

METRIC
DISTANCES SHOWN ON THIS PLAN ARE
IN METRES AND CAN BE CONVERTED
TO FEET BY DIVIDING BY 0.3048

SURVEYOR'S REAL PROPERTY REPORT

PLAN OF SURVEY WITH TOPOGRAPHY OF
LOT 3 AND PART OF LOT 4
IN BLOCK 90
PLAN 1
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON



TARASICK McMILLAN KUBICKI LIMITED
ONTARIO LAND SURVEYORS

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REPORT SUMMARY

PROPERTY DESCRIPTION: 304 SUMNER AVENUE, BEING LOT 3 AND PART OF LOT 4 IN BLOCK 90, PLAN 1, TOWN OF OAKVILLE, REGIONAL MUNICIPALITY OF HALTON, PIN 24812-0004

SUBJECT TO: THERE ARE NO EASEMENTS REGISTERED ON TITLE

COMMENTS: THE SITE IS SUBJECT TO BY-LAW 1994-134, (BY-LAW TO DESIGNATE AN AREA OF THE TOWN OF OAKVILLE AS A HERITAGE CONSERVATION DISTRICT)

ELEVATION NOTE

ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC VERTICAL DATUM-1928, AND WERE DERIVED FROM TOWN OF OAKVILLE BENCHMARK No. 18, HAVING A PUBLISHED ELEVATION OF 90.393 metres.

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE SOUTHEASTERLY LIMIT OF SUMNER AVENUE AS SHOWN ON PLAN 1, HAVING A BEARING OF N39°05'00"E.

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT PLANTED
IB	DENOTES	IRON BAR
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
TC	DENOTES	TOP OF CURB
BC	DENOTES	BOTTOM OF CURB
CCT	DENOTES	CURB CUT
MH	DENOTES	MANHOLE
CB	DENOTES	CATCH BASIN
WUP	DENOTES	WOOD UTILITY POLE
WV	DENOTES	WATER VALVE
.	DENOTES	.
.	DENOTES	.
.	DENOTES	.

0.20Ø DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER

0.20Ø DENOTES CONIFEROUS TREE WITH TRUNK DIAMETER

TREE CANOPIES ARE DRAWN TO SCALE.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON MARCH 10, 2022

MARCH 22, 2022
DATE

BORYS KUBICKI
ONTARIO LAND SURVEYOR

TARASICK McMILLAN KUBICKI LIMITED

ONTARIO LAND SURVEYORS

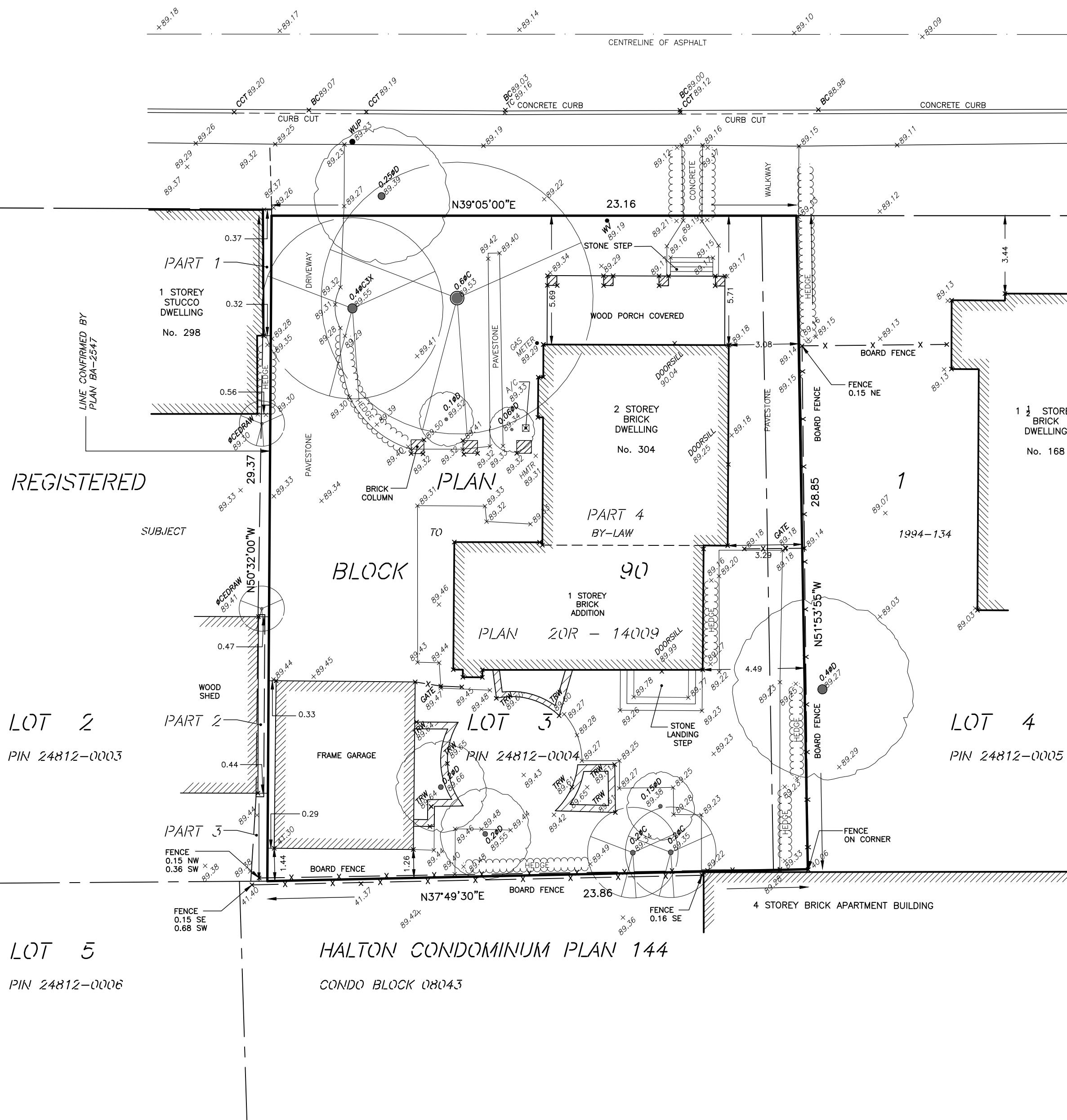
4181 SLADEVIEW CRESCENT, UNIT 42, MISSISSAUGA, ONTARIO L5L 5R2
TEL: (905) 569-8849 FAX: (905) 569-3160
E-MAIL: office@tmksurveyors.com

