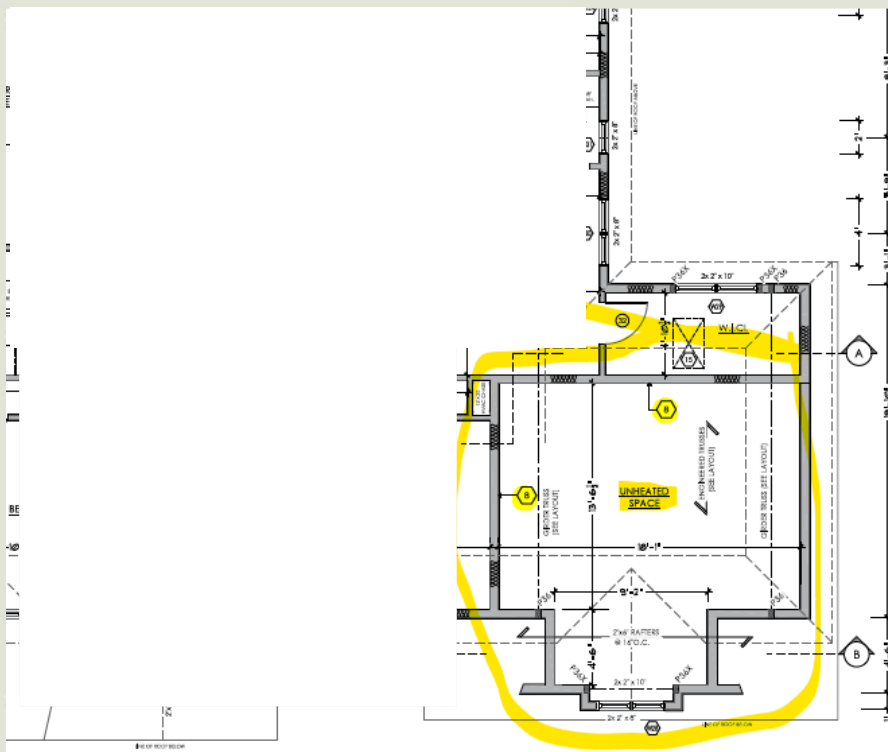
**2. Residential Floor Area (RFA).**

The permitted RFA is 39% and this application is asking for 42.2% .

The reason for the overage is because a room over the garage was added as living space. This area was shown as “unheated space” on the approved permit drawings and was not counted as Residential Floor Area, however, during construction, access was provided to the space as well as insulation and heating were added, making the space habitable.

The scale and massing of the dwelling has not been altered, since the additional floor area is completely contained within the space over the garage, which was already approved on the original building permit. (permit 22-106870)

Included below is a snip of the approved permit drawings, indicating the proposed unheated space.



**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.*



### 3. Neighbourhood Context.

The street is in transition, with about 1/4 being newer dwellings at the maximum permitted size, with COA approvals for some dwellings to permit increases.

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

1. 220 Southview Rd. 41.4% whereas 40% is permitted.
2. 284 Southview Rd. 43.75 % whereas 40% is permitted.

### 4. 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 other newly developed 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, especially as it continues to be re-developed in the coming years.



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**A6**



**EXISTING REAR ELEVATION (SOUTH)**  
SCALE: 1:100



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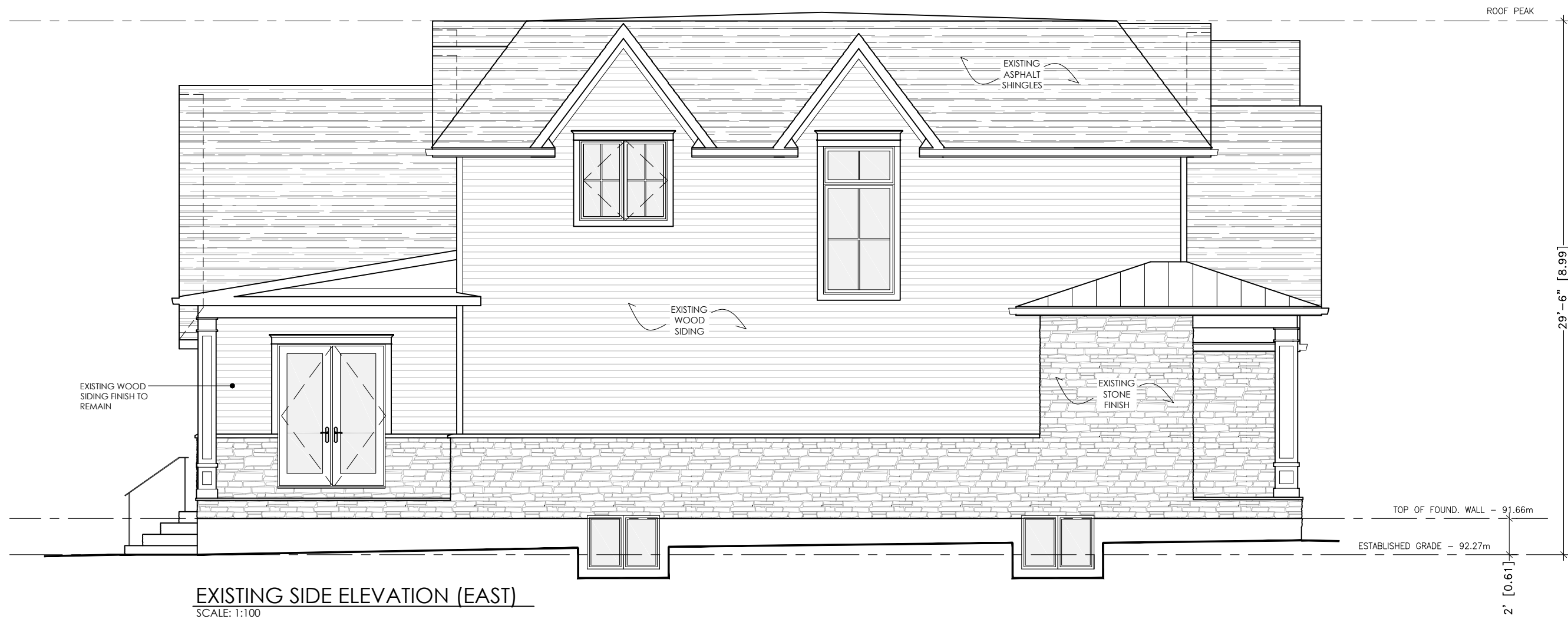
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**A5**



**EXISTING SIDE ELEVATION (EAST)**  
SCALE: 1:100



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**A4**



**EXISTING SIDE ELEVATION (WEST)**  
SCALE: 1:100





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**A3**

