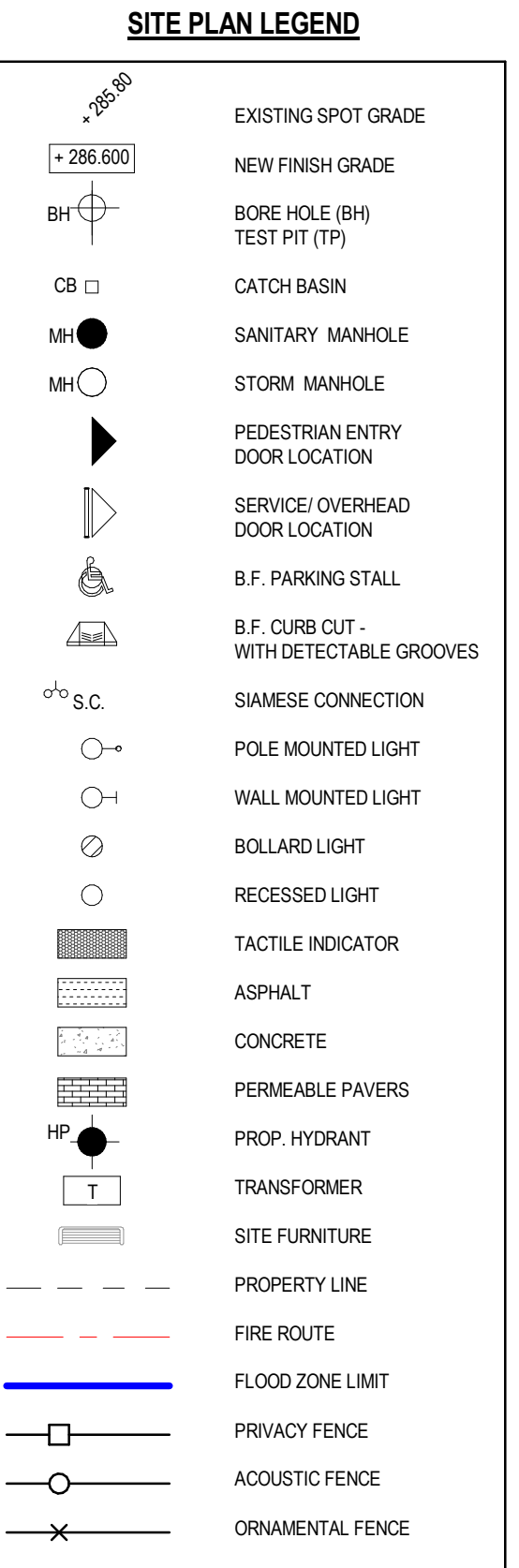


ZONING MATRIX		
ZONING PROVISIONS	REQUIRED - R3	PROPOSED
LOT AREA	-	3064 M ²
MIN LOT FRONTAGE	30 M	60 M
MAX LOT COVERAGE	40 %	26%
MIN FRONT YARD	7.5 M	15 M
MIN INTERIOR SIDE YARD (NORTH)	7.5 M	11.8 M
MIN INTERIOR SIDE YARD (SOUTH)	7.5 M	3 M
MIN INTERIOR SIDE YARD - EAVE (SOUTH)	6.9 M	2.4 M
MIN REAR YARD	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 ²
BUILDING TOTAL GFA	NA	2,453 M ²
OUT DOOR AMENITY SPACE AREA	10 M ² PER UNIT-300 M ²	342 M ²

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 ² - 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

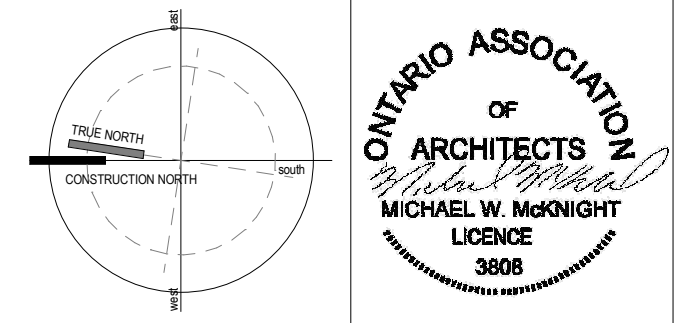
Certificate of Practice Number: 4206
 The Certificate of Practice Number of the holder is the holder's BCDN.

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"/> Part 11 <input type="checkbox"/> Addition <input type="checkbox"/> Alteration <input type="checkbox"/> Change Of Use	Reference are to Division B unless noted [A] for Division A or [C] for Division C. 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 ²) Total: 805 m ²	1.4.1.2.[A] 1.4.1.2.[A]
4	Gross Area (m ²) Total: 2,453 m ²	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 checked="" type="checkbox"/> Yes <input 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 Actual Construction <input checked="" type="checkbox"/> Combustible <input type="checkbox"/> Non-combustible <input 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 Ground Floor - Residential Occupancy: C 16 People 2nd Floor Occupancy: C 30 People 3rd Floor Occupancy: C 30 People Total Bldg Occupancy 76 People	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
Spatial Separation - Construction Of Exterior Walls (Taken From Largest Fire Compartment)		3.2.3 9.10.14
Wall	Area Of EBF (M ²) L.D. (m) L/H Or H/L Permitted Max. % Of Openings Proposed % Of Openings FRR (Hours) Listed Design No. Or Description Comb. Const. Comb. Non-Comb. Cladding Non-Comb. Constr.	
North	24 m ² 11.8 m N/A 100% 16 % N/A	X
South	27 m ² 3 m N/A 46% 14 % N/A	X
East	30 m ² 16.8 m N/A 100% 20 % N/A	X
West	22 m ² 3.5 m N/A 52% 30 % N/A	X

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.



