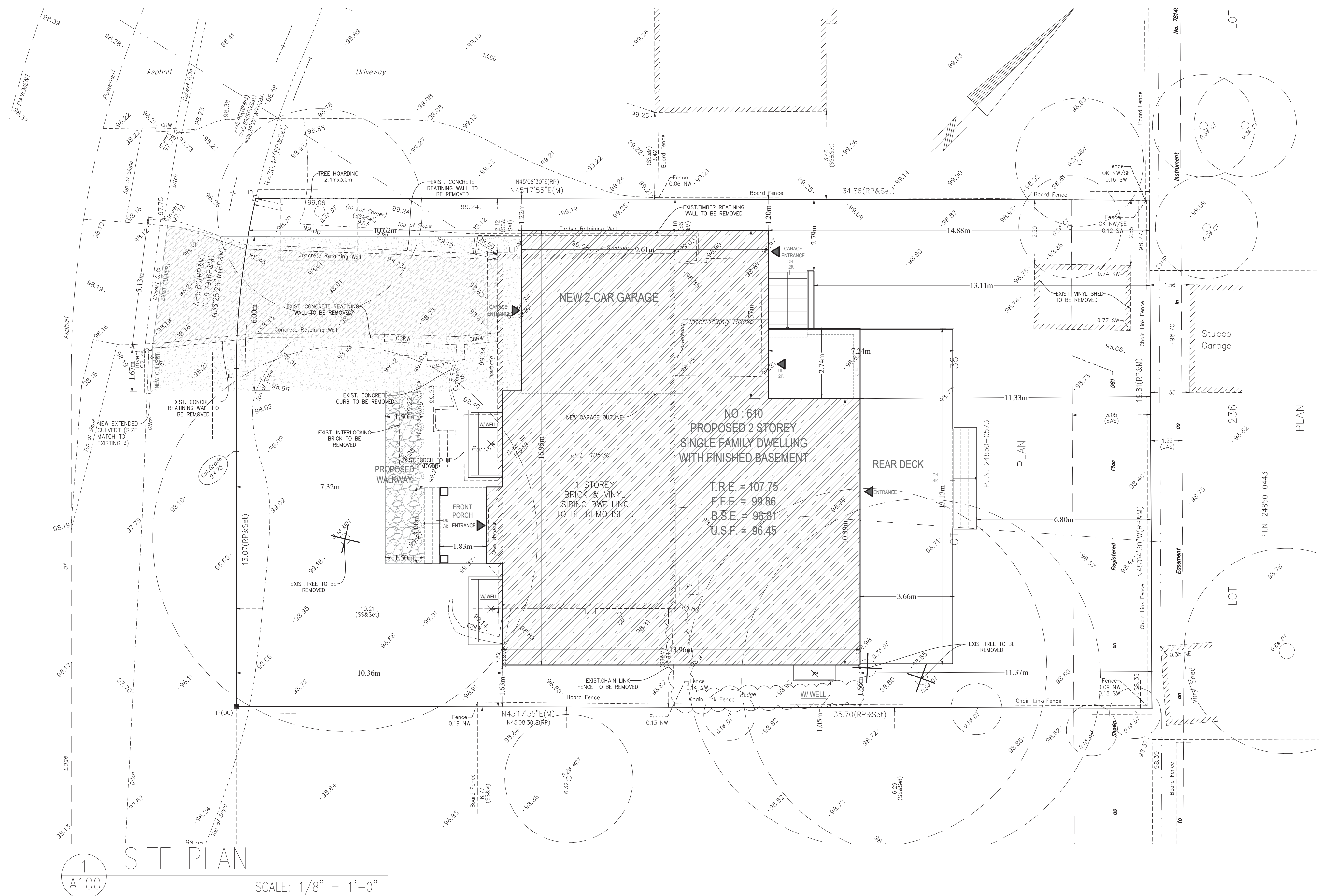


LOCATION MAP

SUBJECT PROPERTY
*610 TRAFFORD
CRESCENT



SITE STATISTICS	
ADDRESS:	ADDRESS: 610 TRAFFORD CRESCENT OAKVILLE, ON L6L 3T3
ZONING:	RL3-0
PLAN NO:	REGISTERED PLAN 961 LOT 36
PROJECT DESCRIPTION:	1 STOREY BRICK & VINYL SIDING DWELLING TO BE DEMOLISHED AND NEW 2 STOREY SINGLE FAMILY DWELLING WITH FINISHED BASEMENT TO BE BUILT
	<input checked="" type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION
LOT AREA:	704.7m ²
LOT FRONTAGE:	19.87m
ESTABLISHED GRADE :	98.75
HEIGHT TO HIGHEST RIDGE:	9.00m
HEIGHT TO EAVE:	7.20m
RFA-INFILL RESIDENTIAL	
GROUND FLOOR (EXCL. GARAGE):	164.0m ²
SECOND FLOOR (EXCL. OPEN BELOWS & STAIRS) :	139.4m ²
REQUIRED RFA:	288.93m ² 41.0 %
PROPOSED RFA:	302.05m ² 42.90 %

LOT COVERAGE	
DWELLING FOOTPRINT (INCL. GARAGE):	210.18m ²
PORCH:	5.5m ²
DECK (Covered Below Grade):	9.83m ²
TOTAL LOT COVERAGE:	229.83m ²
PROPOSED LOT COVERAGE:	32.62%
REQUIRED LOT COVERAGE:	35%

LANDSCAPED SOFT AREA	
FRONT YARD AREA:	202m ²
HARD SURFACES AREA:	85m ²
