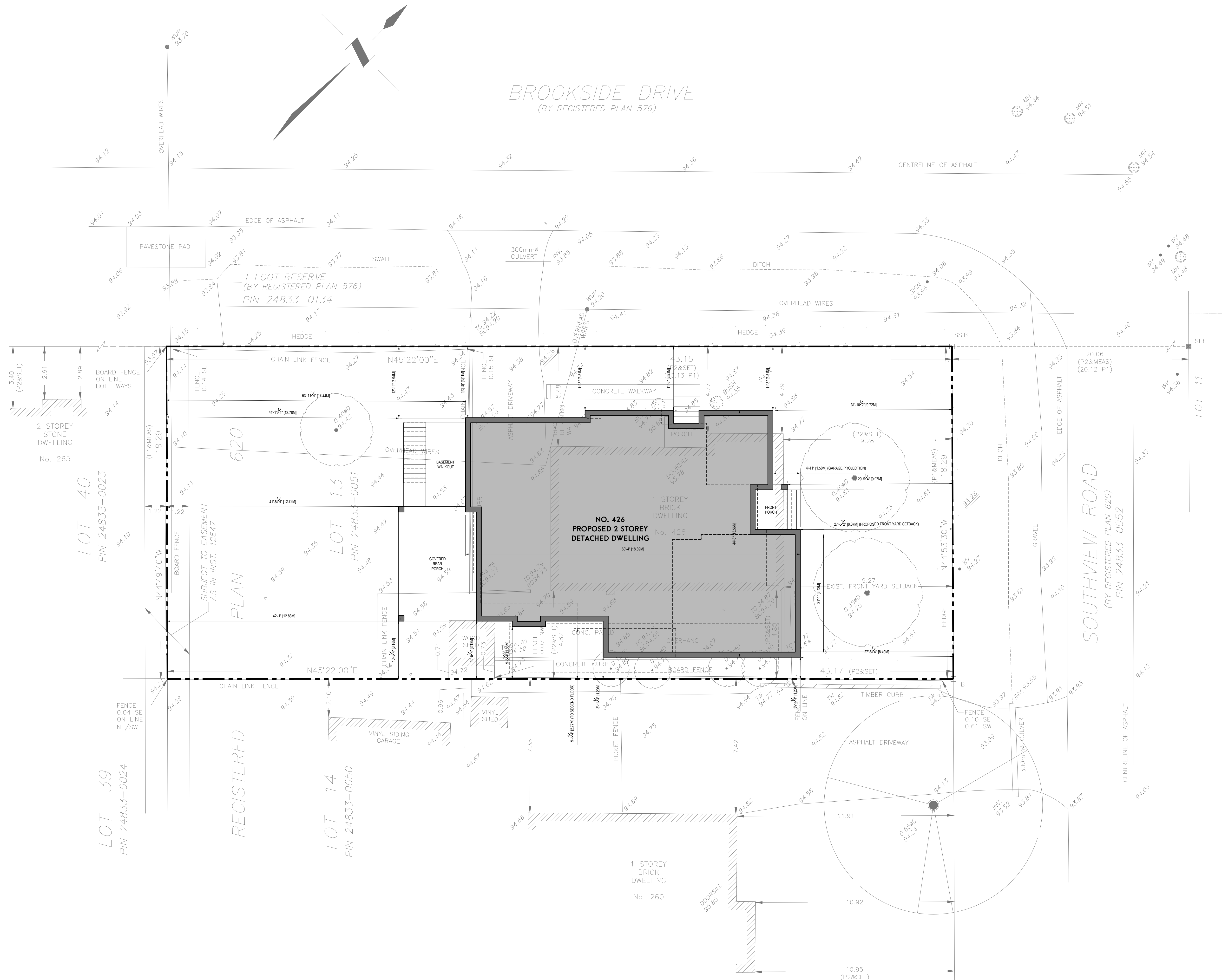


SITE STATISTICS		
ADDRESS:	426 BROOKSIDE DRIVE	
ZONING:	RL3-0	
	<i>Proposed</i>	<i>Required</i>
LOT AREA	788.54 m <sup>2</sup>	557.5 m <sup>2</sup>
LOT FRONTAGE	18.27 m	18.00 m
ESTABLISHED GRADE	94.27	N/A
HEIGHT TO MID-POINT	7.91 m	N/A
HEIGHT TO HIGHEST RIDGE	9.00 m	9.00 m
HEIGHT TO EAVE	6.67 m	N/A
	<i>Proposed</i>	<i>Required</i>
<b>RFA (FLOOR AREA)</b>		
GROUND FLOOR	168.08 m <sup>2</sup>	N/A
SECOND FLOOR	177.31 m <sup>2</sup>	N/A
GARAGE (NOT INCL.)	47.64 m <sup>2</sup>	N/A
<b>SUBTOTAL</b>	<b>345.39 m<sup>2</sup></b>	N/A
OPEN AREAS (TO BE DEDUCTED)	16.45 m <sup>2</sup>	N/A
<b>TOTAL RFA</b>	<b>328.94 m<sup>2</sup></b>	315.42 m <sup>2</sup>
RFA TO LOT AREA (MAX 40%)	<b>41.72 %</b>	40 %
	<i>Proposed</i>	<i>Required</i>
<b>LOT COVERAGE</b>		
DWELLING FOOTPRINT (INCL GARAGE)	215.72 m <sup>2</sup>	N/A
FRONT PORCH	4.09 m <sup>2</sup>	N/A
REAR PORCH	26.85 m <sup>2</sup>	N/A
SECOND FLOOR OVERHANGS	0.63 m <sup>2</sup>	N/A
<b>TOTAL LOT COVERAGE:</b>	<b>247.29 m<sup>2</sup></b>	275.99 m <sup>2</sup>
MAX ALLOWED = 35%	<b>31.36 %</b>	35 %
	<i>Proposed</i>	<i>Required</i>
<b>SETBACKS</b>		
FRONT YARD (EXISTING (9.27M) - 1.00M)	8.37 m	8.27 m
FLANKAGE YARD	3.51 m	3.50 m
INTERIOR SIDE YARD	1.20 m	1.20 m
REAR YARD	12.72 m	7.50 m



1300 ARCHITECTURAL SITE PLAN

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**REGISTRATION INFORMATION**

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FIRM NAME: B.C.I.N.  
REGISTRATION NUMBER: 11310

