	-USE DEVELOPMENT - 12563&1 ntario	2599 HWY 50					6.2A Required Residential		ratio	units x 428			Par
t St	atistics			_			Required Residential Proposed Visitor/Commercials Commercial		0.85 0.20 1 spac	x 428 x 428 :e/20 m2 (NFA)			
	2021 Site Area					Project No. S20023	Total Proposed Demand for B2			7			
2				Hectare	acres sq.m		6.2B E2 Proposed Parking Supply Level 1 (Commercial & Visitors Parl		27	A-Access 0	B-Access 0		Pa
	Survey Site Area Potential HWY 50 Road Widening  Fotal Site Area			3.61 0.09 <b>3.52</b>	8.92 36,091.0 0.22 904.0 8.69 35,187.0	0 9,731	Level P1 Level P2	158 160		3 0	3 0		
-	GFA_			3.32	0.03 03,107.0	0 370,730	Level P3  Total Proposed Supply for B2	0	0	0	0		
	excludes storage, parking, stairwell, elevator, trash cl	ute, trash room, storage for mecha	anical & electrical equi	ipments)			6.3A B3 Proposed Parking Demand		ratio	units			Pa
	Commercial GFA  B1 Level 1		sq.m. 144.00		sq.m 1,144.0		Required Residential Proposed Visitor/Commercials Commercial		0.85 0.20 1 spac	x 413 x 413 :e/20 m2 (NFA)			
	B2 Level 1 B3 Level 1	1 x	748.00 507.00		748.0 507.0	0 8,051 0 5,457	Total Proposed Demand for B3		Тэри	SOZOTIIZ (NI A)			
	B4 Level 1 B5 Level 1 Total GFA	1 x 1 x	0.00 780.00		0.00 780.00	0 8,396	6.3B B3 Proposed Parking Supply	Reside		A-Access	B-Access		Pai
E	Building 1 Residential GFA				3,179.00	0 34,218	Level 1 (Commercial & Visitors Parl Level P1 Level P2	king) 0 215 223		0 3 0	0 3 0		
0	Level 1	1 x <b>1</b> ,	sq.m. 206.00		sq. <i>m</i> 1,206.0	0 12,981	Level P3  Total Proposed Supply for B3	22		0	0		
	Level 2 Levels 3 to 4 Levels 5 to 7	2 x <b>3</b> ,	,862.11 ,000.00 ,693.22		2,862.1 6,000.0 8,079.6	0 64,583	B4 Proposed Parking Demand						
	Levels 8 to 9 Levels 10 to 12	2 x 1,	,893.22 ,708.22		3,786.44 5,124.6	4 40,757	6.4A  Required Residential  Proposed Visitor/Commercials		ratio 0.85 0.20	units x 611 x 611			Pai
_	Levels 13 to 30 Levels 31 to 32		700.00 590.00		12,600.0 1,180.0	0 12,701	Commercial  Total Proposed Demand for B4			e/20 m2 (NFA)			
	Total GFA  Building 2 Residential GFA				40,838.8	7 439,584	B4 Proposed Parking Supply	Reside	ntial Visitor	0.00000	G 4		
Ī	Level 1	1 x <b>1</b> ,	<i>sq.m.</i> 303.00		<i>sq.m</i> 1,303.0	0 14,025	6.4B Level 1 (Commercial & Visitors Parl Level P1		7	A-Access 0 3	B-Access 0 3		Pai
	Level 2 Levels 3 to 4	2 x <b>2</b> ,	,309.57 ,450.57 ,981.36		2,309.5 4,901.14 9,906.8	4 52,755	Level P2 Level P3	202 198	0	0 0	0		
	Levels 5 to 9 Levels 10 to 12 Levels 13 to 24	3 x 1,	,981.36 ,531.36 ,700.00		9,906.8 4,594.0 8,400.0	8 49,450 0 90,417	Total Proposed Supply for B4						
į	Levels 25 to 26  Total GFA		590.00		1,180.0 32,594.5	0 12,701							
