

- ### TREE PROTECTION BARRIERS
- TREE PROTECTION BARRIERS MUST BE 1.2m (4'-0") HIGH, WAFERBOARD HOARDING OR AN EQUIVALENT APPROVED BY URBAN FORESTRY SERVICES.
  - TREE PROTECTION BARRIERS FOR TREES SITUATED ON THE TOWN ROAD ALLOWANCE WHERE VISIBILITY MUST BE MAINTAINED CAN BE 1.2m (4'-0") HEIGHT AND CONSIST OF ORANGE PLASTIC WEB SNOW FENCING ON A WOOD FRAME MADE OF 2"x4"s.
  - WHERE SOME EXCAVATE OR FILL HAS TO BE TEMPORARILY LOCATED NEAR A TREE PROTECTION BARRIER, PLYWOOD MUST BE USED TO ENSURE NO MATERIAL ENTERS THE TREE PROTECTION ZONE.
  - ALL SUPPORTS AND BRACING SHOULD BE OUTSIDE THE TREE PROTECTION ZONE. ALL SUCH SUPPORTS SHOULD MINIMIZE DAMAGING ROOTS OUTSIDE THE TREE PROTECTION BARRIER.
  - NO CONSTRUCTION ACTIVITY, GRADE CHANGES, SURFACE TREATMENT OR EXCAVATIONS OF ANY KIND IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
  - ALL LOCATES MUST BE OBTAINED PRIOR TO THE INSTALLATION OF THE PROPOSED HOARDING WITHIN THE MUNICIPAL RIGHT OF WAY.
- TYPE 1 = TREE HOARDING WAFER BOARD  
TYPE 2 = TREE HOARDING ORANGE SNOW FENCE

### SECTION 4, SIGNAGE

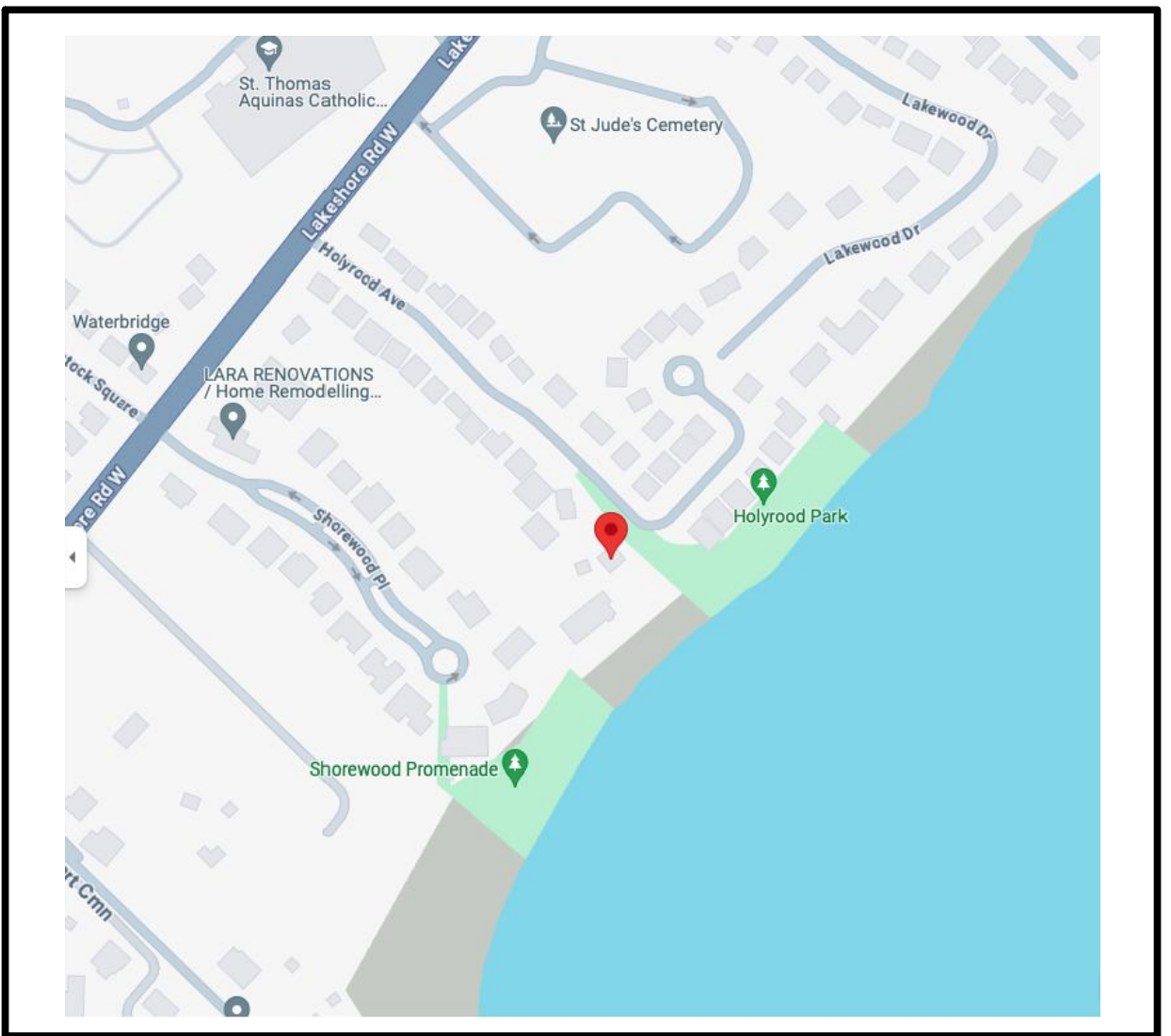
- A SIGN (AS PER BELOW) MUST BE MOUNTED ON ALL SIDES OF A TREE PROTECTION BARRIER FOR THE DURATION OF THE PROJECT. THE SIGN SHOULD BE A MINIMUM OF 40cmX60cm AND MADE OF WHITE GATOR BOARD OR EQUIVALENT MATERIAL.

