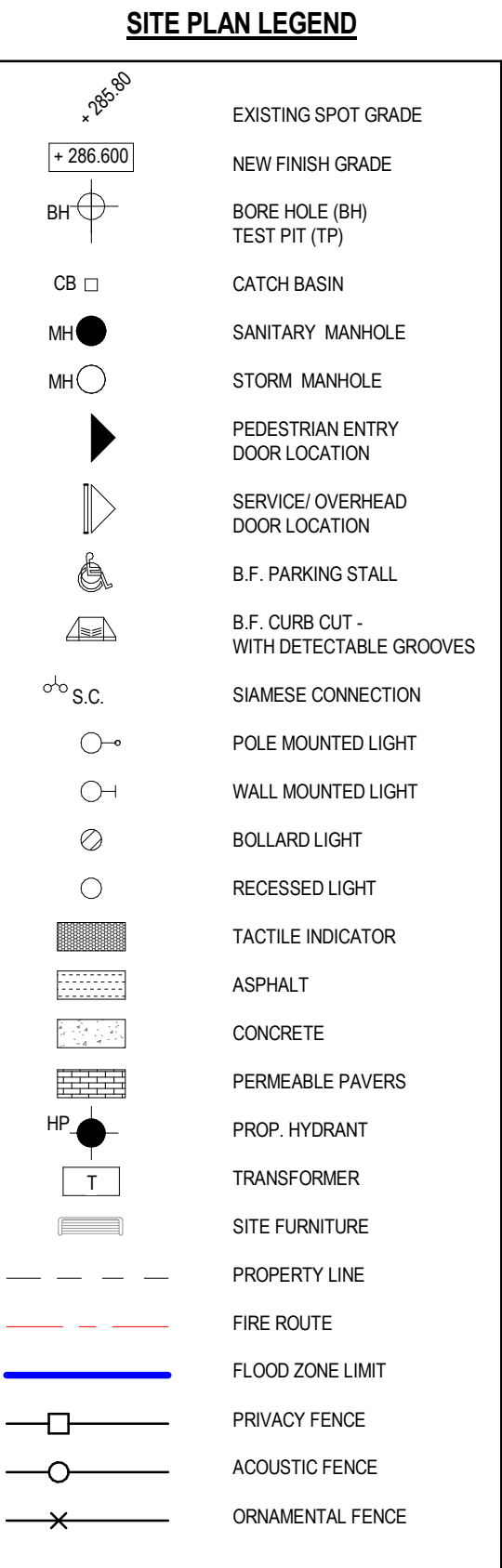


ZONING MATRIX		
ZONING PROVISIONS	REQUIRED - R3	PROPOSED
LOT AREA	-	3064 M <sup>2</sup>
MIN LOT FRONTAGE	30 M	60 M
MAX LOT COVERAGE	40 %	26%
MIN FRONT YARD	7.5 M	15 M
MIN INTERIOR SIDE YARD (NORTH)	7.5 M	11.8 M
MIN INTERIOR SIDE YARD (SOUTH)	7.5 M	3 M
MIN INTERIOR SIDE YARD - EAVE (SOUTH)	6.9 M	2.4 M
MIN REAR YARD	7.5 M	16.8 M
MAX BUILDING HEIGHT	15 M	14.6 m
MIN LANDSCAPE SPACE	40%	35%
AH PARKING	0.5 Space/Unit + 0.25 Spaces/Units for visitors=23 spaces	0.5 Space/Unit + 0.20 Spaces/Units for visitors=21 spaces (including accessible parking space)
BICYCLE PARKING	Min 1 accessible parking space	1
BICYCLE PARKING	0.5 Bicycle spaces per dwelling unit to a total max of 20 =15	15 (10 Outdoor - 5 Indoor )
BUILDING AREA	NA	808 M <sup>2</sup>
BUILDING TOTAL GFA	NA	2,453 M <sup>2</sup>
OUT DOOR AMENITY SPACE AREA	10 M <sup>2</sup> PER UNIT-300 M <sup>2</sup>	342 M <sup>2</sup>

DETACHED ACCESSORY BUILDINGS	REQUIRED	PROPOSED
MIN FRONT YARD SETBACK	7.5 M	3.6 M (for 2 detached accessory buildings)
MIN FRONT YARD SETBACK	7.5 M	1.6 M (for 1 detached accessory buildings)
MIN FRONT YARD SETBACK FOR AN EAVE	6.9 M	3 M (for 1 detached accessory buildings)
MIN FRONT YARD SETBACK FOR AN EAVE	6.9 M	1.3 M (for 1 detached accessory buildings)
MAX HEIGHT	7.0 M	4.6 M
MAX LOT COVERAGE	15%	11.5 M <sup>2</sup> - 0.3%



Firm Name: McKnight Charron Limited Architects  
 48 Alliance Blvd. Unit 110, Barrie, Ontario  
 Tel: (705) 722-8739 Fax: (705) 728-5418

Name of Project: PROPOSED 3 STOREY APARTMENT BUILDING  
 Location: 29 BIRCH ST., COLLINGWOOD, ON

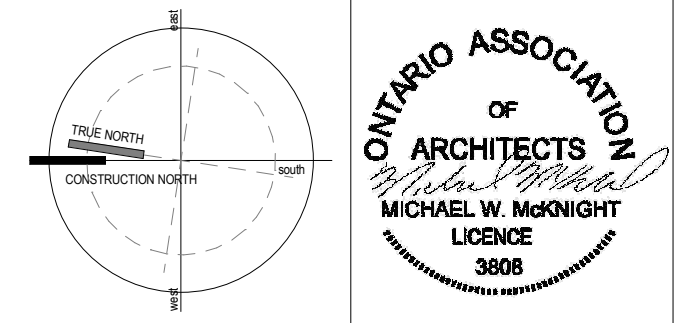
Certificate of Practice Number: 4206  
 The Certificate of Practice Number of the holder is the holder's BCDN.

The Architect noted above has exercised responsible control with respect to design activities. The Architect's seal number is the Architect's BCDN.

Item	Ontario 2012 Building Code Data Matrix Parts 3 & 9	OBC Reference
1	Project Description <input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Change Of Use <input type="checkbox"/> Alteration	Part 3 1.1.2. [A] 9.10.1.3
2	Major Occupancy(s) Group C	3.1.2.1.(1) 9.10.2.
3	Building Area (m <sup>2</sup> ) Total: 805 m <sup>2</sup>	1.4.1.2.[A] 1.4.1.2.[A]
4	Gross Area (m <sup>2</sup> ) Total: 2,453 m <sup>2</sup>	1.4.1.2.[A] 1.4.1.2.[A]
5	Number of Storeys Above Grade: 3 Below Grade: 0	1.4.1.2.[A] & 3.2.1.1. 1.4.1.2.[A] & 9.10.4
6	Number of Streets/Fire Fighter Access: 1	3.2.2.10. & 3.2.5. 9.10.20.
7	Building Classification: 3.2.2.5.3 - GROUP C, UP TO 3 STOREYS, INCREASED AREA	3.2.2.20.-83 9.10.2
8	Sprinkler System Proposed <input checked="" type="checkbox"/> Entire Building <input type="checkbox"/> Selected Compartments <input type="checkbox"/> Selected Floor Areas <input type="checkbox"/> Basement Only <input type="checkbox"/> In Lieu Of Roof Rating <input type="checkbox"/> Not Required	3.2.2.20.-83 9.10.8.2 3.2.1.5 3.2.2.17 Index Index
9	Standpipe Required <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.9 N/A
10	Fire Alarm Required <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.4 9.10.18
11	Water Service/Supply is Adequate <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.2.5.7 N/A
12	High Building <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.6 N/A
13	Construction Restrictions <input type="checkbox"/> Combustible <input type="checkbox"/> Non-combustible <input checked="" type="checkbox"/> Both	3.2.2.20.-83 9.10.6
14	Mezzanine(s) Area (m sq) N/A	3.2.1.1.(3)-(8) 9.10.4.1
15	Occupant Load Based On <input type="checkbox"/> M Sq/person <input checked="" type="checkbox"/> Design Of Building	3.1.17 9.9.1.3
16	Barrier-free Design <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (explain)	3.8 9.5.2
17	Barrier-free Suites: 7 UNITS TOTAL GROUND FLOOR: 4 Studios, 1 One Bedroom, 1 Two Bedroom, 1 Three Bedroom SECOND FLOOR: 1 One Bedroom	
18	Hazardous Substances <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.3.1.2 & 3.3.1.19 9.10.1.3 (4)
19	Required Fire Resistance Rating (FRR) Horizontal Assemblies FRR (Hours) Floors: 45 Min Roof: N/A Hours Mezzanine: N/A Hours FRR Of Supporting Members Floors: 45 Min Roof: N/A Hours Mezzanine: N/A Hours	Listed Design No. Or Description (SG-2) 3.2.2.20.-83 & 3.2.1.4 9.10.8 9.10.9 3.2.2.37
20	Spatial Separation - Construction Of Exterior Walls (Taken From Largest Fire Compartment)	3.2.3 9.10.14
21	Table with columns: Wall, Area Of EBF (M <sup>2</sup> ), L.D. (m), L/H Or R/L, Permitted Max. % Of Openings, Proposed % Of Openings, FRR (Hours), Listed Design Or Description, Comb. Const., Comb. Non-Cladding, Non-Comb. Const.	