**REVISION LIST**

NO.	DESCRIPTION	DATE
1	ISSUED FOR COA	02/21/2025
2		
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PROJECT NORTH: TRUE NORTH

**ISSUE LIST**

NO.	DESCRIPTION	DATE
1	ISSUED FOR COA	02/21/2025
2		
3		
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5		

DRAWING TITLE: 426 BROOKSIDE DRIVE  
PROJECT NO: 2024-067  
SHEET NO: 1/10

DRAWN BY: J.H.  
CHECKED BY: K.V.K.  
SCALE: 1:100

**SP**



NOT TO SCALE  
FRONT ELEVATION

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FIRM NAME: B.C.I.N.

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1	ISSUED FOR COA
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ISSUE LIST	
1	02/21/2025
2	
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4	
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DRAWING TITLE: 3D SKETCH RENDER  
DRAWN BY: J.H.  
PROJECT ADDRESS: 428 BROOKSIDE DRIVE  
PROJECT NO: 2024-067  
SHEET NO:  
CHECKED BY: K.V.K.  
SCALE: N.T.S.

**A201**



RIGHT ELEVATION



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FRM NAME: B.C.I.N.

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NO.	DATE	DESCRIPTION
1	MM/DD/YYYY	
2	MM/DD/YYYY	
3	MM/DD/YYYY	
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**ISSUE LIST**

NO.	DATE	DESCRIPTION
1	02/21/2025	ISSUED FOR COA
2	MM/DD/YYYY	
3	MM/DD/YYYY	
4	MM/DD/YYYY	
5	MM/DD/YYYY	

DRAWING TITLE: ARCHITECTURAL ELEVATIONS  
DRAWN BY: J.H. CHECKED BY: K.V.K.  
PROJECT ADDRESS: 426 BROOKSIDE DRIVE  
PROJECT NO.: 2024-057  
SHEET NO.:

