

LEGEND (SITE PLAN)

- EXISTING
- PROPOSED (DWELLING GROUND FL.)
- PROPOSED (DWELLING SECOND FL.)
- PROPOSED (DWELLING THIRD FL.)
- PROPOSED (BUILT LNSCP)
- PROPOSED (HARD LNSCP)
- EXIST. (BUILT LNSCP)
- EXIST. (HARD LNSCP)
- BALCONY (SECOND FL.)
- PROPOSED (SOFT LNSCP)
- PROPERTY LINE
- SETBACKS
- DEMO
- ENTRANCE (GROUND)
- ENTRANCE (LOWER)
- TREE - PROTECTION AREA
- TREE TO BE REMOVED

REFERENCE DATA ACQUIRED FROM LOT 174 REGISTERED PLAN 113, TOWN OF OAKVILLE, PREPARED BY J. H. GELBLOOM SURVEYING LIMITED, DATED: MARCH 17, 2026

SITE PLAN - OVERALL SITE

SCALE = 1/8" - 1'-0"

343 DOUGLAS AVE
 PROJECT # - 26-11
 ISSUE DATE - 26/03/27

No.	DATE	ISSUED FOR/REVISIONS
1	26/03/27	ISSUED FOR ZONING

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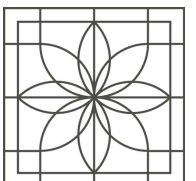
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MARCO RAZZOLINI 111893
 NAME SIGNATURE BCIN

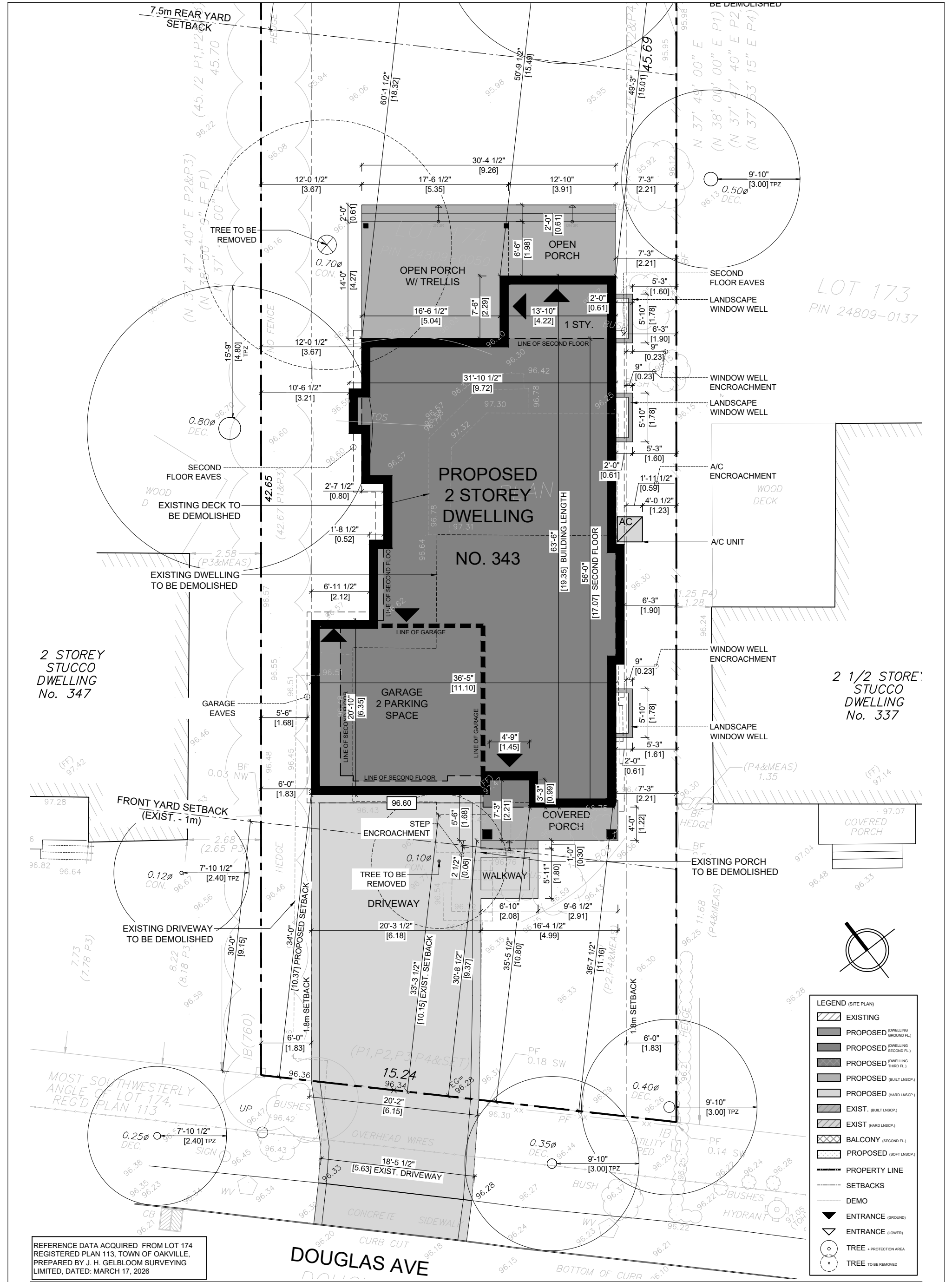
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SAKORA DESIGN INC. 123145
 NAME SIGNATURE BCIN



**SAKORA
 DESIGN**

SP1.1



REFERENCE DATA ACQUIRED FROM LOT 174 REGISTERED PLAN 113, TOWN OF OAKVILLE, PREPARED BY J. H. GELBLOOM SURVEYING LIMITED, DATED: MARCH 17, 2026

SITE PLAN - PARTIAL SITE

SCALE = 3/32" = 1'-0"

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SAKORA DESIGN

SP1.2

343 Douglas Ave

Oakville, ON

Designation	RL3-0 SP 10
--------------------	--------------------

Site Stats				
Lot Area	691.59	m ²	7,444.21	sft
Lot Frontage	15.24	m	50.00	ft
Lot Depth	45.69	m	149.90	ft

Residential Floor Area						
	Existing		Proposed		%	
Ground Floor	0.00	m ²	0.00	sft	139.18 m ² , 1,498.07 sft	0.20
Second Floor	0.00	m ²	0.00	sft	144.34 m ² , 1,553.68 sft	0.21
Total RFA	0.00	m²	0.00	sft	283.52 m², 3,051.75 sft	40.99%

Total RFA	Maximum		Proposed		Δ	
Max RFA	283.55	m ²	3,052.13	sft	283.52 m ² , 3,051.75 sft	0.38
Ratio	41%		40.99%			

Notes: Does not include garage area. OTB, stairs @ second, elevator @ second

Basement Finished Area						
Basement	0.00	m ²	0.00	sft	93.70 m ² , 1,008.59 sft	0.14

Coverage						
	Existing		Proposed		%	
House Footprint	0.00	m ²	0.00	sft	175.41 m ² , 1,888.07 sft	25.4%
Covered Front Porch	0.00	m ²	0.00	sft	7.68 m ² , 82.71 sft	1.1%
Total Coverage	0.00	m²	0.00	sft	183.09 m², 1,970.78 sft	26.47%

Total Coverage	Maximum		Proposed		Δ	
Max Coverage	131.40	m ²	1,414.40	sft	183.09 m ² , 1,970.78 sft	-556.38
Percentage (sp10)	19%		26.47%			

Notes: Includes all structures

Building Depth						
	Maximum		Proposed		Δ	
Building Depth	N/A	m	N/A	ft	19.35 m, 63.48 ft	N/A

Notes: Measured from Front Main Wall

Landscaping Stats

Front Yard Landscaping Calculations			
Total Front Yard	1,787.25	sft	166.04 m ²

Hardlandscape Features			
Driveway	716.23	sft	66.54 m ²
Porch	82.50	sft	7.66 m ²
Steps	6.83	sft	0.63 m ²
Walkway	40.43	sft	3.76 m ²
Total Hard	845.99	sft	78.60 m²

Total Soft Landscape Area			
F. Landscp. Area	941.26	sft	87.45 m ²
	52.67%		

Height Requirements						
	Maximum		Proposed		Δ	
Building Height	9.00	m	29.53	ft	8.88 m, 29.13 ft	0.12
Flat Roof Height	9.00	m	29.53	ft	8.88 m, 29.13 ft	0.12
Storeys	2.00		2.00		sty	0.00

