

LOT 86
 REGISTERED PLAN 545
 TOWN OF OAKVILLE,
 REGIONAL MUNICIPALITY OF HALTON
 AS TAKEN FROM
 SURVEY BY
 J.H. GELBLOOM SURVEYING LIMITED
 ONTARIO LAND SURVEYOR
 DATED AUG 22, 2023
 AS PROVIDED BY OWNER

WEDGEWOOD DRIVE
 (BY REG'D PLAN 545)
 PIN 24799-0134

Proposed New Residence:

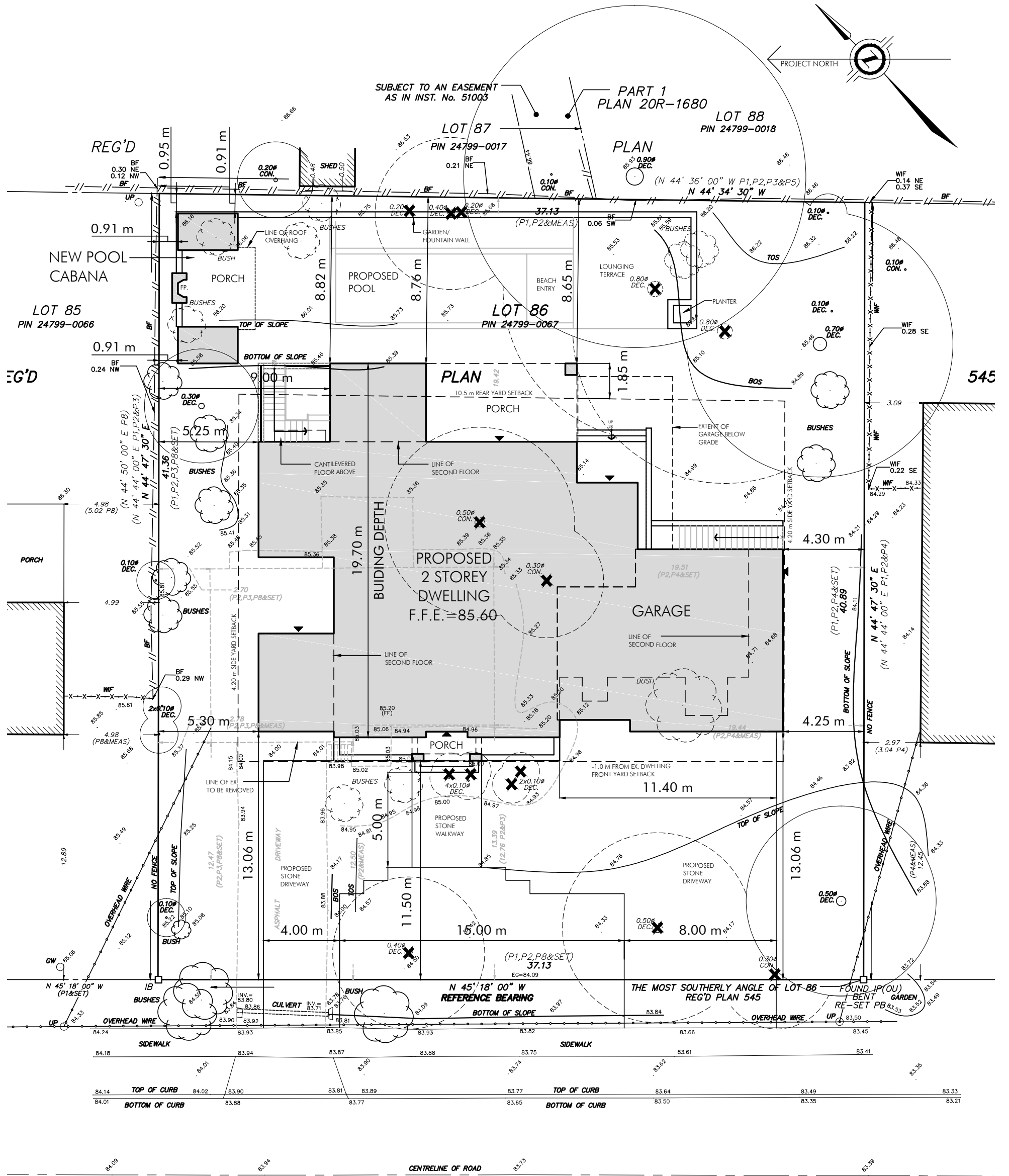
221 WEDGEWOOD DRIVE, Oakville

Survey at 1:200

C100 - March 20, 2024



64 Rebecca Street, Oakville
 Ontario, Canada L6K 1J2
 Tel: (905) 842-9191
 www.gusricciarchitect.com



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Proposed New Residence:

221 WEDGEWOOD DRIVE, Oakville

Site Plan at 1:200

A101 - March 20, 2024



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SITE STATISTICS			
LOT DESCRIPTION	LOT 86, REGISTERED PLAN 545		TOWN OF OAKVILLE
MUNICIPAL ADDRESS	221 WEDGEWOOD DRIVE		REGIONAL MUNICIPALITY OF HALTON
	ZONING REQUIREMENTS	PROPOSED NEW	
ZONING	BY-LAW 2014-014 RL1 -0		
LOT AREA	MINIMUM = 1,393.5 m ² (15,000.00 sq.ft.)	EXISTING	1,526.88 m ² (16,435.20 sq.ft.)
LOT FRONTAGE	MINIMUM = 30.5 m (100.1 ft)		37.13 m (121.82 ft.)
FRONT YARD SETBACK	MINIMUM = 11.47 m (37.63 ft) (-1m LESS THEN EXISTING BUILDING)		11.50 m (37.73 ft.)
REAR YARD SETBACK @DWELLING	MINIMUM = 10.5 m (34.45 ft) (1 STOREY EXTENSION LESS THEN OR EQUAL TO 7.50 m IN HEIGHT IS ALLOWED TO EXTEND AN ADDITIONAL 3.00 m INTO REAR YARD PROVIDED INTERIOR SIDE YARD OF 9.00 m ON EITHER SIDE AS PER 6.3.1. (1) - ZONING BY-LAW)	DWELLING SETBACK	8.65 m (28.40 ft.)
@ACCESSORY BUILDING	MINIMUM = 0.6 m (2.00 ft)	1 STORY EXTENSION SIDE YARD SETBACK	9.00 m (29.53 ft.)
SIDE YARD SETBACK (SOUTH)	MINIMUM = 4.20 m (13.80 ft)	BUILDING HEIGHT	5.37 m (17.62 ft.)
SIDE YARD SETBACK (NORTH) @DWELLING	MINIMUM = 4.20 m (13.80 ft)	ENCROACHMENT	1.85 m (6.05 ft.)
@ACCESSORY BUILDING	MINIMUM = 0.6 m (2.00 ft)		0.91 m (3.00 ft.)
BUILDING DEPTH	MAXIMUM = 20.0 m (65.60 ft)		4.25 m (13.90 ft.)
BUILDING HEIGHT OVERALL/RIDGE (from established grade)	MAXIMUM = 9.00 m (29.53 ft)		5.25 m (17.20 ft.)
BUILDING HEIGHT (ACCESSORY BUILDING)	MAXIMUM = 4.00 m (13.12 ft)		0.91 m (3.00 ft.)
LOT COVERAGE	MAX = 25% = 381.75 m ² (4,109.10 sq.ft) (INCLUDES ALL AREA COVERED BY A ROOF. EXCLUDES EAVES 0.6 m OR LESS & BALCONIES) ACCESSORY BUILDING MAX. LOT COVERAGE SHALL BE THE GREATER OF 5% OF LOT AREA = 76.34 m ² (821.72 sq.ft) or 42.00 m ² (452.10 sq.ft) OF BUILDING AREA.	PROPOSED DWELLING	272.90 m ² (2,937.10 sq.ft)
GARAGE AREA	MAX = 56.0 m ² (484.3 sq.ft) (as per 5.8.6. - Zoning Bylaw)	PROPOSED GARAGE	103.40 m ² (1,112.70 sq.ft)
RESIDENTIAL FLOOR AREA	MAX = 29.0% = 404.10 m ² (4,350.00 sq.ft)	COVERED PORCHES DWELLING	38.30 m ² (412.30 sq.ft)
DRIVEWAY WIDTH	9.00 m COMBINED DRIVEWAY WIDTH	EXPOSED BASEMENT	10.90 m ² (117.50 sq.ft)
		CANTILEVERED FLOOR ABOVE	1.70 m ² (18.30 sq.ft)
		PROPOSED POOL CABANA	12.80 m ² (137.70 sq.ft)
		COVERED PORCHES CABANA	16.70 m ² (179.60 sq.ft)
		PROPOSED LOT COVERAGE	456.70 m ² (4,915.20 sq.ft) = 29.90 %
		PROPOSED GARAGE FLOOR AREA	94.80 m ² (1,020.80 sq.ft)
		PROPOSED MAIN FLOOR	272.90 m ² (2,937.10 sq.ft)
		PROPOSED SECOND FLOOR	281.00 m ² (3,024.40 sq.ft)
		PROPOSED RESIDENTIAL FLOOR AREA	553.90 m ² (5,961.50 sq.ft) = 36.30 %
		PROP. COMBINED DRIVEWAY WIDTH	12.00 m (39.40 ft)