**A202**



11/21/22  
**REAR ELEVATION**

**FINAL DESIGN SIGN-OFF**  
I, THE CLIENT, HEREBY STATE I HAVE REVIEWED THIS DRAWING SET IN ITS ENTIRETY AND HEREBY AGREE TO SIGN OFF ON ALL ARCHITECTURAL DESIGN WORK INCLUDED WITHIN THIS DRAWING SET. ANY MAJOR DESIGN CHANGES REQUESTED FROM THIS POINT FORWARD WILL INCUR AN HOURLY CHARGE, AS LISTED ON THE INITIAL ARCHITECTURAL SERVICES CONTRACT PROVIDED BY HUIS DESIGN STUDIO. ALL TERMS, CONDITIONS AND AGREEMENTS OF THE ORIGINAL CONTRACT WILL REMAIN IN EFFECT.

CLIENT INITIALS: \_\_\_\_\_ HUIS INITIALS: \_\_\_\_\_



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FIRM NAME: \_\_\_\_\_ B.C.I.N.: \_\_\_\_\_

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FIRM NAME: \_\_\_\_\_ B.C.I.N.: \_\_\_\_\_

REVISION LIST	
1	MM/DD/YYYY
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3	MM/DD/YYYY
4	MM/DD/YYYY
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ISSUE LIST	
1	ISSUED FOR COA 02/21/2025
2	MM/DD/YYYY
3	MM/DD/YYYY
4	MM/DD/YYYY
5	MM/DD/YYYY

**DRAWING TITLE:** ARCHITECTURAL ELEVATIONS  
**DRAWN BY:** J.H. **CHECKED BY:** K.V.K.  
**PROJECT ADDRESS:** 426 BROOKSIDE DRIVE  
**PROJECT NO.:** 2024.057 **SCALE:** 1/8"=1'-0"  
**SHEET NO.:** \_\_\_\_\_

**A203**



LEFT ELEVATION

**FINAL DESIGN SIGN-OFF**  
 I, THE CLIENT, HEREBY STATE THAT I HAVE REVIEWED THIS DRAWING SET IN ITS ENTIRETY AND HEREBY AGREE TO SIGN OFF ON ALL ARCHITECTURAL DESIGN WORK INCLUDED WITHIN THIS DRAWING SET. ANY MAJOR DESIGN CHANGES REQUESTED FROM THIS POINT FORWARD WILL INCUR AN HOURLY CHARGE, AS LISTED ON THE INITIAL ARCHITECTURAL SERVICES CONTRACT PROVIDED BY HUIS DESIGN STUDIO. ALL TERMS, CONDITIONS AND AGREEMENTS OF THE ORIGINAL CONTRACT WILL REMAIN IN EFFECT.

CLIENT INITIALS: \_\_\_\_\_ HUIS INITIALS: \_\_\_\_\_

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**REGISTRATION INFORMATION**  
 REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C-3.2 OF THE ONTARIO BUILDING CODE.

FIRM NAME: \_\_\_\_\_ B.C.I.N. \_\_\_\_\_

REVISION LIST	
1 -	MM.DD.YYYY
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3 -	MM.DD.YYYY
4 -	MM.DD.YYYY
5 -	MM.DD.YYYY

ISSUE LIST	
1	ISSUED FOR COA 02/21/2025
2	MM.DD.YYYY
3	MM.DD.YYYY
4	MM.DD.YYYY
5	MM.DD.YYYY

DRAWING TITLE: ARCHITECTURAL ELEVATIONS  
 DRAWN BY: J.H. CHECKED BY: K.V.K.  
 PROJECT ADDRESS: 426 BROOKSIDE DRIVE  
 PROJECT NO.: 2024.057  
 SHEET NO.:

**A204**



NOT TO SCALE  
3D VIEWS

**FINAL DESIGN SIGN-OFF**  
I, THE CLIENT/VEHY THAT I HAVE REVIEWED THIS DRAWING SET IN ITS ENTIRETY AND HEREBY AGREE TO SIGN OFF ON ALL ARCHITECTURAL DESIGN WORK INCLUDED WITHIN THIS DRAWING SET. ANY MAJOR DESIGN CHANGES REQUESTED FROM THIS POINT FORWARD WILL INCUR AN HOURLY CHARGE, AS LISTED ON THE INITIAL ARCHITECTURAL SERVICES CONTRACT PROVIDED BY HUIS DESIGN STUDIO. ALL TERMS, CONDITIONS AND AGREEMENTS OF THE ORIGINAL CONTRACT WILL REMAIN IN EFFECT.

