

LOT 6
PIN 24793-0332
PLAN

SUBJECT TO AN EASEMENT IN FAVOUR
OF THE BELL TELEPHONE COMPANY OF
CANADA AS IN INST. No. TW29949
& NOTICE OF CLAIM No. 818955

CONDO BLOCK 25742

(60.56 P7)
(P2&MEAS)
60.50

PART OF LOT 57
PIN 24793-0200
REGISTERED PLAN 536
TOWN OF OAKVILLE,
REGIONAL MUNICIPALITY OF HALTON

AS TAKEN FROM
SURVEY BY
J. H. GELBLOOM SURVEYING LIMITED
ONTARIO LAND SURVEYOR
DATED MARCH 12, 2024.
AS PROVIDED BY THE OWNER

LOT 56
PIN 24793-0199

EXISTING
1 STOREY
BRICK DWELLING
No. 1453

PORCH

1.20 M
INTERIOR
SETBACK

(P1&MEAS)
18.29

N 38° 11' 00" E
REFERENCE BEARING

THE MOST SOUTHERLY ANGLE
OF LOT 57, REG'D PLAN 536

MH
WW

MH

(N 38° 07' 00" E P2)
(N 38° 11' 00" E P1&P6)
N 38° 09' 40" E

LOT 57
PIN 24793-0200
PLAN

7.50 M
REAR
SETBACK

COVERED
REAR PORCH
1R

PROPOSED
TWO STOREY
RESIDENTIAL BUILDING
No. 1457

EXISTING
1 STOREY
BRICK DWELLING
TO BE REMOVED

COVERED
FRONT PORCH
2R

NEW
6.72 m WIDE
ASPHALT
DRIVEWAY

NEW
ASPHALT
DRIVEWAY

EDGE OF ROAD

CENTRELINE OF ROAD

OVERHEAD WIRE

CONDOMINIUM PLAN No. 440

IB(819) (3.05 P7) 2.95

SIB(950) 4.25 (P4&SET)

BF 0.03 NW
0.02 NE

0.40 Ø CON.

0.10 Ø DEC.

0.10 Ø DEC.

EXISTING
POOL

LOT 58
PIN 24793-0201

1.20 M
INTERIOR
SETBACK

EXISTING
2 STOREY
STUCCO & STONE
DWELLING
No. 1463

100.43 (FF)

PORCH

WOOD CURB

STONE WALKWAY
(N 50° 26' 00" W P1, P4&P6)

0.80 Ø DEC.



Proposed New Residence:
1457 CONSTANCE DRIVE, Oakville
SITE PLAN at 1:400
A101 - October 08, 2024.

GUS RICCI
ARCHITECT

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

SITE STATISTICS				
LOT DESCRIPTION	LOT 57 PIN 24793-0200 TOWN OF OAKVILLE REGIONAL MUNICIPALITY OF HALTON			
MUNICIPAL ADDRESS	1457 CONSTANCE DRIVE, OAKVILLE, ONTARIO			
	ZONING REQUIREMENTS	EXISTING	PROPOSED NEW	
ZONING	ZONING BY-LAW 2014-014: RL3-0			
ZONE	RL-3.0			
LOT AREA	MINIMUM = 557.5 m ² (2)	697.59 m ²	697.59 m ²	7,508.8 sq.ft.
LOT FRONTAGE	MINIMUM = 18.0 m (2)	18.29 m	18.29 m	60'-0"
FRONT YARD SETBACK (SOUTH)	MINIMUM = 7.5 m (-0) MINIMUM = 8.91 m (-1m LESS THEN EXISTING BUILDING)	9.91	9.00 m	29'-6 1/2"
SIDE YARD SETBACK (EAST & WEST)	MINIMUM = 2.40 m & 1.2 m (5)	N/A	1.25 m	4'-1"
REAR YARD SETBACK (NORTH)	MINIMUM = 7.5m (6)	N/A	9.06 m	29'-9"
NO. OF STOREYS	N/A (-0), MAXIMUM = 2	N/A	2	
BUILDING HEIGHT OVERALL / RIDGE	MAXIMUM HEIGHT = 12.0 m (-0) MAXIMUM HEIGHT = 9.0 m (29'-6")	N/A	8.79 m	28'-10"
DWELLING DEPTH	MAXIMUM = N/A	N/A	N/A	
RESIDENTIAL FLOOR AREA RATIO	MAXIMUM = 41 % (286.01 m ² 3,078.61 sq.ft.)	N/A	MAIN FLOOR 178.09 m ² 1,916.92 sq.ft. 25.53 % SECOND FLOOR 146.81 m ² 1,580.19 sq.ft. 21.04 % TOTAL 324.90 m² 3,497.11 sq.ft. 46.57 % (≥41%)	
LOT COVERAGE	MAXIMUM = 35% (-0) (244.16m ² 2,628.08 sq.ft.)	N/A	MAIN FLOOR 178.09 m ² 1,916.92 sq.ft. 25.53 % GARAGE 46.81 m ² 503.90 sq.ft. 6.71 % FRONT PORCHES 12.76 m ² 137.38 sq.ft. 1.83 % REAR PORCH 24.62 m ² 265.00 sq.ft. 3.53 % ROOF OVERHANG 9.36 m ² 100.75 sq.ft. 1.34 % TOTAL 271.64 2,923.95 sq.ft. 38.94 % (≥35%)	

