

4 DEVELOPMENT STATISTICS

NOT FOR CONSTRUCTION



NOTE:
THE CONTRACTOR WILL CHECK AND
VERIFY DIMENSIONS AND SITE
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REPORT ANY DISCREPANCY TO THE
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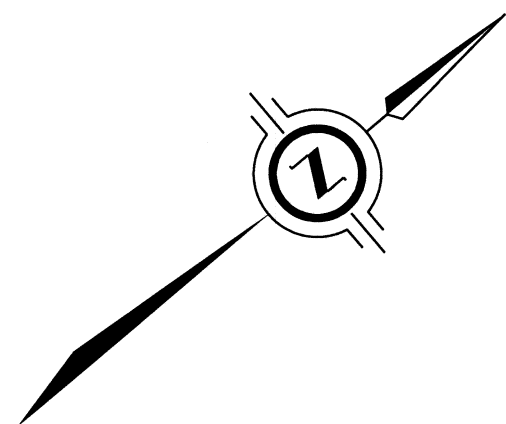
[illegible]

MARGARET DRIVE
RESIDENCES

REALISTIC
RENDERING
3D PERSPECTIVE

A202





PLAN OF SURVEY OF
ILLUSTRATING TOPOGRAPHY ON
BLOCK G
REGISTERED PLAN M-62
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

SCALE 1 : 250
0 5 10 15 metres

J.D. BARNES LIMITED

© COPYRIGHT

METRIC DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B,
BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS)
(2010.0).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY
THE COMBINED SCALE FACTOR OF 0.999728.

FOR BEARING COMPARISONS, A ROTATION OF 0°21'0" COUNTER-CLOCKWISE WAS
APPLIED TO BEARINGS ON PLANS P1 AND P2.

INTEGRATION DATA		
OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (CSRS) (2010.0).		
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O. REG 216/10.		
POINT ID	EASTING	NORTHING
ORP (A)	606 025.69	4 810 595.21
ORP (B)	606 120.72	4 810 707.92
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

ELEVATION NOTE

ELEVATIONS ARE OF GEODETIC ORIGIN (CGVD-1928/78), AND ARE DERIVED FROM
GNSS OBSERVATIONS AND NATURAL RESOURCES CANADA'S GEOID MODEL RT2.0.

LOCAL BENCHMARK

CUT CROSS ON MARGARET DRIVE, APPROXIMATELY 27 METERS FROM SOUTH-EASTERN
CORNER OF THE SUBJECT BOUNDARY.
ELEVATION=98.37m

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SSB	DENOTES	STANDARD IRON BAR
SSB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	ROUND IRON BAR
IB	DENOTES	IRON BAR
PB	DENOTES	PLASTIC BAR
P1	DENOTES	SURVEYOR'S REAL PROPERTY REPORT BY CUNNINGHAM McCONNELL LIMITED, O.L.S., DATED OCTOBER 10, 2018 (PLAN NO. 82-18-2)
P2	DENOTES	REGISTERED PLAN M-62
626	DENOTES	H.D. SEWELL, O.L.S.
950	DENOTES	CUNNINGHAM McCONNELL LIMITED, O.L.S.
1128	DENOTES	DAVID HORWOOD, O.L.S.
OU	DENOTES	ORIGIN UNKNOWN
MEAS	DENOTES	MEASURED

N=NORTH / S=SOUTH / E=EAST / W=WEST

TOPOGRAPHICAL LEGEND

□	DENOTES	SINGLE CATCHBASIN
HPD	DENOTES	HYDRO PEDESTAL
MH	DENOTES	MANHOLE
○	DENOTES	SANITARY MANHOLE
LS	DENOTES	LIGHT STANDARD
H	DENOTES	FIRE HYDRANT
WV	DENOTES	WATER VALVE
★	DENOTES	CONIFEROUS TREE
	DIA=	DENOTES DIAMETER OF TRUNK IN METRES
●	DENOTES	DECIDUOUS TREE
	DIA=	DENOTES DIAMETER OF TRUNK IN METRES

BEFORE DIGGING, UNDERGROUND SERVICES SHOULD BE LOCATED ON
SITE BY THE RESPECTIVE AGENCIES.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT
LOCAL BENCHMARKS HAVE NOT BEEN ALTERED OR DISTURBED AND
THAT THE RELATIVE ELEVATIONS AGREE WITH THE INFORMATION
SHOWN ON THIS PLAN.

PRIMARY CONTOURS ARE AT 1.00m INTERVALS.
SECONDARY CONTOURS ARE AT 0.25m INTERVALS.

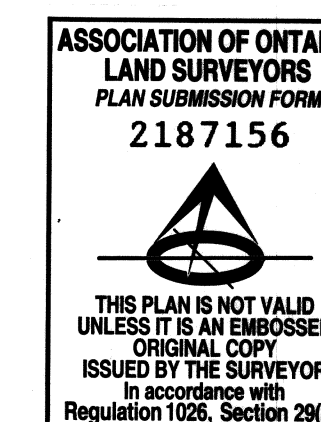
SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS
ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS
MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 1st DAY OF MARCH, 2022.

