Fabiani Architect Ltd.
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Certificate of Practice Number: 1639

ONTARIO ASSOCIATION OF ARCHITECTS — FERNANDO FABIANI LICENSE 3093

The architect above has exercised responsible control with respect to design activities. The architect's seal number is the architect's BCIN.

Name of Project: **9 GARDEN AVE, STACKED TOWNHOUSES BLOCK 1**
Location: **9 GARDEN AVE, BRANTFORD, ON.**

Item	Ontario's 2012 Building Code Data Matrix Part 3 or 9		OBC Reference (References are to Division B unless noted [A] for Division A or [C] for Division C)	
1	Project Description: ROW TOWNHOUSES	□ New □ Addition □ Alteration	□ Part 3 ☒ Part 9	1.1.2.[A] 1.1.2.[A] & 9.10.1.3.
	□ Change of Use		□ Part 11 11.1 to 11.4	
2	Major Occupancy(s) RESIDENTIAL			3.1.2.1.(1) 9.10.2.
3	Building Area (m2)	Existing New 408.12 Total		1.4.1.2.[A] 1.4.1.2.[A]
4	Gross Area	Existing New 1632.48 Total		1.4.1.2.[A] 1.4.1.2.[A]
5	Number of Storeys	Above Grade 3 Below Grade 1		1.4.1.2.[A] & 3.2.1.1. 1.4.1.2.[A] & 9.10.4.
6	Number of Streets / Fire Fighter Access			3.2.2.10 & 3.2.5 9.10.20.
7	Building Classification GROUP C			3.2.2.20-.83 9.10.2.
8	Sprinkler System Proposed	□ Entire Building □ Selected Compartments □ Selected Floor Areas □ Basement □ In Lieu of Roof Rating ☒ Not Required		3.2.2.20-.83 3.2.1.5 3.2.2.17 INDEX 9.10.8.2. INDEX
9	Standpipe Required	□ Yes □ No		3.2.9 N/A
10	Fire Alarm Required	□ Yes □ No		3.2.4 9.10.18.
11	Water Supply / Service is Adequate	□ Yes □ No		3.2.5.7 N/A
12	High Building	□ Yes □ No		3.2.6 N/A
13	Construction Restrictions	□ Combustible Permitted □ Non-combustible required ☒ Both		3.2.2.20-.83 9.10.6
	Actual Construction	□ Combustible □ Non-combustible ☒ Both		
14	Mezzanine(s) Area (m2)			3.2.1.1(3)-(8) 9.10.4.1
15	Occupant Load Based on: Basement / 1st Floor / 2nd Floor / 3rd Floor	□ m2 / Person: Occupancy / Occupancy / Occupancy / Occupancy; □ Design of Building: Load persons / Load persons / Load persons / Load persons		3.1.17. 9.9.1.3.
16	Barrier-free Design	□ Yes □ No (Explain)		3.8 9.5.2.1(1)
17	Hazardous Substances	□ Yes □ No		3.3.1.2 & 3.3.1.19 9.10.1.3(4)
18	Required Fire Resistance Rating (FRR)	Horizontal Assemblies FRR (Hours) / Floors 1 hours / Roof 0 hours / Mezzanine 1 hours — Listed Design No. or Description (SB-2): SB-3, F15C & F11A		3.2.2.20-.83 & 3.2.1.4 9.10.8 9.10.9
		FRR of Supporting Members / Floors 1 hours / Roof 0 hours / Mezzanine 1 hours — Listed Design No. or Description (SB-2): SB-2, TABLE 2.3.12 & TABLE 2.6.1.F.		
19	Spatial Separation - Construction of Exterior Walls			3.2.3 9.10.14

Wall	Area of EBF (m2)	L.D. (m)	L/H or H/L	Permitted Max. % of Openings	Proposed % of Openings	FRR (Hours)	Listed Design or Description	Combustible Construction	Comb. Const. Non-comb. Cladding	Non-comb. Construction
NORTH	284.60		100							
SOUTH	56.55	6		34	30.5	.45	SB-3 (W1a)	X		
EAST	128.32	1.5		7	4.3	1	c&L U425			X
WEST	128.32			100						

SOUTH ELEVATION WAS DIVIDED INTO VERTICAL FIRE COMPARTMENTS AT DEMISING WALLS

Name of Project: **9 GARDEN AVE, STACKED TOWNHOUSES BLOCK 2**
Location: **9 GARDEN AVE, BRANTFORD, ON.**