THERMAL PERFORMANCE DATA			
AS PER O.B.C. SB-12 TABLE 3.1.1.2.A (IP)			
COMPLIANCE PACKAGE 'A1'			
COMPONENT	NOMINAL R VALUE MIN.	U VALUE MAX.	EFFECTIVE R VALUE MIN.
CEILING W/ ATTIC SPACE	60	0.017	59.22
CEILING W/O ATTIC SPACE	31	0.036	27.65
EXPOSED FLOOR	31	0.034	29.80
WALLS ABOVE GRADE	22	0.059	17.03
BASEMENT WALLS	20ci or R12+10ci	0.047	21.12
BELOW GRADE SLAB ENTIRE SURFACE > 600mm BELOW GRADE	---	---	---
EDGE OF BELOW GRADE SLAB ≤ 600mm BELOW GRADE	10	0.090	---
HEATED SLAB OR SLAB ≤ 600mm BELOW GRADE	10	---	11.13
WINDOWS AND SLIDING GLASS DOORS	---	0.28	---
SKYLIGHTS	---	0.49	---
SPACE HEATING EQUIPMENT - MIN. AFUE	96%		
HRV - MIN. EFFICIENCY	75%		
DOMESTIC HOT WATER HEATER - MIN. EF	0.8		

Proposed New Residence:
1457 CONSTANCE DRIVE, Oakville
 SITE STATISTICS at N.T.S.
 A102 - October 08, 2024.



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October 8, 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: 1457 Constance Drive, Oakville

Dear Ms, Radomirovic, Chairperson and Committee Members,

The property owner of 1457 Constance 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 - RL3-0

Variance 1:

To permit a Lot Coverage of 38.94% whereas by-law 2014-014 allows 35.0% maximum.

The request for an increase in Lot Coverage is the result of increased roof overhangs and roofed outdoor spaces. Based on a desired design aesthetic, the low sloped roof requires the use of larger overhangs aesthetically; the portion of the overhang greater than 2ft is counted as coverage. Additionally, a covered front entry and adjacent covered sitting area at the front as well as a covered porch at the rear add to coverage. We believe the increase in coverage is offset by these horizontal design elements that reduce massing and contribute to the design of the dwelling.

Variance 2:

To permit a Residential Floor Area (RFA) of 46.57% whereas by-law 2014-014 allows 41.0% 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 and depth of the home is such that it meets all yard setbacks as well as respecting the maximum height requirement.

October 8, 2024

RE: Committee of Adjustments application: 1457 Constance Drive, Oakville

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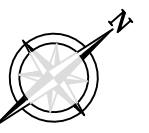
It is our opinion that the requested variances meet the four tests of the Planning Act and are consistent with the Town of Oakville's Official Plan, applicable Zoning By-Laws and Design Guidelines for Stable Residential Communities. We respectfully request approval from the Committee of Adjustment and 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 'Ricci', with a stylized flourish at the end.

