## NORVAL UNITED JULY 10, 2023



# ZONING BY-LAW AMENDMENT

## **PROJECT TEAM**

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PASSIVE HOUSE JMV Consulting XXXXXXXXX Toronto, ON XXX XXX T: 819-230-0369

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CIVIL ENGINEERS WSP Global Inc. 500 -119 Spadina Ave Toronto, ON M5V 2L1 T: 416-260-1560

TRANSPORTATION, PARKING & WASTE MANAGEMENT BA Consulting Group Ltd 45 St Clair Ave W, Suite 300 Toronto, ON M4V 1K9 T: 416-961-7110

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#### A0-00

Project No. 2104 Scale Plot Date 07/07/23 **COVER PAGE** 

14015 Danby Rd, Georgetown, ON L7G 0L8

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commencing work.

work, the greater shall apply.

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5. The architect has not been retained for supervision of construction and assumes no responsibility for means, methods and techniques of

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VIEW FROM 8TH LINE



VIEW FROM DANBY ROAD



VIEW ACROSS DANBY ROAD



VIEW ACROSS THE PARK



VIEW TOWARDS PARK LINK

### A0-01

Project No. Scale Plot Date 07/07/23 RENDERINGS

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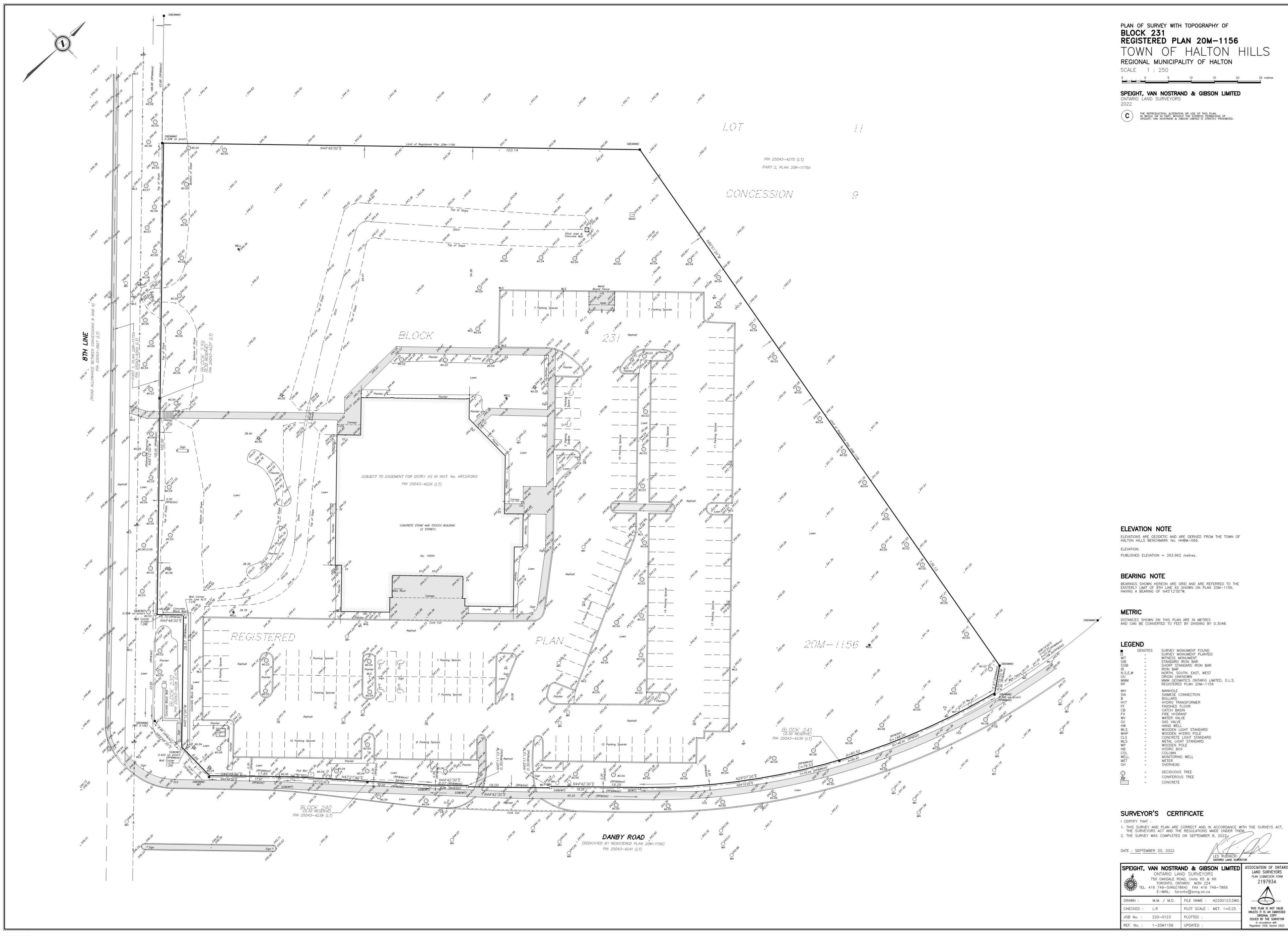
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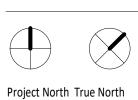
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A0 (840×1188)

