



KEEREN DESIGN
Residential Architecture

11 BRONTE RD. SUITE 31
OAKVILLE, ON
L6L 0E1

PHONE: (905) 847-2350

WWW.KEEREN.CA

FIRM BCIN #: 31181

JORIS KEEREN
DESIGNER BCIN #: 25348

REVISION

DRAWING INFORMATION

INITIAL DESIGN : JUNE 2024
DESIGNER : JORIS KEEREN
DRAWN BY : M. RICO
PLOT DATE : NOVEMBER 22, 2024
PERMIT # : 24 -

These drawings are not to be used for construction purposes, unless approved and stamped by the Local Building Department.

PROJECT: 530 CARSON LANE

S1

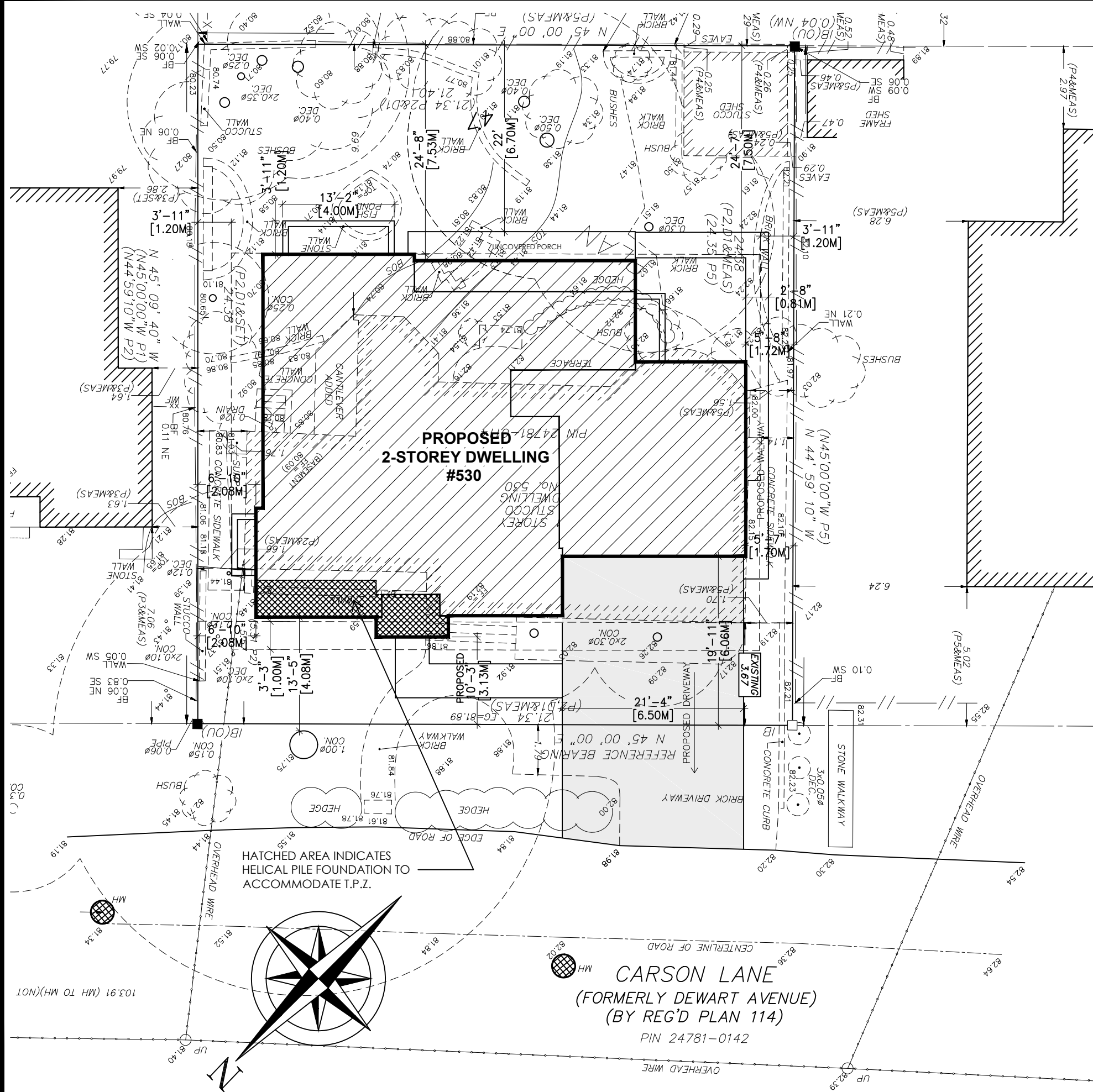
SITE STATISTICS: 530 CARSON LANE

	EXISTING	PROPOSED	TOTAL	ALLOWED
ZONING:	RL3-0			
LOT AREA:	520.82M2			
LOT COVERAGE:	---	M2 197.63M2	---	M2 182.03M2 1,959 SQ. FT.
LOT COVERAGE:	---	38%	---	35 %
R.F.A. :	---	M2 265M2	---	M2 223.63M2 2,407 SQ. FT.
R.F.A. :	---	51%	---	43%
WINDOW WELL :	---	M 1.2Mx4.0M	---	M 0.6Mx1.8M
BLDG. HEIGHT (PEAK)	---	M 8.90M	---	M 9

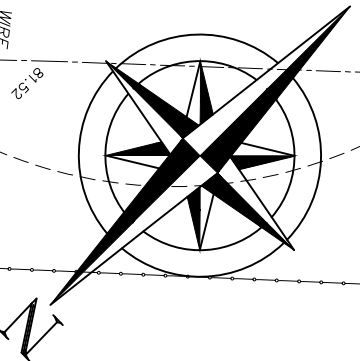
SITE PLAN

SCALE: 1:150

MINOR VARIANCE REQUIRED



HATCHED AREA INDICATES
HELICAL PILE FOUNDATION TO
ACCOMMODATE T.P.Z.



