

ZONING STATISTICS			
Provision	Provided	Required	
Min. Lot Area	10,150 m <sup>2</sup>	N/A	8,000m <sup>2</sup>
Min. Lot Frontage	100.1m	N/A	75m
Minimum Setbacks			
Front Yard(English St.)	3.8m	29.5m	7.5m
Rear Yard(Scotch St.)	4.5m	1.5m	15m
Ext. Side(Daniel St.)	4.5m	48.0m	6.0m
Ext. Side ( Main St.)	30m	7.5m	6.0m
Max. Lot Coverage	27.3%	N/A	30%
Max. Building Height	12.4m	4 Storey or 14.2m	11.0m
Parking	123 spaces	81 spaces 1.5/unit	81 spaces 1.5/unit

UNIT STATISTICS			
Unit Type	GFA	No.	Total GFA
Phase 1			
TH-1	1513 sq.ft.	15	22,695 sq.ft.
TH-2	1511 sq.ft.	15	22,665 sq.ft.
TH-3	1625 sq.ft.	4	6,500 sq.ft.
TH-4	1669 sq.ft.	4	6,676 sq.ft.
TH-5	1672 sq.ft.	8	13,376 sq.ft.
TH-6	1717 sq.ft.	8	13,736 sq.ft.
		54	85,648 sq.ft.
Phase 2			
TH-7	1816 sq.ft.	16	29,056 sq.ft.

OBC DATA MATRIX:			OBC REFERENCE
ITEM	ONTARIO'S 2012 BUILDING CODE DATA MATRIX PART 9		
1	PROJECT DESCRIPTION: <input checked="" type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> DEMOLISH RESIDENTIAL CONDOMINIUM DEVELOPMENT <input type="checkbox"/> ALTERATION <input type="checkbox"/> CHANGE OF USE		<input checked="" type="checkbox"/> PART 9 - 1.1.2. [A] & 9.10.1.3.
2	MAJOR OCCUPANCY(S) GROUP C		9.10.2.
3	BUILDING AREA (SQ.M.) EXISTING N/A NEW: 7921m <sup>2</sup> TOTAL: 7921m <sup>2</sup>		1.4.1.2. [A]
4	GROSS AREA (SQ.M.) EXISTING N/A NEW TOTAL		1.4.1.2. [A]
5	NUMBER OF STOREYS ABOVE GRADE- 3 BELOW GRADE- 0		1.4.1.2. [A] & 9.10.4.
6	NUMBER OF STREETS/FIRE FIGHTER ACCESS- 6		9.10.20.
7	BUILDING CLASSIFICATION GROUP C - RESIDENTIAL		9.10.2.
8	SPRINKLER SYSTEM PROPOSED <input type="checkbox"/> ENTIRE BUILDING <input type="checkbox"/> SELECTED COMPARTMENTS <input type="checkbox"/> SELECTED FLOOR AREAS <input type="checkbox"/> BASEMENT <input type="checkbox"/> IN LIEU OF ROOF RATING <input checked="" type="checkbox"/> NOT REQUIRED		3.2.2.47. 9.10.8. INDEX
9	STANDPIPE REQUIRED <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		N/A
10	FIRE ALARM REQUIRED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> PROVIDED		9.10.18.
11	WATER SERVICE/SUPPLY IS ADEQUATE <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		N/A
12	HIGH BUILDING <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		N/A
13	CONSTRUCTION RESTRICTIONS <input checked="" type="checkbox"/> COMBUSTIBLE PERMITTED <input type="checkbox"/> NON-COMBUSTIBLE REQUIRED <input type="checkbox"/> BOTH		9.10.6.
14	ACTUAL CONSTRUCTION <input checked="" type="checkbox"/> COMBUSTIBLE <input type="checkbox"/> NON-COMBUSTIBLE <input type="checkbox"/> BOTH		
15	MEZZANINE(S) AREA SQ.M. <input checked="" type="checkbox"/> NONE		9.10.4.1.
16	OCCUPANT LOAD BASED ON <input type="checkbox"/> SQ.M./PERSON <input checked="" type="checkbox"/> DESIGN OF BUILDING		9.9.1.3.
17	2 PERSONS PER SLEEPING ROOM @ SLEEPING ROOMS = 120 PERSONS		
18	BARRIER FREE DESIGN <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (EXPLAIN) AS PER OBC 9.5.2.1.(2)		9.5.2.
19	HAZARDOUS SUBSTANCES <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		9.10.1.3.(4)
20	REQUIRED FIRE RESISTANCE RATING (FRR)	HORIZONTAL ASSEMBLIES	LISTED DESIGN NO. OR DESCRIPTION (SB-2/SB-3)
	FLOORS	TBD	9.10.8.
	ROOF	TBD	9.10.9.
	MEZZANINE	N/A	3.3.4.2.
			3.2.2.47.
21	FRR OF SUPPORTING MEMBERS	LISTED DESIGN NO. OR DESCRIPTION (SG-2)	
	FLOORS	TBD	
	ROOF	TBD	
	MEZZANINE	N/A	
22	SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS REFER TO CHART ON BUILDING ELEVATION		9.10.14.