Proposed New Residence:

221 WEDGEWOOD DRIVE, Oakville

Presentation - Site Stats

A102 - April 05, 2024



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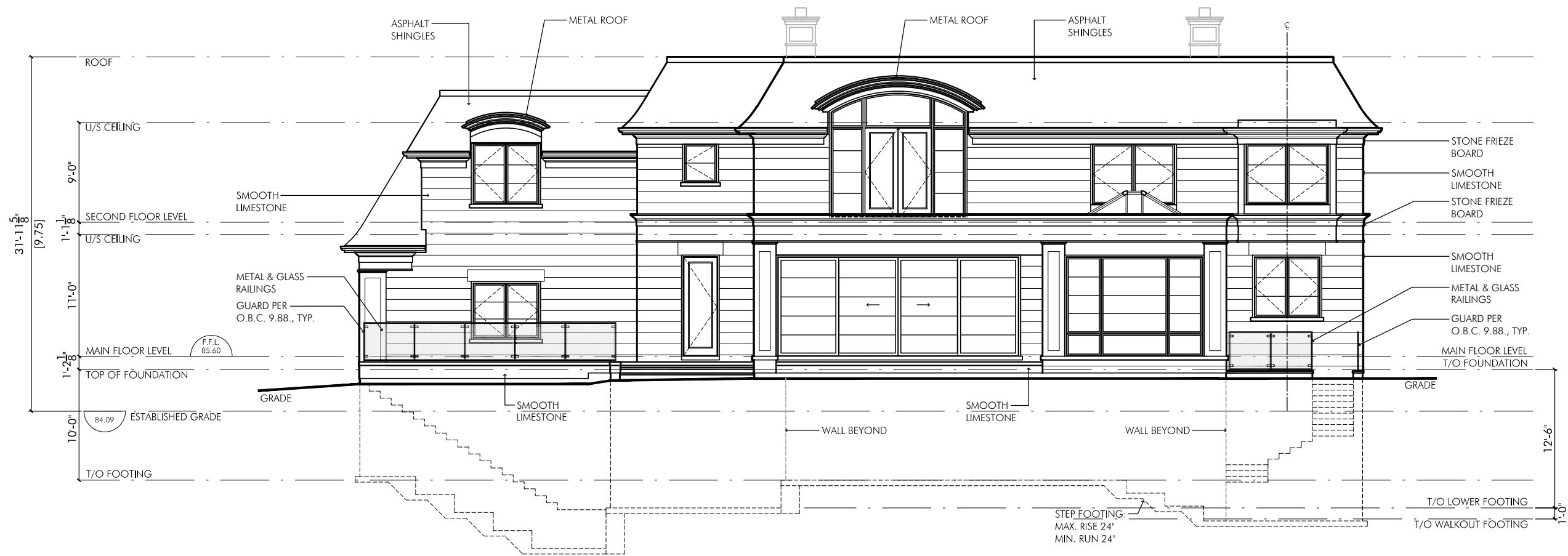
221 WEDGEWOOD DRIVE, Oakville

West Elevation at 3/32" = 1'-0"

A200 - March 20, 2024



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Proposed New Residence:

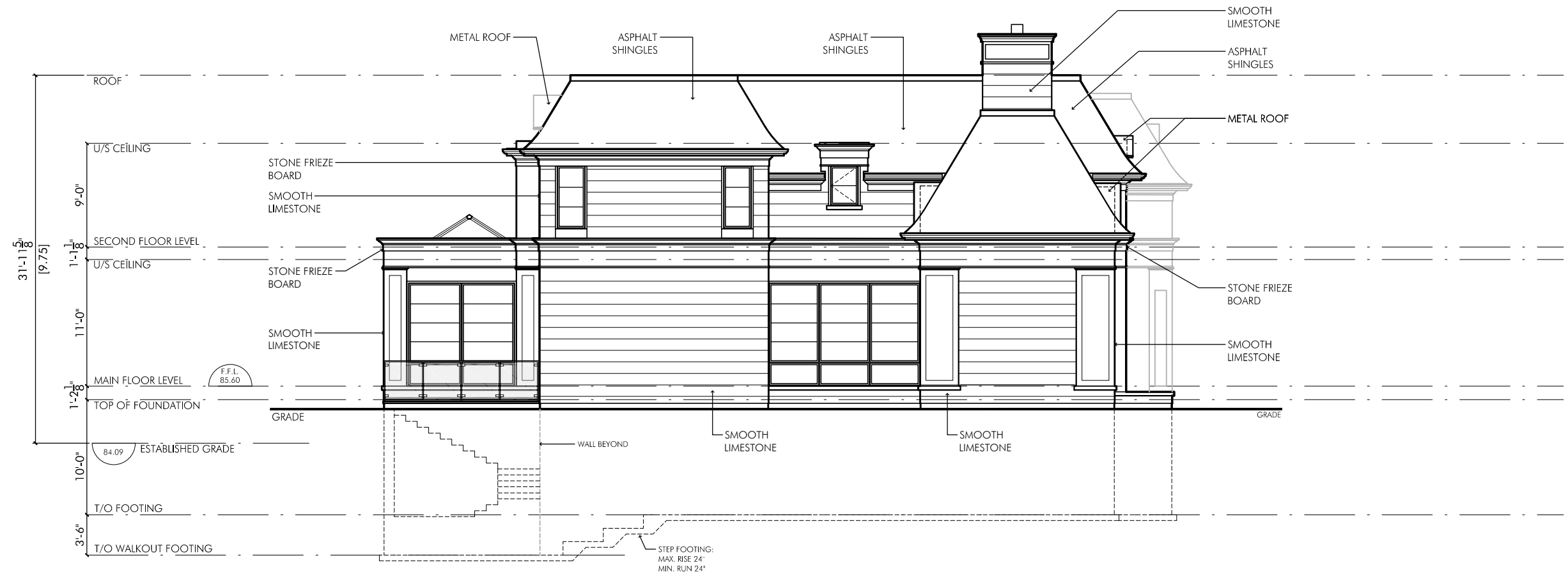
221 WEDGEWOOD DRIVE, Oakville

East Elevation at 3/32" = 1'-0"