CLIENT INITIALS: \_\_\_\_\_ HUIS INITIALS: \_\_\_\_\_

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FIRM NAME: \_\_\_\_\_ B.C.I.N. \_\_\_\_\_

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FIRM NAME: \_\_\_\_\_ B.C.I.N. \_\_\_\_\_

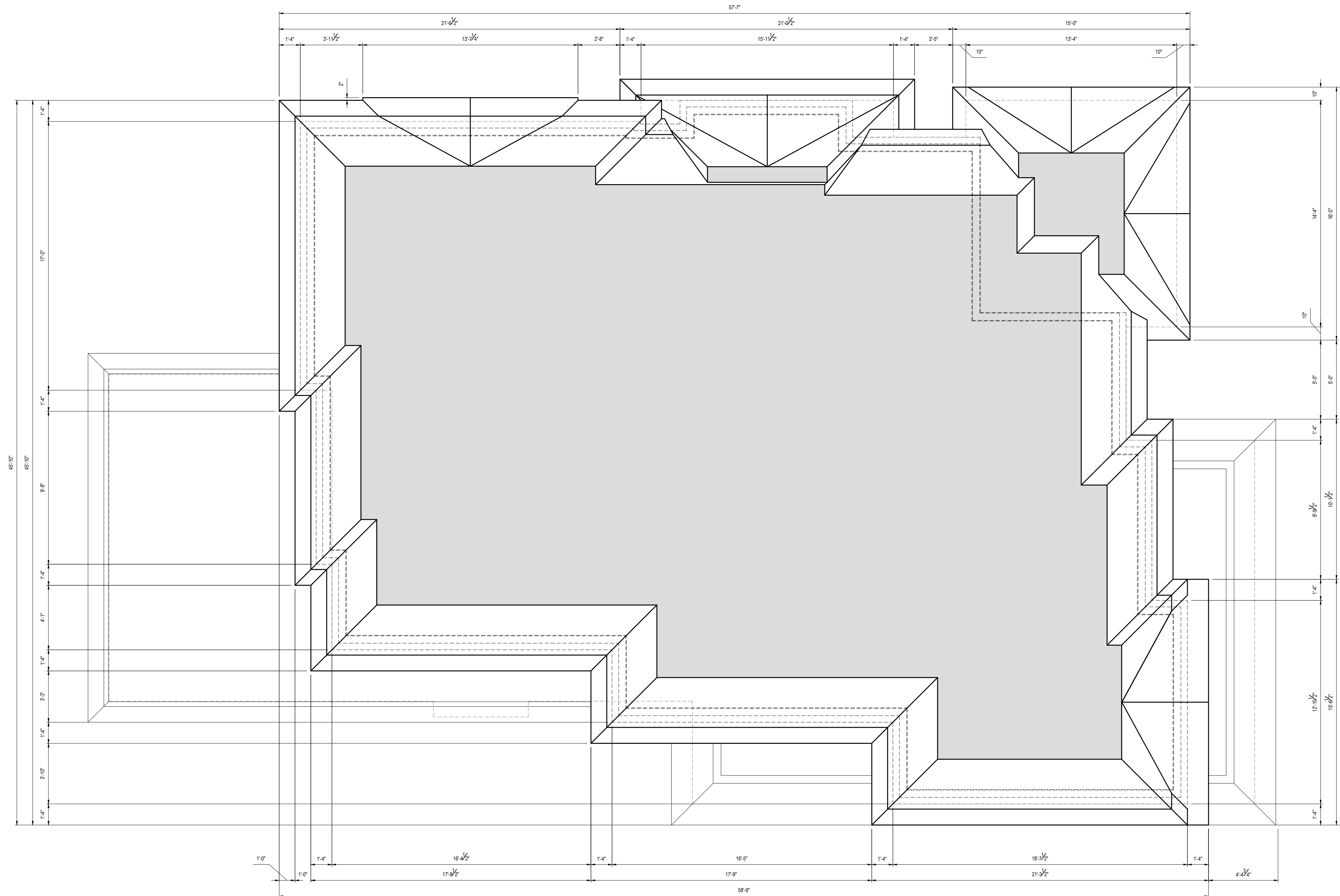
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ISSUE LIST	
1	02/21/2025
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**DRAWING TITLE:** 3D VIEWS  
**CHECKED BY:** K.V.K.  
**PROJECT ADDRESS:** 426 BROOKSIDE DRIVE  
**PROJECT NO.:** 2024-057  
**SHEET NO.:**

**A205**

11P-1-02  
**ROOF PLAN**





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FRM NAME: B.C.I.N.