CONCEPTUAL TYPICAL ELEVATION



CONCEPTUAL TYPICAL ELEVATION (DANIEL STREET)

THESE DRAWINGS ARE NOT TO BE SCALED.  
ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO SRN ARCHITECTS INC.

PROJECT CONSULTANTS:

**SITE STATISTICS PHASE 1**  
 SITE AREA- 1.014 Ha (2.5 Ac)  
 54 STACKED UNITS  
 16 REAR-LOADED TOWNS  
 TOTAL GFA- 114,322 sq.ft.  
 TOTAL GFA- 114,322 sq.ft.  
 19 VISITOR SPACES

ISSUED OR REVISION COMMENTS			
NO.	DESCRIPTION	DATE	DWN/CHK.

**RN DESIGN** WWW.RNDESIGN.COM  
 T:905-738-3177  
 WWW.THEPLUSGROUP.CA

CLIENT  
 KENSINGTON SQUARE DEVELOPMENTS

PROJECT/LOCATION  
 185 MAIN STREET, ERIN, ONTARIO

DRAWING  
 CONCEPTUAL ELEVATIONS

DATE 18 OCT 2019	SCALE 1:400
DRAWN BY BM	CHECKED BY
PROJECT NUMBER 18010	DRAWING NUMBER



### ZONING STATISTICS

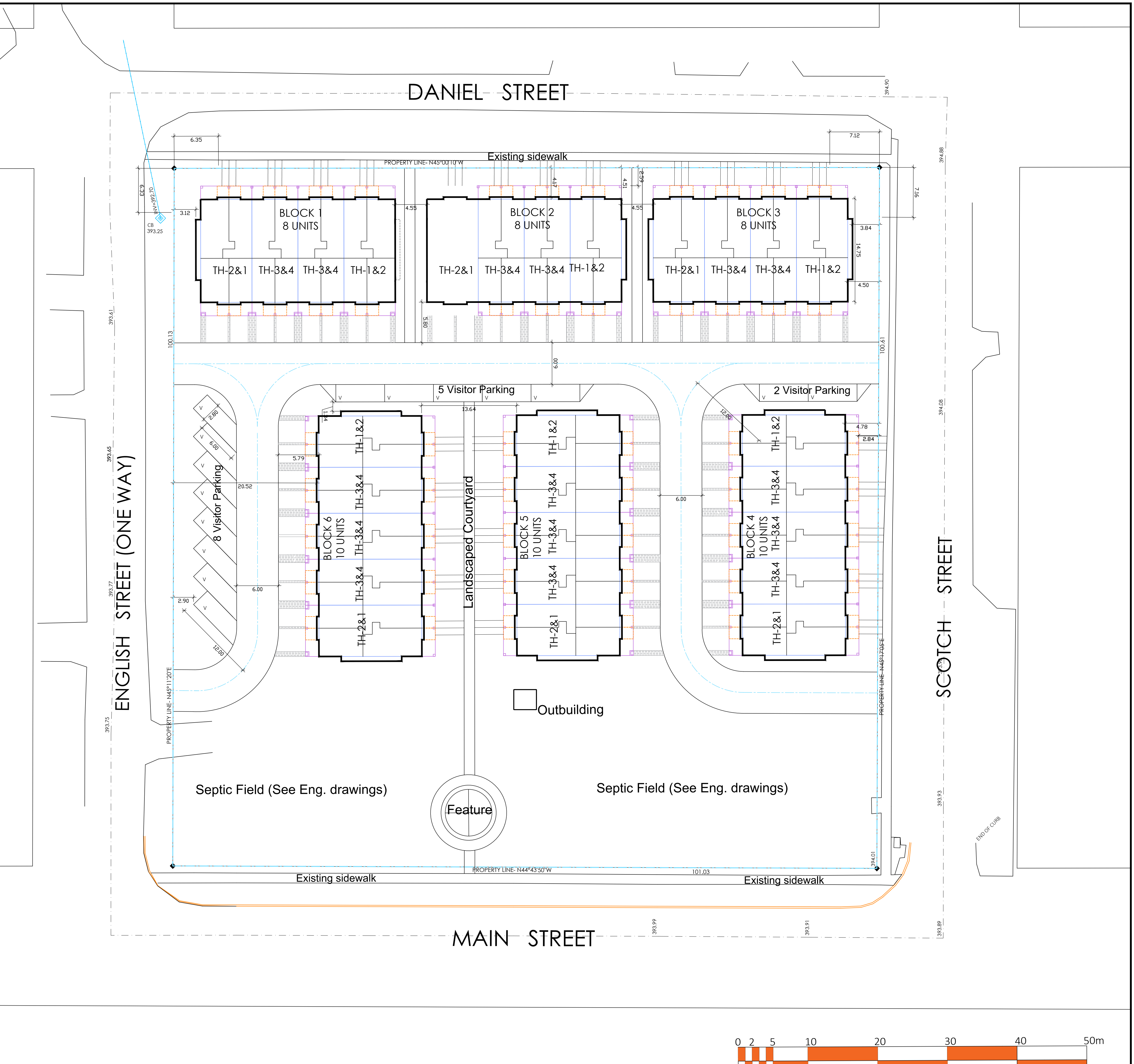