#### A0-02

Project No. 2104 Scale Plot Date 07/07/23 SITE SURVEY



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#### UCC Norval United

United Church Canada

351 King St E, Suite 1200 Toronto, ON, Canada M5A 0L6 416.977.5104

KPMB Architects

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LAND SURVEYORS PLAN SUBMISSION FORM 2197934

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PLAN OF SURVEY WITH TOPOGRAPHY OF

BLOCK 231 REGISTERED PLAN 20M-1156 TOWN OF HALTON HILLS REGIONAL MUNICIPALITY OF HALTON 0 5 10 15 25 metres

SURVEY MONUMENT FOUND SURVEY MONUMENT PLANTED WITNESS MONUMENT STANDARD IRON BAR SHORT STANDARD IRON BAR IRON BAR NORTH, SOUTH, EAST, WEST ORIGIN UNKNOWN MMM GEOMATICS ONTARIO LIMITED, O.L.S. REGISTERED PLAN 20M-1156

MANHOLE SIAMESE CONNECTION BOLLARD

BOLLARD HYDRO TRANSFORMER FINISHED FLOOR CATCH BASIN FIRE HYDRANT WATER VALVE GAS VALVE HAND WELL WOODEN LIGHT STANDARD WOODEN HYDRO POLE CONCRETE LIGHT STANDARD METAL LIGHT STANDARD WOODEN POLE HYDRO BOX COLUMN MONITORING WELL METER OVERHEAD

DECIDUOUS TREE

CONIFEROUS TREE

ONTARIO LAND SURVEYORS 750 OAKDALE ROAD, Units 65 & 66 TORONTO, ONTARIO M3N 2Z4 TEL. 416 749–SVNG(7864) FAX 416 749–7866 E-MAIL: toronto@svng.on.ca

M.M. / M.D. FILE NAME : A2200123.DWG

PLOT SCALE : MET. 1=0.25

\* CONCRETE

DENOTES

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SCALE 1 : 250 5

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1 Legal Address

2 Municipal Address 3 Applicable Zoning By-Laws

4 Current Zoning Designation

5 Total Lot Area (m2)

6 Retained Lot Area (m2) 7 Severed Lot Area (m2)

8 Total Residential Building GFA (m2)

9 Retained Lot Coverage (Area at Grade, m2) 10 Severed Lot Coverage (Area at Grade, m2)

11 Established Grade (m)

12 Total Area of Renovated Space

13 Retained Lot Landscaped Area (m2 and % of Retained Lot Area) 14 Severed Lot Landscape Area (m2 and % of Severed Lot Area)