"TREE PROTECTION ZONE  
NO GRADE CHANGE, STORAGE OF MATERIALS OR EQUIPMENT IS PERMITTED WITHIN THIS AREA. THE TREE PROTECTION BARRIER MUST NOT BE WITHOUT THE WRITTEN AUTHORIZATION OF THE TOWN OF OAKVILLE."

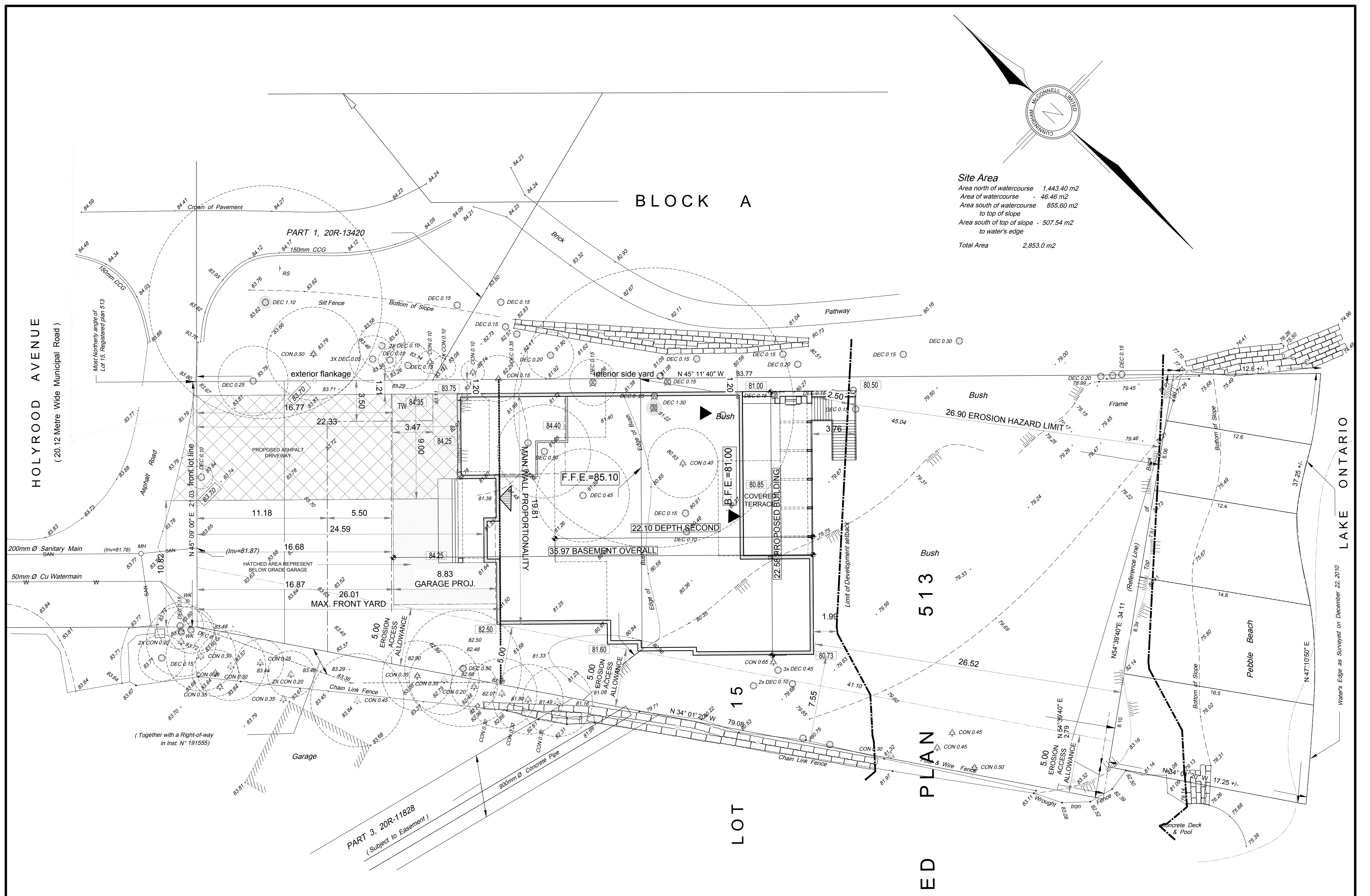
**TOWN OF OAKVILLE  
PARKS AND RECREATION  
DEPARTMENT**