Notes: Height measured to highest ridge

Setbacks						
	Maximum		Proposed		Δ	
Min. Front (Ex -1)	9.15	m	30.02	ft	10.37 m, 34.02 ft	1.22
Max. F. (Min. + 5.5)	14.65	m	48.06	ft	10.37 m, 34.02 ft	4.28
Int Side R (sp10)	1.80	m	5.91	ft	1.90 m, 6.23 ft	0.10
Int Side L (sp10)	1.80	m	5.91	ft	1.83 m, 6.00 ft	0.03
Rear	7.50	m	24.61	ft	15.01 m, 49.25 ft	7.51

Notes: Side from SP10

Encroachments						
	Maximum		Proposed		Δ	
F. Porch	0.00	m	0.00	ft	N/A m, N/A ft	N/A
R. Porch	0.00	m	0.00	ft	N/A m, N/A ft	N/A
Step (Front)	0.60	m	1.97	ft	0.06 m, 0.20 ft	0.54
Eaves	0.60	m	1.97	ft	0.23 m, 0.75 ft	0.37
Window Well	0.60	m	1.97	ft	0.23 m, 0.75 ft	0.37
Well Width	1.80	m	5.91	ft	1.78 m, 5.84 ft	0.02
AC	0.60	m	1.97	ft	0.59 m, 1.94 ft	0.01

Garage						
	Maximum		Proposed		Δ	
Projection	1.50	m	4.92	ft	0.00 m, 0.00 ft	1.50
Garage Size (sp10)	38.00	m ²	409.03	sft	0.00 m ² , sft	38.00

Exterior						
	Maximum		Proposed		Δ	
Walkway Width	1.80	m	5.91	ft	1.80 m, 5.91 ft	0.00
Driveway Width	7.62	m	25.00	ft	6.18 m, 20.28 ft	1.44

Notes: Driveway = 50% of lot frontage for lots greater than 12m & less than 18m

Established Grade		
Grade @ C. PL	96.28	m

SITE PLAN - STATISTICS

SCALE = N.T.S.

343 DOUGLAS AVE

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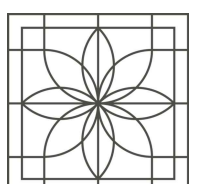
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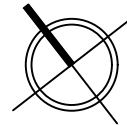
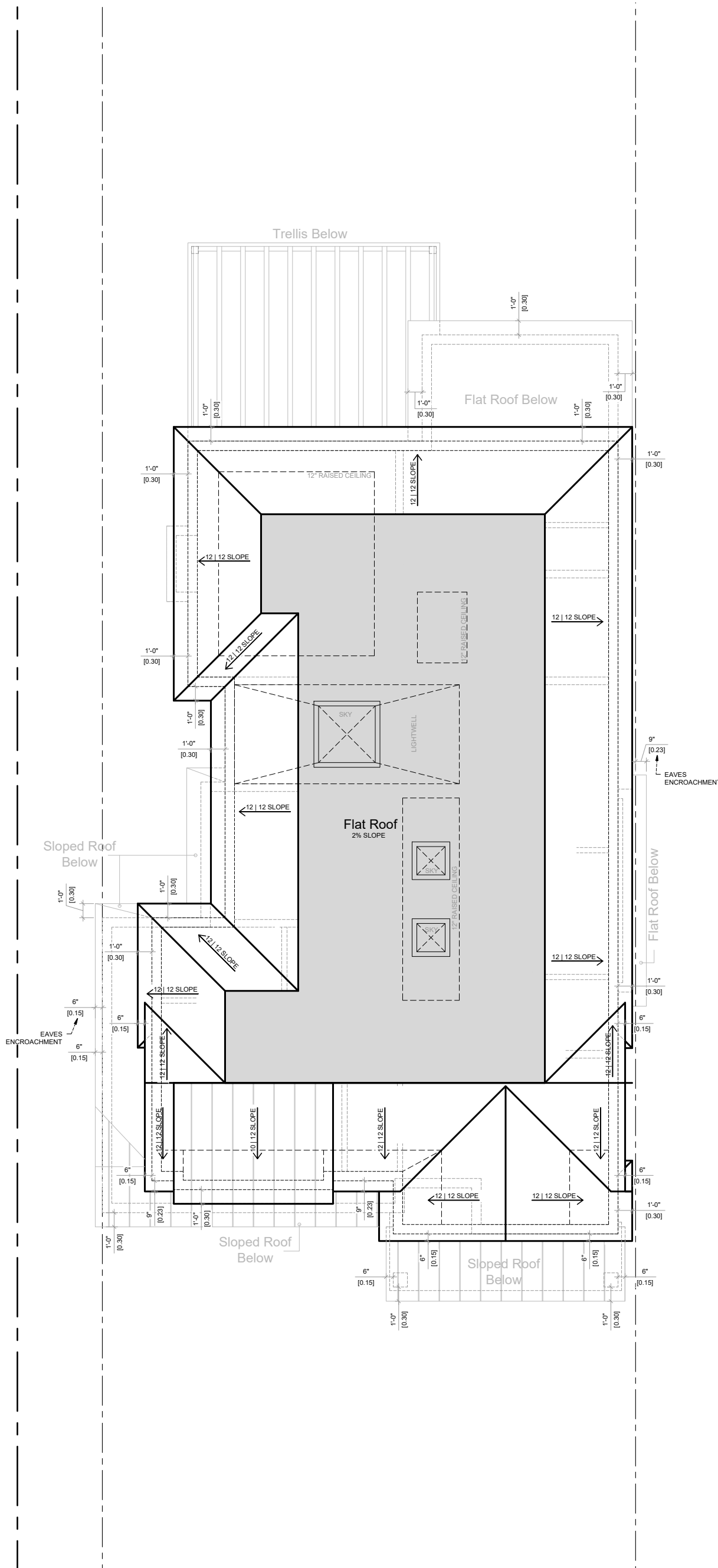
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SAKORA
DESIGN

SP2



LEGEND (NEW HOUSES)	
	PROPOSED
	OPENING BELOW
	CEILING FEATURE
	PROPERTY LINE
	SETBACKS

ROOF PLAN

SCALE = 1/8" - 1'-0"

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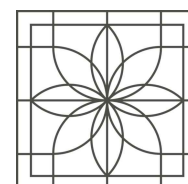
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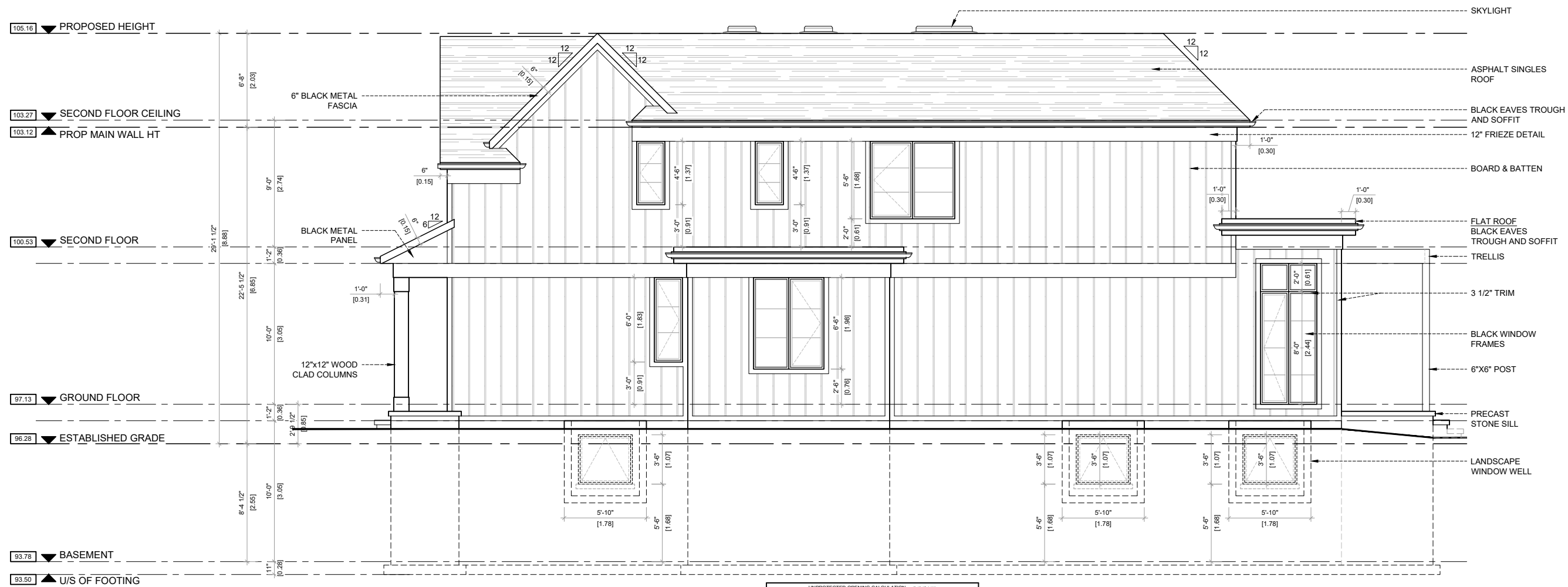
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SAKORA
DESIGN

A4



UNPROTECTED OPENING CALCULATION (9.10.15.4 (1))			
PROP. BUILDING FACE	1,308.64	sft	121,577
LIMITING DISTANCE			1.90m
PERMITTED PERCENTAGE			7.80%
PERMITTED GLAZED AREA	102.07	sft	9,483
PROPOSED GLAZED AREA	101.47	sft	9,427
PROPOSED PERCENTAGE			7.75%

PLEASE NOTE: PROPOSED GLAZED AREA % OF OPENINGS HAS BEEN INTERPOLATED BASED ON O.B.C. TABLE 9.10.15.4 AND GLAZED AREAS WERE USED TO CALCULATE PROPOSED GLAZED AREAS NOTED ABOVE, AS ALLOWED BY 9.10.15.4.

