

ZONING:	RL3-0		
LOT AREA:	771.095 M2		
LOT COVERAGE:	---	M2 244.47	M2 269.88
LOT COVERAGE:	---	% 31.70	% 35
R.F.A. :	---	M2 332.34	M2 308.44
R.F.A. :	---	% 43.10	% 40
BLDG. HEIGHT (PEAK)	---	M	M 9
GARAGE AREA :	---	M 42.81	M 45.0
FRONT YARD SETBACK:	9.76 M	8.25 M	8.76 M
SIDE YARD SETBACK:	---	M 0.83	M 1.20

MINOR VARIANCE REQUIRED

### SITE PLAN

SCALE: 1: 125



**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**  
INITIAL DESIGN : February 2023  
DESIGNER : Joris Keeren  
DRAWN BY : M.C  
PLOT DATE : March 22, 2024  
Revision #:

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

**PROJECT: 2092 Duncan Rd.**  
**CLIENT: Qian**

# S1



KEEREN DESIGN  
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REVISION

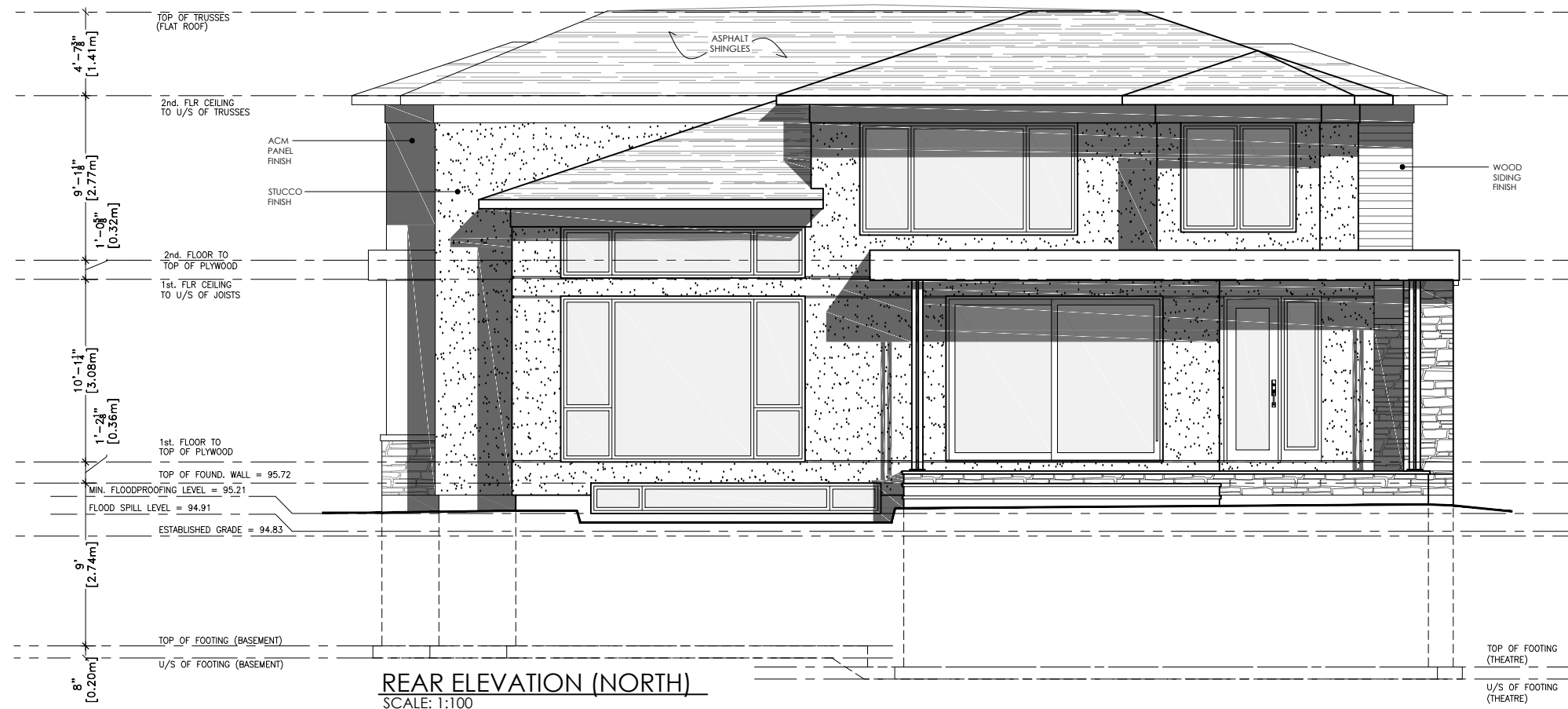
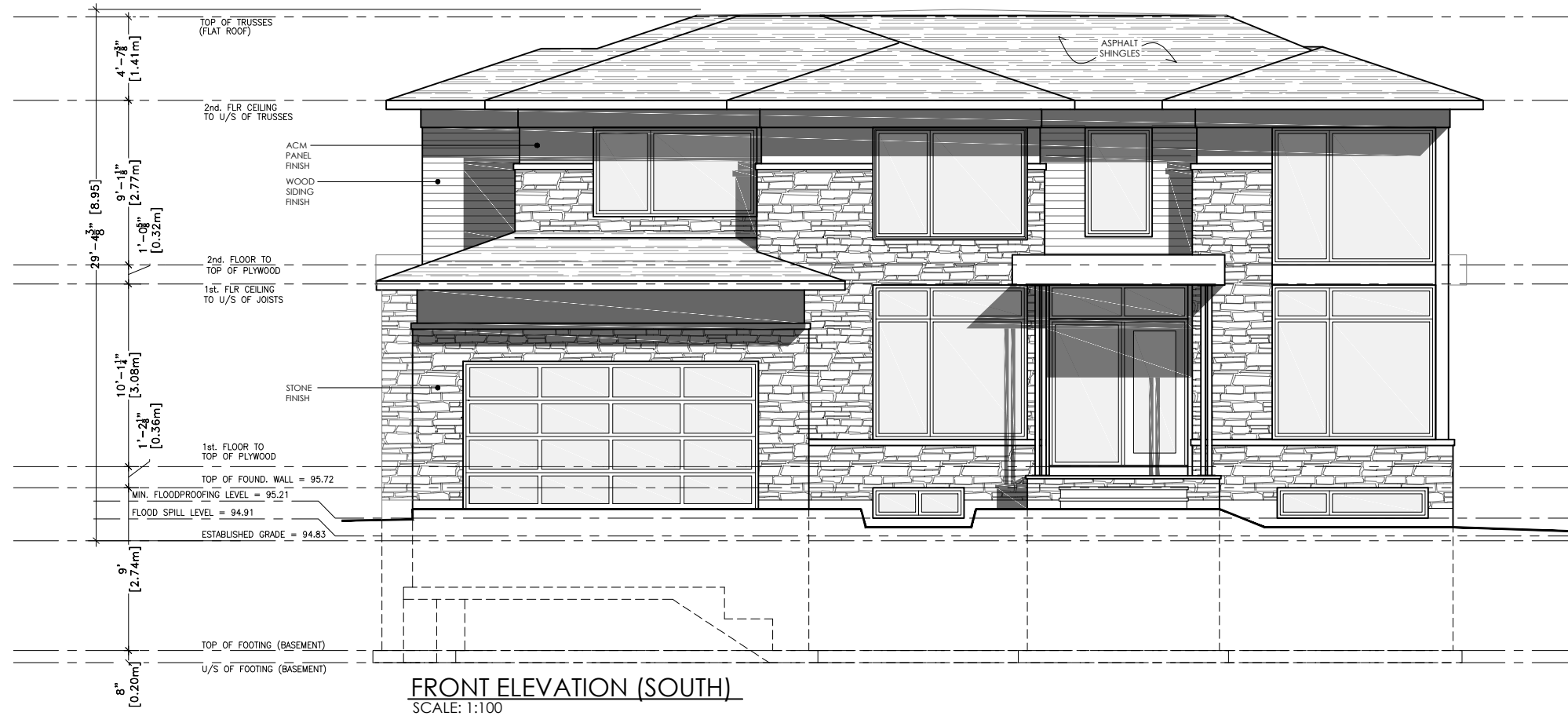
DRAWING INFORMATION