TOTAL LANDSCAPED SOFT AREA :	117m ² 58%
SETBACKS	
FRONT :	7.32m
REAR:	11.33m
SIDE YARD (EAST) :	1.33m
SIDE YARD (WEST) :	1.20m

#	ISSUED FOR	DATE Y-M-D
1	ISSUED FOR REVIEW
2	ISSUED FOR
3	RE-ISSUED FOR
4		

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PROJECT NAME	NEW BUILDING
	610 TRAFFORD CRESCENT
	THE TOWN OF OAKVILLE
	PROPOSED SINGLE FAMILY DWELLING
CLIENT :	YUCEL ALKAN

SHEET TITLE	SITE PLAN
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CLIENT NAME	YUCEL ALKAN
ADDRESS	610 TRAFFORD CRESCENT OAKVILLE, ON, L6L3T3
EMAIL	yucelalkan21@gmail.com
PHONE	647-913-3152

SCALE	AS NOTED
DRAWN BY	A.P.
CHECKED BY	I.A.
DATE Y-M-D	2024.06.27
FILE NAME	.....

PROJECT NO.	.....
DWG. NO.	A100
REV. NO.	1



1 REAR (NORTH) ELEVATION
 SCALE: 1/4" = 1'-0"

#	ISSUED FOR	DATE Y-M-D
1	ISSUED FOR REVIEW
2	ISSUED FOR
3	RE-ISSUED FOR
4		

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PROJECT NAME	NEW BUILDING
	610 TRAFFORD CRESCENT
	THE TOWN OF OAKVILLE
	PROPOSED SINGLE FAMILY DWELLING
CLIENT :	YUCEL ALKAN