Provision	Provided	Required	
		MV-3	R4
Min. Lot Area	10,150 m <sup>2</sup>	N/A	8,000m <sup>2</sup>
Min. Lot Frontage	100.1m	N/A	75m
Minimun Setbacks			
Front Yard(English St.)	3.8m	29.5m	7.5m
Rear Yard(Scotch St.)	4.5m	1.5m	15m
Ext. Side(Daniel St.)	4.5m	48.0m	6.0m
Ext. Side ( Main St.)	30m	7.5m	6.0m
Max. Lot Coverage	27.3%	N/A	30%
Max. Building Height	12.4m	4 Storey or 14.2m	11.0m
Parking	123 spaces	81 spaces 1.5/unit	81 spaces 1.5/unit

### UNIT STATISTICS

Unit Type	GFA	No.	Total GFA
Phase 1			
TH-1	1513 sq.ft.	15	22,695 sq.ft.
TH-2	1511 sq.ft.	15	22,665 sq.ft.
TH-3	1625 sq.ft.	4	6,500 sq.ft.
TH-4	1669 sq.ft.	4	6,676 sq.ft.
TH-5	1672 sq.ft.	8	13,376 sq.ft.
TH-6	1717 sq.ft.	8	13,736 sq.ft.
		54	85,648 sq.ft.
Phase 2			
TH-7	1816 sq.ft.	16	29,056 sq.ft.