NAME: TREE PROTECTION BARRIERS  
DATE:  
FILE NO.:

4 TREE PROTECTION  
A1.1 SCALE: N.T.S.



3 KEY PLAN  
A1.1 SCALE: N.T.S.



3 SITE PLAN  
A1.1 SCALE: 1:200

<b>OWNER:</b> PIYUSH AND ARTI PATEL 26 HOLYROD AVENUE OAKVILLE, ON L6K 2V3 416 419 8300	
<b>DESIGNER:</b> HDS DWELL INC 20 GILMOUR ROAD PUSLINCH, ONTARIO N0B 2J0 ATTENTION: JASON HUETHER PH: 226-979-4493	
<b>APPLICANT:</b> HDS DWELL INC. ATTENTION: JASON HUETHER PH: 226-979-4493	
<b>SITE STATISTICS</b>	26 HOLYROD AVENUE OAKVILLE, ON L6K 2V3 PART OF LOT 15 REG. PLAN 512 RL3-0
<b>LEGAL DESCRIPTION:</b>	
<b>ZONING:</b>	RL3-0
<b>LOT AREA TO WATERS EDGE:</b>	% METRIC IMPERIAL 2853 30710.44
<b>LOT FRONTAGE:</b>	
<b>AT STREET</b>	21.03 69.00
<b>AS PER DEFINITION</b> (7.5m back from property line)	22.51 73.85
<b>GROSS FLOOR AREA:</b>	
<b>PROPOSED</b>	
<b>FIRST FLOOR</b>	517.64 5,572.00
<b>SECOND FLOOR</b>	467.84 5,036.00
<b>THIRD FLOOR</b>	275.36 2,964.00
<b>TOTAL PROPOSED GFA</b>	1260.84 13,572.00
<b>ALLOWABLE GROSS FLOOR AREA:</b> 29% OF LOT AREA WATERS EDGE	827.37 8906.03
<b>ABOVE GROUND GARAGE AREA</b>	52.77 568.00
<b>UNDERGROUND GARAGE AREA</b>	180.78 1,946.00
<b>TOTAL GARAGE AREA</b>	233.55 2,514.00
<b>LOT COVERAGE:</b> (Includes porches & decks more than 10sq.m. & more than 0.6m above grade)	
<b>PERMITTED</b>	35.00 998.55 10,748.65
<b>PROPOSED DWELLING</b>	609.91 6,565.00
<b>PROPOSED BELOW GRADE GARAGE</b>	112.13 1,207.00
<b>EAVE PROJECTIONS IN EXCESS OF 0.6M</b>	54.81 590.00
<b>PROPOSED TOTAL LOT COVERAGE WATERS EDGE</b>	27.23 776.86 8,362.00
<b>MAXIMUM HEIGHT TO HIGHEST RIDGE:</b>	
<b>PERMITTED</b>	9.00 29'-6"
<b>PROPOSED</b>	9.00 29'-6"
<b>MAXIMUM DRIVEWAY WIDTH</b>	9.00 29'-6"
<b>PROPOSED DRIVEWAY WIDTH</b>	9.00 29'-6"
<b>MAXIMUM GARAGE PROJECTION</b>	1.50 4'-10"
<b>PROPOSED GARAGE PROJECTION</b>	8.83 29'-0"
<b>NORTHWEST SETBACK (FRONT)</b>	16.77
<b>SOUTHEAST SETBACK (REAR)</b>	26.52
<b>NORTHEAST SETBACK (SIDE)</b>	1.20
<b>SOUTHWEST SETBACK (SIDE)</b>	5.00