Item	Ontario's 2012 Building Code Data Matrix Part 3 or 9		OBC Reference (References are to Division B unless noted [A] for Division A or [C] for Division C)	
1	Project Description: ROW TOWNHOUSES	□ New □ Addition □ Alteration	□ Part 3 ☒ Part 9	1.1.2.[A] 1.1.2.[A] & 9.10.1.3.
	□ Change of Use		□ Part 11 11.1 to 11.4	
2	Major Occupancy(s) RESIDENTIAL			3.1.2.1.(1) 9.10.2.
3	Building Area (m2)	Existing New 488.94 Total		1.4.1.2.[A] 1.4.1.2.[A]
4	Gross Area	Existing New 1955.76 Total		1.4.1.2.[A] 1.4.1.2.[A]
5	Number of Storeys	Above Grade 3 Below Grade 1		1.4.1.2.[A] & 3.2.1.1. 1.4.1.2.[A] & 9.10.4.
6	Number of Streets / Fire Fighter Access			3.2.2.10 & 3.2.5 9.10.20.
7	Building Classification GROUP C			3.2.2.20-.83 9.10.2.
8	Sprinkler System Proposed	□ Entire Building □ Selected Compartments □ Selected Floor Areas □ Basement □ In Lieu of Roof Rating ☒ Not Required		3.2.2.20-.83 3.2.1.5 3.2.2.17 INDEX 9.10.8.2. INDEX
9	Standpipe Required	□ Yes □ No		3.2.9 N/A
10	Fire Alarm Required	□ Yes □ No		3.2.4 9.10.18.
11	Water Supply / Service is Adequate	□ Yes □ No		3.2.5.7 N/A
12	High Building	□ Yes □ No		3.2.6 N/A
13	Construction Restrictions	□ Combustible Permitted □ Non-combustible required ☒ Both		3.2.2.20-.83 9.10.6
	Actual Construction	□ Combustible □ Non-combustible ☒ Both		
14	Mezzanine(s) Area (m2)			3.2.1.1(3)-(8) 9.10.4.1
15	Occupant Load Based on: Basement / 1st Floor / 2nd Floor / 3rd Floor	□ m2 / Person: Occupancy / Occupancy / Occupancy / Occupancy; □ Design of Building: Load persons / Load persons / Load persons / Load persons		3.1.17. 9.9.1.3.
16	Barrier-free Design	□ Yes □ No (Explain)		3.8 9.5.2.1(1)
17	Hazardous Substances	□ Yes □ No		3.3.1.2 & 3.3.1.19 9.10.1.3(4)
18	Required Fire Resistance Rating (FRR)	Horizontal Assemblies FRR (Hours) / Floors 1 hours / Roof 0 hours / Mezzanine 1 hours — Listed Design No. or Description (SB-2): SB-3, F15C & F11A		3.2.2.20-.83 & 3.2.1.4 9.10.8 9.10.9
		FRR of Supporting Members / Floors 1 hours / Roof 0 hours / Mezzanine 1 hours — Listed Design No. or Description (SB-2): SB-2, TABLE 2.3.12 & TABLE 2.6.1.F.		
19	Spatial Separation - Construction of Exterior Walls			3.2.3 9.10.14

Wall	Area of EBF (m2)	L.D. (m)	L/H or H/L	Permitted Max. % of Openings	Proposed % of Openings	FRR (Hours)	Listed Design or Description	Combustible Construction	Comb. Const. Non-comb. Cladding	Non-comb. Construction
NORTH	284.60		100							
SOUTH	56.55	6		34	30.5	.45	SB-3 (W1a)	X		
EAST	128.32	9		34	4.3	.45	SB-3 (W1a)	X		
WEST	128.32	1.5		7	4.3	1	c&L U425			X

SOUTH ELEVATION WAS DIVIDED INTO VERTICAL FIRE COMPARTMENTS AT DEMISING WALLS

Name of Project: **9 GARDEN AVE, STACKED TOWNHOUSES BLOCK 3**
Location: **9 GARDEN AVE, BRANTFORD, ON.**

