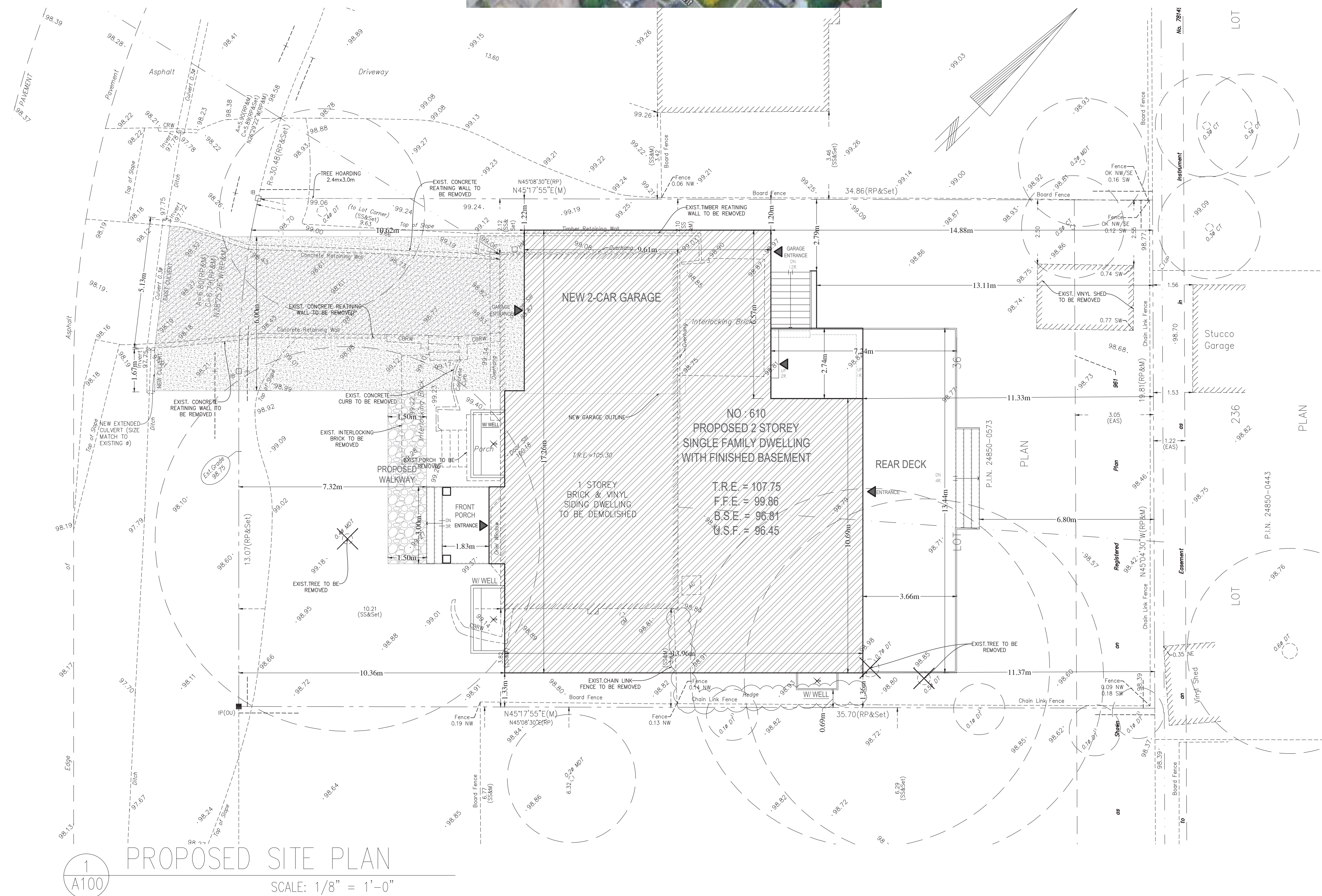


LOCATION MAP

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:	704.7	m <sup>2</sup>
LOT FRONTAGE:	19.87	m
ESTABLISHED GRADE :	98.75	
HEIGHT TO HIGHEST RIDGE:	9.00	m
HEIGHT TO EAVE:	7.20	m
<b>GFA-INFILL RESIDENTIAL</b>		
GROUND FLOOR (EXCL. GARAGE):	168.2	m <sup>2</sup>
SECOND FLOOR (EXCL. OPEN BELOWS & STAIRS) :	143.6	m <sup>2</sup>
TOTAL GFA INFILL RESIDENTIAL:	311.8	m <sup>2</sup>
PROPOSED GFA:	44.2	%
REQUIRED GFA:	41.0	%
<b>LOT COVERAGE</b>		
DWELLING FOOTPRINT (INCL. GARAGE):	214.5	m <sup>2</sup>
PORCH:	5.5	m <sup>2</sup>
DECK (Covered Below Grade):	9.83	m <sup>2</sup>
TOTAL LOT COVERAGE:	229.83	m <sup>2</sup>
PROPOSED LOT COVERAGE:	32.62	%
REQUIRED LOT COVERAGE:	35	%
<b>LANDSCAPED SOFT AREA</b>		
FRONT YARD AREA:	202	m <sup>2</sup>
HARD SURFACES AREA:	85	m <sup>2</sup>
TOTAL LANDSCAPED SOFT AREA :	117	m <sup>2</sup>
	58	%
<b>SETBACKS</b>		
FRONT :	7.32	m
REAR:	11.33	m
SIDE YARD (EAST) :	1.33	m
SIDE YARD (WEST) :	1.20	m

1  
A100  
PROPOSED SITE PLAN  
SCALE: 1/8" = 1'-0"

# ISSUED FOR DATE Y-M-D 1 ISSUED FOR REVIEW 2 ISSUED FOR 3 RE-ISSUED FOR 4	*CONTRACTOR MUST VERIFY ALL JOB DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS, AND REPORT ANY DISCREPANCIES TO ENGINEER BEFORE PROCEEDING WITH THE WORK. *DO NOT SCALE DRAWINGS; THESE DRAWINGS SHOW INTENT OF THE DESIGN ONLY OR EXISTING CONDITIONS AND MAY NOT REFLECT EXACT LOCATIONS. *ALL DRAWINGS NOT TO BE USED FOR CONSTRUCTION UNLESS COUNTERSIGNED BY THE CONSULTANT *THE FOLLOWING DRAWINGS AND NOTES TO BE CONSIDERED AS PART OF THE CONSTRUCTION DRAWINGS:	ALL DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF ACMENG ENGINEERING OR CONSULTANTS WHICH MUST BE RETURNED AT THE COMPLETION OF THE WORK. THE DRAWINGS AND SPECIFICATIONS ARE TO BE USED ONLY FOR THE PROJECT AS NOTED. REPRODUCTION OF THE DOCUMENTS IN PART OR IN WHOLE FOR ANY OTHER PURPOSE OR FOR ANY OTHER THAN THIS PROJECT WITHOUT THE WRITTEN CONSENT OF ACMENG ENGINEERING IS PROHIBITED. DRAWINGS ISSUED FOR GENERAL PURPOSE, NEGOTIATION, LEASE ETC. CARRY ALL THE ABOVE COPYRIGHT PROTECTION.	