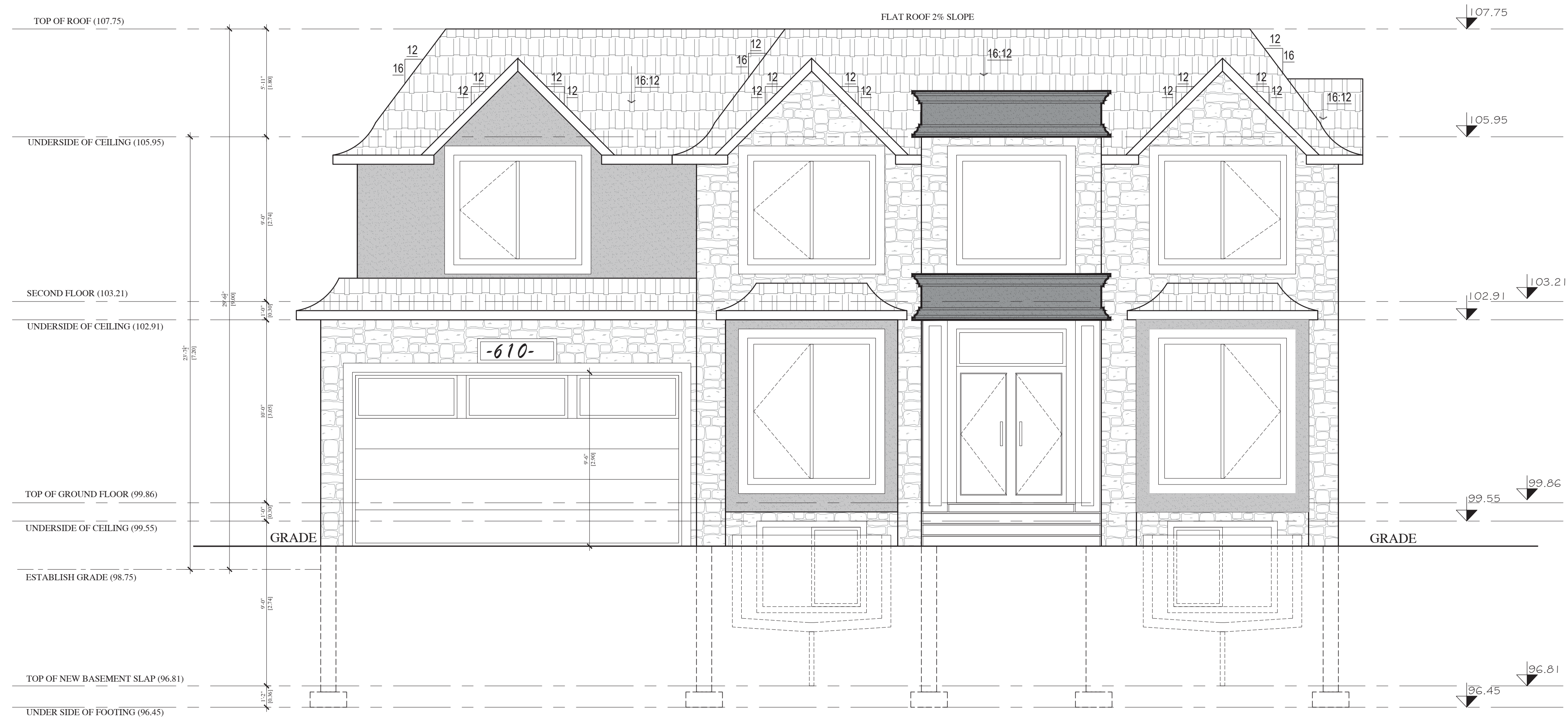
SHEET TITLE	REAR (NORTH) ELEVATION
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CLIENT NAME	YUCEL ALKAN
ADDRESS	610 TRAFFORD CRESCENT OAKVILLE/ON, L6L3T3
EMAIL	yucelalkan21@gmail.com
PHONE	647-913-3152

SCALE	AS NOTED
DRAWN BY	A.P.
CHECKED BY	I.A.
DATE Y-M-D	2024.06.27
FILE NAME	.....

PROJECT NO.	.....
DWG. NO.	A200
REV. NO.	1



1 FRONT (SOUTH) ELEVATION

SCALE: 1/4" = 1'-0"

#	ISSUED FOR	DATE Y-M-D
1	ISSUED FOR REVIEW
2	ISSUED FOR
3	RE-ISSUED FOR
4		

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PROJECT NAME	NEW BUILDING
610 TRAFFORD CRESCENT	
THE TOWN OF OAKVILLE	
PROPOSED SINGLE FAMILY DWELLING	
CLIENT :	YUCEL ALKAN

