

Planning Justification Report in Support of Minor Variance for 363 Margaret Drive, Oakville (SP.1617.059/01)

1 / BACKGROUND

Halton Community Housing Corporation (“HCHC”) owns 363 Margaret Drive, Oakville, which is an underdeveloped vacant parcel. The property is zoned “RM4 SP: 88” under the Town’s Zoning By-law. This zoning permits a range of medium density housing including the development of apartment dwellings, long term care facilities and retirement homes up to two storeys (and 15 meters) and permits a maximum of 30 dwelling units.

The proposed development is to construct a three (3) storey building containing 13 assisted family rental units comprised of:

- 3 Five-bedrooms units
- 5 Four-bedrooms units
- 5 Three-bedroom units (including 2 Barrier free units)

The proposed development is subject to Site Plan application No. SP.1617.059/01 and is part of the Region’s plan to create much needed new assisted family rental housing units in Oakville. The development will remain owned and operated by HCHC. Conditional Site Plan Approval was granted on July 5th, 2023, subject to various conditions to the satisfaction of the Town including zoning compliance which requires two minor variances.

Subject Property



Site Plan



A Minor Variance Application was submitted to the Town and considered at the Committee of Adjustment on January 22nd, 2025. At the Committee of Adjustment hearing two residents attended and voiced concerns related to the proposed development. Halton Region staff

requested that a decision on the Minor Variance Application be deferred so that the Region could consult with residents on the proposed development.

A virtual Public Information Centre was held, via MS Teams, on February 20th, 2025. There were six (6) community participants in attendance. A summary of comments and questions from attendees and staff responses is provided in Attachment 1 – Virtual Public Information Report.

2 / REQUESTED VARIANCES AND JUSTIFICATION

The subject lands are designated Medium Density Residential in the Livable Oakville Official Plan. This designation permits a range of medium density housing types. The property is zoned RM4 SP: 88” under the Town’s Zoning By-law. This zoning permits a range of medium density housing including the development of apartment dwellings, long term care facilities and retirement homes up to two storeys (and 15 meters) and permits a maximum of 30 dwelling units.

The following two variances are being requested for the proposed development:

	Current Zoning By-law Requirements	Variance Request
1	<i>Table 5.2.1 additional regulation #3</i> A minimum of 50% of the minimum parking spaces shall be provided within a private garage, carport, or parking structure.	To permit 100% of the minimum parking to be uncovered.
2	<i>15.88.1 d)</i> Maximum number of storeys shall be two (2).	To permit three (3) storeys.

The following is an analysis of how the application meets the four tests for evaluating minor variances in as set out in Section 45(1) of the *Planning Act*:

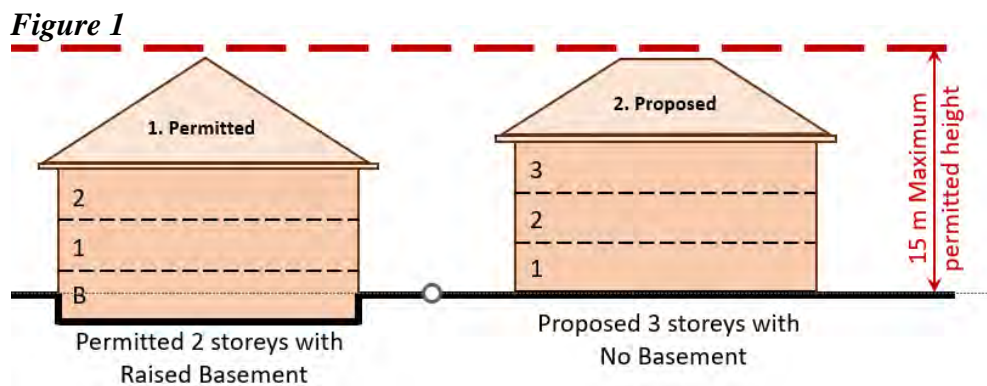
Variance #1 - To permit 100% of the minimum parking to be uncovered whereas the Zoning By-law requires 50% of parking spaces to be provided within a private garage, carport, or parking structure.	
The intent of this zoning regulation is to reduce surface parking and to assist with screening of parking areas so that they are not visible from the street. In this instance, covering the parking would have a greater impact on the public realm as it increases the overall massing of the proposed building. The proposed parking spaces are in the side/rear yard of the property and do not dominate the streetscape. The applicant is requesting this variance to design the site in such a way to avoid constructing a large and costly covered parking structure for only 10 parking spaces. In addition, due to the location of parking at the rear of the building, the required structure would also interfere with vehicle maneuvering.	
Test	Analysis
Is the variance minor?	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.

Test	Analysis
Is the 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 assisted housing development.
Is it in keeping with the general intent and purpose of the Zoning By-law?	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, 10 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. In this instance, covering the parking would have a greater impact on the public realm as it increases the overall massing of the proposed building. The proposed parking spaces are in the side/rear yard of the property and do not dominate the streetscape. 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 or land nor detract from the overall aesthetics of the area. The general intent and purpose of the by-law is maintained.
Is it in keeping with 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.

Variance #2 - To permit a three (3) storey building whereas Site Specific Zoning By-Law (SP 88) only permits a two (2) storey building.

The original design that was conditionally approved for Site Plan Approval was for a two (2) storey building with a raised basement, less than 15.0 meters height to the peak of the roof. The RM4 Zone permits a maximum of 4 storeys in height and 15 meters, however the Site Specific zoning applied to the property restricts maximum height to two (2) storeys but does not provide a maximum height in metres. Therefore, the maximum height in meters for the site defers back to the parent RM4 Zone regulation. The reason for requesting this variance is to elevate the partially below grade units by 1.25 meters so they are fully at grade to accommodate barrier free access on the first floor for individuals who require mobility aids. In addition, granting this variance will enable the design of a barrier free entrance and path of travel throughout the entire first floor of the building. This will allow individuals with mobility aids to safely evacuate in the event of a hazard that restricts the operation of the elevator. This variance does not increase lot coverage, unit size, or unit count.

Figure 1 below demonstrates the variance.



Test	Analysis
<p>Is the variance minor?</p>	<p>The proposed variance will increase the building height an additional 1.25 meters resulting in a three-storey building with a total of 14.10 meters in height. The proposed building complies with the maximum permitted height of 15 meters, however, to provide the accessible units at grade, the raised basement units must be elevated 1.25 meters resulting in a 3-storey building. Most of the land adjacent to 363 Margaret Drive is owned by the Region except for a parkette and approximately five privately owned dwelling units to the north. The relief being sought would not result in an increase in the number of units or overall height of the building (the roof has been redesigned to accommodate the additional height so that it is still within 15 meters overall). In addition, the proposed building exceeds the minimum side yard setback requirements of the zoning by-law which further mitigates building shadows and loss of privacy. Following the virtual Public Information Centre and comments received with regards to privacy concerns, the following measures will be incorporated into the design of the building: raising of the bedroom windowsills to 1.50 m A.F.F. on both the second and third storeys; and planting new black cedar hedges along the property line adjacent to properties 254 and 258 Elmwood Road. The height increase is minor in nature and will not produce any unacceptable adverse impacts on adjacent properties. For these reasons, it is concluded that the requested variances can be considered minor in nature.</p>

Test	Analysis
Is the variance desirable for the appropriate development or use of the land, building or structure?	The proposed development is desirable and appropriate for the lands as it will allow for the construction of a residential building with ground floor accessible units. The use is permitted in the Zoning by-law, and the overall height of the building complies with the maximum height permitted in the RM4 zone.
Is it in keeping with the general intent and purpose of the Zoning By-law?	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. Additionally, the current zoning permits up to 15 meters in height. The request for an additional storey relates to an additional 1.25 meters resulting in a total building height of 14.10 meters. The increase in height is to facilitate the development of accessible units at grade by elevating the raised basement units to grade level. The proposed variance does not result in exceeding the overall permitted height of this zone and therefore is in keeping with the intent and general direction of the Zoning By-law.
Is it in keeping with 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.

3 / CONCLUSIONS

To conclude, the proposed variances are being requested to improve accessibility of the building, improve functionality of the living and parking spaces, simplify the structural and civil designs and construction detailing resulting in a fully barrier free building with lower construction and maintenance costs.

Following the virtual Public Information Centre, Halton Region has committed to the following additional measures to address comments from residents who live adjacent to the development:

- Raise the bedroom windowsills facing the rear of the properties located on Elmwood Road, to be 1.50 m from finish floor level; and,
- Plant two new Black Cedar hedges between the new trees for enhanced privacy for properties 254 and 258 Elmwood Drive.

We believe the variances requested do not adversely impact the neighborhood or adjacent properties, are minor in nature and meet the intent of the Official Plan and Zoning By-law, therefore, it is our opinion that the application meets the four tests under Section 45(1) of the *Planning Act* and that the development represents good planning.

APPENDIX 1

Virtual Public Information Centre Report



VIRTUAL PUBLIC INFORMATION CENTRE REPORT 363 MARGARET DRIVE, OAKVILLE

1 / INTRODUCTION

On February 20th, 2025, a virtual Public Information Centre was held by the Region of Halton to provide information to residents about the proposed residential development at 363 Maurice Drive, Oakville and to understand concerns the community may have in relation to the proposed development.

Notices were sent via Canada Post to all addresses within 60 metres of the subject property on February 4th, 2025, and February 12th, 2025. The meeting notice was also posted on Halton's website.

There were six (6) community participants in attendance.

The meeting began with a presentation by Halton Region staff followed by a question-and-answer period with attendees. A video recording of the meeting can be accessed on the Region's website at: [Halton - Assisted and Supportive Housing Construction](https://www.halton.ca/For-Residents/Roads-Construction/Construction-Projects/Housing-Projects) (<https://www.halton.ca/For-Residents/Roads-Construction/Construction-Projects/Housing-Projects>)

This report summarizes the comments received from meeting attendees about the proposed development.

2 / BACKGROUND

Halton Community Housing Corporation ("HCHC") owns 363 Margaret Drive, Oakville, which is an underdeveloped vacant parcel, identified as having near-term assisted rental housing development potential. The property is in an established residential neighbourhood adjacent to the Town of Oakville "Margaret Drive Parkette" which backs onto Saint-Marie Catholic elementary school. The property also abuts the backyards of five detached dwellings that front onto Elmwood (refer to Appendix 1).

The property is zoned "RM4 SP: 88" under the Town's Zoning By-law. This zoning permits a range of medium density housing including the development of apartment dwellings, long term care facilities and retirement homes up to two storeys and permits a maximum of 30 dwelling units.

The proposed development at 363 Margaret Drive in Oakville is part of Halton Region’s plan to create much needed new assisted family rental housing units in Oakville.

The property is subject to a Site Plan application (SP.1617.059/01) to facilitate the affordable housing development. Conditional Site Plan Approval was granted on July 5th, 2023, subject to various conditions to the satisfaction of the Town including zoning compliance which requires two minor variances.

A Minor Variance Application was submitted to the Town and considered at the Committee of Adjustment on January 22nd, 2025, for the following two variances:

	Current Zoning By-law Requirements	Variance Request
1	<i>Table 5.2.1 additional regulation #3</i> A minimum of 50% of the minimum parking spaces shall be provided within a private garage, carport, or parking structure.	To permit 100% of the minimum parking to be uncovered.
2	<i>15.88.1 d)</i> Maximum number of storeys shall be two (2).	To permit three (3) storeys.

At the Committee of Adjustment hearing two residents attended and voiced concerns related to the proposed development. Halton Region staff requested that a decision on the Minor Variance Application be deferred so that the Region could consult with residents on the proposed development.

A virtual Public Information Centre was held, via MS Teams, on February 20th, 2025. There were six (6) community participants in attendance. A summary of comments and questions from attendees and staff responses is provided in Section 3 below.

3 / SUMMARY OF PUBLIC COMMENTS/QUESTIONS AND RESPONSES

The questions/comments below are not verbatim.

COMMENT	RESPONSE
My personal preference is to keep with the existing zoning of two storeys.	Noted.
Was there any consideration to doing away with that raised basement and just building a traditional two-storey building?	By removing the raised basement and only building two storeys, we will lose three affordable family units. Raising the basement by 4 feet (1.25 meters) does not change the overall height of the structure because the roofline has been adjusted (made smaller) to accommodate the extra 4 feet (1.25 meters). The overall structure is still within the permitted maximum height of the Zoning By-law which is 49 feet (15 meters).