Gus Ricci, B. Arch, OAA, MRAIC



SUBJECT TO AN EASEMENT IN FAVOUR OF THE BELL TELEPHONE COMPANY OF CANADA AS IN INST. No. TW29949 & NOTICE OF CLAIM No. 818955

(N 38° 07' 00" E P2)
(N 38° 11' 00" E P1&P6)
N 38° 09' 40" E

PART SUBJECT AS IN II CONDOM.

(60.56 P7)
(P2&MEAS)
60.50

0.30∅ DEC.
0.10∅ CON.
ROW OF TREES

0.20∅ DEC.

IB(819) (3.05 P7)
SIB(950)
2.95
1.22 WIDE

BF 0.03 NW
0.02 NE
0.50∅ DEC.

PART OF LOT 57
PIN 24793-0200
REGISTERED PLAN 536
TOWN OF OAKVILLE,
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DATED MARCH 12, 2024.
AS PROVIDED BY THE OWNER

18.29
(P1,P3,P6&MEAS)
LOT 57
PIN 24793-0200

PLAN

(N 50° 26' 00" W P1)
N 50° 33' 10" W
38.11
(P1,P3,P5&SET)

POOL 5

LOT 58
PIN 24793-0200

LOT 56
PIN 24793-0199

1 STOREY BRICK DWELLING No. 1453

1 STOREY BRICK DWELLING No. 1457

2 STOREY STUCCO & STONE DWELLING No. 1463

PORCH

99.70
99.69
99.22
99.30

2.70
(2.65 P5)

99.88 (FF)
99.33
99.85
99.87
99.88
99.86

0.20 NE
CLF

1.90
(P3&MEAS)

99.70 (FF)

4.18
(P3,P4&MEAS)

99.94
99.96
99.90
99.90

38.11
(P1,P3,P4,P6&MEAS)

99.92
99.92
99.92

1.95
(P4&MEAS)

100.43 (FF)

PORCH

(P1&MEAS)
18.29

N 38° 11' 00" E
REFERENCE BEARING

SOUTHERLY ANGLE
REG'D PLAN 536

CURB
0.09 NE

IB
18.29
(P1,P3,P6&SET)

99.70
99.58
99.52
99.52

EG= 98.75

98.75
98.75
98.75

98.66
98.66
98.66

IB(OU)

