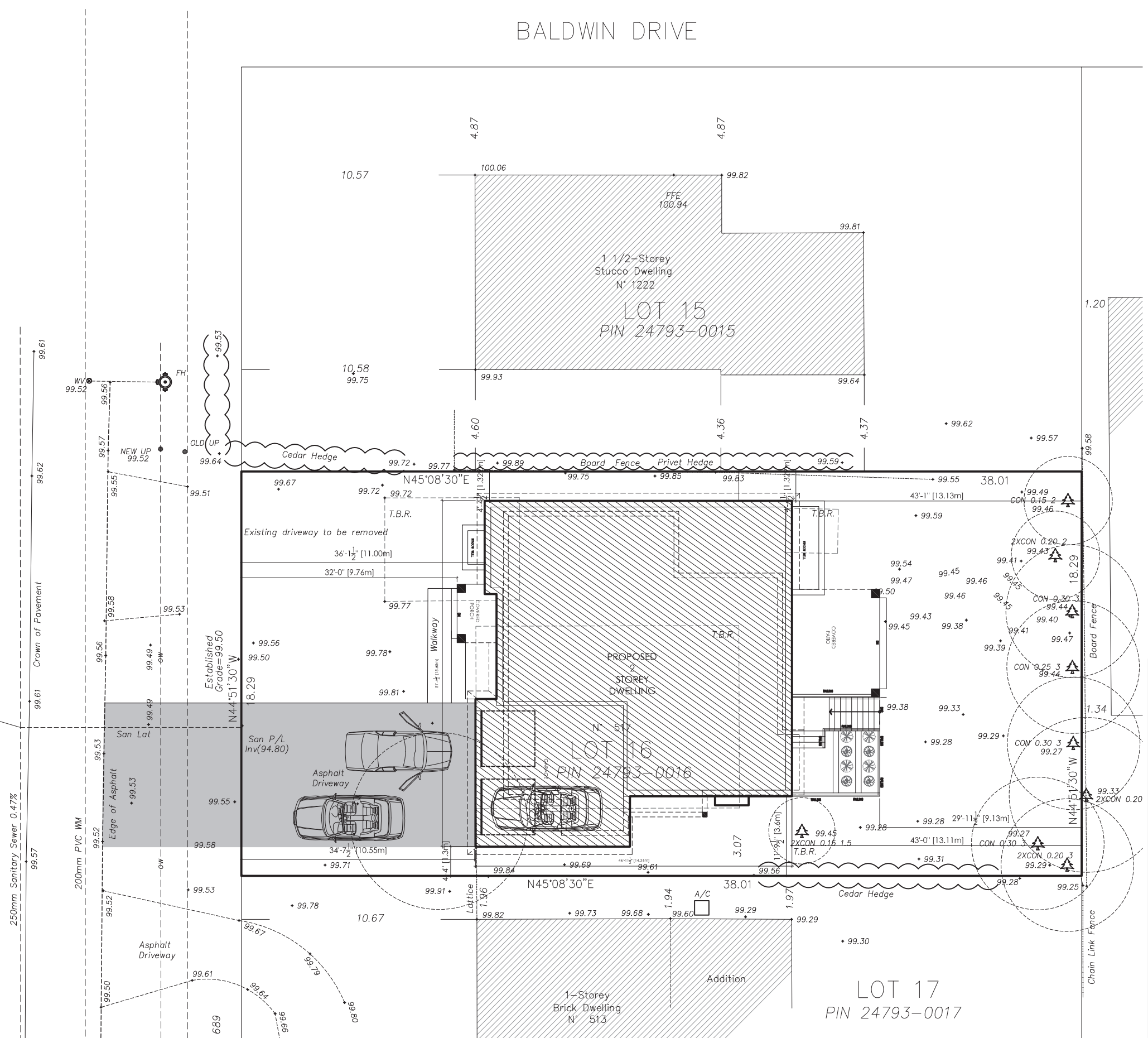


BALDWIN DRIVE

MORRISON ROAD  
 (DEDICATED BY REGISTERED PLAN 141)  
 PIN 24793-0320



LOT 16  
 REGISTERED PLAN 689  
 TOWN OF OAKVILLE  
 REGIONAL MUNICIPALITY OF HALTON

- SITE STATISTICS – ZONE RL3-0**
- LOT AREA = 695.20 m<sup>2</sup> (557.5 m<sup>2</sup> Minimum).
  - LOT FRONTAGE = 18.29m (18.00m Minimum).
  - AREAS FOR COVERAGE = 230.33m<sup>2</sup>
    - (A) MAIN DWELLING (Includes Garage) =200.84
    - (B) FRONT PORCH =4.47
    - (C) REAR PORCH =21.78
    - (D) SIDE COV AREA =3.24

- LOT COVERAGE =33.13% (35.0% Maximum=243.32m<sup>2</sup>).
- ESTABLISHED GRADE = 99.50m.
- BUILDING HEIGHTS:
  - ROOF RIDGE = 8.99m (9.00m Maximum);
- SETBACKS:
  - FRONT = 9.76m (Between 9.61m And 15.11m);
  - REAR = 9.13m (Dwelling) (7.50m Minimum);
  - SIDES: 1.33m AND 1.30m (1.20m & 1.20m Min);
- FLOOR AREA =305.73m<sup>2</sup>. (284.99m<sup>2</sup> Maximum)
- FA/LOT RATIO = 43.97% (41% Maximum).

WITH A MINOR VARIANCE

PERMITTED : 41%
-FLOOR AREA =284.99 m <sup>2</sup> . = 3067.60 sq.ft
PROPOSED :