DRAWN BY: U.S

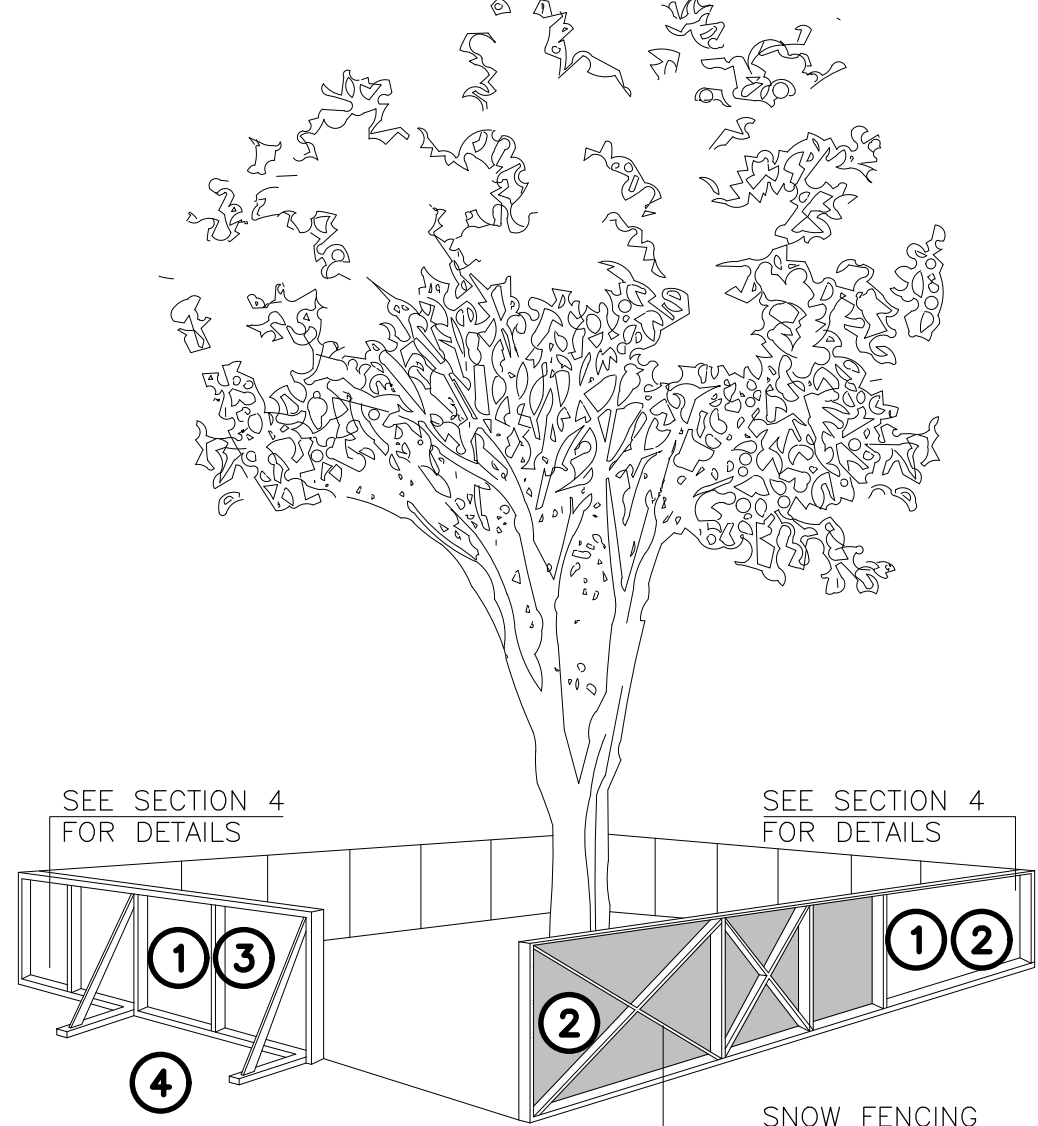
FILE No. 9378-SRPR-T

SUMNER AVENUE

(FORMERLY SUMNER STREET BY PLAN 1) PIN 24812-0202



TREE PROTECTION



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.

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 REMOVED WITHOUT THE WRITTEN AUTHORIZATION OF THE TOWN OF OAKVILLE."

TOWN OF OAKVILLE PARKS AND RECREATION DEPARTMENT

NAME: TREE PROTECTION BARRIERS

DATE:

FILE NO.:

1 OAKVILLE SITE REQUIREMENTS

A1.1 SCALE: NTS



2 RESERVED

A1.1 SCALE: NTS

SURVEYOR'S REAL PROPERTY REPORT

PLAN OF SURVEY WITH TOPOGRAPHY OF
LOT 182
REGISTERED PLAN M-6
TOWN OF OAKVILLE
REGIONAL MUNICIPALITY OF HALTON

SCALE 1 : 150
2 1 0 2 4 6 8 10 metres

TARASICK McMILLAN KUBICKI LIMITED
ONTARIO LAND SURVEYORS

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REPORT SUMMARY

PROPERTY DESCRIPTION: 251 JENNINGS CRESCENT, BEING LOT 182, REGISTERED PLAN M-6, TOWN OF OAKVILLE, REGIONAL MUNICIPALITY OF HALTON, PIN 24753-0071

SUBJECT TO EASEMENT IN FAVOUR OF THE BELL TELEPHONE COMPANY OF CANADA AS IN RH503.

COMMENTS: NOTE LOCATION OF FENCES.

ELEVATION NOTE

ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC VERTICAL DATUM-1928, AND WERE DERIVED FROM TOWN OF OAKVILLE BENCHMARK No. 123, HAVING A PUBLISHED ELEVATION OF 90.583 metres.

