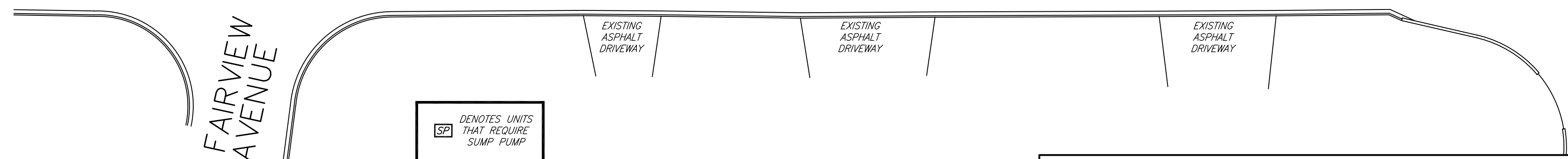
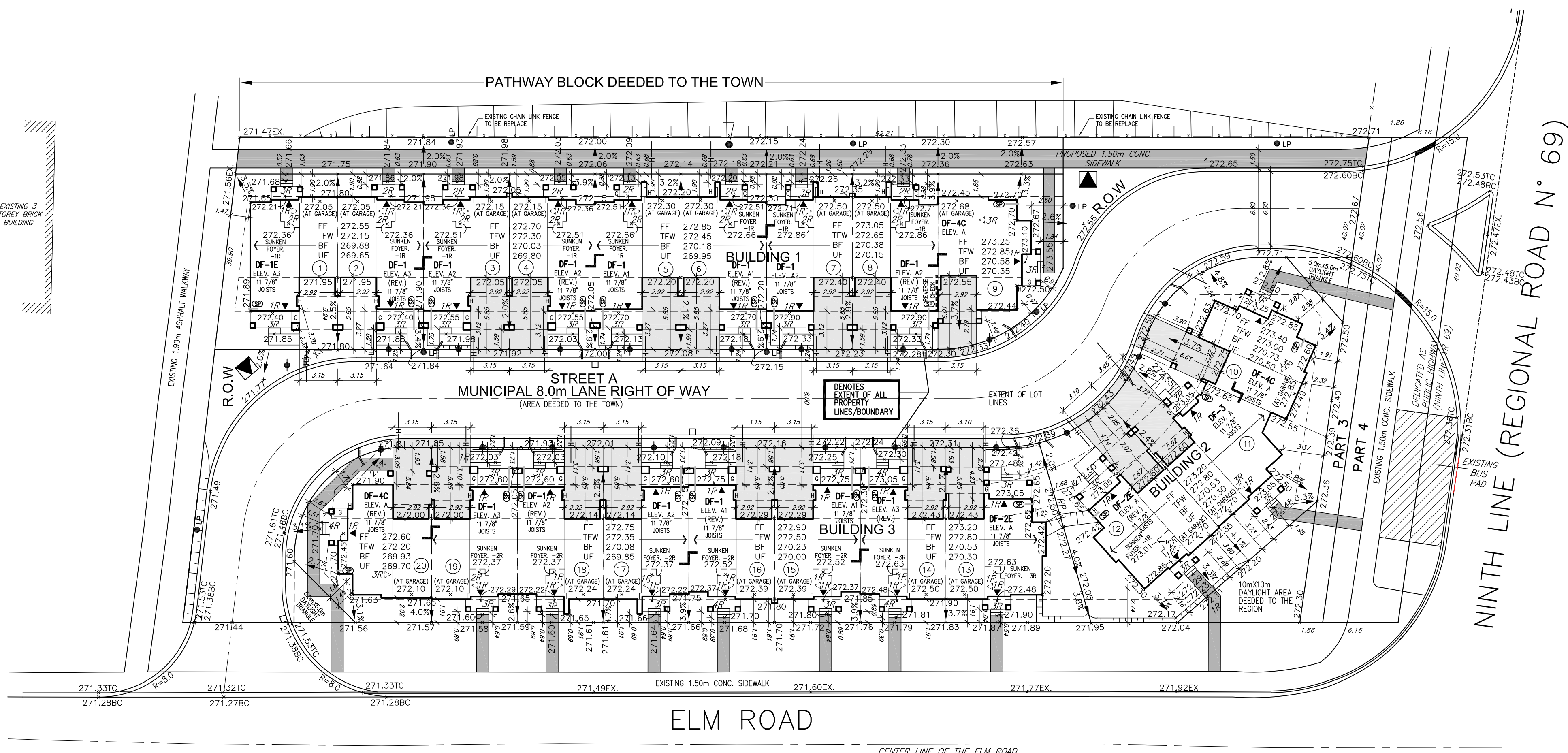