RIGHT ELEVATION (EAST)

SCALE = 1/8" = 1'-0"

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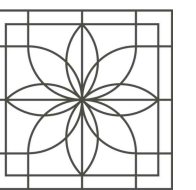
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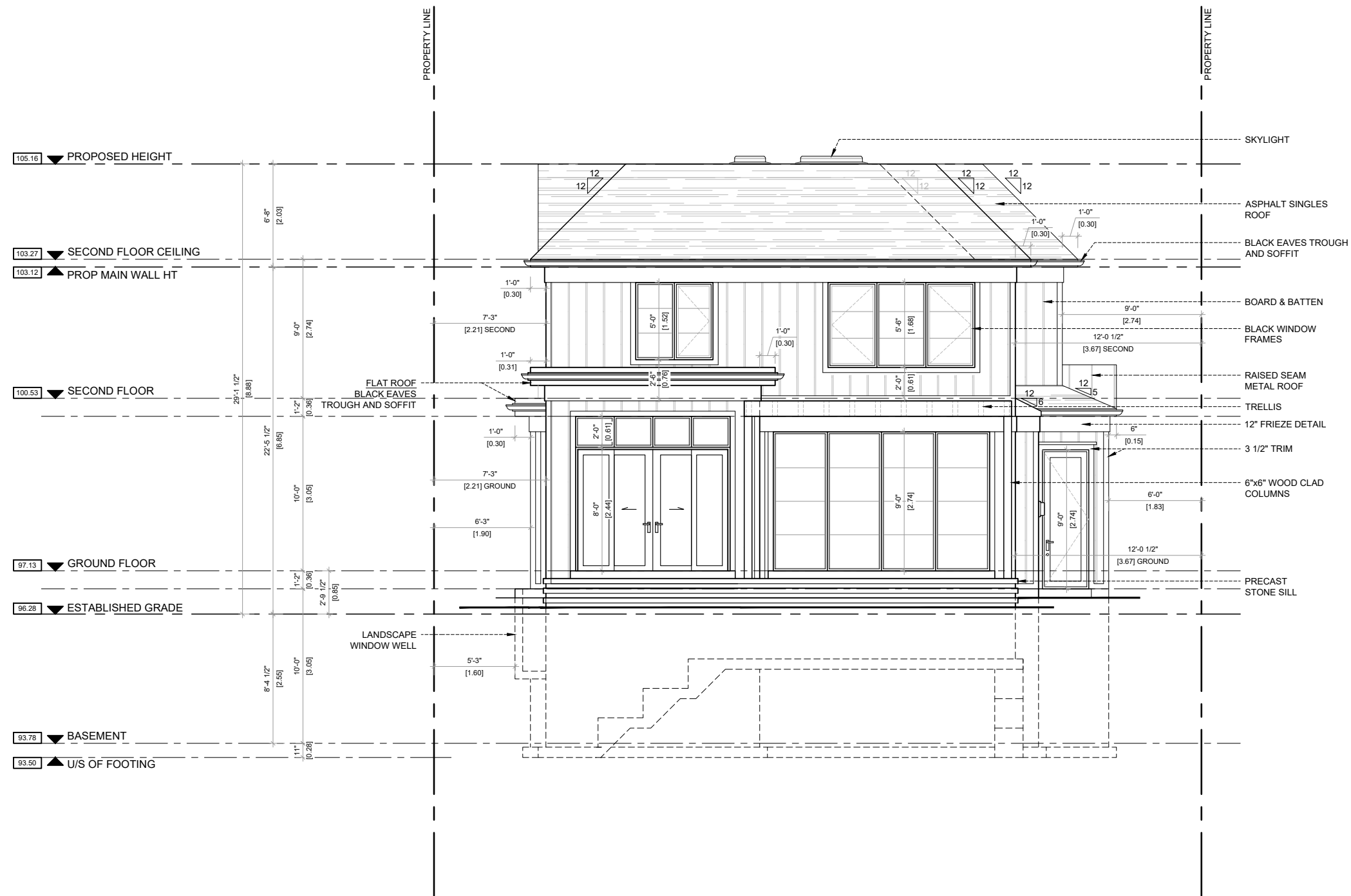
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SAKORA
DESIGN

A6



REAR ELEVATION (NORTH)

SCALE = 1/8" = 1'-0"

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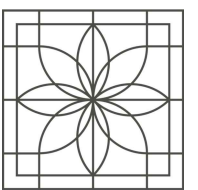
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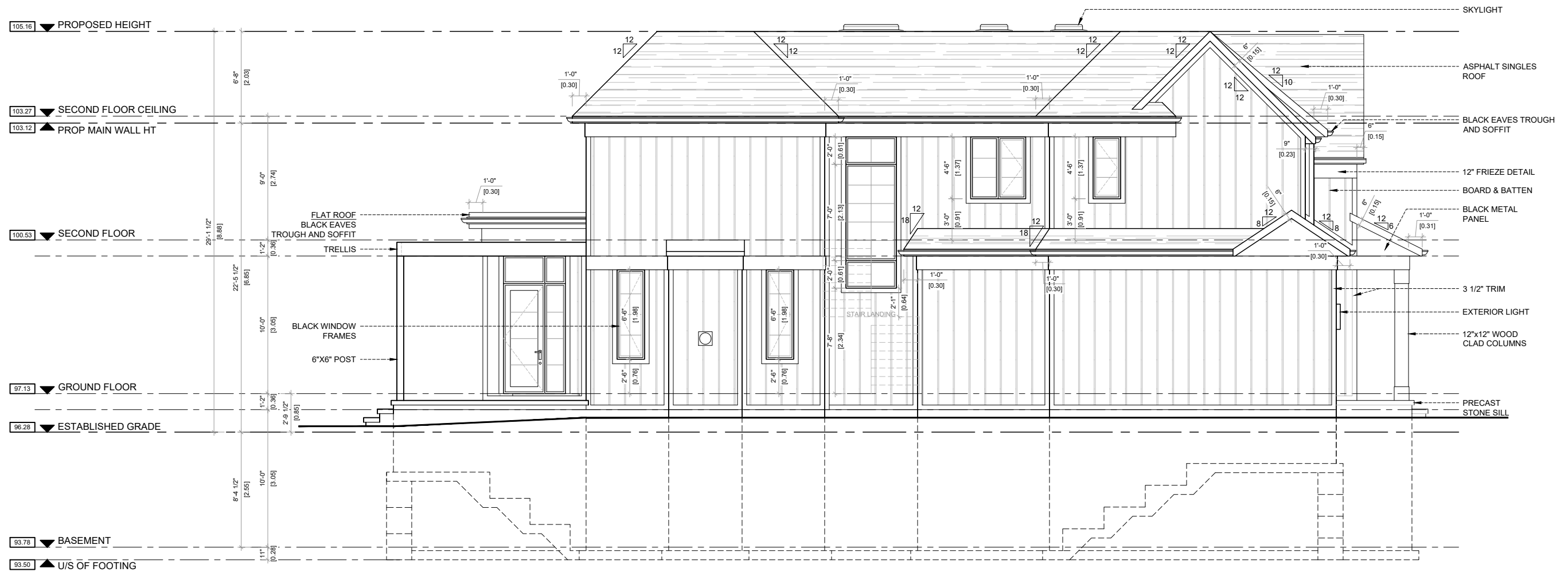
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SAKORA
DESIGN

A7

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UNPROTECTED OPENING CALCULATION (8.10.15.4 (1))		
PROP. BUILDING FACE	1,312.52	sqft 121,937 m ²
LIMITING DISTANCE	1.83m	
PERMITTED PERCENTAGE	7.66%	
PERMITTED GLAZED AREA	100.54	sqft 9,340 m ²
PROPOSED GLAZED AREA	99.61	sqft 9,254 m ²
PROPOSED PERCENTAGE	7.59%	

PLEASE NOTE: PROPOSED GLAZED AREA % OF OPENINGS HAS BEEN INTERPOLATED BASED ON O.B.C. TABLE 9.10.15.4 AND GLAZED AREAS WERE USED TO CALCULATE PROPOSED GLAZED AREAS NOTED ABOVE. AS ALLOWED BY 9.10.15.4.

