

THE GREENWICH: UNIT MATRIX

2B+D Total

Elevation / GLAZING AREA 6.1m² LEVEL 13 (36.65) LDASHED LINE DENOTES BULKHEAD BEYOND INTERIOR GLAZING Section 1:100 \ 1:50 \

BORROWED LIGHT BEDROOM CALCULATION BEDROOM | GLAZING | % OF BORROWED | COMBINED EXT. WINDOW % OF EXT. COMPLIANCE AREA WALL AREA ROOM AREA WINDOW 7.35m2 3.06m2 41.63% 47.8m2 6.1m2 12.76%

CONSIDERATION:

PROJECT STATISTICS

Glazing Area Calculation 5

28-Mar-23

1. INTERIOR WALL AREA OF THE BEDROOM IS MORE THAN 40% OPEN. 2. EXTERIOR WINDOW GLASS AREA IS MORE THAN 10% OF THE COMBINED ROOM AREA.

Borrowed Light Bedroom Calculation 3

023										
SITE AREA										
Site Block A				hectare 0.59	acres 1.46				sq.m. 5,914	
Total Site Area				0.59	1.46				5,914.40)
Site Coverage Area	1			0.30	0.74				3,012.88	3
Site Coverage % Parking Area									51%	6
Tarking Area								8		20010
Level P1	to P3			floors 3 x	sq.m. 5444				sq.m. 16332	sq.: 1757
Total Proposed Par	king GFA								16332	1757
Proposed Residenti		of all floors	of a building wit	hin the outsid	e walls or o	utsidefini	shed furred	artitions of	f the walle but	t does not inc
porch, non-walk-in								artitions o	i trie walls, but	t does not inc
Building				floors	sq.m.				sq.m.	sq.
Level 1 Level 2				1 x 1 x	2358 1795				2358 1795	253 193
Level 3				1 x	2320				2320	249
Level 4 Levels 5	to 8			1 x 4 x	2373 1793				2373 7172	255 771
Level 9 Levels 10	to 12			1 x 3 x	1186 1099				1186 3297	127 354
Level 13				1 x	760				760	818
Levels 14 Total Proposed R	to 20 esidential GI	FA		7 x	730				5110 26371	550 2838
Unit Count Level 1 Level 2		1 x 1 x	nits per Floor 21 23	1B 4 4	1B+D 11 12	2B 4 5	2B+D 2 2	3B 0 0		Total (21
Level 1 Level 2 Level 3 Level 4		1 x 1 x 1 x 1 x	21 23 35 36	4 4 8 8	11 12 21 22	4 5 6 6	2 2 0 0	0 0 0		2 2 3 3
Level 1 Level 2 Level 3 Level 4 Levels 5	to 7	1 x 1 x 1 x 1 x 3 x	21 23 35 36 27	4 4 8 8 5	11 12 21 22 19	4 5 6 6 3	2 2 0 0	0 0 0 0		2 2 3 3 8
Level 1 Level 2 Level 3 Level 4 Levels 5 Level 8 Levels 9		1 x 1 x 1 x 1 x 3 x 1 x 3 x	21 23 35 36 27 23 15	4 4 8 8 5 2 3	11 12 21 22 19 13 8	4 5 6 6 3 4 2	2 2 0 0 0 4 1	0 0 0 0 0 0		2 2 3 3 8 2 4
Level 1 Level 2 Level 3 Level 4 Levels 5 Level 8 Levels 9 Level 12	to 7	1 x 1 x 1 x 1 x 3 x 1 x 3 x	21 23 35 36 27 23 15	4 8 8 5 2 3 3	11 12 21 22 19 13 8 7	4 5 6 6 3 4 2	2 2 0 0 0 4 1	0 0 0 0 0 0 0		2 2 3 3 8 2 4