GLAD PARK PUBLIC SCHOOL



BIBC MATRIX			
BUILDING AREAS	FLOORING	ADDITION	RISK
FLOORING	N/A OR	N/A OR	1, 2 OR 3, 4
CLASSIFICATION	3.2.2 (DANGER)	OR	PHYSICIAN DESIGN
MAJOR OCCUPANCIES	GROUP C - RESIDENTIAL		3.1.2
CROSS FLOOR AREAS	1.2.1 (1.0.6.6)	(SUM OF ALL FLOORS AND MEZZANES)	DEFINED
BUILDING HEIGHT	1 STORY (10.6m)		DEFINED
NUMBER OF STORIES ABOVE 1ST STORY			
NUMBER OF STORIES	ONE STORY		3.2.2, 3.1.2 & 3.5.5
MEZZANINE AREAS	N/A		3.2.1.1
OF BUILDING AREA	N/A		
BUILDING USED FOR MULTIPLE PURPOSES	☐ YES	☐ NO	PARALLEL LOCATION
SPRINKLED BUILDING	☐ YES	☐ NO	
WILL BARRIER FREE ACCESS BE PROVIDED	☐ YES	☐ NO	
SPACIAL SEPARATION REQUIREMENTS	3.2.2	OR 3.1.2	OR 3.1.1.4
WALL	CONSTRUCTION TYPE		REV. FIRE RESISTANCE RATING
NORTH	☐ COMBUSTIBLE		(HOURS)
EAST	☐ NON COMBUSTIBLE		(HOURS)
SOUTH	☐ COMBUSTIBLE		(HOURS)
WEST	☐ NON COMBUSTIBLE		(HOURS)
BUILDING 2			
BUILDING AREAS	FLOORING	ADDITION	RISK
FLOORING	N/A OR	N/A OR	1, 2 OR 3, 4
CLASSIFICATION	3.2.2 (DANGER)	OR	PHYSICIAN DESIGN
MAJOR OCCUPANCIES	GROUP C - RESIDENTIAL		3.1.2
CROSS FLOOR AREAS	1.2.1 (1.0.6.6)	(SUM OF ALL FLOORS AND MEZZANES)	DEFINED
BUILDING HEIGHT	1 STORY (10.6m)		DEFINED
NUMBER OF STORIES ABOVE 1ST STORY			
NUMBER OF STORIES	ONE STORY		3.2.2, 3.1.2 & 3.5.5
MEZZANINE AREAS	N/A		3.2.1.1
OF BUILDING AREA	N/A		
BUILDING USED FOR MULTIPLE PURPOSES	☐ YES	☐ NO	PARALLEL LOCATION
SPRINKLED BUILDING	☐ YES	☐ NO	
WILL BARRIER FREE ACCESS BE PROVIDED	☐ YES	☐ NO	
SPACIAL SEPARATION REQUIREMENTS	3.2.2	OR 3.1.2	OR 3.1.1.4
WALL	CONSTRUCTION TYPE		REV. FIRE RESISTANCE RATING
NORTH	☐ COMBUSTIBLE		(HOURS)
EAST	☐ NON COMBUSTIBLE		(HOURS)
SOUTH	☐ COMBUSTIBLE		(HOURS)
WEST	☐ NON COMBUSTIBLE		(HOURS)
BUILDING 3			
BUILDING AREAS	FLOORING	ADDITION	RISK
FLOORING	N/A OR	N/A OR	1, 2 OR 3, 4
CLASSIFICATION	3.2.2 (DANGER)	OR	PHYSICIAN DESIGN
MAJOR OCCUPANCIES	GROUP C - RESIDENTIAL		3.1.2
CROSS FLOOR AREAS	1.2.1 (1.0.6.6)	(SUM OF ALL FLOORS AND MEZZANES)	DEFINED
BUILDING HEIGHT	1 STORY (10.7m)		DEFINED
NUMBER OF STORIES ABOVE 1ST STORY			
NUMBER OF STORIES	ONE STORY		3.2.2, 3.1.2 & 3.5.5
MEZZANINE AREAS	N/A		3.2.1.1
OF BUILDING AREA	N/A		
BUILDING USED FOR MULTIPLE PURPOSES	☐ YES	☐ NO	PARALLEL LOCATION
SPRINKLED BUILDING	☐ YES	☐ NO	
WILL BARRIER FREE ACCESS BE PROVIDED	☐ YES	☐ NO	
SPACIAL SEPARATION REQUIREMENTS	3.2.2	OR 3.1.2	OR 3.1.1.4
WALL	CONSTRUCTION TYPE		REV. FIRE RESISTANCE RATING
NORTH	☐ COMBUSTIBLE		(HOURS)
EAST	☐ NON COMBUSTIBLE		(HOURS)
SOUTH	☐ COMBUSTIBLE		(HOURS)
WEST	☐ NON COMBUSTIBLE		(HOURS)