Ē	Building 3 Residential GFA	floors	sq.m.		sq.m	. sq.ft.	B5 Proposed Parking Demand		µ=£2-	¥ -			
	Level 1 Level 2	1 x 1, 1 x 2,	,643.70 ,430.05		1,643.70 2,430.00	0 17,693 5 26,157	6.5A  Required Residential  Proposed Visitor/Commercials		ratio 0.85 0.20	<i>units</i> x 258 x 258			Pai
	Levels 3 to 4 Levels 5 to 9	2 x 2, 5 x 2,	.587.05 .225.56		5,174.10 11,127.80	0 55,694 0 119,779	Commercial  Total Proposed Demand for B5		1 spac	e/20 m2 (NFA)			
	Levels 10 to 12 Levels 13 to 20 Levels 21 to 22	8 x	,650.56 700.00 590.00		4,951.6i 5,600.0i 1,180.0i	0 60,278	B5 Proposed Parking Supply	02	ntial Uie¥e-	Δ Λοςς	R-Acces		D-
	Total GFA	2 X			32,107.3		6.5B Level 1 (Commercial & Visitors Parl Level P1	Reside king) 0 166	25	A-Access 2 2	B-Access 2 2		Pa
Ē	Building 4 Residential GFA	floors	sq.m.		sq.m	sq.ft.	Level P2 Level P3	168 0		0	0		
	Level 1 Level 2 Levels 3 to 4	1 x <b>2</b> ,	623.15 ,809.00 ,066.00		2,623.19 2,809.00 6,132.00	0 30,236	Total Proposed Supply for B5  Total Proposed Parking Supply for	the Development					
	Levels 5 to 12 Levels 13 to 18	8 x <b>2</b> , 6 x <b>1</b> ,	,984.09 ,400.00		23,872.73 8,400.00	2 256,964 0 90,417	6.6 Required Residential	me peseiohuigir	ratio 0.85	<i>units</i> x 2,229			Pai
	Levels 19 to 20 Level 21	2 x <b>1</b> , 1 x	,290.00 700.00		2,580.0 700.0	0 27,771 0 7,535	Proposed Visitor/Commercials Commercial		0.20	x 2,229 x 2,229 e/20 m2 (NFA)			
	Levels 22 to 23  Total GFA	2 x	590.00		1,180.0 <b>48,296.8</b>		Total Development Required Supp	у					
Ē	Building 5 Residential GFA		sq.m.		sq.m		6.7 Net Parking Spaces Provided Level 1 (Commercial & Visitors Park	Reside king) 0	ntial Visitor 97	A-Access 5	B-Access 4		Pai
-	Level 1 Level 2	1 x <b>1</b> ,	776.26 713.97		776.20 1,713.9	7 18,449	Level P1 Level P2	994 1,01	0	13 0	14 0		
	Levels 3 to 5 Levels 6 to 7 Levels 8 to 9	2 x <b>1</b> ,	,831.76 ,648.76 ,183.76		5,495.26 3,297.5 2,367.5	2 35,494	Level P3 Total Net Parking Spaces	446 2,45	0	0 18	0 18		
	Levels 10 to 16 Levels 17 to 18	7 ×	700.00 590.00		4,900.0 1,180.0	0 52,743 0 12,701	Parking Supply - Proposed Deman	d					
	Total GFA	otal GFA ÷	Site Area		19,730.5	5 212,378 FS/	107 S 100						
	17		.091.00 sq.m.			4.90	7.0 <u>Bicycle Parking</u>	Reside	ntial Visitor				D-
-	<u>Jnits Count</u>						Level 1 (short term bicycle parking) Level P1 (long term stacked bicycle	0	52				Pai
1	Proposed Units *15% of suites to be fully accessible) Building 1 units	floors 1	BR 1BR+D	2BR	2BR+D 3BR	TH Units	Total Proposed Bicycle Parking						
	Level 2 Levels 3 to 4	1 x 2 x	1 12 1 12	14 16	4 5 4 5	0 36 0 76	7.0 <u>Lot Coverage</u>				sq.m.	sq.ft.	
	Levels 5 to 7  Levels 8 to 9  Levels 10 to 12	3 x 2 x 3 x	4 17 2 12 1 10	7 7 7	4 3 3 1 3 1	0 105 0 50 0 66	Proposed Building Coverage Proposed Inner Roads				15,080.00 7,480.00	162,320 80,514	