NO.	REVISIONS	DATE
2	SITE PLAN RESUBMISSION	Feb-27-25
1	SITE PLAN APPLICATION	Nov-21-25

REVISIONS  
 ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE. DISCREPANCIES TO BE REPORTED TO THE ARCHITECT. LATEST APPROVED STAMPED DRAWINGS ONLY TO BE USED FOR CONSTRUCTION.



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 MCKNIGHT CHARRON LIMITED

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DRAWING TITLE:  
**SITE PLAN**

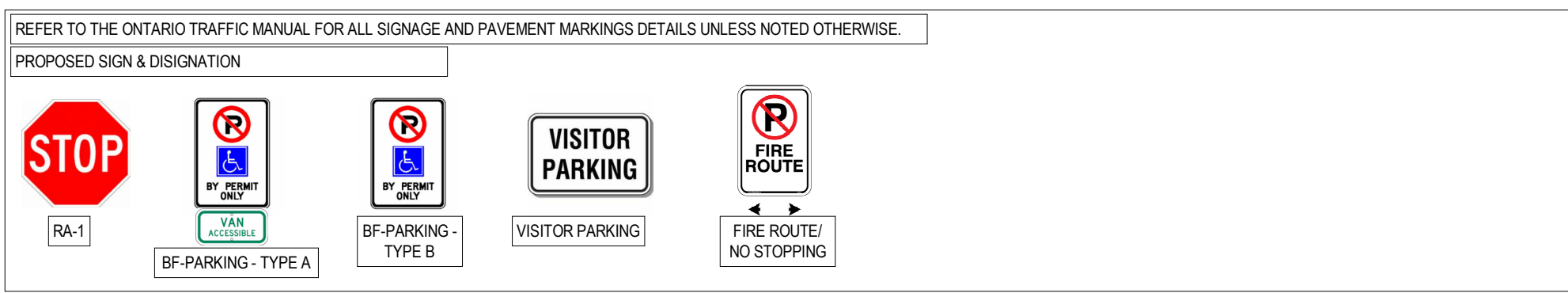
PROJECT NAME:  
**COLLINGWOOD MODULAR AFFORDABLE HOUSING**  
 29 BIRCH ST COLLINGWOOD ON

COUNTY OF SIMCOE

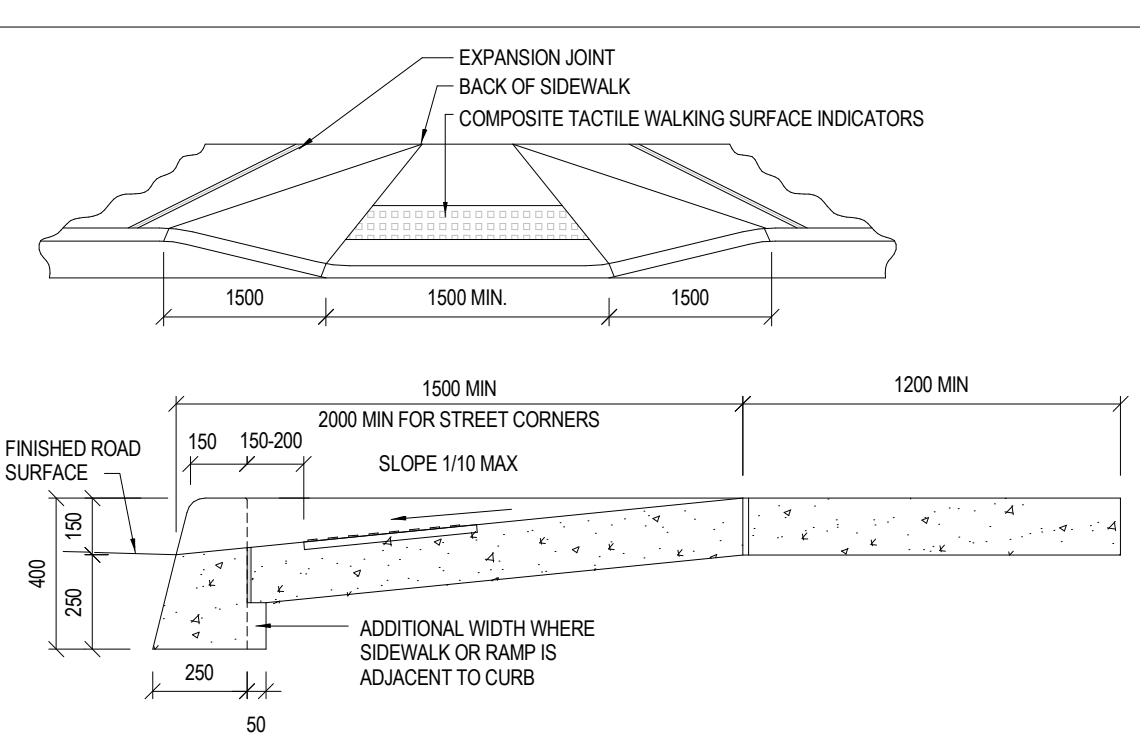
DATE: MAR-02-26 PROJECT # SHEET #  
 DRAWN BY: SA Project Number  
 SCALE: As indicated

**A1.1**

1 Site Plan  
 1 : 200



NOTE:  
 1. ALL PAVEMENT MARKINGS AND TRAFFIC SIGNS SHALL CONFORM TO THE ONTARIO TRAFFIC MANUAL.  
 2. PAVEMENT MARKINGS FOR PARKING STALLS SHALL BE PAINTED WHITE AND CONFORM TO OPS5 1712.  
 3. PAINT COLOR SPECIFIED ON DRAWING, PAINT TO BE QUICK DRYING WATER BASED LATEX PAINT (WITHOUT GLASS BEADS)



FLUSH CURB  
 1 : 20

APPROVAL

# COLLINGWOOD MODULAR AFFORDABLE HOUSING

29 BIRCH ST COLLINGWOOD ON



## ARCHITECT

MCKNIGHT CHARRON ARCHITECTS LTD.

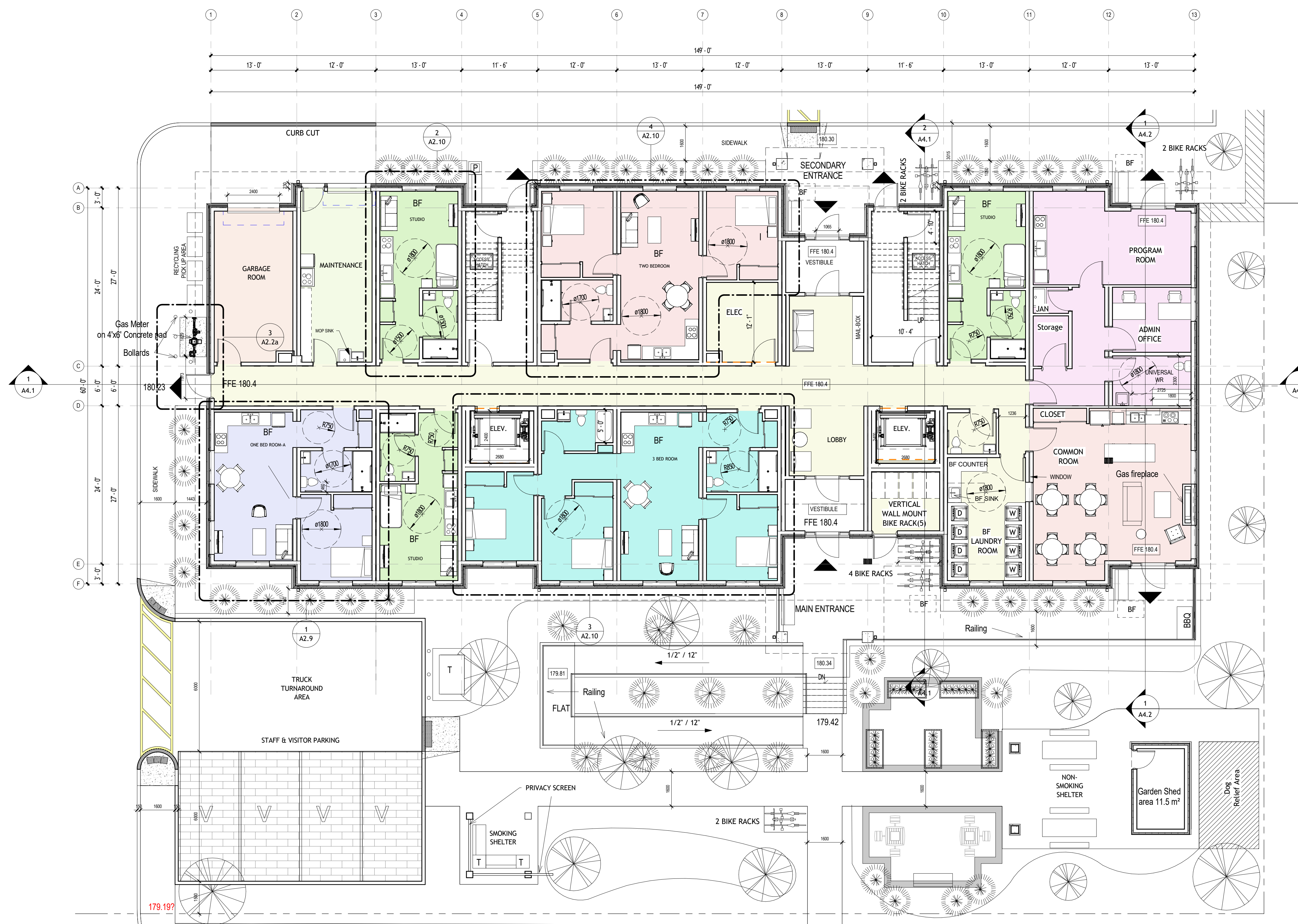
48 ALLIANCE BOULEVARD, UNIT 110  
BARRIE, ONTARIO. L4M 5K3