WALL
0.05 SW

98.54
98.48
98.50
98.55
98.58
98.57

98.59
98.59
98.59

MH
WV
98.57
98.57
98.58

HYD.
TOP
99.40
EDGE OF ROAD

CENTRELINE OF ROAD

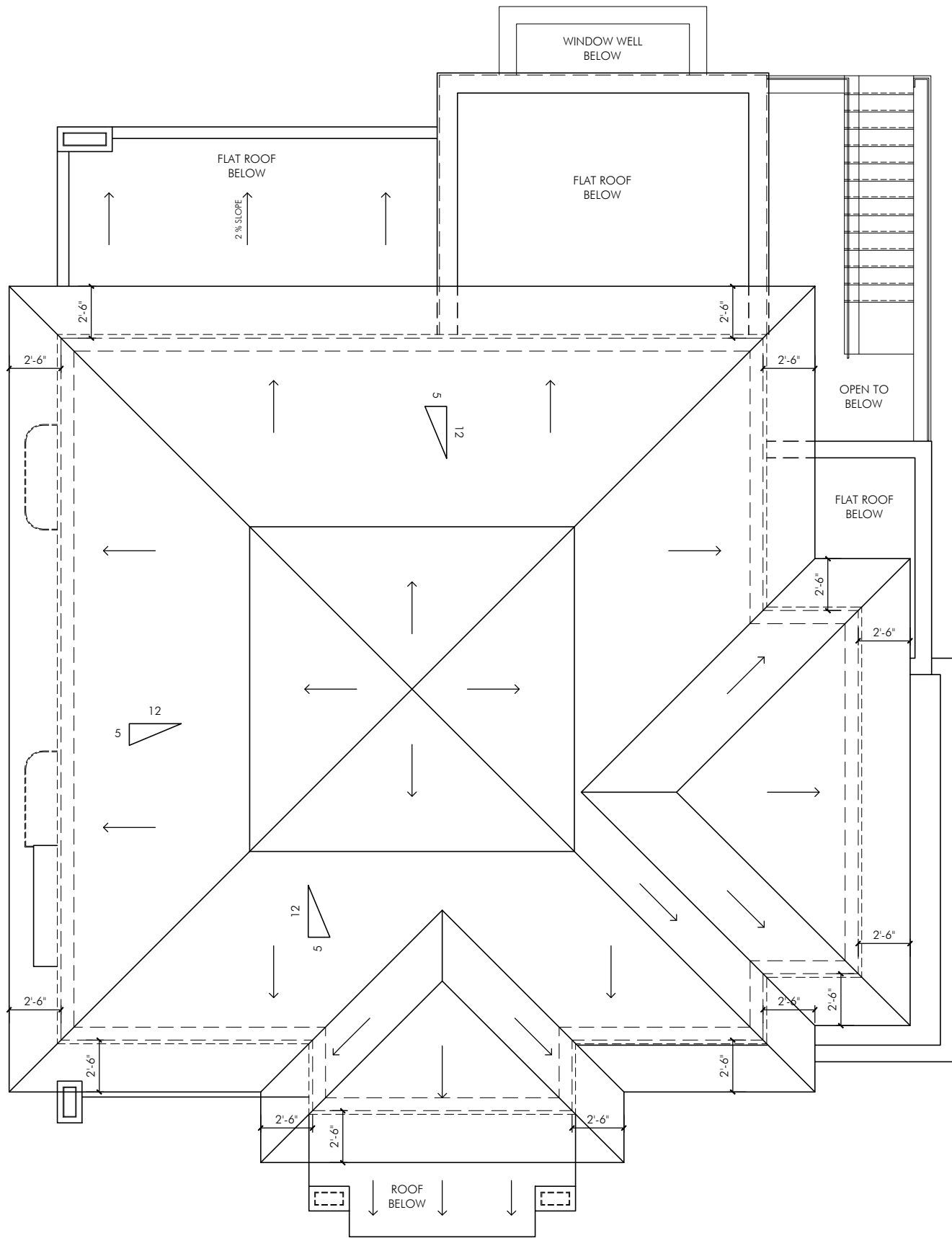
ASPHALT
DRIVEWAY



Proposed New Residence:
1457 CONSTANCE DRIVE, Oakville
SURVEY at 1:400
C100 - October 08, 2024.