Proposed Building Height

1 Building Height is measured from Established Grade as defined above

		Gross Floor Area (GFA)						
Level	Gross Constructed Area (GCA)	Existing Place of Worship	New Community	Existing Residential	New Residential	Total		
LEVEL P1	3241 m <sup>2</sup>	0 m <sup>2</sup>	0.0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>		
LEVEL 1	1738 m <sup>2</sup>	1,502 m²	0.0 m <sup>2</sup>	0 m <sup>2</sup>	1,738 m <sup>2</sup>	3,240 m <sup>2</sup>		
LEVEL 2	2035 m <sup>2</sup>	0 m <sup>2</sup>	0.0 m <sup>2</sup>	0 m <sup>2</sup>	2,035 m <sup>2</sup>	2,035 m²		
LEVEL 3	2180 m <sup>2</sup>	0 m²	0.0 m <sup>2</sup>	0 m <sup>2</sup>	2,180 m <sup>2</sup>	2,180 m <sup>2</sup>		
LEVEL 4	2180 m <sup>2</sup>	0 m <sup>2</sup>	0.0 m <sup>2</sup>	0 m <sup>2</sup>	2,180 m <sup>2</sup>	2,180 m²		
LEVEL 5	2180 m <sup>2</sup>	0 m²	0.0 m <sup>2</sup>	0 m <sup>2</sup>	2,180 m <sup>2</sup>	2,180 m²		
EVEL 6	2180 m <sup>2</sup>	0 m²	0.0 m <sup>2</sup>	0 m <sup>2</sup>	2,180 m <sup>2</sup>	2,180 m²		
Fotal	15732 m <sup>2</sup>	1,502 m²	0.0 m <sup>2</sup>	0 m <sup>2</sup>	12,491 m <sup>2</sup>	13,993 m²		

	Residential Suite Mix									
Level	1 Bed	2 Bed	3 Bed	Total Count						
LEVEL 1	7	4	2	13						
LEVEL 2	18	5	5	28						
LEVEL 3	15	10	4	29						
LEVEL 4	15	10	4	29						
LEVEL 5	15	10	4	29						
LEVEL 6	15	10	4	29						
Grand total	85	49	23	157						

Barrier Free Units - Required (20%	%) OBC 3.8.2.1.(5)				
	% of total units required	# of Units Required	% of total units provided	# of units provided	Comments
	20%	32	21.0%	33	

Residential Amenity Spaces							
	Req. Indoor Amenity	Req. Outdoor Amenity	Provided Indoor Amenity	Provided Outdoor Amenity			Overall Rate Provided
Total Area	m²	m²	126.29m <sup>2</sup>	m²			Overall Rate Provided
Area per Residential Suite	0	0	0.804	m²		m²	-
Residential Indoor Amenity Space	e Provided			Residential Outdoor Amen	ity Space Pr	ovided	
Level	Area	Description		Level	Area	Description	
Ground Level	126.29m <sup>2</sup>			Ground Level	m²		
Level 3	m²			Level 3	m²		
Total	126.29m <sup>2</sup>			Total	m²		

Car Parking Provided									
	Spaces Provided	EVSE Parking Spaces Provided	Notes						
Residential	237	59	EVSE spaces located on P1 level a	a rate of 0.25. Exact location of spaces TBD	).				
Total	237	59							
Car Parking as per Parking	Justification Report								
Land Use	Units	Parking Rate Required Per Zoning By-Law (per unit)	Parking Required	Parking Rate Provided	Parking Provided	Parking Provided on Retained Parking Parcel	Provided on Severed Parcel	Parking Provided Below Grade on Severed Parcel	Spaces Provided/Notes
Residential Parking									Required parking rates based on Zoning By-law 2010-0050.
1 Bedroom	85	1.5	127	1.25	106				As per Zoning By-law 2010-0050 Clause 5.2.2, all required parking
2 Bedroom	49	1.5	74	1.25	62				space calculations must be rounded up to the nearest whole
3 Bedroom	23	1.5	35	1.25	29	118	0	79	number.
Sub-Total	157		236		197				A parking supply of 229 spaces was granted through a minor varian
Effective Resident Ratio (Space	ces per unit)		1.50		1.25				(D13VAR13.021H) to permit the Norval United Church
Visitor Parking									development. As part of Phase 1, a parking supply of 165 spaces ha been noted as per the 2016 site plan. Phase 2 is no longer
Resident Visitors	157	0.25	40	0.25	40				being pursued.
Sub-Total	157	0.25	40	0.25	40	32	8	0	
Effective Visitor Ratio (Spaces	per unit)		0.25		0.25				
Place of Worship Parking	· /								
Place of Worship Area	1,475m <sup>2</sup>	1.00 parking space per 9.0m2	164	_	61				
Place of Worship Seating	244 sanctuary seats	-	-	1 parking space per 4 seats	0	61	0	0	
Sub-Total			164		61				
Total			440		298	211	8	79	
Bicycle Parking									
	Units	Rate (per unit)	Spaces Required	Rate Provided	Spaces Provided	Spaces Provided/Notes			
Residential Long-term			-	0.7	110	· ·			
Residential Short-term	157		_	0.05	8				
Total Long-term			-	-	110				
Total Short-term			-	_	8				
Total Bicycle Parking			-	_	118				