TELEPHONE: (705) 722-6739

## Sheet Index

Sheet Number	Sheet Name
0000	COVER PAGE
A1.0	SITE PLAN- EXISTING BUILDING OVERLAY
A1.1	SITE PLAN
A2.00	WALL, FLOOR, ROOF TYPES
A2.2	GROUND FLOOR
A2.3	SECOND FLOOR
A2.4	THIRD FLOOR
A2.5	ROOF PLAN
A2.6	GROUND FLOOR REFLECTED CEILING PLAN
A2.7	SECOND FLOOR REFLECTED CEILING PLAN
A2.8	THIRD FLOOR REFLECTED CEILING PLAN
A2.9	UNIT LAYOUTS-1
A2.10	UNIT LAYOUTS-2
A3.1	Building Elevations
A3.2	Building Elevations
A7.1	DOOR AND WINDOW TYPES





UNIT TYPE	UNIT COUNT				TOTAL
	G FLOOR	2ND FLOOR	3RD FLOOR	BF %20	
STUDIO UNIT	3	5	5	3	13
ONE BED ROOM	1	5	5	2	11
TWO BED ROOM	1	1	1	1	3
THREE BED ROOM	1	1	1	1	3
TOTAL UNITS/ FLOOR	6	12	12	7	30

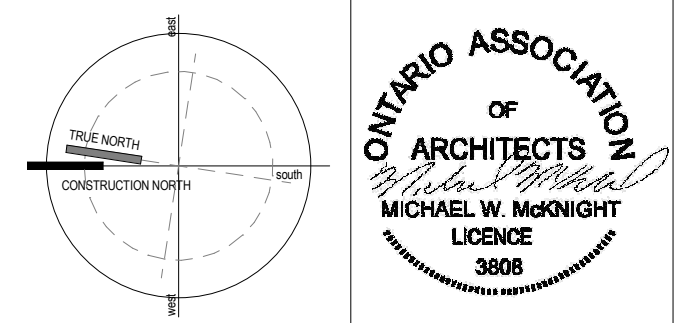
- 3 BED ROOM
- COMMON ROOM
- GARBAGE ROOM
- MAINTENANCE
- ONE BED ROOM-A
- PROGRAM ROOM
- Room Name
- STUDIO
- TWO BEDROOM

**1** GROUND FLOOR  
1 : 100

APPROVAL

REVISIONS	
2	SITE PLAN RESUBMISSION Feb-27-25
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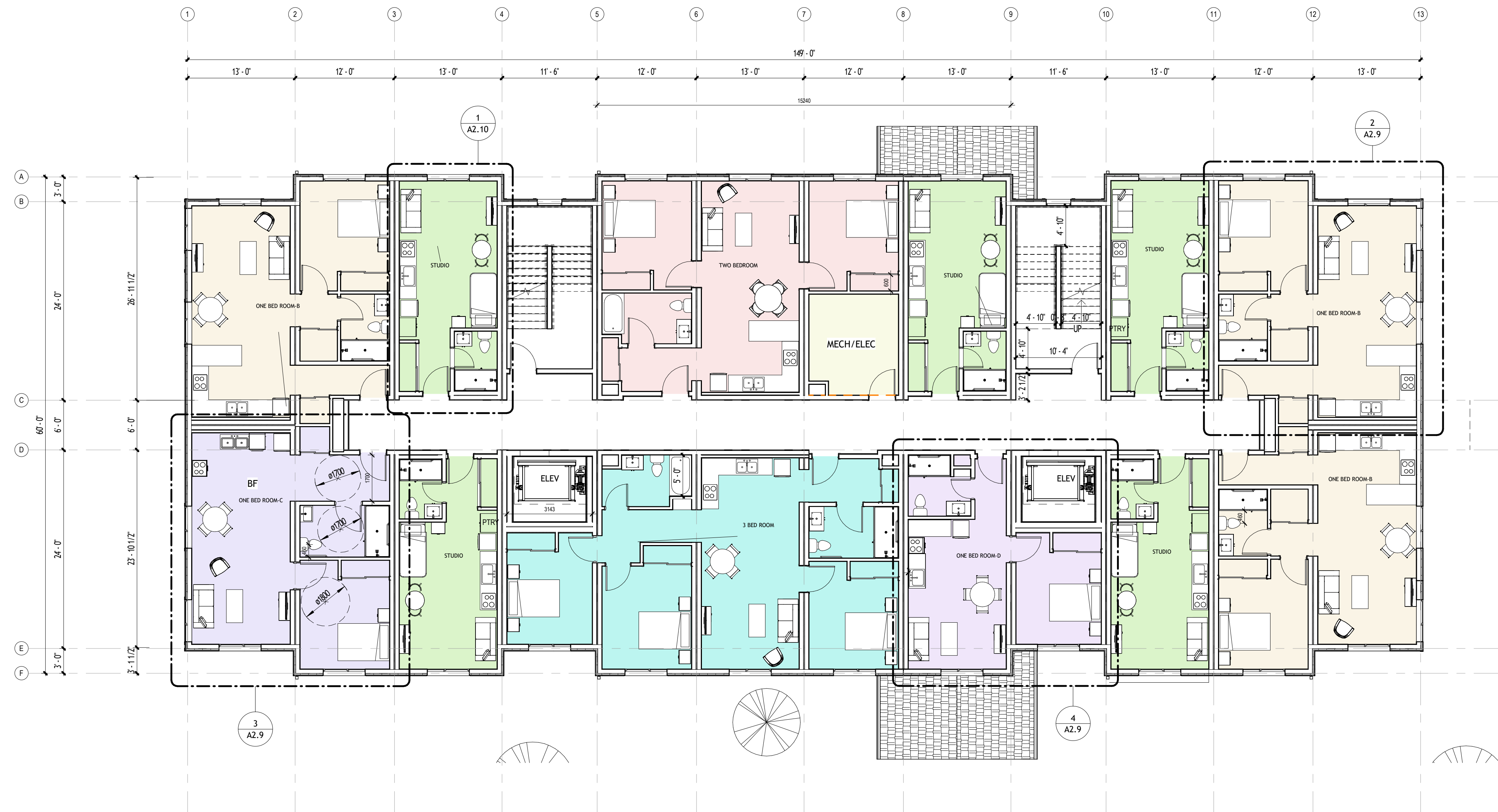
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DRAWING TITLE:  
**GROUND FLOOR**

PROJECT NAME:  
**COLLINGWOOD MODULAR AFFORDABLE HOUSING**  
29 BIRCH ST COLLINGWOOD ON

COUNTY OF SIMCOE  
DATE: MAR-02-26 PROJECT # SHEET #  
DRAWN BY: SA Project Number **A2.2**  
SCALE: As indicated



UNIT TYPE	UNIT COUNT				TOTAL
	G FLOOR	2ND FLOOR	3RD FLOOR	BF %20	
STUDIO UNIT	3	5	5	3	13
ONE BED ROOM	1	5	5	2	11
TWO BED ROOM	1	1	1	1	3
THREE BED ROOM	1	1	1	1	3
TOTAL UNITS/ FLOOR	6	12	12	7	30

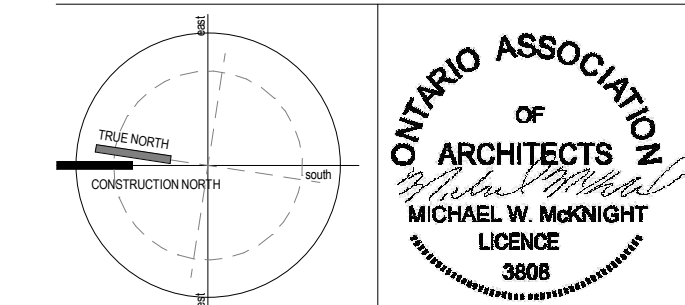
- 3 BED ROOM
- ONE BED ROOM-B
- ONE BED ROOM-C
- ONE BED ROOM-D
- Room Name
- STUDIO
- TWO BEDROOM

