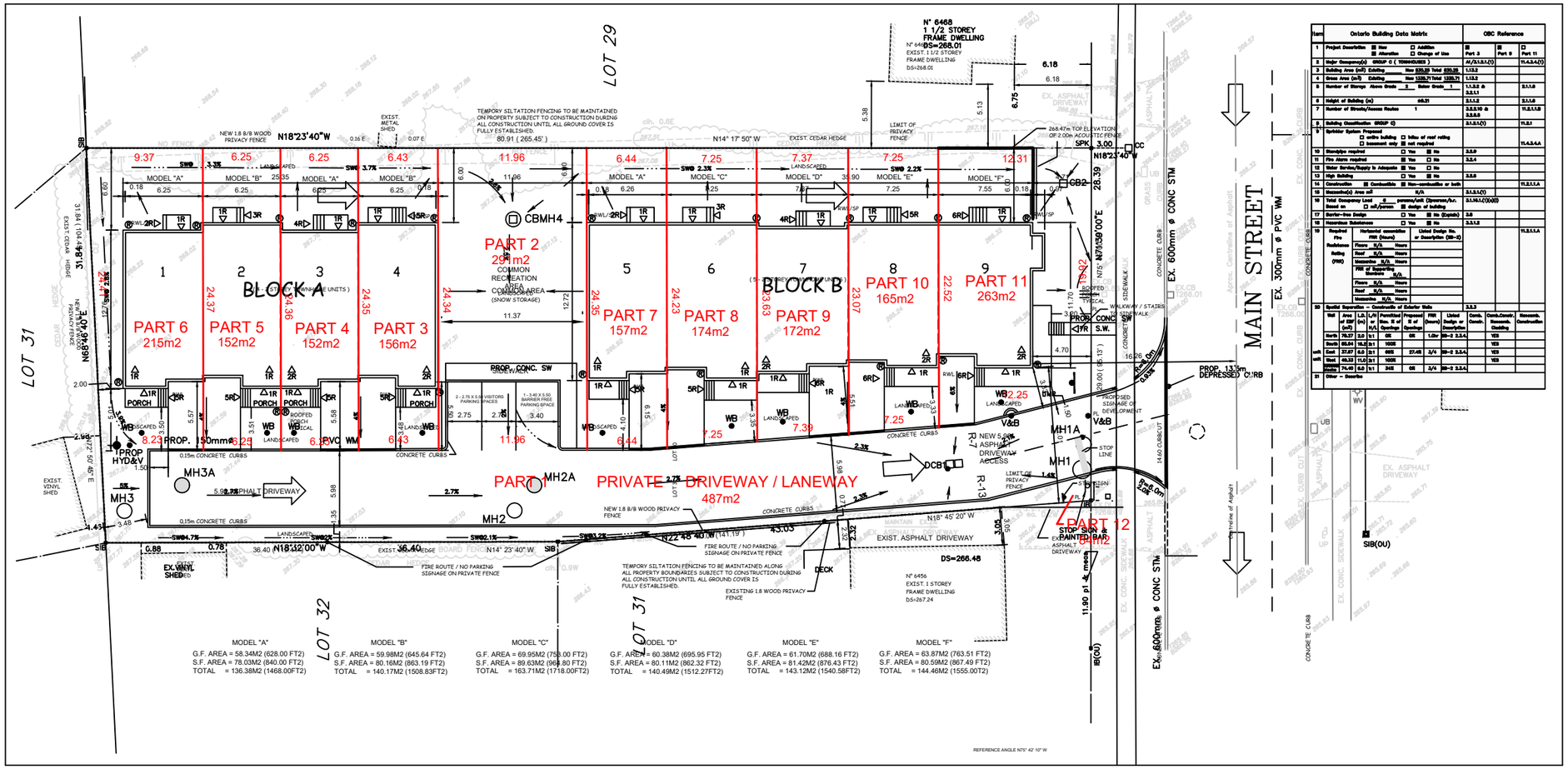



| Item | Ontario Building Data Matrix | | | OBC Reference | |
|---|---|---|---|---|---|
| 1 | Project Description: ☒ New ☐ Addition ☐ Alteration ☐ Change of Use | | | ☒ Part 3 | ☐ Part 9 ☐ Part 11 |
| 2 | Major Occupancy(s) | GROUP C ( TOWNHOUSES ) | | N/A | 11.4.3.4.(1) |
| 3 | Building Area (m²) | Existing | New 830.39 Total 830.39 | 1.13.2 | |
| 4 | Gross Area (m²) | Existing | New 1330.71 Total 1330.71 | 1.13.2 | |
| 5 | Number of Storeys / Above Grade: 3 / Below Grade: 1 | | | 1.13.2 & 3.5.1.1 | 3.5.1.6 |
| 6 | Height of Building (m) | | 46.21 | 3.1.1.2 | 3.1.1.6 |
| 7 | Number of Streets/Access Routes | | 1 | 3.2.5.10 & 3.2.5.5 | 11.2.1.1.6 |
| 8 | Building Classification: GROUP C | | | 3.1.2.1.(1) | 11.5.1 |
| 9 | Sprinkler System Proposed: ☐ entire building ☐ basement only ☐ trilex of roof rating ☐ not required | | | | 11.4.3.4.A |
| 10 | Standpipe required | | ☐ Yes ☒ No | 3.2.9 | |
| 11 | Fire Alarm required | | ☒ Yes ☐ No | 3.2.4 | |
| 12 | Water Service/Supply is Adequate | | ☒ Yes ☐ No | | |
| 13 | High Building | | ☐ Yes ☒ No | 3.2.6 | |
| 14 | Construction: ☐ Combustible ☒ Non-combustible or both | | | | 11.2.1.1.A |
| 15 | Mezzanine(s) Area m² | | N/A | 3.2.8.2.(1) | |
| 16 | Total Occupancy Load based on ☐ m²/person ☒ design of building | | 0 persons/unit (3persons/Av. | 3.1.16.1.(2)(b)(ii) | |
