MIXED-USE DEVELOPMENT - 12563&12599 HWY 50

Bolton, Ontario

Project Statistics

January 5, 2022 — Project No. S20023

1.0 Site Area

	Hectare	acres	sq.m.	sq.ft
Survey Site Area	3.61	8.92	36,091.00	388,480
Potential HWY 50 Road Widening	0.09	0.22	904.00	9,731
Total Site Area	**3.52**	**8.69**	**35,187.00**	**378,750**

2.0 GFA

(excludes storage, parking, stairwell, elevator, trash chute, trash room, storage for mechanical & electrical equipments)

2.1 Commercial GFA

	floors	sq.m.	sq.m.	sq.ft
B1 Level 1	1 x	*1,144.00*	1,144.00	12,314
B2 Level 1	1 x	*748.00*	748.00	8,051
B3 Level 1	1 x	*507.00*	507.00	5,457
B4 Level 1	1 x	*0.00*	0.00	0
B5 Level 1	1 x	780.00	780.00	8,396
Total GFA			**3,179.00**	**34,218**

2.2 Building 1 Residential GFA

	floors	sq.m.	sq.m.	sq.ft
Level 1	1 x	1,206.00	1,206.00	12,981
Level 2	1 x	2,862.11	2,862.11	30,807
Levels 3 to 4	2 x	3,000.00	6,000.00	64,583
Levels 5 to 7	3 x	2,693.22	8,079.66	86,969
Levels 8 to 9	2 x	1,893.22	3,786.44	40,757
Levels 10 to 27	18 x	700.00	12,600.00	135,625
Levels 28 to 29	2 x	590.00	1,180.00	12,701
Total GFA			**35,714.21**	**384,423**

2.3 Building 2 Residential GFA

	floors	sq.m.	sq.m.	sq.ft
Level 1	1 x	1,303.00	1,303.00	14,025
Level 2	1 x	2,309.57	2,309.57	24,860
Levels 3 to 4	2 x	2,450.57	4,901.14	52,755
Levels 5 to 9	5 x	1,981.36	9,906.80	106,636
Levels 10 to 27	18 x	700.00	12,600.00	135,625
Levels 28 to 29	2 x	590.00	1,180.00	12,701
Total GFA			**32,200.51**	**346,602**

2.4 Building 3 Residential GFA

	floors	sq.m.	sq.m.	sq.ft
Level 1	1 x	1,643.70	1,643.70	17,693
Level 2	1 x	2,430.05	2,430.05	26,157
Levels 3 to 4	2 x	2,587.05	5,174.10	55,694
Levels 5 to 9	5 x	2,225.56	11,127.80	119,779
Levels 10 to 25	16 x	700.00	11,200.00	120,556
Levels 26 to 27	2 x	590.00	1,180.00	12,701
Total GFA			**32,755.65**	**352,589**

2.5 Building 4 Residential GFA

	floors	sq.m.	sq.m.	sq.ft
Level 1	1 x	2,623.15	2,623.15	28,235
Level 2	1 x	2,809.00	2,809.00	30,236
Levels 3 to 4	2 x	3,066.00	6,132.00	66,004
Levels 5 to 9	5 x	2,984.09	14,920.45	160,602
Levels 10 to 23	14 x	1,400.00	19,600.00	210,973
Levels 24 to 25	2 x	1,290.00	2,580.00	27,771
Total GFA			**48,664.60**	**523,821**

2.6 Building 5 Residential GFA

	floors	sq.m.	sq.m.	sq.ft
Level 1	1 x	776.26	776.26	8,356
Level 2	1 x	1,713.97	1,713.97	18,449
Levels 3 to 5	3 x	1,831.76	5,495.28	59,151
Levels 6 to 7	2 x	1,648.76	3,297.52	35,494
Levels 8 to 9	2 x	1,183.76	2,367.52	25,484
Levels 10 to 21	12 x	700.00	8,400.00	90,417
Levels 22 to 23	2 x	590.00	1,180.00	12,701
Total GFA			**23,230.55**	**250,052**

