

SITE STATISTICS: 163 DOUGLAS AVENUE

	EXISTING	PROPOSED	TOTAL	ALLOWED
ZONING:	RL3-0	SP10		
LOT AREA:	692.78M2			
LOT COVERAGE:	---	M2	191.90 M2	--- M2 1,416 SQ. FT.
LOT COVERAGE:	---	%	27.7%	--- % 19 %
R.F.A. :	---	M2	283.68M2	--- M2 3,057 SQ. FT.
R.F.A. :	---	%	40.95%	---% 41%
BLDG. HEIGHT	---	M	8.97 M	--- M 9 M
GARAGE AREA:	---	M2	36.8 M2	--- M2 38M2

**SITE PLAN**

SCALE: 1:150

MINOR VARIANCE REQUIRED



**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 : MAY 2024  
DESIGNER : JORIS KEEREN  
DRAWN BY : M. RICO  
PLOT DATE : NOVEMBER 15, 2024  
PERMIT # : 24 -

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PROJECT: 163 DOUGLAS AVE.

**S1**



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**A2**



**FRONT ELEVATION**  
SCALE: 1:75



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**A3**



**EAST SIDE ELEVATION**  
SCALE: 1:75



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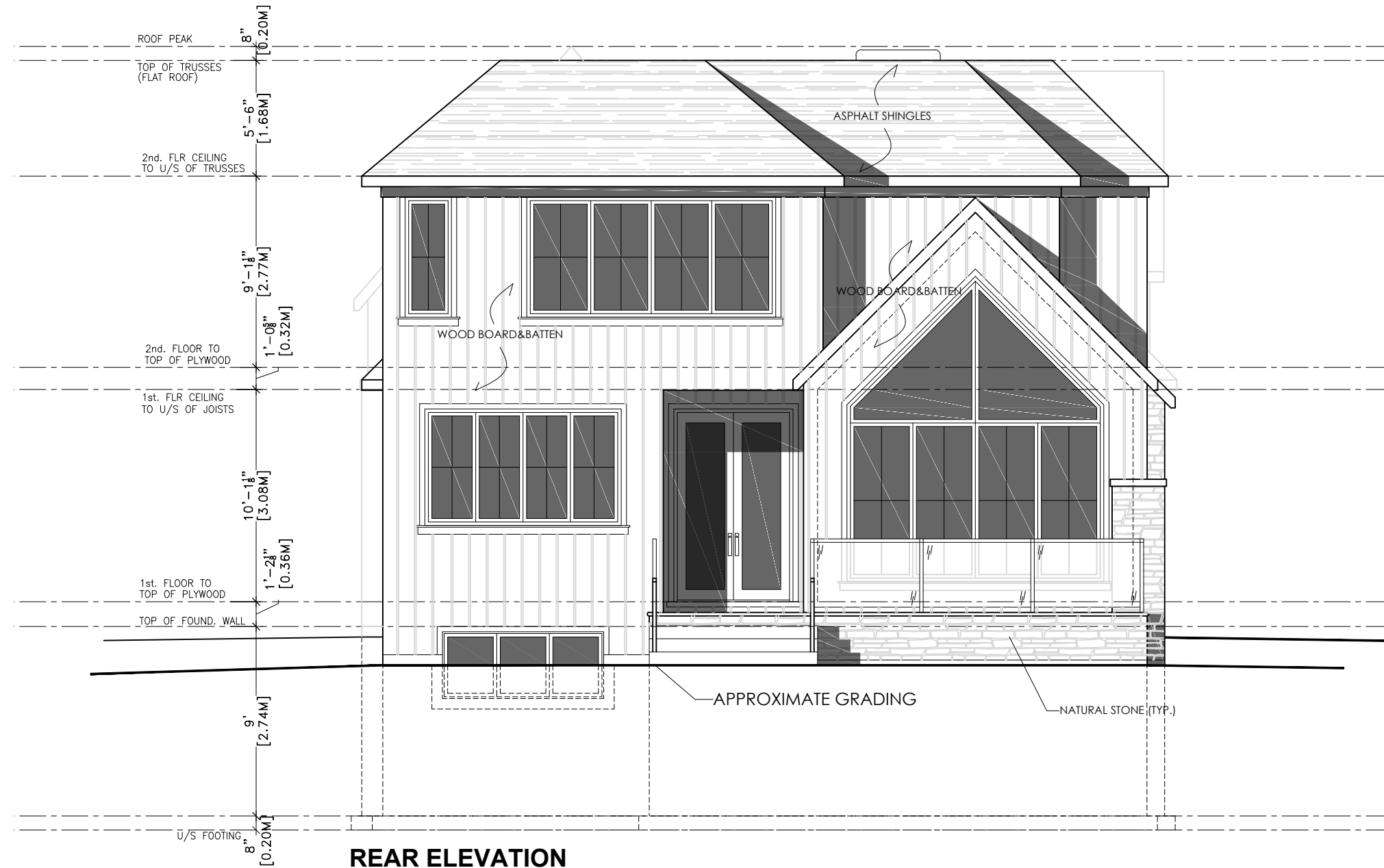
REVISION