BUILDING 1													
Lot No.	Model Type	Garage Length W x L (m)	G.F.A. (sq.m)	Coverage (sq.m)	Lot Area (sq.m)	Coverage (%)	Driveway Area (sq.m)	Total Landscaped Area (sq.m)	Total Landscaped Area (%)	Number of Bedrooms	Lot Footage (m)	Lot Depth (m)	Proposed Building Height (m)
1	DF-1E-ELEV. A3	2.95x5.10	162.80	70.22	131.63	53.35	13.50	47.91	36.40	3-BED	9.06	14.31	
2	DF-1E-ELEV. A3	2.95x5.10	168.10	68.87	100.17	68.75	13.50	17.80	17.80	3-BED	7.00	14.31	
3	DF-1E-ELEV. A2	2.95x5.10	157.80	68.55	100.17	68.43	13.50	18.12	18.09	3-BED	7.00	14.31	
4	DF-1E-ELEV. A2	2.95x5.10	157.80	68.55	100.17	68.43	13.50	18.12	18.09	3-BED	7.00	14.31	
5	DF-1E-ELEV. A1	2.95x5.10	157.60	68.77	100.17	68.65	13.50	17.90	17.87	3-BED	7.00	14.31	
6	DF-1E-ELEV. A1	2.95x5.10	157.60	68.77	100.17	68.65	13.50	17.90	17.87	3-BED	7.00	14.31	
7	DF-1E-ELEV. A2	2.95x5.10	157.60	68.55	100.17	68.43	13.50	18.12	18.09	3-BED	7.00	14.31	
8	DF-1E-ELEV. A2	2.95x5.10	157.65	68.55	100.17	68.43	13.50	18.12	18.09	3-BED	7.00	14.31	
9	DF-4E-ELEV. A	3.05x5.00	156.90	62.51	120.61	68.43	14.68	50.35	39.53	3-BED	10.22	14.31	
TOTAL			1424.20	613.34	960.43	68.56	122.66	224.43	23.37				10.64m