MARCH 10, 2022
DATE

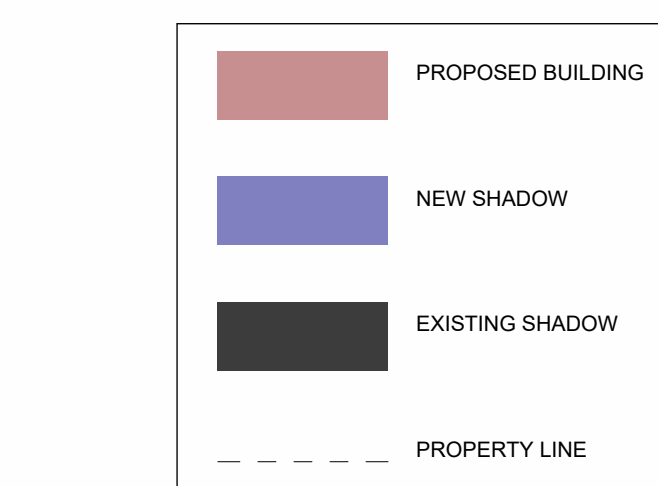
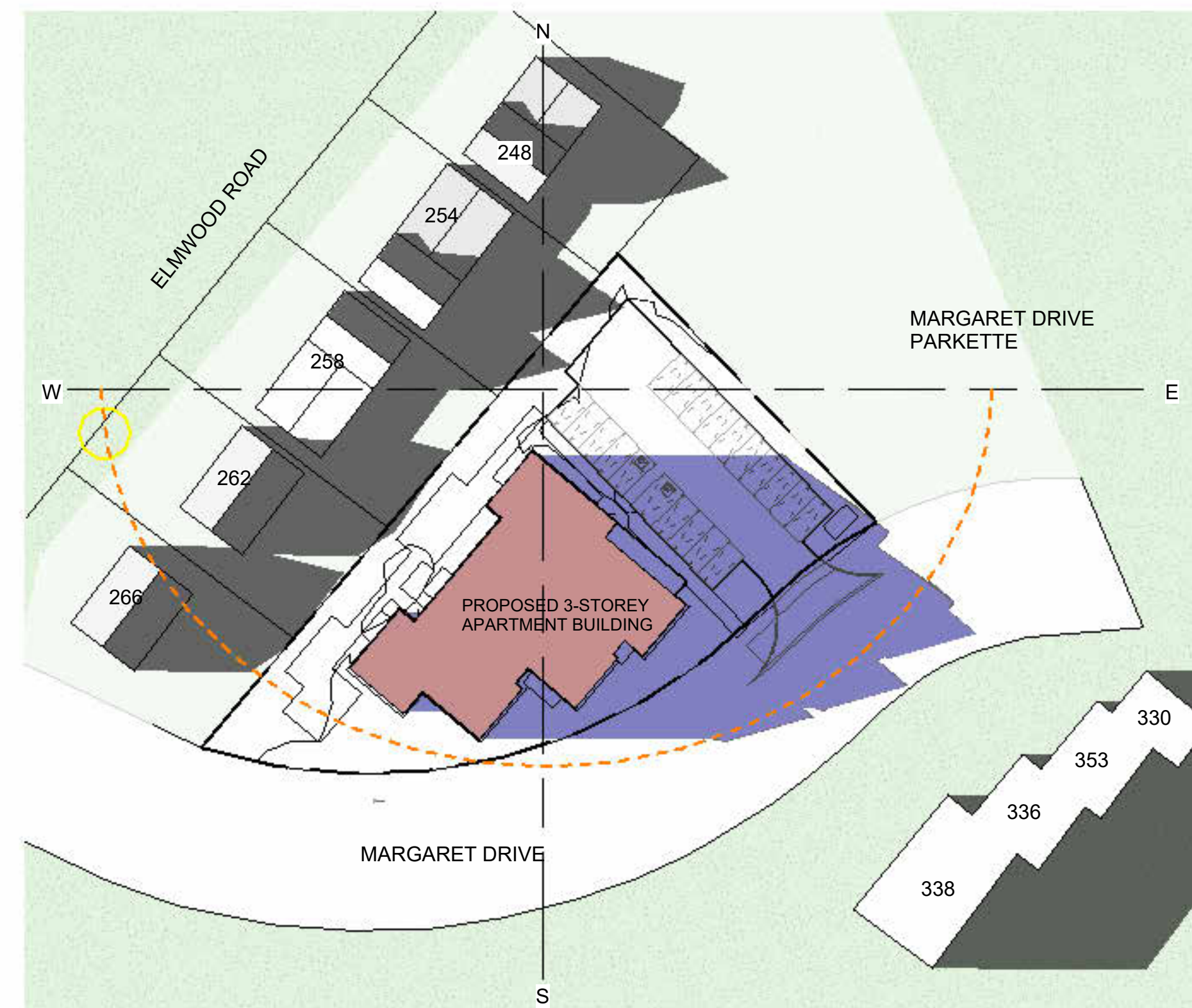
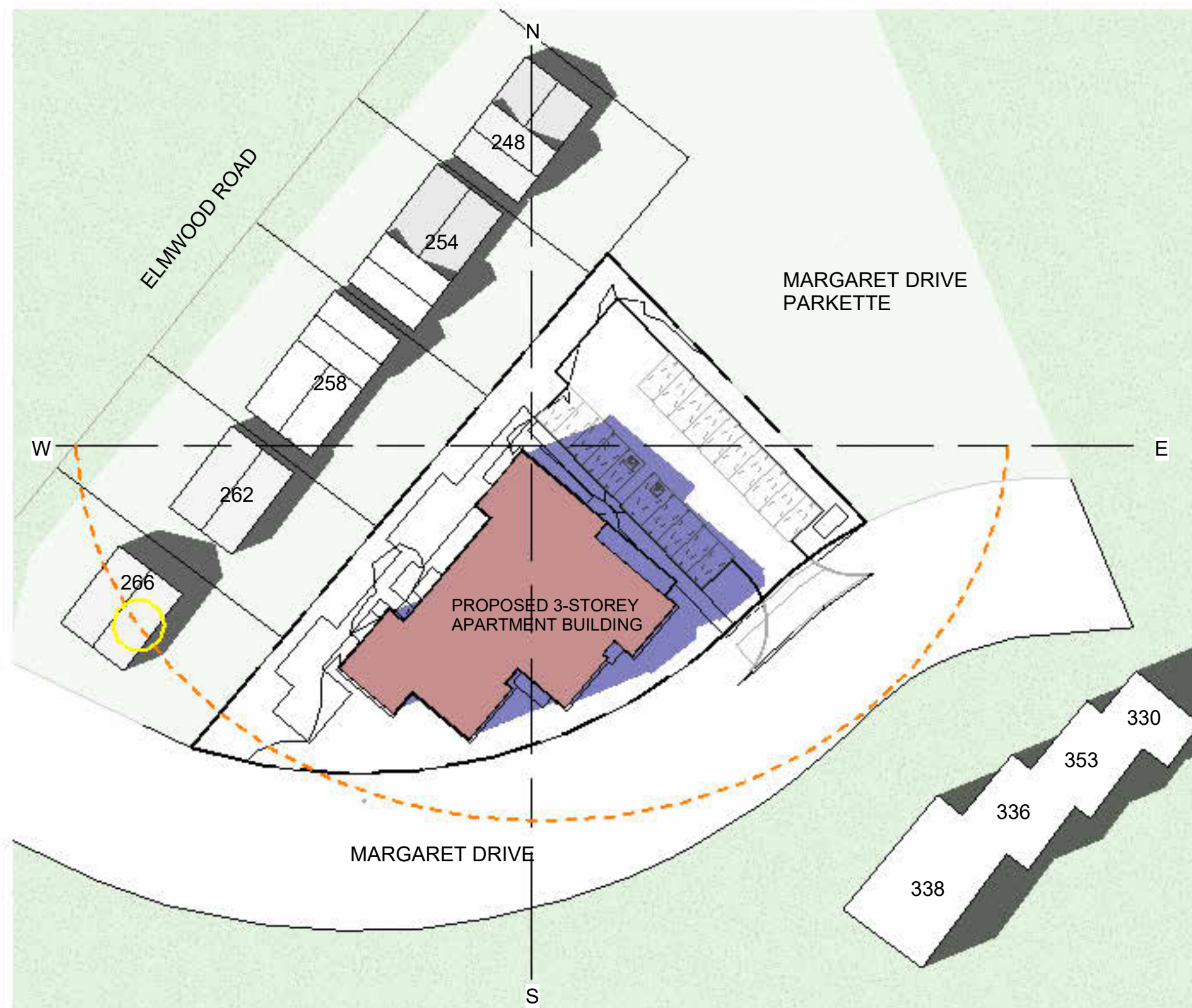
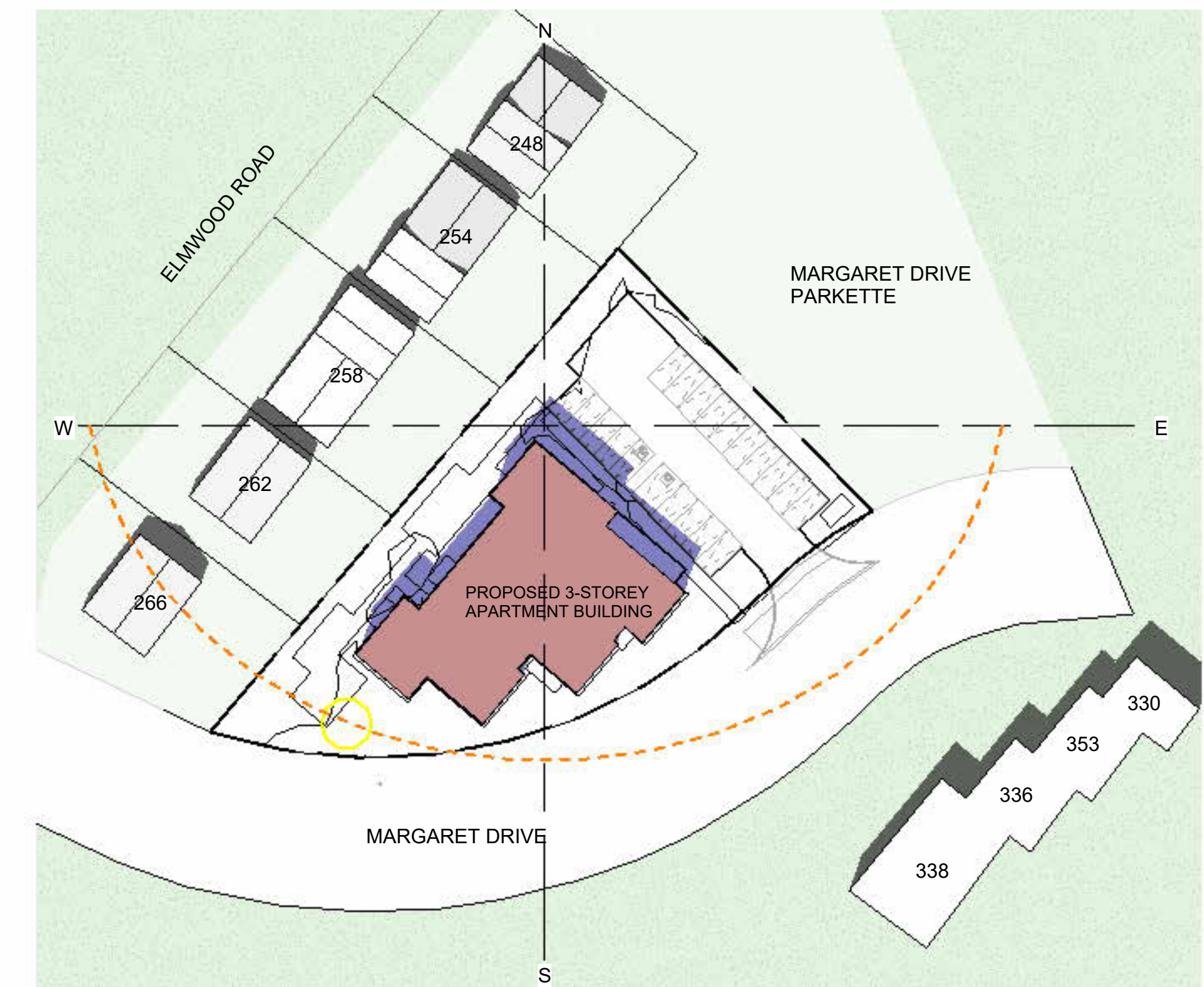
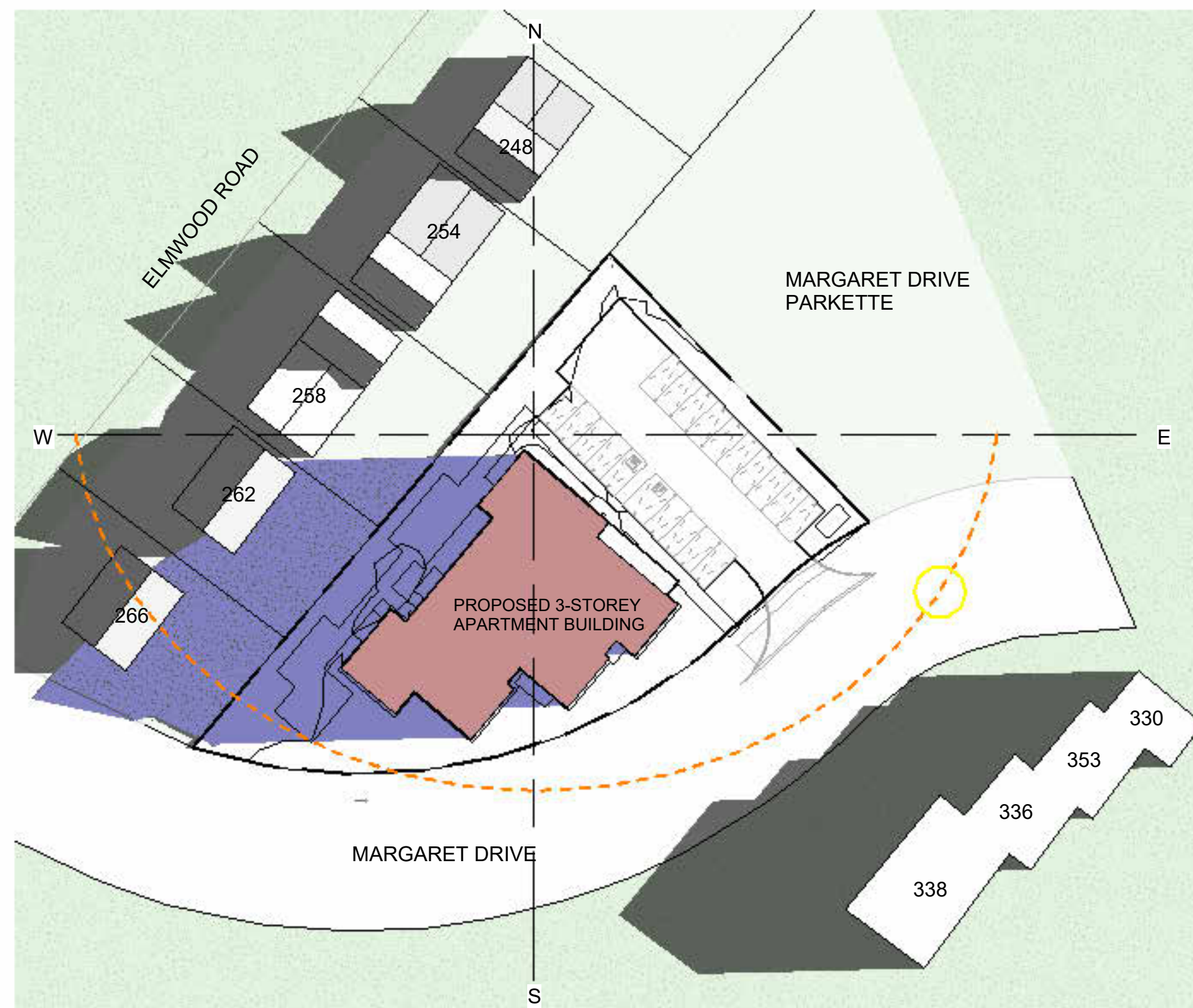
R.S. QUERUBIN
ONTARIO LAND SURVEYOR



J.D. BARNES
SURVEYING
MAPPING
GIS
LAND INFORMATION SPECIALISTS
401 WHEELABRATOR WAY, SUITE A, MILTON, ON L7T 3C1
T: (905) 875-9955 F: (905) 875-9956 www.jdbarnes.com