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHEASTERLY LIMIT OF JENNINGS CRESCENT AS SHOWN ON REGISTERED PLAN M-6, HAVING A BEARING OF N51°55'50"W.

SURVEY INFORMATION

SURVEY INFORMATION IS TAKEN FROM PLAN PREPARED BY TARASICK McMILLAN KUBICKI LIMITED, ONTARIO LAND SURVEYORS, DATED OCTOBER 20, 2021.

CERTIFICATION FOR PROPOSED GRADING

I HAVE REVIEWED THE PLANS FOR THE CONSTRUCTION OF A BUILDING LOCATED AT 251 JENNINGS CRESCENT AND HAVE PREPARED THIS PLAN TO INDICATE THE COMPATIBILITY OF THE PROPOSAL TO EXISTING ADJACENT PROPERTIES AND MUNICIPAL SERVICES. IT IS MY BELIEF THAT ADHERENCE TO THE PROPOSED GRADES AS SHOWN WILL PRODUCE ADEQUATE DRAINAGE AND PROPER FACILITY OF MUNICIPAL SERVICES WITHOUT ANY DETRIMENTAL EFFECT TO THE EXISTING DRAINAGE PATTERNS OR ADJACENT PROPERTIES.

JUNE 7, 2022
DATE

JACKIE HANG
ONTARIO LAND SURVEYOR

LEGEND

- IB DENOTES SURVEY MONUMENT FOUND
- TC DENOTES IRON BAR
- BC DENOTES STANDARD IRON BAR
- CCT DENOTES TOP OF CURB
- MH DENOTES BOTTOM OF CURB
- DICB DENOTES CURB CUT
- WUP DENOTES MANHOLE
- WV DENOTES DITCH INLET CATCH BASIN
- P1 DENOTES WOOD UTILITY POLE
- 0.204 DENOTES WATER VALVE
- 0.204 DENOTES REGISTERED PLAN M-6