-FLOOR AREA =305.73 m <sup>2</sup> . = 3290.94 sq.ft
-FA/LOT RATIO = 43.97% (2.97% increase)
OVER BY=20.74 m <sup>2</sup> . =223.34 sq.ft

ISSUE DATE AND REVISION LOG

NO.	REVISION	DATE
01	CONCEPT DESIGN	APR 14 2023
02	PRELIMINARY DESIGN	APR 17 2023
03	FINAL DESIGN	JUN 30 2023
04	FOR COMMENTS	AUG 28 2023
05	FOR COMMENTS	SEP 20 2023
06	FOR COMMENTS	OCT 18 2023
07	FOR FINAL REVIEW	MAY 23 2024

SEAL

FOR ARCHITECTURAL & STRUCTURAL

DRAWING STAGE:  
**FOR COA**

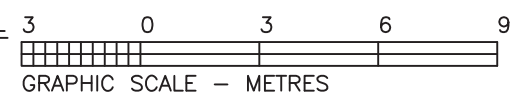
PROJECT NAME AND ADDRESS:  
**PROPOSED RESIDENCE FOR 517 MORRISON ROAD OAKVILLE**

DRAWINGS TITLE <b>SITE PLAN</b>	SHEET NO. <b>A100</b>
DATE APRIL 10 2023	
SCALE NOTED	

PROPOSED SITE PLAN

1/16"=1'-0"

1  
A100



ISSUE DATE AND REVISION LOG

NO.	REVISION	DATE
01	CONCEPT DESIGN	APR 14 2023
02	PRELIMINARY DESIGN	APR 17 2023
03	FINAL DESIGN	JUN 30 2023
04	FOR COMMENTS	AUG 28 2023
05	FOR COMMENTS	SEP 20 2023
06	FOR COMMENTS	OCT 18 2023
07	FOR FINAL REVIEW	MAY 23 2024

SEAL

FOR ARCHITECTURAL & STRUCTURAL

DRAWING STAGE:

**FOR COA**

PROJECT NAME AND ADDRESS:

**PROPOSED  
RESIDENCE FOR  
517 MORRISON ROAD  
OAKVILLE**

DRAWINGS TITLE

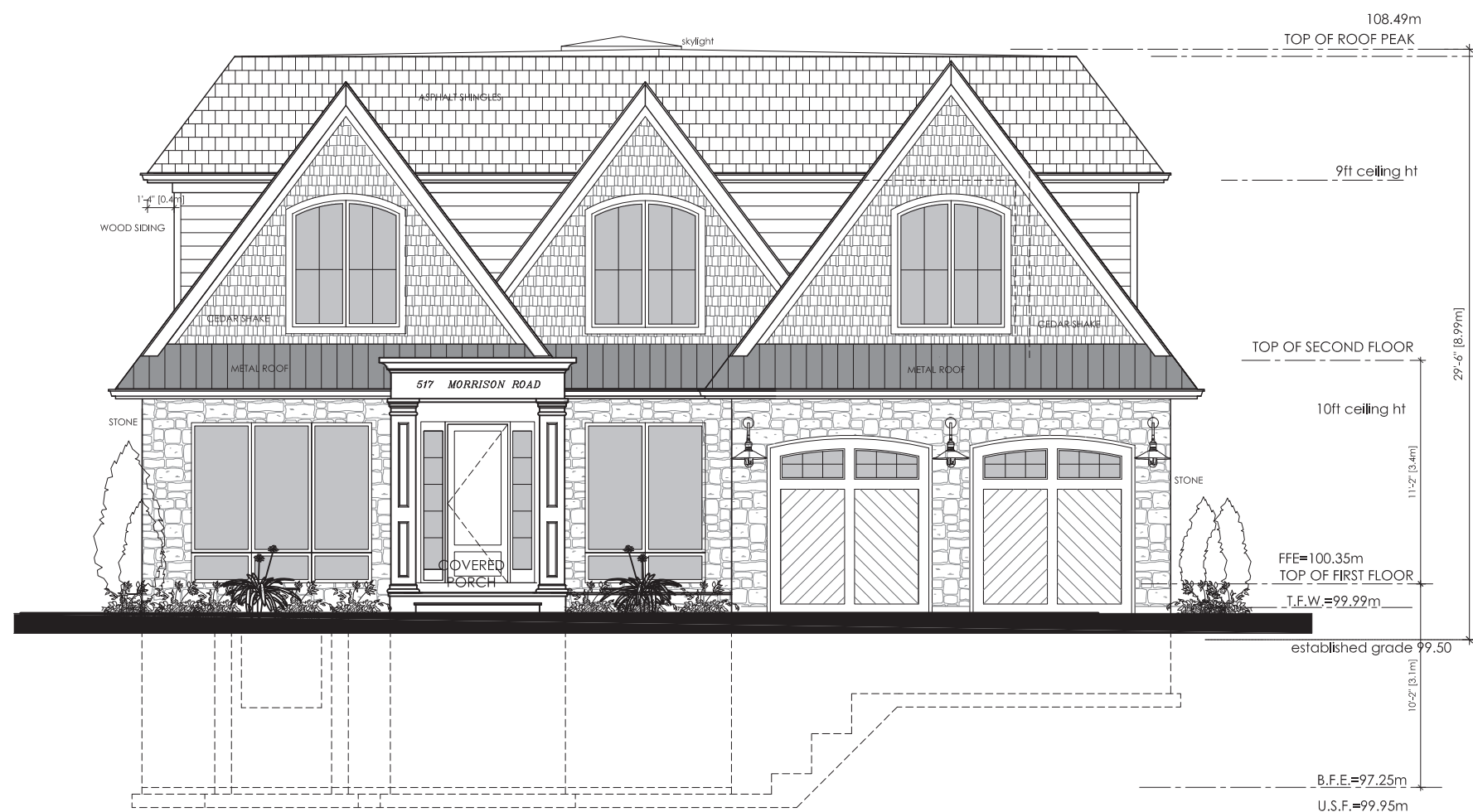
**FRONT  
ELEVATION**

DATE  
APRIL 10 2023

SCALE  
NOTED

SHEET NO.

