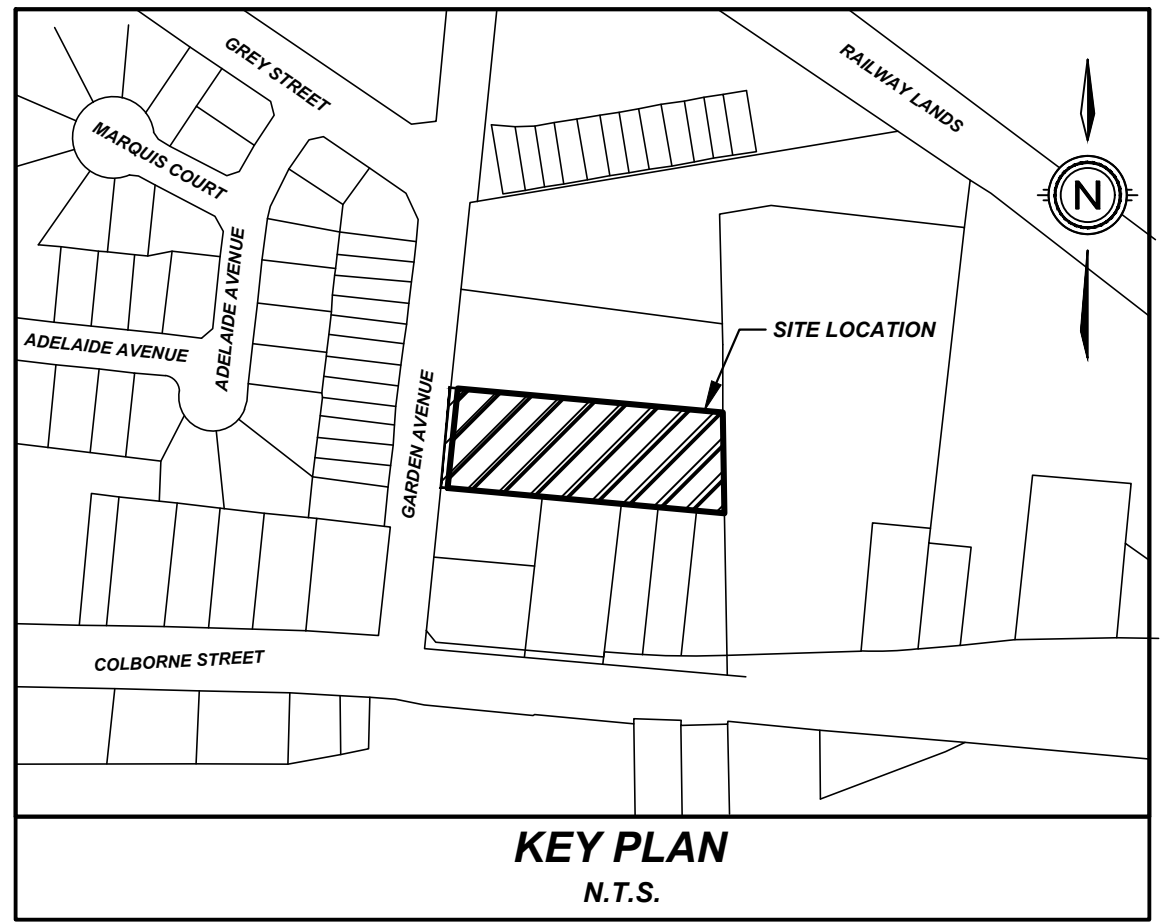
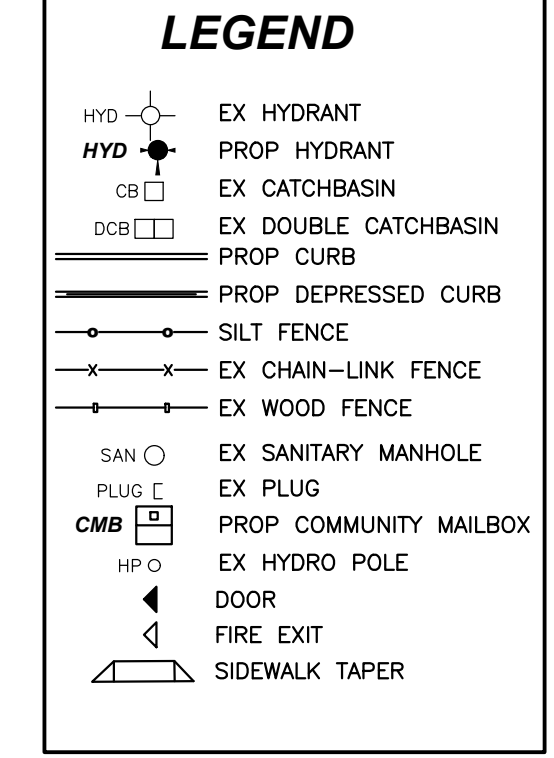