LEFT ELEVATION (WEST)

SCALE = 1/8" = 1'-0"

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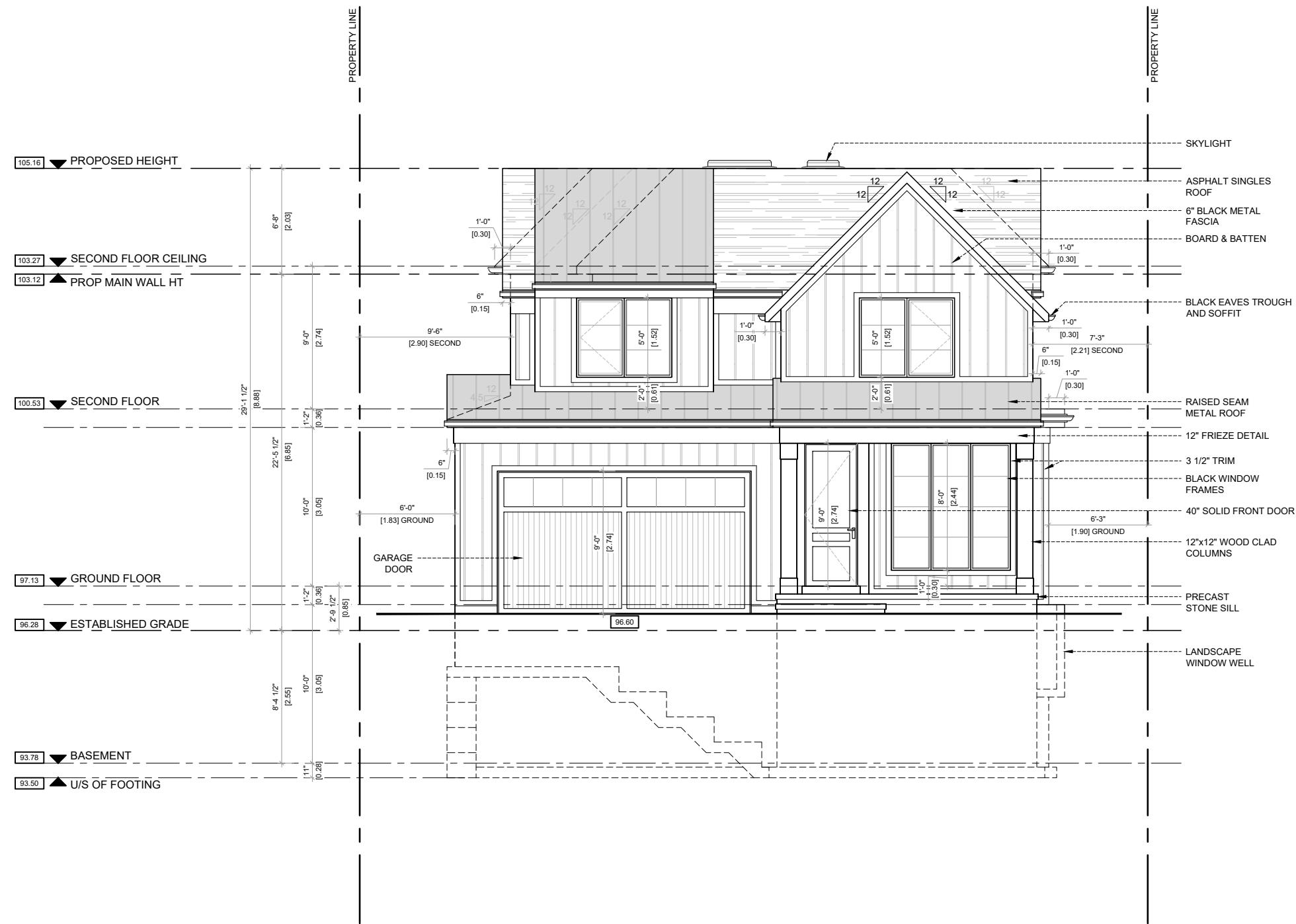
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SAKORA
DESIGN

A8



FRONT ELEVATION (SOUTH)

SCALE = 1/8" = 1'-0"

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NAME SIGNATURE 123145 BCIN

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A5

**Planning Justification Report
Minor Variance Application for Proposed New Dwelling
343 Douglas Avenue, Oakville**

March 2026

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A. Introduction and Summary of Opinion

The Subject Property is located at 343 Douglas Avenue in the Town of Oakville and is currently occupied by a two-storey single detached dwelling with an attached garage. The Subject Property is designated as “Low Density Residential” with the Special Policy Area overlay on Schedule G (South East Land Use) of the Livable Oakville Plan and zoned “Residential Low (RL3-0) sp:10” under Zoning By-Law 2014-014.

The proposal involves demolition of the existing 2-storey single detached dwelling and construction of a new two-storey single detached dwelling with an attached garage. The front wall will align with the front walls of the adjacent dwellings to the north and south to provide consistency in transition to the public realm, and the garage has been integrated ground floor area of the building structure so as not to project from the main front wall of the dwelling and reduce the overall massing. The proposed built form design and character complement the existing neighbourhood character and incorporates appropriate massing and scale relative to adjacent and nearby properties that is mitigated through compliance with required minimum setbacks, maximum floor area, maximum building height and articulated built form. While the front porch and rear projections contribute to lot coverage, these projections are at the ground level only and do not contribute to building massing. These projections also do not require relief to minimum required front and rear yard setbacks.

The following minor variance is required to the prevailing zoning performance standards:

1. To permit maximum lot coverage of 26.47% while 19% is permitted.

Based on the land use planning analysis provided in this report, it is my opinion that the requested minor variance:

- Maintain the general intent and purpose of the Official Plans of the Region of Halton and Town of Oakville;
- Maintain the general intent and purpose of the Zoning By-Law;
- Are minor; and
- Are desirable for the appropriate development and use of the Subject Property.

B. Background and Context

B.1 The Subject Property

B.1.1 Location, Configuration and Existing Structures

The Subject Property is located at 343 Douglas Avenue in the Town of Oakville as illustrated in the Context Plan provided in **Figure 1**. The Subject Property has 15.24 metres of frontage along Douglas Avenue and is

691.59 m² in area. The Subject Property is currently occupied by a two-storey single detached dwelling with an attached garage. An aerial view of the Subject Property and surrounding properties is provided in **Figure 2**. A street view of the existing dwelling from Douglas Avenue is provided in **Figure 3**.

The Subject Property is designated as “Low Density Residential” with the Special Policy Area overlay on Schedule G (South East Land Use) of the Livable Oakville Plan and zoned “Residential Low (RL3-0) sp:10” under Zoning By-Law 2014-014.

