

SITE STATISTICS: 1374 SEDGEWICK CRES.

ZONING:	RL2-0			
LOT AREA:	1,390.31M2			
	HOUSE	CABANA	TOTAL	ALLOWED
LOT COVERAGE :	322.47 M2	24.77 M2	347.24 M2	347.57M2 3,741.21 SQ. FT.
LOT COVERAGE :	23.2 %	1.78 %	24.98 %	25 %
R.F.A. :	424.03 M2	--- M2	--- M	403.18M2 4,339.79 SQ. FT.
R.F.A. :	30.50 %	--- %	30.50 %	29%
BLDG. HEIGHT (PEAK) :	8.99 M	4.0 M	--- M	9 M
GARAGE AREA	59 M2	--- M2	--- M	45 M2

MINOR VARIANCE REQUIRED

**SITE PLAN**  
SCALE: 1:150



**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 : August 2024  
DESIGNER : Joris Keeren  
DRAWN BY : M.C.  
PLOT DATE : February 12, 2025  
Revision #:

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PROJECT: 1374 Sedgewick Cres.

**A1**





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**FRONT PERSPECTIVE VIEW**



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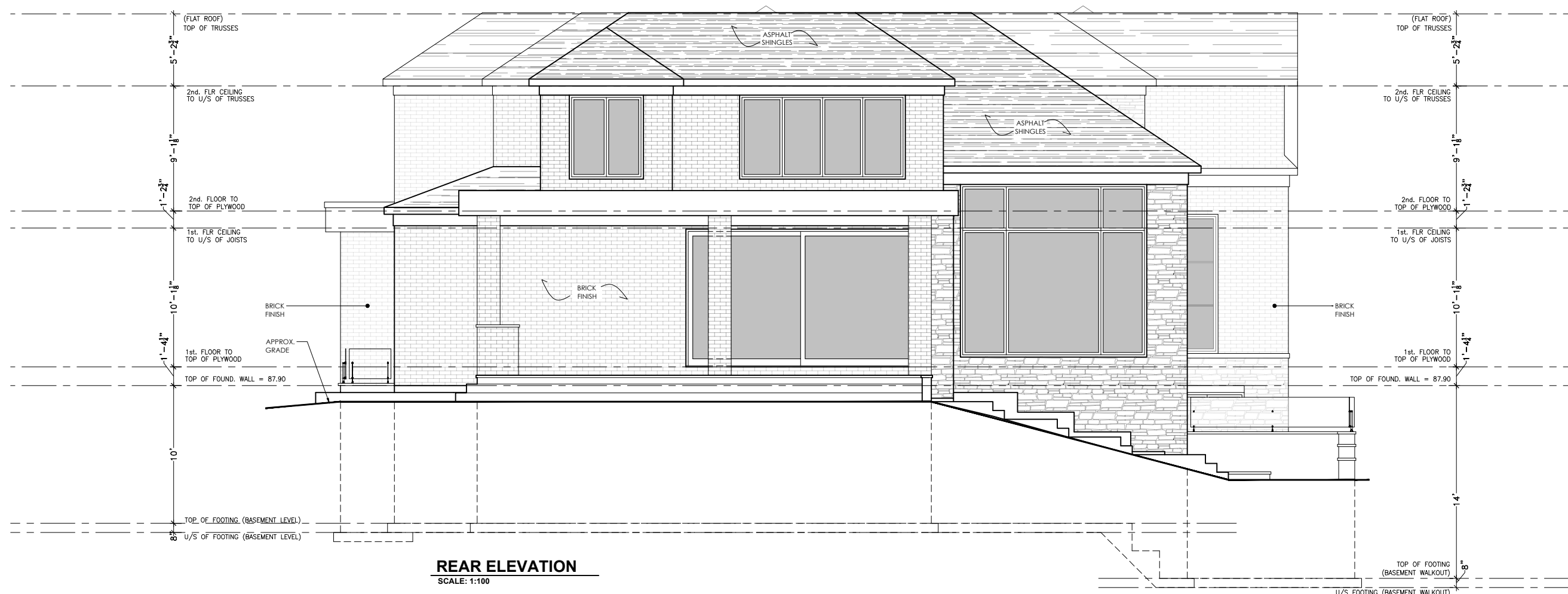
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A4