**1** SECOND FLOOR  
1 : 100

APPROVAL

NO.	REVISIONS	DATE
2	SITE PLAN RESUBMISSION	Feb-27-25
1	SITE PLAN APPLICATION	Nov-21-25

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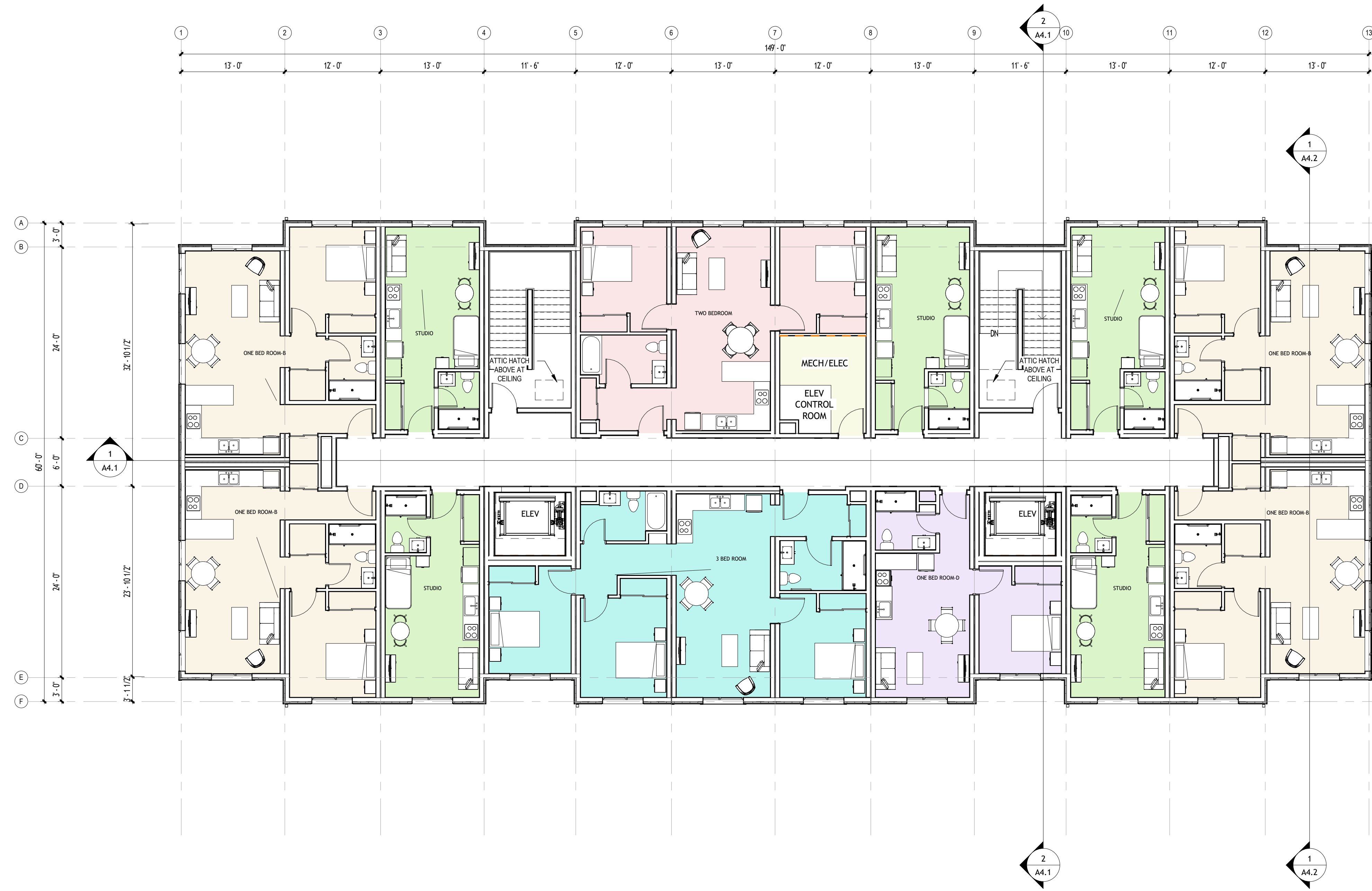
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**SECOND FLOOR**

PROJECT NAME:  
**COLLINGWOOD MODULAR AFFORDABLE HOUSING**  
29 BIRCH ST COLLINGWOOD ON

COUNTY OF SIMCOE

DATE: MAR-02-26	PROJECT #	SHEET #
DRAWN BY: SA	Project Number	<b>A2.3</b>
SCALE: As indicated		



UNIT TYPE	UNIT COUNT				TOTAL
	6 FLOOR	2ND FLOOR	3RD FLOOR	BF %20	
STUDIO UNIT	3	5	5	3	13
ONE BED ROOM	1	5	5	2	11
TWO BED ROOM	1	1	1	1	3
THREE BED ROOM	1	1	1	1	3
TOTAL UNITS/ FLOOR	6	12	12	7	30

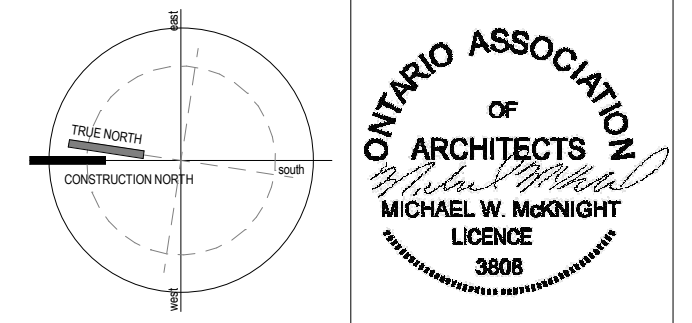
- 3 BED ROOM
- ONE BED ROOM-B
- ONE BED ROOM-D
- Room Name
- STUDIO
- TWO BEDROOM