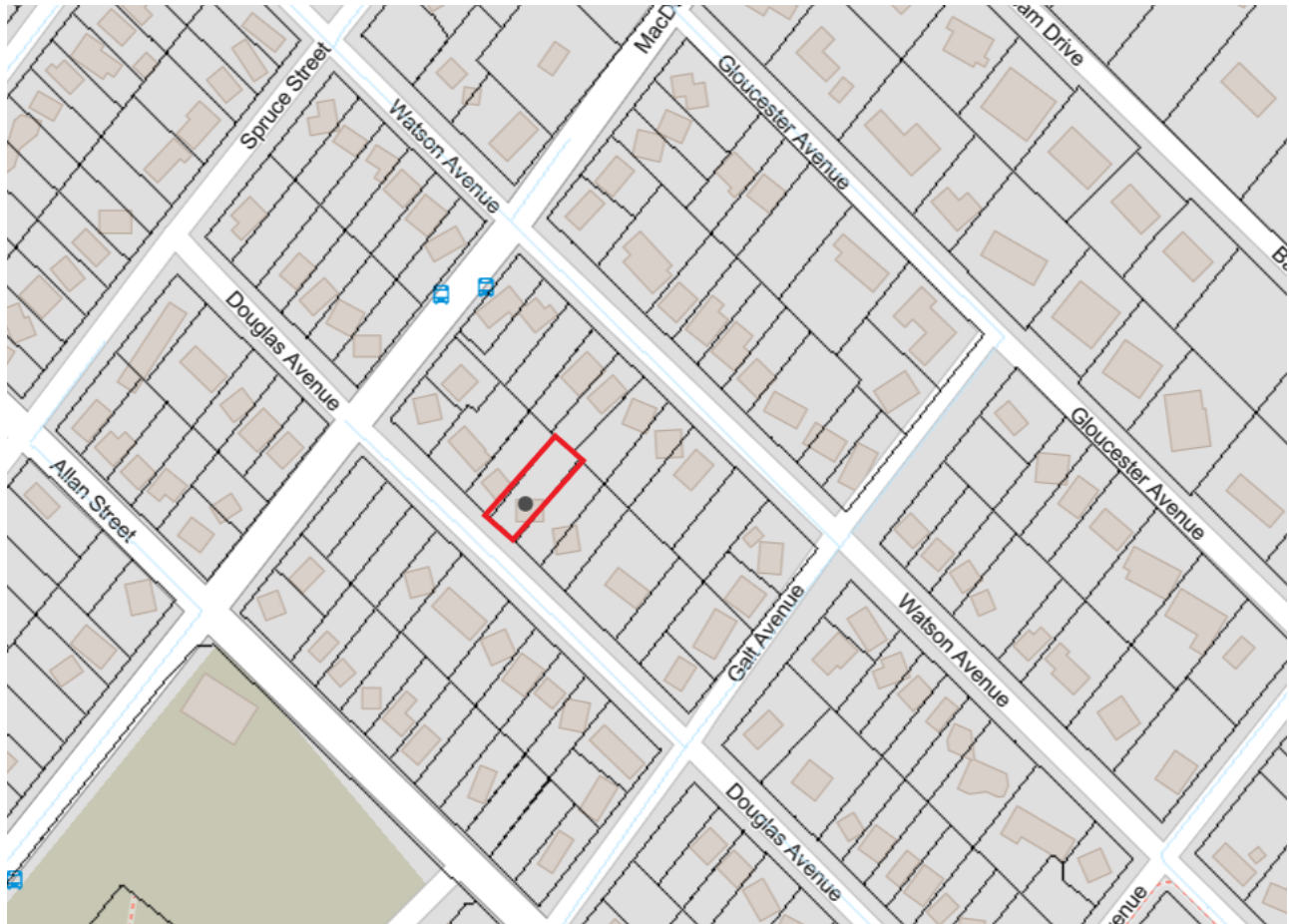


Figure 1 – Context Plan



Figure 2 – Aerial View of Subject Property and Surrounding Area



Figure 3 – Street View of Subject Property

B.3 Surrounding Context

The Subject Property is generally located in a residential neighbourhood designated “Low Density Residential” and within the Special Policy Area overlay under the Livable Oakville Plan. The surrounding residential neighbourhood is generally zoned “Residential Low (RL3-0) sp:10”. Lot fabric and aerial maps of the surrounding neighbourhood are included in **Figure 4** and **Figure 5** respectively. The existing neighbourhood lot pattern is relatively consistent in terms of both lot frontage and depth, with wider lots effectively representing two merged lots (e.g. 329 Douglas Avenue and 342 Douglas Avenue). The existing front yard setbacks are also relatively consistent along the east side of Douglas Avenue.

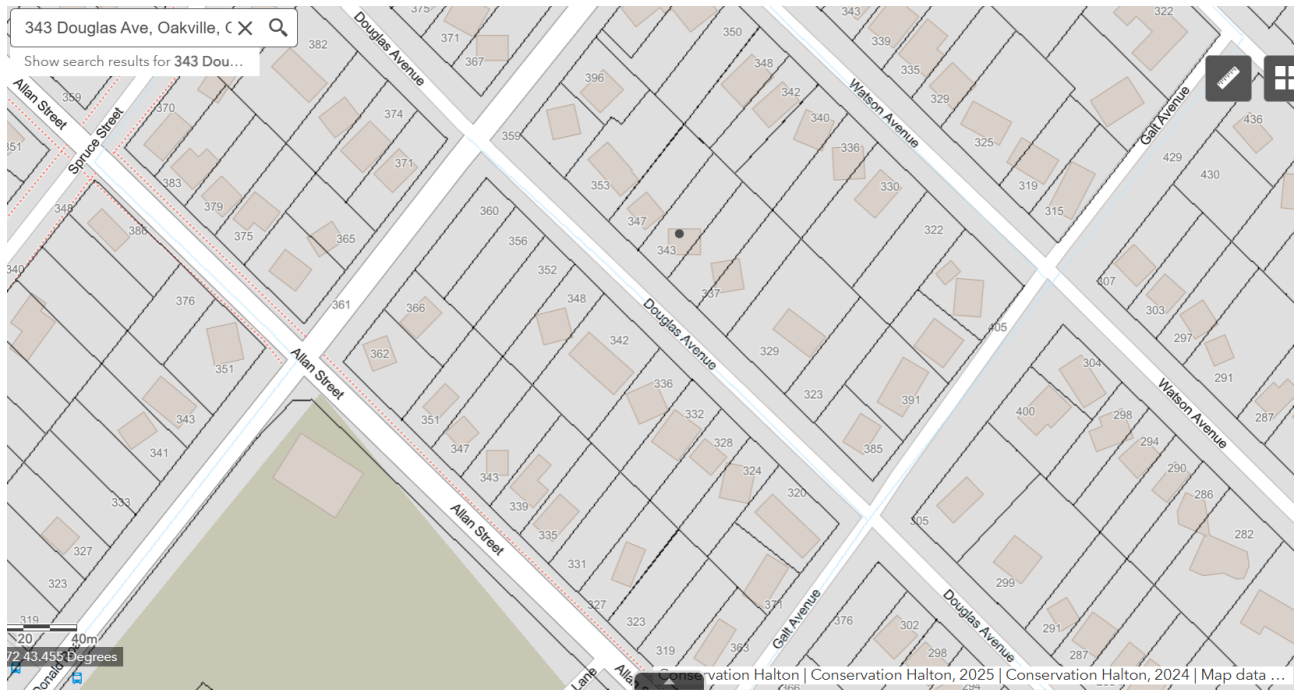


Figure 4 – Lot Fabric Map of Surrounding Neighbourhood



Figure 5 – Aerial Map of Surrounding Neighbourhood

B.3.1 Adjacent Properties

- To the north: The adjacent property to the north is known municipally as 347 Douglas Avenue. This property is occupied by a 2-storey single detached dwelling with a detached garage in the rear yard. A street view of the existing dwelling is included in **Figure 6**. This property is consistent in depth compared to the Subject Property but is narrower in frontage.
- To the south: The adjacent property to the south is known municipally as 337 Douglas Avenue. This property is occupied by a 2-storey single detached dwelling with an attached 2-car garage. A street view of the existing dwelling is included in **Figure 7**.
- To the east: The adjacent properties to the east are known municipally as 340 and 342 Watson Avenue. These properties are occupied by 2-storey single detached dwellings illustrated in **Figure 8** and **Figure 9** respectively.



Figure 6 – Street View of Adjacent Property to North (347 Douglas Avenue)



Figure 7 – Street View of Adjacent Property to South (337 Douglas Avenue)



Figure 8 – Street View of Adjacent Property to East (340 Watson Avenue)



Figure 9 – Street View of Adjacent Property to East (342 Watson Avenue)

B.3.2 Surrounding Neighbourhood

The surrounding neighbourhood is characterized by single detached dwellings of variable height, massing and scale, including older/original dwellings and new builds. **Figures 10 through 26** include street views of relevant examples of two-storey dwellings that reflect the existing built form character of this neighbourhood.



Figure 10 – 288 Douglas Avenue



Figure 11 – 294 Douglas Avenue



Figure 12 – 298 Douglas Avenue



Figure 13 – 302 Douglas Avenue (under construction)



Figure 14 – 320 Douglas Avenue



Figure 15 – 324 Douglas Avenue



Figure 16 – 328 Douglas Avenue



Figure 17 – 329 Douglas Avenue



Figure 18 – 332 Douglas Avenue



Figure 19 – 333 Douglas Avenue



Figure 20 – 342 Douglas Avenue



Figure 21 – 352 Douglas Avenue



Figure 22 – 353 Douglas Avenue



Figure 23 – 367 Douglas Avenue



Figure 24 – 374 Douglas Avenue



Figure 25 – 366 Galt Avenue



Figure 26 – 376 Galt Avenue

C. Development Proposal

The proposal involves demolition of the existing 2-storey single detached dwelling and construction of a new two-storey single detached dwelling with an attached garage. The front wall will align with the front walls of the adjacent dwellings to the north and south to provide consistency in transition to the public realm, and the garage has been integrated ground floor area of the building structure so as not to project from the main front wall of the dwelling and reduce the overall massing.