COMMENT	RESPONSE
<p>Following the Committee of Adjustment meeting last month, one of the members of the committee had suggested possible changes to the plan as presented to limit the impact to the neighbours to the north. I think one of the things that was mentioned was a possible step back of that third storey. Is that a consideration?</p>	<p>Stepping back the third floor will have result in reduced interior space and have an impact on the ability to provide the larger family units on this floor. The building setbacks from the property line exceed the required 7.5-meter setback of the Zoning by-law which provides improved privacy for neighbours. There is only one unit on the third floor with a “common area” that faces the rear of the homes on Elmwood Road. The remainder of windows are bedrooms. To solve the privacy issue, the bedroom windows, on both the second and third floors, facing the homes on Elmwood Road can be designed smaller (i.e. raise the height of windowsills) to reduce direct sightlines into neighbouring properties. Black cedar hedges can also be planted along the property line behind existing house at 254 and 258 Elmwood Road for increased privacy. These cedar hedges will replace the proposed shrubs in the initial design to provide increased privacy.</p>
<p>What is the lot coverage?</p>	<p>Lot coverage on this property is 25.3%. There is no requirement for maximum lot coverage in the by-law.</p>
<p>How many trees will be cut down?</p>	<p>13 trees will be removed, two of which are diseased and a couple of which are located within the footprint of the building. There are five new deciduous trees being planted and two new areas with cedar hedges (made up of five cedar trees each). A tree permit is required. An Arborist report has been submitted to the Town and approved by the Town’s Arborist for any trees being removed and new trees being planted.</p>
<p>It is heartbreaking to see so many trees being removed. Is there anything you can do about that?</p>	<p>The Arborist report that was approved by the Town recommends the diseased trees be removed. There are several trees on the property that are not being removed. And five new trees being planted.</p>
<p>What is the maximum population?</p>	<p>This development proposed 13 family units. Population is dependant on how many people reside in each unit. Assuming 1 person per bedroom, population could be at least 50 people.</p>
<p>There are concerns with the parking lot being located behind the fence of properties and resulting in a great deal of noise.</p>	<p>The parking lot is located at the rear of the building in accordance with the Town’s Zoning By-law that requires the parking area to be sufficiently setback from the property line. The parking area exceeds the required setback of the Zoning by-law.</p>

COMMENT	RESPONSE
Can the cedar hedge be extended along the entire back of property 248 Elmwood Road?	Only a quarter of the property at 248 Elmwood Road shares the property boundary at 363 Margaret Drive. There is a new deciduous tree to be planted in this location. The Region does not own the other property that abuts the rear of 248 Elmwood Road.
There is a tree proposed to be removed to the left of new tree T3. Can this tree be saved?	The proposed tree to be removed is a black walnut tree. The arborist report recommends removal as it will be damaged during excavation and construction. Following the PIC, Halton staff reached out to the Arborist (on February 24 th , 2025) to determine whether there is any potential to save this tree during construction. The Arborist confirmed that the construction encroachment on the root system of this tree will cause decline in health and possible future impact to the tree's stability as structural roots will decay on the cut side. The Arborist maintains their recommendation of tree removal.
I appreciate such developments as they help people who are lower income and cannot afford higher rents.	Noted.

4 / CONCLUSIONS

Following the virtual Public Information Centre, staff propose to make the following changes to the Site Plan Application to address comments from residents with regards to privacy:

- Raise the bedroom windowsills facing the rear of the properties located on Elmwood Road; and,
- Plant two new Black Cedar hedges (containing five cedars each) behind properties 254 and 258 Elmwood Drive.

5 / APPENDICES

- Appendix 1 – Location Map
- Appendix 2 – Public Information Centre Presentation

Appendix 1 – Location Map



APPENDIX 2 - PIC Presentation

Virtual Public Information Centre 363 Margaret Drive, Oakville Housing Development

February 20, 2025 (6:30 – 8:00 p.m)

Presented By:

Alissa Mahood, Senior Planner, Halton Region

Ahmed Hussein, Project manager III, Halton Region

Mazen Rammal, Senior Project Advisor, Halton Region

Cynthia Zahoruk, Principal Architect, Cynthia Zahoruk Architect Inc.

Nevine Soliman, Architect, Cynthia Zahoruk Architect Inc.



How to Ask a Question

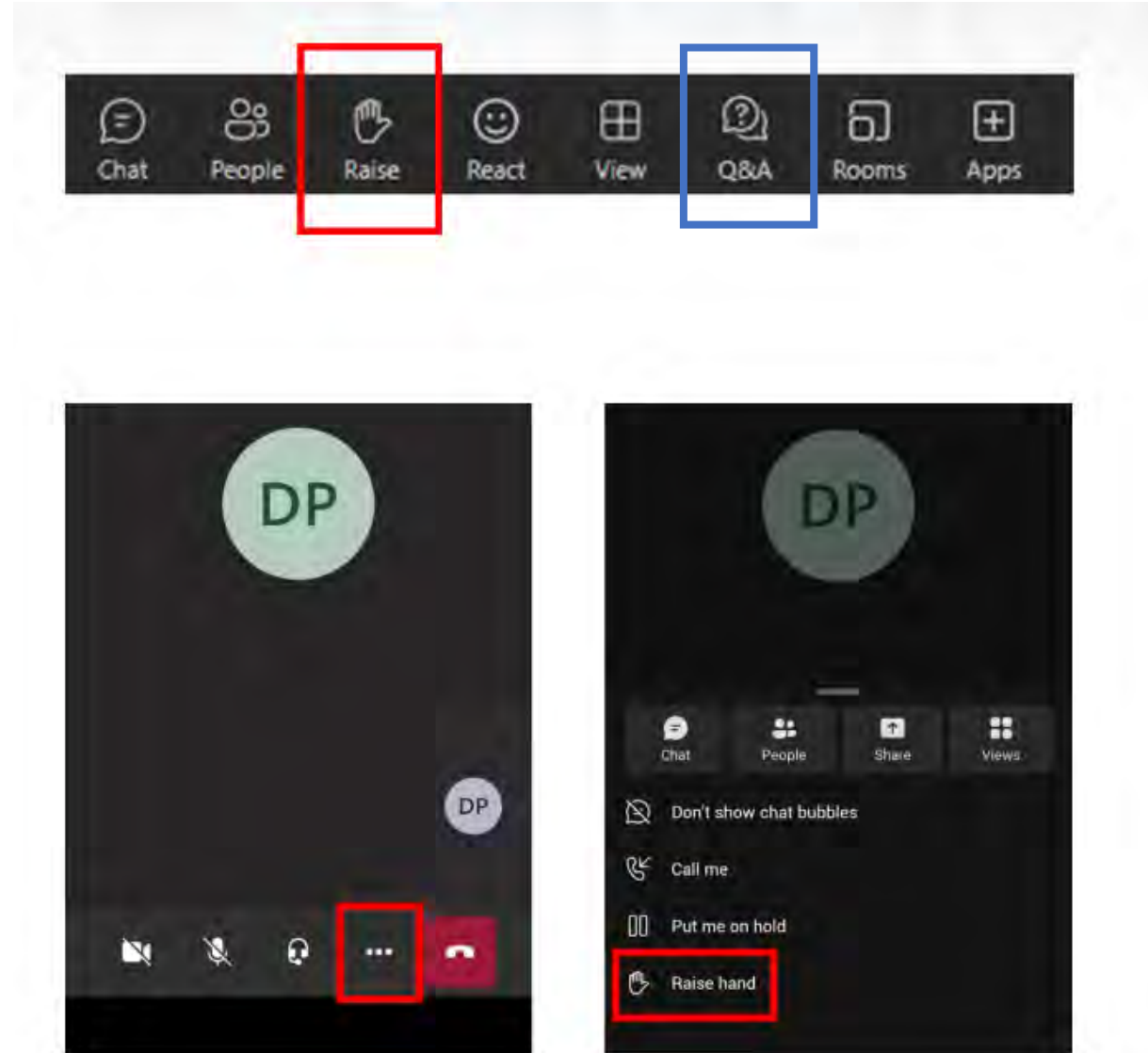
Internet Browser / MS Teams Application on computer: Click the **hand icon**

Smartphones: Click the three dots at the bottom. Select **'Raise Hand'** from the pop up

Type your question in the **Q&A icon**

By phone: Press *5 to raise your hand

The presentation will be recorded and posted on the project webpage



Agenda

- Welcome and Land Acknowledgement
- Why Are We Here? - Purpose of the Meeting
- Neighbourhood Context
- Planning Context
- Project Overview
- Next Steps
- Discussion (Q & A)



Indigenous Land Acknowledgement

Halton Region acknowledges the Treaty Lands of the Mississaugas of the Credit First Nation as well as the Traditional Territory of the Haudenosaunee, Huron-Wendat and Anishinabek on which we gather.

In stewardship with Mother Earth and the enduring Indigenous presence connected to these lands we acknowledge the Indigenous Nations of the past, present and future.

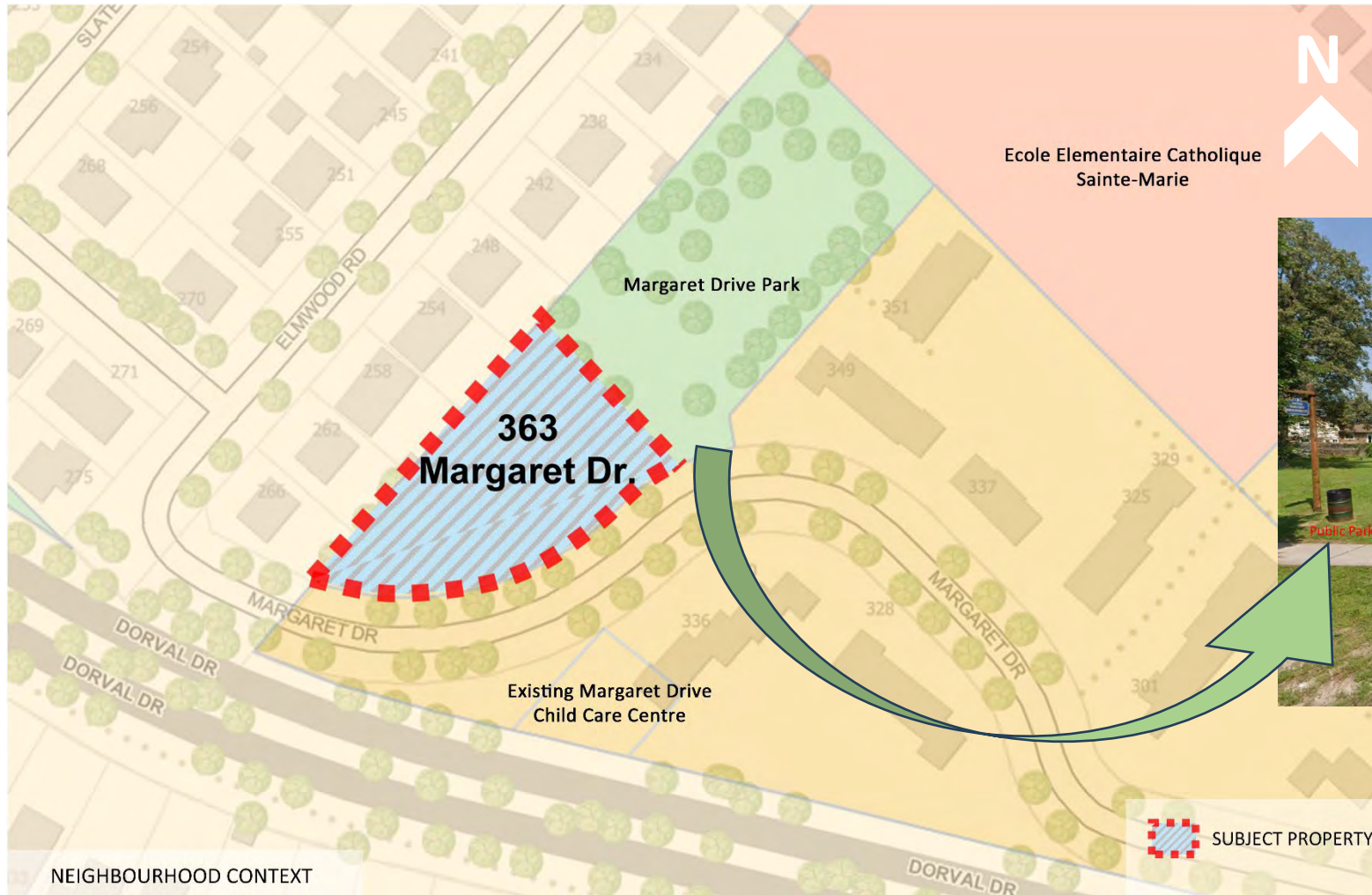
In the spirit of ally-ship and mutual respect, we will take the path of Truth and Reconciliation to create change, awareness and equity as we strive to elevate the collective consciousness of society.



Why Are We Here?

- To share information about the project
- Answer questions about the project
- We want to hear from you

Neighbourhood Context



Existing entrance to Margaret Drive park

NEIGHBOURHOOD CONTEXT



Planning Context:

Zoning: RM4 – Residential Medium Density 4, Special Provision 88

	RM4 Zone	Special Provision No. 88
Permitted Uses	Apartment dwellings, long-term care facilities and retirement homes	30 units
Max. # of storeys	4	2
Max. Height	15.0 meters (49 ft)	Not specified

What can we build?

- Apartment building, long-term care facilities and retirement homes
- Max. 15 meters (49 ft) tall
- Max. 2 storeys
- Up to 30 units

Project Overview – What are we building?

- 3 Storey Residential Building
- 13 family apartment units, including:
 - 3 Five-bedrooms units
 - 5 Four-bedrooms units
 - 5 Three-bedroom units, including 2 Barrier free units



*MARGARET DRIVE – PROPOSED RESIDENCES
Front view from Margaret Drive*

Project Overview - What are we building?

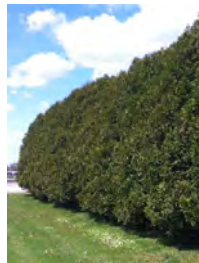
- Proposed development meets all zoning by-law required setbacks from property lines
- 20 parking spaces required (on site)
- 5 new trees and cedar hedges



T1 – T2
Boulevard Trees



T3 - T4 - T5
Autumn Fantasy Trees



Black Cedar
Hedge



Project Overview: What Approvals are Required from the Town?