BUILDING 2													
Lot No.	Model Type	Garage Length W x L (m)	G.F.A. (sq.m)	Coverage (sq.m)	Lot Area (sq.m)	Coverage (%)	Driveway Area (sq.m)	Total Landscaped Area (sq.m)	Total Landscaped Area (%)	Number of Bedrooms	Lot Footage (m)	Lot Depth (m)	Proposed Building Height (m)
10	DF-4E-ELEV. A	3.05x5.00	169.50	62.51	152.34	41.03	16.16	73.67	48.36	3-BED	12.20	16.64	
11	DF-4E-ELEV. A	3.05x5.00	164.00	70.22	151.16	46.44	16.16	53.37	35.77	4-BED	8.46	9.42	
12	DF-2E-ELEV. A	3.05x5.10	178.10	72.00	176.53	41.03	14.81	88.22	50.23	4-BED	11.26	11.64	
TOTAL			519.00	211.54	478.54	44.21	51.33	215.67	45.07				10.64m

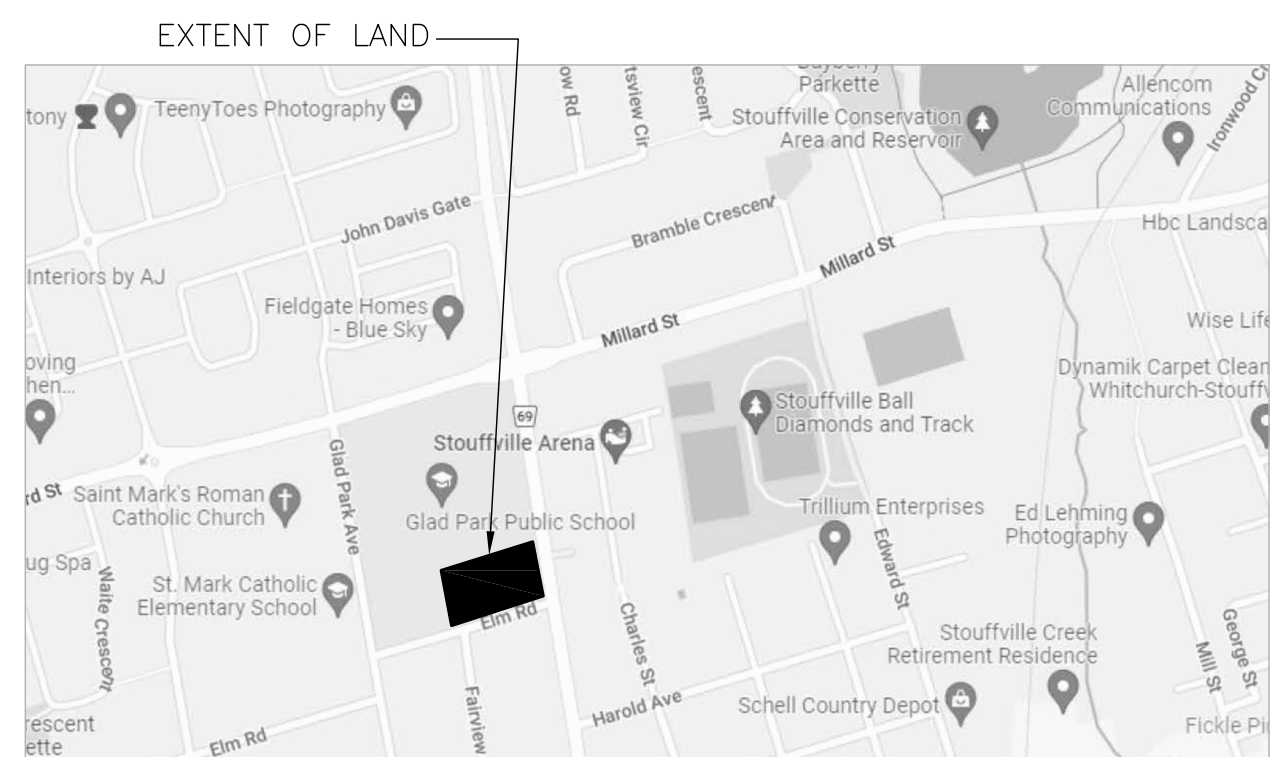
BUILDING 3													
Lot No.	Model Type	Garage Length W x L (m)	G.F.A. (sq.m)	Coverage (sq.m)	Lot Area (sq.m)	Coverage (%)	Driveway Area (sq.m)	Total Landscaped Area (sq.m)	Total Landscaped Area (%)	Number of Bedrooms	Lot Footage (m)	Lot Depth (m)	Proposed Building Height (m)
13	DF-1E-ELEV. A	3.05x5.10	178.10	70.22	142.19	49.39	15.51	56.48	39.48	4-BED	10.10	10.10	
14	DF-1E-ELEV. A	2.95x5.10	162.80	70.22	100.16	70.06	13.48	16.48	16.45	3-BED	7.00	14.31	
15	DF-1E-ELEV. A1 MOD.	2.95x5.10	159.60	69.26	100.19	69.13	13.48	17.45	17.42	3-BED	7.00	14.31	
16	DF-1E-ELEV. A2	2.95x5.10	157.60	68.77	100.19	68.64	13.48	17.94	17.91	3-BED	7.00	14.31	
17	DF-1E-ELEV. A2	2.95x5.10	157.60	68.55	100.19	68.42	13.48	18.16	18.13	3-BED	7.00	14.31	
18	DF-1E-ELEV. A2	2.95x5.10	157.60	68.55	100.20	68.41	13.48	18.17	18.13	3-BED	7.00	14.32	
19	DF-1E-ELEV. A3	2.95x5.10	162.80	70.22	100.20	70.08	13.48	18.50	18.47	4-BED	7.00	14.32	
20	DF-4E-ELEV. A	3.05x5.00	160.50	62.51	130.72	47.82	14.57	53.04	42.03	3-BED	11.19	14.32	
TOTAL			1293.20	550.08	872.06	63.98	106.96	215.62	24.66				10.79m