A202 - March 20, 2024



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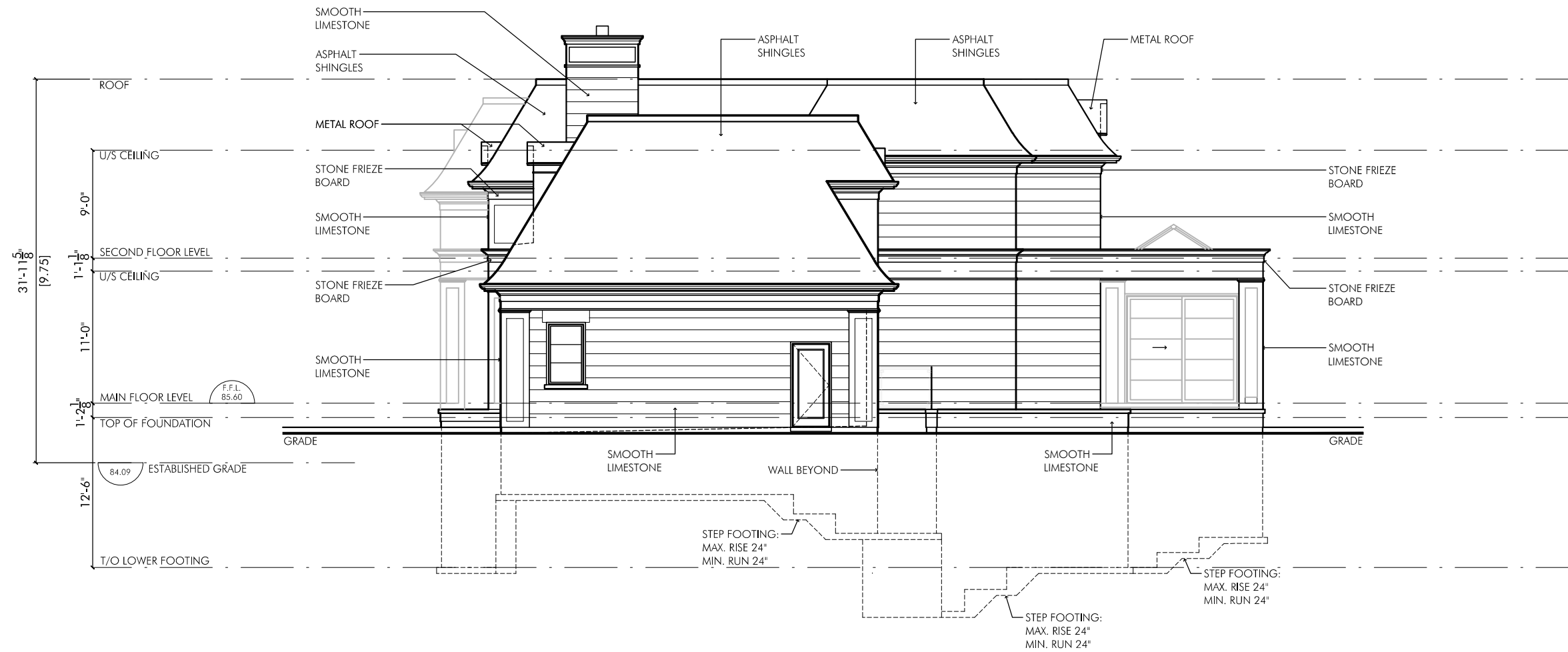
221 WEDGEWOOD DRIVE, Oakville

North Elevation at 3/32" = 1'-0"

A203 - March 20, 2024



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Proposed New Residence:

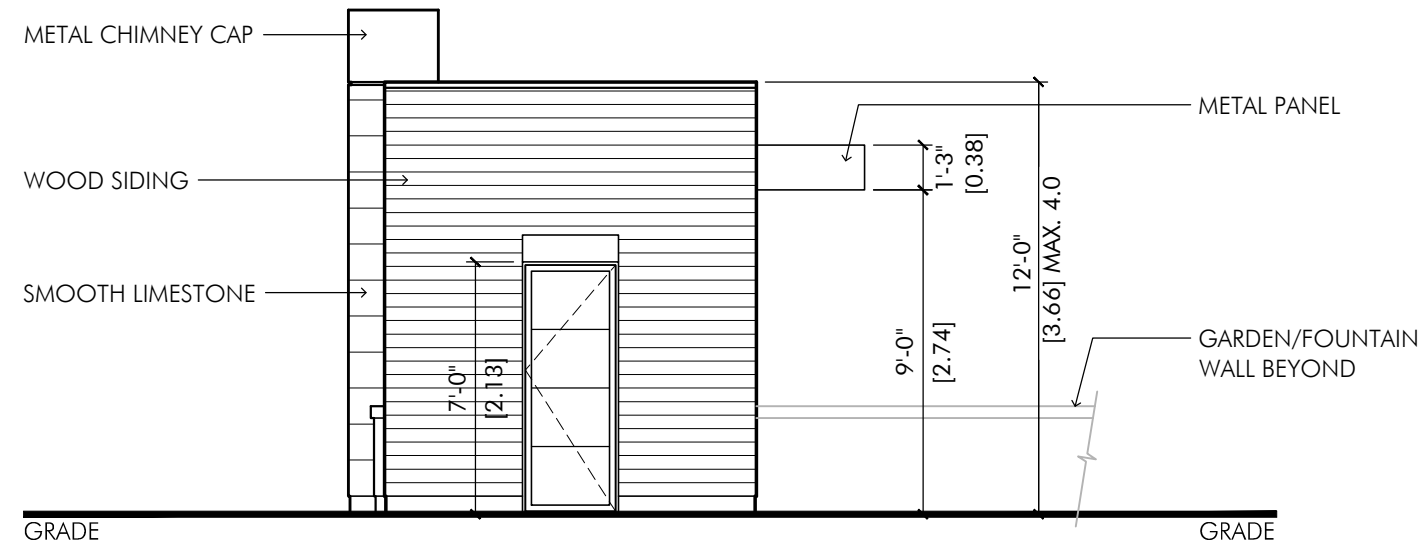
221 WEDGEWOOD DRIVE, Oakville

South Elevation at 3/32" = 1'-0"

