

APPLICATION # A-2023-0015
WARD #3

APPLICATION FOR MINOR VARIANCE

WHEREAS an application for minor variance has been made by **JOHN CURIC AND MARIA ELIZABETH ROCHA** under Section 45 of the Planning Act, (R.S.O. 1990 c.P.13) for relief from **By-law 270-2004**;

AND WHEREAS the property involved in this application is described as Lot 311, Plan 679 municipally known as **22 FERDALE CRESCENT**, Brampton;

AND WHEREAS the applicants are requesting the following variance(s):

1. To permit a front yard setback of 5.07m (16.63 ft.) whereas the by-law requires a minimum front yard setback of 6.0m (19.68 ft.);
2. To permit a lot coverage of 33.47% whereas the by-law permits a maximum lot coverage of 30%.

OTHER PLANNING APPLICATIONS:

The land which is subject of this application is the subject of an application under the Planning Act for:

Plan of Subdivision: _____ NO _____ File Number: _____
Application for Consent: _____ NO _____ File Number: _____

The Committee of Adjustment has appointed **TUESDAY, February 14, 2023 at 9:00 A.M. by electronic meeting broadcast from the Council Chambers, 4th Floor, City Hall, 2 Wellington Street West, Brampton**, for the purpose of hearing all parties interested in supporting or opposing these applications.

This notice is sent to you because you are either the applicant, a representative/agent of the applicant, a person having an interest in the property or an owner of a neighbouring property. **OWNERS ARE REQUESTED TO ENSURE THAT THEIR TENANTS ARE NOTIFIED OF THIS APPLICATION. THIS NOTICE IS TO BE POSTED BY THE OWNER OF ANY LAND THAT CONTAINS SEVEN OR MORE RESIDENTIAL UNITS IN A LOCATION THAT IS VISIBLE TO ALL OF THE RESIDENTS.** If you are not the applicant and you do not participate in the hearing, the Committee may proceed in your absence, and you will not be entitled to any further notice in the proceedings. **WRITTEN SUBMISSIONS MAY BE SENT TO THE SECRETARY-TREASURER AT THE ADDRESS OR FAX NUMBER LISTED BELOW.**

IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE COMMITTEE OF ADJUSTMENT IN RESPECT OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE COMMITTEE OF ADJUSTMENT. This will also entitle you to be advised of an Ontario Land Tribunal hearing. Even if you are the successful party, you should request a copy of the decision since the Committee of Adjustment decision may be appealed to the Ontario Land Tribunal by the applicant, the Minister, a specified person or a public body.

RULES OF PROCEDURE OF THIS COMMITTEE REQUIRE REPRESENTATION OF THE APPLICATION AT THE HEARING, OTHERWISE THE APPLICATION SHALL BE DEFERRED.

PLEASE SEE ATTACHED PARTICIPATION PROCEDURES REQUIRED DURING THE COVID-19 PANDEMIC

DATED at Brampton Ontario, this this 3rd Day of February, 2023.

Comments may be sent to and more information about this matter may be obtained between 8:30 a.m. to 4:30 p.m. Monday - Friday from:

Jeanie Myers, Secretary-Treasurer
Committee of Adjustment, City Clerk's Office,
Brampton City Hall, 2 Wellington Street West,
Brampton, Ontario L6Y 4R2
Phone: (905)874-2117
Fax: (905)874-2119
jeanie.myers@brampton.ca

SITE STATISTICS - 22 FERDALE CRESCENT

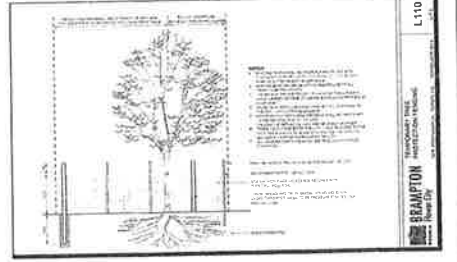
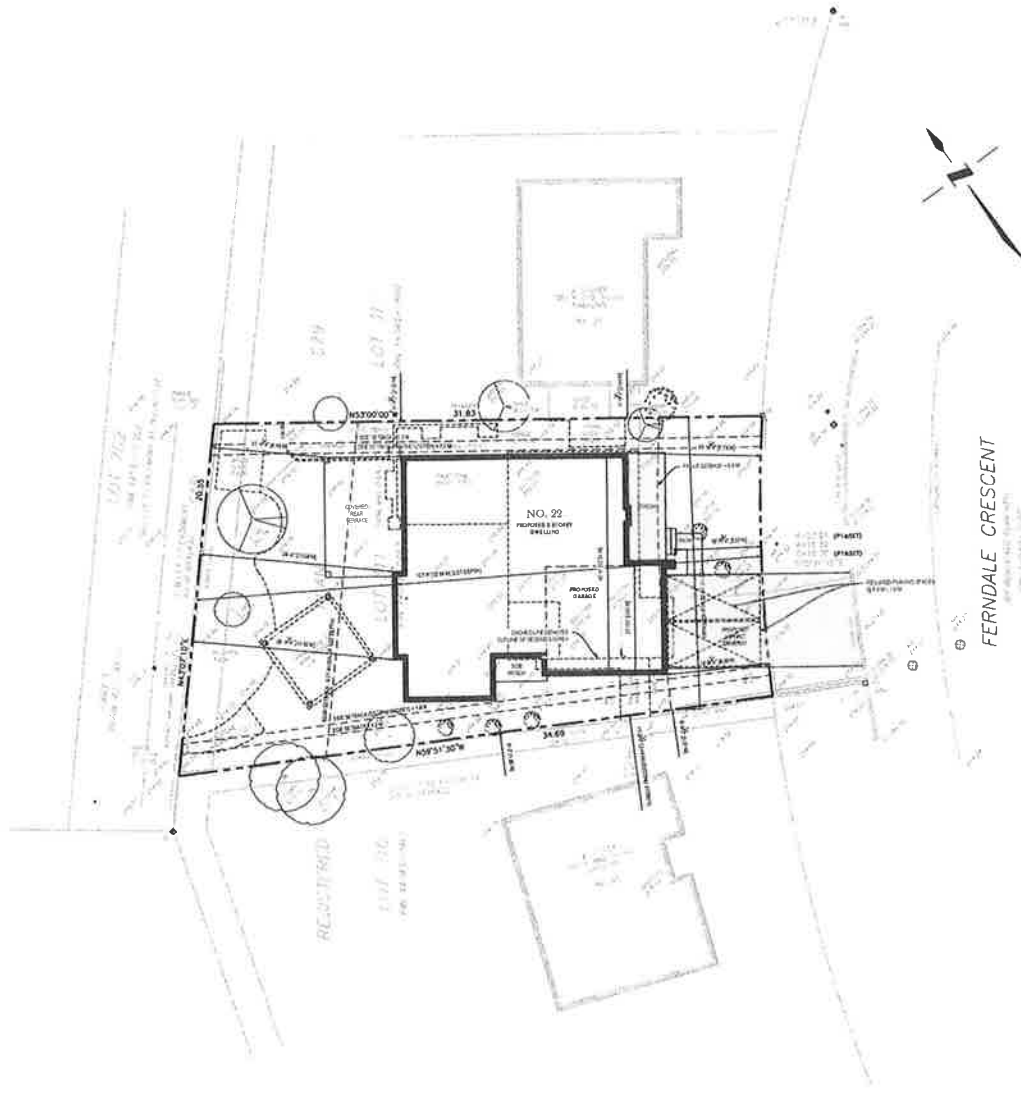
LOT: 311
 RECORDED PLAN: 873
 ZONE CODE: R 10 (RESIDENTIAL)

