Appendix A

FIRM NAME: REINDERS + LAW LTD.
CERTIFICATE OF PRACTICE NUMBER: 6141
BCIN NUMBER: 28113
64 ONTARIO STREET NORTH
MILTON, ON L9T 2T1
(905) 457-1618
(905) 457-8852
CONTACT – KYLE REINDERS, OAA,

NAME OF PROJECT: 490 DUNAS ST. APARTMENTS

LOCATION:490 DUNDAS ST. NORTH
CAMBRIDGE, ON N3H 3H9

ARCHITECTS
DEC 12, 2022
KYLE J. REINDERS
LICENCE
6141

THE ARCHITECT NOTES AREAS AND DIMENSIONS SHOWN HEREON WITH REFERENCE TO BUILDING ACCURATELY ONLY WHEN SIGNED & SEALED BY THE ARCHITECT HEREON.

ITEM	ONTARIO'S 2012 BUILDING CODE DATA MATRIX PART 3 OR 9	OBC REFERENCE (Reference only to Divisions B and C of the Building Code Act, S.O. 1992 as it is in force today)	
1	PROJECT DESCRIPTION: ☒ NEW ☐ ALTERATION ☐ CHANGE OF USE ☐ ADDITION — ☐ PART 11 / 11.1 to 11.4	☐ PART 3	☐ PART 9
2	MAJOR OCCUPANCY(S): GROUP C RESIDENTIAL OCCUPANCIES	3.1.2.1.(1)	9.10.2.
3	BUILDING AREA (m²): EXISTING ____ NEW 587.4 TOTAL 587.4	1.4.1.2. [A]	1.4.1.2. [A]
4	GROSS AREA (m²): PARKING LEVEL 1,477.4; GROUND FLOOR PLAN 284.6; LEVEL 2–6 TYPICAL FLOOR PLAN 4,037.3; TOTAL GFA 6693.3	1.4.1.2. [A]	1.4.1.2. [A]
5	NUMBER OF STOREYS: ABOVE GRADE 6 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: 1	3.2.2.10. & 3.2.5.5.	9.10.20.
7	BUILDING CLASSIFICATION: 3.2.2.42	3.2.2.20 – .83	9.10.2.
8	SPRINKLER SYSTEM PROPOSED: ☐ ENTIRE BUILDING ☐ EXISTING; ☐ SELECTED COMPARTMENTS; ☐ SELECTED FLOOR AREAS; ☐ BASEMENT ONLY ☐ IN LIEU OF ROOF RATING; ☐ NOT REQUIRED	3.2.2.20 – .83; 3.2.5.5.; 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 SERVICE/SUPPLY IS ADEQUATE: ☐ YES ☐ NO	3.2.5.7.	N / A
12	HIGH BUILDING: ☐ YES ☐ NO	3.2.6.	N / A
13	PERMITTED CONSTRUCTION: ☐ COMBUSTIBLE PERMITTED ☐ NON-COMBUSTIBLE REQUIRED ☐ BOTH; ACTUAL CONSTRUCTION: ☐ COMBUSTIBLE ☐ NON-COMBUSTIBLE ☐ BOTH	3.2.2.20 – .83	9.10.6.
14	MEZZANINE(S) AREA (m²): N/A	3.2.1.1.(2) – (8)	9.10.4.1.
15	OCCUPANT LOAD BASED ON: ____ m²/PERSON ☐ DESIGN OF BUILDING; OCCUPANCY TWO PERSONS PER SLEEPING ROOM. LOAD = 320 PERSONS	3.1.17	9.9.1.3.
16	BARRIER-FREE DESIGN: ☐ YES ☐ NO	3.8.	9.5.2.
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 ____ HOURS; ROOF 1.5HR MIN; MEZZANINE ____ HOURS; FRR OF SUPPORTING MEMBERS — FLOORS ____ HOURS; ROOF ____ HOURS; MEZZANINE ____ HOURS; LISTED DESIGN No. OR DESCRIPTION (10-2)	3.2.2.20 – .83 & 3.2.1.4.	9.10.8. 9.10.9.
19	SPATIAL SEPARATION – CONSTRUCTION OF EXTERIOR WALLS	3.2.3.	9.10.14.
	WALL / AREA OF EXP (m²) / L/D (m) / L/H OR V/A / PERMITTED MAX % OF OPENINGS / PROPOSED % OF OPENINGS / FRR (HOURS) / LISTED DESIGN OR DESCRIPTION / COMB. CONSTR. / COMB. CONSTR. NONC. CLADDING / NON–COMB. CONSTR.		
	NORTH		
	EAST		
	SOUTH		
	WEST		
20	PLUMBING FIXTURES:	3.7.4.3.	9.31.1.
21	OTHER – DESCRIBE		