### OBC DATA MATRIX:

ITEM	ONTARIO'S 2012 BUILDING CODE DATA MATRIX PART 9	OBC REFERENCE
1	PROJECT DESCRIPTION: <input checked="" type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> DEMOLISH RESIDENTIAL CONDOMINIUM DEVELOPMENT <input type="checkbox"/> ALTERATION <input type="checkbox"/> CHANGE OF USE	<input checked="" type="checkbox"/> PART 9 - 1.1.2 (A) & 9.10.1.3
2	MAJOR OCCUPANCY(S) GROUP C	9.10.2
3	BUILDING AREA (SQ.M.) EXISTING N/A NEW-7921m <sup>2</sup> TOTAL-7921m <sup>2</sup>	1.4.1.2 (A)
4	GROSS AREA (SQ.M.) EXISTING N/A NEW TOTAL	1.4.1.2 (A)
5	NUMBER OF STOREYS ABOVE GRADE-3 BELOW GRADE-0	1.4.1.2 (A) & 9.10.4
6	NUMBER OF STREETS/FIRE FIGHTER ACCESS-6	9.10.20.
7	BUILDING CLASSIFICATION GROUP C - RESIDENTIAL	9.10.2
8	SPRINKLER SYSTEM PROPOSED: <input type="checkbox"/> ENTIRE BUILDING <input type="checkbox"/> SELECTED COMPARTMENTS <input type="checkbox"/> SELECTED FLOOR AREAS <input type="checkbox"/> BASEMENT <input type="checkbox"/> IN LIEU OF ROOF RATING <input checked="" type="checkbox"/> NOT REQUIRED	3.2.2.47. 9.10.8. INDEX
9	STANDPIPE REQUIRED <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	N/A
10	FIRE ALARM REQUIRED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> PROVIDED	9.10.18.
11	WATER SERVICE/SUPPLY IS ADEQUATE <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	N/A
12	HIGH BUILDING <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	N/A
13	CONSTRUCTION RESTRICTIONS <input checked="" type="checkbox"/> COMBUSTIBLE PERMITTED <input type="checkbox"/> NON-COMBUSTIBLE REQUIRED <input type="checkbox"/> BOTH	9.10.6.
14	ACTUAL CONSTRUCTION <input checked="" type="checkbox"/> COMBUSTIBLE <input type="checkbox"/> NON-COMBUSTIBLE <input type="checkbox"/> BOTH	
14	MEZZANINE(S) AREA SQ.M. <input checked="" type="checkbox"/> NONE	9.10.4.1.
15	OCCUPANT LOAD BASED ON <input type="checkbox"/> SQ.M./PERSON <input checked="" type="checkbox"/> DESIGN OF BUILDING <input type="checkbox"/> 2 PERSONS PER SLEEPING ROOM @ 120 PERSONS	9.9.1.3.
16	BARRIER FREE DESIGN <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (EXPLAIN) AS PER OBC 9.5.2.1.(2)	9.5.2.
17	HAZARDOUS SUBSTANCES <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	9.10.1.3 (4)
18	REQUIRED FIRE RESISTANCE RATING (FRR)	9.10.8. 9.10.9. 3.3.4.2. 3.2.2.47.
	HORIZONTAL ASSEMBLIES (FRR (HOURS))	LISTED DESIGN NO. OR DESCRIPTION (SB-2/SB-3)
	FLOORS TBD	
	ROOF TBD	
	MEZZANINE N/A	
	FRR OF SUPPORTING MEMBERS	LISTED DESIGN NO. OR DESCRIPTION (SG-2)
	FLOORS TBD	
	ROOF TBD	
	MEZZANINE N/A	
19	SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS REFER TO CHART ON BUILDING ELEVATION	9.10.14.



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PROJECT CONSULTANTS:

**SITE STATISTICS**  
**PHASE 1**  
 SITE AREA- 1,014 Ha (2.5 Ac)  
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 16 REAR-LOADED TOWNS  
 TOTAL GFA- 114,322 sq.ft.  
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 19 VISITOR SPACES