SITE PLAN APPLICATION

Allows the municipality to review and approve the following:

- Building location and site design
- The relationship of the proposal to surrounding land uses
- Driveways, curbing and traffic direction signs
- Loading and parking facilities
- Emergency vehicle routes
- All pedestrian accesses, such as walkways and ramps, and their proposed surfacing
- Landscaping for the site and for the protection of adjoining lands
- Waste material storage and collection areas
- Grading and servicing
- Need for City required road widenings
- Exterior design of buildings, including character, scale, and appearance
- **Not a public process under the *Planning Act*.**

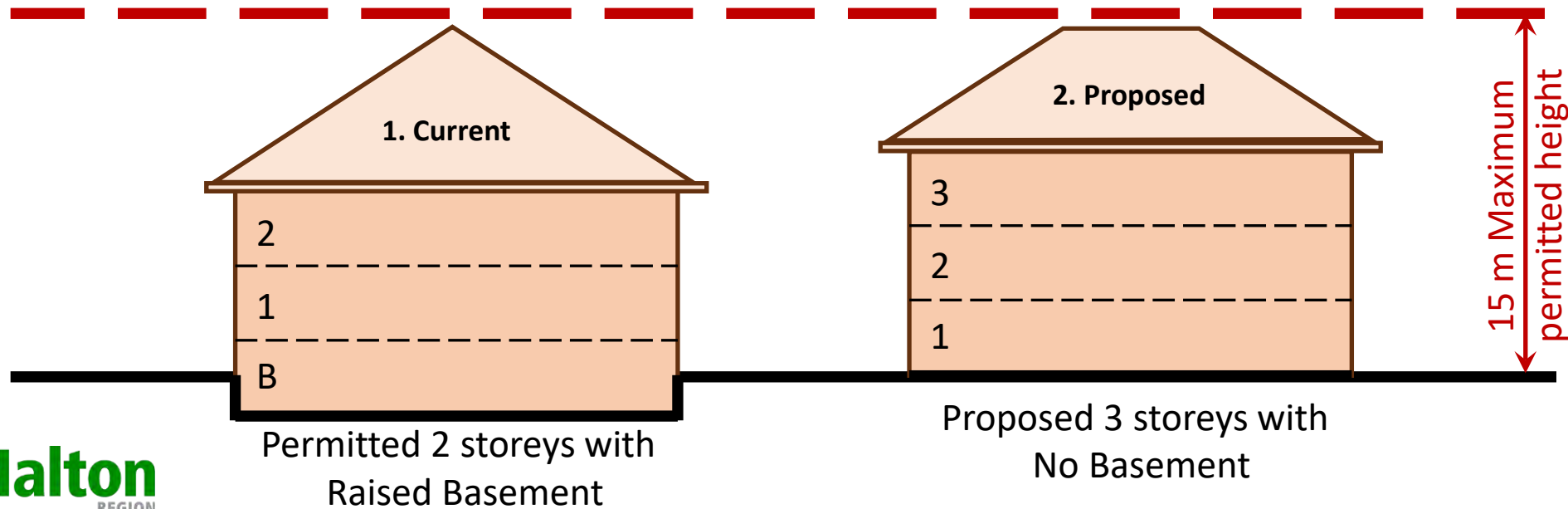
MINOR VARIANCE APPLICATION

- A minor variance is a small variation from the requirements of the zoning by-law
Examples:
 - reduced setback from a property line
 - increase the height of a structure
 - modifying parking requirements
- The application is evaluated based on a set of criteria that is provided in the ***Planning Act*** under Section 45(1).
- **Public Process under the *Planning Act*:** the public has the right to view the application, attend the Committee of Adjustment Meeting and provide comments on the application.

Project Overview: Minor Variance Application

Variance # 1: To permit a 3-storey residential building, whereas the site-specific zoning by-law permits 2 storeys.

WHY: To elevate the partially below grade units by 1.25 meters (4 ft) so they are fully at grade to accommodate wheelchair access without requiring the use of an elevator.

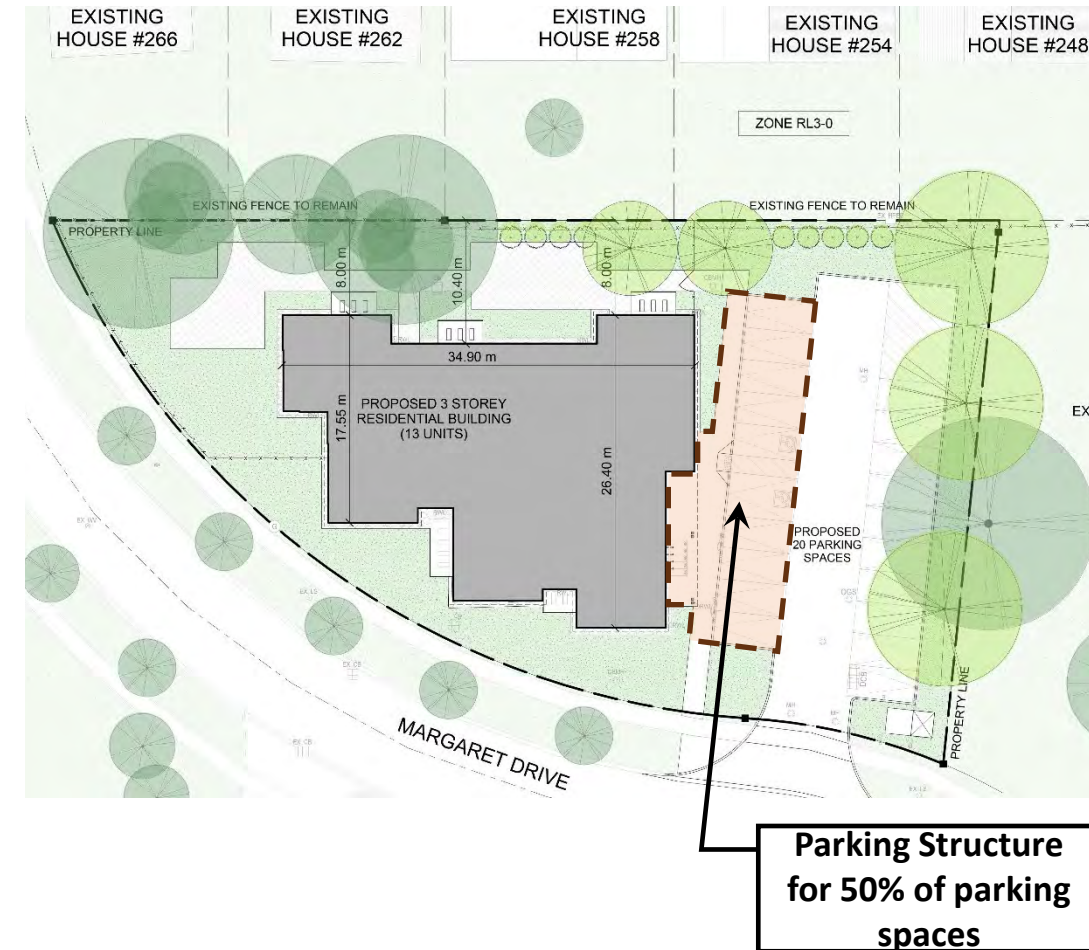


Project Overview: Minor Variance Application

Variance # 2 : To provide 100% of required parking to be uncovered at grade, whereas the zoning by-law requires 50% of parking spaces to be provided within a private garage, carport or parking structure.

WHY: To design the site in a way that eliminates vehicle maneuvering issues and improves visibility and pedestrian safety.

To reduce the visual impact of a large covered parking area.



Next Steps

- Finalize drawings
- Submit application to Committee of Adjustment for Minor Variance Hearing scheduled tentatively for April 2025.
 - Residents within 60 meters (200 ft) of the property will receive notice from the Town of Oakville regarding the application and meeting date
- Final Site Plan Approval
- Building Permits

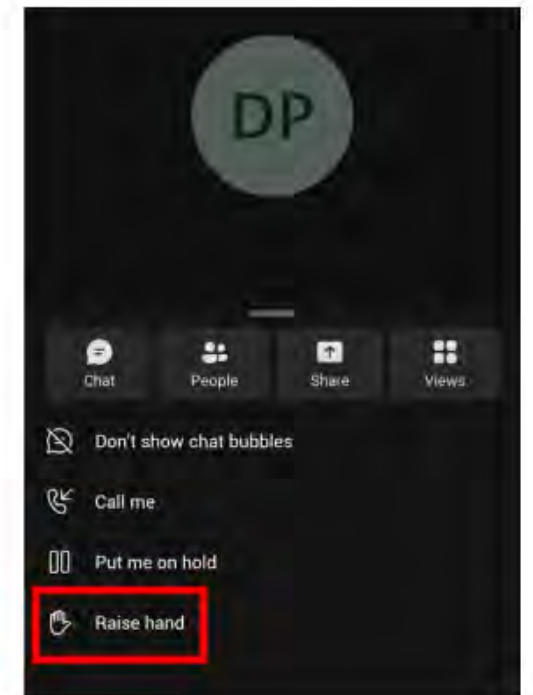
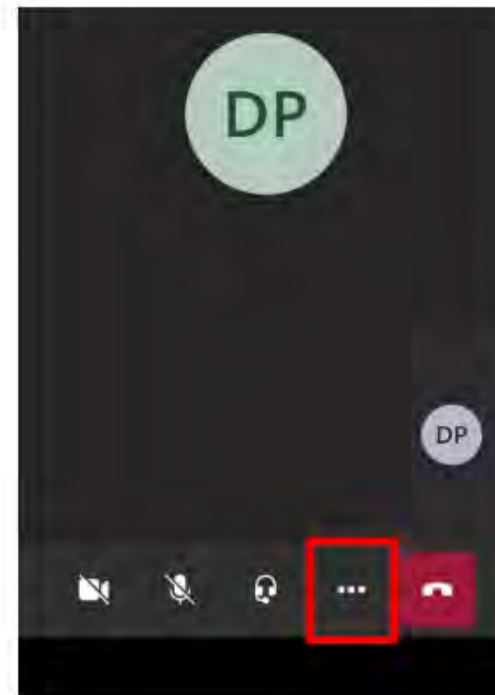
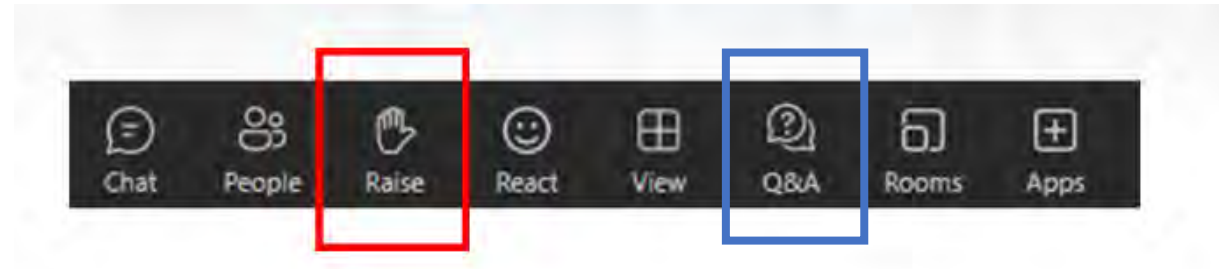
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To learn more about our projects, visit halton.ca/construction
and click on [Assisted and Supportive Housing Construction](#)

(A recording of this presentation will be available on the project webpage)



Thank you!



March 04, 2025

Committee of Adjustment
Town of Oakville

Re: 363 Margaret Drive - SP.1617.059/01
Minor variance Application A/005/2025

Dear Sir/Madam:

I am pleased to provide our revised drawings and supporting documents for the subject Minor variance Application, to pursue approval for the increased number of storeys of the building and removal of the covered parking structure, in response to the comments received on the Committee of Adjustment Hearing meeting held on January 22nd 2025 and Halton Region virtual Public Information Centre held on February 20th 2025.

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

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

Sincerely,

A handwritten signature in black ink, appearing to be "CZ", written in a cursive style.

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



NOT FOR CONSTRUCTION



NOTE:
THE CONTRACTOR WILL CHECK AND VERIFY DIMENSIONS AND SITE CONDITIONS ON THE PROJECT AND REPORT ANY DISCREPANCY TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED BY THE ARCHITECT. ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE COPIED, REPRODUCED OR ALTERED WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT. DO NOT SCALE THE DRAWING.