Total GFA	+ *Site Area*	*FSI*
175,744.52 sq.m.	36,091.00 sq.m.	**4.87**

4.0 Units Count

Proposed Units

*(*10% of suites to be fully accessible)*

4.1

Building 1 units	floors	1BR	1BR+D	2BR	2BR+D	3BR	TH	*Units*
Level 2	1 x	1	10	14	7	4	0	36
Levels 3 to 4	2 x	1	12	16	4	5	0	76
Levels 5 to 7	3 x	6	14	3	9	3	0	105
Levels 8 to 9	2 x	5	10	7	2	1	0	50
Level 10	1 x	1	2	3	0	0	0	6
Levels 11 to 27	17 x	1	3	3	3	0	0	170
Levels 28 to 29	2 x	2	0	5	1	0	0	16
Total Units		53	149	133	99	25	0	**459**

4.2

Building 2 units	floors	1BR	1BR+D	2BR	2BR+D	3BR	TH	*Units*
Level 2	1 x	0	3	11	7	1	5	27
Levels 3 to 4	2 x	0	3	11	10	5	0	58
Levels 5 to 9	5 x	3	16	8	0	2	0	145
Level 10	1 x	0	3	2	0	0	0	5
Levels 11 to 27	17 x	2	4	4	0	0	0	170
Levels 28 to 29	2 x	0	2	6	0	0	0	16
Total Units		49	164	155	27	21	5	**421**

4.3

Building 3 units	floors	1BR	1BR+D	2BR	2BR+D	3BR	TH	*Units*
Level 2	1 x	3	4	7	3	6	8	31
Levels 3 to 4	2 x	3	7	15	4	5	0	68
Levels 5 to 9	5 x	4	12	9	2	3	0	150
Level 10	1 x	1	0	4	1	0	0	6
Levels 11 to 25	15 x	1	3	6	0	0	0	150
Levels 26 to 27	2 x	2	0	6	0	0	0	16
Total Units		49	123	188	22	31	8	**421**

4.4

Building 4 units	floors	1BR	1BR+D	2BR	2BR+D	3BR	TH	*Units*
Level 2	1 x	3	9	5	2	5	14	38
Levels 3 to 4	2 x	7	11	14	9	0	0	82
Levels 5 to 9	5 x	8	17	13	3	1	0	210
Level 10	1 x	3	1	6	0	0	0	10
Levels 11 to 23	13 x	4	4	12	0	0	0	260
Levels 24 to 25	2 x	0	4	12	0	0	0	32
Total Units		112	177	284	35	10	14	**632**

4.5

Building 5 units	floors	1BR	1BR+D	2BR	2BR+D	3BR	TH	*Units*
Level 2	1 x	8	2	6	0	3	0	19
Levels 3 to 5	3 x	8	4	8	0	4	0	72
Levels 6 to 7	2 x	1	10	8	0	4	0	46
Levels 8 to 9	2 x	5	5	4	1	1	0	32
Levels 10 to 21	12 x	2	2	6	0	0	0	120
Levels 22 to 23	2 x	0	2	6	0	0	0	16
Total Units		68	72	138	2	25	0	**305**
Total Units Provided for B1,B2,B3,B4 & B5		331	685	898	185	112	27	**2,238**
		15%	*31%*	*40%*	*8%*	*5%*	*1%*	*100%*

5.0 Amenity Area

5.1

Proposed Indoor Amenity	sq.m.	Total Units	sq.m.	sq.f.
	2	2,238	4,476	48,179

5.2

Proposed Outdoor Amenity	sq.m.	Total Units		sq.m.	sq.f.
	4	2,238	Outdoor Amenity @ level 1	611	6,577
			Rooftop Amenity @ level 10 & 8	7,464	80,336

5.3

Total Proposed Amenity	**12,551**	**135,092**

6.0 Vehicular Parking

B1 Proposed Parking Demand

6.1A

	ratio	units	*Parking Spaces*
Required Residential	1.00	x 459	459
Proposed Visitor/Commercials	0.25	x 459	115
Commercial	shared parking with visitors		0
Total Proposed Demand for B1			**574**

B1 Proposed Parking Supply

6.1B

	Residential	*Visitor*	*Parking Spaces*
Level 1 (Commercial & Visitors Parking)	0	28	28
Level P1	94	87	181
Level P2	183	0	183
Level P3	191	0	191
Total Proposed Supply for B1	**468**	**115**	**583**

B1 Accessible Parking Supply

6.1C

	A-Access	*B-Access*	*Parking Spaces*
Level 1 (Commercial & Visitors Parking)	2	2	4
Level P1	3	4	7
Total Proposed Supply for B1	**5**	**6**	**11**