**1** THIRD FLOOR  
1 : 100

APPROVAL

NO.	DESCRIPTION	DATE
2	SITE PLAN RESUBMISSION	Feb-27-25
1	SITE PLAN APPLICATION	Nov-21-25

**REVISIONS**  
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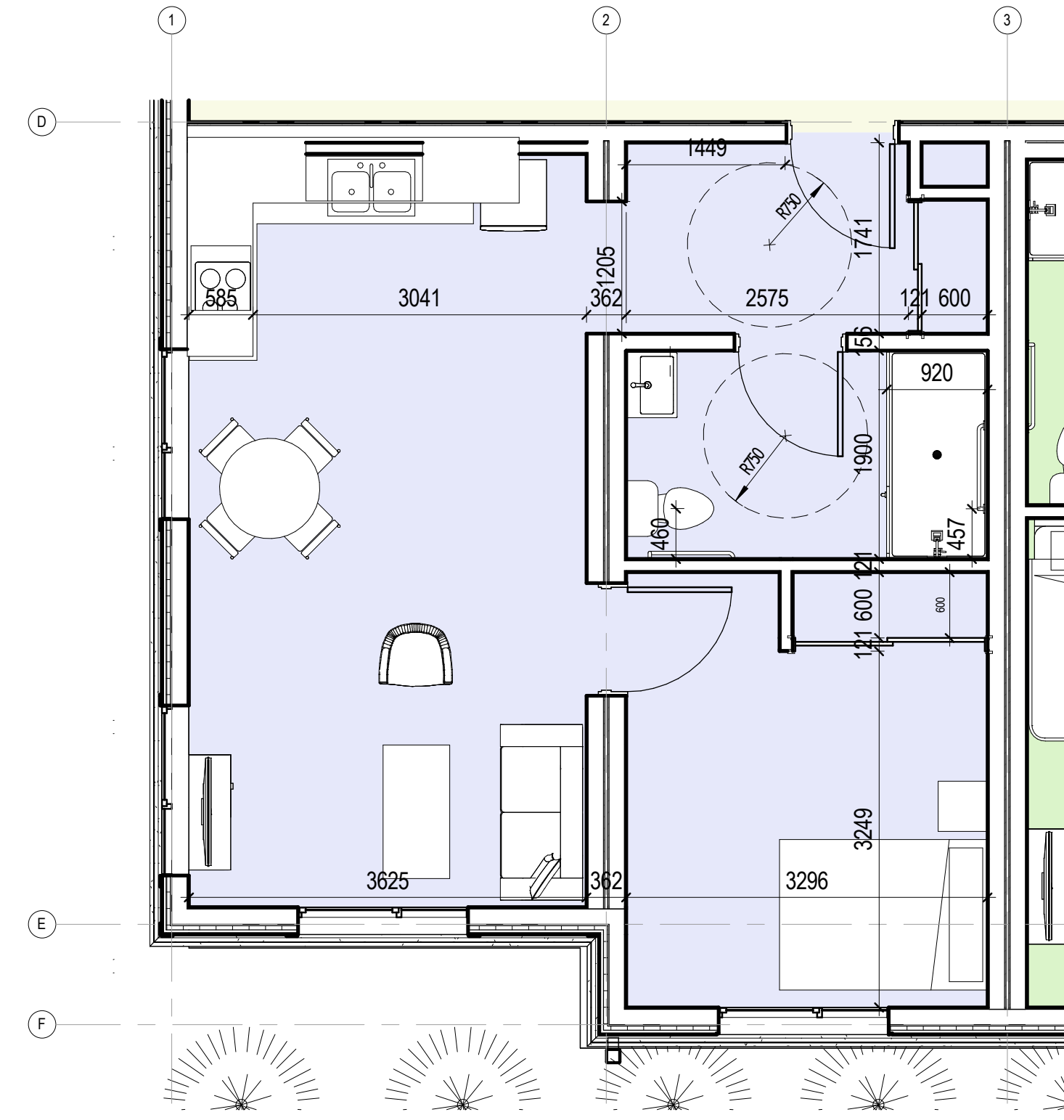
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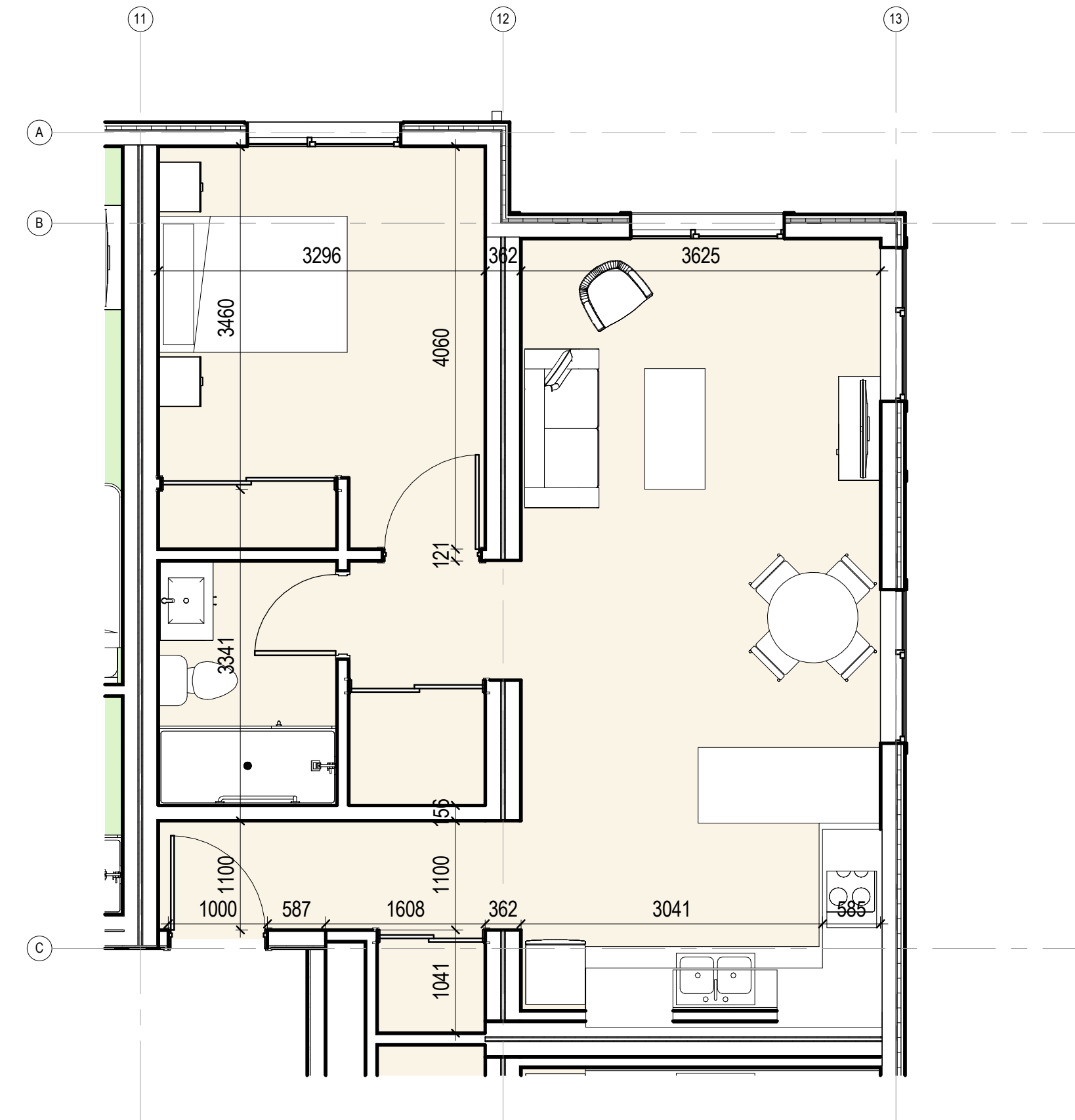
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PROJECT NAME:  
**COLLINGWOOD MODULAR AFFORDABLE HOUSING**  
29 BIRCH ST COLLINGWOOD ON

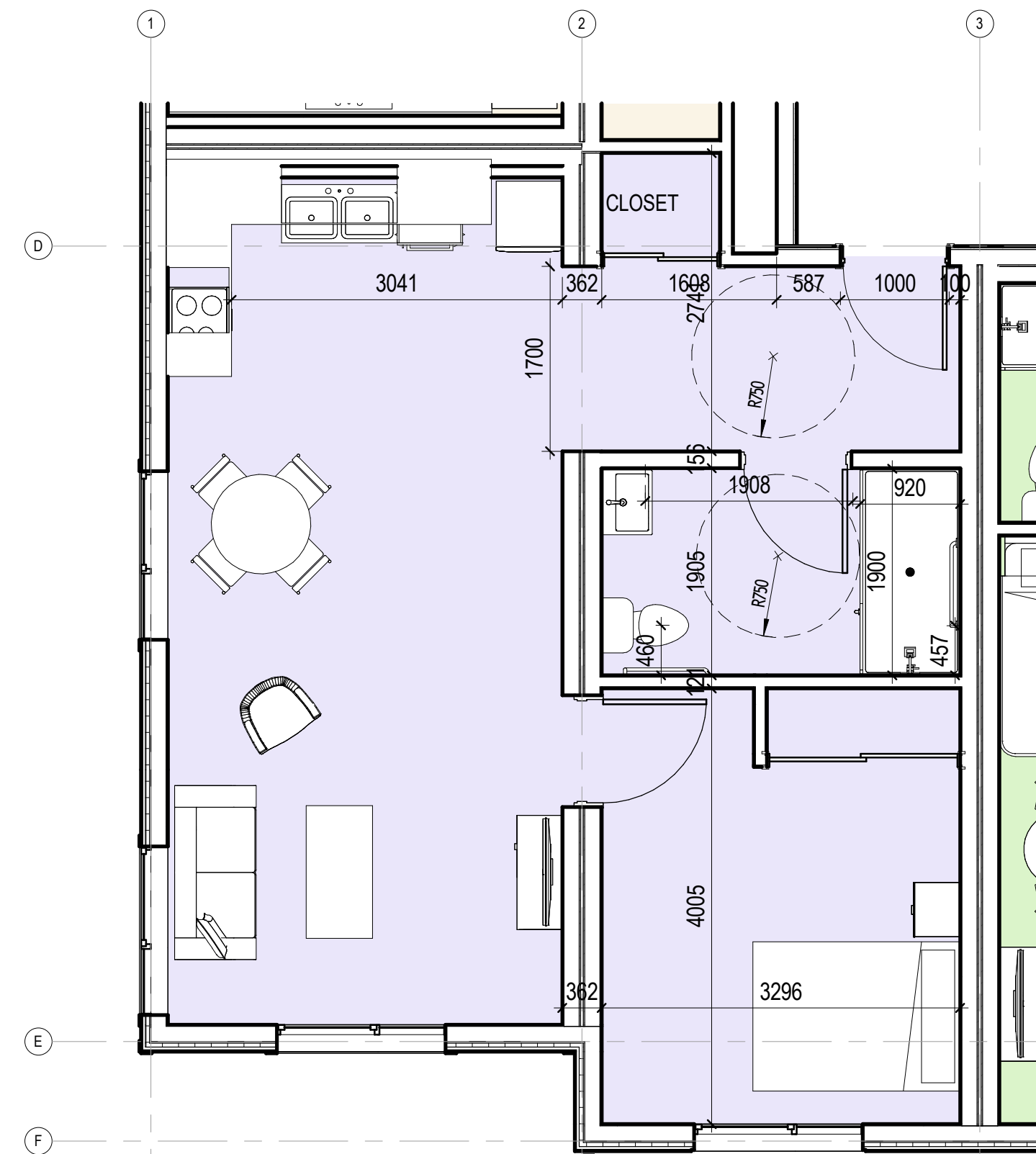
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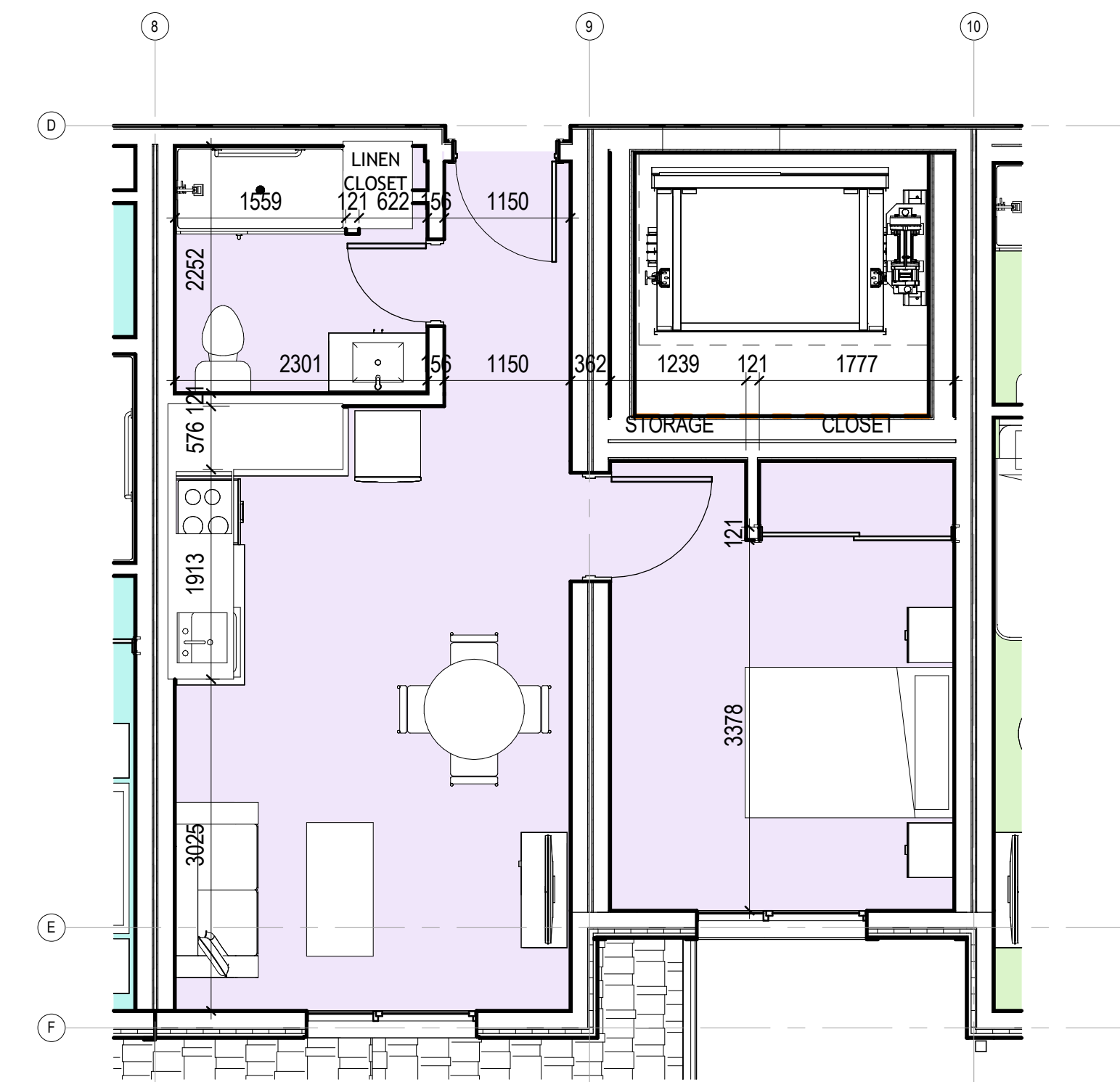
1 ONE BEDROOM TYPE A-BF  
1 : 50



