



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 : Dec 2024
DESIGNER : JORIS KEEREN
DRAWN BY : J.Pugliese
PLOT DATE : May 23, 2025

These drawings are not to be
used for construction
purposes, unless approved
and stamped by the Local
Building Department.

PROJECT: 2436 Meadowood

A3



REAR ELEVATION
SCALE: 1:75



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NORTH EAST ELEVATION
SCALE: 1:75



SOUTH WEST ELEVATION
SCALE: 1:75



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A2

Cover Letter

Property Address: 2436 Meadowood Crescent

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

The following variance is being requested:

1. To allow for an RFA of 44.40%, whereas 41% is permitted
2. To allow for a garage area of 49.0m², whereas 45.0m² is permitted.

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.
2. The additional garage space will be designated for seasonal storage.

Neighbourhood context:

The immediate surrounding area and streetscape is comprised exclusively of single-family dwellings, with about 50% of the houses being newer, having replaced the original housing stock. It is therefore safe to say that the neighbourhood is in transition.

Several newer dwellings on the street are of similar size or larger than what is being proposed in this application. Relevant examples are, 2450, 2442 & 2461 & 2427 Meadowood Cr. See next page for pictures.



2442 Meadowood

The subject property at 2436 Meadowood Crescent is directly adjacent to 2442 Meadowood Crescent, where our firm previously provided planning and design services in 2011. At that time, the calculation of Gross Floor Area (GFA) was based on the standards in effect. However, when recalculated using today's methodology, the resulting RFA for the approved home at 2442 Meadowood Crescent equates to approximately 51.87% of the lot area.

Additionally, the lot coverage of 272 m² exceeds current zoning permissions, further reinforcing that larger built forms have been established in the immediate area. This precedent supports the proposed minor variance for 2436 Meadowood Crescent, demonstrating compatibility with the evolving neighborhood character.



2450 Meadowood
Approved in 2017 for an RFA increase of 46.98% (CAV A/161/2017)



2461 Meadowood



2427 Meadowood