SITE AREA	8228 SQ.M @ 222.91 SQ.M
SITE FRONTAGE	37.22 M
QUALIFYING HEIGHT	2.34 M
LET COVERAGE	PROPOSED
PROPOSED DWELLING	142.15 SQ.M
PROPOSED FRONT PORCH/COVER PORCHES	5.17 SQ.M
PROPOSED SIDE PORCH/COVER PORCHES	3.84 SQ.M
COVERAGE TOTAL	281.16 SQ.M
PERCENTAGE OF LOT COVERAGE	34.17%
GROUND FLOOR AREA	PROPOSED
PROPOSED GROUND FLOOR	1,340.12 SQ.FT (124.14 SQ.M)
PROPOSED SECOND FLOOR	1,430.14 SQ.FT (132.81 SQ.M)
TOTAL PROPOSED G.F.A. (G.F. OFFICE BUILDING)	2,770.26 SQ.FT (256.95 SQ.M)
G.F.A. TO G.F. AREA PERCENTAGE	36.7% (28.87%)
FRONT YARD LANDSCAPING	PROPOSED
FRONT YARD AREA	115.75 SQ.M
PROPOSED DRIVEWAY	31.67 SQ.M
PROPOSED PORCH & PATH	14.94 SQ.M
TOTAL HARD LANDSCAPE AREA	162.36 SQ.M (18.14%)
PROPOSED DRIVE	49.35 SQ.M
TOTAL SOFT LANDSCAPE AREA	113.01 SQ.M (13.73%)



EST. GRADE CALCULATION

WYSE NO.	AMD. ELEV.
1	213.04
2	214.93
3	214.50
4	213.34
TOTAL	855.81
EST. GRADE	213.01



TREE PROTECTION ZONE BARRIER

TREE PROTECTION ZONE BARRIER INSTALLATION: THE TREE PROTECTION ZONE BARRIER SHALL BE 1.8M HIGH, 1.8M WIDE, AND SUPPORTED BY 100MM X 100MM POSTS. BARRIERS SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITY. THE PURPOSE OF THE BARRIER IS TO DENY THE TREE PROTECTION ZONE FROM BEING DISTURBED BY ANY ACTIVITY THROUGHOUT THE CONSTRUCTION AND LANDSCAPING PHASES.

ALL TREE PROTECTION ZONE BARRIERS SHOWN ON THIS PLAN ARE THE TREE PRESERVATION PLAN.

SITE PLAN

huis

1500 BAYVIEW AVENUE, SUITE 100, SCARBOROUGH, ONTARIO M1S 5C7
 TEL: (416) 291-1111 | FAX: (416) 291-1112 | WWW.HUIS.COM

GENERAL NOTES

1. THE CLIENT HAS PROVIDED ALL NECESSARY INFORMATION AND PERMITS FOR THE PREPARATION OF THIS PLAN.
2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AUTHORITIES.
3. THIS PLAN IS TO BE USED IN CONJUNCTION WITH THE SITE SPECIFICATIONS AND THE LANDSCAPE ARCHITECTURE PLAN.
4. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AUTHORITIES.
5. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AUTHORITIES.

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2024-08-15
2	REVISED PERMIT	2024-08-20
3	REVISED PERMIT	2024-08-25
4	REVISED PERMIT	2024-09-01

PROJECT INFORMATION

PROJECT NO.: 24-001
 PROJECT NAME: 22 FERDALE CRESCENT
 PROJECT ADDRESS: 22 FERDALE CRESCENT, SCARBOROUGH, ONTARIO
 PROJECT START DATE: 2024-08-15
 PROJECT END DATE: 2024-09-01

CLIENT INFORMATION

CLIENT NAME: HUIS
 CLIENT ADDRESS: 1500 BAYVIEW AVENUE, SUITE 100, SCARBOROUGH, ONTARIO M1S 5C7
 CLIENT CONTACT: JESSICA HUIS
 CLIENT PHONE: (416) 291-1111
 CLIENT EMAIL: JESSICA@HUIS.COM

DESIGNER INFORMATION

DESIGNER NAME: HUIS
 DESIGNER ADDRESS: 1500 BAYVIEW AVENUE, SUITE 100, SCARBOROUGH, ONTARIO M1S 5C7
 DESIGNER CONTACT: JESSICA HUIS
 DESIGNER PHONE: (416) 291-1111
 DESIGNER EMAIL: JESSICA@HUIS.COM

DATE

2024-09-01

SCALE

AS SHOWN

PROJECT NO.

24-001

PROJECT NAME

22 FERDALE CRESCENT

PROJECT ADDRESS

22 FERDALE CRESCENT, SCARBOROUGH, ONTARIO

PROJECT START DATE

2024-08-15

PROJECT END DATE

2024-09-01

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2024-09-01

SCALE

AS SHOWN

Under the authority of the Emergency Management and Civil Protection Act and the Municipal Act, 2001, City Council approved Committee Meetings to be held electronically and/or as a hybrid meeting (both in-person and electronically).

**Electronic/Hybrid Hearing Procedures
How to get involved in the Hybrid Hearing**

As the pandemic has waned, Brampton City Hall is currently lifting in-person attendance restrictions due to the COVID pandemic. In-person attendance at Committee of Adjustment Hearings is now available at this time, along with a virtual participation option. Brampton City Council and its Committees will continue to meet electronically and in-person. For the **February 14, 2023** hearing, the Committee of Adjustment will conduct its meeting with concurrent electronic and in-person attendance.

How to Participate in the Hearing:

All written comments (by mail or email) must be received by the Secretary-Treasurer no later than **4:30 pm, Thursday, February 9, 2023.**

- Advance registration for applicants, agents and other interested persons is required by one or two options:
 1. Participate remotely in the electronic hearing using a computer, smartphone or tablet by emailing the Secretary–Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm Thursday, February 9, 2023.**
 2. To participate in-person, please email the Secretary–Treasurer at cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca by **4:30 pm Thursday, February 9, 2023.**
- Persons without access to a computer, smartphone or tablet can participate in a meeting via telephone or in-person. You can register by calling 905-874-2117 and leave a message with your name, phone number and the application you wish to speak to by **Thursday, February 9, 2023.** City staff will contact you and provide you with further details.

You will be contacted by the City Clerk’s Office before the hearing date to confirm your attendance. Confirmation of in-person attendance will be subject to any in-person capacity limits that may be in place for Council Chambers at City Hall and prevailing public health orders and guidance.

- All Hearings will be livestreamed on the City of Brampton YouTube account at:
<https://www.brampton.ca/EN/City-Hall/meetings-agendas/Pages/Welcome.aspx> or
<http://video.isilive.ca/brampton/live.html> .