B2 Proposed Parking Demand

6.2A

	ratio	units	*Parking Spaces*
Required Residential	1.00	x 421	421
Proposed Visitor/Commercials	0.25	x 421	106
Commercial	shared parking with visitors		0
Total Proposed Demand for B2			**527**

B2 Proposed Parking Supply

6.2B

	Residential	*Visitor*	*Parking Spaces*
Level 1 (Commercial & Visitors Parking)	0	26	26
Level P1	173	80	253
Level P2	257	0	257
Level P3	66	0	66
Total Proposed Supply for B2	**496**	**106**	**602**

B2 Accessible Parking Supply

6.2C

	A-Access	*B-Access*	*Parking Spaces*
Level 1 (Commercial & Visitors Parking)	0	0	0
Level P1	2	2	4
Total Accessible Supply for B2	**2**	**2**	**4**

B3 Proposed Parking Demand

6.3A

	ratio	units	*Parking Spaces*
Required Residential	1.00	x 421	421
Proposed Visitor/Commercials	0.25	x 421	106
Commercial	shared parking with visitors		0
Total Proposed Demand for B3			**527**

B3 Proposed Parking Supply

6.3B

	Residential	*Visitor*	*Parking Spaces*
Level 1 (Commercial & Visitors Parking)	0	10	10
Level P1	115	96	211
Level P2	219	0	219
Level P3	91	0	91
Total Proposed Supply for B3	**425**	**106**	**531**

B3 Accessible Parking Supply

6.3C

	A-Access	*B-Access*	*Parking Spaces*
Level 1 (Commercial & Visitors Parking)	1	0	1
Level P1	2	5	7
Total Accessible Supply for B3	**3**	**5**	**8**

B4 Proposed Parking Demand

6.4A

	ratio	units	*Parking Spaces*
Required Residential	1.00	x 632	632
Proposed Visitor/Commercials	0.25	x 632	158
Commercial	shared parking with visitors		0
Total Proposed Demand for B4			**790**

B4 Proposed Parking Supply

6.4B

	Residential	*Visitor*	*Parking Spaces*
Level 1 (Commercial & Visitors Parking)	0	7	7
Level P1	57	151	208
Level P2	214	0	214
Level P3	218	0	218
Total Proposed Supply for B4	**489**	**158**	**647**

B4 Proposed Accessible Parking Supply

6.4C

	A-Access	*B-Access*	*Parking Spaces*
Level 1 (Commercial & Visitors Parking)	1	1	2
Level P1	6	4	10
Total Accessible Supply for B4	**7**	**5**	**12**

B5 Proposed Parking Demand

6.5A

	ratio	units	*Parking Spaces*
Required Residential	1.00	x 305	305
Proposed Visitor/Commercials	0.25	x 305	77
Commercial	shared parking with visitors		0
Total Proposed Demand for B5			**382**

B5 Proposed Parking Supply

6.5B

	Residential	*Visitor*	*Parking Spaces*
Level 1 (Commercial & Visitors Parking)	0	22	22
Level P1	84	55	139
Level P2	141	0	141
Level P3	141	0	141
Total Proposed Supply for B5	**366**	**77**	**443**

B5 Proposed Accessible Parking Supply

6.5C

	A-Access	*B-Access*	*Parking Spaces*
Level 1 (Commercial & Visitors Parking)	1	1	2
Level P1	1	1	2
Total Accessible Supply for B5	**2**	**2**	**4**

Total Proposed Parking Demand for the Development

6.6A

	ratio	units	*Parking Spaces*
Required Residential	1.00	x 2,238	2,238
Proposed Visitor/Commercials	0.25	x 2,238	562
Commercial	shared parking with visitors		0
Total Development Required Supply			**2,800**

Total Net Parking Spaces Provided

6.6B

	Residential	*Visitor*	*Parking Spaces*
Level 1 (Commercial & Visitors Parking)	0	93	93
Level P1	523	469	992
Level P2	1,014	0	1,014
Level P3	707	0	707
Total Net Parking Spaces	**2,244**	**562**	**2,806**

Total Net Accessible Parking Spaces Provided

6.6C

	A-Access	*B-Access*	*Parking Spaces*
Level 1 (Commercial & Visitors Parking)	5	4	9
Level P1	14	16	30
Total Net Parking Spaces	**19**	**20**	**39**