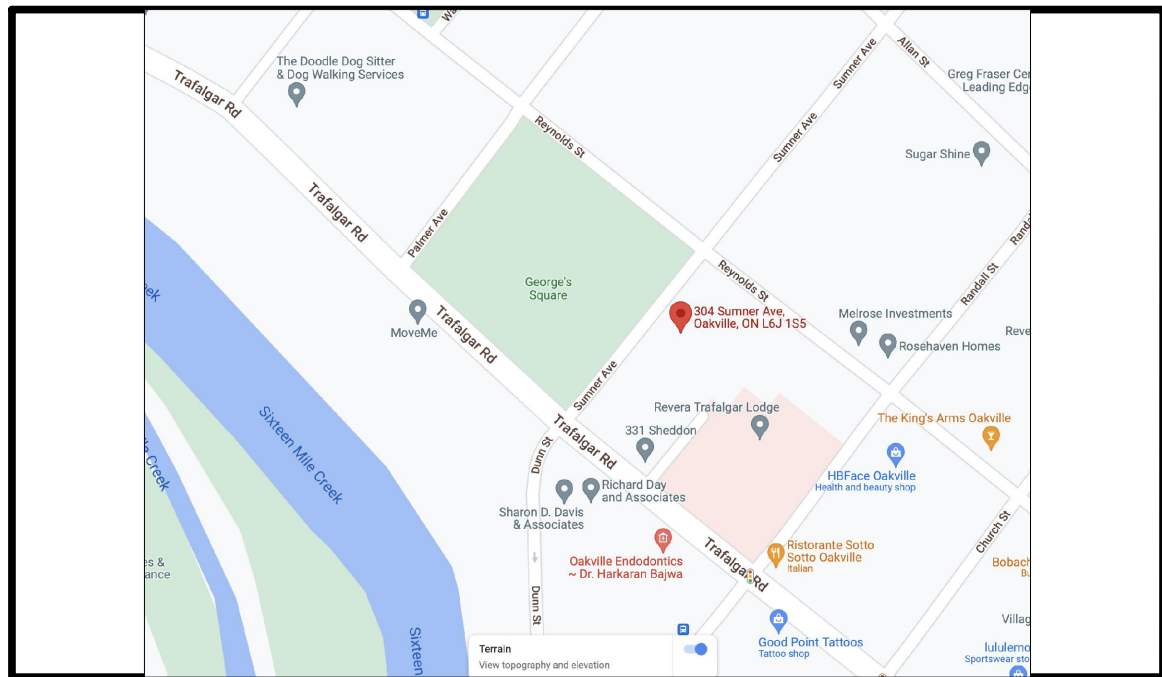
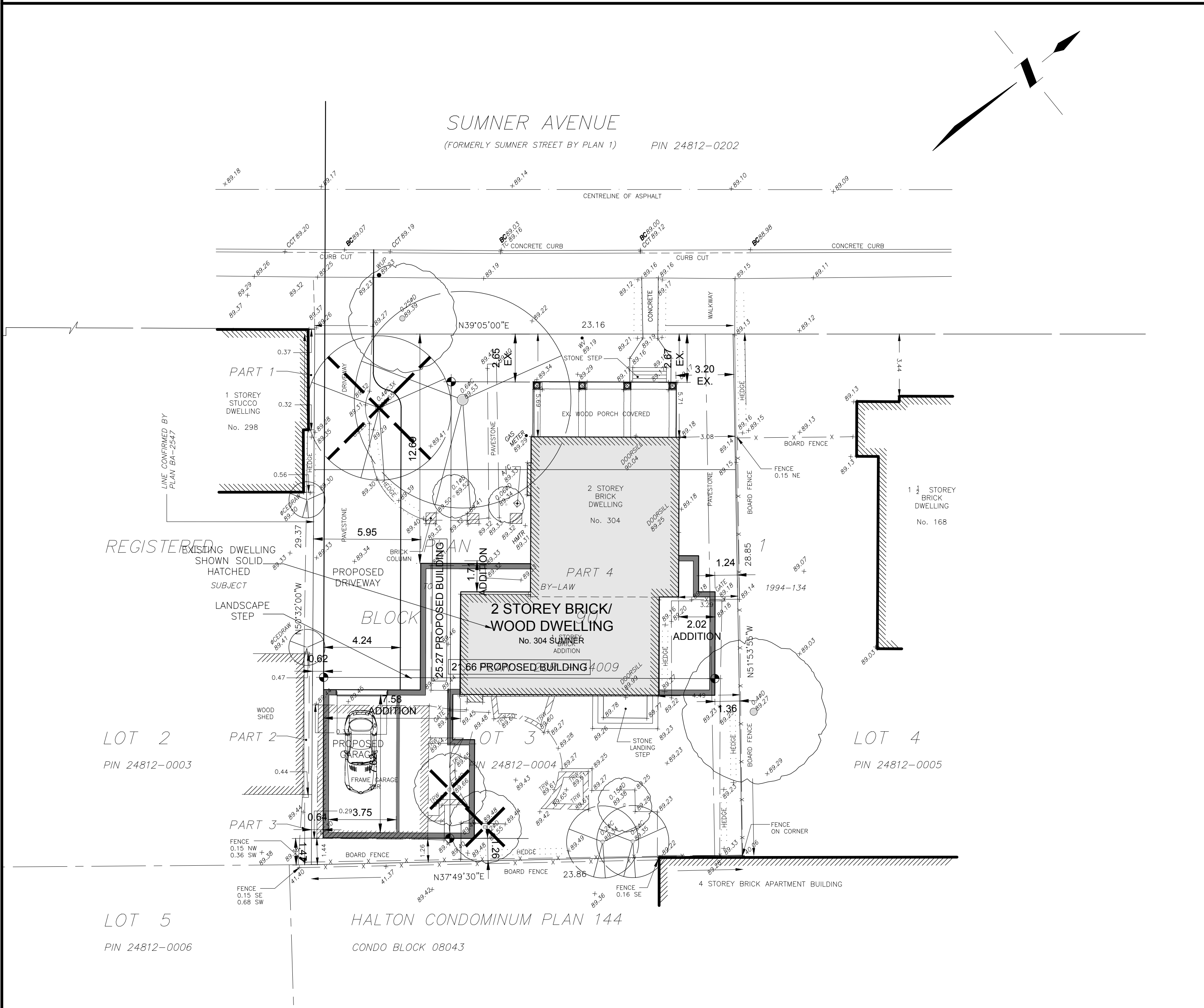
0.204 DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER

0.204 DENOTES CONIFEROUS TREE WITH TRUNK DIAMETER

TREE CANOPIES ARE DRAWN TO SCALE.

PREPARED FOR:

THIS REPORT WAS PREPARED FOR STEPHEN AMBROSIO AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.



4 KEY PLAN

A1.1 SCALE: NTS

ARCHITECT:		APPLICANT:		OWNER:			
HICKS DESIGN STUDIO INC. 295 ROBINSON STREET OAKVILLE, ON ATTENTION: WILLIAM HICKS PH: 905 338-1212		HICKS DESIGN STUDIO INC. 295 ROBINSON STREET OAKVILLE, ON ATTENTION: CYNTHIA GIBSON PH: 905 338-1212		BILL HAINES 304 SUMNER AVE OAKVILLE, ON L6J 1S5			
SITE STATISTICS							
ADDRESS:		304 SUMNER AVE OAKVILLE, ON, L6J 1S5					
LEGAL DESCRIPTION:		LOT 3 AND PART OF LOT 4 BLOCK 90 PLAN 1					
ZONING:		R1.4-0 BY LAW 2014-014					
DESCRIPTION		REQUIRED		EXISTING - DEMO		PROPOSED	
		METRIC IMPERIAL		METRIC IMPERIAL		METRIC IMPERIAL	
LOT AREA:							
LOT AREA		511,000	5,500	684,270	7,365	684,270	7,365
LOT FRONTAGE:							
1. AT STREET				23.16	76	23.160	76
2. AS PER DEFINITION (7.5m back from property line)		16.5	54	23.34	77	23.340	77
LOT COVERAGE:							
DWELLING						206.523	2,223
GARAGE						33.631	362
COVERED ENTRY PORCH						23.876	257
TOTAL		239.495				264.030	2,842
COVERAGE (%)		35%				38.69%	
GROSS FLOOR AREA:							
GROUND FLOOR						206.523	2,223
SECOND FLOOR						122.446	1,318
EXISTING THIRD FLOOR TO BE REMOVED						30.161	324
TOTAL						328.970	3,541
RESIDENTIAL FLOOR AREA RATIO		286.551	3,020			30.161	3541
G.F.A. (%)		41.6%				48.68%	
ON LOT 2							
DWELLING DEPTH		0	0			25.370	72.5
BASEMENT							
FINISHED AREA						72.464	786
UNFINISHED AREA						0.000	0
TOTAL BASEMENT						72.464	786
PARKING GARAGE:							
FLOOR AREA (INC. STORAGE)		45	484.4			29.079	313
DRIVEWAY WIDTH		9	29.5			4.240	13.9
YARDS:							
MINIMUM FRONT YARD							
FRONT YARD		1.65	5.4	2.65		2.65	8.7
REAR YARD		7.5	24.6	1.20		1.26	4.1
INT. SIDE YARD EAST		1.2	3.9	1.36		1.24	4.1
INTERIOR SIDE YARD WEST		1.2	3.9	4.60		0.62	2.0
MAXIMUM HEIGHT:							
MAXIMUM HEIGHT TO RIDGE		9.00	29.53			8.700	29.3

View/Download/Hicks Design Studio/25 - 025 - 171 Burgundy Dr - DanielsDrawings.net/DARWHS SITE STATS.doc

5 SITE STATISTICS

A1.1 SCALE: NTS

SEWERS

EXISTING SANITARY SEWER WILL BE USED.