| 17 | Barrier-free Design | | ☐ Yes ☒ No (Exists) | 3.8 | |
| 18 | Hazardous Substances | | ☐ Yes ☒ No | 3.3.1.5 | |
| 19 | Required Fire Resistance Rating (FRR): Horizontal assemblies FRR (hours) — Floors N/A hours; Roof N/A hours; Mezzanine N/A hours; FRR of Supporting Members N/A hours: Floors N/A hours; Roof N/A hours; Mezzanine N/A hours | | Listed Design No. or Description (OR-2) | | 11.2.1.1.A |
| 20 | Spatial Separation – Construction of Exterior Walls | | | 3.2.3 | |
| | Wall | Area of Wall (m²) | L/H or W/H | Permitted Max. % of Openings | Proposed % of Openings | FRR (hours) | Listed Design or Description | Comb. Constr. | Comb./Constr. Resistance Cladding | Noncomb. Construction |
| | North | 78.57 | 2.0 to 1 | 0% | 0% | 1.0hr | 3B-2 2.3.4. | | YES | |
| | South | 65.84 | 14.5 to 1 | 100% | | | | | YES | |
| unit | East | 37.87 | 0.5 to 1 | 99% | 27.4% | 3/4 | 3B-2 2.3.4. | | YES | |
| unit | West | 49.39 | 11.0 to 1 | 100% | | | | | YES | |
| | Demising Wall | 74.40 | 0.0 to 1 | 34% | 0% | 3/4 | 3B-2 2.3.4. | | | |
| 21 | Other – Describe | | | | | | | | | |

| UNIT | BLOCK A | BLOCK B |
|---|---|---|
| 1 | 215m2 | |
| 2 | 152m2 | |
| 3 | 156m2 | |
| 4 | 152m2 | |
| 5 | | 157m2 |
| 6 | | 174m2 |
| 7 | | 172m2 |
| 8 | | 165m2 |
| 9 | | 263m2 |