Level 1 Level 2 Level 3 Level 4 Levels 5 Level 8 Levels 9	to 7	1 x 1 x 1 x 1 x 3 x 1 x 3 x	21 23 35 36 27 23 15	4 8 8 5 2 3 3 1 1	11 12 21 22 19 13 8 7 3 2	4 5 6 6 3 4 2 2 4 6 88	2 0 0 0 4 1 0 0	0 0 0 0 0 0 1 2 0		2 2 3 8 2 4 1 8
Level 1 Level 2 Level 3 Level 4 Levels 5 Level 8 Levels 9 Level 12 Level 13 Levels 14 Total	to 7 to 11	1 x 1 x 1 x 1 x 3 x 1 x 3 x 1 x	21 23 35 36 27 23 15 14	4 4 8 8 5 2 3 3 1	11 12 21 22 19 13 8 7 3	4 5 6 6 3 4 2 2 4 6	2 0 0 0 4 1 0	0 0 0 0 0 0 1 2 0		2 2 3 3 8 2 4 1 8
Level 1 Level 2 Level 3 Level 4 Levels 5 Level 8 Levels 9 Level 12 Level 13 Levels 14	to 7 to 11	1 x 1 x 1 x 1 x 3 x 1 x 3 x 1 x	21 23 35 36 27 23 15 14	4 8 8 5 2 3 3 1 1	11 12 21 22 19 13 8 7 3 2	4 5 6 6 3 4 2 2 4 6 88	2 0 0 0 4 1 0 0	0 0 0 0 0 0 1 2 0	sq.m.	2: 3: 3: 8: 2: 4: 1: 8: 6: 3:4
Level 1 Level 2 Level 3 Level 4 Levels 5 Level 8 Levels 9 Level 12 Level 13 Levels 14 Total	to 7 to 11 to 20	1 x 1 x 1 x 1 x 3 x 1 x 3 x 1 x	21 23 35 36 27 23 15 14	4 8 8 5 2 3 3 1 1	11 12 21 22 19 13 8 7 3 2	4 5 6 6 3 4 2 2 4 6 88	2 0 0 0 4 1 0 0	0 0 0 0 0 0 1 2 0	sq.m. 482 83	2: 3: 3: 8: 2: 4: 1: 8: 6: 3:4
Level 1 Level 2 Level 3 Level 4 Levels 5 Level 8 Levels 9 Level 12 Level 13 Levels 14 Total Amenity Proposed Amenity Levels 1	to 7 to 11 to 20 Floors 1 x	1 x 1 x 1 x 1 x 3 x 1 x 3 x 1 x	21 23 35 36 27 23 15 14	4 8 8 5 2 3 3 1 1	11 12 21 22 19 13 8 7 3 2	4 5 6 6 3 4 2 2 4 6 88	2 0 0 0 4 1 0 0	0 0 0 0 0 0 1 2 0	482	2 3 3 8 2 4 1 8 6 34
Level 1 Level 2 Level 3 Level 4 Levels 5 Level 8 Levels 9 Level 12 Level 13 Levels 14 Total Amenity Proposed Amenity Levels 1 Levels 13	to 7 to 11 to 20 Floors 1 x	1 x 1 x 1 x 1 x 3 x 1 x 3 x 1 x	21 23 35 36 27 23 15 14	4 8 8 5 2 3 3 1 1	11 12 21 22 19 13 8 7 3 2	4 5 6 6 3 4 2 2 4 6 88	2 0 0 0 4 1 0 0	0 0 0 0 0 0 1 2 0	482 83	2 3 3 8 2 4 1 8 6 34
Level 1 Level 2 Level 3 Level 4 Levels 5 Level 8 Levels 9 Level 12 Level 13 Levels 14 Total Amenity Proposed Amenity Levels 1 Levels 1 Levels 13 Total Parking Parking Required Visitor	to 7 to 11 to 20 Floors 1 x	1 x 1 x 1 x 1 x 3 x 1 x 3 x 1 x	21 23 35 36 27 23 15 14	4 8 8 8 5 2 3 1 1 61 17%	11 12 21 22 19 13 8 7 3 2	4 5 6 6 3 4 2 2 4 6 88 25%	2 0 0 0 4 1 0 0 0 11 3%	0 0 0 0 0 0 1 2 0	482 83	2 2 3 3 8 2 4 1 8 6 3 3 4 5 1 8 8 9 9