If holding an electronic/hybrid rather than an oral hearing is likely to cause a party significant prejudice a written request may be made to have the Committee consider holding an oral hearing on an application at some future date. The request must include your name, address, contact information, and the reasons for prejudice and must be received no later than 4:30 pm the Friday prior to the hearing to cityclerksoffice@brampton.ca or jeanie.myers@brampton.ca. If a party does not submit a request and does not participate in the hearing, the Committee may proceed without a party’s participation and the party will not be entitled to any further notice regarding the proceeding.

NOTE Personal information as defined in the *Municipal Freedom of Information and Protection of Privacy Act (MFIPPA)*, collected and recorded or submitted in writing or electronically as related to this planning application is collected under the authority of the *Planning Act*, and will be used by members of the Committee and City of Brampton staff in their review of this matter. Please be advised that your submissions will be part of the public record and will be made available to the public, including posting on the City’s website, www.brampton.ca. By providing your information, you acknowledge that all personal information such as the telephone numbers, email addresses and signatures of individuals will be redacted by the Secretary-Treasurer on the on-line posting only. Questions regarding the collection, use and disclosure of personal information may be directed to the Secretary-Treasurer at 905-874-2117.



For Office Use Only
(to be inserted by the Secretary-Treasurer
after application is deemed complete)

FILE NUMBER: A-2023-0015

The Personal Information collected on this form is collected pursuant to section 45 of the Planning Act and will be used in the processing of this application. Applicants are advised that the Committee of Adjustment is a public process and the information contained in the Committee of Adjustment files is considered public information and is available to anyone upon request and will be published on the City's website. Questions about the collection of personal information should be directed to the Secretary-Treasurer, Committee of Adjustment, City of Brampton.

APPLICATION
Minor Variance or Special Permission
(Please read Instructions)

NOTE: It is required that this application be filed with the Secretary-Treasurer of the Committee of Adjustment and be accompanied by the applicable fee.

The undersigned hereby applies to the Committee of Adjustment for the City of Brampton under section 45 of the Planning Act, 1990, for relief as described in this application from By-Law **270-2004**.

1. **Name of Owner(s)** John Curic + MARIA ELIZABETH ROCHA
Address 22 Ferndale Crescent, Brampton, ON L6W 1E9

Phone # _____ **Fax #** _____
Email jcuric@hotmail.com

2. **Name of Agent** Shane Edwards / Kurtis Van Keulen (Huis Design Studio Ltd.)
Address 1A Conestoga Drive, Unit 301, Brampton, ON L6Z 4N5

Phone # 1-833-456-4847 (ext. 2) **Fax #** _____
Email shane@huisdesigns.ca

3. **Nature and extent of relief applied for (variances requested):**

Zoning By-law Section 10.27 (c) - Older, mature neighbourhood, maximum lot coverage of 30%
The proposed lot coverage is 33.47%; seeking a relief of 3.47%.

Zoning By-law Section 12.5.2 (d) - Minimum front yard depth of 6.0 metres.
The proposed front yard depth is 5.07 m; seeking a relief of 0.93 m.

4. **Why is it not possible to comply with the provisions of the by-law?**

Section 10.27 (c) - Due to the size and four bedroom design of the dwelling (to keep consistent with other custom homes in the neighbourhood) the overall footprint slightly exceeds the maximum lot coverage.

Section 12.5.2 (d) - The portion of the front main wall that encroaches into the required 6.0m setback is only 51.51% of the total length of the south main wall. The rest of the 48.49% meets the required setback. The reason for the encroachment is to keep a sizable rear yard.

5. **Legal Description of the subject land:**
Lot Number 311
Plan Number/Concession Number RP-679 / CON. 1 E.H.S.
Municipal Address 22 Ferndale Crescent, Brampton, ON L6W 1E9

6. **Dimension of subject land (in metric units)**
Frontage 17.02 m
Depth 32.84 m
Area 602.85 sq.m / 0.060285 ha

7. **Access to the subject land is by:**

Provincial Highway	<input type="checkbox"/>	Seasonal Road	<input type="checkbox"/>
Municipal Road Maintained All Year	<input checked="" type="checkbox"/>	Other Public Road	<input type="checkbox"/>
Private Right-of-Way	<input type="checkbox"/>	Water	<input type="checkbox"/>

8. Particulars of all buildings and structures on or proposed for the subject land: (specify in metric units ground floor area, gross floor area, number of storeys, width, length, height, etc., where possible)

EXISTING BUILDINGS/STRUCTURES on the subject land: List all structures (dwelling, shed, gazebo, etc.)

• Existing two storey brick and siding single family dwelling.
 Ground Floor Area = 65.48 sq.m, Gross Floor Area = 130.96 sq.m (approx.)
 Building Height = 6.50 m (estimated), Building Length & Width = 9.47 m & 12.06 m
 • Existing Vinyl Storage Shed #1 (one storey)
 Ground & Gross Floor Area = 9.08 sq.m
 Building Height = 3.00 m (estimated), Building Length & Width = 3.63 m & 2.50 m
 • Existing Vinyl Storage Shed #2 (one storey)
 Ground & Gross Floor Area = 5.18 sq.m
 Building Height = 3.00 m (estimated), Building Length & Width = 3.18 m & 1.63 m

PROPOSED BUILDINGS/STRUCTURES on the subject land:

• Proposed two storey stone, siding and stucco single family dwelling.
 Ground Floor Area = 146.84 sq.m, Gross Floor Area = 292.71 sq.m
 Building Height = 8.31 m, Building Length & Width = 16.41 m & 14.30 m

9. Location of all buildings and structures on or proposed for the subject lands: (specify distance from side, rear and front lot lines in metric units)

EXISTING

Front yard setback Dwelling = 5.26 m

Rear yard setback Dwelling = 17.22 m

Side yard setback Dwelling = 1.90 m (north)

Side yard setback Dwelling = 2.99 m (south)

PROPOSED

Front yard setback Dwelling = 5.07 m

Rear yard setback Dwelling = 11.08 m

Side yard setback Dwelling = 2.02 m (north)

Side yard setback Dwelling = 1.88 m (south)

10. Date of Acquisition of subject land: 2021 (approx.)

11. Existing uses of subject property: Residential single family dwelling.

12. Proposed uses of subject property: Residential single family dwelling.

13. Existing uses of abutting properties: All abutting properties are residential dwellings.

14. Date of construction of all buildings & structures on subject land: 1979 (subdivision assumption)

15. Length of time the existing uses of the subject property have been continued: 44 years (approx.)

16. (a) What water supply is existing/proposed?

Municipal
 Well

Other (specify) _____

(b) What sewage disposal is/will be provided?

Municipal
 Septic

Other (specify) _____

(c) What storm drainage system is existing/proposed?