MODEL "A"
G.F. AREA = 58.34M2 (628.00 FT2)
S.F. AREA = 78.03M2 (840.00 FT2)
TOTAL = 136.38M2 (1468.00FT2)

MODEL "B"
G.F. AREA = 59.98M2 (645.64 FT2)
S.F. AREA = 80.16M2 (863.19 FT2)
TOTAL = 140.17M2 (1508.83FT2)

MODEL "C"
G.F. AREA = 69.95M2 (753.00 FT2)
S.F. AREA = 89.63M2 (964.80 FT2)
TOTAL = 163.71M2 (1718.00FT2)

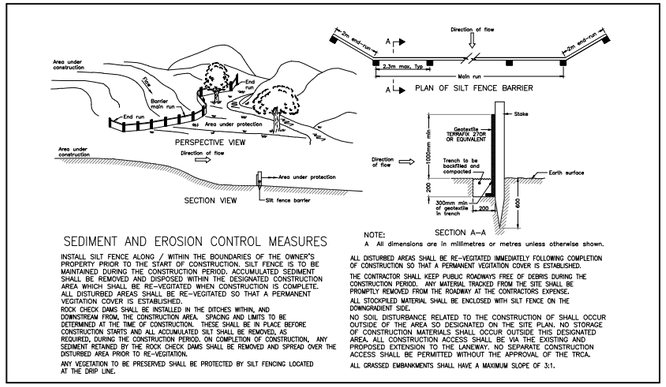
MODEL "D"
G.F. AREA = 60.38M2 (695.95 FT2)
S.F. AREA = 80.11M2 (862.32 FT2)
TOTAL = 140.49M2 (1512.27FT2)

MODEL "E"
G.F. AREA = 61.70M2 (688.16 FT2)
S.F. AREA = 81.42M2 (876.43 FT2)
TOTAL = 143.12M2 (1540.58FT2)

MODEL "F"
G.F. AREA = 63.87M2 (763.51 FT2)
S.F. AREA = 80.59M2 (867.49 FT2)
TOTAL = 144.46M2 (1555.00T2)

## 1 PD1 GENERAL SITE PLAN

SCALE: 1: 150




## 2 PD1 SILTATION FENCE

SCALE:

### SEDIMENT AND EROSION CONTROL MEASURES

INSTALL SILT FENCE ALONG / WITHIN THE BOUNDARIES OF THE OWNER'S PROPERTY PRIOR TO THE START OF CONSTRUCTION. SILT FENCE IS TO BE MAINTAINED DURING THE CONSTRUCTION PERIOD. ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED WITHIN THE DESIGNATED CONSTRUCTION AREA WHICH SHALL BE RE-VEGITATED WHEN CONSTRUCTION IS COMPLETE. ALL DISTURBED AREAS SHALL BE RE-VEGITATED SO THAT A PERMANENT VEGITATION COVER IS ESTABLISHED.
ROCK CHECK DAMS SHALL BE INSTALLED IN THE DITCHES WITHIN, AND DOWNSTREAM FROM, THE CONSTRUCTION AREA. SPACING AND LIMITS TO BE DETERMINED AT THE TIME OF CONSTRUCTION. THESE SHALL BE IN PLACE BEFORE CONSTRUCTION STARTS AND ALL ACCUMULATED SILT SHALL BE REMOVED, AS REQUIRED, DURING THE CONSTRUCTION PERIOD. ON COMPLETION OF CONSTRUCTION, ANY SEDIMENT RETAINED BY THE ROCK CHECK DAMS SHALL BE REMOVED AND SPREAD OVER THE DISTURBED AREA PRIOR TO RE-VEGITATION.
ANY VEGETATION TO BE PRESERVED SHALL BE PROTECTED BY SILT FENCING LOCATED AT THE DRIP LINE.

NOTE:
A All dimensions are in millimetres or metres unless otherwise shown.