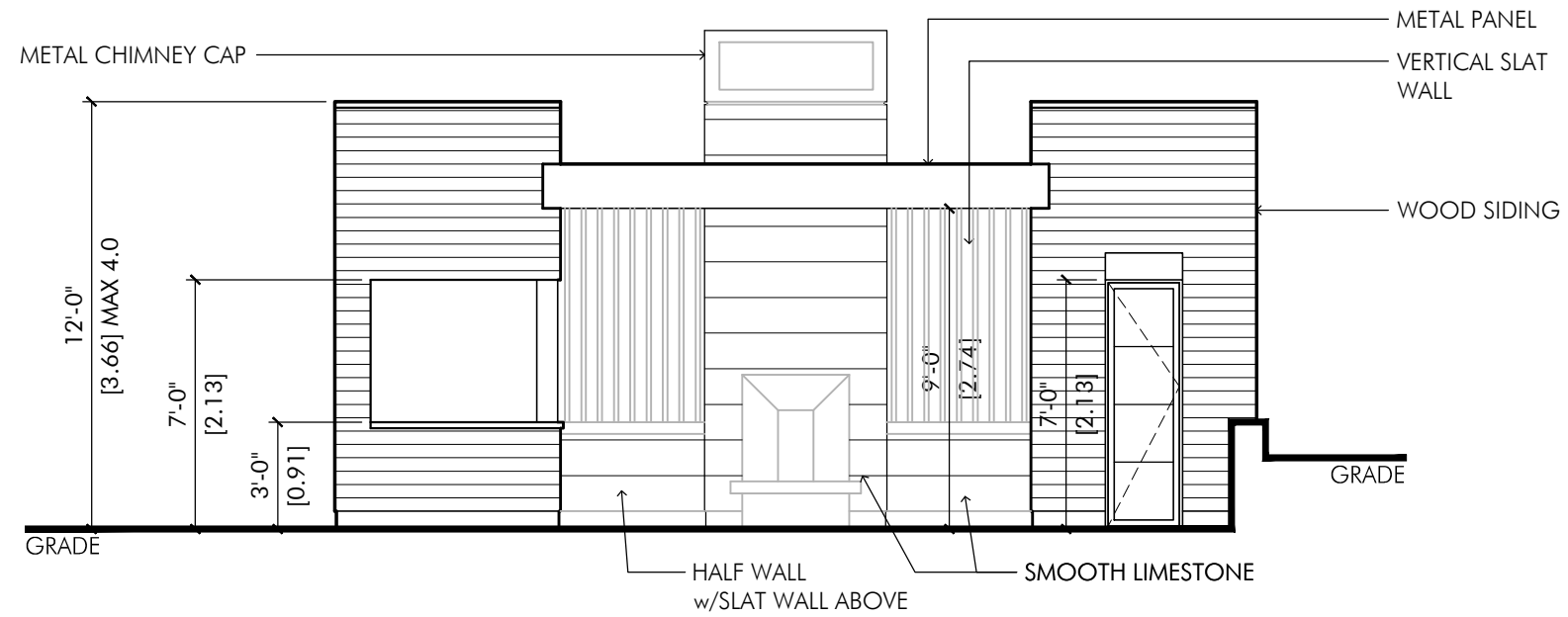
A201 - March 20, 2024



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WEST ELEVATION



SOUTH ELEVATION

Proposed New Residence:

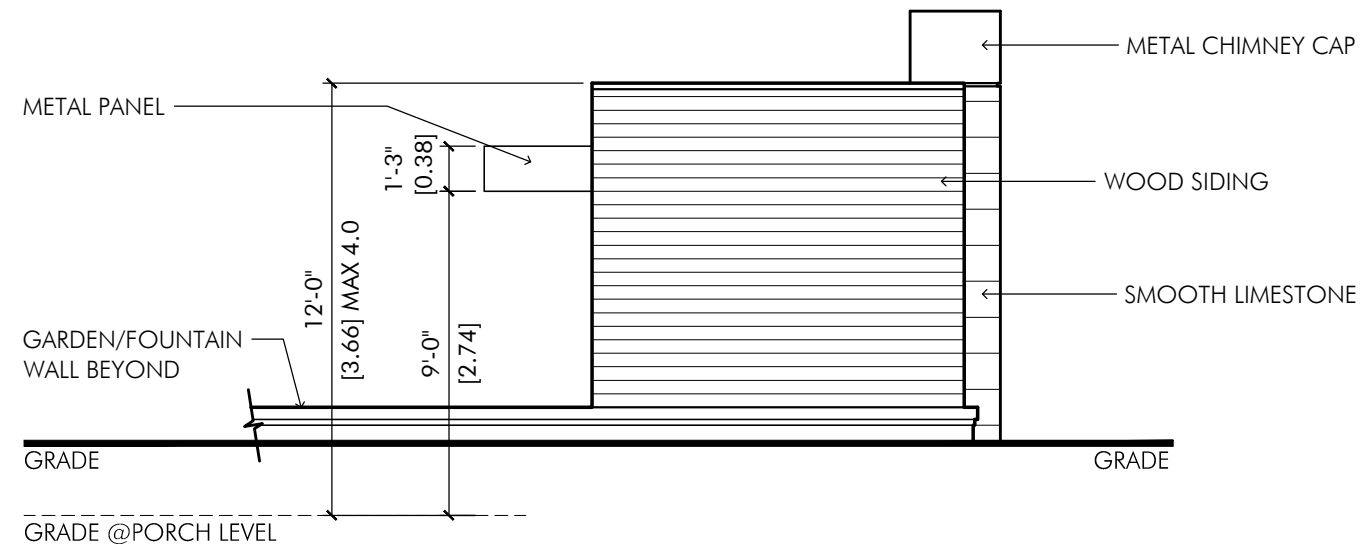
221 WEDGEWOOD DRIVE, Oakville

Cabana Elevations at 3/16" = 1'-0"