**REGISTRATION INFORMATION**

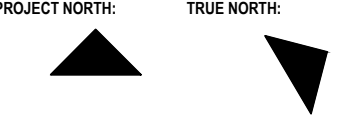
REQUIRED UNLESS THE DESIGN IS EXEMPT UNDER DIV. C-3.2.4 OF THE ONTARIO BUILDING CODE.

FRM NAME: B.C.I.N.

**REVISION LIST**

NO.	DESCRIPTION	DATE
1	ISSUED FOR COA	02/21/2025
2		
3		
4		
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PROJECT NORTH: TRUE NORTH



DRAWING TITLE: ROOF PLAN  
 DRAWN BY: J.H.  
 CHECKED BY: K.V.K.  
 PROJECT ADDRESS: 426 BROOKSIDE DRIVE  
 PROJECT NO.: 2024-057  
 SHEET NO.: **A104**

P.N. 2024-067

March 5, 2025

**Attention:** Planning Staff  
Planning Services  
Town of Oakville  
1225 Trafalgar Road  
Oakville, Ontario

**Reference:** 426 Brookside Drive, Oakville.  
Committee of Adjustment Application - File # A/044/2025

To whom it may concern,

We have attached an application for Minor Variance and the purpose for this letter is to further explain the justification for the requested variances. To date we have worked with your office to explore our design and ensure the massing is sympathetic to the area as well as the town's design guidelines.

The lot is located in South Oakville, west of Dorval Dr. and south of Speers Rd. The lot is 788.54 m<sup>2</sup>. The surrounding area is comprised of a mix of older single storey or storey and a half dwellings as well as a large number of newer larger custom built estate dwellings. It is important to note that there are a number of 2 storey new builds just to the West and to the North of this lot. The westerly property is almost an identical example of the shape, massing and scale of what we are looking to build. For this reason, we have undertaken consultation with Planning Staff in order to best break up the massing of this dwelling while holding true to the homeowner's desired architectural style.

The Requested Variance:

**1. MAXIMUM RFA: The required maximum RFA is 315.42 m<sup>2</sup> (40.00% of lot area)( Table 6.4.1).**  
The proposed RFA is 328.94 m<sup>2</sup> (41.72% of lot area). • This is a difference of about 13.52 m<sup>2</sup> or 145.53 ft<sup>2</sup>.

For the single requested variance, we have the following justification:

The massing of the dwelling is of the utmost concern when assessing the RFA minor variance, thus we have taken steps to mitigate the massing of the dwelling and its impact on the surrounding lots.

For the front entrance, even though it is an open to above space with an open ceiling to the second floor, we have lowered the roof line on the second floor and minimized the massing of the front entrance feature on the exterior of the façade in order to create a negative space in that area and minimize any potential massing impacts. See figure 1 below. Further to this, we have lowered the roof line of the front corner Living Room and further stepped down the massing of the home for this area. This would be the most visible corner feature of the home and we have designed this in such a way that it is the least impactful on the surrounding lots.