Sewers
 Ditches
 Swales

Other (specify) _____

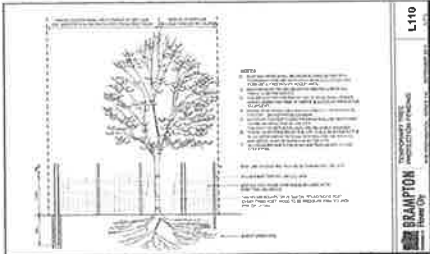
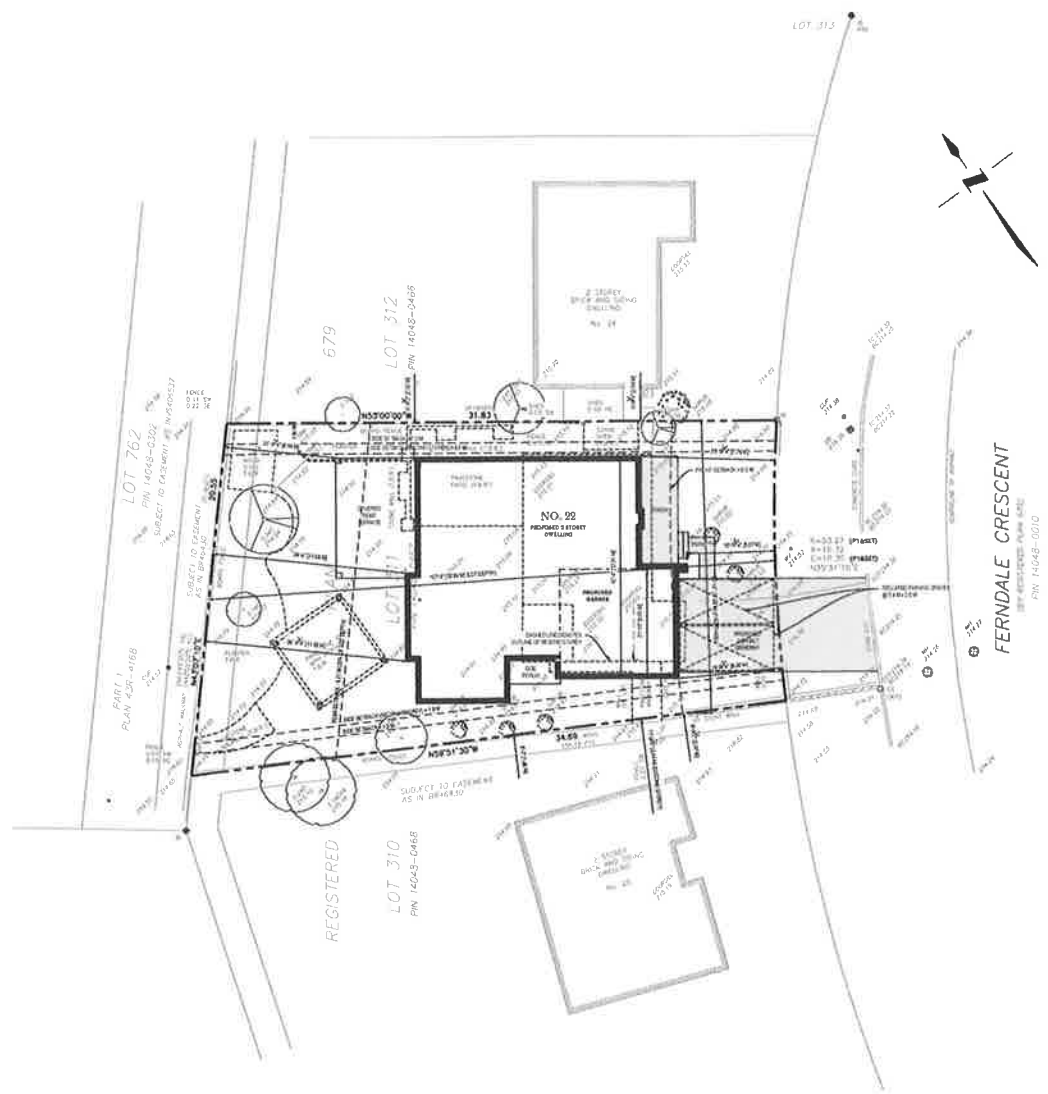
SITE STATISTICS - 22 FERDALE CRESCENT

BASE SITE INFORMATION	
PROPOSED PLAN TO ZONE CODE (R12 RESIDENTIAL)	
LOT AREA	482.91 SQ.M (1182.00 SQ.FT)
PROPOSED FRONT SETBACK	11.00 M
PROPOSED SIDE SETBACK	6.00 M
PROPOSED DEVELOPMENT	
PROPOSED DWELLING	101.78 SQ.M
PROPOSED FRONT PORCH (COVERED)	8.77 SQ.M
PROPOSED SIDE PORCH (COVERED)	2.34 SQ.M
COVERED TOTAL	112.89 SQ.M
PERCENTAGE OF LOT COVERED	23.38%
GRADE INFORMATION	
PROPOSED GRADE	215.01 M
PROPOSED SECOND FLOOR	1.50 M ABOVE FINISHED GRADE
TOTAL PROPOSED F.A. (IN OPEN AREAS)	3.20 M ² (36.17 SQ.FT) (7.6% OF LOT AREA)
PERCENTAGE OF LOT AREA COVERED	0.66%
FRONT YARD LANDSCAPING	
FRONT YARD AREA	112.00 SQ.M
PROPOSED DRIVEWAY	11.40 SQ.M
PROPOSED PORCH & PATIO	11.11 SQ.M
TOTAL HARD LANDSCAPED AREA	33.91 SQ.M (78.61 SQ.FT)
PROPOSED GRASS	88.09 SQ.M (201.39 SQ.FT)
TOTAL SOFT LANDSCAPED AREA	88.09 SQ.M (201.39 SQ.FT)

ESTABLISHED GRADE CALCULATION



WALL NO.	WALL ELEV.
1	215.04
2	214.93
3	214.96
4	215.18
TOTAL	860.11
EST. GRADE	215.01



TREE PROTECTION ZONE BARRIER

TREE PROTECTION ZONE BARRIER PURPOSE
 THE TREE PROTECTION ZONE BARRIER (TPZB) SHALL BE PLYWOOD SHEETS FRAMED WITH 2x4 STUDS AND SUPPORTED BY 4x4S.

BARRIERS MUST BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITY. THE PURPOSE OF THE BARRIER IS TO DEFINE THE TREE PROTECTION ZONE WHICH IS TO BE PROTECTED FROM ANY ACTIVITY THROUGHOUT THE CONSTRUCTION AND LANDSCAPING PHASES.

ALL TREE PROTECTION ZONE BARRIERS SHOWN ON THIS PLAN ARE PER THE TREE PRESERVATION PLAN.

SITE PLAN

hais
CUSTOM HOME BUILT

1100 HWY 101 UNIT 101
VANCOUVER, BC V6V 2G9
TEL: 604-271-1100
WWW.HAIS.COM

CONSTRUCTION INFORMATION

THE LANDSCAPING SHALL BE INSTALLED WITHIN 90 DAYS OF THE COMMENCEMENT OF CONSTRUCTION. THE LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPING PLAN AND THE LANDSCAPING SPECIFICATIONS. THE LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPING PLAN AND THE LANDSCAPING SPECIFICATIONS.