Level 1 Level 2 Level 3 Level 4 Levels 5 Level 8 Levels 9 Level 12 Level 13 Levels 14 Total Amenity Proposed Amenity Levels 1 Levels 1 Levels 13 Total Parking Parking Required	to 7 to 11 to 20 Floors 1 x	1 x 1 x 1 x 1 x 3 x 1 x 3 x 1 x	21 23 35 36 27 23 15 14 8 9	4 8 8 8 5 2 3 1 1 61 17%	11 12 21 22 19 13 8 7 3 2	4 5 6 6 3 4 2 2 4 6 88 25%	2 0 0 0 4 1 0 0 0 11 3%	0 0 0 0 0 0 1 2 0	482 83	2 3 3 8 2 4 1 8 6 34
Level 1 Level 2 Level 3 Level 4 Levels 5 Level 8 Levels 9 Level 12 Level 13 Levels 14 Total Amenity Proposed Amenity Levels 1 Levels 1 Levels 13 Total Parking Parking Required Visitor Residential	to 7 to 11 to 20 Floors 1 x 1 x	1 x 1 x 1 x 1 x 3 x 1 x 3 x 1 x	21 23 35 36 27 23 15 14 8 9	4 8 8 5 2 3 1 1 61 17%	11 12 21 22 19 13 8 7 3 2 184 53%	4 5 6 6 3 4 2 2 4 6 88 25%	2 0 0 0 4 1 0 0 0 11 3%	0 0 0 0 0 0 1 2 0	482 83	2 2 3 3 8 2 4 1 8 6 3 3 4 5 1 8 8 9 9
Level 1 Level 2 Level 3 Level 4 Levels 5 Level 8 Levels 9 Level 12 Level 13 Levels 14 Total Amenity Proposed Amenity Levels 1 Levels 13 Total Parking Parking Required Visitor Residential Parking Proposed Levels 1 Levels 1 Levels 1	to 7 to 11 to 20 Floors 1 x 1 x 1 x	1 x 1 x 1 x 1 x 3 x 1 x 3 x 1 x	21 23 35 36 27 23 15 14 8 9	4 8 8 5 2 3 1 1 61 17%	11 12 21 22 19 13 8 7 3 2 184 53%	4 5 6 6 3 4 2 2 4 6 88 25%	2 0 0 0 4 1 0 0 0 11 3%	0 0 0 0 0 0 1 2 0	482 83	2 2 3 3 8 2 4 1. 8 6 34
Level 1 Level 2 Level 3 Level 4 Levels 5 Level 8 Levels 9 Level 12 Level 13 Levels 14 Total Amenity Proposed Amenity Levels 1 Levels 13 Total Parking Parking Required Visitor Residential Parking Proposed Levels 1 Levels 1 Levels 1 Levels 1 Levels 1 Levels 1	to 7 to 11 to 20 Floors 1 x 1 x 1 x 1 x 1 x	1 x 1 x 1 x 1 x 3 x 1 x 3 x 1 x	21 23 35 36 27 23 15 14 8 9	4 8 8 5 2 3 1 1 61 17%	11 12 21 22 19 13 8 7 3 2 184 53%	4 5 6 6 3 4 2 2 4 6 88 25%	2 0 0 0 4 1 0 0 0 11 3%	0 0 0 0 0 0 1 2 0	482 83	2 2 3 3 8 2 4 1 8 6 3 3 4 5 1 8 8 9 9
Level 1 Level 2 Level 3 Level 4 Levels 5 Level 8 Levels 9 Level 12 Level 13 Levels 14 Total Amenity Proposed Amenity Levels 1 Levels 13 Total Parking Parking Required Visitor Residential Parking Proposed Levels 1 Levels 1 Levels 1	to 7 to 11 to 20 Floors 1 x 1 x 1 x	1 x 1 x 1 x 1 x 3 x 1 x 3 x 1 x	21 23 35 36 27 23 15 14 8 9 Resider	4 8 8 8 5 2 3 1 1 61 17%	11 12 21 22 19 13 8 7 3 2 184 53%	4 5 6 6 3 4 2 2 4 6 88 25%	2 0 0 0 4 1 0 0 0 11 3%	0 0 0 0 0 0 1 2 0	482 83	2 2 3 3 8 2 4 1. 8 6 34