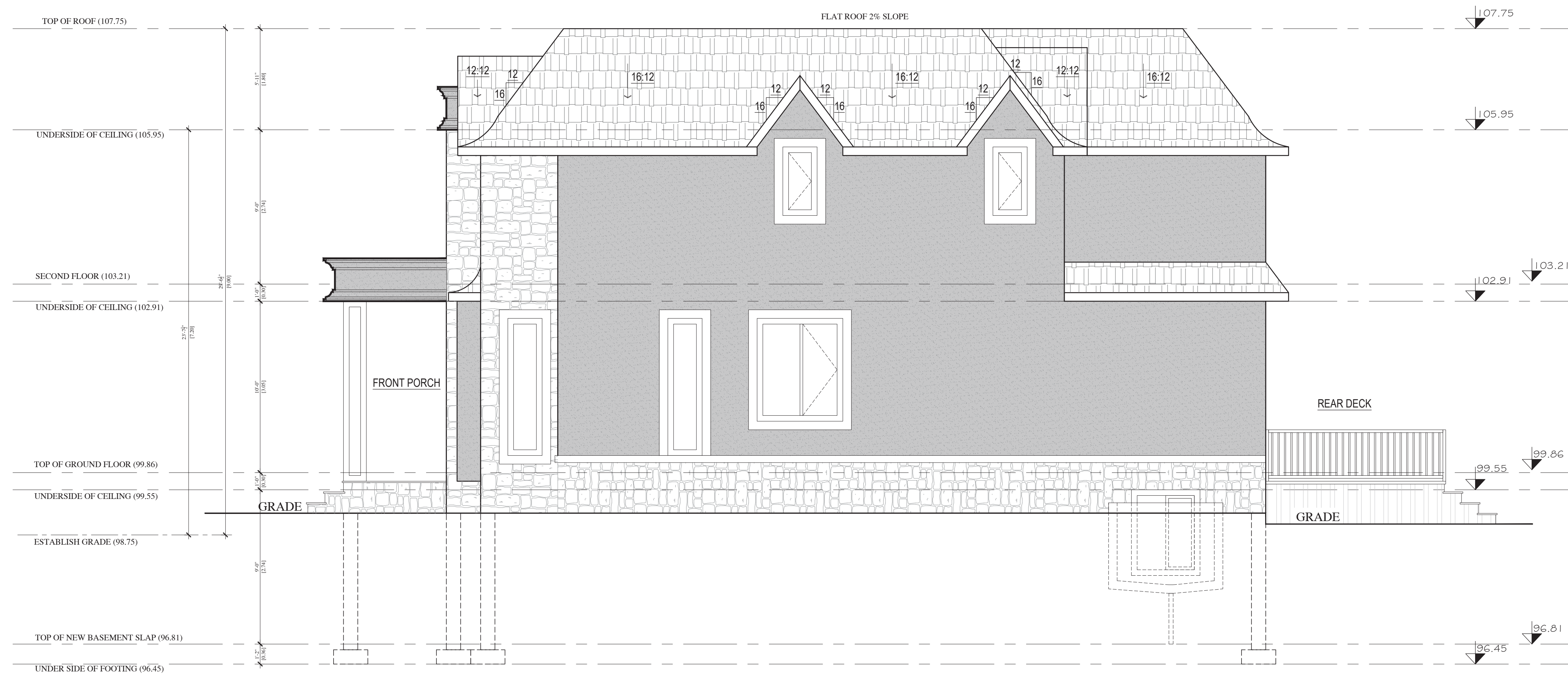
SHEET TITLE	FRONT (SOUTH) ELEVATION
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CLIENT NAME	YUCEL ALKAN
ADDRESS	610 TRAFFORD CRESCENT OAKVILLE/ON, L6L3T3
EMAIL	yucelalkan21@gmail.com
PHONE	647-913-3152

SCALE	AS NOTED
DRAWN BY	A.P.
CHECKED BY	I.A.
DATE Y-M-D	2024.06.27
FILE NAME	.....

PROJECT NO.	.....
DWG. NO.	A210
REV. NO.	1



1 RIGHT (EAST) ELEVATION

SCALE: 1/4" = 1'-0"

#	ISSUED FOR	DATE Y-M-D
1	ISSUED FOR REVIEW
2	ISSUED FOR
3	RE-ISSUED FOR
4		

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PROJECT NAME	NEW BUILDING
	610 TRAFFORD CRESCENT
	THE TOWN OF OAKVILLE
	PROPOSED SINGLE FAMILY DWELLING
CLIENT :	YUCEL ALKAN

SHEET TITLE	RIGHT (EAST) ELEVATION
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CLIENT NAME	YUCEL ALKAN
ADDRESS	610 TRAFFORD CRESCENT OAKVILLE/ON, L6L3T3
EMAIL	yucelalkan21@gmail.com
PHONE	647-913-3152

SCALE	AS NOTED
DRAWN BY	A.P.
CHECKED BY	I.A.
DATE Y-M-D	2024.06.27
FILE NAME	.....