The proposed built form design and character complement the existing neighbourhood character and incorporates appropriate massing and scale relative to adjacent and nearby properties that is mitigated through compliance with required minimum setbacks, maximum floor area, maximum building height and articulated built form. While the front porch and rear projections contribute to lot coverage, these projections are at the ground level only and do not contribute to building massing. These projections do not require relief to minimum required front and rear yard setbacks.

The proposed dwelling has been designed with considerable variation in ground floor and second floor, with the second floor incorporated into roof line. There is also a high quality facade design that incorporates key architectural elements, including variety of material, articulation and roof height variability.

The proposed site plan is included in **Figure 27**. A coloured rendering of the proposed dwelling is provided in **Figure 28**. The proposed elevations are included in **Figures 29 through 32**.

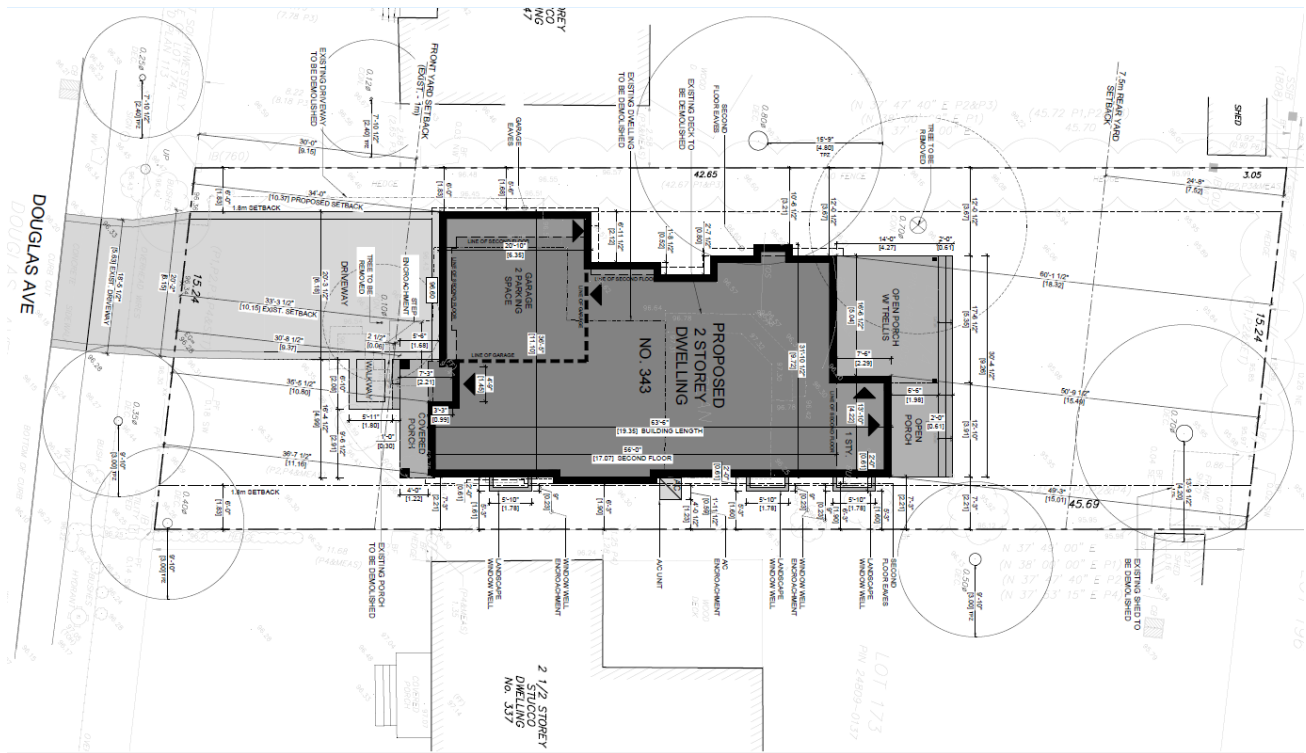


Figure 27 – Proposed Site Plan



Figure 28 – Rendering of Proposed Dwelling

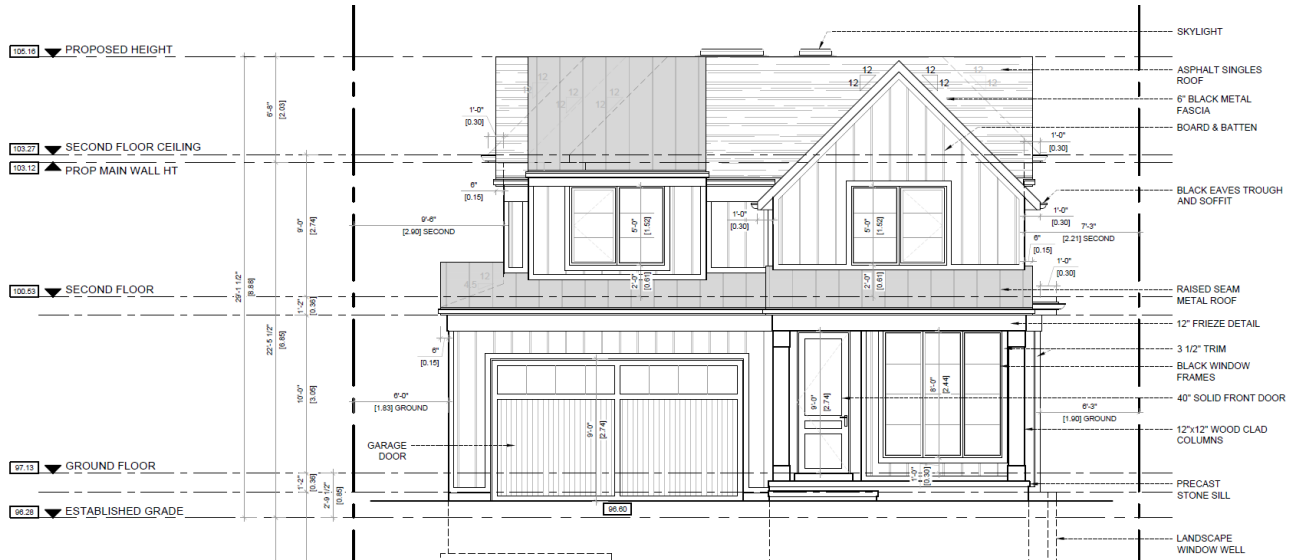


Figure 29 – Front Elevation

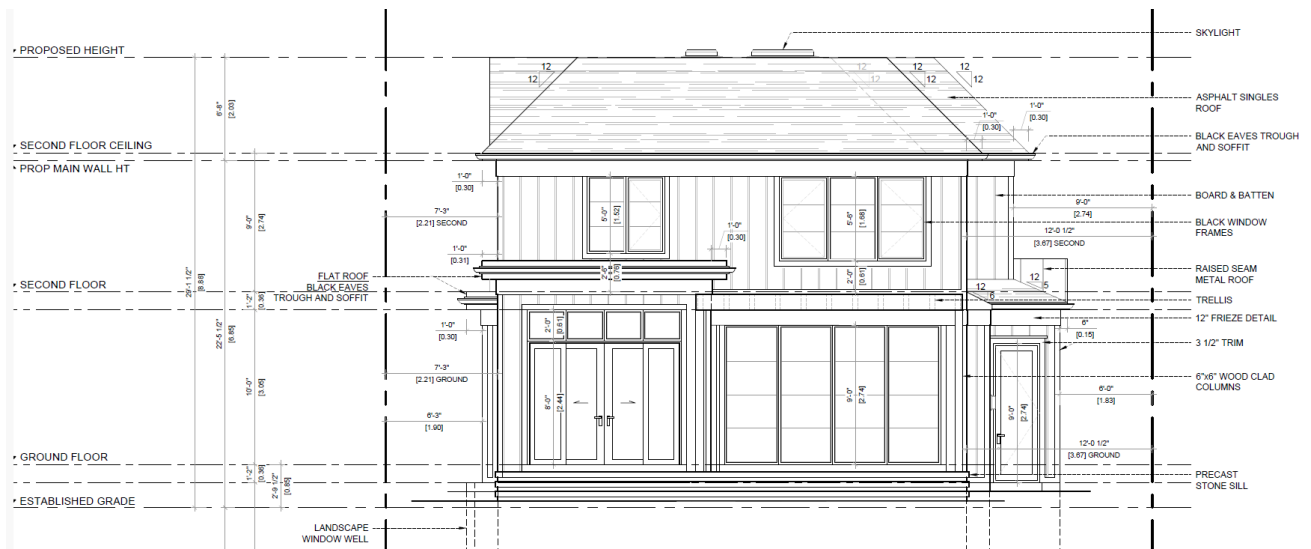


Figure 30 – Rear Elevation

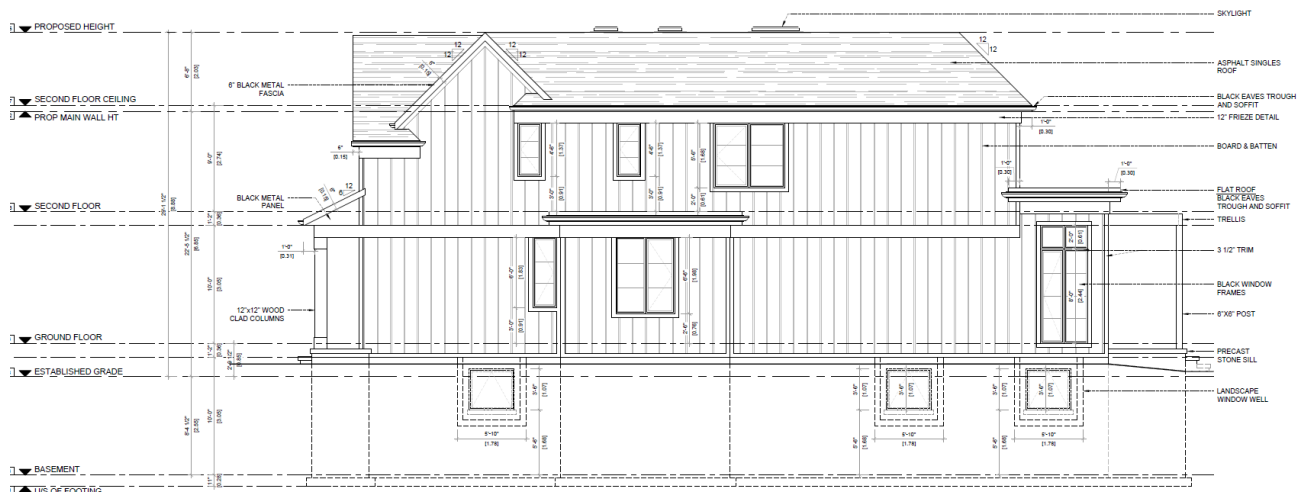


Figure 31 – Right Side Elevation



Figure 32 – Left Side Elevation

The “Residential Low (RL3-0) sp:10” zone permits single detached dwellings subject to the following performance standards:

Regulation	Required	Proposed
Minimum interior side yard:	1.8 m on both sides	1.83 m and 1.90 m
Minimum rear yard:	9.5 m	15.01 m
Maximum lot coverage:	19%	26.47% (variance required)
Maximum floor area ratio:	41%	41%
Minimum front yard:	9.15 m (The yard legally existing on the effective date of this By-law less 1.0 metre)	10.37 m

Maximum garage floor area:	38 m ²	38 m ²
Maximum height:	<ul style="list-style-type: none"> a) The maximum number of storeys shall be 2. b) Floor area is prohibited above the second storey. c) The maximum height shall be 9.0 metres. 	<p>2 storeys (complies)</p> <p>No floor area above second storey (complies)</p> <p>8.8 m (complies)</p>

The proposal requires the following minor variance to the prevailing zoning performance standards to facilitate construction of the new dwelling:

1. To permit maximum lot coverage of 26.47% while 19% is permitted.

The following relevant minor variances have been approved by the Committee of Adjustment for lots in the surrounding neighbourhood with similar frontage, depth and area characteristics to the Subject Property (property locations illustrated on **Figure 33**):

- 367 Douglas Avenue (CAV A/062/2021) received approval for maximum lot coverage of 26.06% (19% permitted);
- 337 Douglas Avenue (CAV A/010/2021) received approval for maximum lot coverage of 23.65% (19% permitted);
- 324 Douglas Avenue (CAV A/177/2016) received approval for maximum lot coverage of 23.61% (19% permitted) with an interior side yard reduced from 1.8 metres to 0.45 metres;
- 320 Douglas Avenue (CAV A/107/2019) received approval for maximum lot coverage of 23.99% (19% permitted) and also had rear yard reduction from 3 metres to 0.85 metres;
- 302 Douglas Avenue (CAV A/066/2021) received approval for maximum lot coverage of 27.76% (19% permitted) and maximum floor area ratio of 48.73% (41% permitted);
- 298 Douglas Avenue (A/158/2025) received approval for maximum lot coverage of 21.28% (19% permitted); and
- 376 Galt Avenue (CAV A/132/2021) received approval for maximum lot coverage of 26.15% (19% permitted) and maximum floor area ratio of 44.39% (41% permitted).

While special provision 10 applies maximum lot coverage of 19% for this neighbourhood context, lot coverage of up to 27.76% has been determined to be appropriate and to meet the four tests of minor variance within the details of the individual applications. Minor variances to maximum lot coverage have also been granted in conjunction with relief to the maximum lot coverage where this relief was determined to meet the four tests.



Figure 33 – Properties in Surrounding Neighbourhood Receiving Minor Variance to Maximum Lot Coverage

D. Land Use Planning Analysis

This Planning Justification Report has been prepared to analyze requested minor variances within the context of the following four tests of the Planning Act:

- Do the variances maintain the general intent and purpose of the Official Plan?
- Do the variances maintain the general intent and purpose of the Zoning By-Law?
- Are the variances minor?