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PROJECT: 163 DOUGLAS AVE.

**A4**



**REAR ELEVATION**  
SCALE: 1:75



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Residential Architecture

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**PROJECT: 163 DOUGLAS AVE.**

**A5**



**WEST SIDE ELEVATION**  
SCALE: 1:75

## Planning Justification

Property Address: 163 Douglas Ave.

Nov 15 2024

### 1. Lot Coverage (Variance)

The permitted Lot Coverage is 19% and this application is asking for 27.7% . The main reasons for the overage are:

1. To provide an office space on the main floor to facilitate work-from-home.
2. To accommodate a garage for two vehicles.

The exterior front façade of the dwelling is designed to hide the massing associated with the additional lot coverage being requested. This is accomplished by lowering the roof line which has the effect to present the house as a 1.5 storey dwelling. There is also substantial articulation on the elevation, which serves to break up the massing further.

Note, the proposed dwelling improves on side yard setbacks, and in some areas are over 2 meters. This further helps to buffer the proposed dwelling from the neighbouring lots.

### 2. Mature tree

The footprint of the proposed dwelling has been adjusted to accommodate the large tree directly behind the kitchen.

#### **Massing:**

#### **DESIGN GUIDELINES**

1. New development, which is larger in overall massing than adjacent dwellings, should be designed to reduce the building massing through the thoughtful composition of smaller elements and forms that visually reflect the scale and character of the dwellings in the surrounding area. This design approach may incorporate:

- projections and/or recesses of forms and/or wall planes on the façade(s)
- single-level building elements when located adjacent to lower height dwellings
- variation in roof forms
- subdividing the larger building into smaller elements through additive and/or repetitive massing techniques
- porches and balconies that can reduce the verticality of taller

*dwelling and bring focus to the main entrance*

- *architectural components that reflect human scale and do not appear monolithic*
- *horizontal detailing to de-emphasize the massing*
- *variation in building materials and colours.*

*2. New development should be designed to mitigate potential impacts of overshadowing on adjacent properties by avoiding bulky massing close to the shared property line, by stepping down the height of the structure, and/or by increasing the setback(s) from the side and rear property lines.*

**Scale:**

**DESIGN GUIDELINES**

- 1. New development should not have the appearance of being substantially larger than the existing dwellings in the immediate vicinity. If a larger massing is proposed, it should be subdivided into smaller building elements that respond to the context of the neighbourhood patterns.*
- 2. In instances where the lot patterning has been altered through redevelopment, the scale of the new development should be compatible with the scale of the surrounding buildings.*

### **3. Neighbourhood Context.**

The area is unique, with a mix of dwelling sizes, many of which also required increased lot coverage variances. The only variance being sought for the subject property is for lot coverage since that is lower than in standard RL3-0 zoning, this is triggered by SP-10. 2.

For some context, the following dwellings in the immediate area also have lot coverage higher than permitted by the zoning by-law:

390 Sumner Ave- lot coverage of 27% approx. (this is immediately adjacent to the subject site)

164 Douglas Ave. - Lot coverage of 34.94% (with COA approval) (across the st from subject)

179 Douglas Ave. - Lot Coverage of 23.75% (with COA approval)

254 Douglas Ave. - Lot coverage of 29.4 % (with COA approval) 3.

#### Four Tests:

1. The proposed development complies with the official plan in that it is a single-family dwelling unit, which is similar in size and scale to many other houses on the street and in the surrounding area.
2. The intent of the zoning by-law is met with this proposal because most key regulations, such as lot coverage, side yard setbacks and height are being met.
3. Single family dwellings of similar scale and massing are prevalent in the immediate area, therefore this proposal, being a single family, four-bedroom dwelling, is both desirable and appropriate.
4. The proposed development is appropriate for the site and area because it will complement the fabric of the neighbourhood.