Parking Supply - Proposed Demand

6.6D — **6**

Proposed EV Parking

6.7

	ratio	Parking Spaces	*Parking Spaces*
Required Residential	0.20	x 2,806	561
Total Proposed EV spaces			**561**

7.0 Bicycle Parking

	Residential	*Visitor*	*Parking Spaces*
Level 1 (short term bicycle parking)	0	52	52
Level P1 (long term stacked bicycle parking)	764	0	764
Total Proposed Bicycle Parking			**816**

7.0 Lot Coverage

	sq.m.	*sq.ft.*	*%*
Proposed Building Coverage	15,080.00	162,320	42%
Proposed Inner Roads	7,480.00	80,514	21%
Landscape Coverage	13,531.00	145,646	37%
Site Area	**36,091.00**	**388,480**	**100%**

PROJECT STATISTICS 2 A102

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OBC Matrix 2 - Site Plan Approval

SRN ARCHITECTS INC.
8395 JANE ST. SUITE 202 VAUGHAN, ON, L4K 5Y2
T.905.417.5515 Ext.426 F. 905.417.5517

Name of Project: *MIXED USE DEVELOPMENT*

Location: 12563 & 12599 HWY 50, BOLTON - ONTARIO

Seal must be signed to be valid

The Ontario Building Code 2012
Containing the Building Code Act and O. Reg 332/12 in effect Jan 1, 2014

Data Matrix Part 3
High Rise Residential Buildings

Item		OBC Reference
1	Project Description: MIXED USE DEVELOPMENT	1.1.2.
2	Major Occupancy(s): *Group C - Residential occupancies* *Group E - Mercantile occupancies* *Group F3 - Medium hazard industrial occupancies (Storage Garage)*	3.1.2.1.(1)
3	**Subsidiary Occupancy(s)** *Group A2 – Assembly occupancies (Amenity Areas)*	3.1.2.1.(1)
4	**Building Area (m^2)** — **15,180.3 m^2** B1 — 3,324.3 m^2 B2 — 2,699.5 m^2 B3 — 2,964.7 m^2 B4 — 4,005.8 m^2 B5 — 2,186.0 m^2	1.4.1.2.
5	**Gross Area (m^2)** — **175,745 m^2** B1 — 36,858 m^2 B2 — 32,949 m^2 B3 — 33,263 m^2 B4 — 48,665 m^2 B5 — 24,011 m^2	1.4.1.2.
6	Number of Storeys — Above grade — Below grade B1 32 29 3 B2 31 29 2 B3 29 27 2 B4 28 25 3 B5 26 23 3	1.4.1.2. & 3.2.1.1
7	Number of streets/Fire Fighter Access: 5	3.2.2.10. & 3.2.5.
8	Building Classification: Group C - Residential occupancies Group E - Mercantile occupancies Group F3 - Medium hazard industrial occupancies (Storage Garage)	3.2.2.42. 3.2.2.57. 3.2.2.73.
9	Sprinkler System Proposed — 3.2.2.20. - 83 ■ Required ☐ Not Required Proposed: ■ entire building ☐ selected compartments ☐ selected floor areas ☐ basement ☐ in lieu of roof rating ☐ none	3.2.1.5. 3.2.2.17.
10	Standpipe required: Yes	3.2.9.
11	Fire Alarm required: Yes	3.2.4.
12	Water Service/Supply is Adequate: Yes	3.2.5.7.
13	High Building: Yes	3.2.6.
14	Construction Restrictions: Non-combustible required	3.2.2.20. - 83.
15	Barrier Free Design: Yes	3.8
16	Required Fire Resistance Rating (FRR)	3.2.2.20. - 83. & 3.2.1.4.
	Horizontal Assemblies FRR (Hours) — Listed Design No. or Description (SG-2) Floors — Refer to AB Schedule Roof — Refer to AB Schedule Mezzanine n/a — Refer to AB Schedule FRR of Supporting Members — Listed Design No. or Description (SG-2) Floors — Refer to AB Schedule Roof — Refer to AB Schedule Mezzanine n/a — Refer to AB Schedule	
17	Interior Fire Separation Requirements — Fire-Resistance Rating	3.3.
	Exit 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)
	Garabage Chute Shaft — 2* hours	3.6.3.3.(2)
	Garabage Chute intake room — 1 hours	3.6.3.3.(5)
	Electrical Closet — 1 hours	3.6.2.1.(5)
	Electrical Closet with Life Safety Circuits/Equipement — 2 hours	
	Emergency Generator Room — 2 hours	3.2.7.8.(3)
	Central Alarm & Control Facility — 2 hours	3.2.7.8.(3)
	Garage Level Elevator Lobby Vestibules (Measure 'N') — 2 hours	3.2.6
	Vertical Service Spaces — 1.5 hours	3.5.3.1.(1)
	Residential Public Corridor — 1 hours	3.3.1.4.(1)
	Garage to any other occupancy (including storage room) — 1.5 hours	3.3.5.6.(1)
	Residential to assembly occupancy — 1 hours	3.1.3.1.(1)
	Garbage Room — 2** hours	3.6.3.3.(9)
	Service Room - No Fuel Fired Equipment — 1 hours	3.6.2.1.(3)
	Service Room - with Fuel Fired Equipment — 2 hours	3.6.2.1.(1)
	Storage Locker Room — 1.5** hours	3.3.4.3.(2)
	Transformer Room — 3 hours	3.6.2.8.(1)
	Residential Suite-to-Suite — 1 hours	3.3.4.2.(1)
	Janitor Rooms — 1 hours	3.3.1.20.(1)
	Electrical Equipment Vault — 3 hours	3.6.2.8.(1)
	* without closures at outlet into discharge room (1 hour otherwise) ** Sprinklered	
18	Spatial Separation Refer to elevation drawings for spatial separation requirements Construction of Exterior Refer to AB Schedule	3.2.3.
19	Barrier-free Design — 3.8. 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, (a) the doorway to at least one bedroom at the same level, and (b) the doorway to at least one bathroom, (i) having an area not less than 4.5 m2 at the same level, and (ii) conforming to Sentence 9.6.3.3.(1).	3.8.2.1.(4)