1 SITE STATISTICS  
A1.1 SCALE: N.T.S.

<b>QUALIFICATION INFORMATION</b>	
NAME	JASON HUETHER
REGISTRATION NUMBER	35851
<b>REGISTRATION INFORMATION</b>	
REGISTRATION NUMBER	11888
ISSUE DATE	11/20/20

Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the architect prior to proceeding with any of the work.

### SITE LEGEND:

PROPERTY LINE	EXISTING GRADE
FINISHED GRADE	FINISHED FLOOR ELEVATION
FINISHED BASEMENT ELEVATION	FINISHED DECK ELEVATION
MAIN ENTRANCE	SECONDARY ENTRANCE
EXISTING STRUCTURES TO BE REMOVED	BORE HOLE LOCATION & No. PER SOILS REPORT
ROOF DOWNSPOUT LOCATION, DISCHARGE ON 60MM Ø CONC. PAVEMENT	PROPOSED DIMENSIONS TO NEW STRUCTURES
EXISTING DIMENSIONS TO EXISTING STRUCTURES	NEW SLUMP WITH DISCHARGE DIRECTION
TREE HOARDING	TREE NUMBER PER ARBOURIST REPORT
EXISTING TREE TO REMAIN - DASHED LINE INDICATES TPZ (TREE PROTECTION ZONE PER ARBOURIST REPORT)	EXISTING TREE TO BE REMOVED
EXISTING TREE TO BE REMAIN	

### REGION OF HALTON CERTIFICATE

REGION DESIGN OF WATER AND/OR WASTEWATER SERVICES APPROVED SUBJECT TO DETAIL CONSTRUCTION CONFORMING TO HALTON REGION STANDARDS AND SPECIFICATIONS AND LOCATION APPROVAL FROM AREA MUNICIPALITY.

SIGNED: \_\_\_\_\_ DATED: \_\_\_\_\_

Planning & Public Works Department  
The Applicant should be aware that the approval of the water system on private property is the responsibility of the Local Municipality. Regardless, the Applicant must ensure that the Region of Halton's standards and specifications are met. (The Design Criteria, Standard Drawings & Specifications manual may be obtained from Capital Planning & Data Technology Department at 905-825-6523).  
Furthermore, all water quality tests must be completed to the Region of Halton's satisfaction, before the water supply can be turned on.

5	02.26.25	REISSUED FOR C OF A
4	05.21.24	REISSUED FOR C OF A
3	04.06.24	REISSUED FOR C OF A
2	02.06.24	ISSUED FOR CONSERVATION
1	01.24.24	ISSUED FOR C OF A
REF. DATE	DESCRIPTION:	
REVISIONS / ISSUANCE:		

CLIENT:  
**THE PATEL RESIDENCE**

ADDRESS: 26 HOLYROD DR  
CITY: OAKVILLE

DRAWING TITLE:  
**SITE PLAN**

DRAWN: J.W.H	DATE: 01.24.24	SCALE: 1:200
JOB NUMBER:	24-064	SHEET NUMBER: A1.1















HDS DWELL  
INC.