Level 1 Level 2 Level 3 Level 4 Levels 5 Level 8 Levels 9 Level 12 Level 13 Levels 14 Total Amenity Proposed Amenity Levels 1 Levels 13 Total Parking Parking Required Visitor Residential Parking Proposed Levels 1 Levels 1 Levels 1 Levels 1 Total	to 7 to 11 to 20 Floors 1 x 1 x 1 x 1 x 1 x	1 x 1 x 1 x 3 x 1 x 3 x 1 x 7 x	21 23 35 36 27 23 15 14 8 9	4 4 8 8 5 2 3 1 1 61 17%	11 12 21 22 19 13 8 7 3 2 184 53% Visitor 3 32	4 5 6 6 3 4 2 2 4 6 88 25%	2 0 0 0 4 1 0 0 0 11 3%	0 0 0 0 0 0 1 2 0	482 83	2 2 3 3 8 2 4 1 8 6 3 3 4 5 1 8 8 9 9
Level 1 Level 2 Level 3 Level 4 Levels 5 Level 8 Levels 9 Level 12 Level 13 Levels 14 Total Amenity Proposed Amenity Levels 1 Levels 13 Total Parking Parking Required Visitor Residential Parking Proposed Levels 1 Levels 1 Levels 1 Levels 1 Levels 1 Levels 1	to 7 to 11 to 20 Floors 1 x 1 x 1 x 1 x 1 x	1 x 1 x 1 x 3 x 1 x 3 x 1 x 7 x	21 23 35 36 27 23 15 14 8 9 Resider	4 4 8 8 5 2 3 1 1 61 17%	11 12 21 22 19 13 8 7 3 2 184 53%	4 5 6 6 3 4 2 2 4 6 88 25%	2 0 0 0 4 1 0 0 0 11 3%	0 0 0 0 0 0 1 2 0	482 83	2° 2° 3° 3° 8° 2° 4° 14° 8 6° 344 sq. 51° 89
Level 1 Level 2 Level 3 Level 4 Levels 5 Level 8 Levels 9 Level 12 Level 13 Levels 14 Total Amenity Proposed Amenity Levels 1 Levels 13 Total Parking Parking Required Visitor Residential Parking Proposed Levels 1 Levels 1 Levels 1 Required Accessible	to 7 to 11 to 20 Floors 1 x 1 x 1 x 1 x 1 x 1 x	1 x 1 x 1 x 3 x 1 x 3 x 1 x 7 x	21 23 35 36 27 23 15 14 8 9 Resider	4 4 8 8 5 2 3 1 1 61 17%	11 12 21 22 19 13 8 7 3 2 184 53% Visitor 3 32	4 5 6 6 3 4 2 2 4 6 88 25%	2 0 0 0 4 1 0 0 0 11 3%	0 0 0 0 0 0 1 2 0	482 83	27 23 38 36 87 23 49 14 8 63 34 89 600
Level 1 Level 2 Level 3 Level 4 Levels 5 Level 8 Levels 9 Level 12 Level 13 Levels 14 Total Amenity Proposed Amenity Levels 1 Levels 13 Total Parking Parking Required Visitor Residential Parking Proposed Levels 1 Levels 1 Levels Parking Proposed Levels Parkin	to 7 to 11 to 20 Floors 1 x 1 x 1 x 1 x 1 x 1 x 2 e Parking Spans	1 x 1 x 1 x 3 x 1 x 3 x 1 x 7 x	21 23 35 36 27 23 15 14 8 9 Resider	4 4 8 8 5 2 3 1 1 61 17%	11 12 21 22 19 13 8 7 3 2 184 53% Visitor 3 32	4 5 6 6 3 4 2 2 4 6 88 25%	2 0 0 0 4 1 0 0 0 11 3%	0 0 0 0 0 0 1 2 0	482 83	27 23 38 36 87 23 49 14 8 63 34 89 600