2 ONE BEDROOM TYPE B  
1 : 50



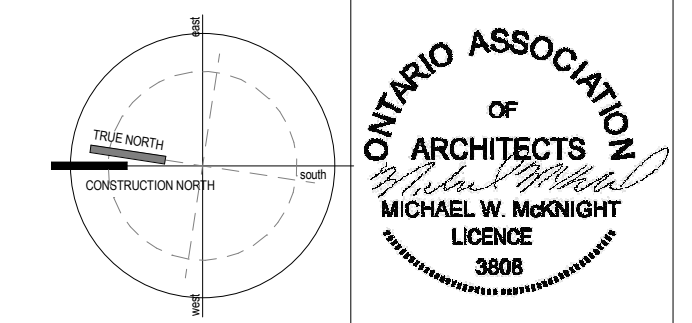
3 ONE BEDROOM TYPE C-BF  
1 : 50



4 ONE BEDROOM TYPE D  
1 : 50

REVISIONS	
2	SITE PLAN RESUBMISSION Feb-27-25
1	SITE PLAN APPLICATION Nov-21-25

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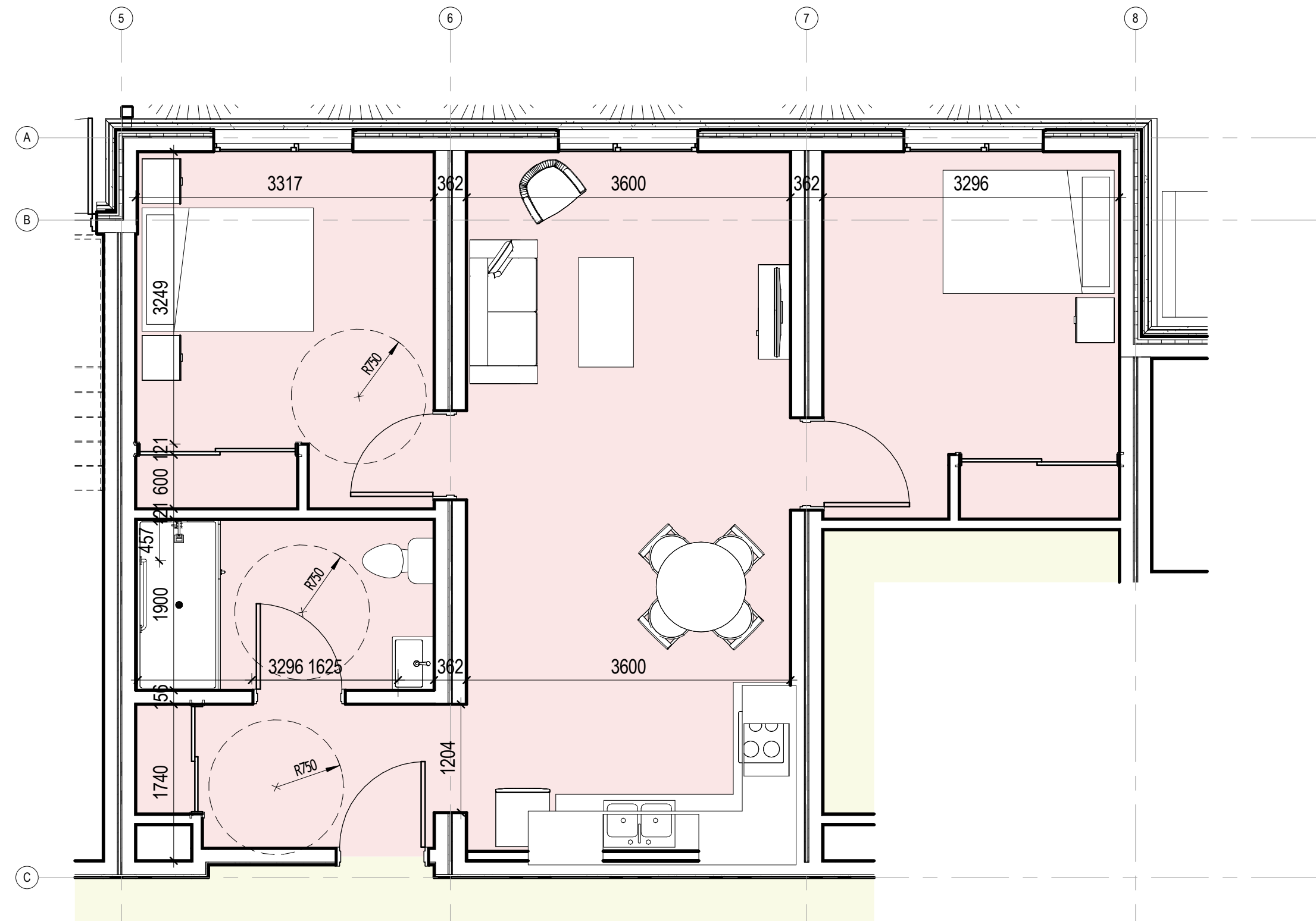
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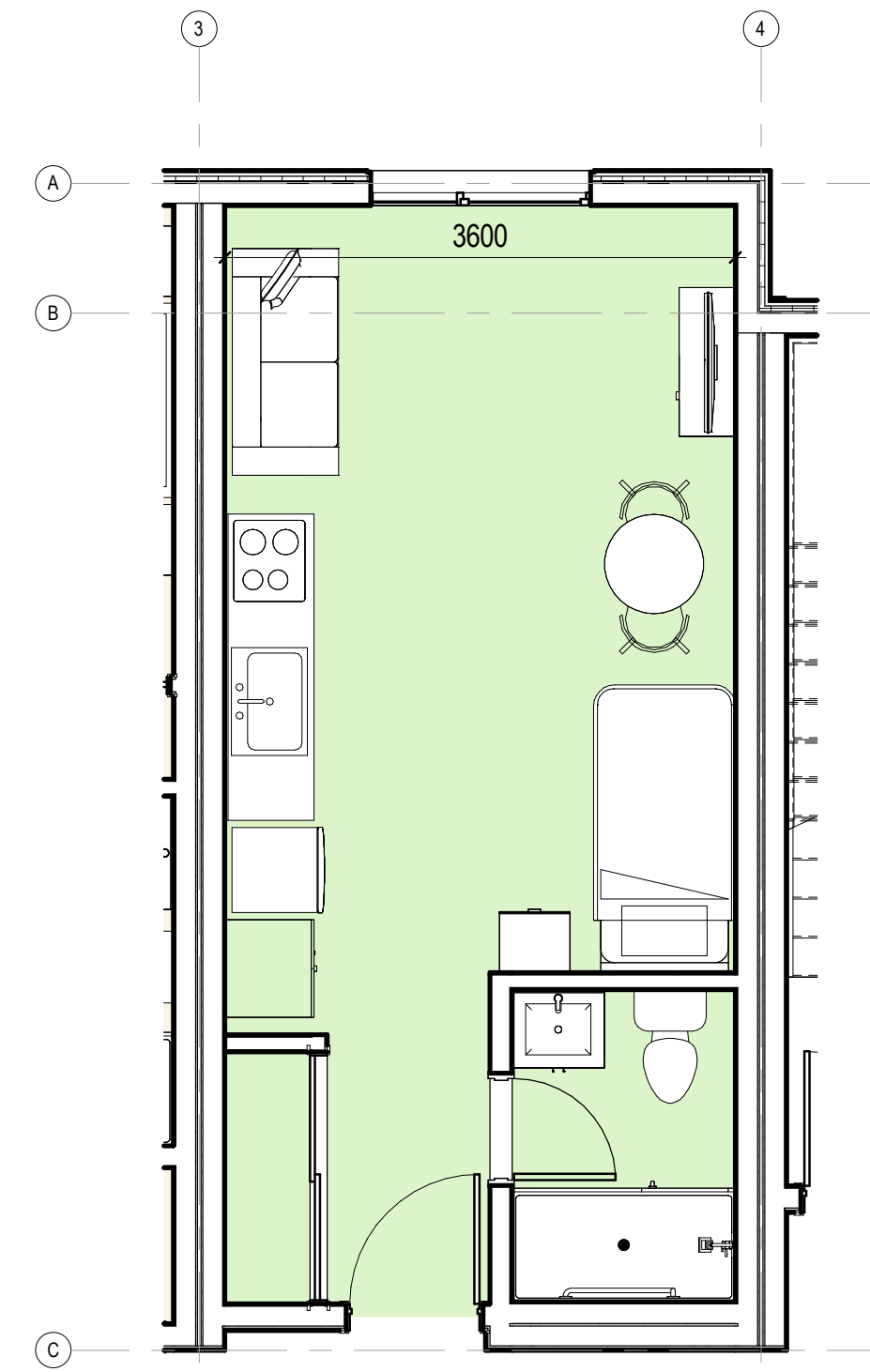
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**UNIT LAYOUTS-1**