## **VARIANCE RATIONALE FOR 26 HOLYROD AVE, OAKVILLE, ON**

We are the Designers assisting the Owner of the property known as 26 Holyrod Ave with their new 2 storey dwelling and we are requesting some Minor variances connected to the property. We were in front of the committee some time ago. The original proposal was met with resistance from planning staff in most part due to the inclusion of a full underground garage which was accessed by a large ramp structure on the side lot line. This created 2 driveway entrances at street level. We have since been in communication with planning and have presented a revised version of the plan which removes the ramp feature and second driveway in favour of a more standard front facing street access garage and additional below grade parking accessed from within the standard garage. After several iterations and discussions we believe we have found some common ground with planning staff.

The revised drawings will also be resubmitted to Deveng, for minor site plan review. In there initial review, the concerns revolved around the ramp and lower level access to the garage and its proximity to the flood plain. This has since been removed and should work favourably in the new review cycle. We are confident the new proposal addresses there concerns.

The revised variances requested are listed below along with a brief rationale.

### **VARIANCES REQUIRED - RL3-0 ZONING**

**FLANKAGE YARD SETBACK** - Required 3.5m, Proposed 1.20m to an underground garage

**MAXIMUM FRONT YARD SETBACK** - Required 16.68m, Proposed 26.01m

**PROJECTING GARAGE** - Allowable 1.5m., Proposed 8.83m

**3 STOREYS WHERE 2 ARE PERMITTED** - Permitted is 2 stories, proposed is 3 stories

**FLOOR AREA ABOVE THE 2ND STOREY** - Permitted is 0 sqm, proposed is 276 sqm

**GARAGE AREA** - Permitted 45sqm, Proposed 234sqm

**MAX RESIDENTIAL FLOOR AREA** - Permitted 29% or 826.2sqm, Proposed 1260.84sqm

**The following should be noted:**

**Variance for Garage Area**  
**Variance for Garage Projection**  
**Variance for Residential Floor Area**  
**Variance for Number of Stories**  
**Variance Prohibited Floor area**



5 of the 8 variance requests noted above are all tied to the fact that the lot is a natural walkout. The lot slopes naturally 4.0+m from the street to the sea wall at the lake, providing a full natural walkout basement. The average grade taken around the base of the building at this natural grade is more than 1.8m from the basement ceiling thus the home is classified as a 3 storey dwelling vs. the 2 storey home that is represents from the street.

Were this a flat lot, the basement would not be included in GFA as it currently must be, we would not require the variances for prohibited floor area or the number of stories, and the garage below grade as it currently is designed, would not be included in garage area or projection. All 5 variances would disappear. We would only be seeking the technical variances with respect to max front yard and flange.