PROJECT NO.	.....
DWG. NO.	A220
REV. NO.	1



1 LEFT (WEST) ELEVATION

SCALE: 1/4" = 1'-0"

#	ISSUED FOR	DATE Y-M-D
1	ISSUED FOR REVIEW
2	ISSUED FOR
3	RE-ISSUED FOR
4		

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PROJECT NAME	NEW BUILDING
	610 TRAFFORD CRESCENT
	THE TOWN OF OAKVILLE
	PROPOSED SINGLE FAMILY DWELLING
CLIENT :	YUCEL ALKAN

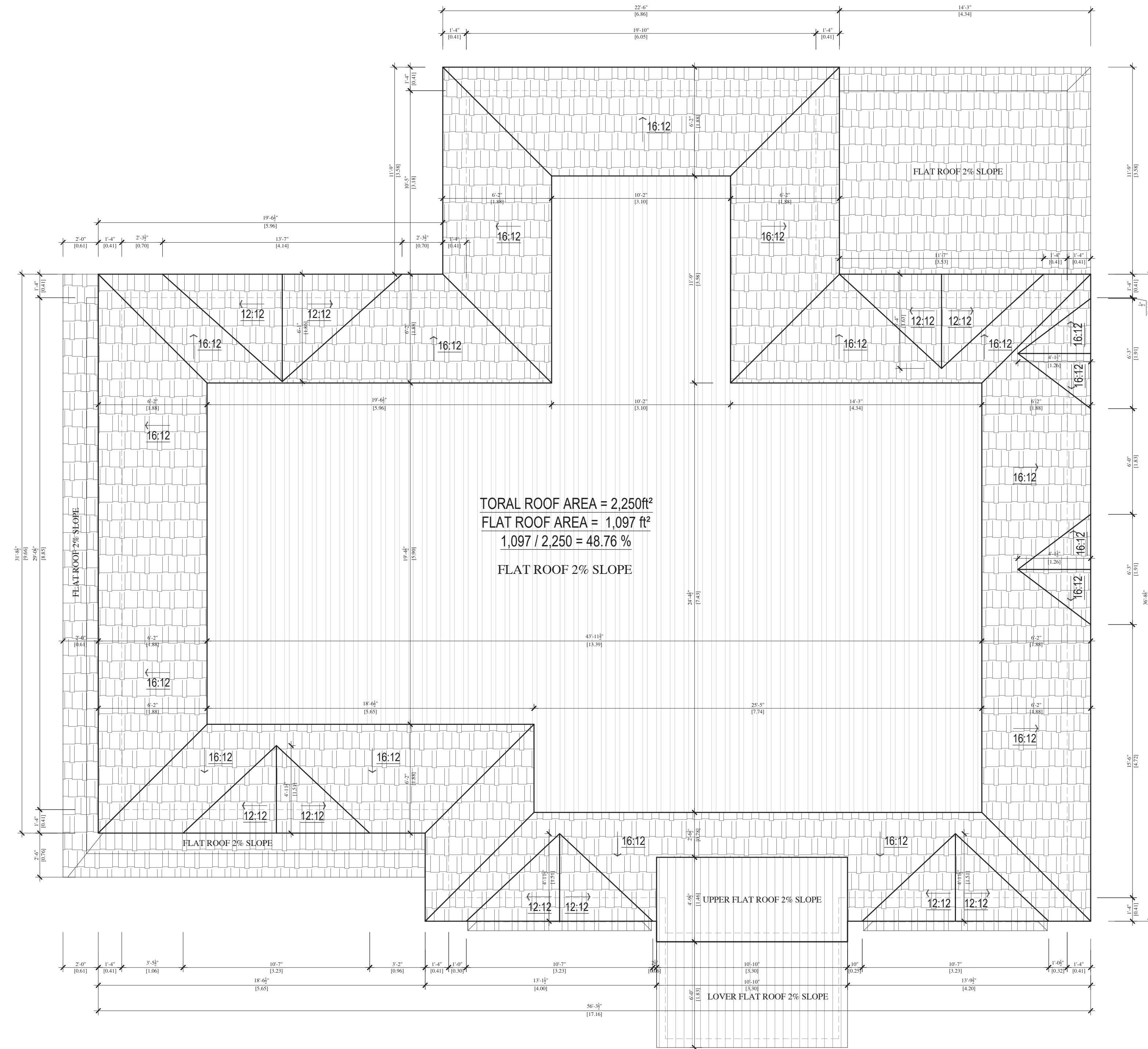
SHEET TITLE	LEFT (WEST) ELEVATION
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CLIENT NAME	YUCEL ALKAN
ADDRESS	610 TRAFFORD CRESCENT OAKVILLE/ON, L6L3T3
EMAIL	yucelalkan21@gmail.com
PHONE	647-913-3152

SCALE	AS NOTED
DRAWN BY	A.P.
CHECKED BY	I.A.
DATE Y-M-D	2024.06.27
FILE NAME	.....