ALL DISTURBED AREAS SHALL BE RE-VEGITATED IMMEDIATELY FOLLOWING COMPLETION OF CONSTRUCTION SO THAT A PERMANENT VEGITATION COVER IS ESTABLISHED.
THE CONTRACTOR SHALL KEEP PUBLIC ROADWAYS FREE OF DEBRIS DURING THE CONSTRUCTION PERIOD. ANY MATERIAL TRACKED FROM THE SITE SHALL BE PROMPTLY REMOVED FROM THE ROADWAY AT THE CONTRACTORS EXPENSE.
ALL STOCKPILED MATERIAL SHALL BE ENCLOSED WITH SILT FENCE ON THE DOWNGRADIENT SIDE.
NO SOIL DISTURBANCE RELATED TO THE CONSTRUCTION OF SHALL OCCUR OUTSIDE OF THE AREA SO DESIGNATED ON THE SITE PLAN. NO STORAGE OF CONSTRUCTION MATERIALS SHALL OCCUR OUTSIDE THIS DESIGNATED AREA. ALL CONSTRUCTION ACCESS SHALL BE VIA THE EXISTING AND PROPOSED EXTENSION TO THE LANEWAY. NO SEPARATE CONSTRUCTION ACCESS SHALL BE PERMITTED WITHOUT THE APPROVAL OF THE TRCA.
ALL GRASSED EMBANKMENTS SHALL HAVE A MAXIMUM SLOPE OF 3:1.

### SITE ANALYSIS

SITE AREA = 6248.03M2 (28,066.52 FT2)

BLOCK "A" BUILDING ( 4 UNITS )

GROUND FLOOR AREA = 322.83M2 (3476.03 FT2 )
SECOND FLOOR AREA = 322.83M2 (3476.03 FT2 )
GARAGE AREAS = 73.66M2 (792.84 FT2)
GROSS FLOOR AREA = 573.01M2 (6157.27 FT2 )
FRONT PORCH AREA = 18.64M2 (200.65 FT2)
REAR PORCH AREA = 8.45M2 (101.18 FT2 )
BUILDING AREA INCL. PORCHES = 350.87M2 (3776.86 FT)
BLOCK A LOT COVERAGE = 14.22%
BUILDING HEIGHT = 9.21M (30.22 FT)

BLOCK "B" BUILDING ( 5 UNITS )

GROUND FLOOR AREAS = 427.82M2 (4605.81 FT2 )
SECOND FLOOR AREA = 427.82M2 (4605.81 FT2 )
GARAGE AREAS = 92.62M2 (996.89 FT2)
GROSS FLOOR AREA = 763.70M2 (8220.67 FT2 )
FRONT PORCH AREA = 30.70M2 (327.50 FT2)
REAR PORCH AREA = 11.75M2 (126.48 FT2 )
BUILDING AREA INCL. PORCHES = 570.39M2 (6140.17 FT)
BLOCK B LOT COVERAGE = 18.42%
BUILDING HEIGHT = 9.21M (30.22 FT)

BLOCK "A" & "B" COMBINED BUILDINGS ( 9 UNITS )

GROUND FLOOR AREAS = 750.71M2 (8080.84 FT2 )
SECOND FLOOR AREAS = 750.71M2 (8080.84 FT2 )
GARAGE AREAS = 165.71M2 (1783.75 FT2)
GROSS FLOOR AREA = 1335.71M2 (14377.83 FT2 )
FRONT PORCH AREA = 49.34M2 (525.50 FT2)
REAR PORCH AREA = 21.19M2 (227.66 FT2 )
BUILDING AREA INCL. PORCHES = 920.25M2 (9837.03 FT)
BLOCK A & B LOT COVERAGE = 33.64%
BUILDING HEIGHT = 9.21M (30.22 FT)

| PARKING ANALYSIS | REQUIRED | PROVIDED |
|---|---|---|
| 9 TOWNHOUSE DWELLINGS ON PRIVATE STREET X 2 | 18 SPACES | 18 SPACES |
| VISITOR SPACES 9 UNITS X 0.25 | 2.25 SPACES | 3 SPACES |
| (WITH ONE BARRIER FREE SPACE TYPE 'A' 3.40m) | | |