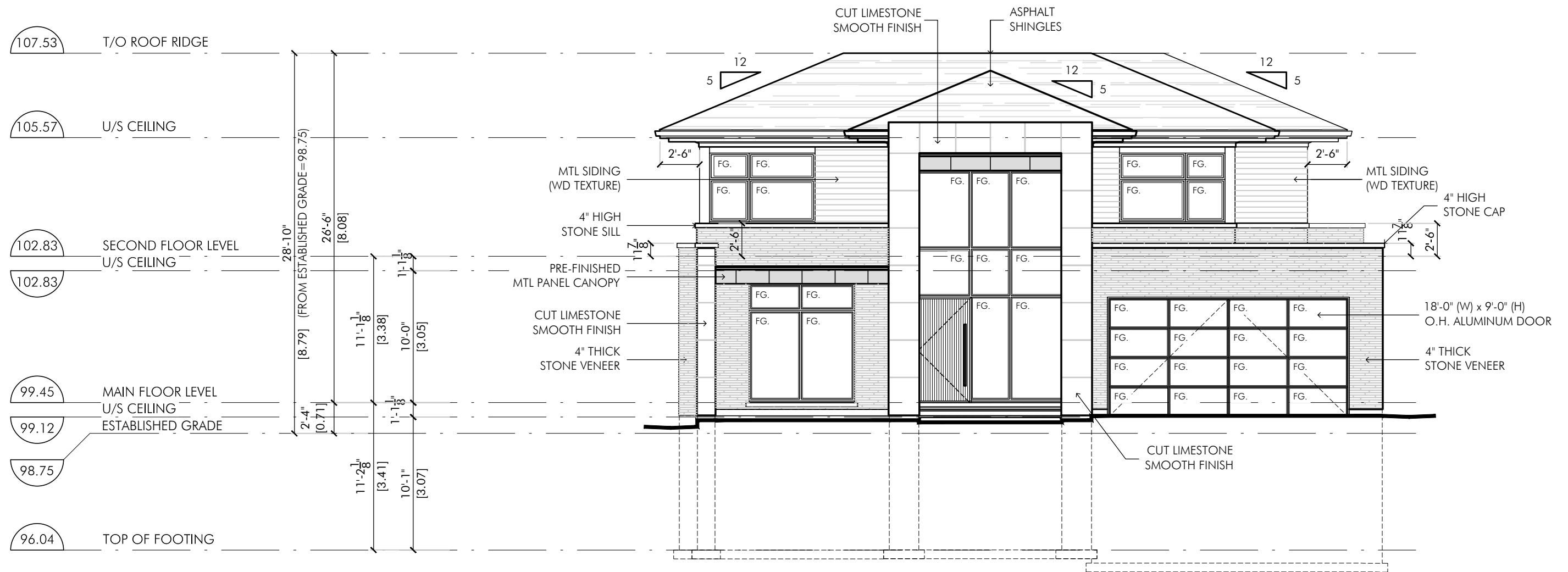
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Proposed New Residence:
1457 CONSTANCE DRIVE, Oakville
ROOF PLAN at 1/8" = 1'-0"
A303 - October 08, 2024.



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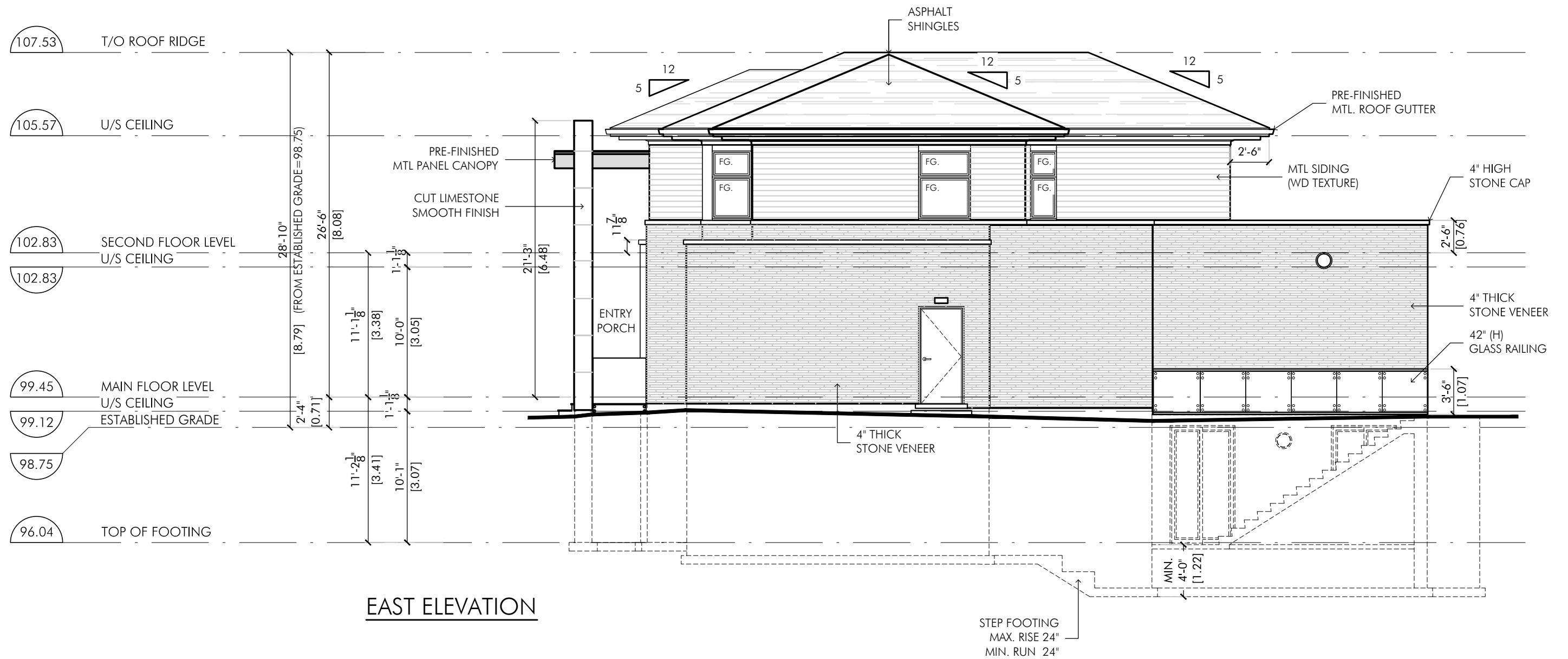