**A200**

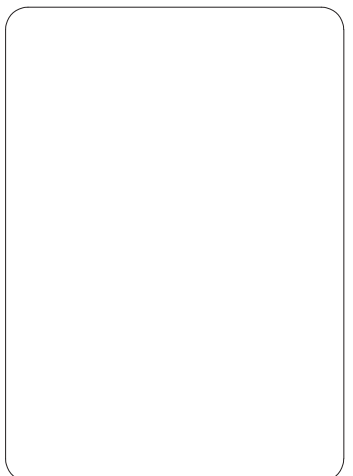


WEST ELEVATION - FRONT

1/8"=1'-0"

1

A200



ISSUE DATE AND REVISION LOG

NO.	REVISION	DATE
01	CONCEPT DESIGN	APR 14 2023
02	PRELIMINARY DESIGN	APR 17 2023
03	FINAL DESIGN	JUN 30 2023
04	FOR COMMENTS	AUG 28 2023
05	FOR COMMENTS	SEP 20 2023
06	FOR COMMENTS	OCT 18 2023
07	FOR FINAL REVIEW	MAY 23 2024

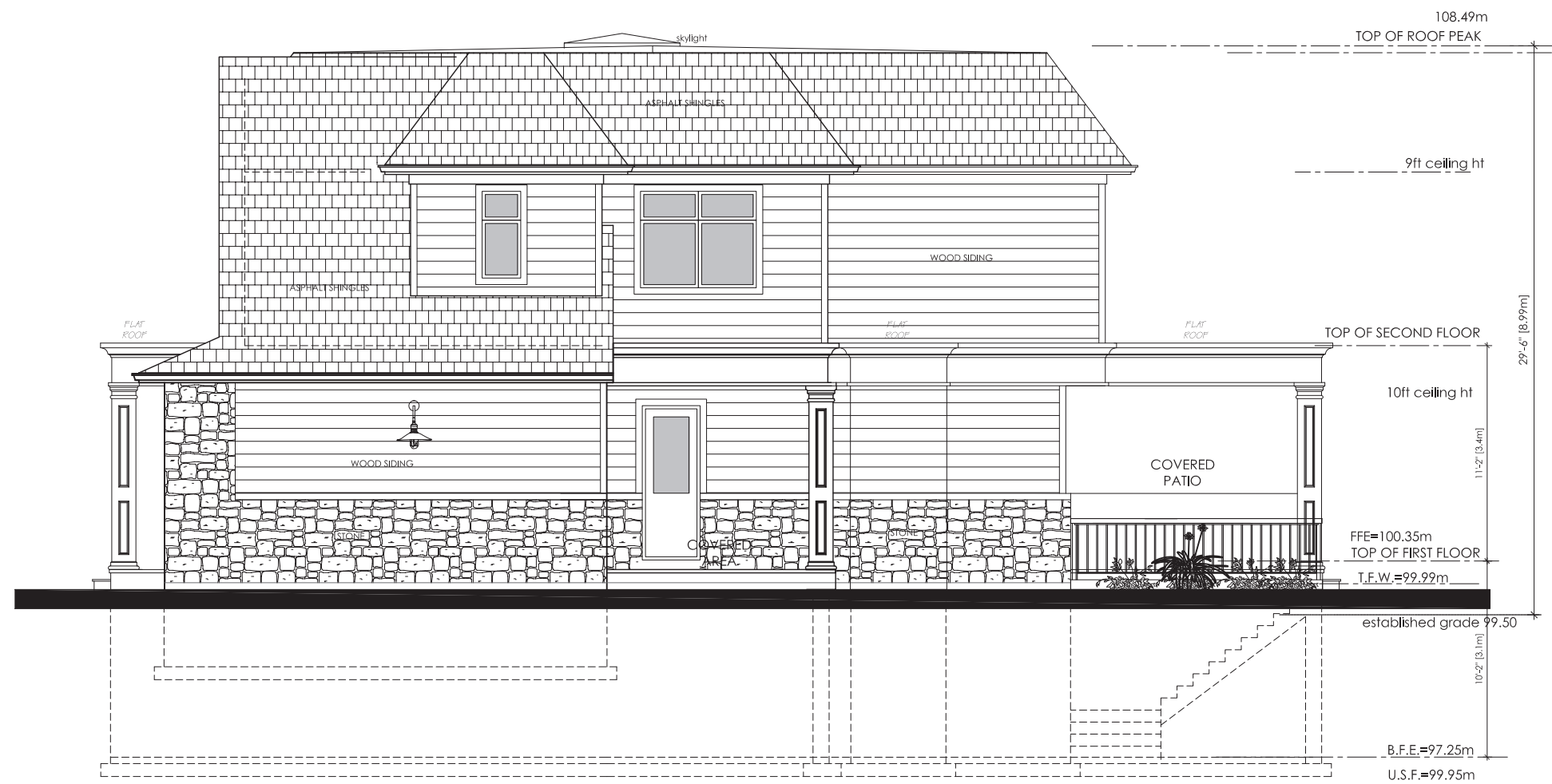
SEAL

FOR ARCHITECTURAL & STRUCTURAL

DRAWING STAGE:  
**FOR COA**

PROJECT NAME AND ADDRESS:  
**PROPOSED RESIDENCE FOR 517 MORRISON ROAD OAKVILLE**

DRAWINGS TITLE <b>SOUTH ELEVATION</b>	SHEET NO. <b>A202</b>
DATE APRIL 10 2023	
SCALE NOTED	



SOUTH ELEVATION

1/8"=1'-0"

1  
A202

ISSUE DATE AND REVISION LOG

NO.	REVISION	DATE
01	CONCEPT DESIGN	APR 14 2023
02	PRELIMINARY DESIGN	APR 17 2023
03	FINAL DESIGN	JUN 30 2023
04	FOR COMMENTS	AUG 28 2023
05	FOR COMMENTS	SEP 20 2023
06	FOR COMMENTS	OCT 18 2023
07	FOR FINAL REVIEW	MAY 23 2024

SEAL

FOR ARCHITECTURAL & STRUCTURAL

DRAWING STAGE:

**FOR COA**

PROJECT NAME AND ADDRESS:

**PROPOSED  
RESIDENCE FOR  
517 MORRISON ROAD  
OAKVILLE**

DRAWINGS TITLE

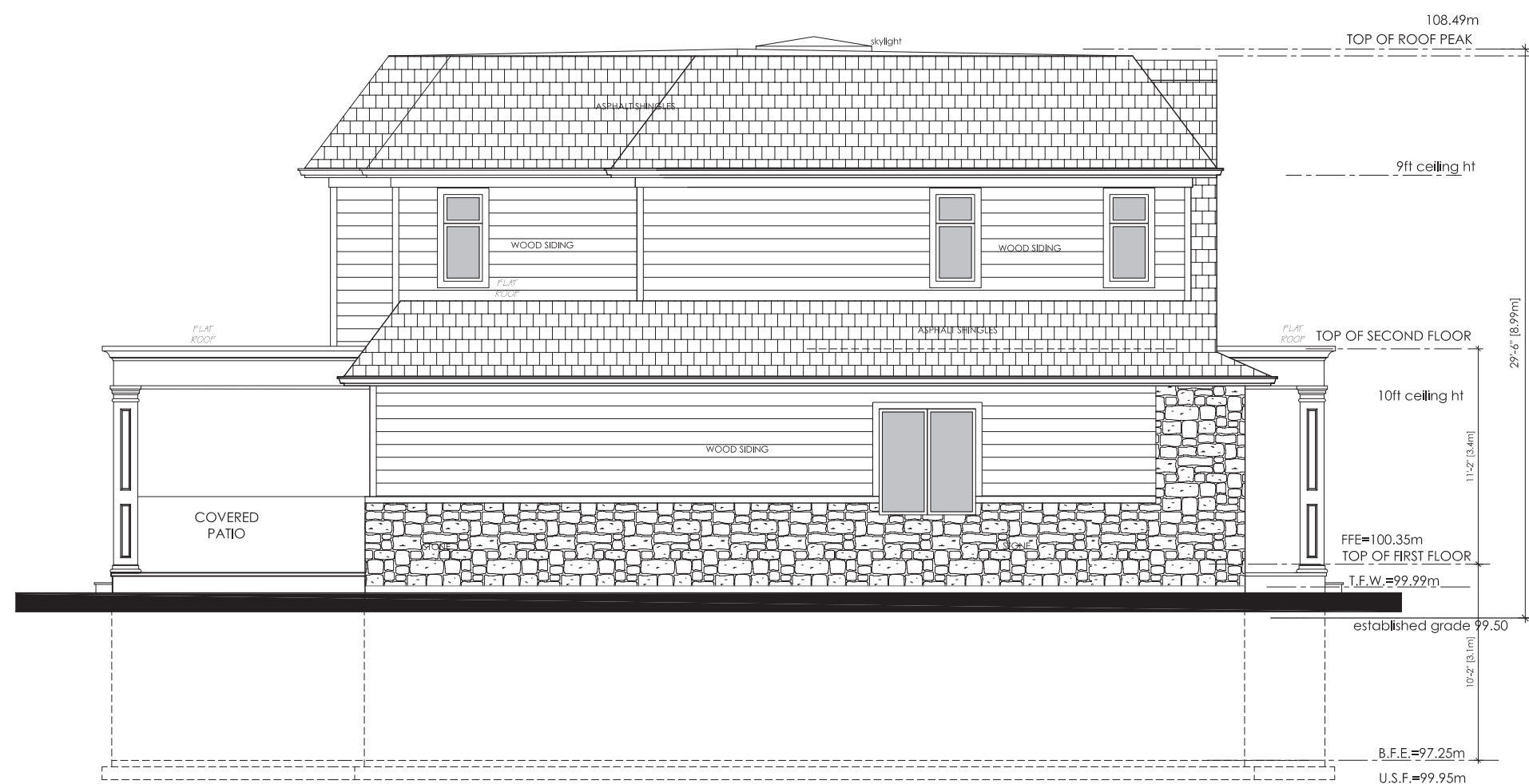
**NORTH  
ELEVATION**

DATE  
APRIL 10 2023

SCALE  
NOTED

SHEET NO.