PROJECT NAME <b>NEW BUILDING</b> <b>610 TRAFFORD CRESCENT</b> THE TOWN OF OAKVILLE PROPOSED SINGLE FAMILY DWELLING CLIENT : YUCEL ALKAN	SHEET TITLE PROPOSED SITE PLAN	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 2024.01.04 FILE NAME	PROJECT NO. ..... DWG. NO. A100 REV. NO. 1
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1  
A210

# PROPOSED 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	PROPOSED SOUTH ELEVATION
-------------	--------------------------

--

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	2024.01.04
FILE NAME	.....

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



1  
A200

## PROPOSED 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		

\*CONTRACTOR MUST VERIFY ALL JOB DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS, AND REPORT ANY DISCREPANCIES TO ENGINEER BEFORE PROCEEDING WITH THE WORK.  
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PROJECT NAME	NEW BUILDING
	610 TRAFFORD CRESCENT
	THE TOWN OF OAKVILLE
	PROPOSED SINGLE FAMILY DWELLING
CLIENT :	YUCEL ALKAN

SHEET TITLE	PROPOSED NORTH ELEVATION
-------------	--------------------------



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	2024.01.04
FILE NAME	.....

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





**1** PROPOSED LEFT (WEST) ELEVATION  
 SCALE: 1/4" = 1'-0"

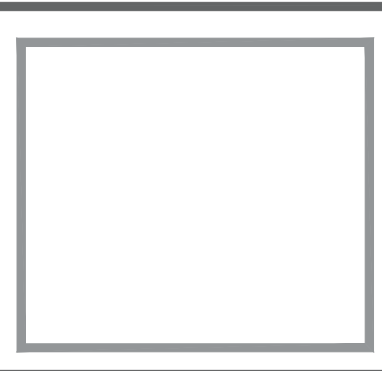
#	ISSUED FOR	DATE Y-M-D
1	ISSUED FOR REVIEW	.....
2	ISSUED FOR .....	.....
3	RE-ISSUED FOR .....	.....
4		

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

SHEET TITLE	PROPOSED WEST ELEVATION
-------------	-------------------------



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	2024.01.04
FILE NAME	.....