20 De Boers Dr. # 400 Toronto, Ontario M3J 2K8 Tel: 416-665-6060 Fax: 416-665-1234

3240 William Coltson Avenue, Oakville, Ontario

The Ontario Building Code 2012

Item	OBC, O.Reg. 332/12 as amended to O.Reg. 451/22 Data Matrix Part 3 High Rise Residential Buildings					
1	Project Description: New Residential Apartment Building					
2	Major Occupancy(s):				3.1.2.1.(1)	
	Group C - Residential occupancies				3.1.2.1.(1)	
3	Subsidiary Occupancy(s)					
	Group A2 – Assembly occupancies (Amenity Areas)					
	Group D – Business and Personal Services (Office, Pet Spa, Gym)			3.1.2.1.(1)	
	Group F2 - Storage and service rooms					
	Group F3 - Low hazard industrial occupancie	es (Storage Garage)				
4	Building Area (m²)			2616 m ²	1.4.1.2.	
5	Gross Area (m²)			26371 m ²	1.4.1.2.	
6	Number of Storeys: Above Grade	: 20 Below Grade: 3			1.4.1.2. & 3.2.1.1	
7	Number of streets/Fire Fighter Access:	1			3.2.2.10. & 3.2.5.	
8	Building Classification:					
	Group C - Residential occupancies				3.2.2.42.	
9	Sprinkler System Proposed:			Entire Bulding	3.2.2.2083	
10	Standpipe required:			Yes	3.2.9.	
11	Fire Alarm required:				3.2.4.	
12	Water Service/Supply is Adequate: Yes				3.2.5.7.	
13	High Building:				3.2.6.	
14	Construction Restrictions:		Non-	combustible required	3.2.2.20 83.	
15	Mezzanines(s) Area m ²			0 m ²	3.2.1.1.(3) - (8)	
16	Required Fire Resistance Rating (FRR)	Horizontal Assemblies FRR (Hours)	Listed Design No. o	r Description (SG-2)		
		Floors 2	Refer to A8 Schedule	1		
		Roof 2	Refer to A8 Schedule	•		
		Mezzanine n/a	Refer to A8 Schedule	•	3.2.2.20 83. & 3.2.1.4.	
		FRR of Supporting Members	Listed Design No. or		& 3.2.1.4.	
		Floors 2	Refer to A8 Schedule			
		Roof 2 Mezzanine n/a	Refer to A8 Schedule Refer to A8 Schedule			
17	DESCRIPTION OF FIRE SEPARATIONS	WioZZariirio ii/a	refer to 70 defledule	Fire-Resistance	ОВС	
	Exits Stairs			Rating 2 hours	Reference 3.4.4.1.(1)	
	Firefighters Elevator Shaft			2 hours	3.2.6, 3.2.7.9 & 3.5.3.1.(1)	
	Electrical Closet (Containing equipemnt required to be in a service room by the Ontario Electrical Safety Code) 1 hour (1)				3.6.2.1(6)	
	Electrical Closet (Containing emergency life safety circuits / equipment) 2 hour					
	Vertical Service Spaces 1 hour (1)				3.6.3.1.(1)	
	Janitor's Room 0 hour					
	Suite-to-Suite Fire Separation (Including Suite to Corridor Fire Separation (Group C)					