SITE STATISTICS

ITEM	EXISTING ZONING BYLAW REQUIREMENTS	PROPOSED REZONING (RM3) REQUIREMENTS	PROPOSED DEVELOPMENT
ZONING CATEGORY	C2	RM3	RM3
LOT AREA (sm)	450	1590	1590
LOT FRONTAGE (sm)	15	30	29.5*
GROUND FLOOR AREA (sm)	N/A	N/A	284.6
LOT COVERAGE (max.)	40%	N/A	17.9%
FRONT YD. (min.)	6.0m	6.0m	4.11m*
REAR YARD (min.)	3.0m	3.0m + 1.5m/storey abv 2	4.5m*
EXT. SIDE YARD (min.) SOUTH	3.0m	6.0m	3.6m*
INT. SIDE YARD (min.) NORTH	6.0m	3.0m + 1.5m/storey abv 2	5.5m*
NUMBER OF PARKING SPACES - RESIDENTIAL (1 SPACE/UNIT + 0.25 SPACE/UNIT (VISITOR))	75	75	53*
NUMBER OF TYPE A ACCESSIBLE PARKING SPACES	1	1	1
NUMBER OF TYPE B ACCESSIBLE PARKING SPACES	1	1	1
NUMBER OF LOADING SPACES REQUIRED	1	1	0*
PARKING STALL DIMENSIONS (m)	2.9 m X 5.5 m	2.9 m X 5.5 m	2.9 m X 5.5 m
TYPE A ACCESSIBLE PARKING SPACE (m)	3.4 m X 5.5 m	3.4 m X 5.5 m	3.4 m X 5.5 m
TYPE B ACCESSIBLE PARKING SPACE (m)	2.4 m X 5.5 m	2.4 m X 5.5 m	2.4 m X 5.5 m
ACCESSIBLE PARKING AISLE (m)	1.5 m X 5.5 m	1.5 m X 5.5 m	1.5 m X 5.5 m
LONG TERM BIKE PARKING (0.5 SPACES PER UNIT)	18	18	33
SHORT-TERM BIKE PARKING (0.05 SPACES PER UNIT)	3	3	3
LANDSCAPED OPEN SPACE	TBD	30%	21.0%*
PLANTING STRIPS	1.5m	1.5m	1.5m
DENSITY (units/ha)	N/A	250 UPH(39units)	377 UPH (60units)*
DENSITY (FSI)	N/A	2.0	3.46*
BUILDING HEIGHT	N/A	N/A	6 storeys (19.5m) + Penthouse
AMENITY (sm) (5.6 sq.m./1 BED, 30sq.m./2 BED)	N/A	1650	1651.0

* SITE SPECIFIC ZONING REQUIRED

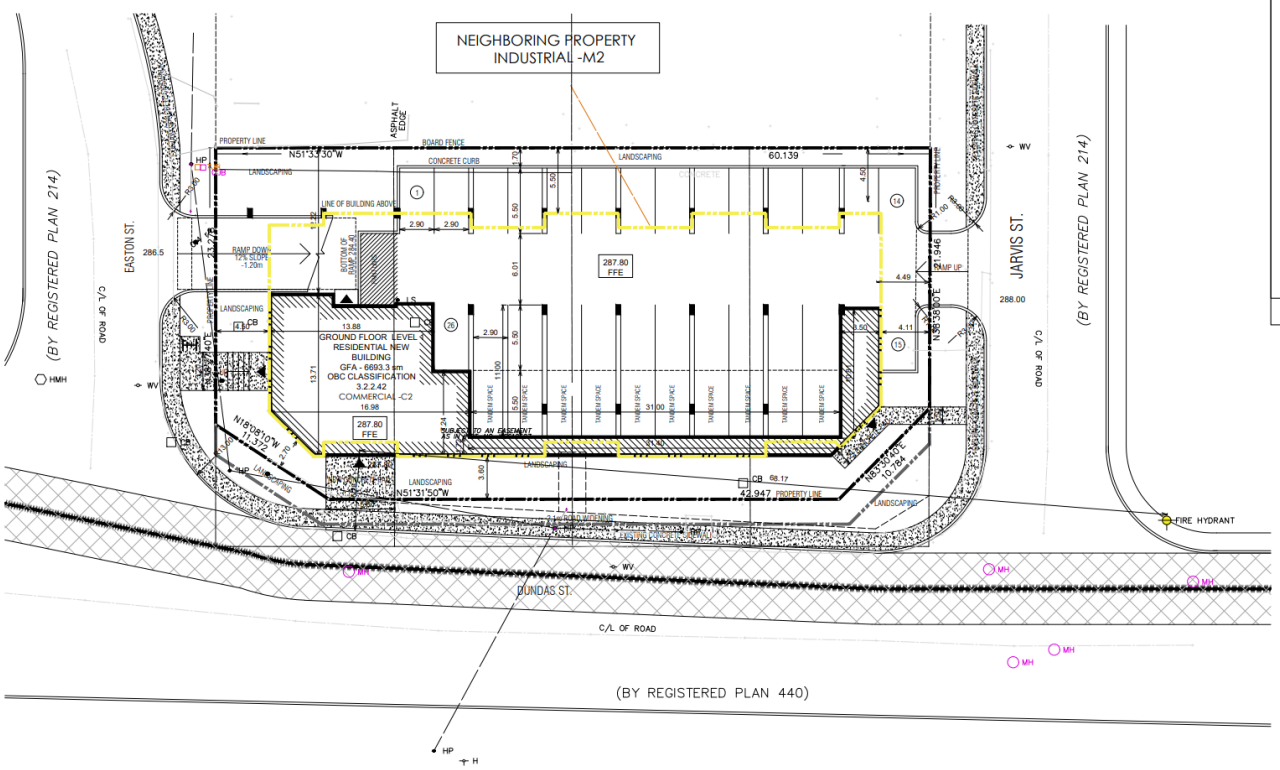
AMENITY TYPE	SQ.M.
ROOFTOP PATIO	989.9
ENTRANCE LOBBY	284.6
TOTAL AMENITY SPACE	1,274.5