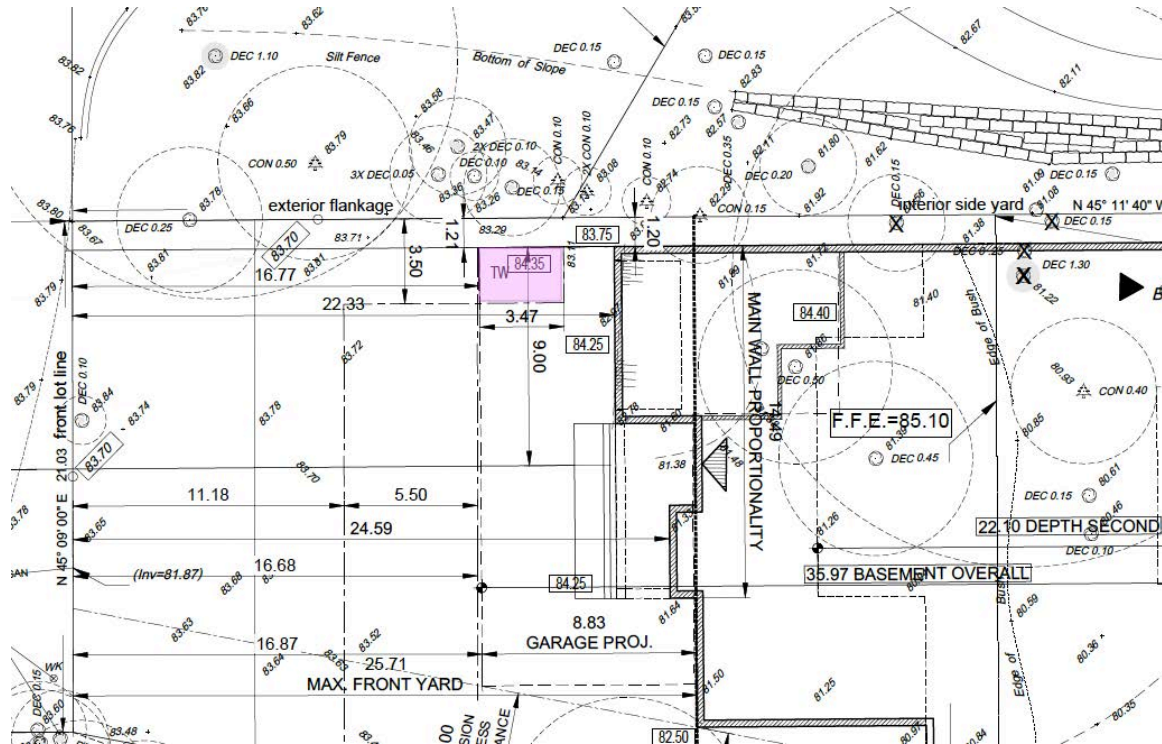


**VARIANCE RATIONALE:**



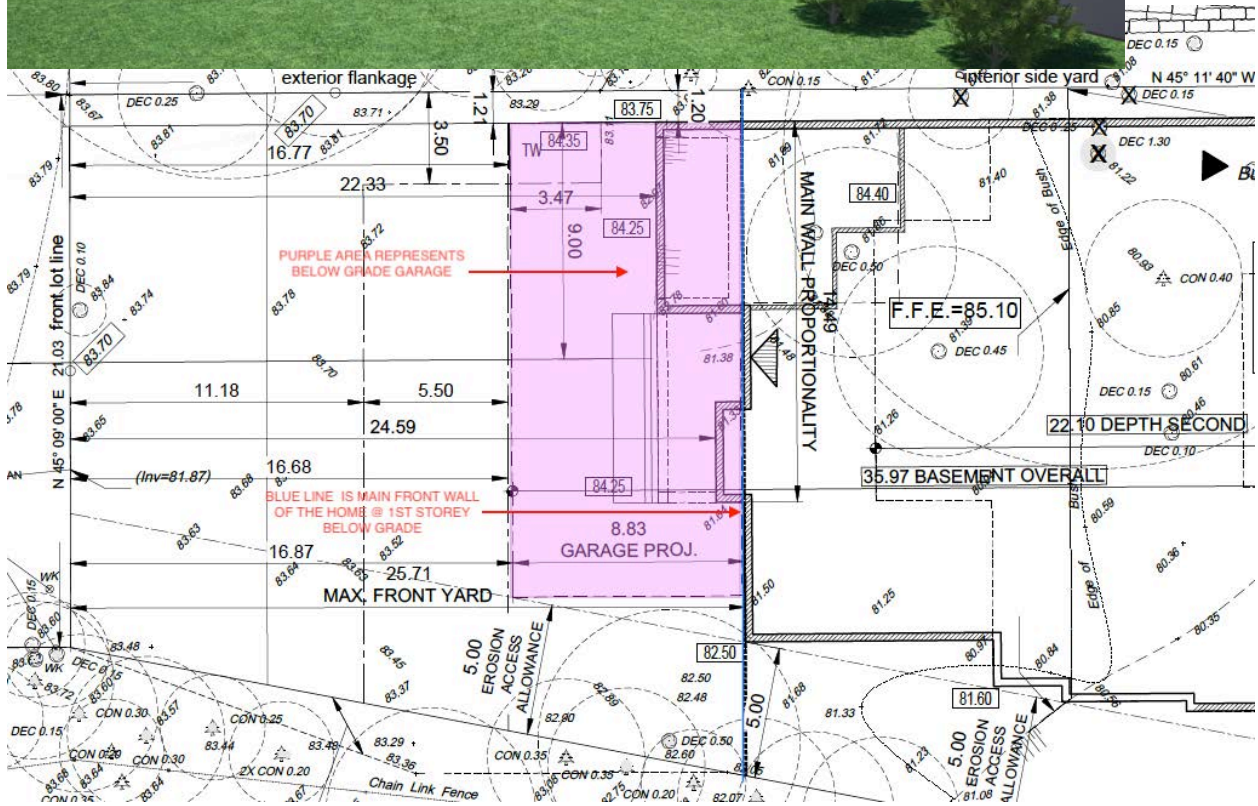
**FLANKAGE YARD SETBACK - Required 3.5m, Proposed 1.20m to an underground garage**

This is a rather odd shaped lot. What appears to be an interior side yard setback is actually an exterior side yard up until a point it intersects the park block lot line, where it switches back to an interior side yard. We are proposing a setback of a small square of underground garage that is 1.20m from the exterior lot line versus 3.5m required. This is a below grade structure and this condition applies for a length of 3.47m after which it complies. The main walls of the dwelling comply. See attached image below for the small area in question.