REVISIONS	
DATE	ISSUED
26/07/2024	ISSUED FOR SPA
30/10/2024	ISSUED FOR MVA
03/03/2025	REVISED FOR MVA

DRAWN BY: KANS
SCALE:
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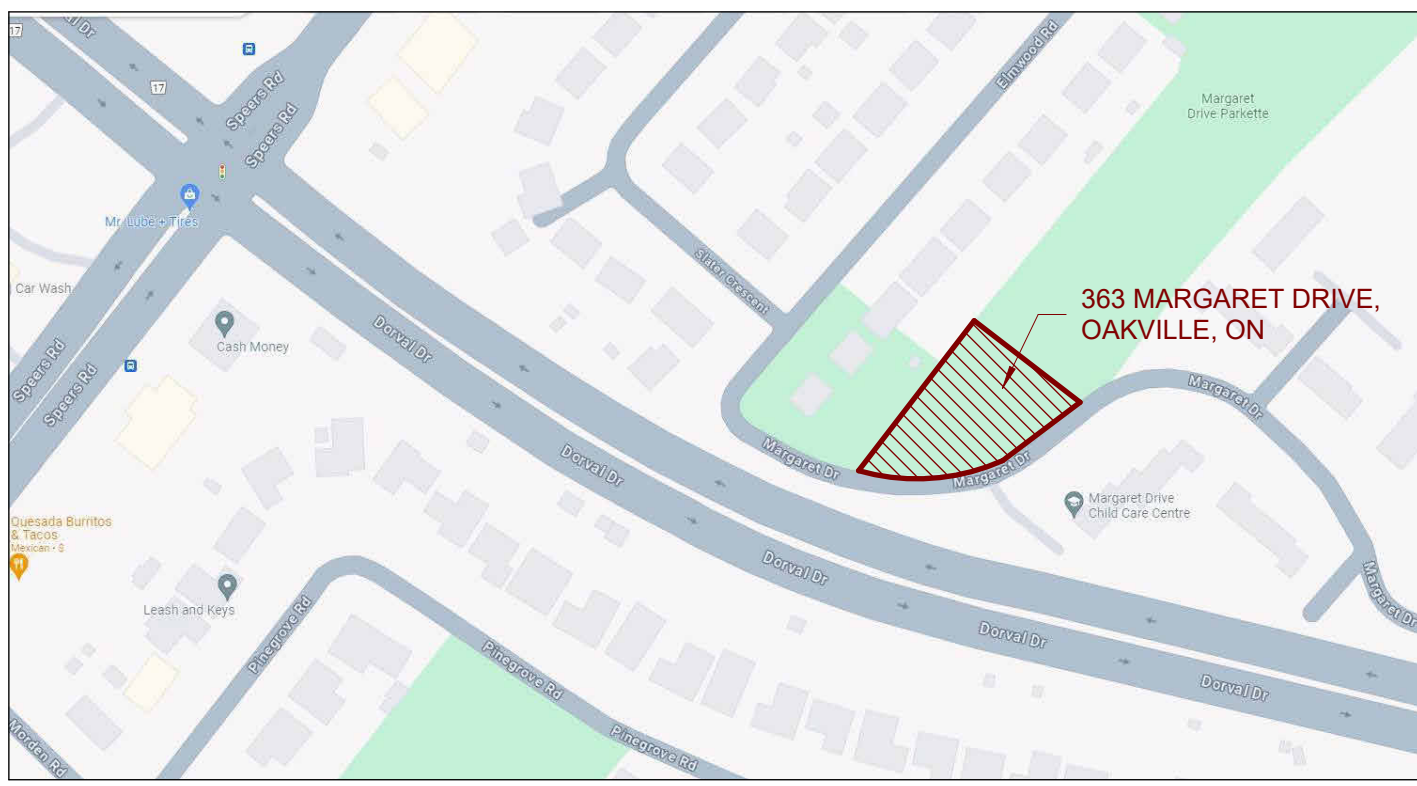


MARGARET DRIVE
RESIDENCES
363 MARGARET DRIVE
OAKVILLE, ON L6K 3P2

REALISTIC
RENDERING 3D
PERSPECTIVE

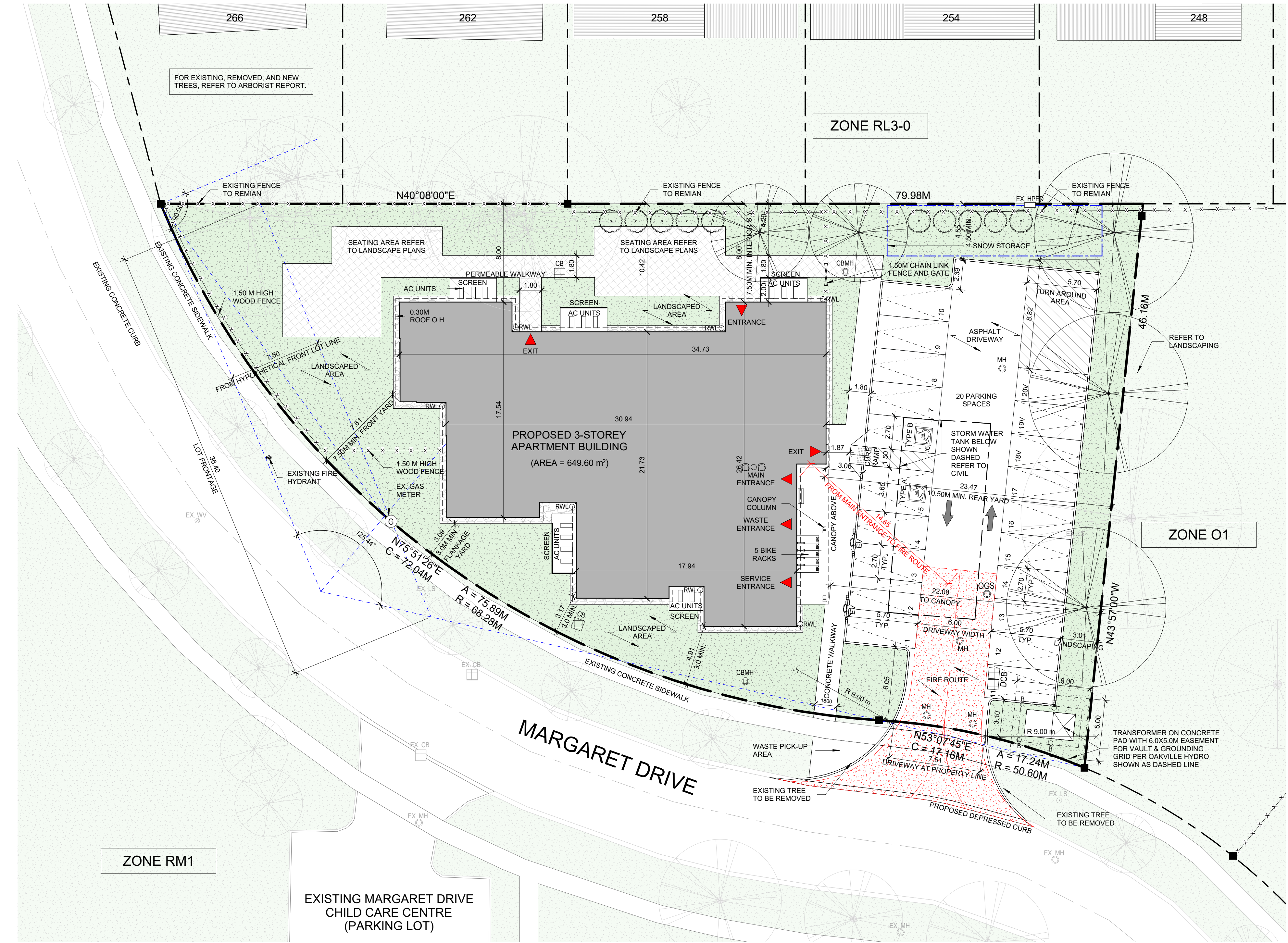
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SURVEY INFORMATION:
 THE SITE PLAN IS BASED ON A SURVEY DONE BY J.D.BARNES LIMITED
 DATED MARCH 11, 2022 - REFERENCE NO. 22-30-843-00-A



LOCATION MAP
 N.T.S.

LEGEND	
	PERMEABLE PAVEMENT
	PROPOSED BUILDING
	TACTILE PLATES
	CATCH BASIN MANHOLE
	CATCH BASIN
	EXISTING CATCH BASIN
	EXISTING HYDRO CHAMBER
	NEW TREES
	EXISTING TREES
	ENTRANCE/EXIT
	FIRE ROUTE
	FIRE HYDRANT
	MANHOLE
	EXISTING MANHOLE
	OIL & GRIT SEPARATOR
	RAIN WATER LEADER
	EXISTING WATER VALVE
	SIGN
	LIGHT STANDARD
	EXISTING LIGHT STANDARD
	BOLLARD
	FENCE
	FENCE GATE



PROPOSED SITE PLAN
 1 : 200

Building Data		Proposed
Ground Floor	Residential Amenity Area - Ground Floor	107.00 m ²
	Services (Mechanical Room, Storages, and Circulation)	204.10 m ²
	Residential Use - Dwelling Units	338.50 m ²
Total Ground Floor Area		649.60 m²
Second Floor	Services (Circulation and Risers)	85.40 m ²
	Residential Use - Dwelling Units	561.95 m ²
Total Second Floor Area		647.35 m²
Third Floor	Services (Circulation and Risers)	85.40 m ²
	Residential Use - Dwelling Units	560.90 m ²
Total Third Floor Area		646.30 m²
TOTAL FLOOR AREA		1,943.25 m²
Residential Unit Count		Proposed
Ground Floor	5-Bedroom Units	1 Unit
	4-Bedroom Units	0
	3-Bedroom Units	2 Units (Barrier Free)
Total		3 Units
Second Floor	5-Bedroom Units	1 Unit
	4-Bedroom Units	2 Units
Total		5 Units
Third Floor	5-Bedroom Units	1 Unit
	4-Bedroom Units	3 Units
Total		5 Units
TOTAL	5-Bedroom Units	3 Units
	4-Bedroom Units	5 Units
3-Bedroom Units		5 Units
Total		13 Units

DEVELOPMENT STATISTICS				February 24-2025
Project	MARGARET DRIVE RESIDENCES			
Municipal Address	363 Margaret Drive, Oakville, Ontario			
Legal Description	Plan M62 BLK G			
Proposed Use	Apartment Dwellings			
Zone	RM4-SP 88 - Residential Medium Zone			
Site Data	RM4-SP 88 - Residential Medium Zone	Proposed	Comply Yes / No	
Lot Area	1,486.50 m ² min.	2,567.42 m ²	Yes	
Lot Frontage	24.0 m min.	36.40 m (Distance between the interior side lot line and hypothetical flankage lot line, measured 7.50m back from the front lot line)	Yes	
Lot Coverage	N/A	25.30 %	Yes	
Building Height (m)	15.0 m max.	14.10 m	Yes	
No. of Storeys	2 Storeys max. (SP88)	3 Storeys	No	
No. of Dwelling Units	30 Units max. (SP88)	13 Units	Yes	
Yards and Setbacks				
Front Yard	7.50 m min. (SP88)	7.61 m	Yes	
Flankage Yard	3.0 m min.	3.09 m	Yes	
Interior Side Yard	7.50 m min. (SP88)	8.0 m	Yes	
Rear Yard	10.50 m min. (SP88)	23.47 m (To Building) 22.08 m (To Canopy)	Yes	
Yard Encroachments into a Minimum Yard				
Balconies	In Front & Rear Yards Only 1.50 m max. (Beyond the main wall)	No Balconies	Yes	
Eaves / Gutters	In All Yards - 0.60 m max.	0.30 m - To Fascia 0.45 m - To Gutter	Yes	
Landscaping				
Landscaping Coverage	10% min.	(1,154.50 m ²) = 44.97 %	Yes	
Width of Landscaping	3.0 m min. If abutting any Residential, Institutional, or Community Use Zones	3.01 m	Yes	
	4.50 m min. landscaping separating any surface parking area from any lot line with Residential use	4.55 m	Yes	
	3.0 m min. landscaping separating any surface parking area from any lot line abutting a road	3.10 m	Yes	
Location of Garbage Containers				
Location of Garbage Containers	Located within a building or fully enclosed structure	Located within the building	Yes	
Parking Statistics				
Number of Parking Spaces - Apartment Dwelling	1.0 per dwelling where the unit has less than 75.0 m ² net floor area	All units have net floor area greater than 75.0 m ² 1.50 x 13 units = 19.50 Spaces	Yes	
	1.50 per dwelling for all other units	No Parking Spaces within a private garage, carport, or parking structure	No	
Visitors Parking Spaces	50% min. of the minimum parking spaces shall be provided within a private garage, carport, or parking structure	3 Visitor Spaces included in total parking spaces	Yes	
Total Parking Spaces	0.25 of the parking spaces required per dwelling shall be designated as visitors parking	20 Parking spaces provided	Yes	
Parking Space Size	2.70 m x 5.70 m (Where parking spaces are not located in a private garage)	2.70 m x 5.70 m (All parking spaces are not located in a private garage)	Yes	
	2.80 m x 5.70 m (Where parking spaces are located in a private garage)			
Number of BF Parking Spaces	1 Parking space for 3-25 spaces	2 Parking spaces provided	Yes	
BF Parking Space Size	Type A: 3.65 m x 5.70 m Type B: 2.70 m x 5.70 m	Type A: 3.65 m x 5.70 m Type B: 2.70 m x 5.70 m	Yes	
BF Parking Aisle Width	1.50 m min.	1.50 m min.	Yes	
Driveway Width	6.0 m min.	6.0 m min.	Yes	
Setback from Parking Spaces to Building	1.80 m min.	3.06 m min.	Yes	
Number of Bicycle Parking Spaces	In a building having fewer than 20 dwelling units, the minimum number of bicycle parking spaces required shall be zero. (0 spaces required)	5 Bike Racks provided	Yes	

DEVELOPMENT STATISTICS
 1 : 10

NOT FOR CONSTRUCTION



NOTE:
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REVISIONS	
DATE	ISSUED
26/07/2024	ISSUED FOR SPA
30/10/2024	ISSUED FOR MVA
03/03/2025	REVISED FOR MVA