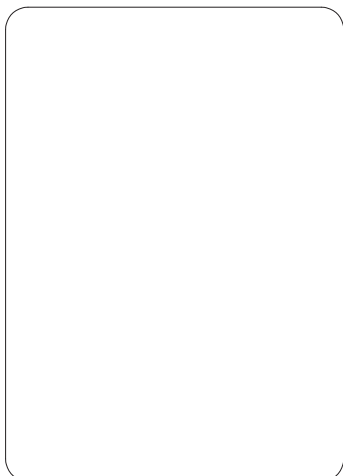
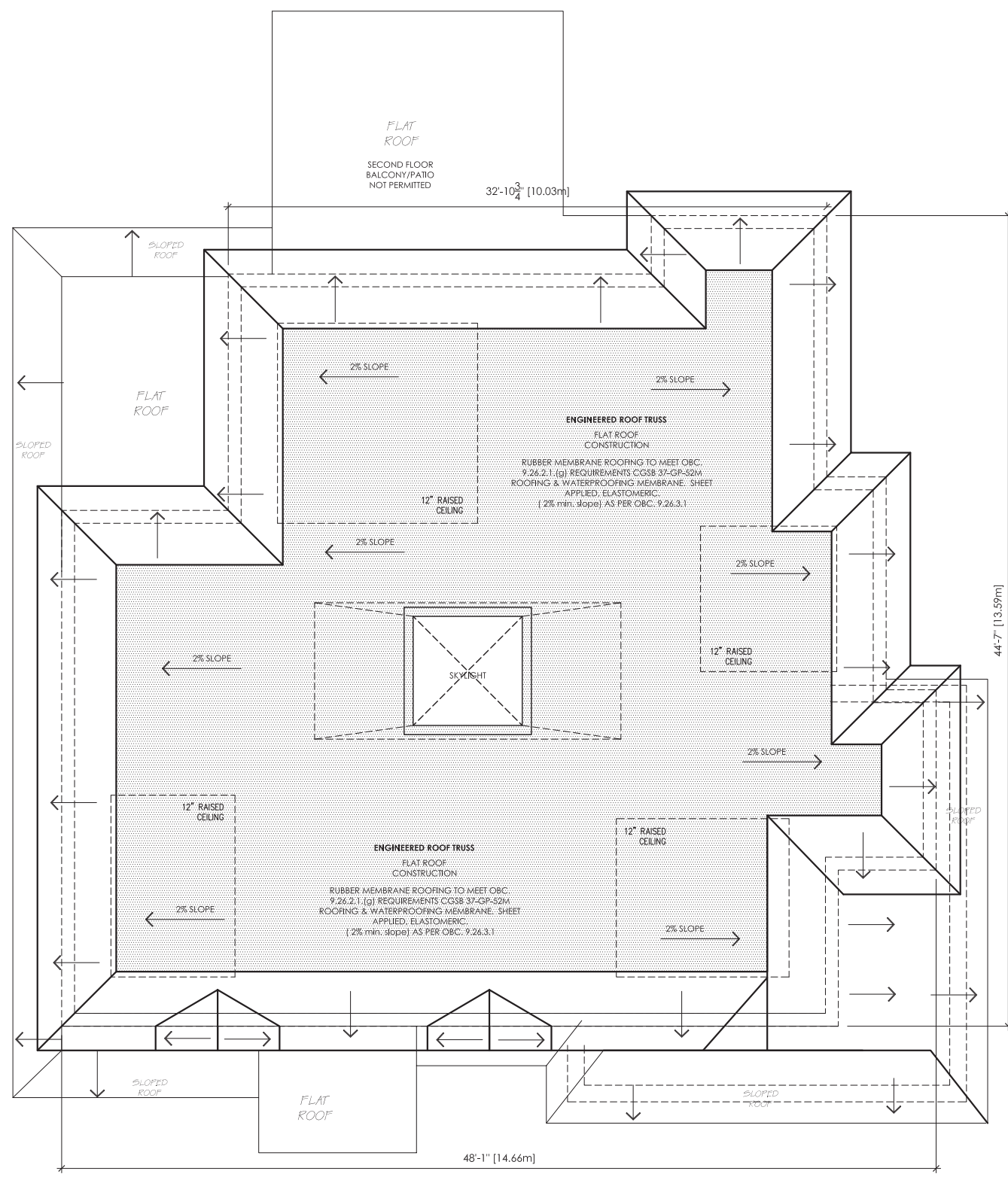
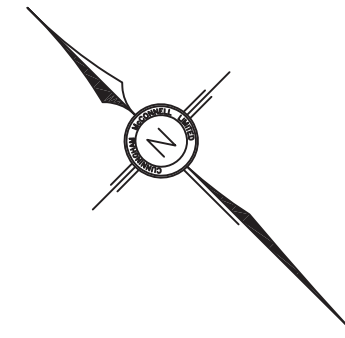
**A203**



NORTH ELEVATION

1/8"=1'-0"

1  
A203



ISSUE DATE AND REVISION LOG

NO.	REVISION	DATE
01	CONCEPT DESIGN	APR 14 2023
02	PRELIMINARY DESIGN	APR 17 2023
03	FINAL DESIGN	JUN 30 2023
04	FOR COMMENTS	AUG 28 2023
05	FOR COMMENTS	SEP 20 2023
06	FOR COMMENTS	OCT 18 2023
07	FOR FINAL REVIEW	MAY 23 2024

SEAL

FOR ARCHITECTURAL & STRUCTURAL

DRAWING STAGE:

**FOR COA**

PROJECT NAME AND ADDRESS:

**PROPOSED  
RESIDENCE FOR  
517 MORRISON ROAD  
OAKVILLE**

DRAWINGS TITLE	SHEET NO.
<b>ROOF PLAN</b>	<b>A303</b>
DATE	
SCALE	
APRIL 10 2023	NOTED

ROOF PLAN

1/8"=1'-0"

1  
A303

July 26, 2024

GSAI File: 1637-001

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

**RE: Minor Variance Application  
Residential Development  
517 Morrison Road, Town of Oakville**

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Glen Schnarr & Associates Inc (GSAI) are the planning consultants to Rachna and Rajesh Jain (the 'Owner') of the lands municipally known as 517 Morrison Road, 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 JRCP Designs Inc., dated May 23, 2024, including:
  - Site Plan (Drawing A100);
  - Front Elevation (Drawing A200);
  - East Elevation (Drawing A201);
  - South Elevation (Drawing A202);
  - North Elevation (Drawing A203);
  - First Floor Plan (Drawing A300);
  - Second Floor Plan (Drawing A301);
  - Basement Floor Plan (Drawing A302); and,
  - Roof Plan (Drawing A303).

Payment of full fees will be provided prior to circulation.

#### **SITE & SURROUNDING AREA**

The Subject Lands are located on the east side of Morrison Road, south of Cornwall Road. The Site, municipally known as 517 Morrison Road, has a lot area of approximately 695.20 square metres and approximately 18.29 metres of frontage on Morrison Road. The Subject Lands are currently improved with a 1-storey detached dwelling and attached private garage.

The area surrounding the Subject Lands is a well-established residential Neighbourhood characterized predominantly by 1-, 1½- and 2-storey detached dwellings. Mature, tree lined streetscapes are also present. Public parks are also interspersed. 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 with an integrated garage. The existing dwelling is to be demolished. The proposed dwelling, as currently contemplated, 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 43.97% 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 Front Elevation 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 of the existing dwelling, the incorporation of stepbacks above the ground level and built form features which are exhibited in similar dwellings found in the surrounding area, particularly along Morrison Road.



View of the proposed front elevation (image provided by JRCP Designs Inc.)

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. Collectively, these attributes effectively and appropriately mitigate the appearance of a blank front main wall or a dwelling that visually overwhelms. 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 43.97% 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 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 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 immediately north and south of the Subject Lands and elsewhere along Morrison Road as demonstrated in the images below.



*View of 488 Morrison Road*

*View of 505 Morrison Road*




*View of 485 Morrison Road*

As stated, the proposed dwelling incorporates a generous stepback above the ground level, in order 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 within range of approved increases, which range from 1.95% to 4.73% above what is permitted, in the surrounding area as further described below.

***Surrounding Decision Analysis***

In support of the proposed development, a residential floor area ('RFA') ratio 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 south of Cornwall Road, east of Chamberlain Lane, west of Drummond Road and north of Devon Road. Furthermore, the surrounding Neighbourhood was established based on lands with a similar zoning category to the Subject Lands, similar lotting patterns to the Subject Lands and logical, natural boundaries. The result of this analysis is below.

Address	Permitted RFA	Proposed RFA	Change	Status	Visual
516 Morrison Road	41.0%	45.73%	4.73%	Approved (CAV A/167/2017)	
1198 Cynthia Lane	41.0%	44.82%	3.82%	Approved (CAV A/035/2018)	
1177 Cynthia Lane	40.0%	43.42%	3.42%	Approved (CAV A/003/2021)	
480 Chamberlain Lane	29.0%	31.55%	2.55%	Approved (CAV A/191/2017)	

Address	Permitted RFA	Proposed RFA	Change	Status	Visual
505 Morrison Road	29.0%	32.0%	3.0%	Approved (CAV A/061/2019)	
1298 Devon Road	37.0%	39.4%	2.40%	Approved (CAV A/097/2019)	
1225 Baldwin Drive	41.0%	42.95%	1.95%	Approved (CAV A/107/2020)	

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 demonstrates that newer built forms generally 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 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 facilitate the introduction 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 Site and 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