PROJECT NO.	.....
DWG. NO.	A230
REV. NO.	1



1 ROOF PLAN
A330

SCALE: 1/4" = 1'-0"

#	ISSUED FOR	DATE Y-M-D
1	ISSUED FOR REVIEW
2	ISSUED FOR
3	RE-ISSUED FOR
4		

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PROJECT NAME	NEW BUILDING
	610 TRAFFORD CRESCENT
	THE TOWN OF OAKVILLE
	PROPOSED SINGLE FAMILY DWELLING
CLIENT :	YUCEL ALKAN

SHEET TITLE	ROOF PLAN
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CLIENT NAME	YUCEL ALKAN
ADDRESS	610 TRAFFORD CRESCENT OAKVILLE/ON, L6L3T3
EMAIL	yucelalkan21@gmail.com
PHONE	647-913-3152

SCALE	AS NOTED
DRAWN BY	A.P.
CHECKED BY	I.A.
DATE Y-M-D	2024.06.27
FILE NAME	.....

PROJECT NO.	.....
DWG. NO.	A330
REV. NO.	1

July 15, 2024

GSAI File: 1609 – 001

Secretary-Treasurer
Committee of Adjustment
Town of Oakville
1225 Trafalgar Road
Oakville, ON L6H 0H3

**RE: Minor Variance Application
Residential Development
610 Trafford Crescent, Town of Oakville**

Glen Schnarr & Associates Inc (GSAI) are the planning consultants to Yucel Alkan (the 'Owner') of the lands municipally known as 610 Trafford Crescent, in the Town of Oakville (the 'Subject Lands' or 'Site'). On behalf of the Owner, we are pleased to provide this Minor Variance Application to facilitate a replacement dwelling on the Subject Lands.

In support of this Application, please find attached the following materials:

- A copy of the signed Application Form; and,
- A copy of the Architectural Plans, prepared by PiPa Designs., dated June 27, 2024, including:
 - Cover Page (Drawing CP);
 - Site Plan (Drawing A100);
 - Rear Elevation (Drawing A200);
 - Front Elevation (Drawing A210);
 - Right Side Elevation (Drawing A220);
 - Left Side Elevation (Drawing A230);
 - Basement Plan (Drawing A300);
 - Main Floor Plan (Drawing A310);
 - Second Floor Plan (Drawing A320); and,
 - Roof Plan (Drawing A330).

Payment of full fees will be provided prior to circulation.

SITE & SURROUNDING AREA

The Subject Lands are located on the east side of Trafford Crescent, north of Saxon Road. The Site, municipally known as 610 Trafford Crescent, has a lot area of approximately 704.7 square metres and approximately 19.87 metres of frontage on Trafford Crescent. The Subject Lands are currently improved with a 1 ½ storey detached dwelling.

The area surrounding the Subject Lands is a well-established residential Neighbourhood characterized predominantly by 1-, 1 ½- and 2-storey detached dwellings. Mature, tree lined streetscapes are also present. The Neighbourhood can be characterized as having an eclectic character given there is a diverse range of dwelling designs and sizes, including original homes and newer or renovated dwellings.

OFFICIAL PLAN & ZONING

The Subject Lands are designated 'Low Density Residential' by the in-effect Livable Oakville Plan. There are no applicable Secondary Plan or Area Specific policies.

The Site is subject to the Town of Oakville Zoning By-law 2014 – 014 ('By-law 2014-014'), as amended, which zones it as 'Residential Low Density (RL3-0)'. Detached dwellings are a permitted use.

REQUESTED RELIEF

The Owner is seeking permission to construct a new detached dwelling, including an integrated garage. The existing dwelling is to be demolished. The proposed dwelling, as currently contemplated with a total area of approximately 302,05 square metres, has been planned and designed to comply with the applicable zoning regulations, to the greatest extent possible. The following is the variance for which the Owner is seeking approval:

1. **Section 6.4.1, By-law 2014-014**
A maximum residential floor area ratio, for lots with an area of 650 to 742.99 sq m, of 41% is permitted.
A residential floor area ratio of 42.9% is requested.

MINOR VARIANCE TESTS

Section 45(1) of the *Planning Act*, as amended, identifies the four tests which must be satisfied in order for the Committee to approve this application. Those tests are:

1. The variance maintains the general intent and purpose of the Official Plan.
2. The variance maintains the general intent and purpose of the Zoning By-law.
3. The variance is desirable for the appropriate development or use of the land.
4. The variance is minor in nature.