DRAWN BY: SG	CHECKED BY: RSQ	REFERENCE NO.: 22-30-843-00-A
PLOTTED: 3/11/22		DATED: MARCH 11, 2022

FILE: G:\22-30-843\00\Drawing\22-30-843-00-A.dgn



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REVISIONS	
DATE	ISSUED
7/2024	ISSUED FOR SPA
8/2024	ISSUED FOR MINOR VARIANCE
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SCALE:	As indicated
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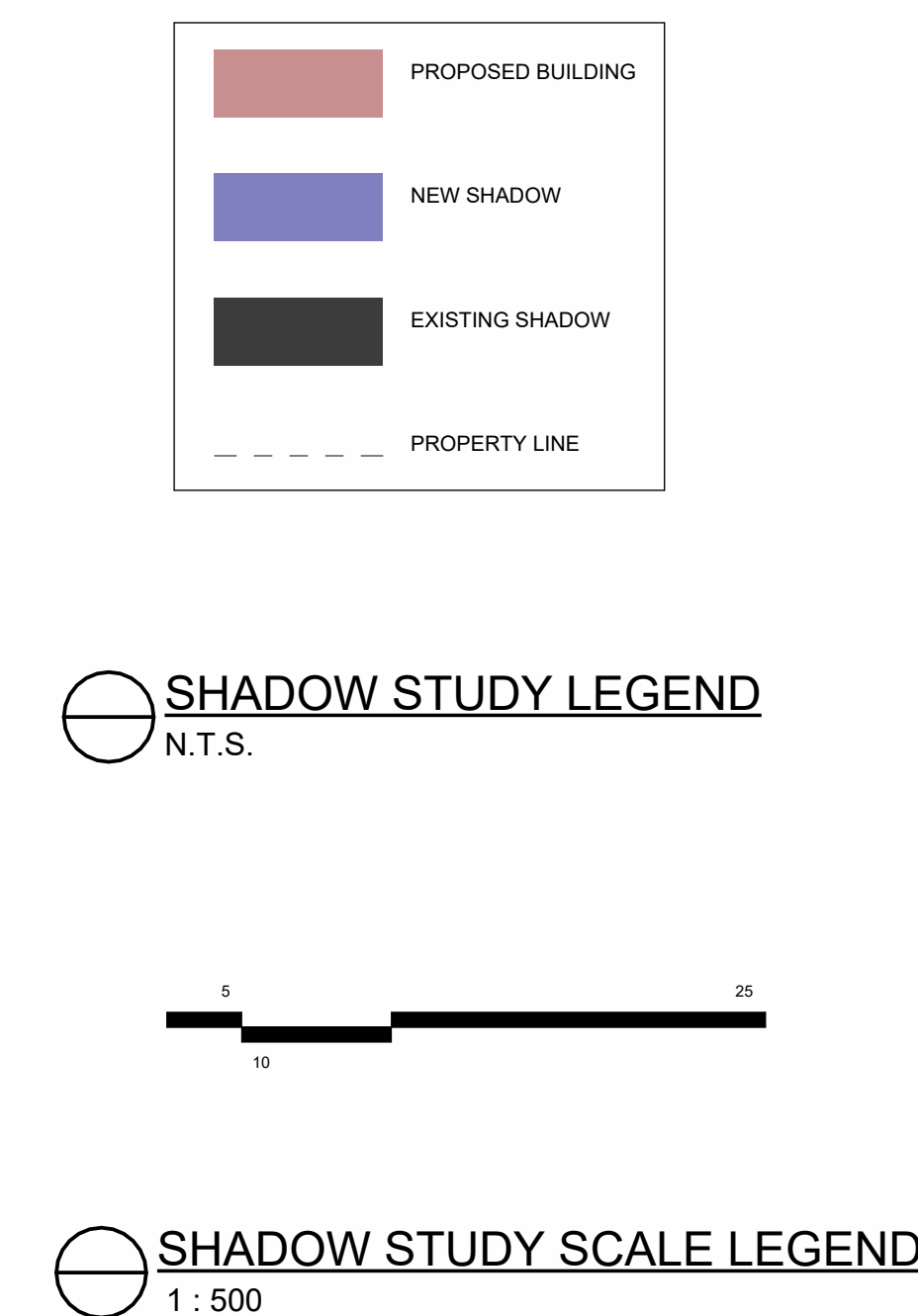
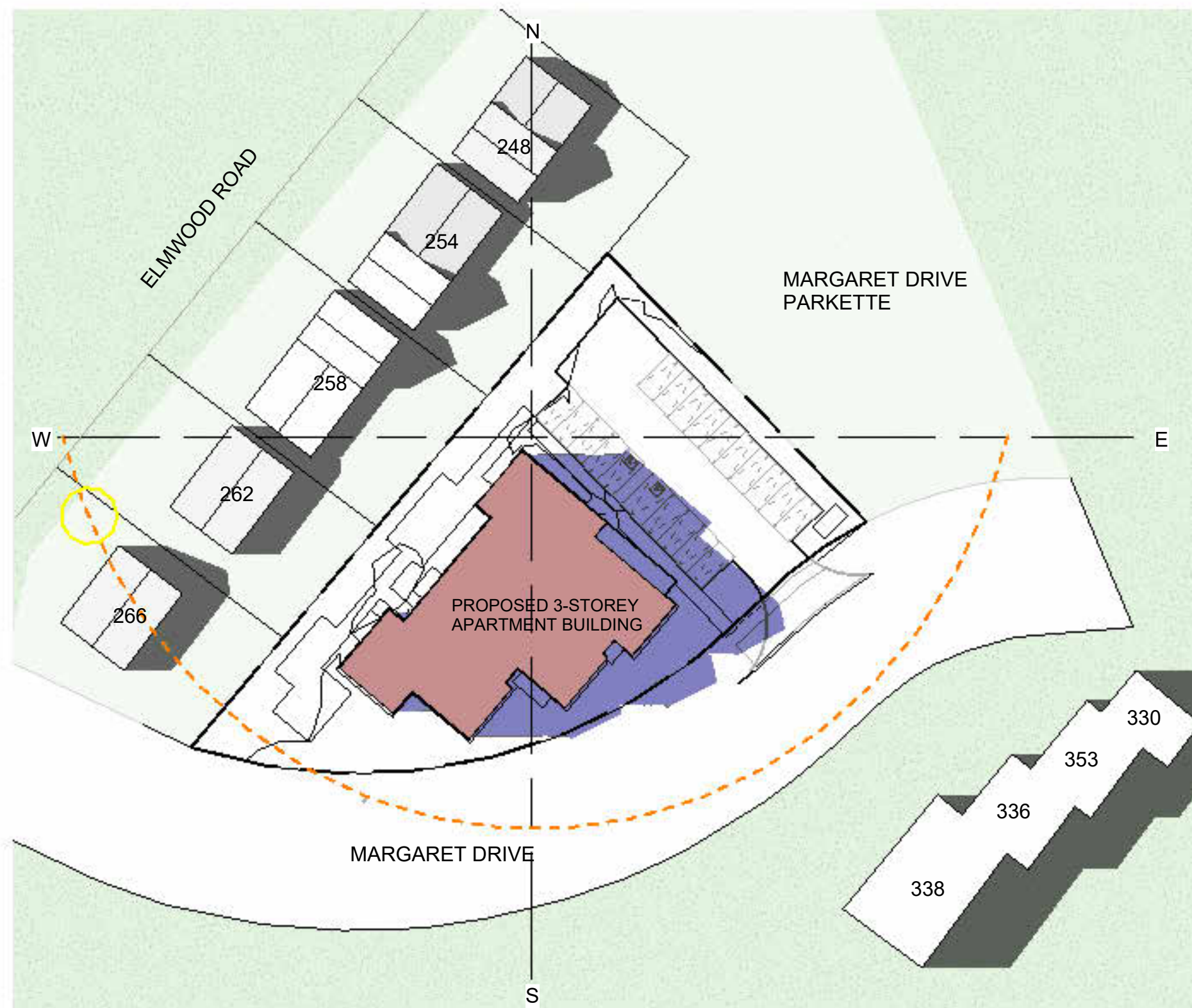
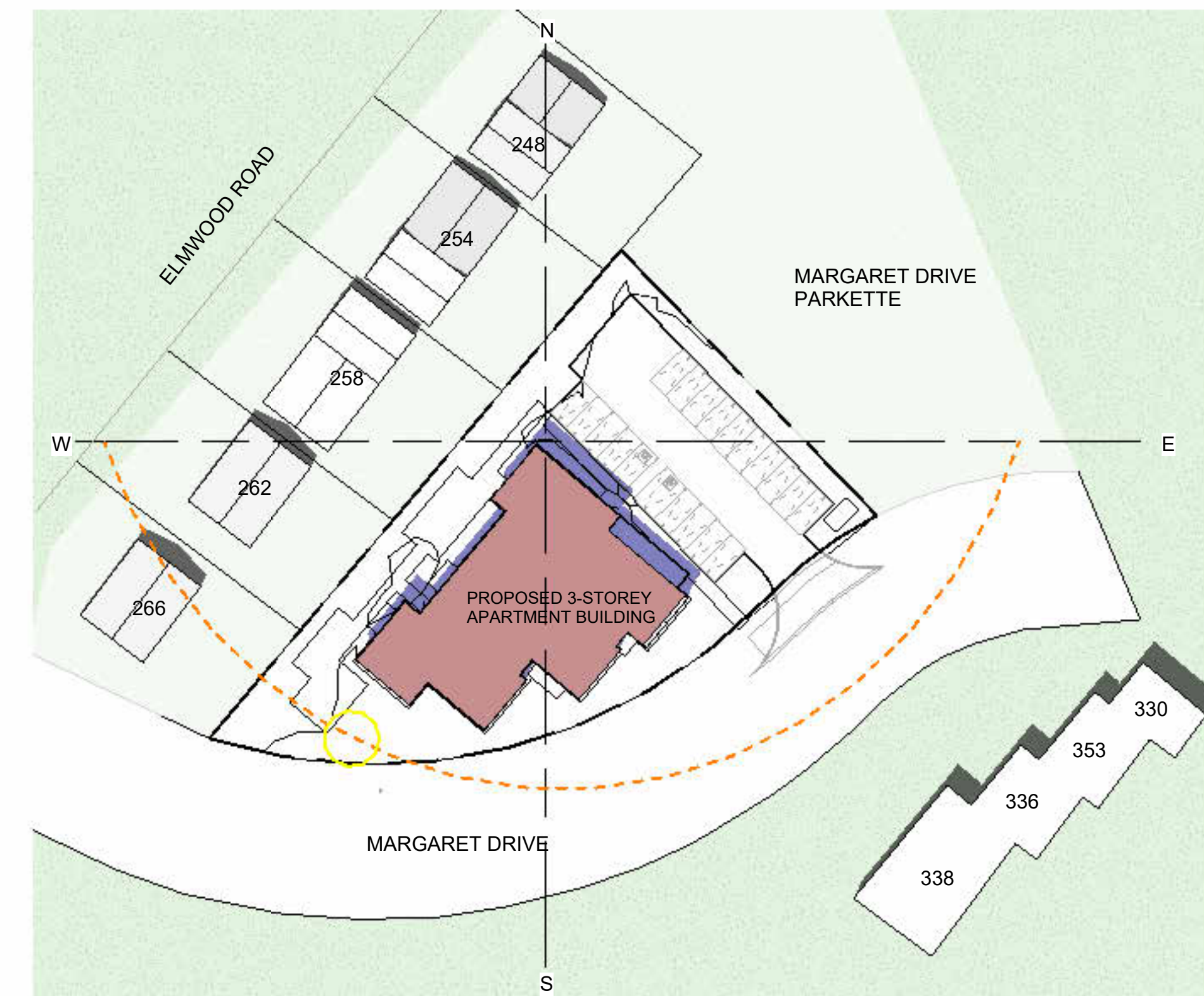
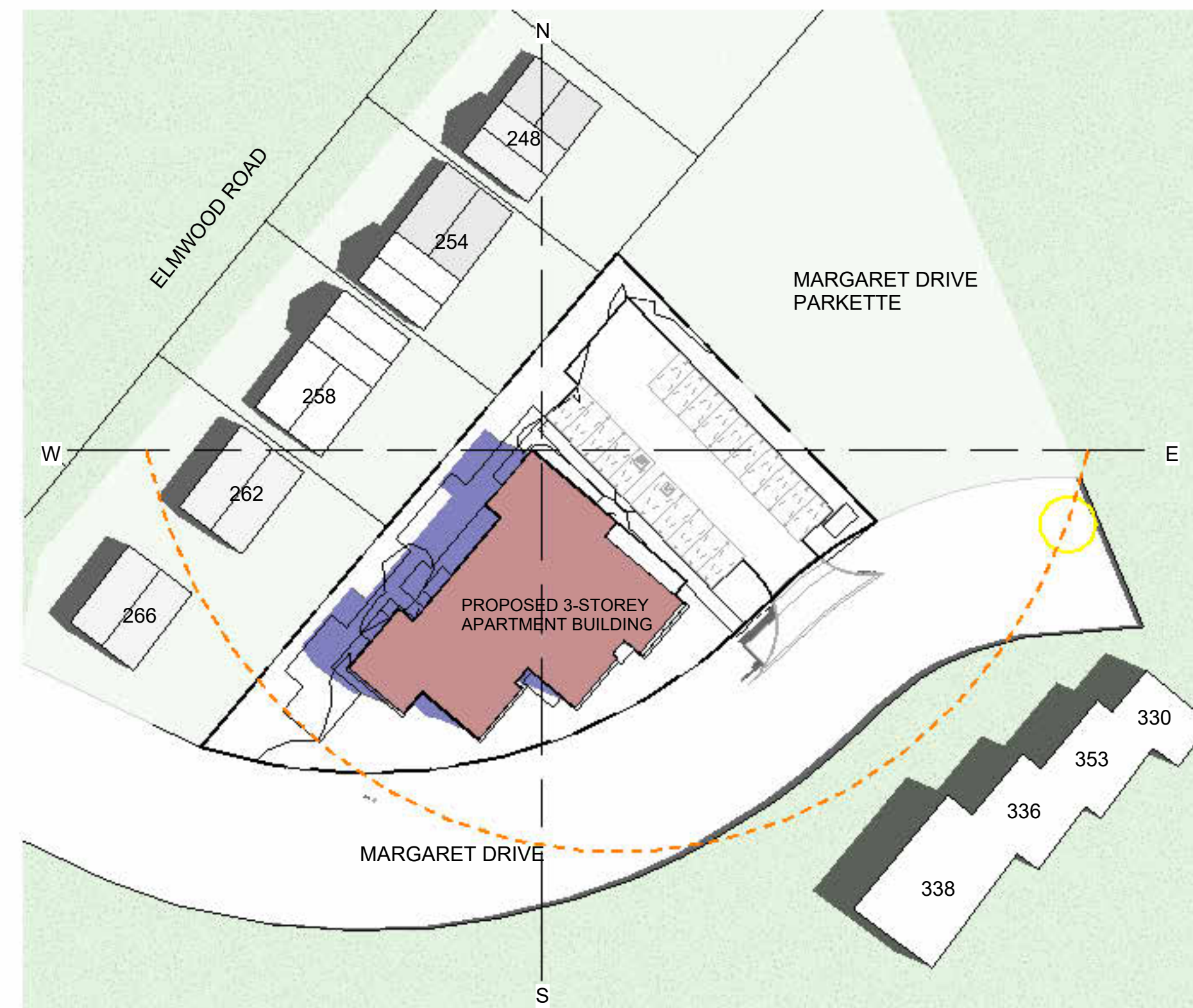
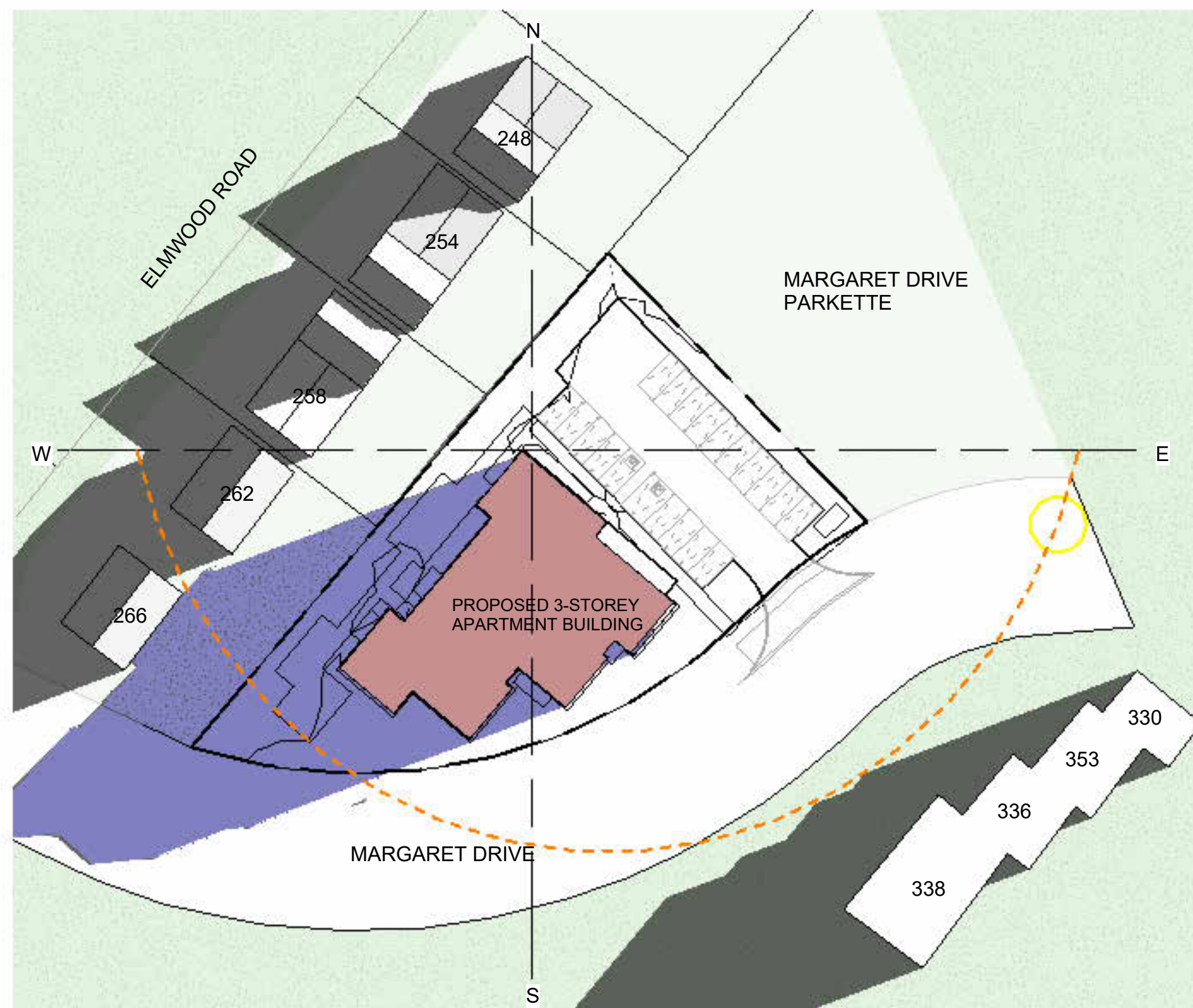