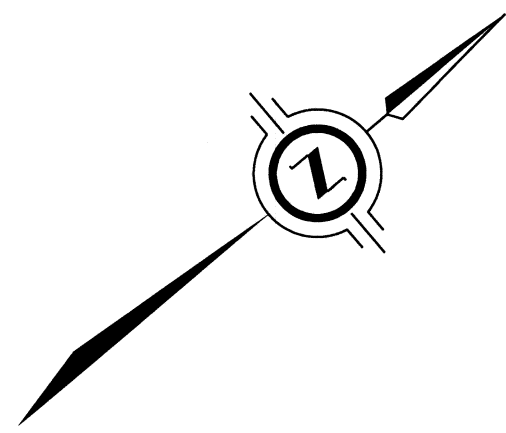
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MARGARET DRIVE RESIDENCES
 363 MARGARET DRIVE OAKVILLE, ON L6K 3P2

PROPOSED SITE PLAN & DEVELOPMENT STATISTICS

A100



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 GEOD MODEL HT2.0.
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
SIB	DENOTES STANDARD IRON BAR
SSIB	DENOTES SHORT STANDARD IRON BAR
RIB	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	

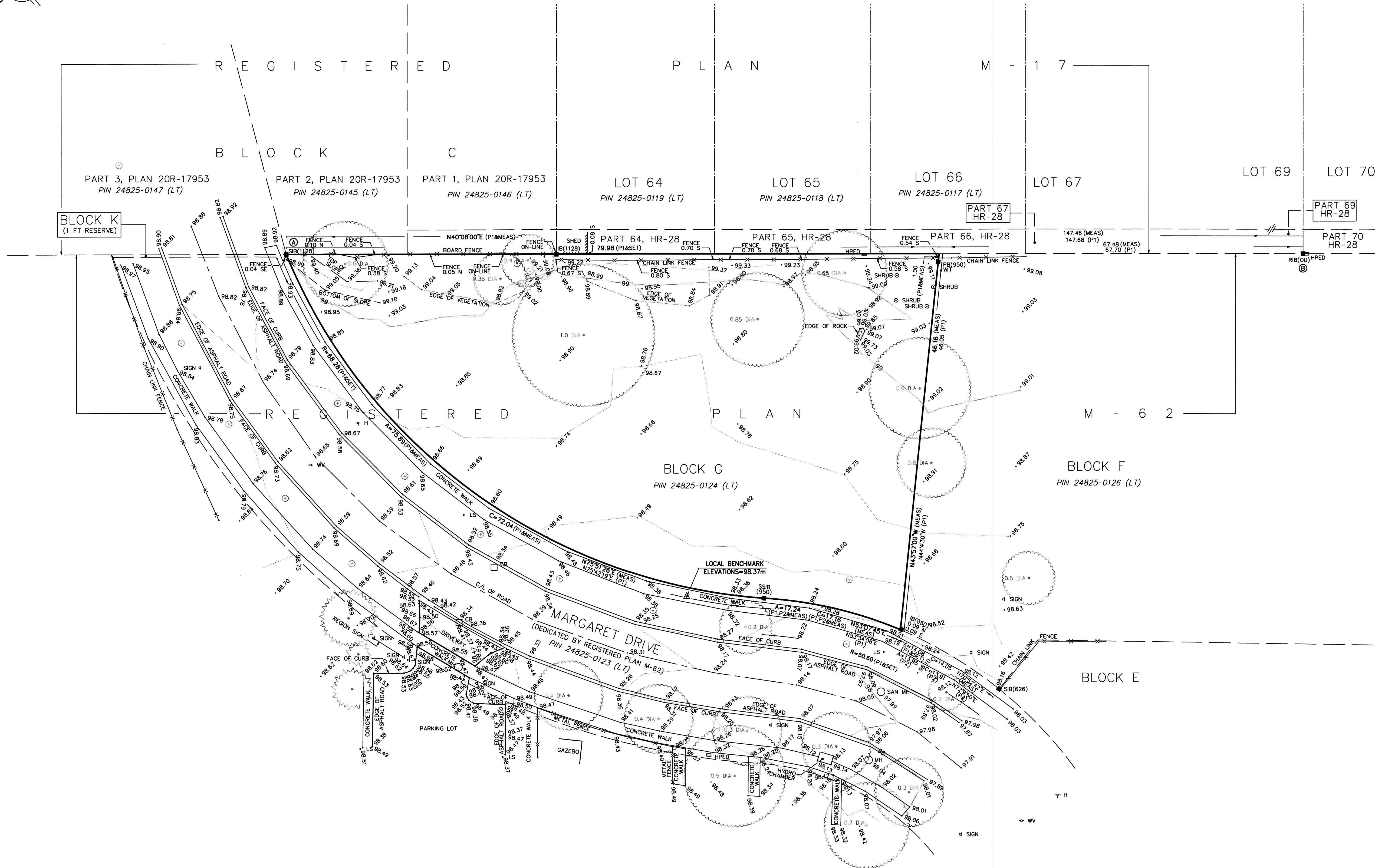
TOPOGRAPHICAL LEGEND	
□	DENOTES SINGLE CATCHBASIN
HPED	DENOTES HYDRO PEDESTAL
MH	DENOTES MANHOLE
SMH	DENOTES SANITARY MANHOLE
LS	DENOTES LIGHT STANDARD
H	DENOTES FIRE HYDRANT
WV	DENOTES WATER VALVE
●	DENOTES CONIFEROUS TREE DIA=DENOTES DIAMETER OF TRUNK IN METRES
○	DENOTES DECIDUOUS TREE DIA=DENOTES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

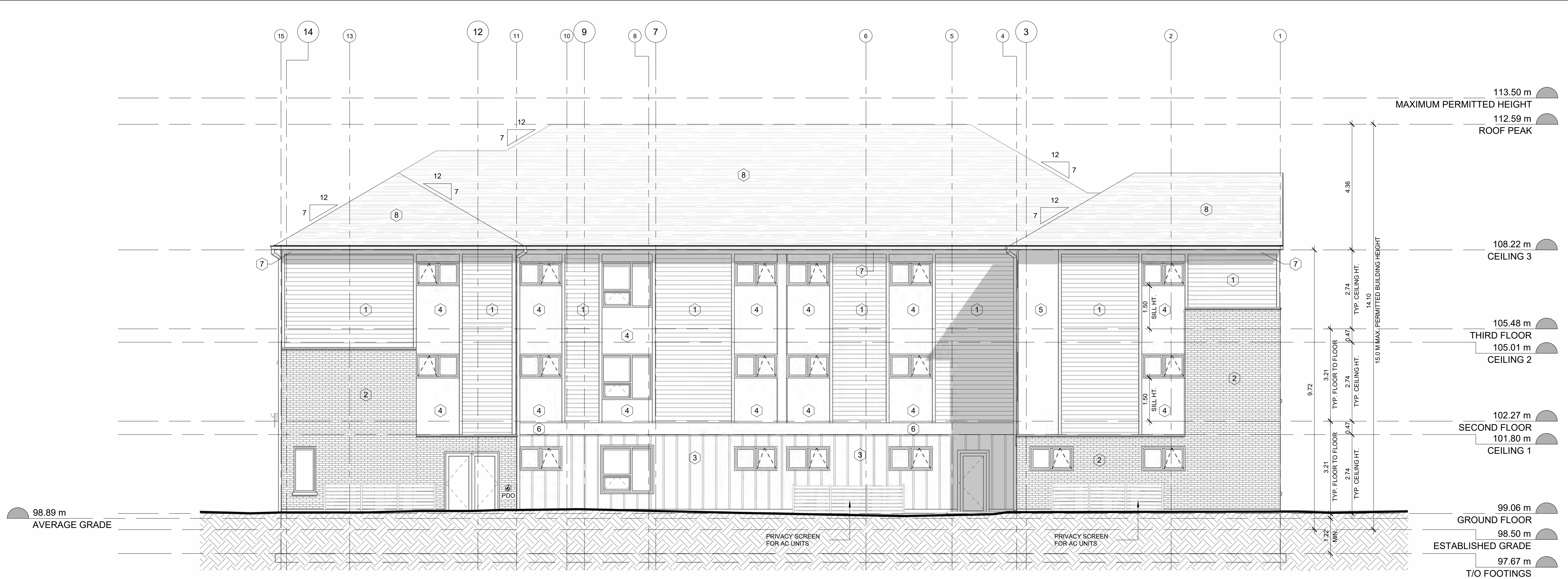
BEFORE DIGGING, UNDERGROUND SERVICES SHOULD BE LOCATED ON SITE BY THE RESPECTIVE AGENCIES.
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT LOCAL BENCHMARKS HAVE NOT BEEN ALTERED OR DISTURBED AND THAT THE RELATIVE ELEVATIONS AGREE WITH THE INFORMATION SHOWN ON THIS PLAN.
PRIMARY CONTOURS ARE AT 1.00m INTERVALS.
SECONDARY CONTOURS ARE AT 0.25m INTERVALS.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. 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.
2. THE SURVEY WAS COMPLETED ON THE 1st DAY OF MARCH, 2022.
MARCH 10, 2022
DATE
R.S. QUERUBIN
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2187156
THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
IN ACCORDANCE WITH
REGULATION 1026, SECTION 29(3).

J.D. BARNES
SURVEYING
MAPPING
GIS
LAND INFORMATION SPECIALISTS
401 WHEELABRATOR WAY, SUITE A, MILTON, ON L9T 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





MATERIAL LEGEND	
1	LIGHT GREY HORIZONTAL SIDING
2	DARK GREY MASONRY BRICK
3	DARK GREY BOARD & BATTEN
4	DARK GREY PANEL
5	DARK RED PANEL
6	BLACK PANEL TRIM
7	GREY MOLDING TRIM
8	DARK GREY ASPHALT SHINGLES

NOT FOR CONSTRUCTION



NOTE: THE CONTRACTOR WILL CHECK AND VERIFY DIMENSIONS AND SITE CONDITIONS ON THE PROJECT AND REPORT ANY DISCREPANCY TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED BY THE ARCHITECT. ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE COPIED, REPRODUCED OR ALTERED WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT. DO NOT SCALE THE DRAWING.

2 NORTH ELEVATION
A201
1:75



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DATE	ISSUED
28/07/2024	ISSUED FOR SPA
30/10/2024	ISSUED FOR MVA
03/03/2025	REVISED FOR MVA

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PRINT DATE: 2025-03-04 11:15:42 AM



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

SOUTH & NORTH
ELEVATIONS

1 SOUTH ELEVATION
A201
1:75

A201



MATERIAL LEGEND	
1	LIGHT GREY HORIZONTAL SIDING
2	DARK GREY MASONRY BRICK
3	DARK GREY BOARD & BATTEN
4	DARK GREY PANEL
5	DARK RED PANEL
6	BLACK PANEL TRIM
7	GREY MOLDING TRIM
8	DARK GREY ASPHALT SHINGLES

NOT FOR CONSTRUCTION



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2 EAST ELEVATION
A202 1:75



REVISIONS	
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30/10/2024	ISSUED FOR MVA
03/03/2025	REVISED FOR MVA

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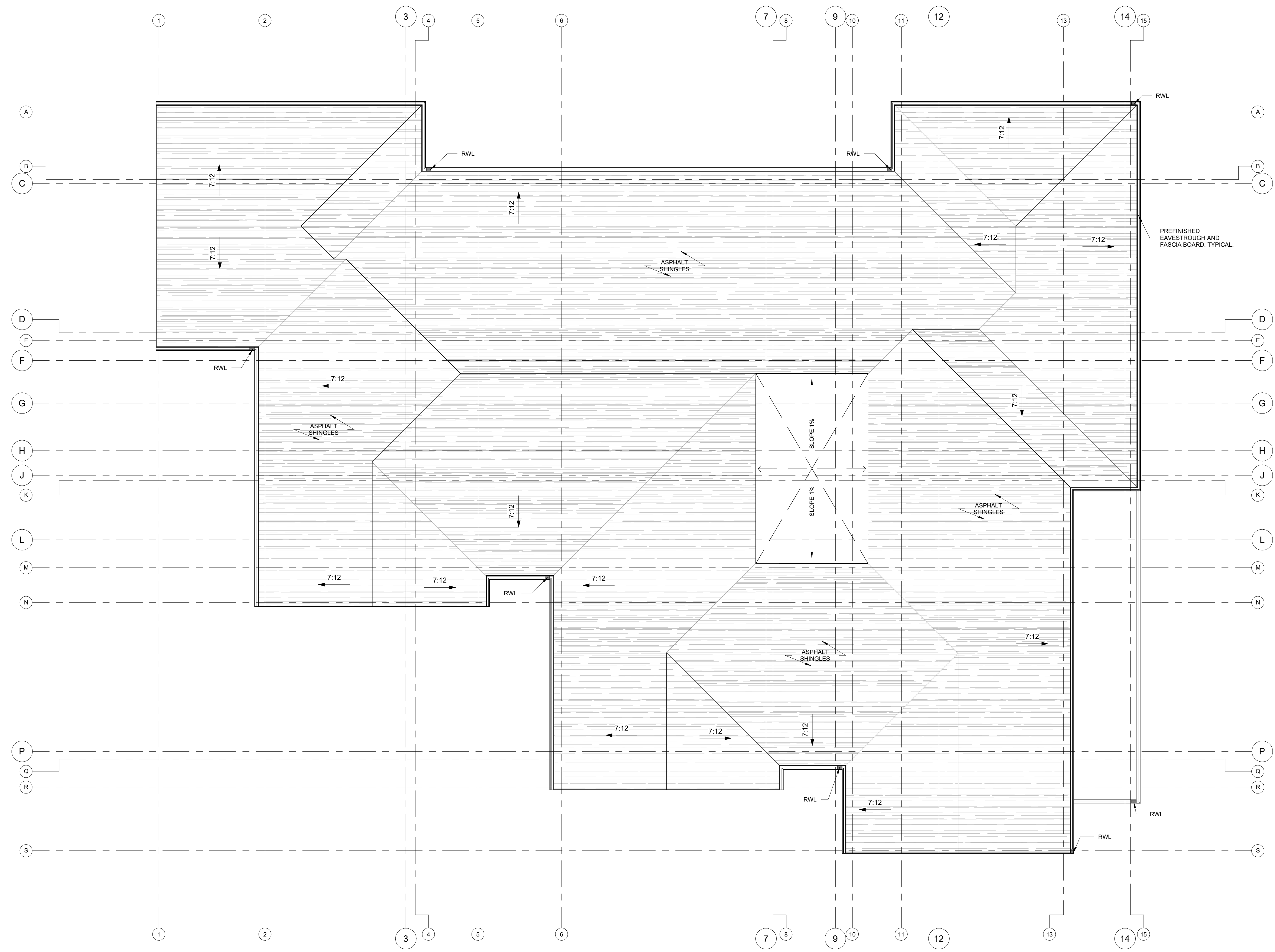
MARGARET DRIVE RESIDENCES
363 MARGARET DRIVE
OAKVILLE, ON L6K 3P2