PROJECT NAME:  
**COLLINGWOOD MODULAR AFFORDABLE HOUSING**  
29 BIRCH ST COLLINGWOOD ON

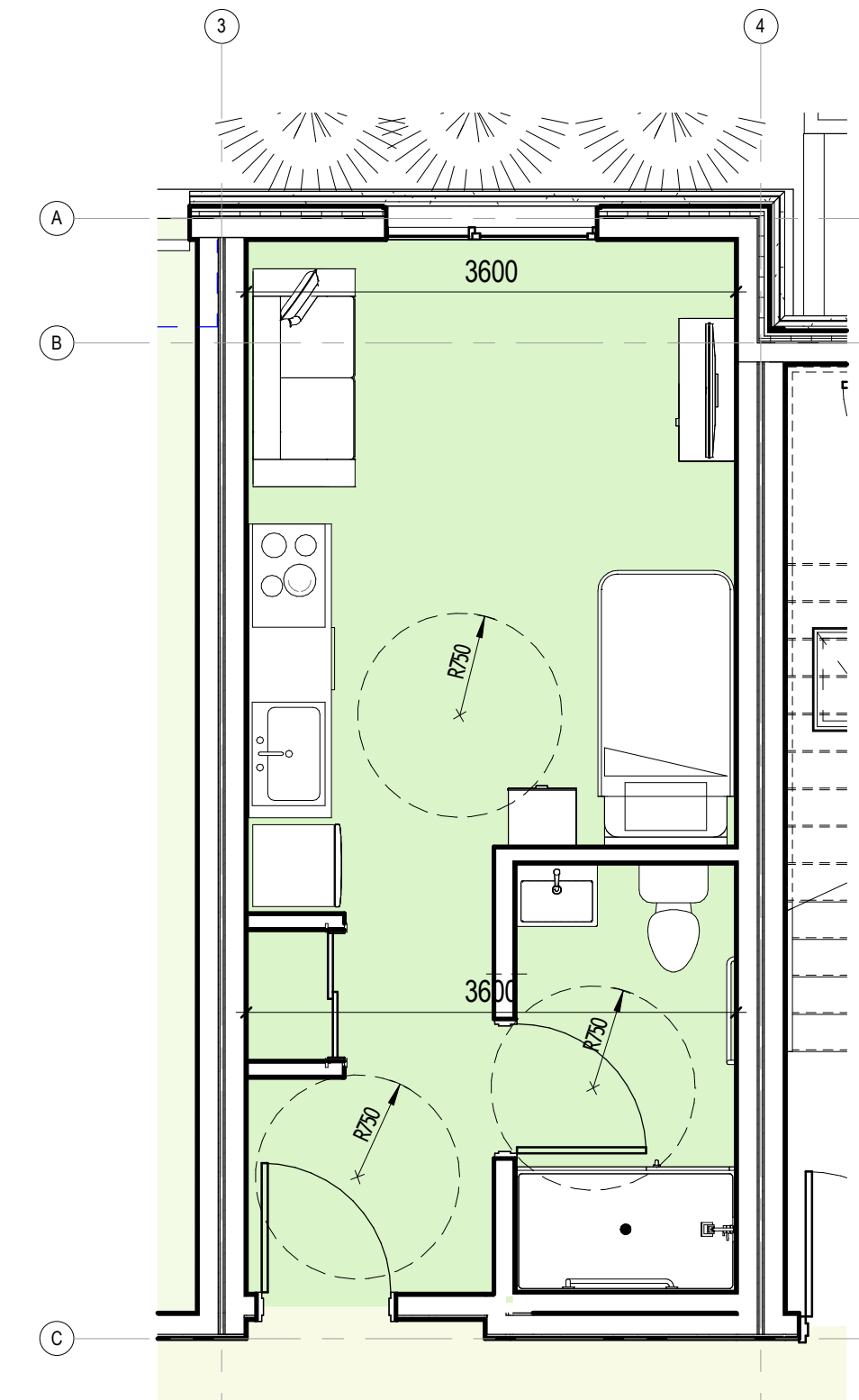
COUNTY OF SIMCOE			
DATE:	MAR-02-26	PROJECT #	SHEET #
DRAWN BY:	Author	Project Number	A2.9
SCALE:	As indicated		