ISSUED OR REVISION COMMENTS

NO.	DESCRIPTION	DATE	DWN	CHK

CLIENT

KENSINGTON SQUARE DEVELOPMENTS

PROJECT/LOCATION

185 MAIN STREET, ERIN, ONTARIO

DRAWING

SITE PLAN

DATE	SCALE
18 OCT 2019	1:400
DRAWN BY	CHECKED BY
BM	
PROJECT NUMBER	DRAWING NUMBER
18010	

**ZONING STATISTICS**

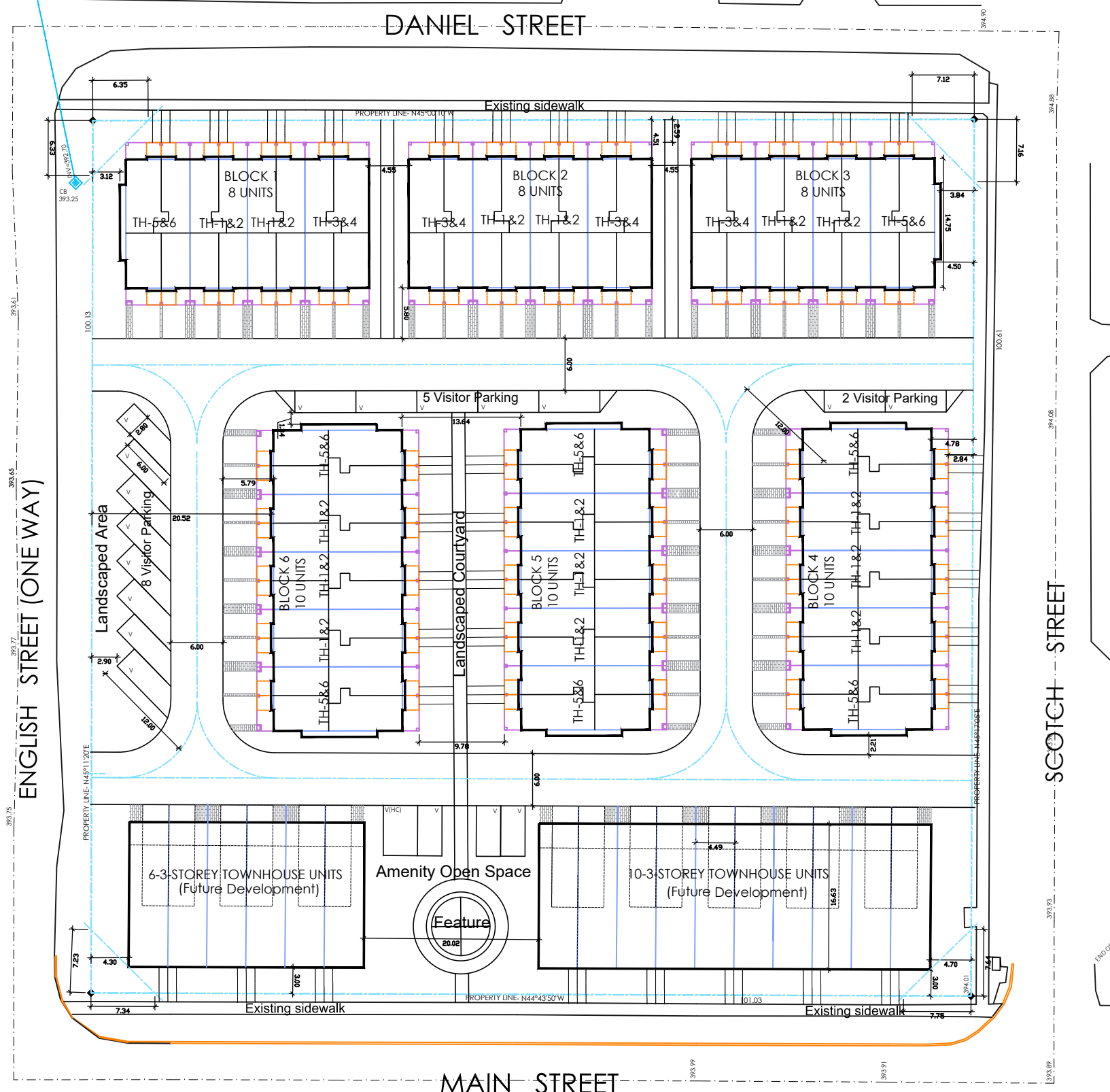
Provision	Provided	Required	
		MV-3	R4
Min. Lot Area	10,150 m2	N/A	8,000m2
Min. Lot Frontage	100.1m	N/A	75m
Minimum Setbacks			
Front Yard(English St.)	3.8m	29.5m	7.5m
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Max. Building Height	12.4m	4 Storey or 14.2m	11.0m
Parking	123 spaces	81 spaces 1.5/unit	81 spaces 1.5/unit

**UNIT STATISTICS**

Unit Type	GFA	No.	Total GFA
<b>Phase 1</b>			
TH-1	1513 sq.ft.	15	22,695 sq.ft.
TH-2	1511 sq.ft.	15	22,665 sq.ft.
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		54	85,648 sq.ft.
<b>Phase 2</b>			
TH-7	1816 sq.ft.	16	29,056 sq.ft.