In my opinion, the requested variances are supportable and meet the four tests under the *Planning Act* in the following ways:

The Variance Maintains The General Intent & Purpose of the Official Plan

As mentioned above, the Subject Lands are designated 'Low Density Residential' by the in-effect Livable Oakville Plan. The intent of the 'Low Density Residential' designation is to facilitate a range of permitted low density housing types including single detached dwellings. The existing residential use and detached dwelling built form are permitted.

Livable Oakville directs that infill development in stable residential communities is to be evaluated against perspective criteria (Section 11.1.9). Specifically, Section 11.1.9 states:

"Development within all stable residential communities shall be evaluated using the following criteria to maintain and protect the existing neighbourhood character:

- a) The built form of development, including scale, height, massing, architectural character, and materials, is to be compatible with the surrounding neighbourhood.*
- b) Development should be compatible with the setbacks, orientation, and separation distances within the surrounding neighbourhood.*
- h) Impacts on the adjacent properties shall be minimized in relation to grading, drainage, location of service areas, access and circulation, privacy, and microclimatic conditions such as shadowing."*

The proposed dwelling (as demonstrated in the proposed rendering on the right) has been designed to be complimentary to and compatible with both historical and surrounding development forms in the Neighbourhood. This is achieved through the provision of a refined, high-quality built form that is generally consistent with the placement on the lot as the existing dwelling, the incorporation of stepbacks above the ground level and built form features that are similar and complimentary to those found in the immediate surrounding area including along Trafford Crescent.



I also highlight that similar side yard setbacks, the presence of a covered front porch and an integrated, front yard private garage are features found throughout the immediate surrounding Neighbourhood. As such, the prevailing pattern of setbacks, orientation, height, massing and character are maintained. Furthermore, the proposed facades are to provide for similar, compatible material selections as those present in the surrounding Neighbourhood and provides for a built form, scale and massing that has clear ground level elements, and mitigates the appearance of blank front main walls or a dwelling that visually overwhelm as demonstrated in the image above. This enables the provision of living areas that meet the changing needs of the Owner and the family, while also being appropriately and sensitively provided on the lot. Given the above, the proposal will provide for a built form, massing and built form features that will seamlessly integrate with the established and evolving character of the Neighbourhood.

Based on the above, it is my opinion that the requested variances conform to the policy objectives established by the Livable Oakville Plan and meet the general intent and purpose of the Official Plan.

The Variance Maintains The General Intent & Purpose of the Zoning By-law

As mentioned above, the Subject Lands are subject to By-law 2014-014, as amended. The requested variance seeks the following relief:

Increased Residential Floor Area Ratio

Section 6.4.1 of By-law 2014-014 states that the maximum residential floor area ratio permitted is 41%, whereas a residential floor area ratio of 42.9% is requested.

The purpose and intent of residential floor area ratio regulations is to control the overall building mass on a property. The residential floor area ratio regulation works hand-in-hand with building envelope regulations, including lot coverage, to ensure that a reasonable built form and massing is provided. An appropriate mass is to be provided by regulating the amount of floor area that can be accommodated on a lot.

The proposed dwelling has been planned and designed to provide a built form and living areas that better reflects the family's changing needs, including enabling aging parents to remain in their community of choice. Specifically, the proposed dwelling includes areas to accommodate the needs of all family members. It has also been planned and designed to provide for a built form, scale and architectural features that are compatible with those in the surrounding Neighbourhood, while respecting the Neighbourhood character. Overall, the proposed dwelling includes stepbacks above the ground level and an integrated roofline – together, these features reduce the visual appearance of adverse massing and scale (as visually demonstrated in the proposed front elevation rendering on page 3 above). There are clear ground level elements to assist in the visual reduction of mass and scale, while also contributing to the maintenance of the established Neighbourhood character. These design features, combined with a front covered porch, also avoid the appearance of blank or visually overwhelming front main walls. I highlight that the proposed dwelling incorporates built form features and stepbacks that are consistent with built forms in the surrounding area, including south of the Subject Lands and elsewhere along Trafford Crescent as demonstrated in the images below.