INITIAL DESIGN : September 2019  
DESIGNER : Joris Keeren  
DRAWN BY : M.C.  
PLOT DATE : March 12, 2024  
Revision #:

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PROJECT: 2092 Duncan Rd

A2





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REVISION

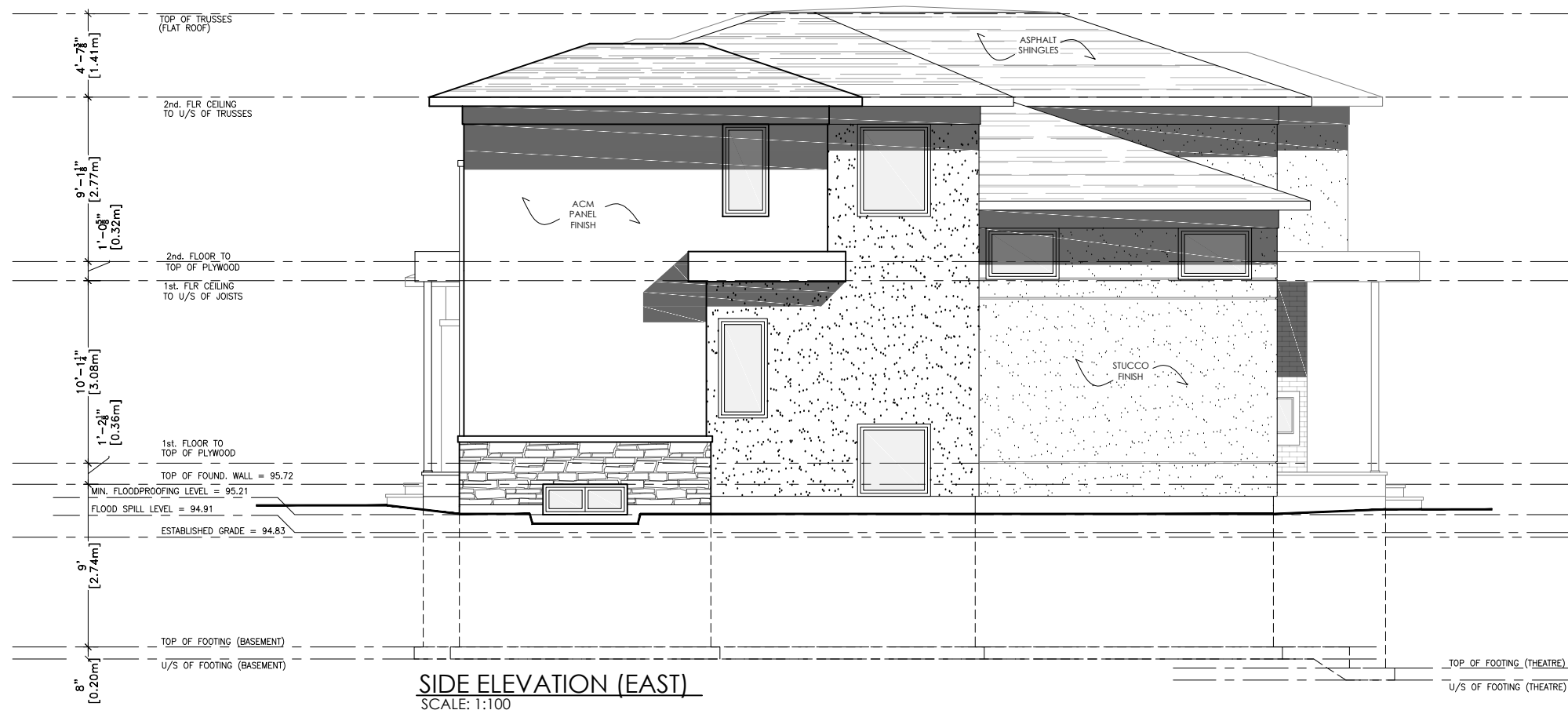
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PROJECT: 2092 Duncan Rd

A3





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REVISION

**DRAWING INFORMATION**

INITIAL DESIGN : September 2019  
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Revision #:

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PROJECT: 2092 Duncan Rd

**A5**



**SIDE PERSPECTIVE VIEW**

SCALE: NTS



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RESIDENTIAL ARCHITECTURE

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REVISION

**DRAWING INFORMATION**

INITIAL DESIGN : September 2019  
DESIGNER : Joris Keeren  
DRAWN BY : M.C.  
PLOT DATE : March 12, 2024  
Revision #:

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PROJECT: 2092 Duncan Rd

**A4**



**FRONT PERSPECTIVE VIEW**

SCALE: NTS

## Planning Justification

**Property Address: 2092 Duncan Rd.**

**March 14 2024**

### **Variances being requested:**

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

The permitted RFA is 40% and this application is asking for 42.8% . The main reason for the overage is to accommodate a separate laundry room, an elevator and ensuites for all four bedrooms on the 2<sup>nd</sup> floor.

#### **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. Side Yard Setback

To permit an Easterly side yard setback of .83 meters, where-as 1.2 m is required.

The only reason for this reduction in setback is to accommodate a small projection occurring on the 2<sup>nd</sup> floor of the proposed dwelling. The foundation and footprint of the dwelling are fully within the side setback line. The second floor projection is an ensuite bathroom and there is only a small triangle of the room that constitutes the projection. (please see snip below)

## 3. Front yard setback.

The proposed dwelling seeks a front yard setback of 8.25 Meters whereas 8.76M is required as the minimum.

This decrease is being sought for two reasons: 1. The property is regulated by conservation Halton and there is a flood hazard in the rear yard that is pushing the house forward, away from the flood zone. Because the lot narrows at the rear and to maintain a reasonable width, the dwelling has been moved forward by 51 cm to maximize the frontage.

Please note that the committee approved a reduced front yard setback for this property in 2019 under **CAV A/038/2019** of **7.22 Meters**.

Conservation Halton has provided approval for the proposed dwelling under **Permit #: 8812**, issued on March 6 2024.

## 4. Neighbourhood Context.

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