**OBC DATA MATRIX:**

ITEM	ONTARIO'S 2012 BUILDING CODE DATA MATRIX PART 9	OBC REFERENCE
1	PROJECT DESCRIPTION: RESIDENTIAL CONDOMINIUM DEVELOPMENT <input checked="" type="checkbox"/> NEW <input type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input type="checkbox"/> DEMOLISH <input type="checkbox"/> CHANGE OF USE	PART 9 - 1.1.2, [A] & 9.10.1.3
2	MAJOR OCCUPANCY(S) GROUP C	9.10.2
3	BUILDING AREA (SQ.M.) EXISTING: N/A NEW: 7921m2 TOTAL: 7921m2	1.4.1.2, [A]
4	GROSS AREA (SQ.M.) EXISTING: N/A NEW: TOTAL:	1.4.1.2, [A]
5	NUMBER OF STOREYS ABOVE GRADE: 3 BELOW GRADE: 0	1.4.1.2, [A] & 9.10.4
6	NUMBER OF STOREYS/FIRE FIGHTER ACCESS: 6	9.10.20
7	BUILDING CLASSIFICATION GROUP C - RESIDENTIAL	9.10.2
8	SPRINKLER SYSTEM PROPOSED <input type="checkbox"/> ENTIRE BUILDING <input type="checkbox"/> SELECTED COMPARTMENTS <input type="checkbox"/> SELECTED FLOOR AREAS <input type="checkbox"/> BASEMENT <input type="checkbox"/> IN LIEU OF ROOF RATING <input checked="" type="checkbox"/> NOT REQUIRED	3.2.2.47, 9.10.8, INDEX
9	STANDPIPE REQUIRED <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	N/A
10	FIRE ALARM REQUIRED <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> PROVIDED	9.10.18
11	WATER SERVICE/SUPPLY IS ADEQUATE <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	N/A
12	HIGH BUILDING <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	N/A
13	CONSTRUCTION RESTRICTIONS <input checked="" type="checkbox"/> COMBUSTIBLE PERMITTED <input type="checkbox"/> NON-COMBUSTIBLE REQUIRED <input type="checkbox"/> BOTH <input checked="" type="checkbox"/> COMBUSTIBLE <input type="checkbox"/> NON-COMBUSTIBLE <input type="checkbox"/> BOTH	9.10.6
14	MEZZANINE(S) AREA SQ.M. <input checked="" type="checkbox"/> NONE	9.10.4.1
15	OCCUPANT LOAD BASED ON <input type="checkbox"/> SQ.M./PERSON <input checked="" type="checkbox"/> DESIGN OF BUILDING 2 PERSONS PER SLEEPING ROOM @ SLEEPING ROOMS + 120 PERSONS	9.9.1.3
16	BARRIER FREE DESIGN <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (EXPLAIN) AS PER OBC 9.5.2.1 (2)	9.5.2
17	HAZARDOUS SUBSTANCES <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	9.10.1.3(4)
18	REQUIRED FIRE RESISTANCE RATING (FRR) FLOORS: TBD ROOF: TBD MEZZANINE: N/A FRR OF SUPPORTING MEMBERS: FLOORS: TBD ROOF: TBD MEZZANINE: N/A	9.10.8, 9.10.9, 3.3.4.2, 3.2.2.47
19	SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS REFER TO CHART ON BUILDING ELEVATION	9.10.14



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PROJECT CONSULTANTS:

**SITE STATISTICS**  
 PHASE 1 and 2  
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 TOTAL GFA- 114,322 sq.ft.  
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**ISSUED OR REVISION COMMENTS**

NO.	DESCRIPTION	DATE	DWN	CHK

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CLIENT  
 KENSINGTON SQUARE DEVELOPMENTS

PROJECT LOCATION  
 185 MAIN STREET, ERIN, ONTARIO

DRAWING  
 SITE PLAN

DATE 18 OCT 2019	SCALE 1:400
DRAWN BY BM	CHECKED BY
PROJECT NUMBER 18010	DRAWING NUMBER