EAST & WEST ELEVATIONS

1 WEST ELEVATION
A202 1:75

A202

NOT FOR CONSTRUCTION



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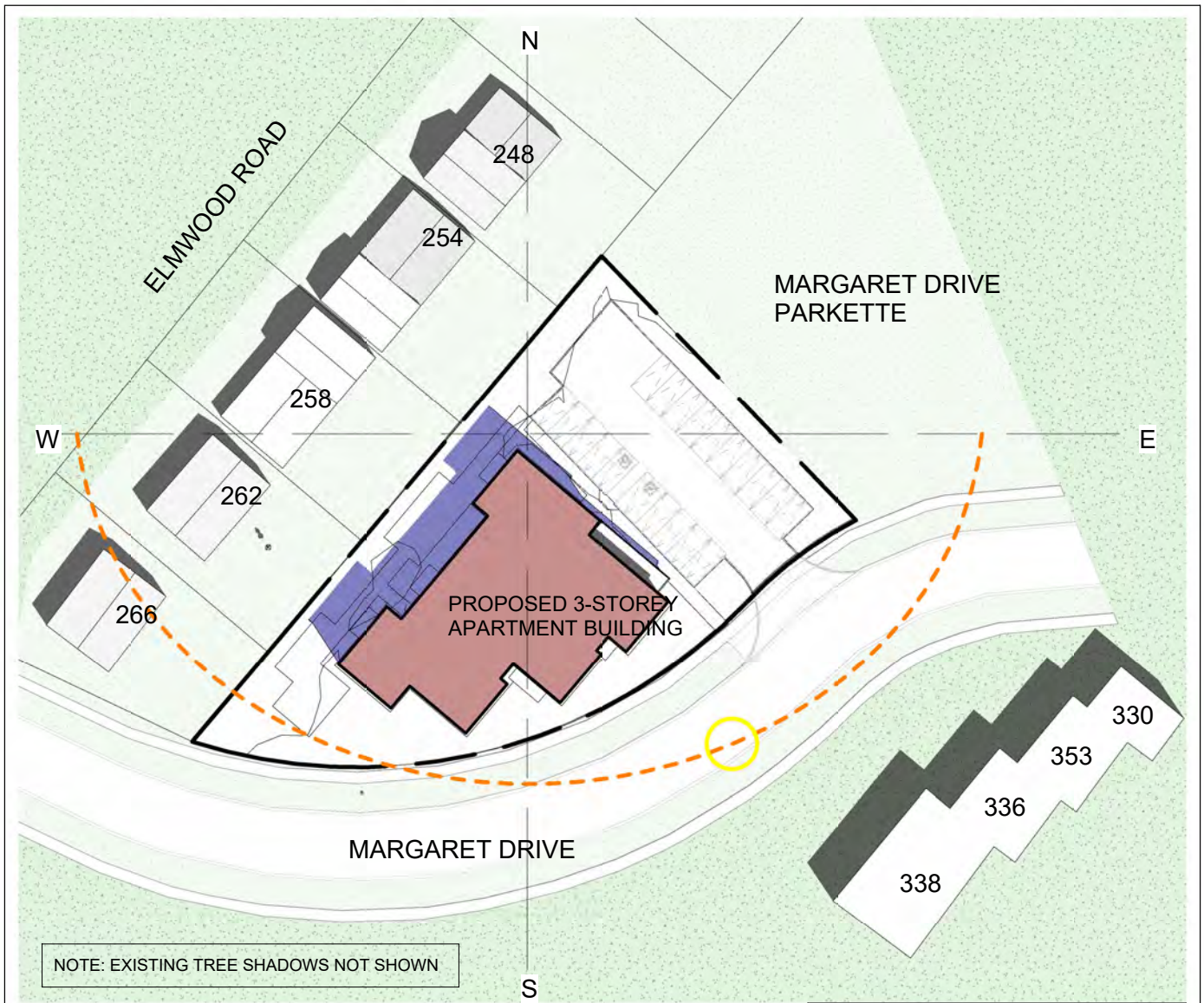
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MARGARET DRIVE RESIDENCES
363 MARGARET DRIVE
OAKVILLE, ON L6K 3P2

ROOF PLAN

A104



NOTE: EXISTING TREE SHADOWS NOT SHOWN



LEGEND

- PROPOSED BUILDING
- NEW SHADOW
- EXISTING SHADOW
- PROPERTY LINE

1 SHADOW STUDY-APRIL21-12pm
 SS-01 1 : 750

MARGARET DRIVE RESIDENCES

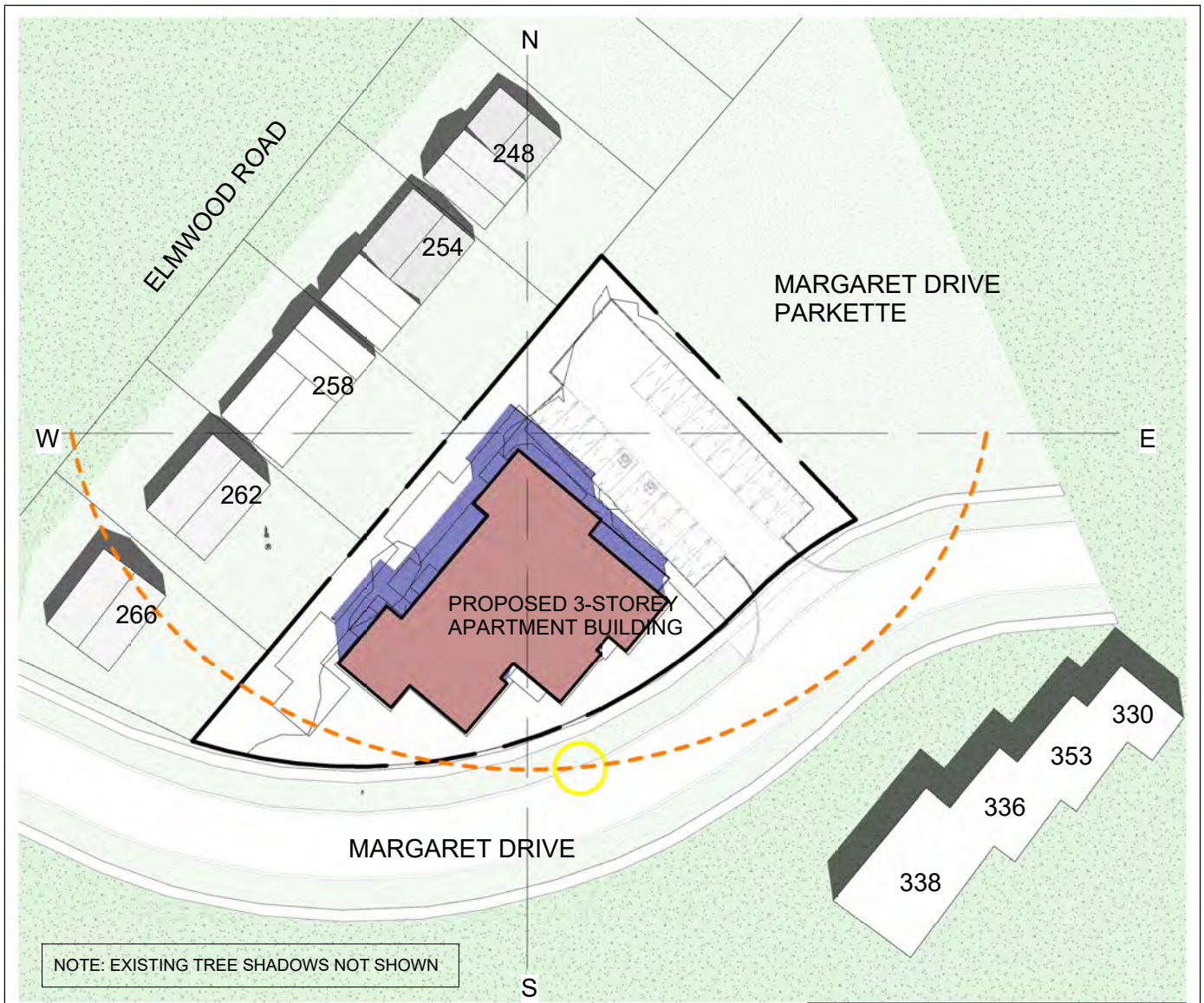
363 MARGARET DRIVE
 OAKVILLE, ON L6K 3P2

April21-12PM

2025-01-28 2:15:32 PM

As indicated
 Author





NOTE: EXISTING TREE SHADOWS NOT SHOWN



LEGEND

- PROPOSED BUILDING
- NEW SHADOW
- EXISTING SHADOW
- PROPERTY LINE

1 SHADOW STUDY-APRIL21-1PM
 SS-02 1 : 750

MARGARET DRIVE RESIDENCES

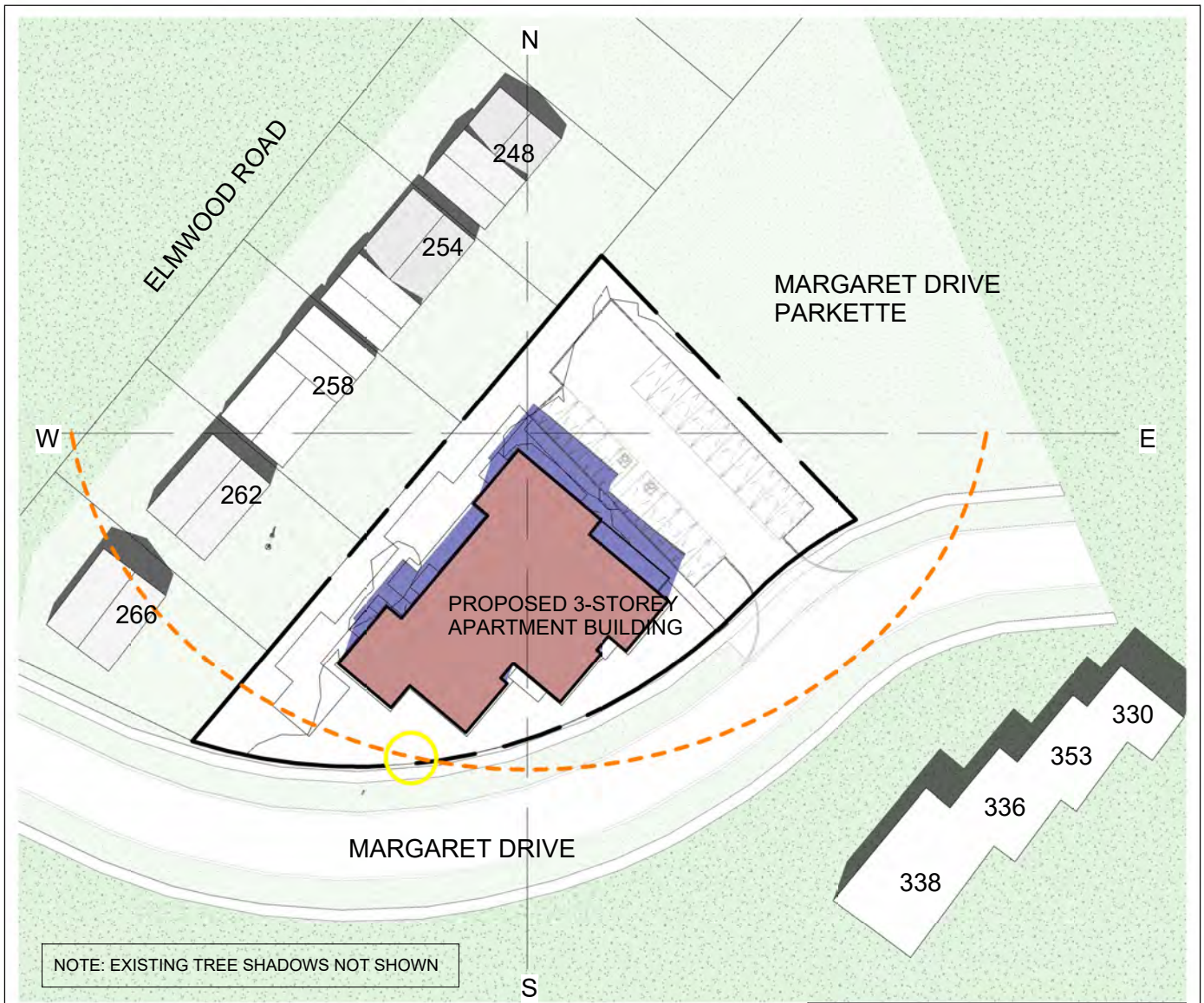
363 MARGARET DRIVE
 OAKVILLE, ON L6K 3P2