MARGARET DRIVE
RESIDENCES

363 MARGARET DRIVE
OAKVILLE, ON L6K 3P2

SHADOW
STUDY-APRIL

SK01



NOT FOR CONSTRUCTION



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REVISIONS	
DATE	ISSUED
7/2024	ISSUED FOR SPA
10/2024	ISSUED FOR MINOR VARIANCE
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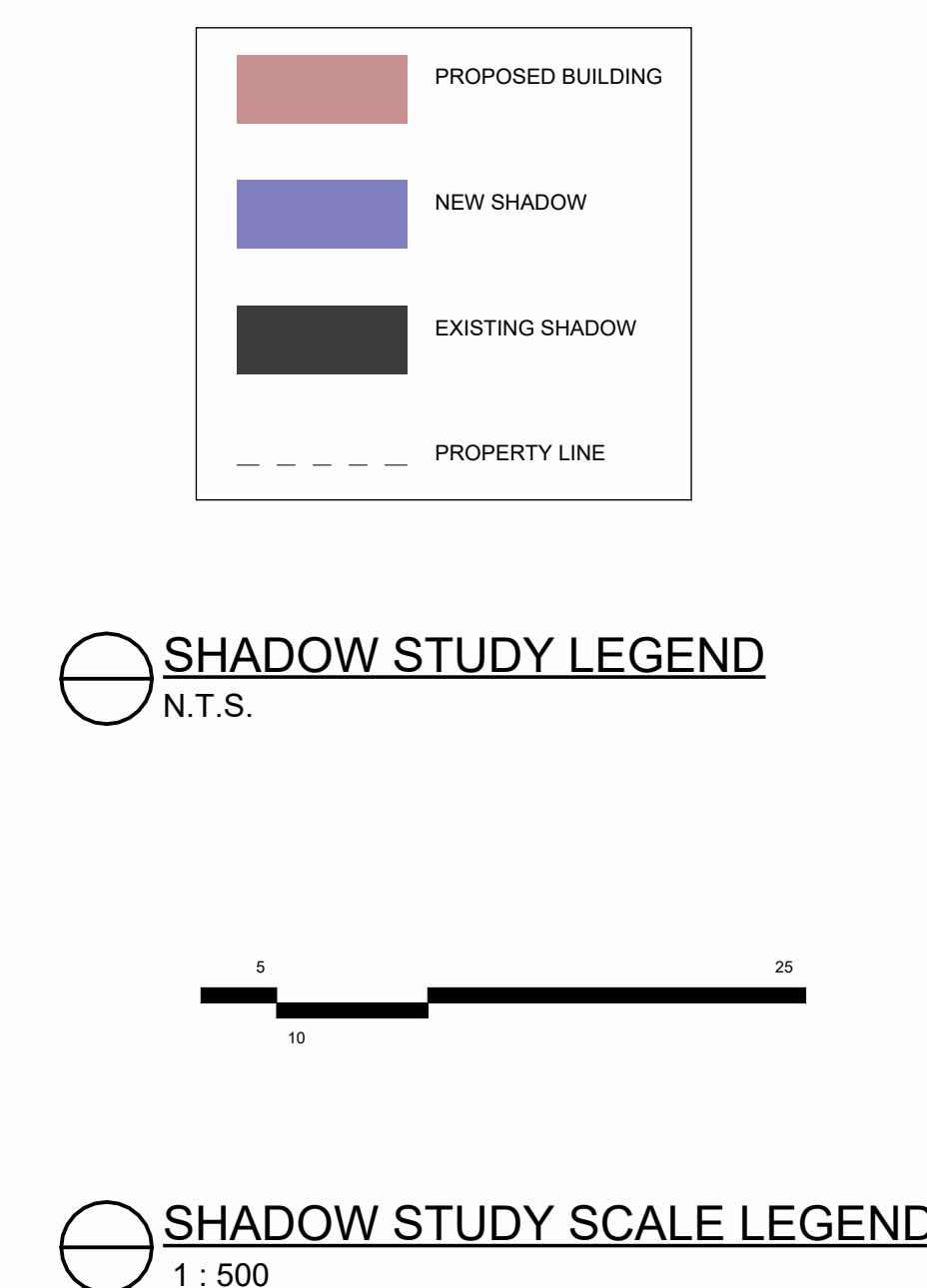
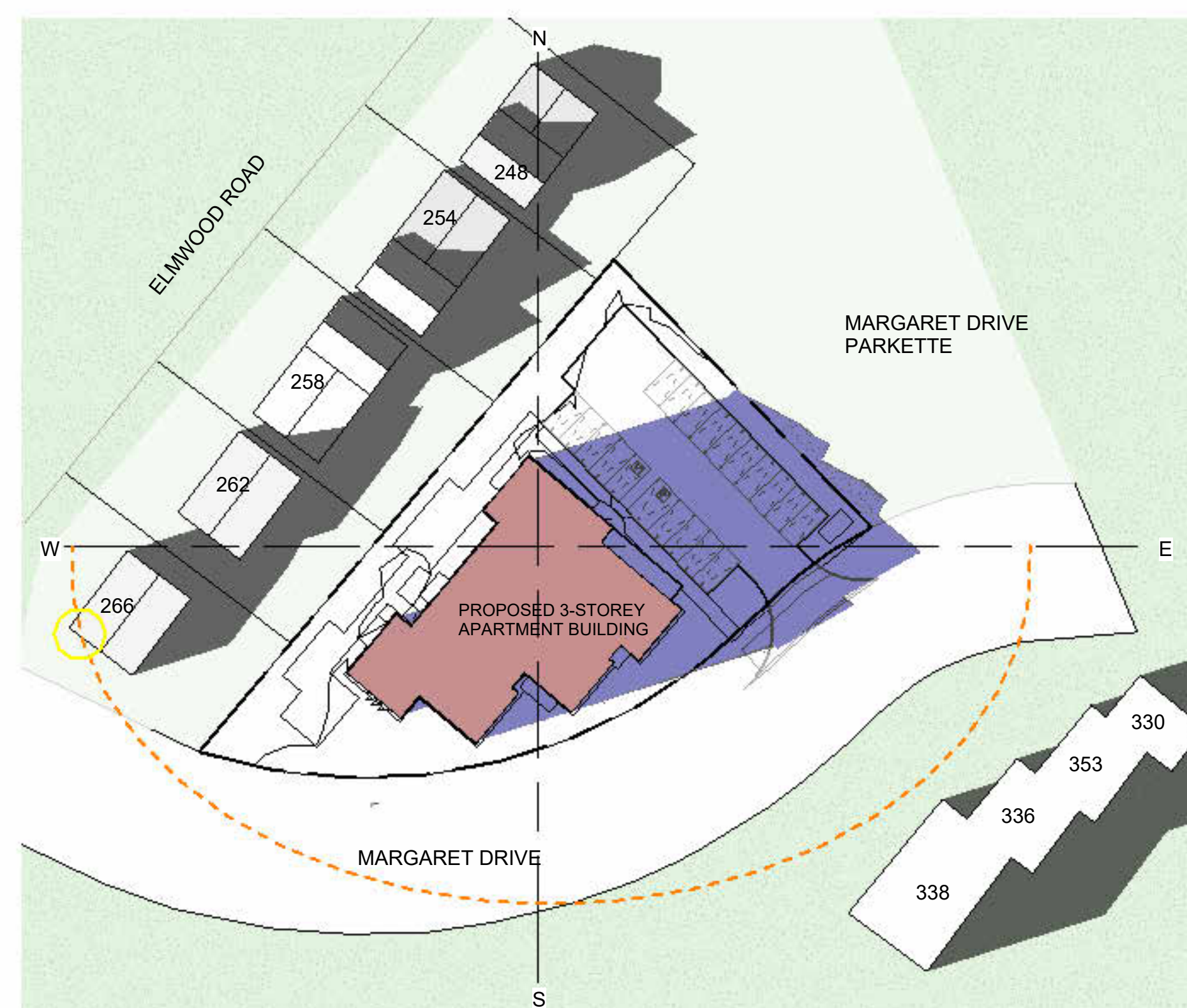
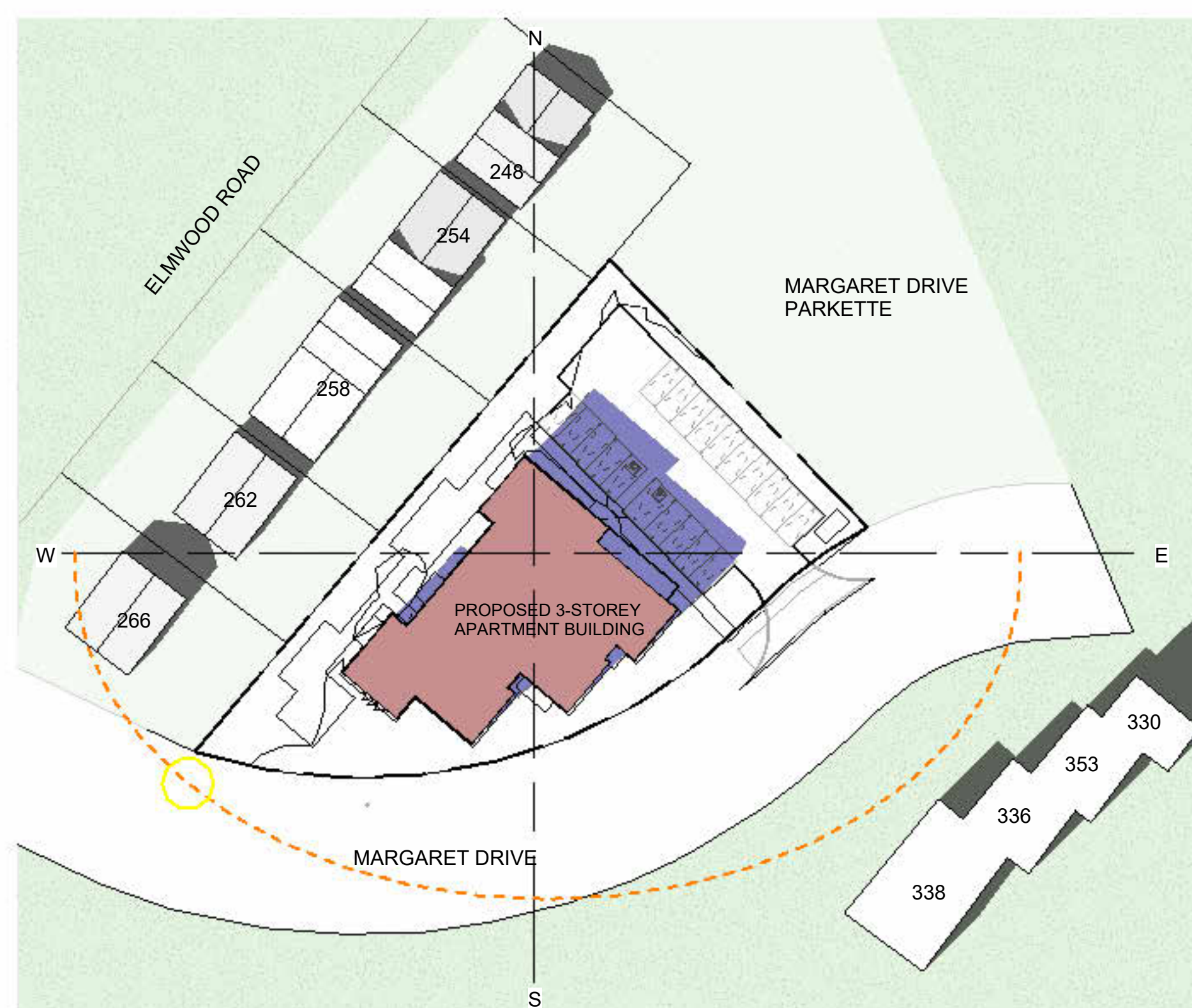
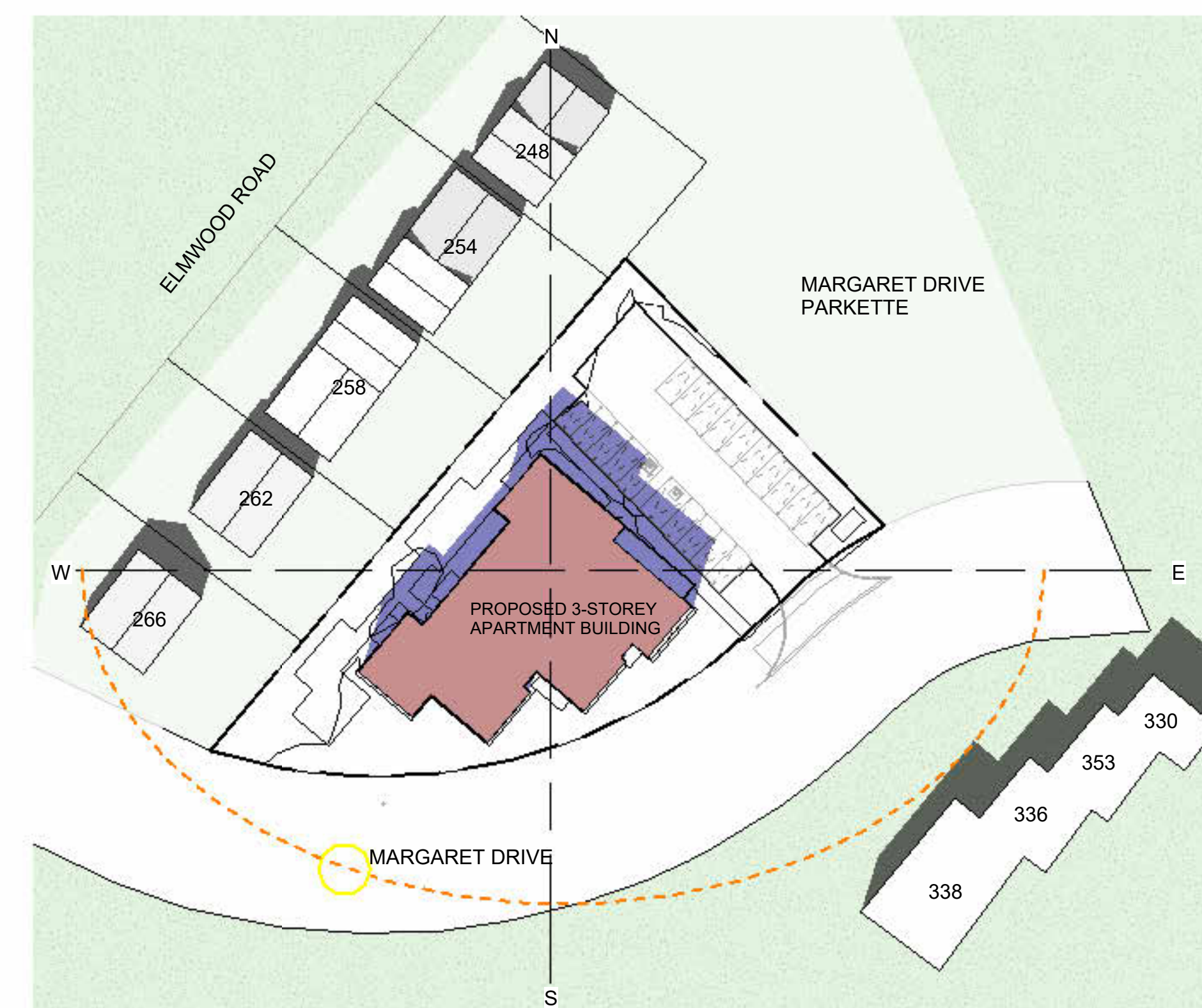
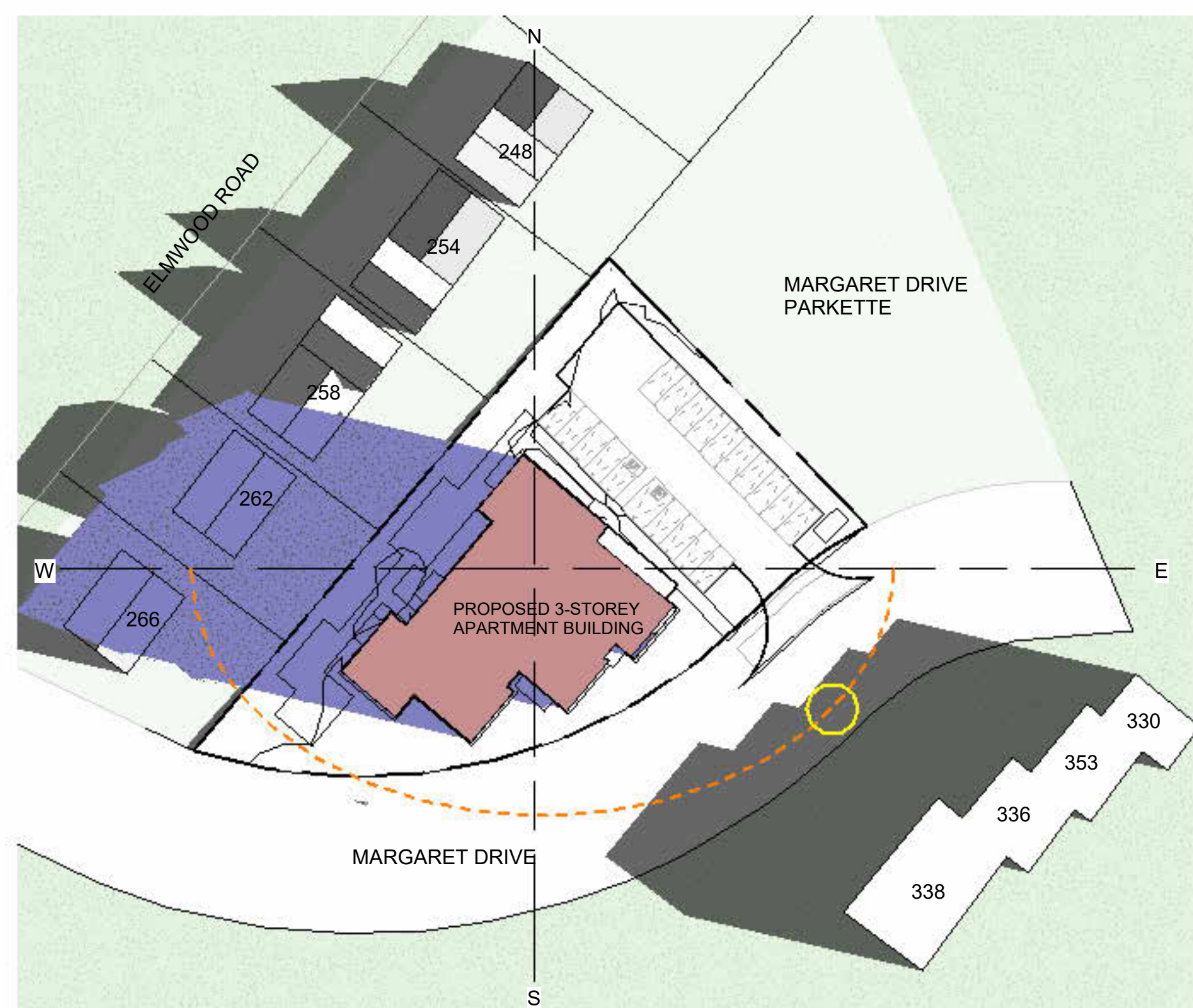