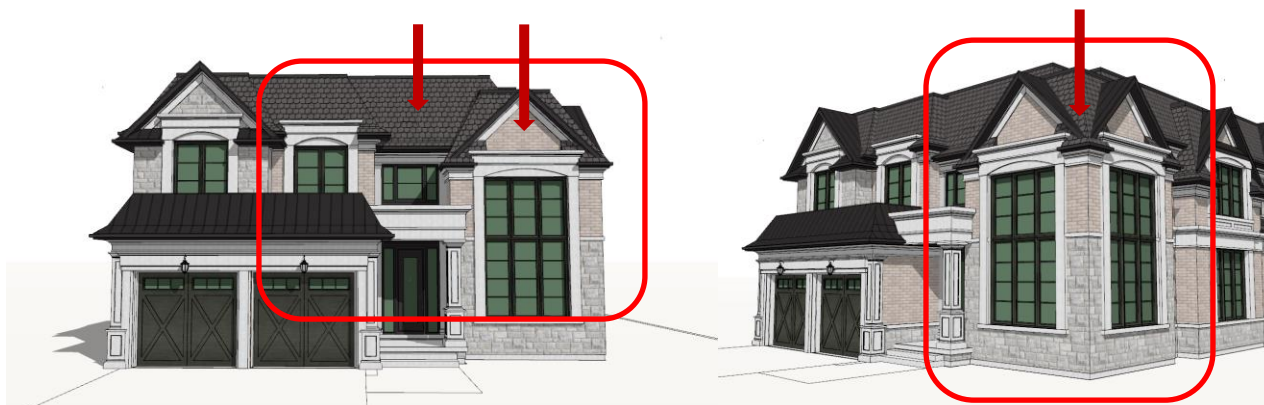


Fig. 1.0.



For the lot located to the south of the subject property, we have taken care to step back the main floor AND yet even further the second floor. On the roof plan shown below in Fig 2.0 the roof massing is distanced from the neighbouring bungalow and only a small portion of the second floor is spaced at the allowable set back. About 70% of the second floor has been pulled away from the left-hand side lot in order to create space from and buffer the impact of the new home from the existing dwelling located at 260 Southview Rd.

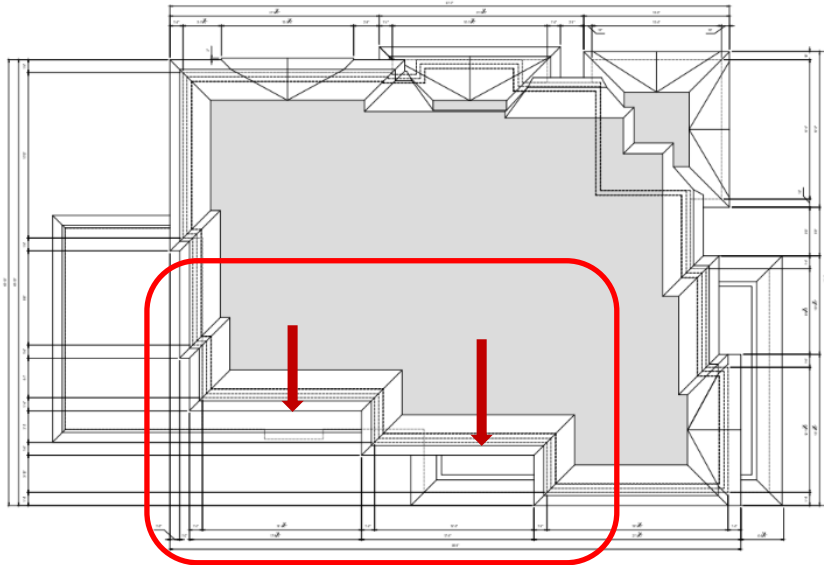


Fig. 2.0

Along with the Living Room, corner feature, height reduction, we have further designed the exterior corner façade of the dwelling with a number of projection and relief areas. You can see in Figure 3.0 that the façade is broken up into 3 segments. This segmenting of the façade not only creates interest for the side elevation view but also serves to provide relief from the over burden of massing when walking along the street. It is worth noting that the rear portion of the home will have a side lot line fence installed and it will cover some of the rear portion of the home on the first/main floor.



Fig. 3.0

For comparison purposes the lot just west of the subject property located at 265 Wooddale Ave is a similarly designed 2 storey dwelling with similar massing features. Both the subject property and 265 Wooddale Ave would appear to be well balanced and well placed when viewed next to each other from Brookside Dr. See below figure 4.0.



Fig. 4.0 - 265 Wooddale Ave. (Formerly 438 Brookside Dr.)

For comparison purposes the lot just north of the subject property located at 276 Southview Rd. is a 2 storey dwelling with massing features that are less broken up however do employ lower roof lines. Both the subject property and 276 Southview Rd. would appear to be well balanced and well placed when viewed next to each other from the intersection of Southview Rd. and Brookside Dr. See below figure 4.0.