April21-1PM

2025-01-28 2:15:35 PM

As indicated
 Author





NOTE: EXISTING TREE SHADOWS NOT SHOWN



LEGEND

- PROPOSED BUILDING
- NEW SHADOW
- EXISTING SHADOW
- PROPERTY LINE

1 SHADOW STUDY-APRIL21-2PM.
 SS-03 1 : 750

MARGARET DRIVE RESIDENCES

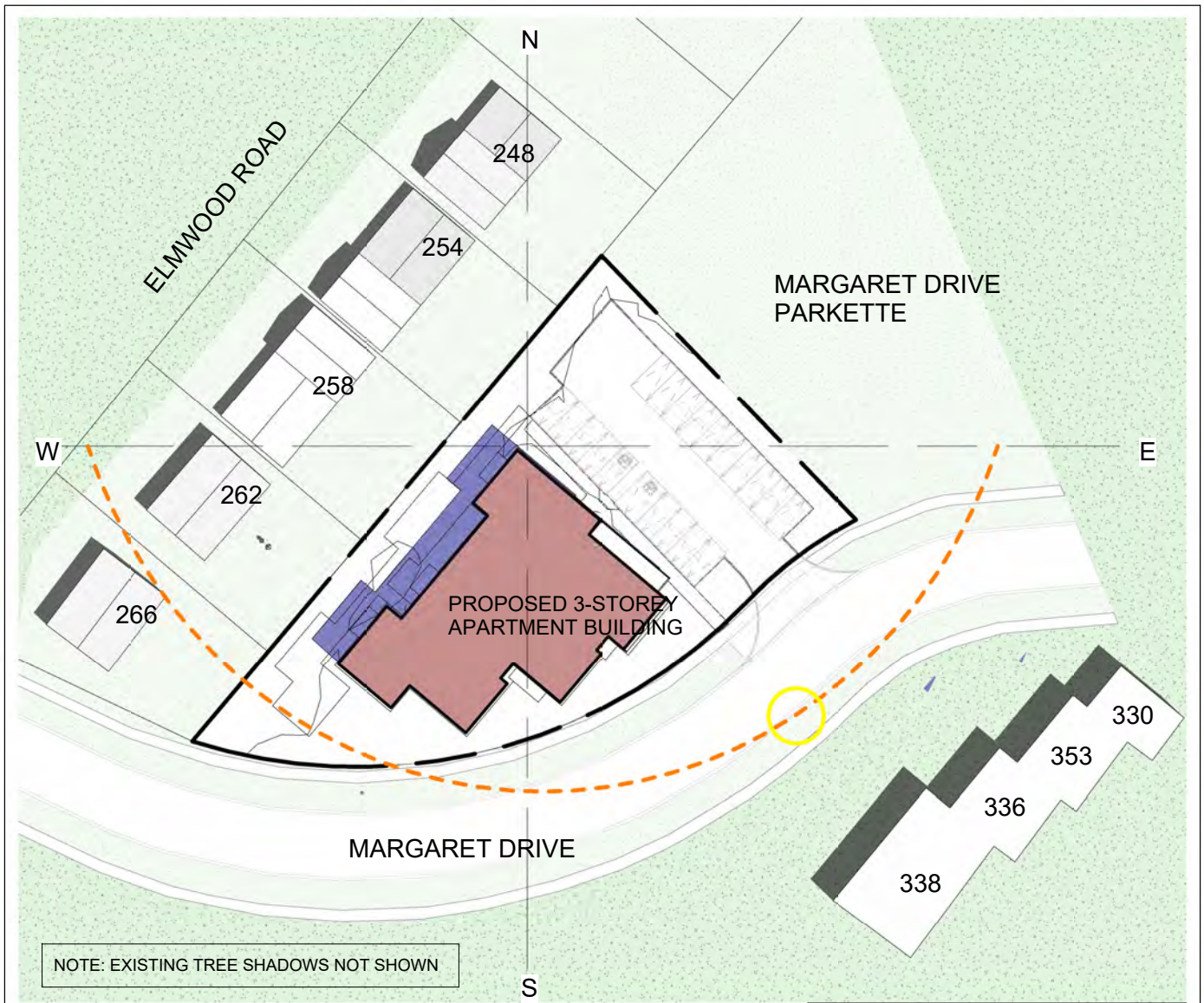
363 MARGARET DRIVE
 OAKVILLE, ON L6K 3P2

April21-2PM

2025-01-28 2:15:38 PM

As indicated
 Author





NOTE: EXISTING TREE SHADOWS NOT SHOWN



LEGEND

- PROPOSED BUILDING
- NEW SHADOW
- EXISTING SHADOW
- PROPERTY LINE

1 SHADOW STUDY-JUNE21-12PM
 SS-04 1 : 750

MARGARET DRIVE RESIDENCES

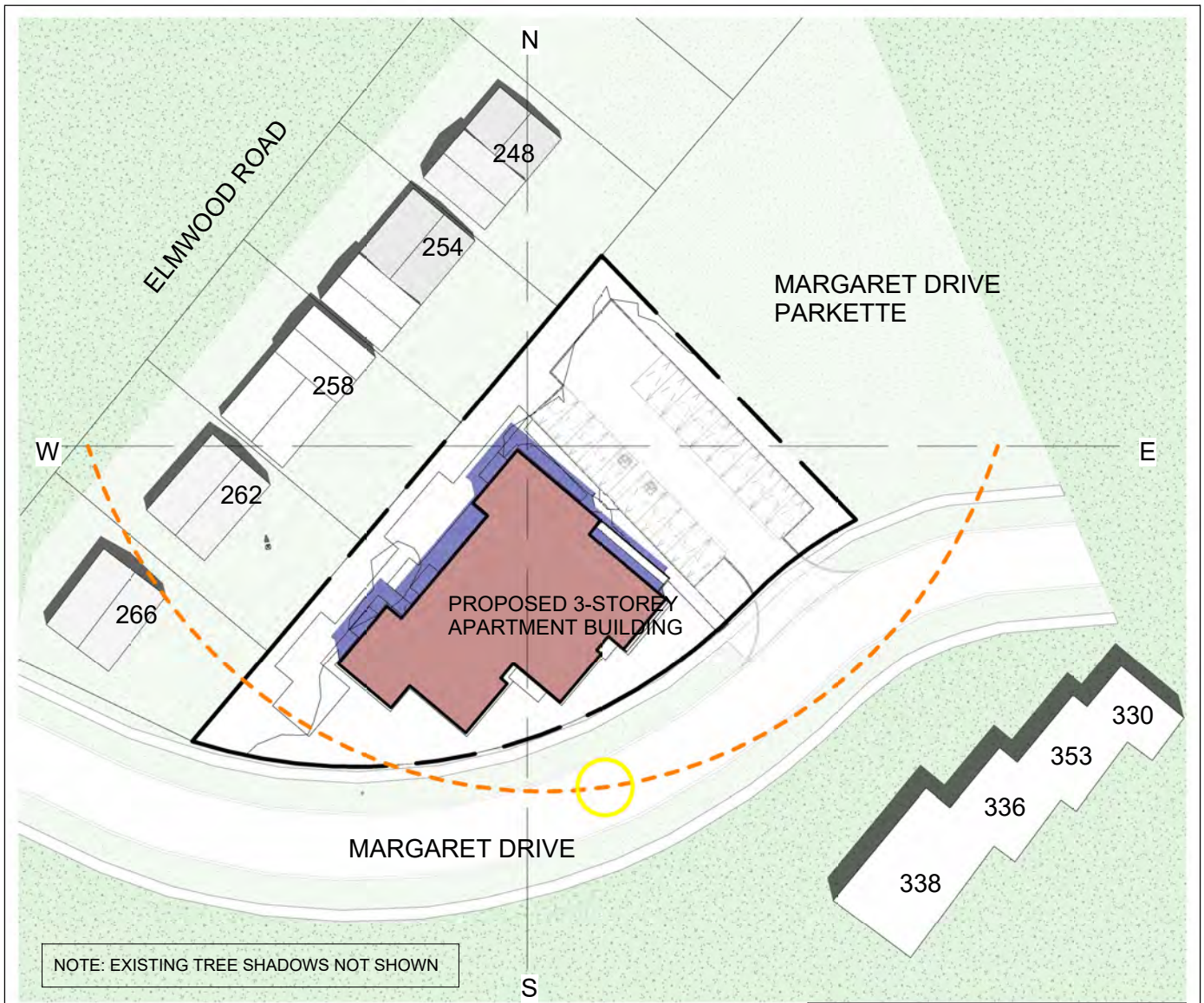
363 MARGARET DRIVE
 OAKVILLE, ON L6K 3P2

June21-12PM

2025-01-28 2:15:41 PM

As indicated
 Author





NOTE: EXISTING TREE SHADOWS NOT SHOWN



LEGEND

- PROPOSED BUILDING
- NEW SHADOW
- EXISTING SHADOW
- PROPERTY LINE

1 SHADOW STUDY-JUNE21-1PM
 SS-05 1 : 750

MARGARET DRIVE RESIDENCES

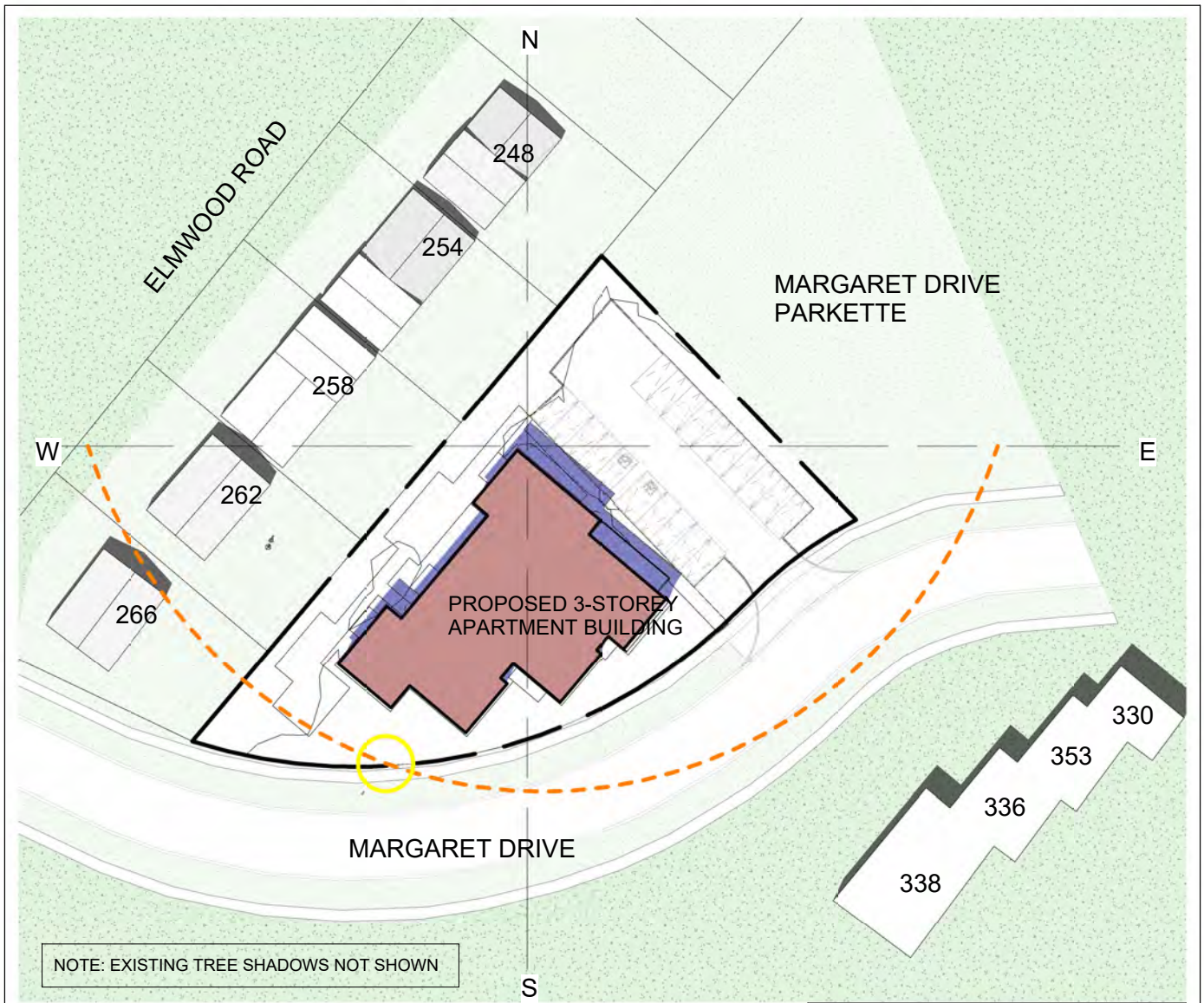
363 MARGARET DRIVE
 OAKVILLE, ON L6K 3P2