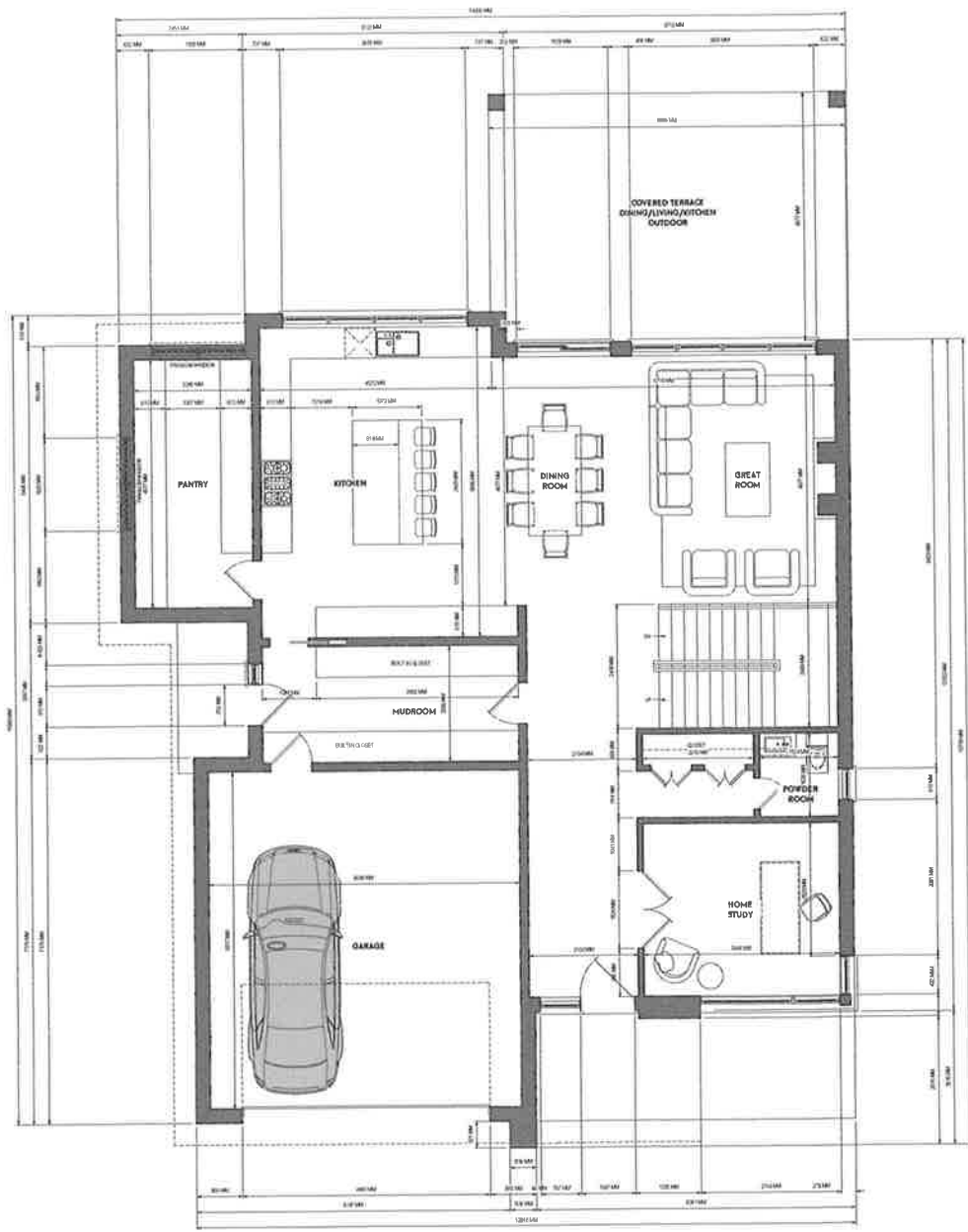
REVISION LIST

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	07/28/2023
2	ISSUED FOR PERMIT VARIANCE	01/10/2024
3	ISSUED FOR PERMIT VARIANCE	01/10/2024
4	ISSUED FOR PERMIT VARIANCE	01/10/2024

PROJECT INFORMATION

PROJECT NO: 22 FERDALE CRESCENT
 CLIENT: HAITHOM INC.
 PROJECT ADDRESS: 22 FERDALE CRESCENT, VANCOUVER, BC V6V 2G9
 PROJECT START DATE: 07/28/2023
 PROJECT END DATE: 01/10/2024

DESIGNER'S RESPONSIBILITY
 DESIGNER'S RESPONSIBILITY
 DESIGNER'S RESPONSIBILITY
 DESIGNER'S RESPONSIBILITY



GROUND FLOOR PLAN

huis design studio
 EVERYONE HOME DESIGN

1000 W. 10th St., Suite 100
 Phoenix, AZ 85001
 602.498.1111

GENERAL NOTES

1. OWNER TO PROVIDE ALL NECESSARY PERMITS AND APPROVALS.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING STRUCTURE.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING STRUCTURE.
4. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING STRUCTURE.