View of 623 – 619 Trafford Crescent



View of 660 Trafford Crescent

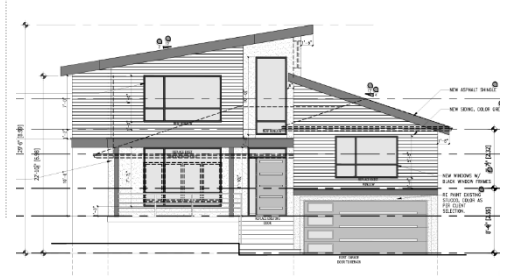



View looking north toward 659, 655 and 651 Trafford Crescent

As stated throughout this Letter, the proposed dwelling incorporates generous stepbacks above the ground level, to provide for a built form that is well-designed, of appropriate depth, massing and scale and that integrates with the surrounding Neighbourhood. In my opinion, the requested increase in residential floor area ratio will facilitate a high-quality, refined, appropriately sized dwelling that is consistent and compatible with the surrounding Neighbourhood. It will not visually overwhelm or adversely impact the established Neighbourhood character. Finally, I highlight that the requested residential floor area ratio is a minimal departure from current permissions, is consistent with existing building coverage patterns in the immediate area and is below the range of approved increases, which range from 2.03% to 2.8% above the maximum residential floor area ratio permitted, in the surrounding area as further described below.

Surrounding Decision Analysis

In support of the proposed development, a residential floor area decision analysis was undertaken to assess the appropriateness of the proposal in the context of the surrounding Neighbourhood. For clarity, the surrounding Neighbourhood boundaries were identified as being those lands east of Vyner Crescent, north of Bridge Road, south of the Employment Area along Speers Road and west of Saxon Road / Seabrook Drive.. Furthermore, the surrounding Neighbourhood was established based on lands with a similar zoning category to the Subject Lands and logical, natural boundaries. The result of this analysis is below.

Address	Maximum RFA Ratio	Proposed RFA Ratio	Change	Status	Visual
517 Vyner Crescent	43.0%	45.34%	2.34%	Approved (CAV A/081/2018)	

Address	Maximum RFA Ratio	Proposed RFA Ratio	Change	Status	Visual
2082 Bridge Road	41.0%	43.03%	2.03%	Approved (CAV A/014/2022)	
472 Seaton Drive	41.0%	43.80%	2.8%	Approved (CAV A/125/2022)	

Based on the above, there are instances where the Committee of Adjustment has granted increased residential floor area ratios in the surrounding Neighbourhood. Furthermore, the existing building patterns in the surrounding Neighbourhood also demonstrate that newer built forms include additional living areas when compared to historic built forms. As such, it is my opinion that the proposal is consistent and within range of residential floor area ratio approvals in the surrounding area, is consistent with the building pattern in the surrounding area and is appropriate for the Subject Lands. The proposal will provide for a built form and built form features that will break the visual massing of the dwelling and will facilitate a high-quality, refined dwelling that is consistent with the mass, scale and character of homes in the Neighbourhood. It will also respect the established character of the Subject Lands and the surrounding Neighbourhood.

Based on the above, it is my opinion that the proposed variances meet the general intent and purpose of the Zoning By-law.

The Variance is Desirable for the Appropriate Development or Use of the Land

Approval of the requested variance will allow for the proposed redevelopment of the Subject Lands. Reinvestment in lands in close proximity to services and amenities, such as that being proposed, is appropriate and desirable for the Town, the Neighbourhood, and this property.

The requested increased residential floor area ratio will maintain an appropriate built form, height, mass, and built-form features. The variance is desirable in recognizing the appropriate development and use of the Subject Lands.

Overall, it is my opinion that the proposed variance has been designed to be complimentary to the character of the Subject Lands and the surrounding Neighbourhood. The proposal will not negatively affect surrounding uses and represents an efficient, compatible, and appropriate development that is desirable for the Subject Lands.

The Variance is Minor in Nature

The requested variance will permit the development of a new dwelling on the Subject Lands and represents a minor departure from what is currently permitted. The variance required does not represent overdevelopment of the Subject Lands as the proposed dwelling will be complimentary to the surrounding Neighbourhood and will respect the existing physical character, massing and scale of the Neighbourhood.

Overall, the variance will allow for sensitive reinvestment to occur on the Subject Lands in a manner that is compatible and in keeping with the current physical character of the Neighbourhood. The variance requested will not result in adverse impact on adjoining properties or the surrounding Neighbourhood. Therefore, it is my opinion that the proposed variance is minor in nature.

CONCLUSION

As described above, the requested variances satisfy the four tests of Section 45(1) of the *Planning Act* and represent good planning.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.



Stephanie Matveeva, MCIP, RPP
Associate