CARSON LANE
(FORMERLY DEWART AVENUE)
(BY REG'D PLAN 114)
PIN 24781-0142



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A0



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A5





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PROJECT: 530 CARSON LANE

A6



WEST SIDE ELEVATION
SCALE: 1:75



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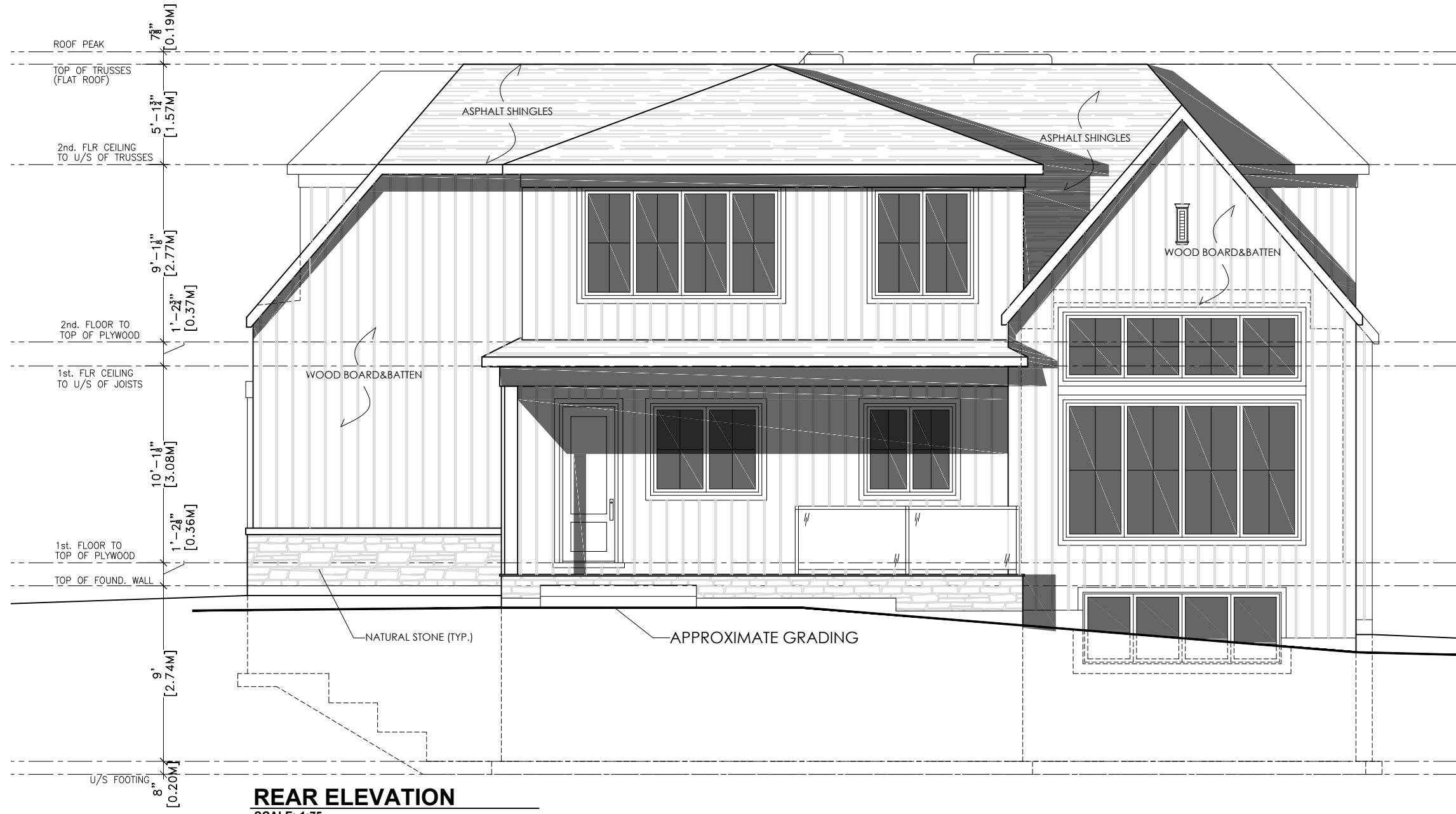
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REAR ELEVATION
SCALE: 1:75



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PROJECT: 530 CARSON LANE

A8



EAST SIDE ELEVATION
SCALE: 1:75

Cover letter

Property Address: 530 Carson Lane

Oct 22, 2024

This application for minor variance is comprised of a proposed new single-family dwelling. The existing dwelling constructed circa 1940 will be completely demolished and new utility services will be installed as part of the redevelopment.

Mature Town Tree: There is an existing mature coniferous tree located at the front of the property. Please note that the foundation of the proposed dwelling has been reduced to provide a larger tree protection zone for this tree.

The following variances are being requested:

1. To allow for a Floor Area Ratio of 51%, where as 43% is permitted
2. To allow for a rear yard window well encroachment of 4m x 1.2m where as 1.8m & 0.6m is the maximum.
3. To allow a Lot Coverage of 38% whereas 35% is the maximum.

Justification and rationale for the variance requests:

1. The subject lot is one of, if not the, smallest in the area, and although it is legal, non conforming, it's actually less than the prescribed min under the RL3-0 zoning by-law. This results in both the permitted RFA and lot coverage ratios being artificial low, requiring variances.
2. The area is unique, with many larger homes in the immediate area. The additional sq. footage (RFA) is required to accommodate the needs of the immediate family for which the house is being built. The total sq. footage of the proposed dwelling is a moderate 2,800 above grade.
3. For some context, the dwelling immediately next door (on the East side # 536) was designed by our firm and has a square footage of about 5,100 sq. ft. with an RFA of over 70%. The dwelling across the street at 533 Carson Lane was approved in 2016 for an RFA of 48.28%.
4. Although the RFA request may seem high in terms of percentage, the actual size of the home is conservative at approximately 2,800 sq. ft. spread across the 1st and 2nd floor.
5. The overall massing and scale of the dwelling is moderated by several features, including the 1 story front porch, the stepping and articulation of the front facade as well as the lowering of the roofline to the 1st floor in many areas.