_	Levels 14 to 30 Levels 31 to 32	17 x 2 x	1 3 0 2	6 6	0 0	0 170 0 16	Landscape Coverage Site Area				13,531.00 <b>36,091.00</b>	145,646 388,480	
F	Total Units  Building 2 units	***	39 196 BR 1BR+D	216 2BR	39 29 2BR+D 3BR	0 519 TH <i>Uni</i> ts							
Ŀ	Suilding 2 units  Level 2 Levels 3 to 4		0 3 0 3	2 <b>BR</b> 9 11	7 3 10 5	5 27 0 58							
	Levels 5 to 9 Levels 10 to 12	5 x 3 x	3 16 3 15	8 5	0 2 0 1	0 145 0 72							
-	Levels 14 to 24  Levels 25 to 26  Total Units	11 x 2 x	2 2 0 2 46 160	6 6 164	0 0 0 0 27 26	0 110 0 16 5 <b>428</b>							
			100	104	2. 20	428							
E	Building 3 units Level 2		<b>BR 1BR+D</b> 3 4	<b>2BR</b> 8	2BR+D 3BR 4 4	<b>TH</b> <i>Units</i> 8 31							
	Levels 3 to 4 Levels 5 to 9	2 x 5 x	2 7 3 14	15 10	4 5 1 3	0 66 0 155							
	Levels 10 to 12 Levels 14 to 20 Levels 21 to 22	3 x 7 x 2 x	3 12 1 3 0 2	8 6 6	U 2 0 0	0 75 0 70 0 16							
	Total Units	<b>(</b>	0 2 38 149	166	17 35	8 413							
E	Building 4 units Level 2	1 x	BR 1BR+D 6 6 7 11	2BR 6	2BR+D 3BR 7 0	TH Units 12 37							
	Levels 3 to 4 Levels 5 to 12 Levels 14 to 18	2 x 8 x 5 x	7 11 5 19 2 6	14 11 12	9 0 5 1 0 n	0 82 0 328 0 100							
	Levels 19 to 20 Level 21	2 x 1 x	1 3 1 3	14 6	0 0	0 36 0 10							
	Levels 22 to 23  Total Units	2 x	1 0 75 219	8 232	0 0 65 8	0 18 12 <b>611</b>							
E	Building 5 units Level 2	floors 1	<b>BR 1BR+D</b> 3 10	<b>2BR</b> 6	2BR+D 3BR 0 3	<b>TH</b> <i>Units</i> 0 22							
	Levels 3 to 5 Levels 6 to 7	3 x 2 x	3 10 1 10	8 8	0 3 1 2	0 72 0 44							
	Levels 8 to 9 Levels 10 to 16 Levels 17 to 18	2 x 7 x 2 x	5 1 3 0 1	4 6 8	1 1 0 0	0 32 0 70 0 18							
	Total Units		31 93	112	4 18	0 258							
	Total Units Provided for B1,B2,B3,B4 & B5		229 817 <i>0</i> % 37%	890 <i>40</i> %	152 116 7% 5%	25 <b>2,229</b> 1% 100%							
1	Amenity Area												
F	Proposed Indoor Amenity sq.m.	Total Units 2,229				sq.m. sq.f. 4,458 47,986							
F	Proposed Outdoor Amenity sq.m.	Total Units			Outdoor A	sq.m. sq.f.							
	4	2,229			Outdoor Amenity @ level Amenity @ level 13, 10 & 8								
	Total Proposed Amenity					12,533 134,899							
<u> </u>	√ehicular Parking												
E	81 Proposed Parking Demand		u_k!-	jjik¥e:		Davidin a Consess							
	Required Residential Proposed Visitor/Commercials		ratio 0.85 0.20	<i>units</i> x 519 x 519		Parking Spaces 441 104							
	Commercial  Total Proposed Demand for B1			e/20 m2 (NFA)		57 <b>602</b>							
	Total Froposed Delikild for B1												
Ī	31 Proposed Parking Supply	Posi	idential Visitor	A-Access	B-Access	Parking Spaces							
] [		2	idential Visitor 0 28 259 0	A-Access 2 3	B-Access 2 3	Parking Spaces 28 259 262				ı <b>-</b>	OT:-	ISTICS	<b>S</b> (