SOUTH ELEVATION

Proposed New Residence:
1457 CONSTANCE DRIVE, Oakville
 SOUTH ELEVATION at 1/8" = 1'-0"
 A200 - October 08, 2024.



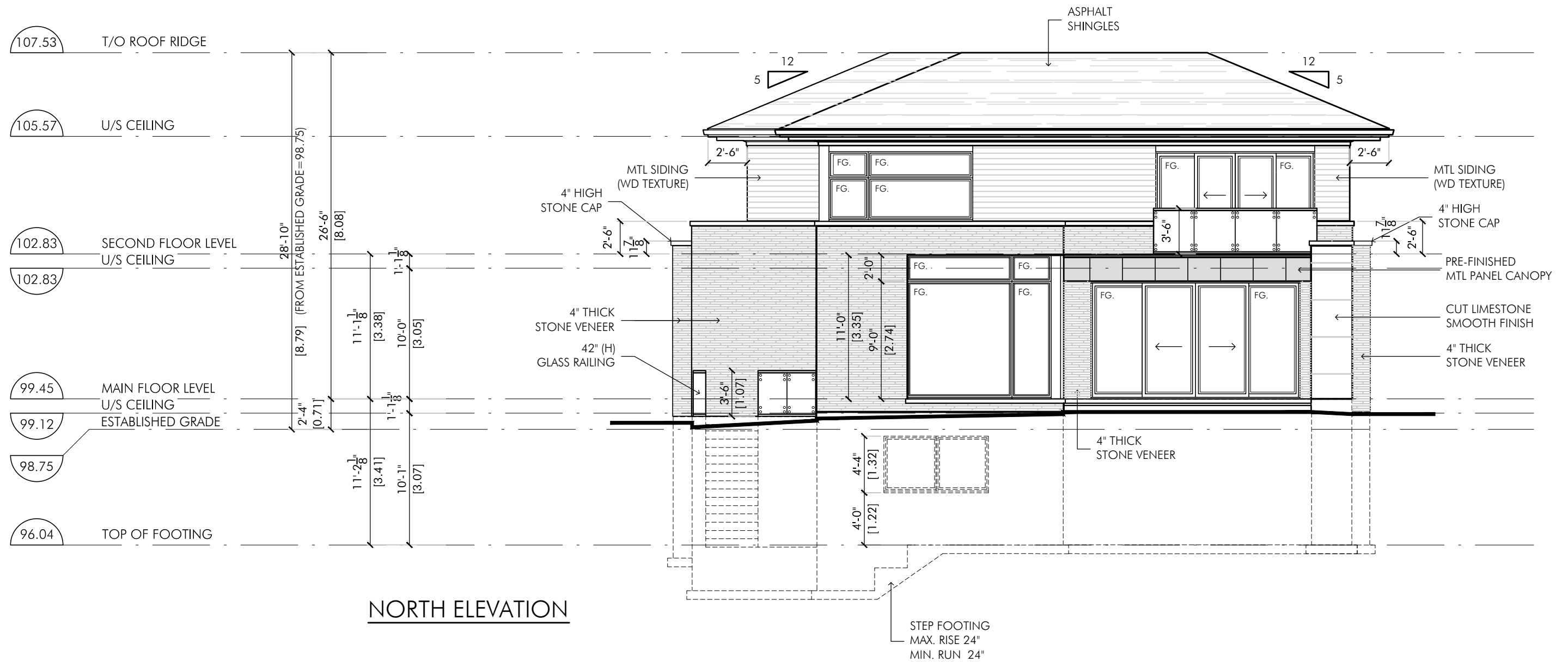
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Proposed New Residence:
1457 CONSTANCE DRIVE, Oakville
 EAST ELEVATION at 1/8" = 1'-0"
 A201 - October 08, 2024.