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



1  
A220

# PROPOSED 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		

\*CONTRACTOR MUST VERIFY ALL JOB DIMENSIONS, ALL DRAWINGS, DETAILS AND SPECIFICATIONS, AND REPORT ANY DISCREPANCIES TO ENGINEER BEFORE PROCEEDING WITH THE WORK.  
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PROJECT NAME	NEW BUILDING
	610 TRAFFORD CRESCENT
	THE TOWN OF OAKVILLE
	PROPOSED SINGLE FAMILY DWELLING
CLIENT :	YUCEL ALKAN

SHEET TITLE	PROPOSED 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	IA.
DATE Y-M-D	2024.01.04
FILE NAME	.....

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

January 29, 2024

GSAI File: 1609-001

Ms. H. McCrae  
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;
- A copy of the Architectural Plans, prepared by Pi-Pa Design & Construction, dated January 4, 2024, including:
  - Proposed Site Plan (Drawing A100);
  - Proposed Rear (North) Elevation (Drawing A200);
  - Proposed Front (South) Elevation (Drawing A210);
  - Proposed Right (East) Elevation (Drawing A220);
  - Proposed Left (West) Elevation (Drawing A230);
  - Proposed Basement Plan (Drawing A300);
  - Proposed Main Floor Plan (Drawing A310); and,
  - Proposed Second Floor Plan (Drawing A320).

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 and south of Speers 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 1/2-storey detached dwelling, with an integrated private garage.



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 and accessory, rear yard shed structure are 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 are the variances 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 44.2% 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 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 and built form features that are similar to those found in the immediate surrounding area. I highlight that the proposed dwelling includes stepbacks above the ground level which not only provides for ground level elements, but also a similar built form to those in the surrounding area. The presence of these stepbacks and ground-level elements also reduces the visual appearance of mass and scale.

Overall, the proposed dwelling has also incorporated similar architectural features as those found on homes in the surrounding area. Specifically, the proposed dwelling provides for a high-quality, refined design that features a front covered porch and living areas that have been integrated into the proposed roofline. The proposed facades are to provide for similar, compatible material selections as those in the surrounding area to further integrate with the established Neighbourhood character. Finally, the proposed dwelling has been situated generally in accordance with the footprint of the existing dwelling and in a similar fashion to built forms found in the immediate surrounding Neighbourhood. This enables the provision of living areas that meet the changing needs of the Owner, while also being appropriately and sensitively provided on the lot. Furthermore, I highlight that the setbacks, 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. 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 variance conforms to the policy objectives established by the Livable Oakville Plan and meets 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 44.2% 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 that better reflects the family’s changing needs. 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 consistent and compatible with those in the surrounding Neighbourhood. 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. 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 also avoid the appearance of blank or visually overwhelming 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 directly along Trafford Crescent.

As stated throughout this Letter, the proposed dwelling incorporates a stepback above the ground level to provide for a built form that is well-designed, of appropriate depth and 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 within an acceptable range of current permissions, is within range of previous surrounding Decisions and is consistent with existing building coverage patterns in the immediate area.

*Surrounding Decision Analysis*

In support of the proposed development, an analysis of previous approvals in the surrounding area 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	Required Residential Floor Area ('RFA')	Requested RFA	Status
517 Vyner Crescent	43.0%	45.34%	Approved (CAV A/081/2018)

Address	Required Residential Floor Area ('RFA')	Requested RFA	Status
2082 Bridge Road	41.0%	43.03%	Approved (CAV A/014/2022)
472 Seaton Road	41.0%	43.80%	Approved (CAV A/125/2022)

### *Existing Coverage Analysis*

In support of the proposed development, a building coverage analysis was undertaken to assess the appropriateness of the proposal in the context of the surrounding Neighbourhood. For clarity, the same surrounding Neighbourhood boundaries as identified above were utilized. The result of this analysis is below.