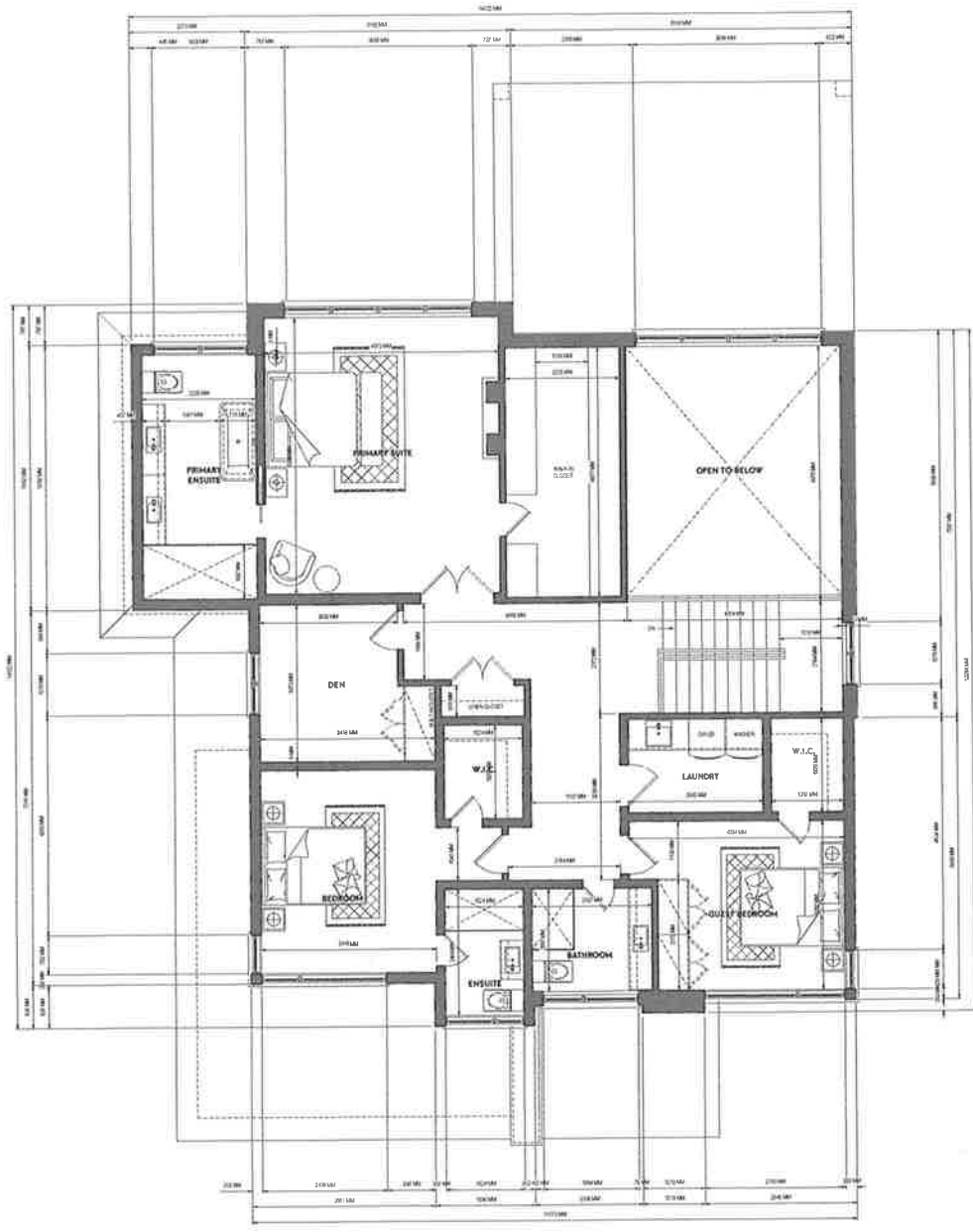
FINISHES

NO.	DESCRIPTION	FINISH
1	FLOOR	CONCRETE
2	WALLS	PLASTER
3	CEILING	PLASTER

PROJECT DATA

PROJECT NO. 1000
 DATE 10/10/2020
 SCALE 1/8" = 1'-0"

GENERAL INFORMATION	
LAND AREA	1000 SQ. M.
FLOOR AREA	1000 SQ. M.
TOTAL FLOOR AREA	1000 SQ. M.



100 SECOND FLOOR PLAN

huis design studio
CUSTOM HOME DESIGN

1000 BAYVIEW AVE. SUITE 100
SCARBOROUGH, ONTARIO M1S 5B7
416-291-1111

PROJ. NO. 1000

PROJ. NAME 1000 BAYVIEW AVE. SUITE 100

PROJ. ADDRESS 1000 BAYVIEW AVE. SUITE 100

PROJ. CITY SCARBOROUGH

PROJ. STATE ONTARIO

PROJ. COUNTRY CANADA

PROJ. DATE 10/10/10

PROJ. STATUS 1000 BAYVIEW AVE. SUITE 100

PROJ. TYPE 1000 BAYVIEW AVE. SUITE 100

PROJ. OWNER 1000 BAYVIEW AVE. SUITE 100

PROJ. CONTACT 1000 BAYVIEW AVE. SUITE 100

PROJ. NO. 1000

PROJ. NAME 1000 BAYVIEW AVE. SUITE 100

PROJ. ADDRESS 1000 BAYVIEW AVE. SUITE 100

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PROJ. STATE ONTARIO

PROJ. COUNTRY CANADA

PROJ. NO. 1000

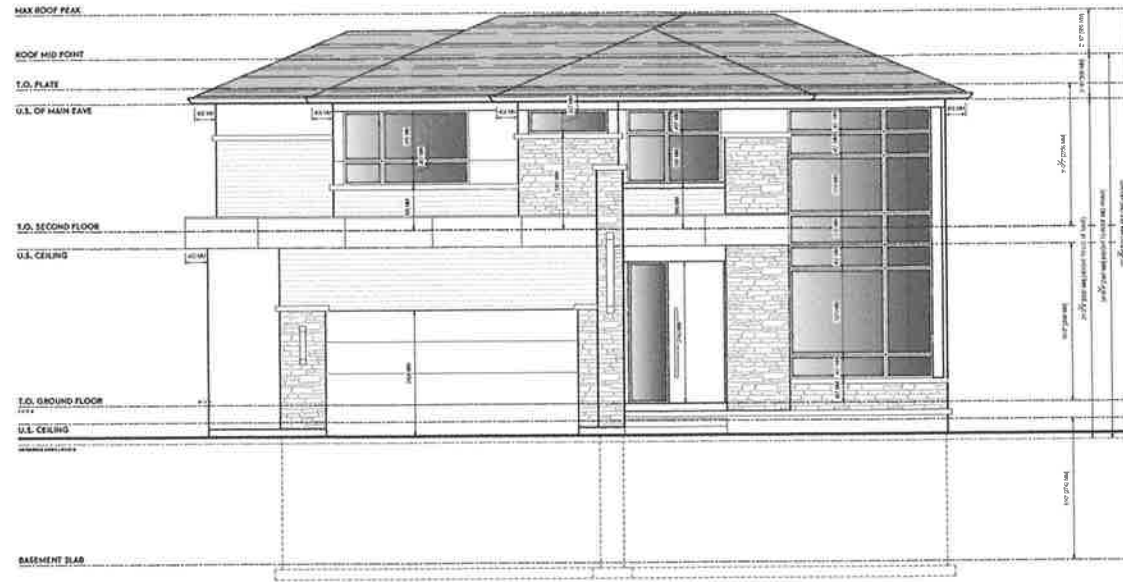
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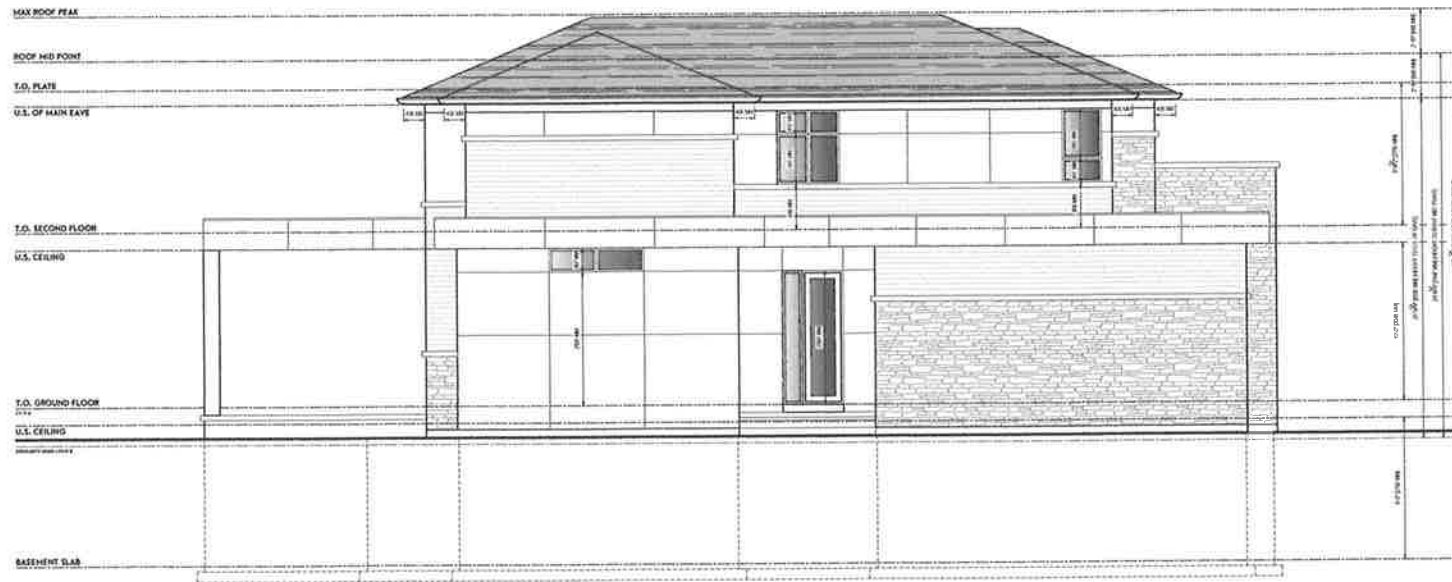
PROJ. CITY SCARBOROUGH