MARGARET DRIVE
RESIDENCES

363 MARGARET DRIVE
OAKVILLE, ON L6K 3P2

SHADOW
STUDY-JUNE

SK02



NOT FOR CONSTRUCTION



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REVISONS	
DATE	ISSUED
28/07/2024	ISSUED FOR SPA
23/10/2024	ISSUED FOR MINOR VARIANCE
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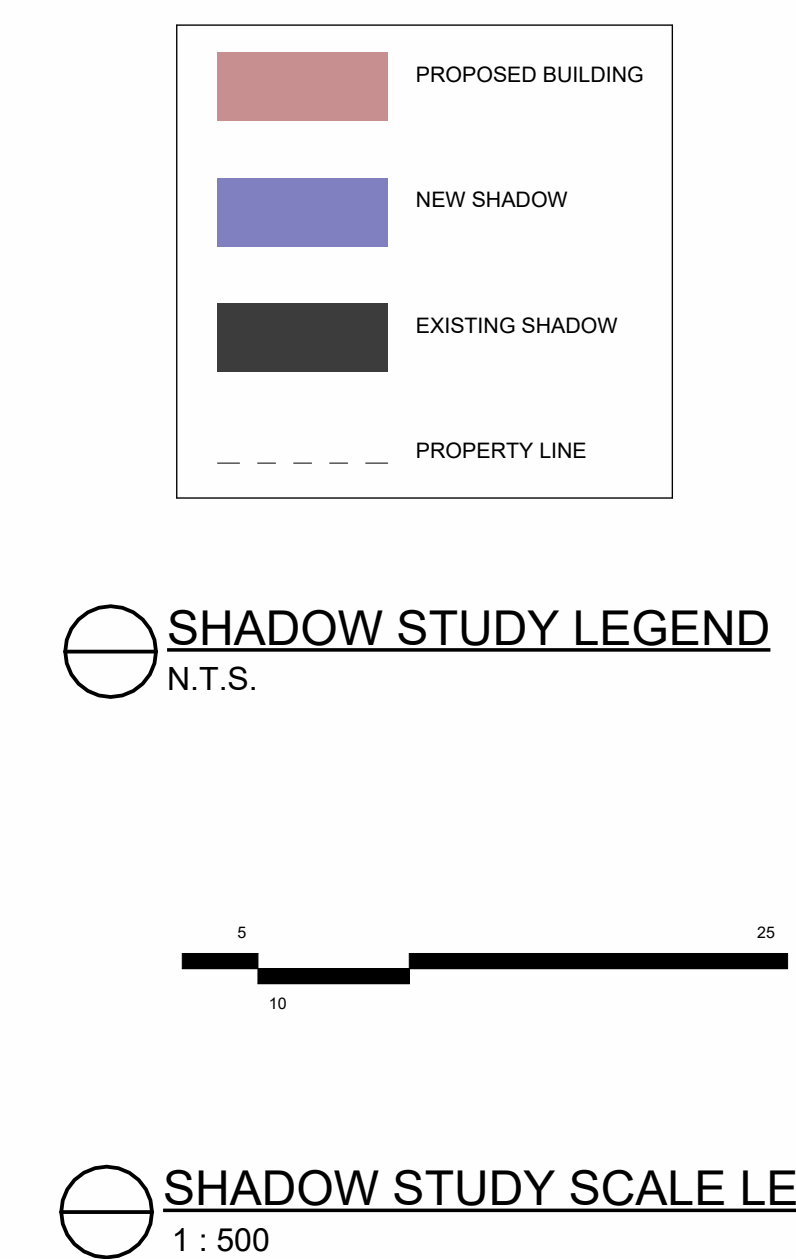
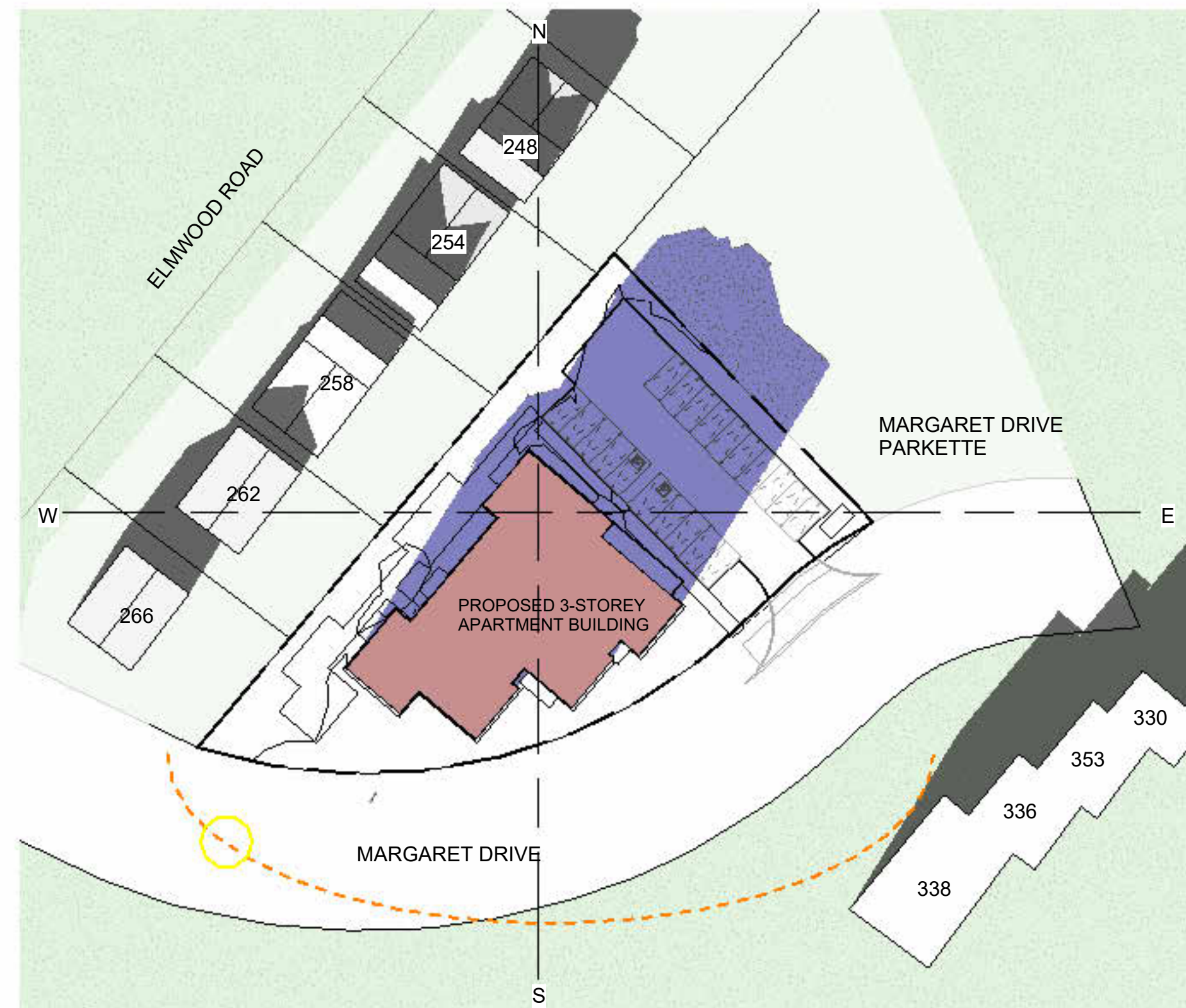
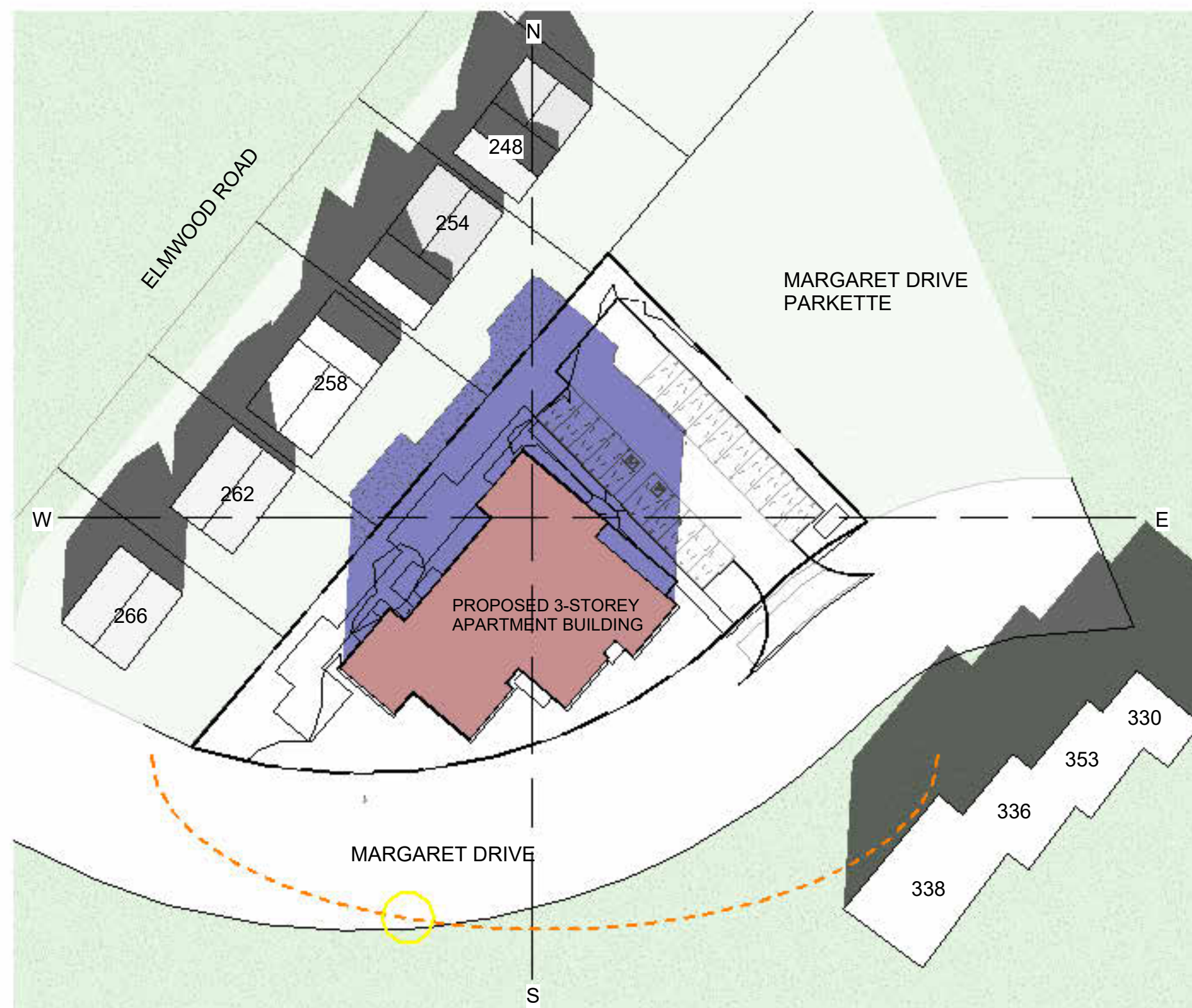
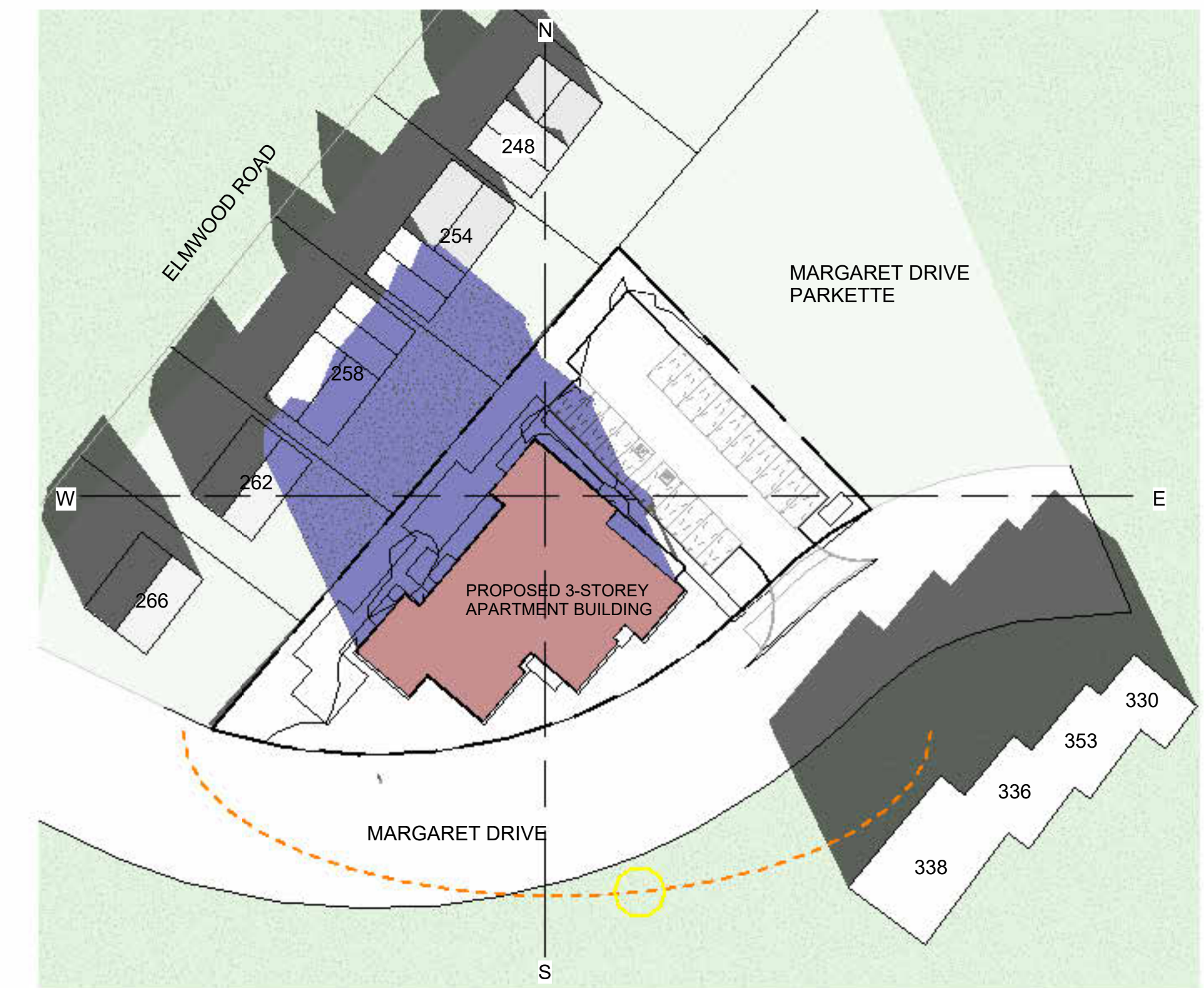
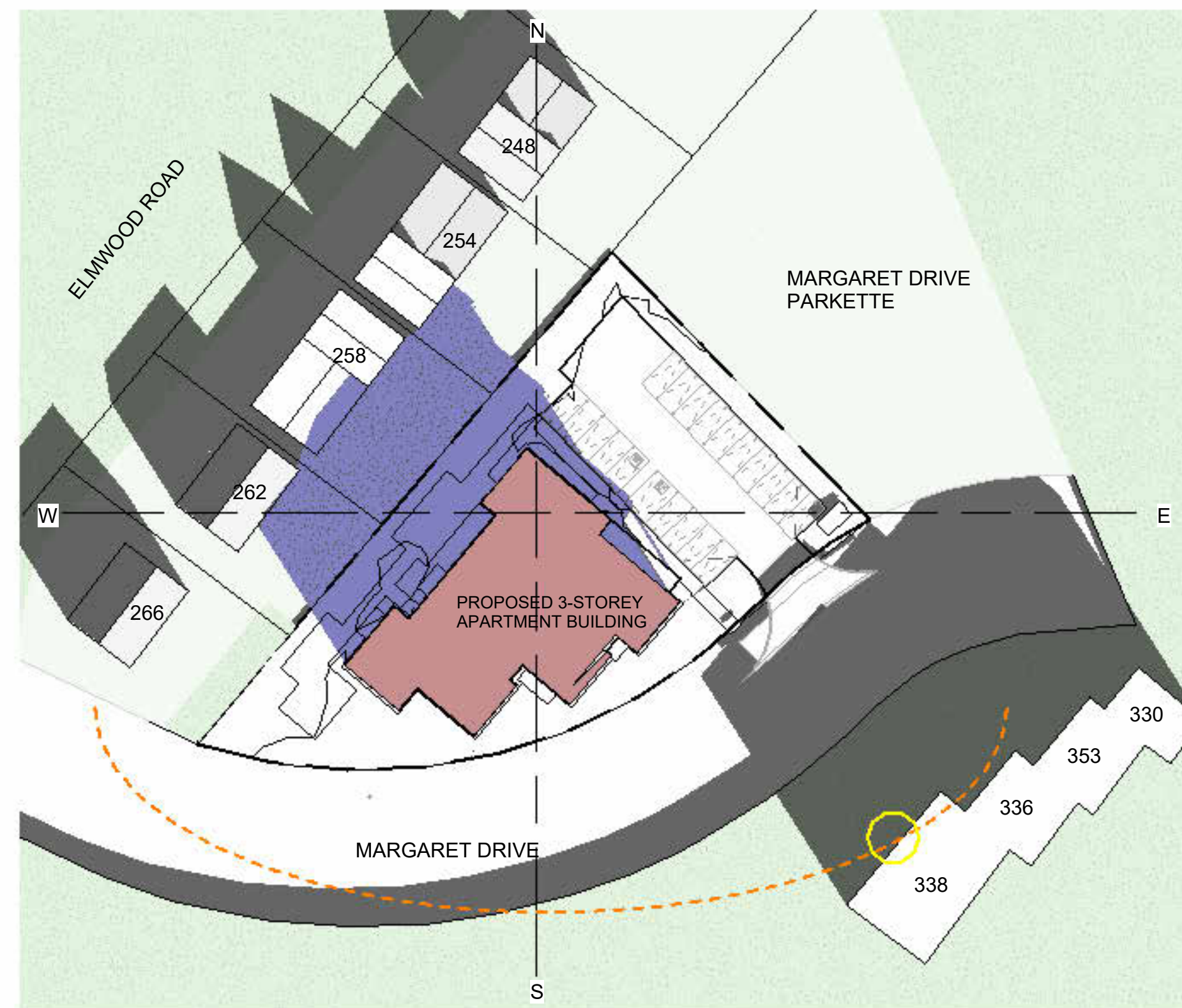