AMENITY TYPE	SQ.M.
PRIVATE BALCONIES	376.5
TOTAL PRIVATE SPACE	376.5

FLOOR LEVEL	1 BED UNIT	2 BED UNIT	TOTAL
2nd FLOOR	3	9	12
3rd FLOOR	3	9	12
4th FLOOR	3	9	12
5th FLOOR	3	9	12
6th FLOOR	3	9	12
TOTAL	15	45	60

REGISTERED PLAN No. 214
PART OF LOT 3, 4, 5, 6
PLAN 67r-3712, PART 1-4
CAMBRIDGE
WATERLOO

OWNERS	APPLICANT
ROMAN HOME BUILDERS INC. 5508 FRESHWATER DR. MISSISSAUGA, ON L5M 0K7 PHONE #:647–990–8408	REINDERS + LAW LTD. 64 ONTARIO STREET NORTH, MILTON ON L9T 2T1 P (905)457–1618 F (905)457–8852

LEGEND:

- PROPERTY LINE
- BUILDING SETBACK LINE
- LANDSCAPE SETBACK LINE
- PROPOSED TREE PROTECTION HOARDING
- PROPOSED SILT FENCE
- PROPOSED FIRE ROUTE (USING HEAVY DUTY PAVING)
- HEAVY DUTY PAVING
- LIGHT DUTY PAVING
- CONCRETE PAD OR SIDEWALK
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE CURB WITH CURB CUT OR DEPRESSED CURB (DC OR DC)
- NEW BUILDING AREA (FOOTPRINT)
- EXISTING BUILDING AREA (FOOTPRINT)
- EXISTING CHAIN LINK FENCE
- PROPOSED CHAIN LINK FENCE
- EXISTING POST AND WIRE FENCE
- PROPOSED POST AND WIRE FENCE
- EXISTING BOARD FENCE
- PROPOSED BOARD FENCE
- PRINCIPAL ENTRANCE TO THE BUILDING
- SECONDARY ENTRANCES TO, OR EGRESSES FROM THE BUILDING
- FRS — FIRE ROUTE SIGNS
- BFS — BARRIER FREE SIGNS (RB93)
- BARRIER FREE LOGO (PAVED ON ASPHALT)
- TACTILE STRIPS ON CONCRETE OR ASPHALT SURFACES (AODO COMPLIANT)
- SS — STOP SIGNS
- EXISTING CATCHBASIN AND STRUCTURE
- PROPOSED CATCHBASIN AND STRUCTURE
- PROPOSED DOUBLE CATCHBASIN AND STRUCTURE
- EXISTING MANHOLE
- PROPOSED MANHOLE
- EXISTING CATCHBASIN AND MANHOLE / PROPOSED CATCHBASIN AND MANHOLE
- PROPOSED SIAMESE CONNECTION TO SPRINKLER SYSTEM
- HP — PROPOSED HIGH POINT
- LP — PROPOSED LOW POINT
- PROPOSED DRAINAGE FLOW
- DAYLIGHTING TRIANGLE (SHOW SHADED)
- DC — DEPRESSED CURB
- H — FIRE HYDRANT (EXISTING)