## 3 PD1 SITE STATS

SCALE:

### GENERAL SITE INFORMATION

-- REFER TO ALL APPLICABLE, SITE SERVICING, STORM WATER MANAGEMENT, GRADING / DRAINAGE & LANDSCAPING PLANS & SPECIFICATIONS FOR DETAILED SITE RELATED WORKS AND INFORMATION TO BE SUPPLIED BY OWNER FOR ADDITIONAL, DETAILED SITE RELATED WORKS AND INFORMATION.

-- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION AND CONNECTION FEES AND PERMITS REQUIRED FOR BUILDING SERVICES, INCLUDING ENTRANCES, HYDRO, TELEPHONE, ETC. AS WELL AS THE INSTALLATION OF SUCH BUILDING SERVICES.

-- ALL ENTRANCE AND EXIT RAMPS ACROSS BOULEVARDS SHALL BE PAVED OR OTHERWISE FINISHED TO APPLICABLE MUNICIPAL STANDARDS AND SPECIFICATIONS.

-- WHERE PAVING IS INDICATED, ALL DRIVE AND PARKING SURFACES SHALL BE PAVED WITH 150mm HOT MIXED, HOT LAID, ASPHALT (50mm HL3) & (75mm HL8) ON MINIMUM 150mm GRANULAR 'A' & 300mm GRANULAR 'B'.

-- ALL FILL & CRUSHER RUN LIMESTONE MATERIAL FOR DRIVES, PARKING AREAS, AND SIDEWALKS SHALL BE COMPACTED TO 100% S.P.M.D.D. ( MIN. 8" CRUSHER RUN LIMESTONE )

-- UNLESS OTHERWISE AGREED TO IN WRITING, THE OWNER ASSUMES RESPONSIBILITY FOR THE SUITABILITY OF ALL SOIL CONDITIONS. ALL DESIGNS HAVE BEEN BASED ON THE EXISTING UNDISTURBED SOIL HAVING AN ALLOWABLE BEARING CAPACITY OF 4000 P.S.F.

-- ALL UTILITIES WHICH OBSTRUCT ENTRANCES SHALL BE RELOCATED AS REQUIRED TO APPLICABLE AUTHORITIES SPECIFICATIONS.

-- ALL SITE WORKS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH TOWN OR R-S STANDARDS, SPECIFICATIONS, AND DETAILS WHICH SHALL BE DEEMED TO FORM PART OF THIS SITE PLAN.

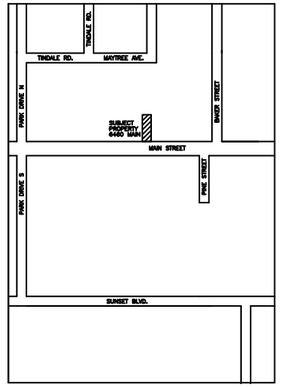
-- ALL SURFACE DRAINAGE SHALL BE CONFINED WITHIN THE BOUNDARIES OF THE OWNER'S PROPERTY EXCEPT AS SPECIFICALLY INDICATED ON THE APPLICABLE GRADING / DRAINAGE PLANS.

-- EXISTING GRADING & DRAINAGE PATTERNS SHALL NOT BE ALTERED OR DISTURBED IN ANY WAY EXCEPT AS SHOWN ON THE APPLICABLE GRADING / DRAINAGE PLANS.

MINIMUM SLOPES FOR GRASSED AREAS 1.0%.
MINIMUM SLOPES FOR PAVED OR SURFACED AREAS 1.0% (EXCEPT AS SHOWN OTHER WISE.)