Item	Ontario's 2012 Building Code Data Matrix Part 3 or 9		OBC Reference (References are to Division B unless noted [A] for Division A or [C] for Division C)	
1	Project Description: ROW TOWNHOUSES	□ New □ Addition □ Alteration	□ Part 3 ☒ Part 9	1.1.2.[A] 1.1.2.[A] & 9.10.1.3.
	□ Change of Use		□ Part 11 11.1 to 11.4	
2	Major Occupancy(s) RESIDENTIAL			3.1.2.1.(1) 9.10.2.
3	Building Area (m2)	Existing New 488.94 Total		1.4.1.2.[A] 1.4.1.2.[A]
4	Gross Area	Existing New 1955.76 Total		1.4.1.2.[A] 1.4.1.2.[A]
5	Number of Storeys	Above Grade 3 Below Grade 1		1.4.1.2.[A] & 3.2.1.1. 1.4.1.2.[A] & 9.10.4.
6	Number of Streets / Fire Fighter Access			3.2.2.10 & 3.2.5 9.10.20.
7	Building Classification GROUP C			3.2.2.20-.83 9.10.2.
8	Sprinkler System Proposed	□ Entire Building □ Selected Compartments □ Selected Floor Areas □ Basement □ In Lieu of Roof Rating ☒ Not Required		3.2.2.20-.83 3.2.1.5 3.2.2.17 INDEX 9.10.8.2. INDEX
9	Standpipe Required	□ Yes □ No		3.2.9 N/A
10	Fire Alarm Required	□ Yes □ No		3.2.4 9.10.18.
11	Water Supply / Service is Adequate	□ Yes □ No		3.2.5.7 N/A
12	High Building	□ Yes □ No		3.2.6 N/A
13	Construction Restrictions	□ Combustible Permitted □ Non-combustible required ☒ Both		3.2.2.20-.83 9.10.6
	Actual Construction	□ Combustible □ Non-combustible ☒ Both		
14	Mezzanine(s) Area (m2)			3.2.1.1(3)-(8) 9.10.4.1
15	Occupant Load Based on: Basement / 1st Floor / 2nd Floor / 3rd Floor	□ m2 / Person: Occupancy / Occupancy / Occupancy / Occupancy; □ Design of Building: Load persons / Load persons / Load persons / Load persons		3.1.17. 9.9.1.3.
16	Barrier-free Design	□ Yes □ No (Explain)		3.8 9.5.2.1(1)
17	Hazardous Substances	□ Yes □ No		3.3.1.2 & 3.3.1.19 9.10.1.3(4)
18	Required Fire Resistance Rating (FRR)	Horizontal Assemblies FRR (Hours) / Floors 1 hours / Roof 0 hours / Mezzanine 1 hours — Listed Design No. or Description (SB-2): SB-3, F15C & F11A		3.2.2.20-.83 & 3.2.1.4 9.10.8 9.10.9
		FRR of Supporting Members / Floors 1 hours / Roof 0 hours / Mezzanine 1 hours — Listed Design No. or Description (SB-2): SB-2, TABLE 2.3.12 & TABLE 2.6.1.F.		
19	Spatial Separation - Construction of Exterior Walls			3.2.3 9.10.14

Wall	Area of EBF (m2)	L.D. (m)	L/H or H/L	Permitted Max. % of Openings	Proposed % of Openings	FRR (Hours)	Listed Design or Description	Combustible Construction	Comb. Const. Non-comb. Cladding	Non-comb. Construction
NORTH	70.27	3		13	4.3	.45	SB-3 (W1a)	X		
SOUTH	70.27	3		13	4.3	.45	SB-3 (W1a)	X		
EAST	56.55	8.58		56	30.5	.45	SB-3 (W1a)	X		
WEST	56.55	9		70	30.5	.45	SB-3 (W1a)	X		

EAST & WEST ELEVATIONS WERE DIVIDED INTO VERTICAL FIRE COMPARTMENTS AT DEMISING WALLS

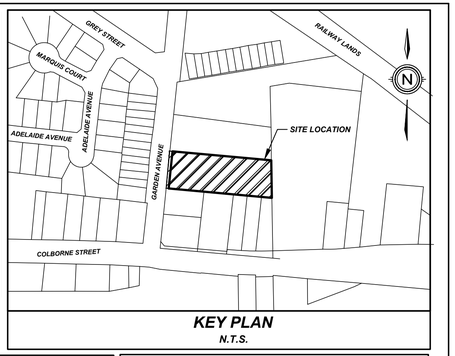
NORTH & SOUTH ELEVATIONS WERE DIVIDED INTO HORIZOTAL FIRE COMPARTMENTS

ZONING MATRIX

APPLICABLE PROVISION	ZONING (R4A–79)	PROVIDED
STACKED TOWNHOUSES		
LOT AREA PER DWELLING UNIT	*153.23m² (PER MVA3612023)*	*115.77m²*
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	*70.0m² PER UNIT*	*91.67m² PER UNIT*
MIN LANDSCAPED OPEN SPACE	*33% (PER MVA3612023)*	*35.31%*
MIN AMENITY SPACE FOR STACKED TOWNHOUSE DWELLING	*5.5m² PER UNIT*	*11.24m² PER UNIT*
MIN PLANTING STRIP	*1.5m ALONG NORTH/SOUTH/EAST LOT LINE*	*1.5m*
PERMITTED ENCROACHMENT OF ACCESIBILITY RAMPS	*ALL YARDS, UNLIMITED, PROVIDED THE PROJECTION IS NO CLOSER THEN 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*

LEGEND

- HYD — EX HYDRANT
- HYD — PROP HYDRANT
- CB — EX CATCHBASIN
- DCB — EX DOUBLE CATCHBASIN
- PROP CURB
- PROP DEPRESSED CURB
- SILT FENCE
- EX CHAIN–LINK FENCE
- EX WOOD FENCE
- SAN — EX SANITARY MANHOLE
- PLUG — EX PLUG
- CMB — PROP COMMUNITY MAILBOX
- HP — EX HYDRO POLE
- DOOR
- FIRE EXIT
- SIDEWALK TAPER



KEY PLAN
N.T.S.