June21-1PM

2025-01-28 2:15:44 PM

As indicated
 Author





NOTE: EXISTING TREE SHADOWS NOT SHOWN



LEGEND

- PROPOSED BUILDING
- NEW SHADOW
- EXISTING SHADOW
- PROPERTY LINE

1 SHADOW STUDY-JUNE21-2PM.
 SS-06 1 : 750

MARGARET DRIVE RESIDENCES

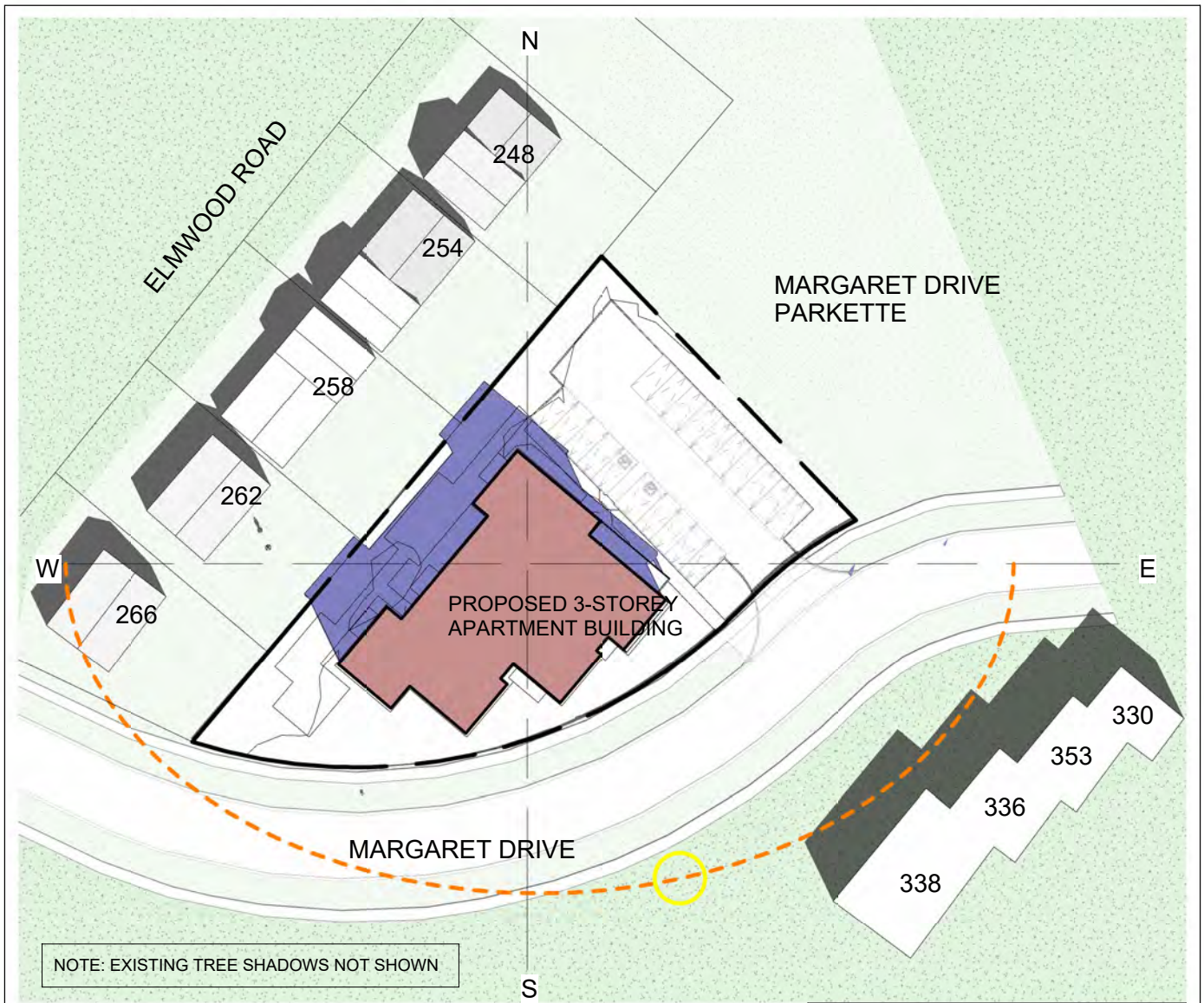
363 MARGARET DRIVE
 OAKVILLE, ON L6K 3P2

June21-2PM

2025-01-28 2:15:47 PM

As indicated
 Author





NOTE: EXISTING TREE SHADOWS NOT SHOWN



LEGEND	
	PROPOSED BUILDING
	NEW SHADOW
	EXISTING SHADOW
	PROPERTY LINE

1 SHADOW STUDY-SEPTEMBER 21-12PM
 SS-07 1 : 750

MARGARET DRIVE RESIDENCES

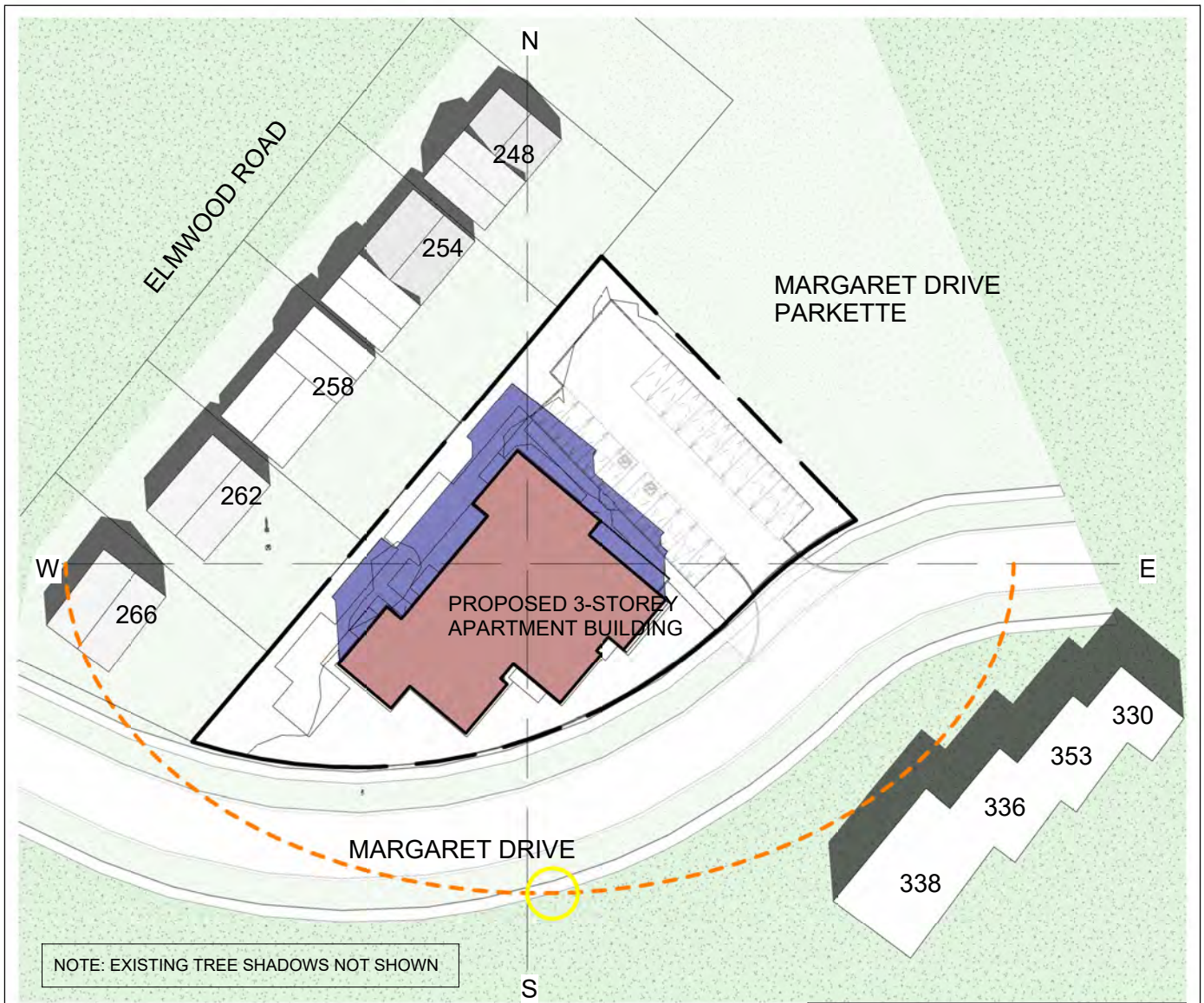
363 MARGARET DRIVE
 OAKVILLE, ON L6K 3P2

Sept21-12PM

2025-01-28 2:15:49 PM

As indicated
 Author





NOTE: EXISTING TREE SHADOWS NOT SHOWN



LEGEND

- PROPOSED BUILDING
- NEW SHADOW
- EXISTING SHADOW
- PROPERTY LINE

1 SHADOW STUDY-SEPTEMBER 21-1PM
 SS-08 1 : 750

MARGARET DRIVE RESIDENCES

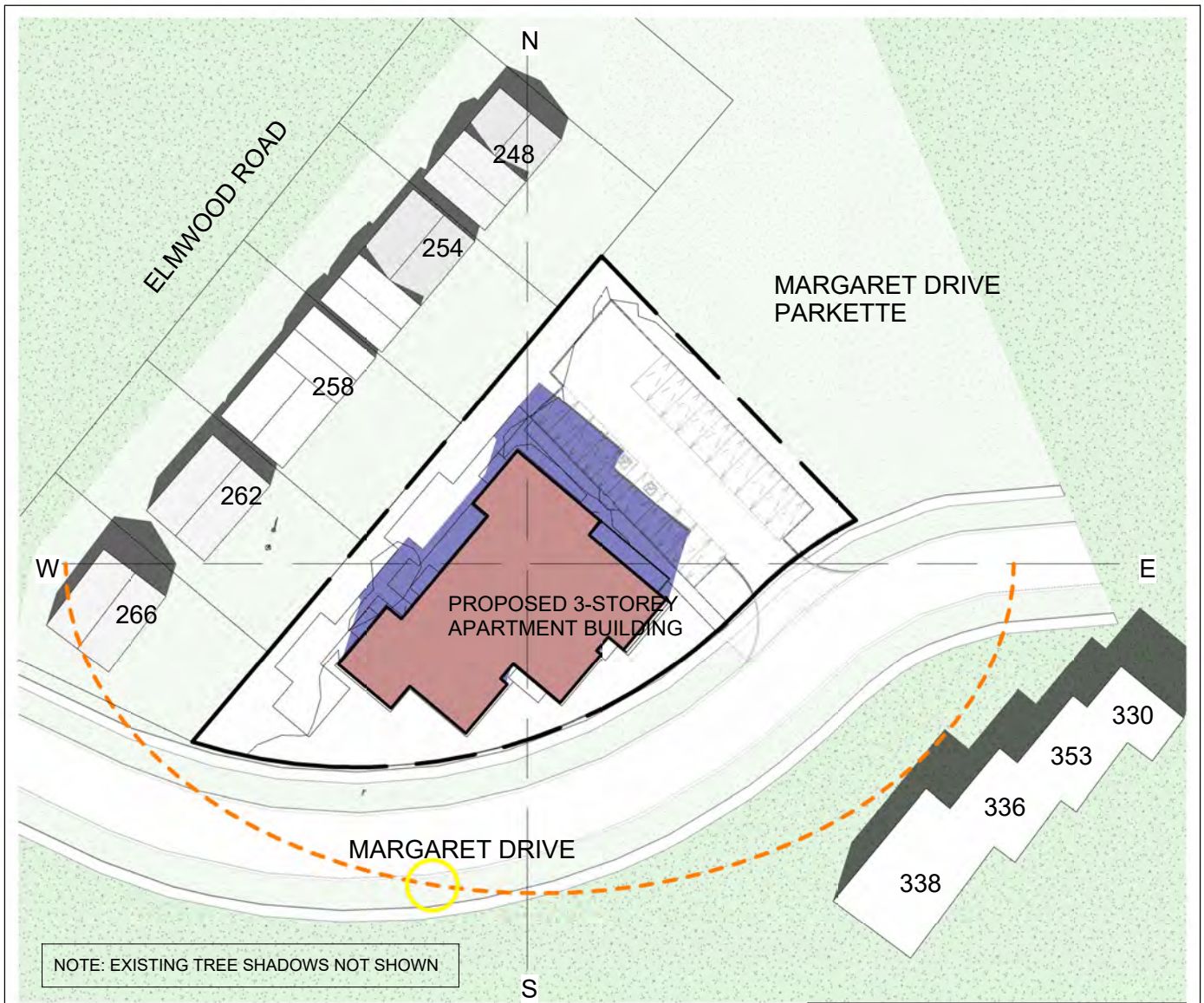
363 MARGARET DRIVE
 OAKVILLE, ON L6K 3P2

Sept21-1PM

2025-01-28 2:15:52 PM

As indicated
 Author





NOTE: EXISTING TREE SHADOWS NOT SHOWN



LEGEND	
	PROPOSED BUILDING
	NEW SHADOW
	EXISTING SHADOW
	PROPERTY LINE

1 SHADOW STUDY-SEPTEMBER 21-2PM.
 SS-09 1 : 750

MARGARET DRIVE RESIDENCES

363 MARGARET DRIVE
 OAKVILLE, ON L6K 3P2

Sept 21-2PM

2025-01-28 2:15:55 PM

As indicated
 Author