DEPTH OF SANITARY SEWER CONNECTION AT THE STREET LINE TO BE CONFIRMED IN FIELD PRIOR TO CONSTRUCTION TO ENSURE GRAVITY FLOW.

SUMP PUMP

FOUNDATION WEEPERS AND FLOOR DRAINS WILL BE SUMPED AND PUMPED TO THE SURFACE AND WILL DISCHARGE ONTO A CONCRETE SPLASH PAD IN THE FRONT OF THE HOUSE.

GENERAL NOTES

A) SILTATION CONTROL MEASURES SHALL BE IMPLEMENTED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF SITE GRADING WORKS. TO SATISFACTION OF THE CITY AND HALTON CONSERVATION.

B) IF CONSTRUCTION IS INTERRUPTED AND/OR INACTIVITY EXCESS 30 DAYS, STRIPPED/ BASE AREAS SHALL BE STABILIZED BY SEEDING.

C) THE SEDIMENT CONTROL DEVICES SHALL BE INSPECTED AFTER EVERY RAINFALL AND/ OR EVERY WEEK.

D) THE SEDIMENT CONTROL DEVICES MUST BE REPAIRED, CLEANED AND/ OR REPLACED IF NECESSARY OR AS DIRECTED BY THE ENGINEER, CONSERVATION AUTHORITY OR THE CITY.

E) ALL SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION, GRADING, TOPSOILING AND SODDING ARE COMPLETE.

F) WHEN ALL CONSTRUCTION, GRADING AND SODDING IS COMPLETED, THE SEDIMENT CONTROL DEVICES SHALL BE REMOVED AND THE DISTURBED AREAS REINSTATE.

2. ALL CATCH BASINS ON SITE SHALL HAVE PROPER SEDIMENT CONTROLS AS NOTED HEREON.

3. THE EROSION & SEDIMENT CONTROL FENCE SHALL BE AS DETAILED.

4. CONTRACTOR TO OBTAIN ALL NECESSARY ROAD OCCUPANCY PERMITS FOR PROPOSED WORKS WITHIN THE MUNICIPAL ROAD ALLOWANCES.

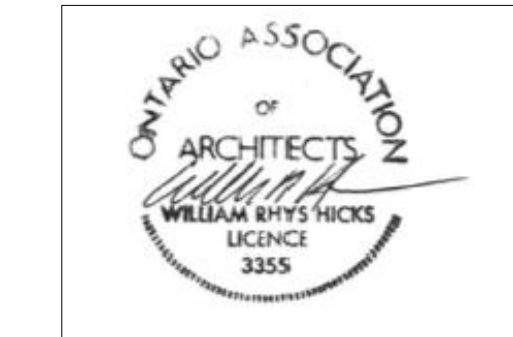
REGIONAL APPROVAL

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

DATED: _____ SIGNED: _____
INFRASTRUCTURE PLANNING AND POLICY

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 WATER AND WASTEWATER LINEAR DESIGN MANUAL MAY BE OBTAINED FROM THE DATA MANAGEMENT GROUP AT 905-625-6030). FURTHERMORE, ALL WATER QUALITY TESTS MUST BE COMPLETED TO THE REGION OF HALTON'S SATISFACTION BEFORE THE WATER SUPPLY CAN BE TURNED ON.

ANY WATER OR SANITARY SERVICE THAT DOES NOT MEET CURRENT REGIONAL STANDARDS MUST BE DISCONNECTED AT THE MAIN, AND A NEW SERVICE CONSTRUCTED AT THE SITE DEVELOPER'S EXPENSE.



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.

2 08.31.22 ISSUED FOR C OF A

1 07.08.22 ISSUED FOR REVIEW

REF. DATE: DESCRIPTION:

REVISIONS / ISSUANCE:



HDS DWELL INC.
20 GILMOUR ROAD, PUSLINCH ON, CAN N0B 2J0
WWW.HICKSDSIGNSTUDIO.CA T: (226) 979-4493

CLIENT:

THE HAINES
RESIDENCE

ADDRESS: 304 SUMNER AVENUE

CITY: OAKVILLE

DRAWING TITLE:

SITE
PLAN

DRAWN: J.W.H

DATE: 6.8.2022 SCALE: 1:150

JOB NUMBER: SHEET NUMBER:

20-030 A1.1

8/20/2022 - J:\USERS\JASON\HITHER\LIBRARY\CLOUD\STORAGE\ONE DRIVE\HDS\DWELL\SHARED DOCUMENTS\HDS - DWELL LADS DWELL PROJECTS\22-041 - HAINES RESIDENCE - 304 ALAN LOCK\DRAWINGS\HAINES RESIDENCE ADDITION 072922.DWG




CITY OF MISSISSAUGA STAMP:

This undertaking has been sealed and signed in accordance with the provisions of the Ontario Building Code Act and the Ontario Building Code Regulations.	
QUALIFICATION INFORMATION	
Required unless design is exempt under 2.1.1.1 of the building code	
NAME	30361
REGISTRATION INFORMATION	
Required unless design is exempt under 2.1.1.1 of the building code	
HDS DWELL INC.	118699
FIRM NAME	SCN

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.