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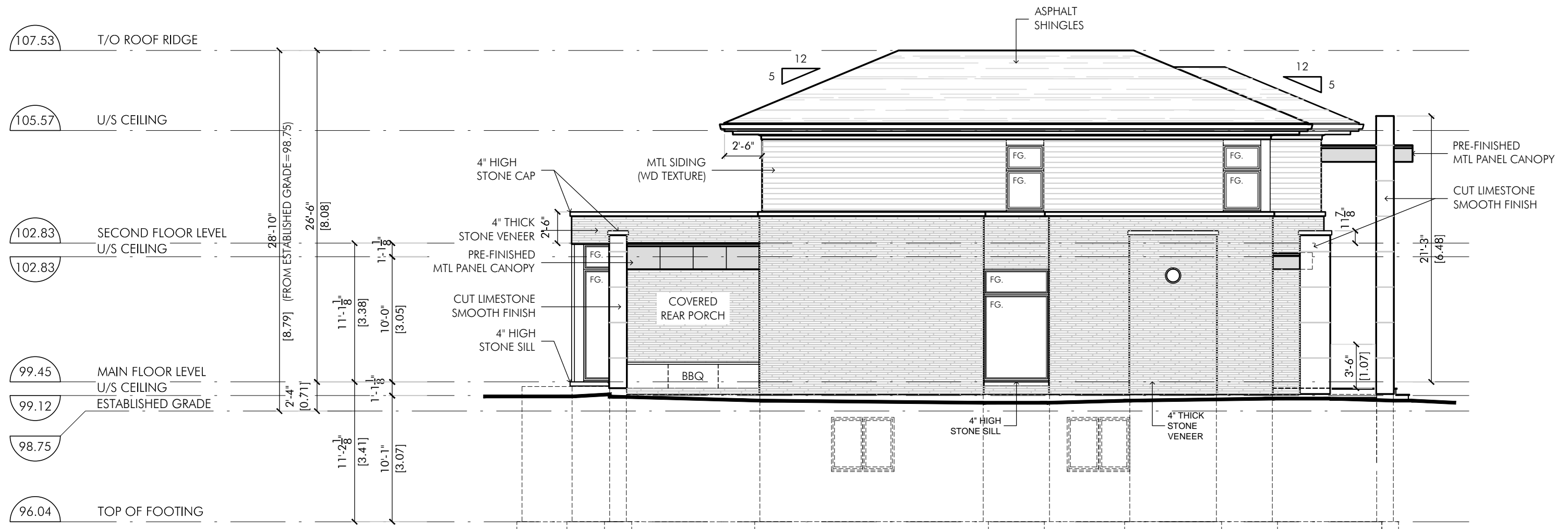


NORTH ELEVATION

Proposed New Residence:
1457 CONSTANCE DRIVE, Oakville
 NORTH ELEVATION at 1/8" = 1'-0"
 A202 - October 08, 2024.



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WEST ELEVATION

Proposed New Residence:
1457 CONSTANCE DRIVE, Oakville
 WEST ELEVATION at 1/8" = 1'-0"
 A203 - October 08, 2024.



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Proposed New Residence:

1457 CONSTANCE DRIVE, Oakville

View looking North

R100 - October 08, 2024



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Proposed New Residence:

1457 CONSTANCE DRIVE, Oakville

View to North East

R102 - October 08, 2024



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Proposed New Residence:

1457 CONSTANCE DRIVE, Oakville

View to North West

R101 - October 08, 2024



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