MARGARET DRIVE
RESIDENCES

363 MARGARET DRIVE
OAKVILLE, ON L6K 3P2

SHADOW
STUDY-SEPTEMBER

SK03



NOT FOR CONSTRUCTION



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REVISIONS	
DATE	ISSUED
7/2024	ISSUED FOR SPA
10/2024	ISSUED FOR MINOR VARIANCE
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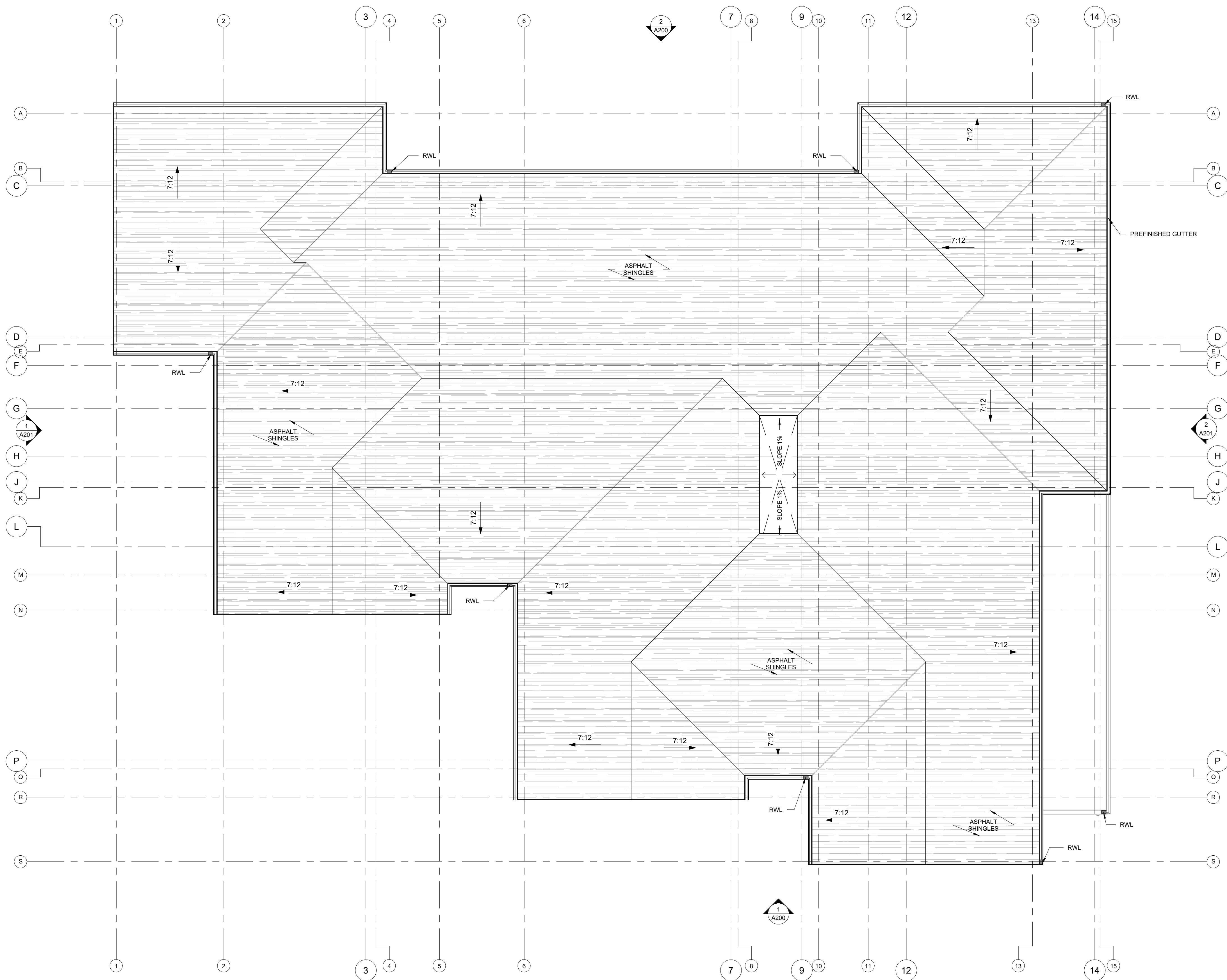


MARGARET DRIVE
RESIDENCES

363 MARGARET DRIVE
OAKVILLE, ON L6K 3P2

SHADOW
STUDY-DECEMBER

SK04



NOT FOR CONSTRUCTION



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REVISIONS	
DATE	ISSUED
26/07/2024	ISSUED FOR SPA
30/10/2024	ISSUED FOR MINOR VARIANCE










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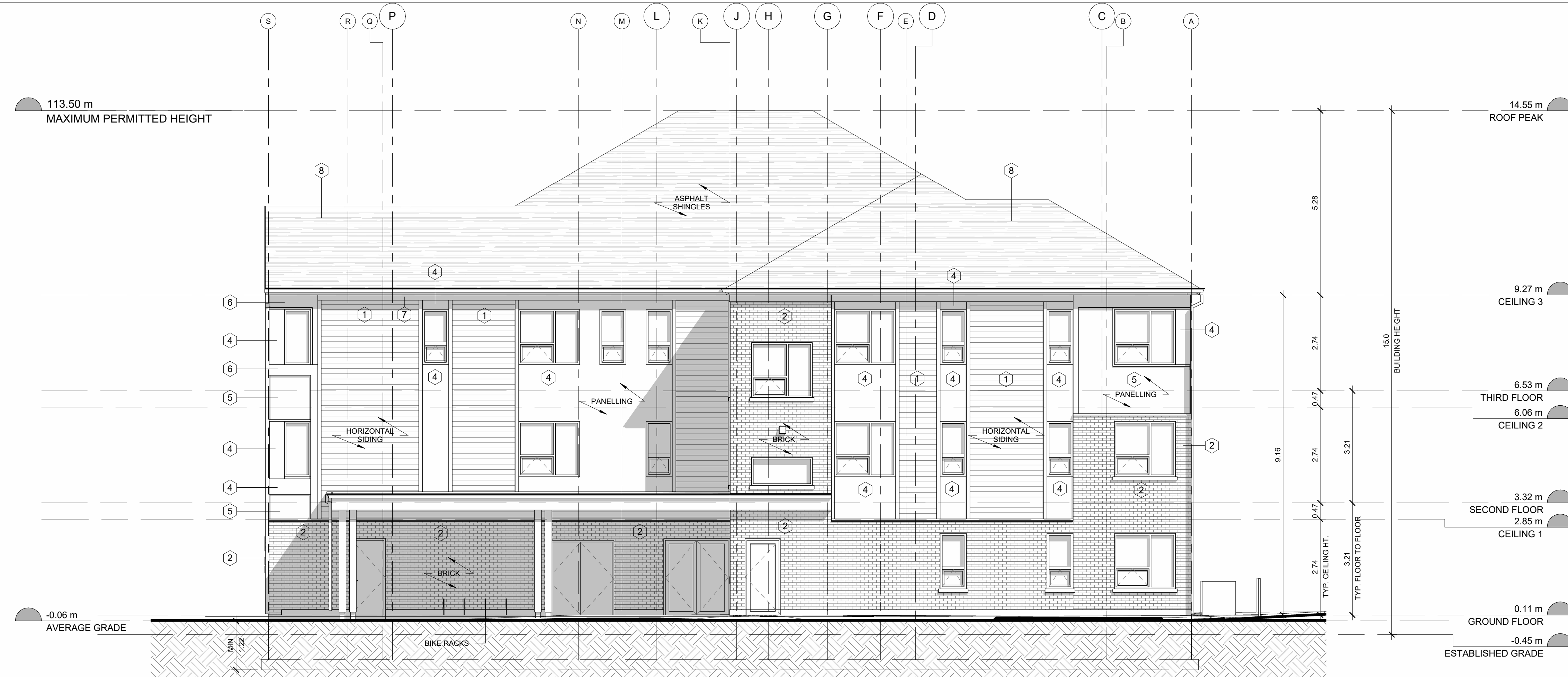