- Are the variances desirable for the appropriate development and use of the Subject Property?

D.1 Official Plan

D.1.1 Region of Halton Official Plan

As of July 1, 2024, the Region of Halton Official Plan (RHOP) was deemed an official plan of each of the local municipalities in the Region, including the Town of Oakville, until such time as it is revoked or amended by the Town. The Subject Property is part of the “Urban Area” designated under Map 1.

Section 72.1 includes the following objectives for the Urban Area:

- (1) To accommodate growth in accordance with the Region's desire to improve and maintain regional unity, retain local community identity, create healthy communities, promote economic prosperity, maintain a high quality, sustainable natural environment, and preserve certain landscapes permanently.
- (3) To provide a range of identifiable, inter-connected and complete communities of various sizes, types and characters, which afford maximum choices for residence, work and leisure.
- (9) To facilitate and promote intensification and increased densities.

Section 85 includes the following objectives for Housing:

- (4) To make more efficient use of existing developed lands, housing stock and available services to increase the supply of housing while maintaining the physical character of existing neighbourhoods.
- (9) To encourage the Local Municipalities to maintain the quality of the existing housing stock.

Per section 86(11), it is also the policy of the Region to “Permit intensification of land use for residential purposes such as infill, redevelopment, and conversion of existing structures provided that the physical character of existing neighbourhoods can be maintained.”

It is my opinion that the general intent and purpose of the Region of Halton Official Plan with respect to residential areas in Urban Areas that are outside of Strategic Growth Areas and Major Transit Station Areas is to promote locally-appropriate growth and intensification, including infill and redevelopment, that maintains and enhances the quality of existing housing and the physical character of existing neighbourhoods. The intent and purpose are to be implemented in more detail at the local level through the Livable Oakville Plan and Zoning By-Law performance standards.

D.1.2 Livable Oakville Plan

Section 2 includes the Guiding Principles of the Livable Oakville Plan, including the following:

- 2.2.1 Preserving and creating a livable community in order to: a) preserve, enhance, and protect the distinct character, cultural heritage, living environment, and sense of community of neighbourhoods;
- 2.2.2 Providing choice throughout the Town in order to: c) foster the Town’s sense of place through excellence in building and community design.

Section 3.9 provides the following direction for Residential Areas: “Residential Areas include low, medium and high density residential uses as well as a range of compatible facilities such as schools, places of worship, recreational and commercial uses that serve the residents of the Town. Some growth and change may occur in the Residential Areas provided the character of the area is preserved and the overall urban structure of the Town is upheld. The character of the Residential Areas will be significantly influenced by their relationship to the Natural Heritage System, parks and open space areas.”

Section 6.9 includes the following Built Form policies:

- 6.9.1 Buildings should be designed to create a sense of identity through massing, form, placement, orientation, scale, architectural features, landscaping and signage.
- 6.9.2 Building design and placement should be compatible with the existing and planned surrounding context and undertaken in a creative and innovative manner.
- 6.9.3 To achieve compatibility between different land uses, development shall be designed to accommodate an appropriate transition through landscape buffering, spatial separation, and compatible built form.
- 6.9.7 Development should be designed with variation in building mass, façade treatment and articulation to avoid sameness.
- 6.9.9 New development shall ensure that proposed building heights and form are compatible with adjacent existing development by employing an appropriate transition of height and form from new to existing development, which may include setbacks, façade step backs or terracing in order to reduce adverse impacts on adjacent properties and/or the public realm.
- 6.9.10 Continuous streetwalls of identical building height are discouraged. Variety in rooflines should be created through subtle variations in roof form and height.