PROJ. STATE ONTARIO

PROJ. COUNTRY CANADA



FRONT ELEVATION

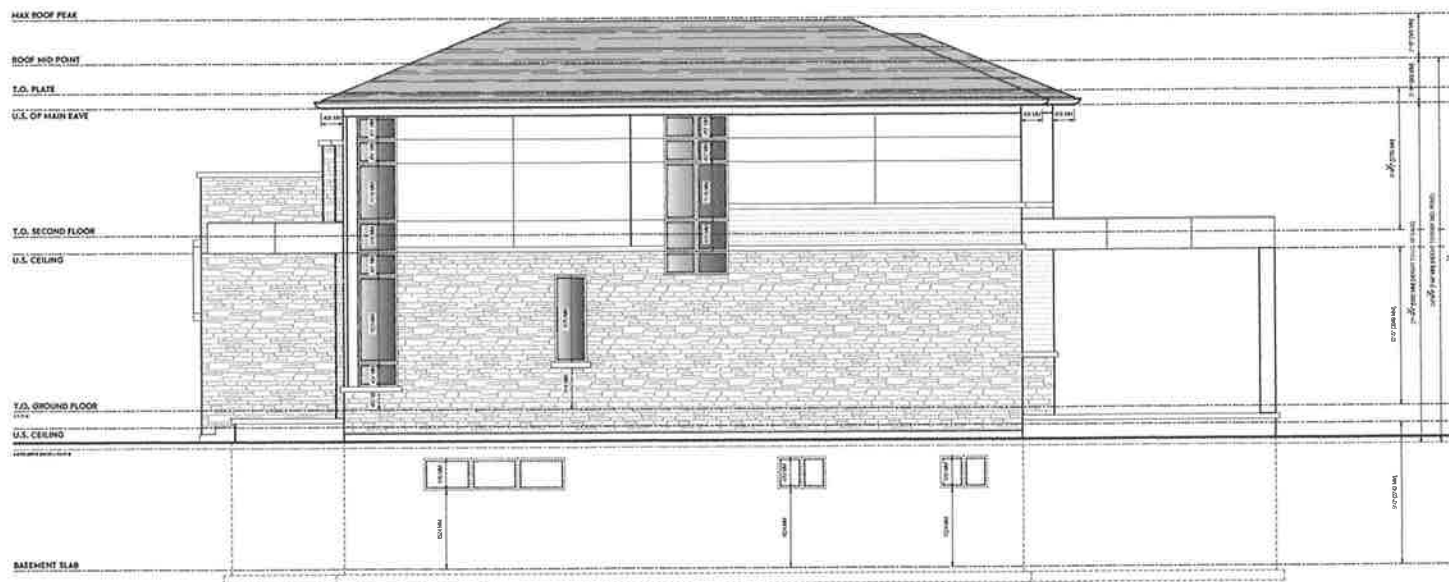


LEFT ELEVATION

<p>huis design studios</p> <p>1100 GARDEN ST. SUITE 100 SAN FRANCISCO, CA 94109 TEL: 415.774.8888 WWW.HUISDESIGNSTUDIOS.COM</p>	<p>OWNER: [REDACTED]</p> <p>DESIGNER: [REDACTED]</p> <p>DATE: [REDACTED]</p>	<p>PROJECT INFORMATION:</p> <p>1. [REDACTED]</p> <p>2. [REDACTED]</p> <p>3. [REDACTED]</p> <p>4. [REDACTED]</p>	<p>REVISIONS:</p> <p>1. [REDACTED]</p> <p>2. [REDACTED]</p> <p>3. [REDACTED]</p> <p>4. [REDACTED]</p>	<p>DATE: [REDACTED]</p> <p>SCALE: 1/8" = 1'-0"</p> <p>PROJECT NO.: [REDACTED]</p> <p>SCALE: 1/8" = 1'-0"</p> <p>DATE: [REDACTED]</p>
	<p>DISCLAIMER:</p> <p>THIS DOCUMENT IS THE PROPERTY OF HUIS DESIGN STUDIOS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF HUIS DESIGN STUDIOS. THE DESIGNER ASSUMES NO LIABILITY FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS THAT MAY OCCUR AS A RESULT OF THIS DESIGN. THE CLIENT ASSUMES ALL LIABILITY FOR ANY SUCH DEFECTS OR OMISSIONS.</p>	<p>NOTES:</p> <p>1. [REDACTED]</p> <p>2. [REDACTED]</p> <p>3. [REDACTED]</p> <p>4. [REDACTED]</p>	<p>PROJECT INFORMATION:</p> <p>1. [REDACTED]</p> <p>2. [REDACTED]</p> <p>3. [REDACTED]</p> <p>4. [REDACTED]</p>	<p>REVISIONS:</p> <p>1. [REDACTED]</p> <p>2. [REDACTED]</p> <p>3. [REDACTED]</p> <p>4. [REDACTED]</p>



100 REAR ELEVATION



101 RIGHT ELEVATION



huis design studio
ARCHITECTURE INTERIOR DESIGN

1100 W. 10TH AVENUE, SUITE 100
DENVER, CO 80202
TEL: 303.733.8888
WWW.HUISDESIGNSTUDIO.COM

GENERAL NOTES

1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF DENVER, COLORADO, AND ALL APPLICABLE CODES AND REGULATIONS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DENVER, COLORADO, AND ALL APPLICABLE AGENCIES.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DENVER, COLORADO, AND ALL APPLICABLE AGENCIES.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DENVER, COLORADO, AND ALL APPLICABLE AGENCIES.

QUALIFICATION REQUIREMENTS

1. ALL CONTRACTORS SHALL BE LICENSED AND IN GOOD STANDING WITH THE STATE OF COLORADO.

2. ALL CONTRACTORS SHALL BE LICENSED AND IN GOOD STANDING WITH THE STATE OF COLORADO.

3. ALL CONTRACTORS SHALL BE LICENSED AND IN GOOD STANDING WITH THE STATE OF COLORADO.

REVISIONS

NO.	DATE	DESCRIPTION
1	10/15/2023	ISSUED FOR PERMITS
2	10/15/2023	ISSUED FOR PERMITS
3	10/15/2023	ISSUED FOR PERMITS
4	10/15/2023	ISSUED FOR PERMITS