1	08.31.22	ISSUED FOR C OF A
REF.	DATE:	DESCRIPTION:
REVISIONS / ISSUANCE:		



H.D.S.
DWELL

HDS DWELL INC.
20 GILMOUR ROAD, PUSLINCH ON, CAN N0B 2J0
WWW.HICKSDESIGNSTUDIO.CA T. (226) 879-4483

CLIENT:
THE HAINES RESIDENCE
ADDITIONS AND
RENOVATIONS
ADDRESS: 304 SUMNER AVE
CITY: OAKVILLE
DRAWING TITLE:
EAST
ELEVATION


DRAWN: ??		
DATE: 05.19.22	SCALE: 1/4"=1'-0"	
JOB NUMBER:	SHEET NUMBER:	
22-XXXX	A4.3	



CITY OF MISSISSAUGA STAMP:

<p>The undersigned has reviewed and takes responsibility for the design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.</p>	
<p>QUALIFICATION INFORMATION</p> <p>Required unless design is exempt under 2.17.5.1 of the building code</p>	
<p>JASON HUETHER</p>	<p>30381</p>
<p>NAME: </p>	<p>ICBN</p>
<p>REGISTRATION INFORMATION</p> <p>Required unless design is exempt under 2.17.5.1 of the building code</p>	
<p>HDS Dwell Inc.</p>	<p>118600</p>
<p>FIRM NAME</p>	<p>ICBN</p>

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.

#	08.31.22	ISSUED FOR C OF A
REF:	DATE:	DESCRIPTION:
REVISIONS / ISSUANCE:		
 <div style="display: inline-block; vertical-align: middle; text-align: center;"> <h1 style="margin: 0;">H.D.S.</h1> <h2 style="margin: 0;">DWELL</h2> </div>		
RDS, INC., LLC 20 GILMOUR ROAD, PUSING LN, CAN N6B 2J9 WWW.HICKDESIGNSTUDIO.CA 1.222.679.4493		

CLIENT:
THE HAINES RESIDENCE
ADDITIONS AND
RENOVATIONS
ADDRESS: 304 SUMNER AVE
CITY: OAKVILLE
DRAWING TITLE:
WEST
ELEVATION

DRAWN: ??	
DATE: 05.19.22	SCALE: 1/4"=1'-0"
JOB NUMBER: 22-XXXX	SHEET NUMBER: A4.4

8/20/2022 - J:\USERS\JASON\HUTHER\LIBRARY\CLOUDSTORAGE\CONSERVE\HDS\DWELL\SHARED\DOCUMENTS\HDS - DWELL LADS DWELL PROJECTS\22-041 - HAINES RESIDENCE - 304 ALAN LOCK\DRAWINGS\HAINES RESIDENCE ADDITION 072822.DWG



CITY OF MISSISSAUGA STAMP:

This undersigned has accepted and bears responsibility for the design and shall be the qualified person under the provisions set out in the Ontario Building Code for a Designer.	
QUALIFICATION INFORMATION	
Required unless design is exempt under 2.1.2.1.1 of the building code	
NAME	30361
JASON HUTHER	
REGISTRATION INFORMATION	
Required unless design is exempt under 2.1.2.1.1 of the building code	
FIRM NAME	118699
HDS DWELL INC.	
OCTA	

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.

1	08.31.22	ISSUED FOR C OF A
REF.	DATE:	DESCRIPTION:
REVISIONS / ISSUANCE:		



H.D.S.
DWELL

HDS DWELL INC.
20 GLENOUR ROAD, PUSLINCH ON, CAN N0B 2J0
WWW.HICKSDSIGNSTUDIO.CA T. (226) 879-4483

CLIENT:
THE HAINES RESIDENCE
ADDITIONS AND
RENOVATIONS
ADDRESS: 304 SUMNER AVE
CITY: OAKVILLE
DRAWING TITLE:
NORTH
ELEVATION

DRAWN: ??	DATE: 05.19.22	SCALE: 1/4"=1'-0"
JOB NUMBER:	22-XXXX	SHEET NUMBER: A4.1

The undersigned has reviewed and takes responsibility for the design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer:

QUALIFICATION INFORMATION
 Required unless design is exempt under 2.17.5.1 of the building code

JASON HUETHER	39381
NAME: <i>Jason Huether</i>	BCIN

REGISTRATION INFORMATION
 Required unless design is exempt under 2.17.5.1 of the building code

HDS Dwell Inc.	118699
FIRM NAME	BCFN

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.