Vertical Service Spaces	1 hour (1)	3.6.3.1.(1)
Janitor's Room	0 hour	3.3.1.20.(3)
Suite-to-Suite Fire Separation (Including Suite to Corridor Fire Separation (Group C)	1 hour	3.3.4.2.(1) & (3
Storage / Locker Rooms for Residents	1 hour	3.3.4.3.(2)
Residential Public Corridor	1 hour	3.3.1.4.(1) & 3.3.4.2.(1)
Floor Separations (Including Occupied Roof Terraces and Floor-to-Floor Fire Separations)	2 hour	3.2.2.42
Parking Garage to any Other Occupancy	1.5 hours	3.3.5.6.(1)
Garbage Chute Intake Room	1 hour	3.6.3.3.(5) 3.3.1.4.(1)
Garbage Chute Discharge Room	2 hours	3.6.3.3.(9)
Garbage Chute Shaft	2 hours (2)	3.6.3.3.(2)
Central Alarm and Control Facility	2 hours	3.2.6.7, & 3.2.7.8
Emergency Generator Room	2 hours	3.2.7.8.(3)
Service Rooms (Containing emergency life safety circuits / equipment)	2 hour	3.2.7.8
Service Rooms (With Fuel Fired Equipment)	1 hour	3.6.2.1.(1)
Separation of loading area	1.5 hours	3.2.3.18.(1)
Vestibules to protect elevators on below-grade levels	2 hour	SB-4 Measure A (5)

(1) 2 h if housing emergency life safety circuits / equipme (2) Without closures at outlet into Discharge Room (1 h otherwise).

(d) have wall reinforcement installed in conformance with Sentence 3.3.4.9.(1), and

(e) be designed to permit a wheelchair to turn in an open space not less than 1 500 mm in

(3) 3 hour if not sprinklered (3.2.6.7.(1))

(c) contain a bathtub or a shower,

	(3) 3 Hour II Hot Sprinklered (3.2.0.7.(1))		
18	Spatial Separation		
	Refer to elevation drawings for spatial separation requirements		3.2.3.
	Construction of Exterior Walls		3.2.3.
	Refer to A8 Schedule		
19	Barrier-free Design	es	3.8.
	In a Group C major occupancy apartment building, not less than 15% of all suitesof residential occupancy shall be provided with a barrier-free path of travel from the suite entrance door into the following rooms and spaces that shall be located at the same level as the barrier-freepath of travel: (a) at least one bedroom, (b) at least one bathroom conforming to Sentence (6), (c) a kitchen or kitchen space, and (d) a living room or space.		
	(6) Bathrooms required by Clause (5)(b) shall, (a) contain a lavatory, (b) contain a water closet,		3.8.2.1(5) & (6)

these drawings for the intended issuance as noted and dated below, however the extended permission to the Authorities Having Jurisdiction in no way debases or limits the Copyright of the Architect, or control of use of these Do not scale the drawings. This Drawing Is Not To Be Used For Construction Until Signed ByThe Architect.

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Authorities Having Jurisdiction

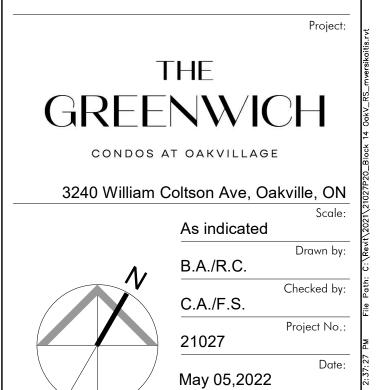
ARCHITECTS AND PLANNERS

		Revisions:
0.:	Revision:	Date:
	Site Instruction #4	Aug 22 2023
	Parking Revisions	Jun 26 2024

09	Construction - Above Grade	SEP. 22, 202
08	Building Permit Resubmission	APR. 21, 202
07	Tender Package #5	MAR. 31, 202
06	Construction - Below Grade	MAR. 28, 202
05	Tender Package #4	FEB. 17, 202
04	Building Permit Resubmission	NOV. 16, 202
03	Tender Package #3	NOV. 11, 202
02	Tender Package #2	OCT. 21, 202
01	Building Permit	AUG. 15, 202
No.:	Issued For:	Do