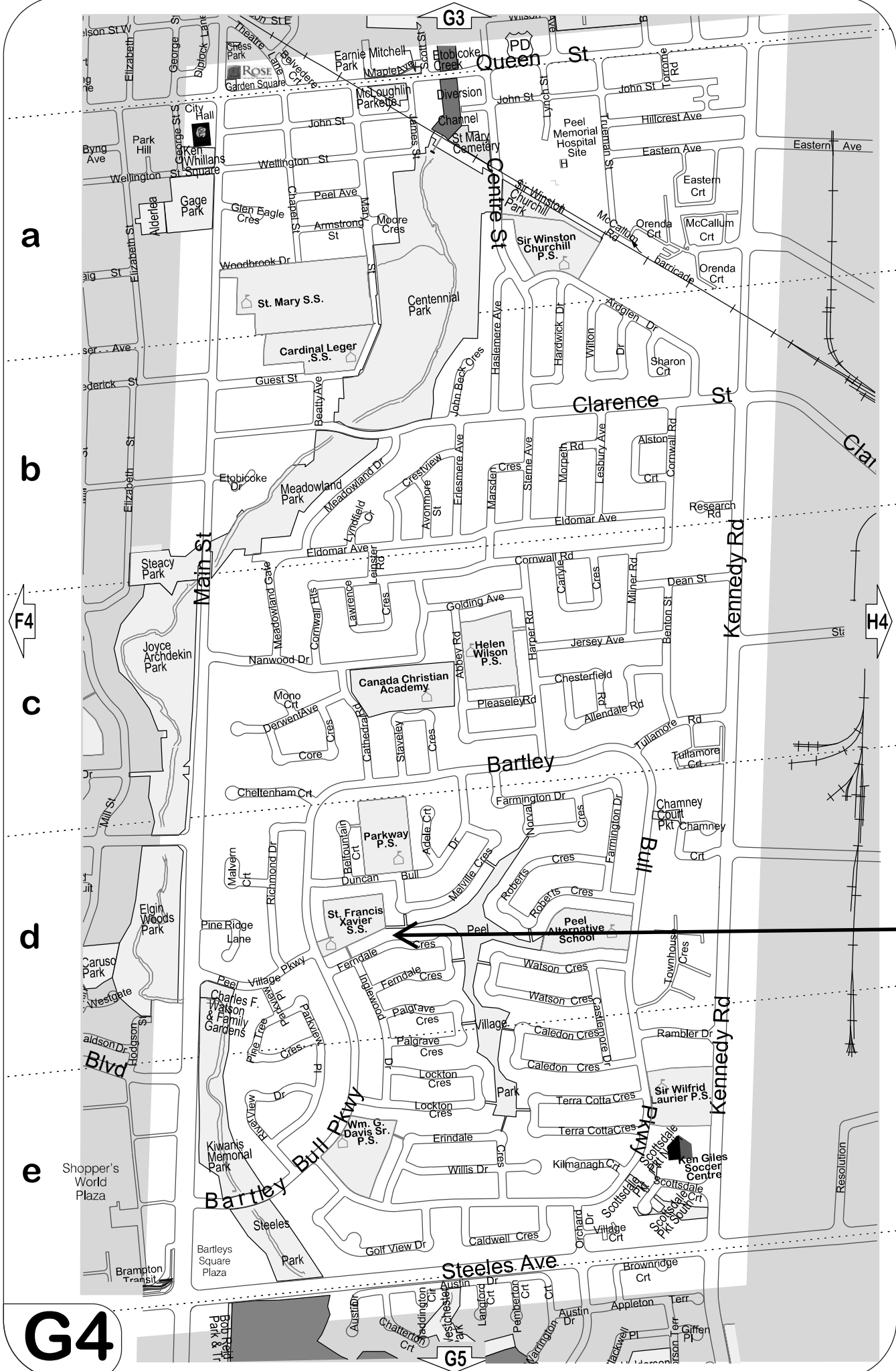


 <p>CLARENCE H. H. DESIGN</p> <p>100 BERRY BLVD STE 200 CLARENCE, MO 64733</p> <p>100 BERRY BLVD STE 200 CLARENCE, MO 64733</p>	<p>GENERAL NOTES</p> <p>1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE 2018 INTERNATIONAL ENERGY EFFICIENCY CODE (IECC).</p> <p>2. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED.</p> <p>3. ALL FINISHES SHALL BE AS SHOWN ON THE DRAWINGS.</p> <p>4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE 2018 INTERNATIONAL ENERGY EFFICIENCY CODE (IECC).</p> <p>5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE 2018 INTERNATIONAL ENERGY EFFICIENCY CODE (IECC).</p>	<p>QUALIFICATION INFORMATION</p> <p>1. ALL WORK SHALL BE DONE BY LICENSED CONTRACTORS.</p> <p>2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE 2018 INTERNATIONAL ENERGY EFFICIENCY CODE (IECC).</p> <p>3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE 2018 INTERNATIONAL ENERGY EFFICIENCY CODE (IECC).</p>	<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>02/20/20</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>2</td> <td>02/20/20</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>3</td> <td>02/20/20</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>4</td> <td>02/20/20</td> <td>ISSUED FOR PERMIT</td> </tr> <tr> <td>5</td> <td>02/20/20</td> <td>ISSUED FOR PERMIT</td> </tr> </table>	NO.	DATE	DESCRIPTION	1	02/20/20	ISSUED FOR PERMIT	2	02/20/20	ISSUED FOR PERMIT	3	02/20/20	ISSUED FOR PERMIT	4	02/20/20	ISSUED FOR PERMIT	5	02/20/20	ISSUED FOR PERMIT	<p>PROJECT INFORMATION</p> <p>PROJECT NO. 2019-001</p> <p>PROJECT NAME: CLARENCE H. H. DESIGN</p> <p>PROJECT ADDRESS: 100 BERRY BLVD STE 200, CLARENCE, MO 64733</p> <p>DATE: 02/20/20</p> <p>SCALE: 1/8" = 1'-0"</p> <p>A203</p>
	NO.	DATE	DESCRIPTION																			
1	02/20/20	ISSUED FOR PERMIT																				
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3	02/20/20	ISSUED FOR PERMIT																				
4	02/20/20	ISSUED FOR PERMIT																				
5	02/20/20	ISSUED FOR PERMIT																				



 <p>huis design studios ARCHITECTS</p>	<p>ARCHITECT</p> <p>DESIGNED AND DRAWN BY: HUIS DESIGN STUDIOS 1000 WEST 10TH AVENUE, SUITE 100 DENVER, CO 80202 TEL: 303.733.1111 WWW.HUISDESIGNSTUDIOS.COM</p>	<p>CLIENT</p> <p>THE UNIVERSITY OF DENVER 200 UNIVERSITY DRIVE DENVER, CO 80202</p>	<p>PROJECT</p> <p>UNIVERSITY OF DENVER 200 UNIVERSITY DRIVE DENVER, CO 80202</p>	<p>DATE</p> <p>07.2020</p>	<p>SCALE</p> <p>AS SHOWN</p>
	<p>PROJECT</p> <p>UNIVERSITY OF DENVER 200 UNIVERSITY DRIVE DENVER, CO 80202</p>	<p>DATE</p> <p>07.2020</p>	<p>SCALE</p> <p>AS SHOWN</p>	<p>DATE</p> <p>07.2020</p>	<p>SCALE</p> <p>AS SHOWN</p>

A204



A-2023-0015

a

b

c

d

e

G4

G3

G5

F4

H4

Map labels include: Queen St, Centre St, Main St, Bartley Blvd, Kennedy Rd, Steeles Ave, Clarence St, St. Mary's S.S., Cardinal Leger S.S., St. Francis Xavier S.S., Peel Alternative School, Sir Wilfrid Laurier P.S., Ken Giles Soccer Centre, and various residential streets like Wellington St, Peel Ave, and Farmington Dr.