**FRONT ELEVATION**  
SCALE: 1:100



**REAR ELEVATION**  
SCALE: 1:100





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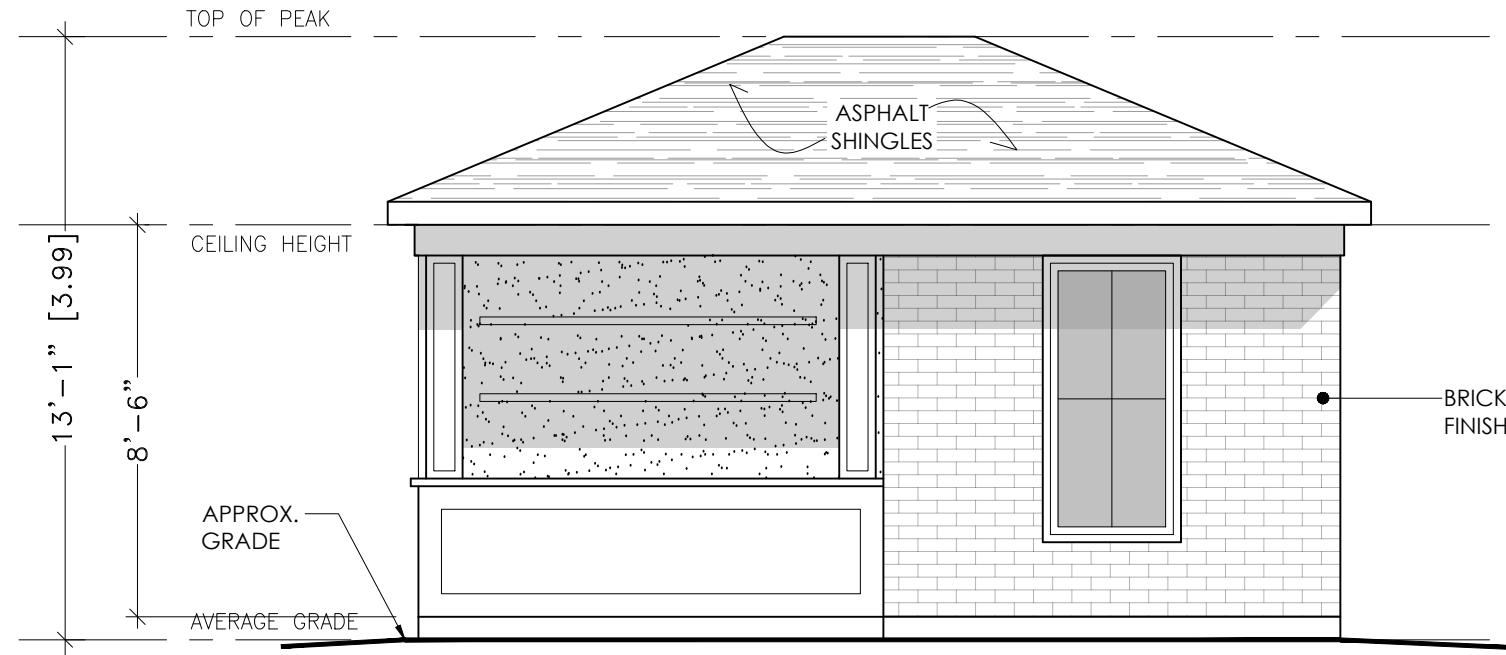
A5