	Name of Project	t: MIXED USE DEVELOPMENT	
	Location:	12563 & 12599 HWY 50, BOLTON	N - ONTARIO
	Contain	The Ontario Build	
Item		Data Matri High Rise Reside	
1 Pr	ject Description: MIXEI	D USE DEVELOPMENT	
Ma	jor Occupancy(s):		
2	oup C - Residential occu <sub>l</sub>		
	oup E - Mercantile occup		
	\$ii	ł industriał occupancies (Storage Garaç	1e)
3	bsidiary Occupancy(s)		
		pancies (Amenity Areas)	
	ilding Area (m <sup>2</sup> )		
B1 B2			
4 B3			
B4			
B5			
	oss Area (m²)		
В1	ACCOUNTS OF A STATE OF THE STAT		
_ B2			
5 B3			
В4			
В5			
Do		Above grade	
	mber of Storeys	Above glade	
	mber of Storeys 35	32	
Nu			
Nu B1	35	32	
Nu B1 B2	35 28	32 26	
81 82 6 83 84 85	35 28 24 26 20	32 26 22 23 18	
81 6 83 84 85	35 28 24 26 20 mber of streets/Fire Figh	32 26 22 23 18	
81 6 83 84 85 7 Nu	35 28 24 26 20 mber of streets/Fire Figh	32 26 22 23 18 ster Access	
8 Prince	35 28 24 26 20 mber of streets/Fire Figh Iding Classification: oup C - Residential occup	32 26 22 23 18 ster Access	
81 82 6 83 84 85 7 Nu 8 Gr 8 Gr	35 28 24 26 20 mber of streets/Fire Figh Iding Classification: oup C - Residential occup	32 26 22 23 18 ster Access	10)
8 Gr 6 Gr 7 Nt 8 Gr 6 Gr	35 28 24 26 20 mber of streets/Fire Figh Iding Classification: oup C - Residential occup oup E - Mercantile occup	32 26 22 23 18 Iter Access  pancies ancies I industrial occupancies (Storage Garage	(e)
8 Gr 6 Gr 7 Nt 8 Gr 6 Gr	35 28 24 26 20 mber of streets/Fire Figh Iding Classification: oup C - Residential occup oup E - Mercantile occup oup F3 - Medium hazard	32 26 22 23 18 ster Access  pancies ancies industrial occupancies (Storage Garage	ne)
8 Gr Sc	35 28 24 26 20 mber of streets/Fire Figh Iding Classification: oup C - Residential occup oup E - Mercantile occup oup F3 - Medium hazard	32 26 22 23 18 ster Access  pancies ancies industrial occupancies (Storage Garage)	je) □ selected (
8 Gr Sc	35 28 24 26 20 mber of streets/Fire Figh Iding Classification: oup C - Residential occup oup E - Mercantile occup oup F3 - Medium hazard rinkler System Proposed Requ	32 26 22 23 18 ster Access  pancies ancies industrial occupancies (Storage Garage	
8 Gr Sc	35 28 24 26 20 mber of streets/Fire Figh Iding Classification: oup C - Residential occup oup E - Mercantile occup oup F3 - Medium hazard inkler System Proposed Requ oposed: entire	32 26 22 23 18 ster Access  pancies ancies industrial occupancies (Storage Garage)  uired □ Not Required  b building	□ selected (