MARGARET DRIVE
RESIDENCES
363 MARGARET DRIVE
OAKVILLE, ON L6K 3P2

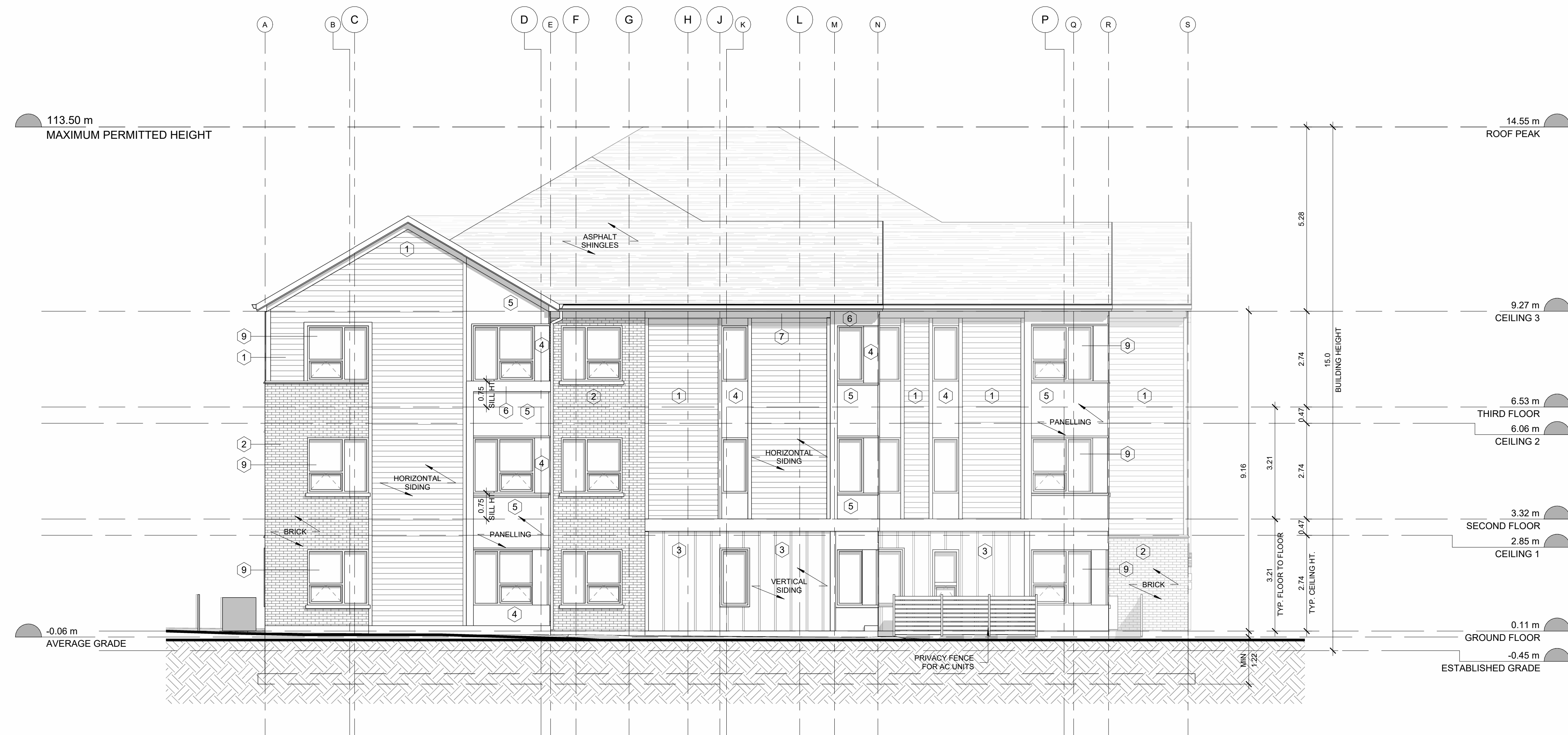
ROOF PLAN

A303

MATERIAL LEGEND	
	LIGHT HORIZONTAL SIDING
	DARK GREY MASONRY BRICK
	DARK GREY BOARD & BATT
	DARK GREY PANEL
	DARK RED PANEL
	BLACK PANEL TRIM
	GREY MOLDING TRIM
	DARK GREY ASPHALT SHINGLES
	VISION GLAZING



2 EAST ELEVATION
A201 1:75



1 WEST ELEVATION
A201 1:75

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



REVISIONS	
DATE	ISSUED
26/07/2024	ISSUED FOR SPA
30/10/2024	ISSUED FOR MINOR VARIANCE
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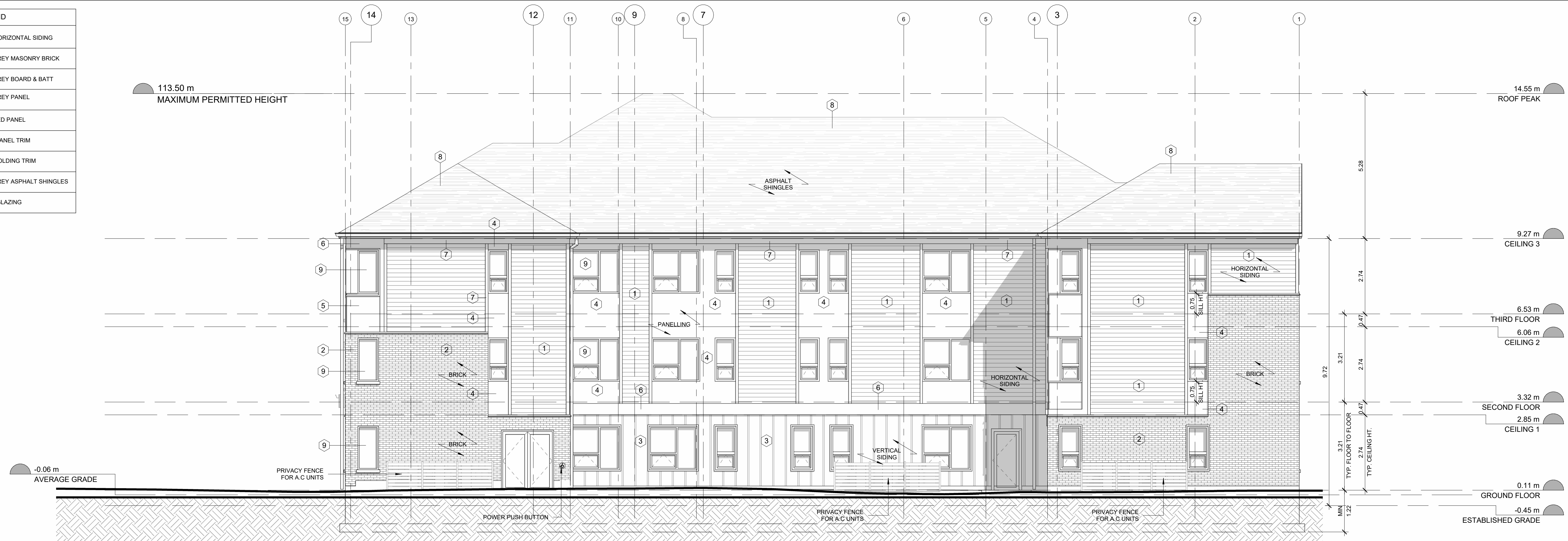


MARGARET DRIVE
RESIDENCES

EAST & WEST
ELEVATIONS

A201

MATERIAL LEGEND	
	LIGHT HORIZONTAL SIDING
	DARK GREY MASONRY BRICK
	DARK GREY BOARD & BATT
	DARK GREY PANEL
	DARK RED PANEL
	BLACK PANEL TRIM
	GREY MOLDING TRIM
	DARK GREY ASPHALT SHINGLES
	VISION GLAZING



2 NORTH ELEVATION
A200 1 : 75



1 SOUTH ELEVATION
A200 1:75

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DATE	ISSUED
26/07/2024	ISSUED FOR SPA
30/10/2024	ISSUED FOR MINOR VARIANCE
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SCALE:	As indicated
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MARGARET DRIVE
RESIDENCES

363 MARGARET DRIVE
OAKVILLE, ON L6K 3P2

SOUTH & NORTH ELEVATIONS

A200



October 30, 2024

Committee of Adjustment
Town of Oakville

Re: 363 Margaret Drive - SP.1617.059/01
Minor variance Application

Dear Sir/Madam:

I am pleased to provide our drawings and documents for a Minor variance Application to pursue approval for the increased height of the building and removal of the covered parking structure in response to the Zoning comments on the subject site plan application.

Attached you will find documents as identified in the following list:

1. This Cover letter
2. Minor Variance Application
3. Minor Variance Brief
4. Architectural drawings by Cynthia Zahoruk Architect Inc.
5. A Shadow study by Cynthia Zahoruk Architect Inc.
6. Survey plan by J,D Barnes Limited

Sincerely,

Cynthia Zahoruk, Architect
OAA, AIA, MRAIC,
B. Arch, B.E.S, Passive House Designer
LEED AP

363 Margaret Drive, Oakville

The following is an analysis of the Application for Minor Variance in relation to the four tests for Minor Variances.

Variance #1 - To permit a three-storey building whereas site specific Zoning By-Law 2014-014-SP 88 only permits two-storey buildings.

Test	Analysis
Does the requested variance maintain the general intent and purpose of the Official Plan?	The subject property is designated Medium Density Residential in the Livable Oakville Official Plan. The general intent and purpose of the Official Plan is to facilitate the development of medium-density residential uses while ensuring that development is compatible with the surrounding area. The proposed development satisfies this intent. There are no adverse impacts to adjacent landowners. The general intent and purpose of the Official Plan is maintained.
Does the requested variance maintain the general intent and purposes of the Bylaw?	The intent and purpose of the Town's Zoning By-law with respect to the RM4 zone is to facilitate the development of medium-density residential uses. In addition, the current parent zoning RM4 for this property permits 4 storeys in height but we are proposing to get a variance to a site-specific provision that caps the height at 2 storeys. The request for an additional storey relates to an additional 1.2 meters overall in height. The proposed variance is in keeping with the intent and general direction of the Zoning By-law.
Is the requested variance desirable for the appropriate development or use of the land, building, or structure?	The requested variance is desirable for the use of the land. The lands parent zoning is RM4 – Medium Density Residential. The proposed increase in height is still within the permitted height of the parent zone.
Is the requested variance minor in nature?	The original design that was conditionally approved for Site Plan Approval was for a two-storey building with a raised basement for a total building height of approximately 7.9 meters (not including the attic peak). The proposed variance will increase the building height an additional 1.6 meters resulting in a three-storey building with a total of 9.5 meters in height. This height increase is minor in nature and will not produce any unacceptable adverse impacts on adjacent properties. The majority of the lands adjacent to 363 Margaret Drive are owned by the Region with the exception of approximately three privately owned dwelling

	units to the north. This relief being sought would not result in impacts with respect to shadowing or loss of privacy.
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Variance #2 - To provide 100% uncovered parking spaces at grade whereas Zoning By-law 2014-014 requires that 50% of the parking spaces provided be within a private garage, carport or parking structure.

Test	Analysis
Does the requested variance maintain the general intent and purpose of the Official Plan?	The subject property is designated Medium Density Residential in the Livable Oakville Official Plan. The general intent and purpose of the Official Plan is to facilitate medium density residential uses while ensuring that development is compatible with the surrounding area. The proposed use is permitted within the Medium Density Residential designation and maintains the general intent and purpose of the Official Plan. Permitting 100% uncovered parking optimizes the use of the property and avoids unnecessary costly construction of a parking structure for only 10 parking spaces. In addition, Section D.6.13, Parking Policies of the Livable Oakville Plan provides direction on the design of surface parking areas. In accordance with Policy D.6.13.2, the proposed uncovered parking spaces at grade are located within the side yard and do not dominate the streetscape. Granting this variance allows the overall site to be designed in a manner that respects the character of the existing neighbourhood and provides for a safe and attractive pedestrian environment. Therefore, the requested variance maintains the intent and purpose of the Official Plan.
Does the requested variance maintain the general intent and purposes of the Bylaw?	The general intent and purpose of the by-law is to regulate orderly development of land managing land use. The parking provisions of the by-law serve to ensure that adequate parking is provided and that parking areas are safe, accessible, and well integrated into the landscape. Under the current zoning provisions, the proposed development requires 20 parking spaces to facilitate the development. According to the by-law, ten of these parking spaces are required to be located within a private garage, carport, or parking structure. The intent of this provision is to reduce the visual impact of large surface parking areas which can detract from the overall appearance of an area and impact the efficient use of

	land. Because this is a smaller development there are only 20 parking spaces required, the visual impacts of the parking area are minimized by virtue of its size alone. Therefore, providing 100% of uncovered parking spaces at grade will not impact the efficient use of land nor detract from the overall aesthetics of the area. The general intent and purpose of the by-law is maintained.
Is the requested variance desirable for the appropriate development or use of the land, building, or structure?	The requested variance is desirable for the appropriate development. Eliminating the requirement will eliminate vehicle maneuvering issues, long-term maintenance and drainage issues associated with the structure and remove an expensive feature that accommodates 10 vehicles that will impact the affordability of this affordable housing development.
Is the requested variance minor in nature?	The current development requires 20 parking spaces with 10 spaces being required within a private garage, carport or parking structure. Eliminating this requirement is minor in nature and will not produce any unacceptable adverse impacts on adjacent properties.