MCL ARCHITECTS
 MCKNIGHT CHARRON LIMITED

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 BARRIE, ONTARIO L4M 9K3
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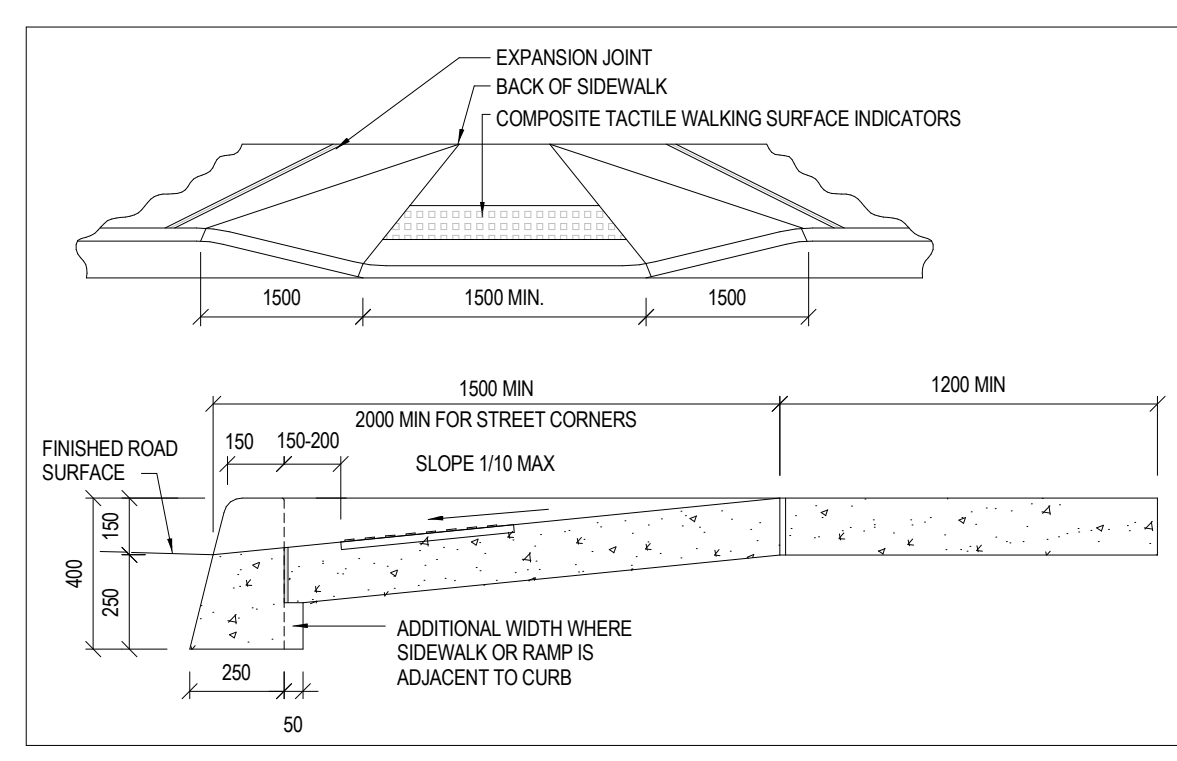
DRAWING TITLE:
SITE PLAN

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

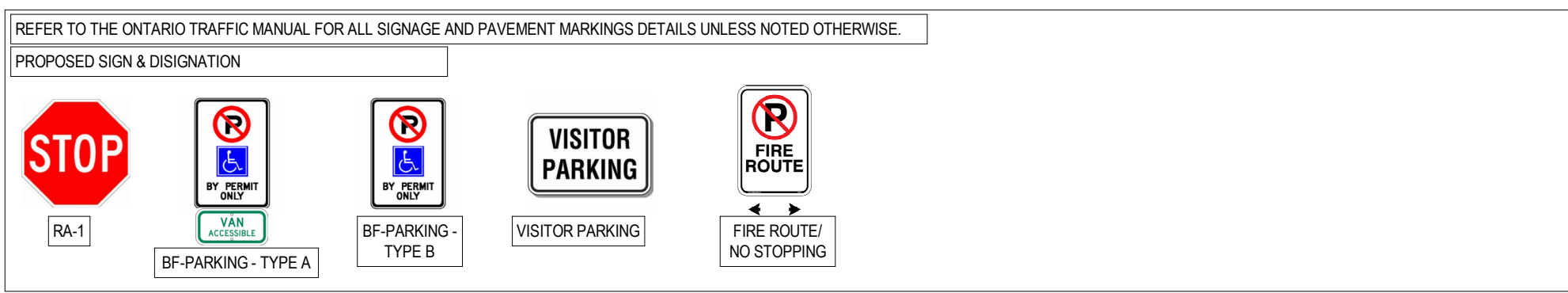
COUNTY OF SIMCOE

DATE: MAR-02-25 PROJECT # SHEET #
 DRAWN BY: SA Project Number **A1.1**
 SCALE: As indicated

1 Site Plan
 1 : 200



FLUSH CURB
 1:20



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 OPS 1712.
 3. PAINT COLOR SPECIFIED ON DRAWING, PAINT TO BE QUICK DRYING WATER BASED LATEX PAINT (WITHOUT GLASS BEADS)

APPROVAL