Zone Standard

Lot Area (min)

Lot Frontage (min)

Building Area (max)

Exterior Side Yards (min)

Interior Side Yards (min)

Building Heights (max)

Landscaping Area (min)

Driveway Setbacks (min)

Parking and Loading

Building, Apartment

Commercial Uses

Parking Space Size (min)

2015-058)

Loading Space

Parking Space Setback (min)

Barrier Free Parking (Traffic By-law

Main building on driveway side

Main building on other side

Front Yards (min)

Rear Yards (min)

Privacy Yard

Play Facility

OBC Matrix 2 - Site Plan Approval

		12	vvater Service/Supply is Adequate			Yes	3.2.5.7.		
		13	13 High Building Yes						
		14	Construction Restrictions	Non-	combustible required	3.2.2.20 83.			
	1	15	Barrier Free Design	Yes	3.8				
				Horizontal Assemblies FRR (Hours)	Listed Design No. o	r Description (SG-2)			
0	CONTRACTOR AND		Required Fire Resistance Rating (FRR)	Floors	Refer to A8 Schedule				
Seal must be sig.	ned to be valid			Roof					
14				Mezzanine n/a		3.2.2.20 83. & 3.2.1.4.			
14	ОВС	16		FRR of Supporting Members	r Description (SG-2)				
	Reference			Floors	Refer to A8 Schedule				
				Roof	Refer to A8 Schedule	1			
	1.1.2.			Mezzanine n/a	Refer to A8 Schedule				
			Interior Fire Separation Requirements	The second secon		Fire-Resistance Rating	3.3.		
	3.1.2.1.(1)		Eixt stairs shafts			2 hours	3.4.4.1.(1)		
			Elevator shafts			1.5 hours	3.5.3.1.(1)		
			Firefighter's Elevator Shaft			2 hours	3.5.3.1.(1)		
	3.1.2.1.(1)		Garabage Chute Shaft			2* hours	3.6.3.3.(2)		
			Garabage Chute intake room			1 hours	3.6.3.3.(5)		
15,180.3 m²			Electrical Closet			1 hours	3.6.2.1.(5)		
3,324.3 m <sup>2</sup>			Electrical Closet with Life Safety	· Circuits/Equipement		2 hours	, ,		
2,699.5 m <sup>2</sup>	1.4.1.2.		Emergency Generator Room			2 hours	3.2.7.8.(3)		
2,964.7 m <sup>2</sup>	BOARGIUS <del>E</del> US		Central Alarm & Control Facility			2 hours	3.2.7.8.(3)		
4,005.8 m <sup>2</sup>			Garage Level Elevator Lobby V			2 hours	3.2.6		
2,186.0 m <sup>2</sup>			Vertical Service Spaces	consules (Measure 14)		1.5 hours	3.5.3.1.(1)		
176,747 m <sup>2</sup>		17	Residential Public Corridor			1 hours	3.3.1.4.(1)		
41,983 m²			Garage to any other occupancy	(including storage room)		1.5 hours	3.3.5.6.(1)		
33,343 m²	1.4.1.2.		Residential to assembly occupa			1.5 hours	3.1.3.1.(1)		
32,614 m²	1.H.1.4.		Garbage Room	поу		2** hours	3.6.3.3.(9)		
48,297 m²			Service Room - No Fuel Fired E	quipment		1 hours	3.6.2.1.(3)		
20,511 m <sup>2</sup>			Service Room - with Fuel Fired				3.6.2.1.(1)		
			an ex on Have	<u> Lquipment</u>			89 40		
			Storage Locker Room			1.5** hours	3.3.4.3.(2)		
	1.4.1.2. & 3.2.1.1.		Transformer Room			3 hours	3.6.2.8.(1)		
	1.4.1.2. & 3.2.1.1.		Residential Suite-to-Suite			1 hours	3.3.4.2.(1)		
			Janitor Rooms			1 hours	3.3.1.20.(1)		
			Electrical Equipment Vault	Harris A. Perrane and		3 hours	3.6.2.8.(1)		
5	3.2.2.10. & 3.2.5.			discharge room (1 hour otherwise)					
			** Sprinklered						
	3.2.2.42.		Spatial Separation		3.2.3.				
	3.2.2.57.	18	Refer to elevation drawings for spatial sepa						
	3.2.2.73		Construction of Exterior						
	3.2.2.20 - 83		Refer to A8 Schedule						
			Barrier-free Design In a Group C major occupancy apartment building, not less than 10% of all residential suites						
			shall be provided with a barrier-free path of travel from the suite entrance door to,						
	3.2.1.5.	19	(a) the doorway to at least one bedroom at the same level, and						
	3.2.2.17.		(b) the doorway to at least on				3.8.2.1.(4)		
Yes	3.2.9.		- <del> </del>	area not less than 4.5 m2 at the same leve	I, and				
Yes	3.2.4.		(ii) conforming	to Sentence 9.6.3.3.(1).					
					<b>.</b>				

12 Water Service/Supply is Adequate

15,180.3 m<sup>2</sup>

4,005.8 m<sup>2</sup> 2,186.0 m<sup>2</sup> 176,747 m<sup>2</sup> 41,983 m² 33,343 m<sup>2</sup> 32,614 m<sup>2</sup> 48,297 m<sup>2</sup> 20,511 m<sup>2</sup>

5

Requirements

925 sq.m

30m

20%

8m

7.5m

7.5m

12.2m

5m depth

visitor parking

net floor area

total number of spaces

2.75m x 6m above grade

2.6m x 5.8m in parking garage

1/habitable room

1.5 spaces per dwelling unit +

45%

1/lot

0.5m

6m

RM (Proposed Zone)

Proposed

3.4m

4.1m

n/a

0.25 parking spaces per unit for spaces per unit for visitor parking

1 space per 20 square metres of | 1 space per 20 square metres of net floor

11 accessible spaces plus 1% of 36 spaces (included within total number of

2.75m x 6m

2.3m

12.6m above grade

parking spaces required)

Residential: 1 per building

Commercial: 1 per building

1m for underground parking garage

0.85 spaces per dwelling unit + 0.20 parking

RM-XX Zone

35,200 sq.m

108m (Hwy 50)

1.1m from Highway 50

7.0m from Industrial Road

100.40m (excluding mechanical penthouse)



TOWN OF CALEDON **PLANNING** RECEIVED April 20, 2021

ZONING MATRIX 1

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.

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RELEVANCE OF THE INFORMATION IN RESPECT TO THEIR
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VAUGHAN, ONTARIO. L4K 5Y2 PHONE: 905.417.5515 FAX: 905.417.5517

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12599 Hwy 50 Ltd.

MIXED USE DEVELOPMENT 12563 & 12599 HWY 50 BOLTON - ONTARIO

PROJECT STATISTICS - OBC MATRIX & ZONING MATRIX

DATE: **Feb. 26, 2021** | SCALE: CHECKED BY: EM/GR