1	08.31.22	ISSUED FOR C OF A
REF.	DATE:	DESCRIPTION:
REVISIONS / ISSUANCE:		



HDS DWELL INC.
20 GILMOUR ROAD, PUSLINC H ON, CAN N0B 2J0
WWW.HICKSDESIGNSTUDIO.CA T.(226)979-4493

CLIENT:
THE HAINES RESIDENCE
ADDITIONS AND
RENOVATIONS

ADDRESS: 304 SUMNER AVE
CITY: OAKVILLE

DRAWING TITLE:
SOUTH
ELEVATION

DRAWN: ??

DATE: 05.19.22	SCALE: 1/4"=1'-0"
----------------	-------------------

JOB NUMBER

SHEET NUMBER

22-XXXX

A4.2



295 Robinson Street, Suite 200
Oakville, ON L6J 1G7
info@hicksdesignstudio.ca

SCHEDULE A

September 6, 2022

**304 Sumner Avenue
C of An Applications**

VARIANCES REQUIRED

Gross Floor area to Lot Ratio

Permitted is 41% and we are proposing 46.08%

Coverage

The permitted is 35% and we are now at 38.59% We exceed allowable by 274M2

Rear Yard Setback /

Required is 7.5 M and we have provided 1.26 M

Side Yard Setback

Required is 1.2 and we have provided 0.62 M on the side

REASONS FOR VARIANCE

Gross Floor area to Lot Ratio

Permitted is 41% and we are proposing 46.08 %

The reasons for this increase are as follows.

There is little basement and the need to bring some basic necessities onto the main floor like a fitness area and adding a mud room, and due to a need for having a mother live in place we have added a bedroom to the main floor. These two spaces themselves add up to 458 sq ft and we exceed the allowable by only an additional 70 sq ft. sq ft.

It is my belief that given this site location that none of this additional floor area is visible to the public domain other than the 4 storey CBD condo in the back which is why this lot is unique and, in my opinion, should be supported.

While planning department asked for additional reductions and for the second floor to be flush with the sides of the existing house the Heritage department prefers to distinguish via a change in plane and wall surface and materials from the existing house so we reduced the side projections but we have not eliminated them.

Coverage

The permitted is 35% and we are now at 38.59% We exceed allowable by 24.5M2

In fact, the reason for the coverage increase is the front porch which is close to this entire amount (23.88m2), and it is an important feature of the heritage home, and we would not want to remove it.

The other reason for the increase is again adding some area to bring a space that might otherwise be in the basement to the upper floor.

Rear Yard Setback

Required is 7.5 M and we have provided 1.26 M

We have chosen to take the required setbacks for a one storey accessory structure and attach it to the house so it now must meet the setbacks of the main house.

If we left it separate, which is not functional to my client then we would not need this rear yard variance

The location of the house and fitness area is actually further from the property line than the existing

Side Yard Setback

Required is 1.2 and we have provided 0.62 M on the side

We have chosen to take the required setbacks for a one storey accessory structure and attach it to the house so it now must meet the setbacks of the main house.

If we left it separate, which is not functional to my client then we would not need this rear yard variance. The location of the house and fitness area is actually further from the property line than the existing

Why this application meets the four tests.

I believe that there are some unique aspects of this site that should permit you to support this application as heritage does without concern for precedent and these are the following:

The lot is heritage, and we don't wish to remove elements like porches that are taking floor space away from us. The lot backs onto a CBD district with a four-storey building in our backyard so we really have no adverse impact on their views or their property or sun light or privacy as they are already looking into our back garden and affecting our privacy.

The lot to the west has a two-storey coach house directly on the property line and thus has no view of our areas where we have increased floor areas.

The house has no neighbours across the street.

The additions are all behind the house and not really impacting the street scape at all as one of the neighbours down the street has attested and he sits on the Heritage Board.

This site provides a unique opportunity to increase floor area and retain a heritage building within the district with no impact on anyone.

In conclusion I do not believe there is any cumulative effect of the variance for GFA or Coverage as none of it is visible to the person on the street as it all sits behind the heritage house.

I hope that like Heritage department that Planning might support this application as we believe it complies with the intent of the infill design guidelines and also the heritage district.

We have a client who wants to do the right thing on this lot and needs the support of the Town to do so. The neighbours will have no issues with any of what we are proposing.

It was interesting in fact that two of the committee members thought we should increase our ask for GFA and keep the third floor in fact, but we have elected to remove it and delete the stair.

We did however raise the roof over the garage at the request of heritage.

**Yours truly,
The Hicks Design Studio Inc.**



**William R. Hicks
B.E.S., B. Arch., MRAIC**