Address	Lot Area (sq m)	Building Footprint (sq m)	Building Coverage (%)
517 Vyner Crescent	539	174.73	32.4%
515 Vyner Crescent	539	184.52	34.2%
513 Vyner Crescent	539	235.35	43.7%
511 Vyner Crescent	557	185.32	33.3%
509 Vyner Crescent	633	154.63	24.4%
2165 Bridge Road	585	142.59	24.4%
2157 Bridge Road	742	132.87	17.9%
506 Trafford Crescent	699	175.99	25.2%
512 Trafford Crescent	699	117.31	16.8%
516 Trafford Crescent	699	149.01	21.3%
522 Trafford Crescent	699	129.48	18.5%
526 Trafford Crescent	699	205.79	29.4%
530 Trafford Crescent	699	160.20	22.9%
536 Trafford Crescent	700	157.75	22.5%
540 Trafford Crescent	700	264.59	37.8%
546 Trafford Crescent	699	156.24	22.3%





# GSAI

Glen Schnarr & Associates Inc.

Address	Lot Area (sq m)	Building Footprint (sq m)	Building Coverage (%)
550 Trafford Crescent	699	108.74	15.6%
556 Trafford Crescent	704	188.07	26.7%
560 Trafford Crescent	710	136.16	19.2%
566 Trafford Crescent	934	176.17	18.9%
570 Trafford Crescent	1,104	180.49	16.3%
574 Trafford Crescent	675	126.3	18.7%
578 Trafford Crescent	715	155.45	21.7%
582 Trafford Crescent	724	232.56	32.1%
586 Trafford Crescent	724	147.26	20.3%
590 Trafford Crescent	716	140.44	19.6%
594 Trafford Crescent	753	135.53	18.0%
598 Trafford Crescent	1,353	226.18	16.7%
602 Trafford Crescent	1,079	154.76	14.3%
606 Trafford Crescent	738	144.87	19.6%
610 Trafford Crescent	707	148.8	21.0%
2109 Saxon Road	693	159.16	23.0%
2110 Saxon Road	694	133.90	19.3%
628 Trafford Crescent	701	113.11	16.1%
632 Trafford Crescent	699	144.92	20.7%
636 Trafford Crescent	701	133.31	19.0%
529 Trafford Crescent	690	179.14	26.0%
659 Trafford Crescent	699	191.94	27.5%
655 Trafford Crescent	699	191.95	27.5%
651 Trafford Crescent	699	160.84	23.0%
629 Trafford Crescent	699	151.21	21.8%



# GSAI

Glen Schnarr & Associates Inc.

Address	Lot Area (sq m)	Building Footprint (sq m)	Building Coverage (%)
623 Trafford Crescent	902	175.65	19.5%
619 Trafford Crescent	902	282.1	31.3%
615 Trafford Crescent	902	150.22	16.7%
607 Trafford Crescent	690	155.18	22.5%
587 Trafford Crescent	699	115.36	16.5%
583 Trafford Crescent	699	116.28	16.6%
579 Trafford Crescent	699	105.06	15.0%
557 Trafford Crescent	694	131.22	18.9%
547 Trafford Crescent	902	227.48	25.2%
543 Trafford Crescent	902	132.49	14.7%
537 Trafford Crescent	902	115.16	12.8%
2094 Seabrook Drive	928	126.72	13.7%
2096 Seabrook Drive	980	120.37	12.3%
2098 Seabrook Drive	768	178.67	23.3%
2100 Seabrook Drive	680	246.65	36.3%
2102 Seabrook Drive	693	159.77	23.1%
2106 Seabrook Drive	688	167.46	24.3%
2105 Saxon Road	693	237.3	34.5%
2101 Saxon Road	816	122.15	17.6%
2099 Saxon Road	816	208.61	25.6%
2097 Saxon Road	650	183.97	28.3%
2095 Saxon Road	767	171.62	22.4%
2093 Saxon Road	754	151.73	20.1%
<i>Minimum</i>			<i>12.3%</i>
<i>Maximum</i>			<i>43.7%</i>



Address	Lot Area (sq m)	Building Footprint (sq m)	Building Coverage (%)
<i>Sample Size</i>			<i>63</i>

Based on the above, there are instances where the existing building coverage pattern is large, yet maintains a proportional dwelling compared to the lot. It is also evident that newer and renovated built forms tend to have greater building coverages. As such, it is my opinion that the proposal is consistent with existing and evolving coverage 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 variance meets 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 variance satisfies the four tests of Section 45(1) of the *Planning Act* and represents good planning.

Yours very truly,

**GLEN SCHNARR & ASSOCIATES INC.**



Stephanie Matveeva, MCIP, RPP

Associate