Project Statistics, OBC Matrix & Unit Matrix

BRANT**HAVEN**



Ontario Building Code Matrix 1

Unit Matrix 4 NTS A1-03

Project Statistics 2 NTS A1-03

BRANTHAVEN

DEVELOPMENT

July 9, 2024

Town of Oakville 1225 Trafalgar Road Oakville Ontario L6H 0H3

Attention:

Committee of Adjustment

Re:

Minor Variance Application 3240 William Coltson Avenue

Block 14, Plan 20M-1211 (Block A of Oakvillage Masterplan)

BC Trafalgar Limited Partnership

BC Trafalgar Limited Partnership is applying for a minor variance for its project located at 3240 William Coltson Boulevard, legally known as Block 14, Plan 20M-1211. The development proposes a 20-storey residential building with 349 units and three levels of underground parking.

A storm sewer pipe has been installed on the parking wall behind parking stalls R95 to R101 on Level P1. To accommodate this pipe, the clearance between the parking wall and the back of the parking space needs to increase by 0.2 meters (from 0.35 meters to 0.55 meters). Adjustments were made to shift the parking spaces towards the parking aisle, resulting in a reduced parking aisle width between parking stalls R95 and R23; R96 and R22; R97 and R21; and R101 and R111.

According to Section 5.4.1.3, paragraph one of Oakville Zoning Bylaw 2009-189 (Lands north of Dundas and South of Highway 407), parking spaces in a garage must have a width of at least 2.6 meters and a length of at least 5.2 meters. Additionally, paragraph three stipulates that parking aisles for 90-degree angle parking must be a minimum of 7 meters wide. To accommodate the storm drainage piper and maintain the required minimum length for the subject parking stalls the spaces have shifted towards the parking aisle by 0.2 meters. Consequently, the parking aisle width between spaces R95 and R23; R96 and R22; R97 and R21; and R101 and R111 has been reduced to 6.8 meters. Since paragraph three of the By-law requires a 7 meter width for parking aisles, a minor variance is required to permit the reduced aisle width.

Section 5.4.1.3 paragraph four of the Oakville Zoning Bylaw 2009-189 stipulates that if an obstruction is immediately adjacent to one end of a parking stall, that end must be widened by 0.3 meters, unless the obstruction is within 1.15 meters from either end of the stall. Due to the modifications required to accommodate the storm drainage pipe, the columns adjacent to parking spaces R95 and R96 are now within 1.20 meters of the parking stall end. Because the two spaces are located between already constructed structural columns it is not possible to

widen the obstructed sides by 0.3-meters. That said a minor variance is required to permit no widening on the obstructed side of parking stall R95 and R96.

Similarly, as a result of the modifications to accommodate the storm drainage pipe, parking stall R99 has a column within 1.185 m of the parking stall end. A widening on the obstructed side of the space cannot be accommodated due to the adjacent parking stall, R100, which too is obstructed by a curb mounted to the back of parking wall protecting the incoming domestic water pipe. That said, a minor variance is required for stall R99 and R100 to permit no widening on the obstructed sides.

Appendix A identifies all the affected parking spaces note above, details the nature of the modification(s) and stipulates the minor variance requested under this application under this application.