## 5 PD1 GENERAL INFO.

SCALE:




## 5 PD1 KEY PLAN

SCALE:

### SITE PLAN

LOT NO. 30 & PART OF LOT 31,
REGISTERED PLAN NO. 230
( 6460 MAIN STREET )
TOWN OF WHITCHURCH–STOUFFVILLE
REGIONAL MUNICIPALITY OF YORK

GENERAL SITE INFORMATION

THE INFORMATION FOR THIS SITE PLAN HAS BEEN OBTAINED FROM A COPY OF SURVEY PREPARED BY LLOYD & PURCELL LTD., DATED MAY, 1, 2017.

THE INFORMATION SHOWN HEREON, INCLUDING GRADES SHALL NOT BE USED FOR ANY LEGAL / ZONING / OR CONSTRUCTION PURPOSE WITHOUT CONFIRMING THE ACCURACY THEREOF BY REFERENCE TO THE APPLICABLE SURVEY

### ZONING

CURRENT ZONING

"RESIDENTIAL" "R2" PER TOWN OF WHITCHURCH–STOUFFVILLE ZONING BY–LAW NO 2010–001–ZO

PROPOSED ZONING

REFER TO DRAFT ZONING BY-LAW AMENDMENT OF 3RD SUBMISSION

## 6 PD1 SITE INFO.

SCALE: N.T.S.

**File W1–230–30,31**

| NUMBER | REVISIONS | DATE |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| REV. NO. 6 | TOP ELEVATION OF ACOUSTIC FENCE | SEP.30.2026 |
| REV. NO. 5 | AS PER TOWNS PEER REVIEW COMMENTS JUN 13 24 | AUG.10.2026 |
| REV. NO. 4 | AS PER TOWNS PEER REVIEW COMMENTS JUN 13 24 | FEB.04.2026 |
| REV. NO. 3 | AS PER TOWNS PEER REVIEW COMMENTS MAR 2021 | NOV.01.2021 |
| REV. NO. 2 | DRIVEWAY ACCES & CURB CUT | FEB.04.2019 |
| REV. NO. 1 | DRIVEWAY ACCES & CURB CUT | JN.25.2018 |

# SITE PLAN
6460 MAIN STREET
ZBA 20.009 SPA 20.019

| | | | |
|---|---|---|---|
| DRAWN BY | BA | DATE | NOV 17, 2017 |
| CHECKED BY | BA | DATE | – |
| SCALE | SEE PLANS | DWG. NO. | PD1 |
| FILE NO. | | | |


Arrowsmith AND ASSOCIATES
ARCHITECTURE & DEVELOPMENT
642 (905) 1719
STOUFFVILLE ONTARIO
ALCORN & ASSOCIATES LIMITED
LAND PLANNING AND DEVELOPMENT CONSULTANTS
12 GREENVALLEY CIRCLE RR3 STOUFFVILLE ONTARIO L4A 2L4 Tel: (905)–640–0021


2426009 ONTARIO LTD.

TOWNHOUSE DEVELOPMENT

6460 MAIN STREET
TOWN OF WHITCHURCH–STOUFFVILLE

**NOTES**

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY ERRORS TO ARROWSMITH & ASSOCIATES PRIOR TO PROCEEDING WITH CONSTRUCTION.

DO NOT SCALE DRAWINGS

ALL CONSTRUCTION SHALL BE CARRIED OUT IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE ONTARIO BUILDING CODE.

THESE DRAWINGS ARE THE PROPERTY OF ARROWSMITH & ASSOCIATES AND SHALL NOT BE USED, COPIED, OR REPRODUCED WITHOUT THE EXPRESS WRITTEN CONSENT OF ARROWSMITH & ASSOCIATES.

THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS COUNTER SIGNED BY B. ARROWSMITH FOR ARROWSMITH & ASSOCIATES

The undersigned has reviewed and takes responsibility for this 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 the building Code

| | | |
|---|---|---|
| BRUCE ARROWSMITH | | 21042 |
| Name | Signature | BCIN |

REGISTRATION INFORMATION
Required unless design is exempt under 2.17.4.1 of the building code

| | |
|---|---|
| ARROWSMITH & ASSOCIATES | 27429 |
| FIRM NAME | BCIN |