Section 11 includes the following objectives for all Residential Areas:

- a) maintain, protect and enhance the character of existing Residential Areas;
- b) encourage an appropriate mix of housing types, densities, design and tenure throughout the Town;
- c) promote housing initiatives to facilitate revitalization, compact urban form and an increased variety of housing alternatives;
- d) promote innovative housing types and forms to ensure accessible, affordable, adequate and appropriate housing for all socio-economic groups;
- e) encourage the conservation and rehabilitation of older housing in order to maintain the stability and character of the existing stable residential communities; and,
- f) discourage the conversion of existing rental properties to condominiums or to other forms of ownership in order to maintain an adequate supply of rental housing.

Section 11.1.9 directs that development within all stable residential communities shall be evaluated using the following criteria to maintain and protect the existing neighbourhood character:

- a) The built form of development, including scale, height, massing, architectural character and materials, is to be compatible with the surrounding neighbourhood.
- b) Development should be compatible with the setbacks, orientation and separation distances within the surrounding neighbourhood.
- c) Where a development represents a transition between different land use designations or housing forms, a gradation in building height shall be used to achieve a transition in height from adjacent development.
- d) Where applicable, the proposed lotting pattern of development shall be compatible with the predominant lotting pattern of the surrounding neighbourhood.
- e) Roads and/or municipal infrastructure shall be adequate to provide water and wastewater service, waste management services and fire protection.
- f) Surface parking shall be minimized on the site.
- g) A proposal to extend the public street network should ensure appropriate connectivity, traffic circulation and extension of the street grid network designed for pedestrian and cyclist access.
- h) Impacts on the adjacent properties shall be minimized in relation to grading, drainage, location of service areas, access and circulation, privacy, and microclimatic conditions such as shadowing.
- i) The preservation and integration of heritage buildings, structures and uses within a Heritage Conservation District shall be achieved.
- j) Development should maintain access to amenities including neighbourhood commercial facilities, community facilities including schools, parks and community centres, and existing and/or future public transit services.
- k) The transportation system should adequately accommodate anticipated traffic volumes.
- l) Utilities shall be adequate to provide an appropriate level of service for new and existing residents.

D.1.3 Design Guidelines for Stable Residential Communities

The Town's "Design Guidelines for Stable Residential Communities" are part of the Livable by Design Urban Design Manual. As noted in the Introduction in Section 1.0, these guidelines contain "a series of design guidelines that are intended to address the changes occurring in stable residential communities so that compatibility can be achieved within the existing context and neighbourhood character." The following design guidelines are relevant to the development proposal and requested minor variances:

- 3.1.1.1 New development should positively contribute to the surrounding neighbourhood character by incorporating building and site elements that provide a visual reference to existing neighbourhood features and that complement the qualities of the surrounding residential community.
- 3.1.1.2 New development should be designed to maintain and preserve the scale and character of the site and its immediate context and to create compatible transitions between the new dwelling and existing dwellings in the surrounding neighbourhood.

- 3.1.3.1 New development should not have the appearance of being substantially larger than the existing dwellings in the immediate vicinity. If a larger massing is proposed, it should be subdivided into smaller building elements that respond to the context of the neighbourhood patterns.
- 3.2.1.1 New development, which is larger in overall massing than adjacent dwellings, should be designed to reduce the building massing through the thoughtful composition of smaller elements and forms that visually reflect the scale and character of the dwellings in the surrounding area. This design approach may incorporate:
 - projections and/or recesses of forms and/or wall planes on the façade(s)
 - single-level building elements when located adjacent to lower height dwellings
 - variation in roof forms
 - subdividing the larger building into smaller elements through additive and/or repetitive massing techniques
 - porches and balconies that can reduce the verticality of taller dwellings and bring focus to the main entrance
 - architectural components that reflect human scale and do not appear monolithic
 - horizontal detailing to de-emphasize the massing
 - variation in building materials and colours.
- 3.2.1.2 New development should be designed to mitigate potential impacts of overshadowing on adjacent properties by avoiding bulky massing close to the shared property line, by stepping down the height of the structure, and/or by increasing the setback(s) from the side and rear property lines.
- 3.2.3.1 New development should be oriented and positioned on the lot to be compatible with the existing pattern of dwelling placement, in terms of front, side, flankage and rear yard setbacks.
- 3.2.4.1 New development should incorporate a front façade that is well articulated through the use of compatible architectural elements. Blank walls face the street are strongly discouraged.
- 3.2.4.5 New development is discouraged to project significant built form and elements toward the street which may create an overpowering effect on the streetscape.
- 3.2.5.2 New development is encouraged to incorporate adequate window openings on the primary facade to add visual interest and to maximize light penetration and views, while minimizing overlook conditions onto neighbouring properties. Window openings are encouraged to be designed in proportion and scale with the façade.

D.1.4 Land Use Planning Opinion

It is my opinion that the requested minor variance will maintain the general intent and purpose of the Region of Halton Official Plan and the Livable Oakville Plan on the following basis:

- The proposed dwelling will preserve, enhance and protect the land use and built form characteristics of the surrounding neighbourhood that include 2-storey dwellings with similar built form characteristics;

- The proposed dwelling has been designed to meet and exceed the minimum required front, rear and side yard setbacks that will provide appropriate transition to the neighbouring dwellings and public realm;
- The proposed lot coverage is not proposed in conjunction with variances to maximum floor area ratio, building height or other performance standards that would increase the scale and massing;
- The proposed dwelling will be of height, massing, form, placement and orientation that is consistent with the character of existing 2-storey dwellings in the surrounding neighbourhood context;
- The proposed building height is consistent with other existing and approved dwellings in the surrounding neighbourhood;
- The front wall will align with the front walls of the adjacent dwellings to the north and south to provide consistency in transition to the public realm, and the garage has been integrated ground floor area of the building structure so as not to project from the main front wall of the dwelling and reduce the overall massing;
- The proposed built form design and character complement the existing neighbourhood character and incorporates appropriate massing and scale relative to adjacent and nearby properties that is mitigated through compliance with required minimum setbacks, maximum floor area, maximum building height and articulated built form;
- While the front porch and rear projections contribute to lot coverage, these projections are at the ground level only and do not contribute to building massing. These projections also do not require relief to minimum required front and rear yard setbacks;
- The proposed dwelling has been designed with considerable variation in ground floor and second floor, with the second floor incorporated into roof line. There is also a high quality facade design that incorporates key architectural elements, including variety of material, articulation and roof height variability.

D.2 Zoning By-Law 2014-014

The general intent and purpose of the Zoning By-Law is to apply permissions and performance standards that implement the Livable Oakville Plan.

The intent and purpose of regulating maximum lot coverage is to control building scale and massing while providing for an appropriate amount of landscaped open space with buffering and spatial separation to adjacent properties and structures. The proposed lot coverage is for the ground floor with the second floor footprint incorporating tapering and articulation that reduces its appearance of scale relative to the ground floor. The proposed lot coverage also includes the small projections on the front and rear walls that are on the ground floor only and do not contribute to the scale and massing of the proposed dwelling. It is my opinion that the requested lot coverage will not result in a dwelling that is out of character with the surrounding neighbourhood or that is of scale and massing that will adversely impact neighbouring properties or the public realm. The proposed lot coverage is also consistent with other minor variances that have been granted in the immediately surrounding neighbourhood context.

D.3 Minor in Nature

It is my opinion that the minor variance is minor. The requested relief will not adversely impact the neighbourhood built form character, in terms of building height, scale, density and massing, relative to the existing conditions and the as-of-right performance standards. The requested maximum lot coverage is also not combined with relief to other performance standards such as maximum floor area ratio, maximum height and minimum setbacks. The requested lot coverage is consistent with minor variance approvals for other properties in the surrounding neighbourhood that were determined to satisfy the four Planning Act tests. In many cases, these other approvals for relief to maximum lot coverage included additional variances such as maximum floor area ratio and minimum setbacks.

D.4 Desirability for the Development and Use of the Subject Property

It is my opinion that the requested minor variance will facilitate appropriate redevelopment of the Subject Property in a manner that enhances, and is compatible with, the existing and permitted residential uses in this neighbourhood. The minor variance will allow a small increase to the ground floor area in conjunction with overall built form height, scale and massing that is relatively consistent with the existing 2-storey dwelling character in the surrounding neighbourhood. The proposed dwelling incorporates a number of design features to ensure compatibility with the adjacent dwellings and the overall neighbourhood character.

E. Conclusions and Recommendations

It is my opinion that the requested minor variances, individually and cumulatively:

- Maintain the general intent and purpose of the Official Plans of the Region of Halton and Town of Oakville;
- Maintain the general intent and purpose of the Zoning By-Law;
- Are minor; and
- Are desirable for the appropriate development and use of the Subject Property.

On this basis, it is my recommendation that the requested minor variances be granted by the Committee of Adjustment.

Regards,



Michael Barton, MCIP, RPP