Enclosed with this application are the following supporting materials for the minor variance:

- 1. Application Form
- 2. Revised Architectural Drawings prepared by Kirkor Architects and Planners:
 - a. A1-03 Project Statistics, OBC Matrix & Unit Matrix
 - b. A2-04 Floor Plan Level P1

3. P1 Pipe Clearance Letter, prepared by The HIDI Group, dated June 27th, 2024.

Thank you,

Samantha Marjanovic

Development Coordinator Land Development 720 Oval Court, Burlington, ON L7L 6A9 T 905.333.8364 ext. 327 M 647.463.5259 E smarjanovic@branthaven.com

cc Enzo Bertucci, Director, Land Development

Appendix A: Summary of Modifications and Minor Variances Required

Effected Parking Stall	Modification	Minor Variance Required?	Relevant Zoning By- Law 2009-189 Section	Reason for Variance
R21	Parking aisle width reduced due to parking stall R97 shift towards aisle by 0.2m.	Yes	Section 5.4.1.3, Para. 3	(1) 6.8-meter parking aisle width
R22	Parking aisle width reduced due to parking stall R96 shift towards aisle by 0.2m.	Yes	Section 5.4.1.3, Para. 3	(1) 6.8-meter parking aisle width
R23	Parking aisle width reduced due to parking stall R95 shift towards aisle by 0.2m.	Yes	Section 5.4.1.3, Para. 3	(1) 6.8-meter parking aisle width
R95	Stall to shift towards parking aisle by 0.2m resulting in width reduction of 6.8m. As a result, the adjacent obstruction is located within 1.20m of parking stall end and a widening cannot be accommodated.	Yes	Section 5.4.1.3, Para. 2 and 3	(1) No widening to obstructed parking stall side; and (2) 6.8-meter parking aisle width.
R96	Stall to shift towards parking aisle by 0.2m resulting in width reduction of 6.8m. As a result, the adjacent obstruction is located within 1.20m of parking stall end and a widening cannot be accommodated.	Yes	Section 5.4.1.3, Para.2 and 3	(1) No widening to obstructed parking stall side; and (2) 6.8-meter parking aisle width.
R97	To be shifted into the 7m drive aisle by 0.2m.	Yes	Section 5.4.1.3, Para. 3	(1) 6.8-meter parking aisle width
R98	Stall to be shifted by 0.2m. Due to location of parking stall the 7m parking aisle clearance is maintained.	No		
R99	Stall to be shifted by 0.2m. Due to the location of the parking stall the 7m parking aisle width is maintained. However, an obstruction is located within 1.185 m of the parking stall end and a widening cannot be accommodated.	Yes	Section 5.4.1.3, Para. 2	(1) No widening to obstructed parking stall side.
R100	Stall to be shifted by 0.2m. Due to the location of the parking stall, 7m width is maintained. However, an obstruction is located within 1.20 m of the parking stall end and a 0.3m widening is not feasible due to constructed curb protecting the incoming domestic water pipe.	Yes	Section 5.4.1.3, Para.2	(1) No widening to obstructed parking stall side
R101	Stall to shift towards parking aisle by 0.2m resulting in width reduction of 6.8m	Yes	Section 5.4.1.3, Para. 3	(1) 6.8-meter parking aisle width
R102	Parking stall to be removed. Parking count is still within required parking space count.	No		



June 27, 2024

Building Services Department Town of Oakville 1225 Trafalgar Road Oakville, ON L6H 0H3

Re: Greenwich | P1 Pipe Clearance Variance

Our Project No. 2021-0366

Dear Sir or Madam:

Please be advised that due to the location of the leaving storm drainage service for the building and conditions realized on site, the storm drainage pipe along the East wall, due to pipe diameter, impedes across several parking spots prior to entering the service room. Reducing the drive aisle width and shifting the parking spots to avoid the storm pipe impedance will result in the loss of only one (1) parking spot instead of eight (8) spots.

We support the approach of reducing the drive aisle width to save seven (7) parking spots.

Please let us know if you have any questions.

Regards,

Yours truly,

The HIDI Group

Raymund Tse, P.Eng, CEng, LEED®AP

Principal, Mechanical

c.c. Conor Kealey – The HIDI Group

\\Hrvs05\shared\2021\2021-0366 Branthaven - Oakvillage Block 14\05 Mech\01 Correspondence\Letters\2021-0366-Greenwich-P1 Pipe Clearance Variance Letter-R1-RT.docx