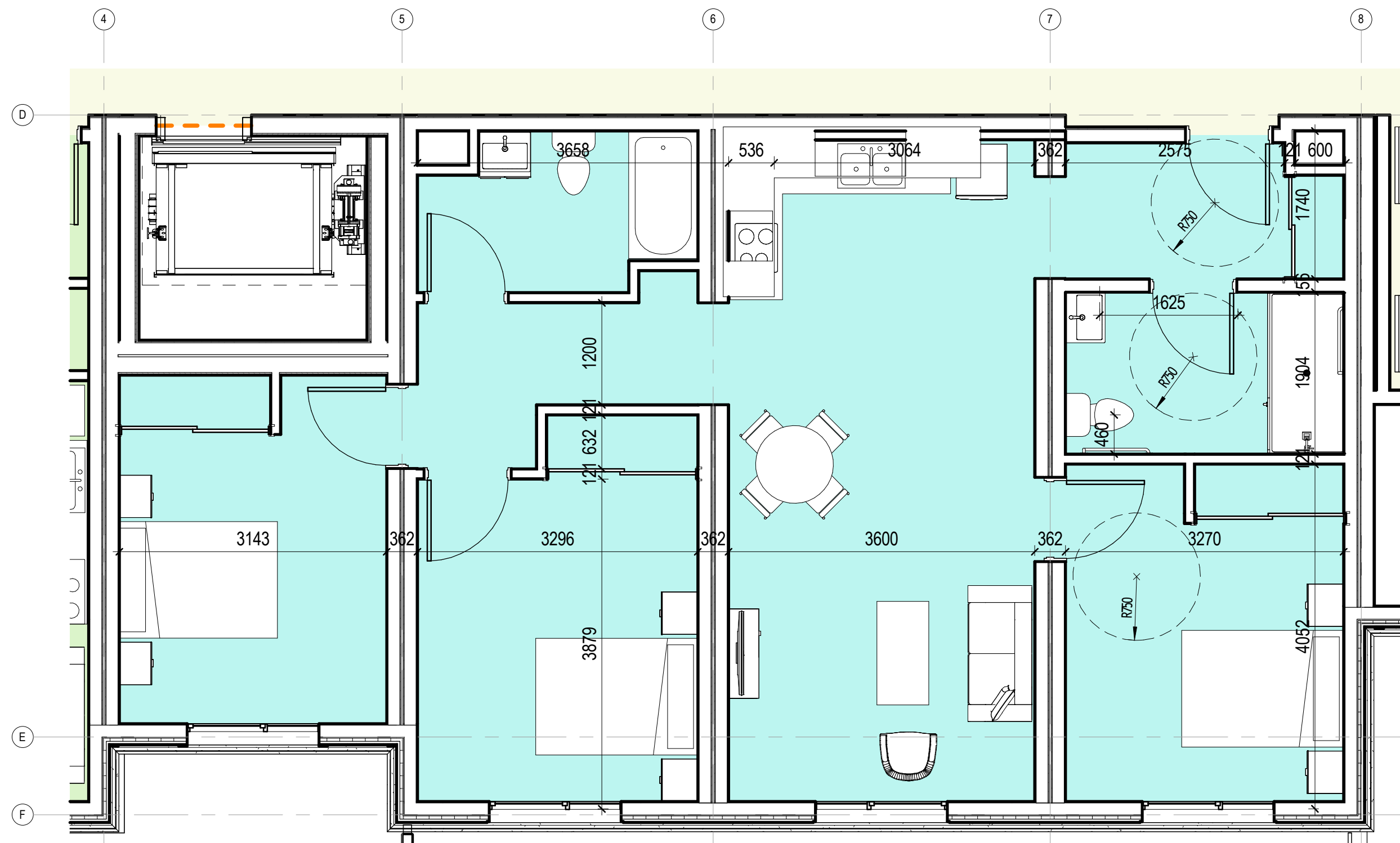
4 TWO BEDROOM UNIT-BF  
1 : 50



1 STUDIO UNIT  
1 : 50



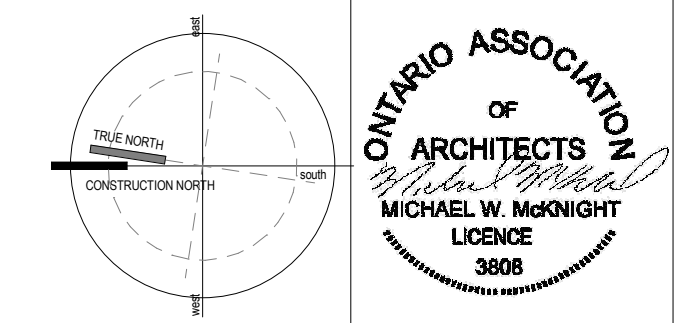
2 STUDIO UNIT-BF  
1 : 50



3 THREE BEDROOM UNIT-BF  
1 : 50

NO.	REVISIONS	DATE
2	SITE PLAN RESUBMISSION	Feb-27-25
1	SITE PLAN APPLICATION	Nov-21-25

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DRAWING TITLE:  
**UNIT LAYOUTS-2**

PROJECT NAME:  
**COLLINGWOOD MODULAR  
AFFORDABLE HOUSING  
29 BIRCH ST COLLINGWOOD ON**

DATE:	MAR-02-26	PROJECT #		SHEET #
DRAWN BY:	Author	Project Number		<b>A2.10</b>
SCALE:	As indicated			



1 EAST ELEVATION  
1 : 100



2 SOUTH ELEVATION  
1 : 100

APPROVAL

NO.	REVISIONS	DATE
2	SITE PLAN RESUBMISSION	Feb-27-25
1	SITE PLAN APPLICATION	Nov-21-25

REVISIONS  
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DRAWING TITLE:  
**Building Elevations**

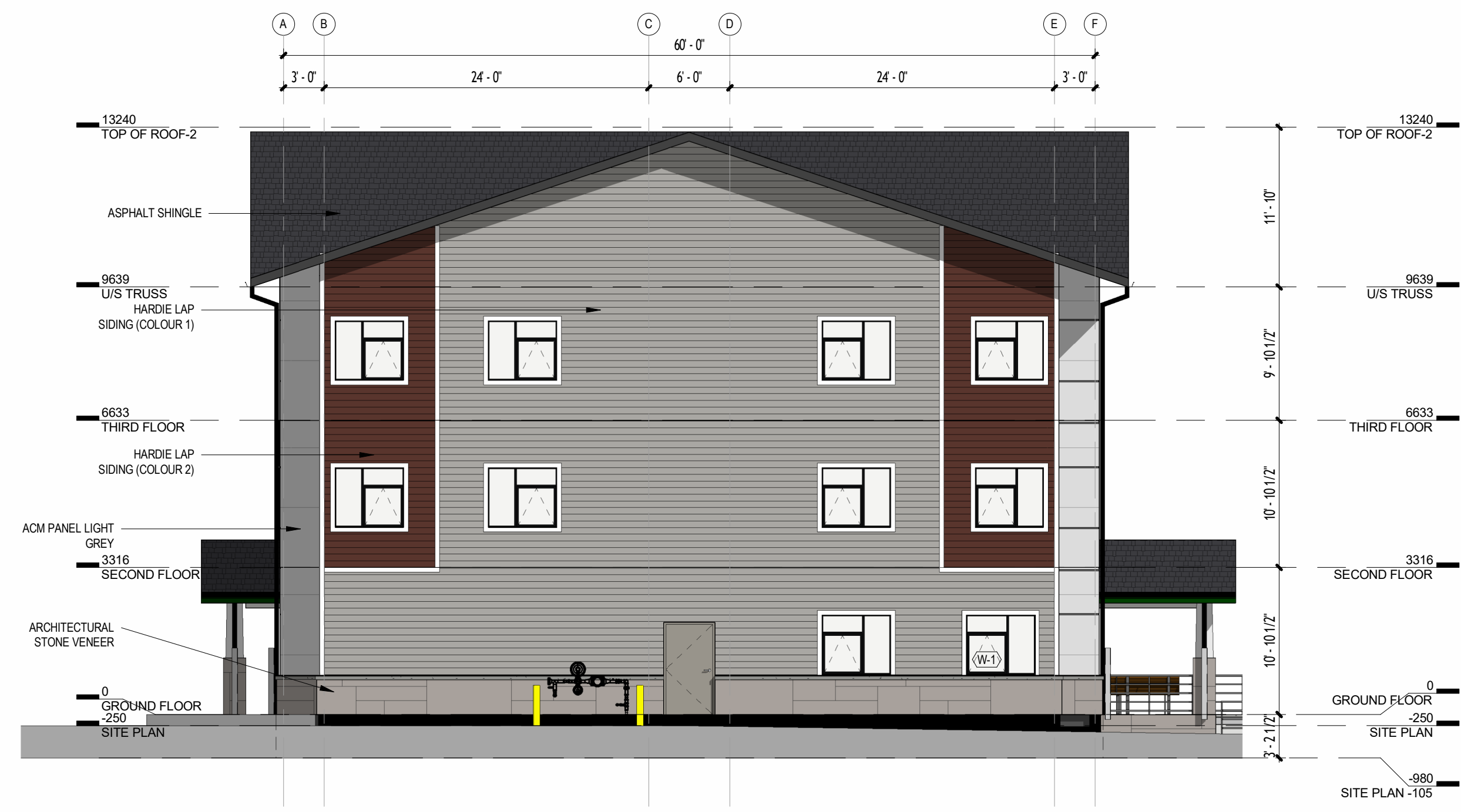
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**COLLINGWOOD MODULAR AFFORDABLE HOUSING**  
29 BIRCH ST COLLINGWOOD ON

COUNTY OF SIMCOE

DATE:	MAR-02-26	PROJECT #		SHEET #
DRAWN BY:	SA	Project Number		A3.1
SCALE:	1 : 100			



1 WEST ELEVATION  
1 : 100



3 NORTH ELEVATION  
1 : 100

APPROVAL

NO.	REVISIONS	DATE
2	SITE PLAN RESUBMISSION	Feb-27-25
1	SITE PLAN APPLICATION	Nov-21-25

REVISIONS  
ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE. DISCREPANCIES TO BE REPORTED TO THE ARCHITECT. LATEST APPROVED STAMPED DRAWINGS ONLY TO BE USED FOR CONSTRUCTION.



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DRAWING TITLE:  
**Building Elevations**

PROJECT NAME:  
**COLLINGWOOD MODULAR AFFORDABLE HOUSING**  
29 BIRCH ST COLLINGWOOD ON

COUNTY OF SIMCOE			
DATE:	MAR-02-26	PROJECT #	SHEET #
DRAWN BY:	SA	Project Number	A3.2
SCALE:	1 : 100		