OBC MATRIX 3 A102

Zone Standard	Requirements RM (Proposed Zone)	Proposed RM-XX Zone Requirements	Proposed Stats
Lot Area (Min)	925 sqm.	35,100	35,187
Lot Frontage (Min)	30m	30m	108m
Lot Coverage (Max)	20%	42%	42%
Front Yard (Highway 50)	8m	1.1m	1.1m
Exterior Side Yard (Industrial Road)	9m	3.8m	3.8m
Rear Yard (Min)	7.5m	3.0m	3.0m
Interior Side Yard (Min)	7.5m	4.1m	4.1m
Building Height (Max)	12.2m	92m	92m
Landscaping Area (Min)	45%	37%	37%
Privacy Yard	1/habitable room 5m depth	N/A	N/A
Play Facility	1/lot	N/A	N/A
Parking Space Setback (Min)	6m	4.1m above grade and 1m for an underground garage	4.1m above grade and 1m for an underground garage
Parking and Loading			
Building, Apartment	1.5/dwelling unit + 0.25 for for visitor/dwelling	1 space/dwelling units +0.25 for visitor/dwelling	1 space/dwelling units +0.25 for visitor/dwelling
Commercial Uses	1/20sqm of net floor area	To be shared with residential visitor parking	To be shared with residential visitor parking
Barrier Free	11 accessible spaces + 1% total number of spaces	39 spaces	39 Spaces
Parking Space Size (Min)	2.75m x 6m above grade 2.6m x 5.8m in parking garage	2.75m x 6m for all	2.75m x 6m for all
Loading Space	N/A	Residential: 1 per building Commercial: 1 per building Mixed-use building: 1 per building	1 per building

ZONING MATRIX 1 A102

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TOWN OF CALEDON
PLANNING
RECEIVED
Feb.24, 2022

NO:	DATE:	REVISION COMMENT:
1	Feb 26th 2021	OPA ZBA
2	Feb 15th 2022	OPA ZBA Rev 01

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STAMP:

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CLIENT:
12599 Hwy 50 Ltd.

PROJECT:
MIXED USE DEVELOPMENT
12563 & 12599 HWY 50
BOLTON - ONTARIO

DRAWING TITLE:
PROJECT STATISTICS - OBC MATRIX & ZONING MATRIX

DATE: Feb. 11, 2022 — SCALE:

DRAWN BY: EM/FK — CHECKED BY: EM/GR

PROJECT NUMBER: S20023 — DRAWING NUMBER: A102