Ontario's 2012 Building Code		Data Matrix Part 3 of 9	
1	Project Description: New Construction	Part 11	Part 9
2	Major Occupancy: Residential	1.1.2(A)	8.10.1.3
3	Building Area (m ²): Existing	1.4.1.2(A)	1.4.1.2(A)
4	Ground Area: Existing	1.4.1.2(A)	1.4.1.2(A)
5	Number of Storeys: Above Grade	1	1.4.1.2(A)
6	Number of Storeys: Below Grade	1	1.4.1.2(A)
7	Building Classification: Group C	3.2.2.10 & 3.2.6	8.10.20
8	Sprinkler System Proposed	3.2.2.20-83	8.10.8.2
9	Standpipe Required	3.2.9	N/A
10	Fire Alarm Required	3.2.9	N/A
11	Water Supply / Service is Adequate	3.2.5.1	N/A
12	High Building	3.2.8	N/A
13	Construction Restrictions	3.2.2.20-83	8.10.8
14	Mezzanine Area (m ²)	3.2.1.103(B)	8.10.4.1
15	Occupant Load Based on	3.1.17	8.10.1.3
16	Barrier-free Design	3.8	8.5.2.1(1)
17	Hazardous Substances	3.3.1.2 & 3.3.1.19	8.10.1.3(4)
18	Required Fire Resistance	3.2.2.20-81 & 3.2.1.4	8.10.8
19	Spatial Separation - Construction of Exterior Walls	3.2.3	8.10.14

Ontario's 2012 Building Code		Data Matrix Part 3 of 9	
1	Project Description: New Construction	Part 11	Part 9
2	Major Occupancy: Residential	1.1.2(A)	8.10.1.3
3	Building Area (m ²): Existing	1.4.1.2(A)	1.4.1.2(A)
4	Ground Area: Existing	1.4.1.2(A)	1.4.1.2(A)
5	Number of Storeys: Above Grade	3	1.4.1.2(A)
6	Number of Storeys: Below Grade	1	1.4.1.2(A)
7	Building Classification: Group C	3.2.2.10 & 3.2.6	8.10.20
8	Sprinkler System Proposed	3.2.2.20-83	8.10.8.2
9	Standpipe Required	3.2.9	N/A
10	Fire Alarm Required	3.2.9	N/A
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12	High Building	3.2.8	N/A
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18	Required Fire Resistance	3.2.2.20-81 & 3.2.1.4	8.10.8
19	Spatial Separation - Construction of Exterior Walls	3.2.3	8.10.14

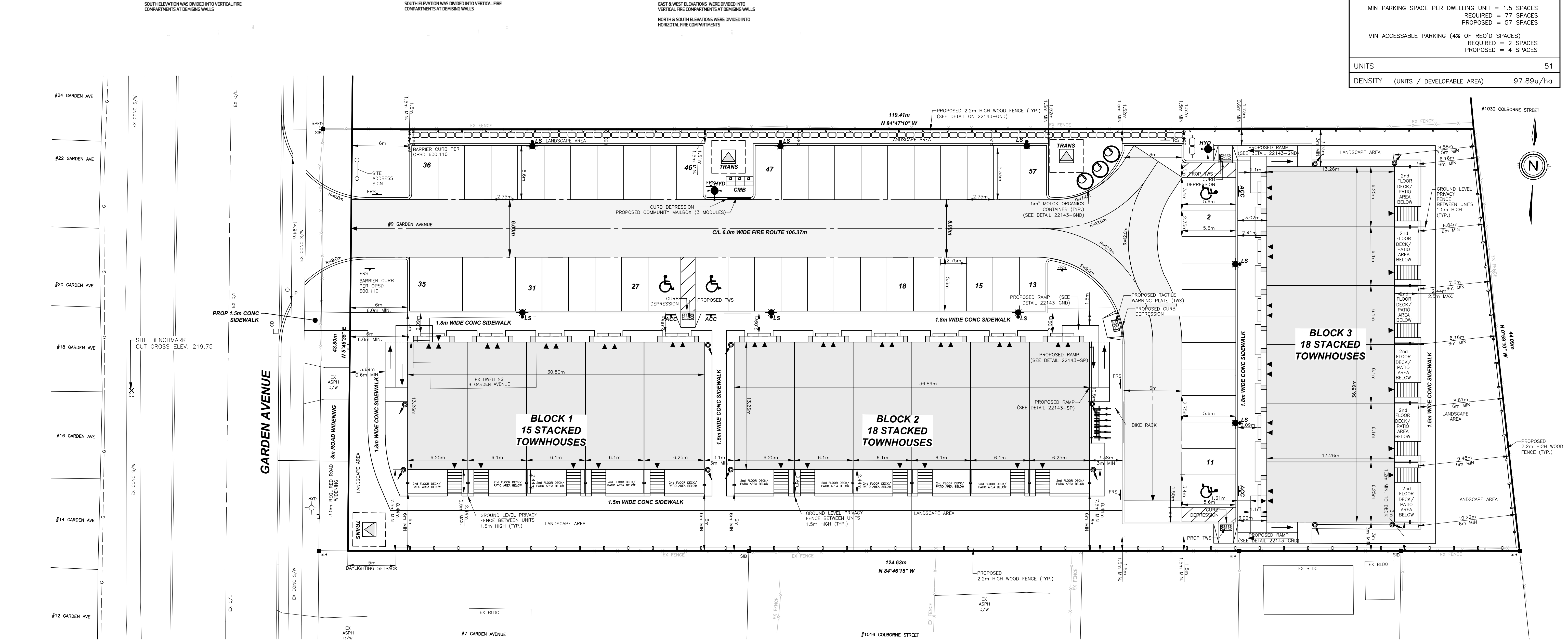
Ontario's 2012 Building Code		Data Matrix Part 3 of 9	
1	Project Description: New Construction	Part 11	Part 9
2	Major Occupancy: Residential	1.1.2(A)	8.10.1.3
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19	Spatial Separation - Construction of Exterior Walls	3.2.3	8.10.14