SIDE ELEVATION - EAST  
SCALE: 1:100

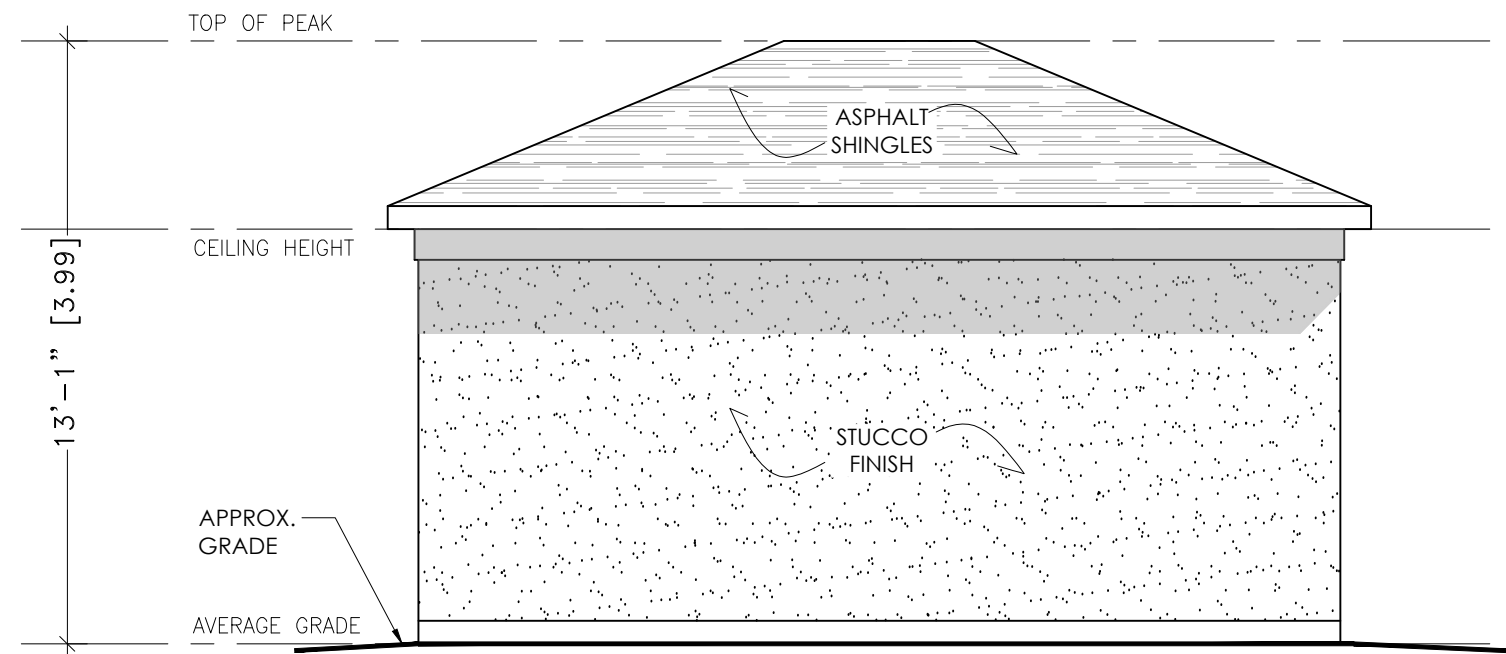


SIDE ELEVATION - WEST  
SCALE: 1:100



**CABANA - FRONT ELEVATION**

SCALE: 1:50



**CABANA - REAR ELEVATION**

SCALE: 1:50



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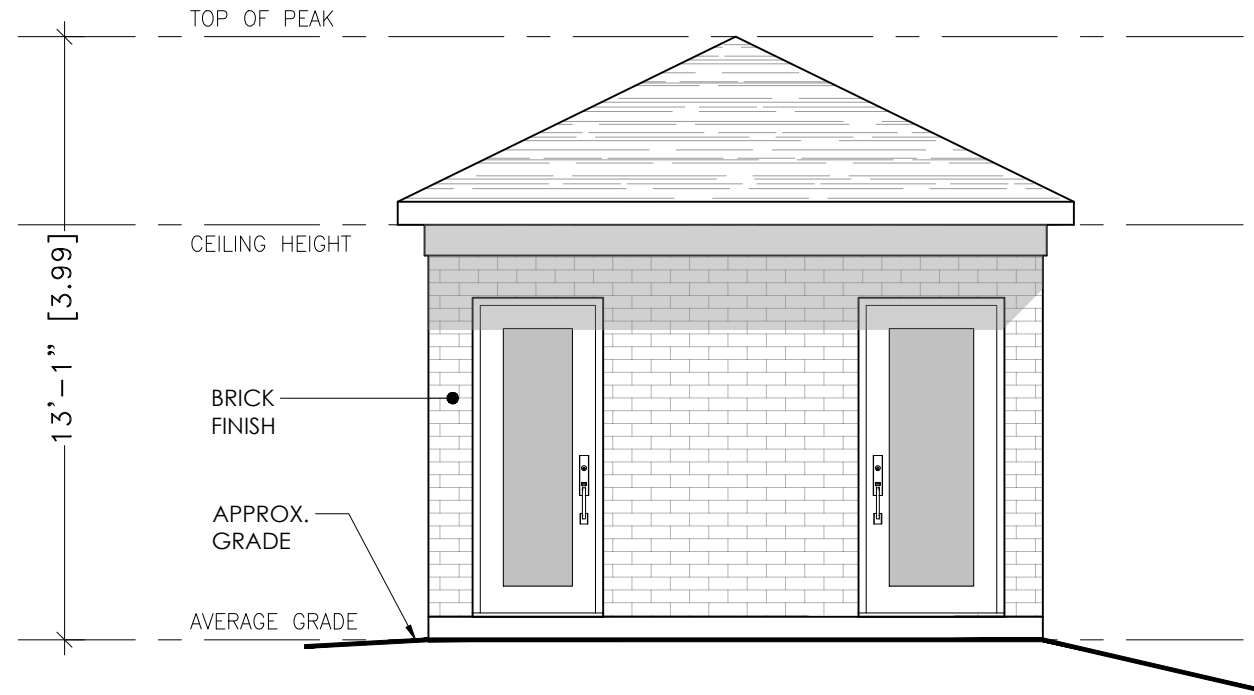
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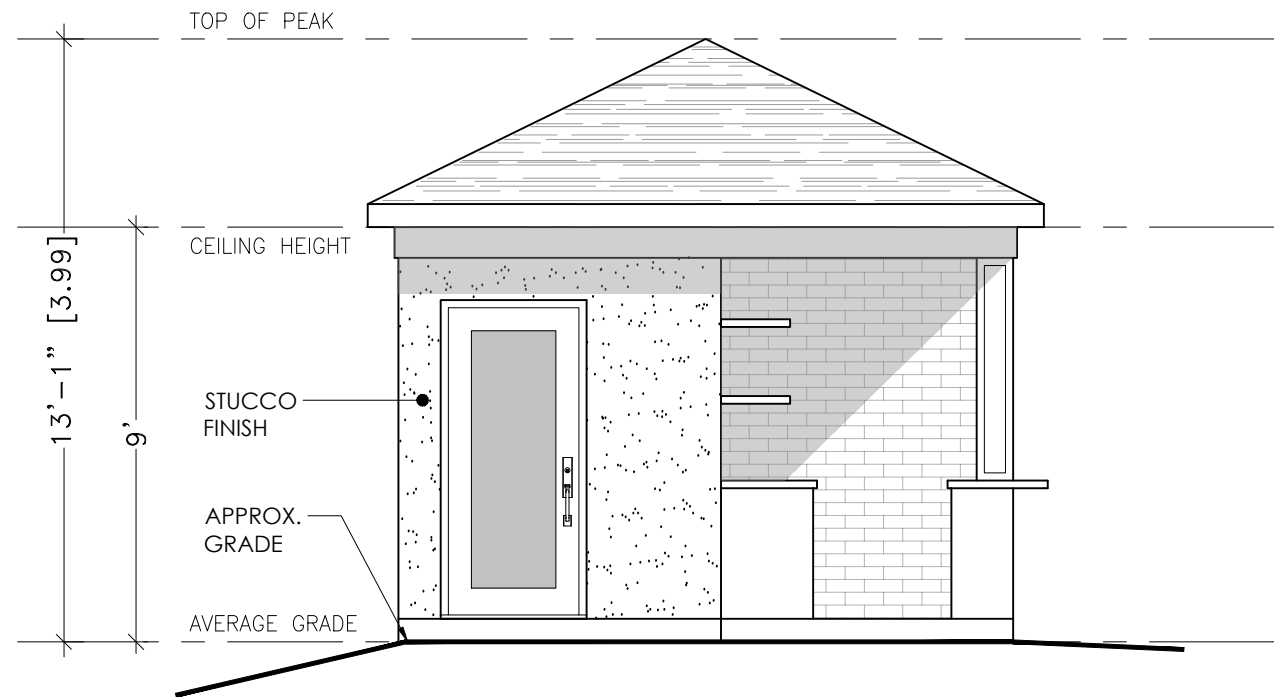
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**CABANA - SIDE ELEVATION**

SCALE: 1:50



**CABANA - SIDE ELEVATION**

SCALE: 1:50



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## Cover Letter

**Property Address: 1374 Sedgewick Cres**

**Feb 18, 2025**

This application for minor variance is comprised of a proposed new single-family dwelling. The existing dwelling constructed circa 1960 will be completely demolished and new utility services will be installed as part of the redevelopment.

Storm Water Management: The subject property abuts an existing remnant channel at the rear property line, which has a known spill/flood zone affecting a portion of the rear yard. A Civil engineer has prepared a Storm water management plan which has been included in our Minor Site plan application, which has already been applied for in advance to allow Development Engineering staff an opportunity to review and provide input. Please note that my office completed a new dwelling directly behind the subject property two years ago, which abuts the same channel and faced similar flooding constraints; development engineering approval was obtained for that house and therefore we expect the same for this proposal.

The following variances are being requested:

1. To allow for a Floor Area Ratio of 30.5%, where as 29% is permitted
2. To allow a garage area of 59M2 whereas 45M2 is the maximum.

Justification and rationale for the variance requests:

1. The main dwelling complies fully with lot coverage, the additional sq. footage (RFA) is required to accommodate the needs of the immediate family for which the house is being built. This includes a total of four family members, since the owners are planning to occupy the home for the long term and into advanced age, the elevator is being added.
2. The additional area inside the garage is required for two vehicles and sufficient storage to accommodate various personal use items such as bicycles, lawn maintenance equipment etc.
3. 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 left-side roofline.