Fig. 5.0 – 276 Southview Rd. (Formerly 425 Brookside Dr.)

Further observations into the RFA assessment from an internal floor area standpoint will lead us to highlight the importance of some floor area which is critical in the function and use of this home for the homeowners. The intention of this exercise is to identify the contributing factors for the RFA request and rationalizes why these areas are so integral to the development of this home.

Referring to Figure 06 below you can see the circled areas of the home study and the pathway leading to it. The combinations of these areas are attributing fully to the request for the additional RFA. The homeowners require a space to work from home that is well lit and this space is specifically reserved for this use.

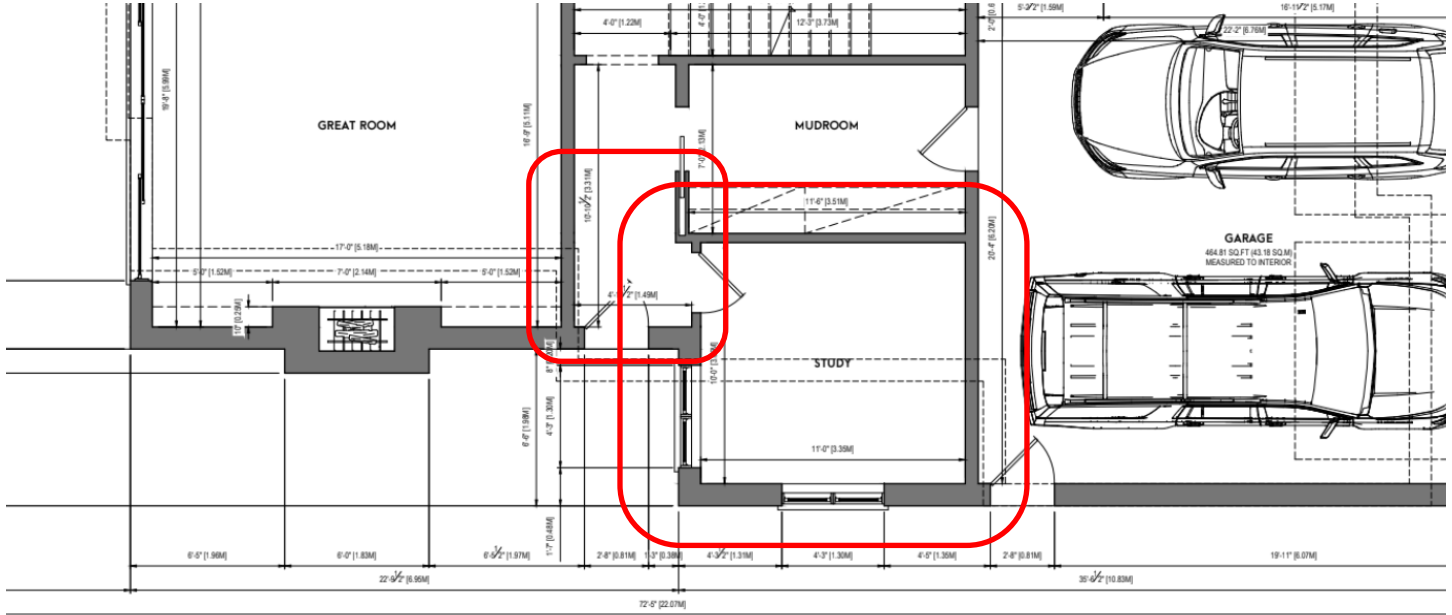


Fig. 6.0

In closing we feel that the above noted variances meet the prescribed Four Test of Section 45(1) of the Planning Act. All of these requested variances are minor in nature and the development of this site with of a home of this nature is desirable to the area. Furthermore, these variances are in keeping with the general intent of the Zoning By-Law and the Official Plan. If you require any additional information, please feel free to contact us.

Sincerely,

Kurtis Van Keulen, Principal.  
 T: 647 206 9655  
 E: [kurtis@huisdesigns.ca](mailto:kurtis@huisdesigns.ca)

Huis Design Studio  
[www.huisdesigns.ca](http://www.huisdesigns.ca)