APPLICABLE PROVISION	ZONING (R4A-79)	PROVIDED
BLOCK TOWNHOUSES		
LOT AREA PER DWELLING UNIT	153.23m ² (PER MVA3612023)	102.15m ²
MIN. LOT WIDTH	30m	43.80m
MAX BUILDING HEIGHT	3 STOREYS	3 STOREYS
MAX LOT COVERAGE	40%	26.67%
MIN. FRONT YARD	6m	6.0m
MIN REAR YARD	7.5m	8.44m
SIDE YARD	3.0m	3.0m
MIN GROSS FLOOR AREA	70.0m ² PER UNIT	80.89m ² PER UNIT
MIN LANDSCAPED OPEN SPACE	33% (PER MVA3612023)	35.31%
MIN AMENITY SPACE FOR BLOCK TOWNHOUSE DWELLING	5.5m ² PER UNIT	9.92m ² PER UNIT
MIN PLANTING STRIP	1.5m ALONG NORTH/SOUTHEAST LOT LINE	1.5m
PERMITTED ENCROACHMENT OF ACCESSIBILITY RAMPS	ALL YARDS, UNLIMITED, PROVIDED THE PROJECTION IS NO CLOSER THAN 0.6m	1.73m
PERMITTED ENCROACHMENT OF BALCONIES (not constructed on foundations)	ALL YARDS 1.5m PROVIDED THE PROJECTION IS NO CLOSER THAN 3.0m TO A LOT LINE	3.2m PROJECTION 4.35m TO LOT LINE



LEGAL DESCRIPTION
PT OF JOSEPH THOMAS GRANT BRANTFORD CITY AS IN A498582, BRANTFORD CITY

TOWNHOUSE LANDS	ha	%
BUILDING	0.139	26.68
ROADWAY/DRIVEWAY	0.172	33.01
2nd FLOOR BALCONIES	0.026	5.00
LANDSCAPED OPEN SPACE (EXCLUDES 2nd FLOOR BALCONIES)	0.184	35.31
DEVELOPABLE AREA TOTAL EXCLUDING ROAD WIDENING	0.521	100.0
MIN PARKING SPACE PER DWELLING UNIT = 1.5 SPACES REQUIRED = 77 SPACES PROPOSED = 57 SPACES		
MIN ACCESSIBLE PARKING (4% OF REQ'D SPACES) REQUIRED = 4 SPACES PROPOSED = 2 SPACES		
UNITS		51
DENSITY (UNITS / DEVELOPABLE AREA)		97.89u/ha



#	REVISION	DATE	INIT
2	REVISED ACCESSIBILITY RAMPS	2023-08-29	ZC
1	REVISED PARKING LAYOUT	2023-06-27	ZC
0	ISSUED FOR REVIEW	2023-05-04	ZC

NOTES:

- THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWER, AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS AND, WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
- PROPERTY LINES WERE PLOTTED USING REGISTERED PLANS AND BARS LOCATED IN THE FIELD. TO VERIFY THE ACCURACY OF THESE PROPERTY LINES, A LEGAL SURVEY SHOULD BE PERFORMED PRIOR TO CONSTRUCTION.
- ALL CONSTRUCTION MUST COMPLY WITH THE CITY OF BRANTFORD STANDARD CONTRACT DOCUMENT.

DRAFTING ZC
DESIGN AK
CHECKED BY MH
APPROVED BY AK

SITE BENCHMARK
CUT CROSS LOCATED ON SIDEWALK WEST SIDE OF GARDEN AVENUE FRONTING 16/18 GARDEN AVENUE
ELEVATION: 291.75

9 GARDEN AVENUE CITY OF BRANTFORD SITE PLAN

CONSULTANT FILE No.	22143
DATE	2023-12-14
PRINTED	2024-05-01
SCALE	1:200 m
REF No.	
DWG No.	22143-SP
REV	2