**MAXIMUM FRONT YARD SETBACK - Required 16.68m, Proposed 26.01m**

The house is pushed back on the lot given its lake front location. This also helps better align the home with the neighbouring properties. The lot had a previous house and the required minimum front yard would have been 11.18m. The required max to the front main wall will be 26.01 as we have the house deeper on the lot thus beyond the allowable max setback. This allows us to comply with a required 5.0m conservation setback and sets the house back further from the corner road. The measurement in question is taken to a below grade back garage wall which is classified per zoning bylaw as the main front wall of the first storey. The actual setback at the street level is 22.33m. See image below (projecting garage) for blue line which represents max front yard.



**PROJECTING GARAGE** - Permitted is 1.5m, Proposed 8.83m

This is a very technical variance given the garage is located entirely underground beneath the earth surface. The first storey of the dwelling is actually what would normally be classified as a basement (based in established grade) the garage projects 8.83m from the longest main floor exterior wall beneath grade ( first floor ). This has no affect whatsoever on neighbouring properties and is invisible from the street as it is all below grade.

**3 STOREYS WHERE 2 ARE PERMITTED** - Permitted is 2 stories, proposed is 3 stories

The lot in its natural state slopes drastically from the street front to the lake, with a large overland flow south along the west side. Given the slope, the technical definition for a storey based on established grade now makes the basement walkout ( which exists naturally) as the first storey. The house is a 2 storey home from the street, but based on the OBC definition, it must be classified as a 3 storey home. The home borders a park and the side lot line will be naturally screened with both existing and new trees and landscape to reduce the overall affect of height on the adjacent park. See imagery.





**GARAGE AREA** - Permitted 45sqm, Proposed 234sqm

Again this variance is rather technical in nature as the entire garage is accessed from a ramp and is buried below grade. Given the designation as 3 stories the basement ( and the garage) are now classified as the first floor and are thus required to be included. Were this not a natural walkout lot, and we proposed the full underground garage, it would not require a variance as it would be in the basement.

**RESIDENTIAL FLOOR AREA** - Permitted 29% or 826.30sqm, Proposed 1261sqm

Again this variance is rather technical in nature given the requirement to classify the home as 3 stories. With this designation the basement is now classified as the first storey/ floor and is thus required to be included in the total GFA. Were this not a natural walkout lot, and we proposed the same finished basement, it would not require a variance as it would be in the basement. The house as viewed from the street is 2 stories and those natural 2 stories comply with the 29% at 800 sqm in fact it is significantly less. The basement can only be seen from the lake and the additional GFA is out of site from all neighbouring dwellings. It is essentially below grade where the additional GFA exists and does not make the home feel larger as a result.

**Why this application meets the four tests.  
Are the variances Minor In Nature?**

The variances as requested are minor in nature, there is no cumulative affect to the requested variances and they do not pose impacts on the neighbouring homes, as this home is bordered for the most part by a town park block and the lakefront

**Is the proposal desirable and appropriate?**

The new home is in keeping with the scale, size and character for the neighbourhood. This house will sit gently on this lakefront property and takes advantage of of the odd shaped lot in order to conceal major portions of the home

**Is it in keeping with the general Intent of the Zoning Bylaw?  
Is it in keeping with the general Intent of the Official Plan?**

The requested variances are minor in nature and will not pose impacts to surrounding homes. They do not create an overbuild for the site and the home sits comfortably on this lakefront lot.

Thank you very much. If you have any questions at all please feel free to reach out via phone or email below.

**Yours truly,**

**Jason Huether - HDS Dwell Inc.**  
**226 979-4493 ; [jhuether@hdsdwell.ca](mailto:jhuether@hdsdwell.ca)**