LEGAL DESCRIPTION

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

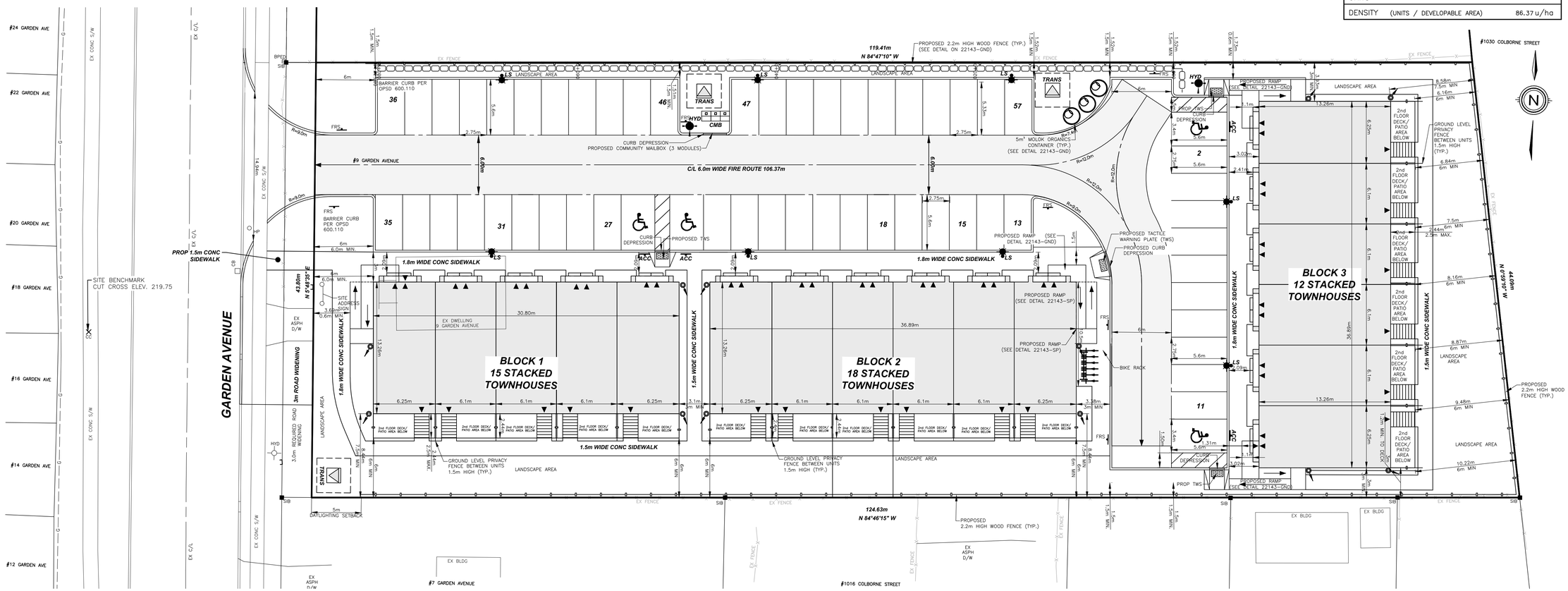
LAND USE SCHEDULE

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 = 68 SPACES
PROPOSED = 57 SPACES

MIN ACCESSABLE PARKING (4% OF REQ'D SPACES)
REQUIRED = 3 SPACES
PROPOSED = 4 SPACES

UNITS	45
DENSITY (UNITS / DEVELOPABLE AREA)	86.37 u/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:
1. THE POSITION OF POLE LINES, CONDUITS, WATERMAINS, 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.
2. 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.
3. ALL CONSTRUCTION MUST COMPLY WITH THE CITY OF BRANTFORD STANDARD CONTRACT DOCUMENT.

DRAFTING	ZC
DESIGN	AK
CHECKED BY	MH
APPROVED BY	AK

NOT FOR CONSTRUCTION ISSUED FOR SITE PLAN APPROVAL ONLY

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

UPPER CANADA CONSULTANTS
ENGINEERS / PLANNERS

9 GARDEN AVENUE
CITY OF BRANTFORD
SITE PLAN

CONSULTANT FILE No.	22143
DATE	
PRINTED	
SCALE	1:200 m
REF No.	
DWG No.	22143-SP
REV	3

DRAWING FILE: F:\22143\Engineering\22143_BASE_2.dwg PLOTTED: May 01, 2024 – 2:25pm PLOTTED BY: alexandro