PLAN SHOWING TOPOGRAPHY ON
PART OF LOT 2
CONCESSION 8
TOWN OF WHITCHURCH-STOUFFVILLE
REGIONAL MUNICIPALITY OF YORK
(GEOGRAPHIC TOWNSHIP OF WHITCHURCH)

SITE STATISTICS UNIT DISTRIBUTION

TOTAL LOT AREA:	3,633.80m2 0.90 ACRES 0.36 Ha	NOTE: LOT AREA INCLUDES AREA DEEDED TO THE TOWN (1,273.31m2) AND AREAS DEEDED TO THE REGION (49.52m2)
NET LOT AREA: (MINUS AREA DEEDED TO TOWN) (MINUS AREA DEEDED TO REGION)	2,310.97m2 0.57 ACRES 0.23 Ha	
TOTAL AREA OF 8.0m LANE R.O.W:	1,071.10m2 0.27 ACRES 0.11 Ha	
TOTAL AREA OF 10mX10m DAYLIGHT:	49.52m2 0.01 ACRES 0.004 Ha	
TOTAL AREA OF PATHWAY BLOCK	202.21m2 0.05 ACRES 0.02 Ha	
UNIT DISTRIBUTION	20 TOTAL 7.00m WIDE 3-STOREY TOWNS	
UNIT DENSITY	22.22 PER ACRES (BASED ON TOTAL LOT AREA)	
	55.56 PER Ha	
	33.33 PER ACRES (BASED ON NET LOT AREA)	
	86.96 PER Ha	
BUILDING COVERAGE:	1,374.47m2 (37.82% OF TOTAL LOT AREA)	
PAVEMENT AREAS: (INCLUDES ROADS/CURBS, SIDEWALKS, DRIVEWAY)	3,633.80m2	1,211.39m2 (33.34% OF TOTAL LOT AREA)
LANDSCAPE AREA:	1,047.94m2 (28.84% OF TOTAL LOT AREA)	
GROSS FLOOR AREA:	3,236.40m2 (89.06%)	