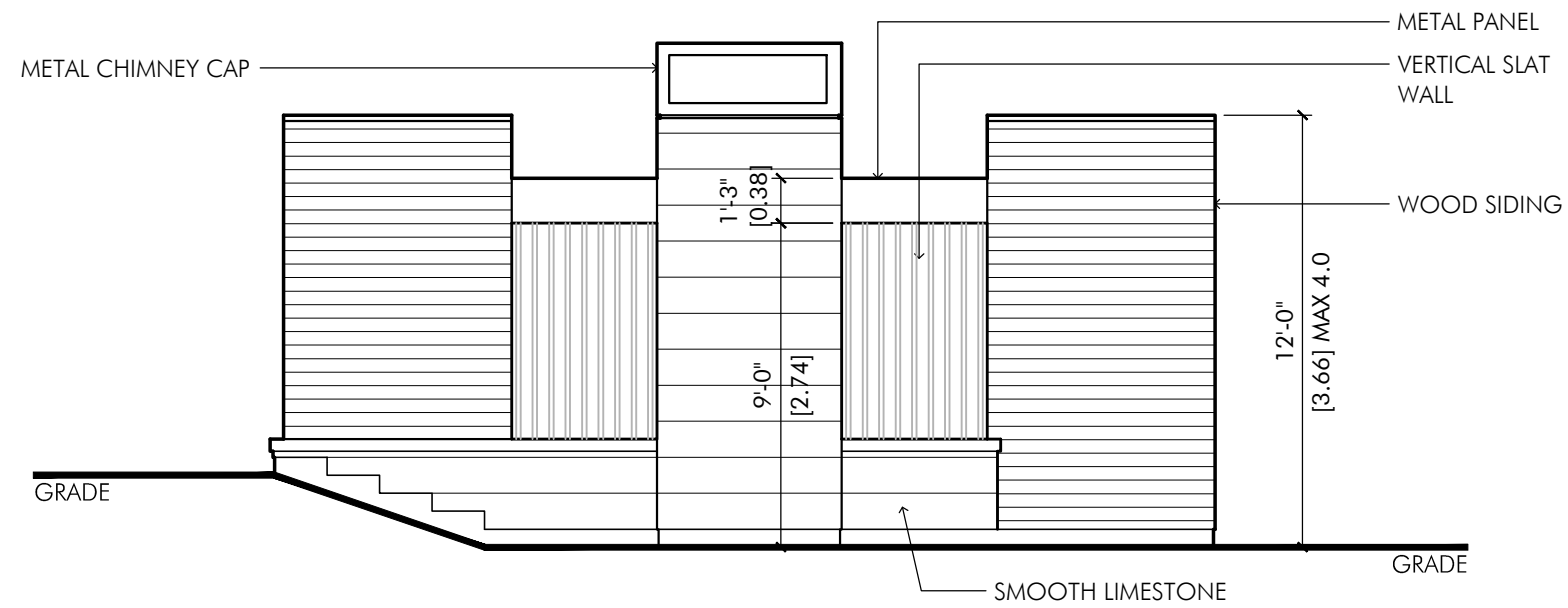
A204 - March 20, 2024



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EAST ELEVATION



NORTH ELEVATION

Proposed New Residence:

221 WEDGEWOOD DRIVE, Oakville

Cabana Elevations at 3/16" = 1'-0"

A205 - March 20, 2024



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April 5, 2024

Ms. Jasmina Radomirovic
Assistant Secretary - Treasurer
Committee of Adjustment
Town of Oakville
1225 Trafalgar Road
Oakville, Ontario L6J 5A6

RE: Committee of Adjustments application: 221 Wedgewood Drive, Oakville

Dear Ms, Radomirovic, Chairperson and Committee Members,

The property owners of 221 Wedgewood Drive, Oakville have retained us to provide design and consulting services for their new home. In developing the design, the owner's space and lifestyle requirements has led to a design that requires variances from applicable zoning requirements. This letter serves to outline the requested variances as follows:

Applicable Zoning: BY-LAW 2014-014 - RL1-0

Variance 1:

To permit a combined driveway width of 12.0m whereas by-law 2014-014 allows 9.0m.

The requested increase in combined driveway width of 12.0m is a result the proposed driveway design showing two access points from the street. The client wishes to avoid backing onto Wedgewood Drive which can be busy at times as well as providing a more formal landscape design for the property.

Variance 2:

To permit a garage floor area of 94.80m² whereas by-law 2014-014 allows 56.0m².

An increase in garage area is requested to accommodate the client's vehicle collection and a desire to store vehicles inside a garage for security reasons. Although the garage is shown with 3 doors, the front wall is articulated to reduce massing from the street.

Variance 3:

To permit a building height of 9.75m whereas by-law 2014-014 requires 9.0m maximum.

The request for increased building height is based on the topography of the lot as it relates to established grade. The elevation of the front property line is substantially lower than the building envelope site which negatively impacts how height is measured. If measured at the building face; the building height meets the zoning by-law. Note this variance is only for a portion of the dwelling since the north and south wings are well below the 9.0m maximum.

April 5, 2024

RE: Committee of Adjustments application: 221 Wedgewood Drive, Oakville

Page 2 of 2

Variance 4:

To permit a Lot Coverage of 29.90% whereas by-law 2014-014 allows 25.0% maximum.

The request for an increase in Lot Coverage is the result of accessory / roofed spaces and the garage component. The pool cabana, rear covered porch and portion of the exposed basement all contribute to the coverage. The design approach of more single storey components spread on the property increases coverage but helps reduce massing since most of the elements are in the rear of the property.

Variance 5:

To permit a Residential Floor Area (RFA) of 36.30% whereas by-law 2014-014 allows 29.0% maximum.

The request for an increase in RFA is based on providing rooms and sizes that meet the client's space and lifestyle requirements. The types of spaces and respective sizes are consistent with those of similar homes in the area. The design approach of varied roof lines, articulated wall surfaces are intended to minimise the massing and scale of the home. The width of the home is such that it meets and exceeds the minimum sideyard setbacks thereby providing more space to adjacent dwellings.

It is our opinion that the requested variances meet the four tests of the Planning Act and are consistent with the Town of Oakville's Official Plan, applicable Zoning By-Laws and Design Guidelines for Stable Residential Communities. We respectfully request approval from the Committee of Adjustment and look forward to providing additional information if required when the application is heard.

Respectfully submitted,

Gus Ricci Architect

A handwritten signature in blue ink, appearing to read 'Gus Ricci', with a stylized flourish at the end.

Gus Ricci, B. Arch, OAA, MRAIC