7.0m STREET TOWNHOUSE ZONING CHART				
PRESET BY LAW 2010-001-20				
ZONE	EN4 STREET TOWNHOUSE DREWLING (4)	PROVIDED	COMPLY	
1. LOT AREA	150m ²	100m ²	NO	
2. DENSITY (TOTAL AREA)	30 UNITS PER Ha	55.55 UNITS PER Ha	YES	
3. DENSITY (NET AREA)	30 UNITS PER Ha	83.33 UNITS PER Ha	NO	
4. LOT FRONTAGE	6.0m	7.0m	YES	
5. FRONT YARD – HOUSE	7.5m (MAX)	1.80m (MIN)	NO	
6. – GARAGE	5.0m (MAX)	7.5m (MAX)	YES	
7. EXTERIOR SIDE YARD	3.0m (MIN)	2.50m	NO	
8. INTERIOR SIDE YARD	12m & 0.0m	1.2m & 0.0m	YES	
9. REAR YARD	ONEWALL 1.00m	GARAGE 5.00m	NO	
10. HEIGHT	10.0m	BALCONY 15.0m	NO	
11. DAYLIGHT TRAVEL (3.2:1)	1.0m	1.00m	YES	
12. DRIVEWAYS 3.3:4.3:1 – SA-2.1 QUARRYING NOTES TO REGULATORS (1)	DRIVEWAYS ACCESS FROM THE FRONT LOT LINE OR EXTERIOR LOT LINES	– PERMIT DRIVEWAY ACCESS FROM THE REAR LOT WITH A MIN OF 5.00M DEPTH	NO	
13. PORCH ENCROACHMENT FRONT & EXT. SIDE YARD	UP TO 1.0m TO LOT LINE, STEPS UP TO 0.60m TO LOT LINE	PORCH = 0.70m STEPS = 0.20m	NO	



KEY PLAN (N.T.S)

- | | | | |
|----|---|-----|-----------------------|
| H | PROPOSED VALVE | LP | LIGHT POLE |
| H | HYDRANT | TR | TRANSFORMER |
| M | WATER SERVICE | DB | DOUBLE STM./SAN. CON. |
| M | CATCH BASIN | SS | SINGLE STM./SAN. CON. |
| CT | CABLE TELEVISION PEDIESTAL | BP | BELL PEDIESTAL |
| CP | PUMP PUMP WITH DISCHARGE
ALL LOTS REQUIRES PUMP (W/P
TO DISCHARGE TO TOWN WAGO) | UPR | UNDERSIDE FOOTING AT |
| F | FINISHED FLOOR ELEVATION | UPF | UNDERSIDE FOOTING AT |
| FL | FINISHED MAIN LEVEL ELEVATION | UPF | UNDERSIDE FOOTING AT |
| UF | UNDERSTORY ELEVATION | UPF | UNDERSIDE FOOTING AT |
| BL | BL. BASEMENT FLOOR SLAB | W | WALK OUT DECK |
| TR | TOP OF FOUNDATION WALL | W | WALK OUT BASEMENT |
| IN | NO. OF RISERS | REV | REVERSE FLAN |
-
- | | | | |
|--|--|--|--|
| | STREET SIGN | | MAIL BOX |
| | RETAINING WALL | | CHAIN LINK FENCE (SEE LANDSCAPE PLAN) |
| | ACOUSTICAL FENCE (SEE LANDSCAPE PLAN) | | WOOD SCREEN FENCE (SEE LANDSCAPE PLAN) |
| | HYDRO SERVICE LATERAL | | HYDRO METER |
| | GAS METER | | SWALE DIRECTION |
| | EMBANKMENT | | |
| | PROVIDE 3/4" DIA. CLEAR
STONE IN THIS AREA | | |
| | LOT CONDITIONS REQUIRED | | |
| | RAIN WATER DOWNSPOUT LOCATION
(DISCHARGE INTO STORMDRAIN) | | |
| | SIDE WINDOW LOCATION | | |
| | ENTRANCE DOOR LOCATION | | |
| | EXTERIOR DOOR LOCATION | | |
| | REDUCE SIDE YARD | | |

10	.	-
9	.	-
8	.	-
7	.	-
6	.	-
5	.	-
4	.	-
3	.	-
2	.	-
1	ISSUED FOR DRAFT PLAN SUBMISSION	25-06
no.	description	date

[illegible]