Number of Unite/Size	Rate1		Requirement				
		Type 'A'	Туре 'В'	Type 'C'	Type 'G'		
157	1 Type G for 31 to 399 dwellings	-	_	-	1		
		0	0	0	1		
	Number of Units/Size 157		Type 'A'	Number of Units/Size     Rate1       Type 'A'     Type 'B'	Number of Units/Size     Rate1       Type 'A'     Type 'B'		

ON L7G 0L8	
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Block 231, Plan 20m1156 Subject To An Easement For Entry As In Hr1241065 Town Of Halton Hills 14015 Danby Rd, Georgetown, ON L7G 0L8 Bylaw 2010-0050

Institutional Zone (I) 20,039m<sup>2</sup>

13,180m²

6,859m² 12,491m²

1,502m² 1,749m<sup>2</sup>

244,000m

4659m2 (35%)

3361m2 (49%) 22 m

#### Name of Practice: KPMB Architects 351 King St E, Suite 1200 Toronto, ON, Canada M5A 0L6 416.977.5104

Name of Project: Norval United

Location: 14015 Danby Rd, Georgetown, ON L7G 0L8

	Ontario Building Code Data Matrix Part 3										
3.00	Building Code Version:	O. Reg. 332/12	Last Amendr	nent	O. Reg.	191/14	-				
3.01	Project Type:	<ul><li>☑ New</li><li>□ Change of use</li></ul>	<ul> <li>Addition</li> <li>Addition and renov</li> </ul>		enovation		[A] 1.1.2.				
		Description:									
3.02	Major Occupancy Classification:	Occupancy C	Use Residential Occup	ancies			3.1.2.1.(1)				
3.03	Superimposed Major Occupancies:	🛛 No 🗆 Yes					3.2.2.7.				
	Occupancies.	Description:									
3.04	Building Area (m <sup>2</sup> )	Description:		<u>Existin</u>	New	Total	[A] 1.4.1.2.				
		Level 1		1502	1738	0					
		Level 2		0	2035	0					
		Level 3		0	_2180	0					
		Level 4		0	2180	0					
	Insert additional lines as needed	Level 5		0	_2180	0					
		Level 6		0	2180	0					
			Total	1502	12492	<u>13993</u>					

3.05	Gross Area (m <sup>2</sup> )	Description: Existin New Total	[A] 1.4.1.2.
		_Level 1 150217380	
		0 Level 3 21800	
		0 Level 40	
	Insert additional lines as needed	0 Level 500	
		0 Level 62180	
		0 Total <u>12491</u> <u>13993</u>	
		<u>1502</u>	
3.06	Mezzanine Area (m <sup>2</sup> )	Description: Existin New Total	3.2.1.1.
		<u>N/A</u> <u>0</u> <u>0</u>	
		00	
	Insert additional lines as needed	 Total	
3.07	Building Height	6 Storeys above grade22_ (m) Above grade	[A] 1.4.1.2. & 3.2.1.1.
3.08	High Building	⊠ No □ Yes	3.2.6.
3.09	Number of Streets/ Firefighter access	1 street(s)	3.2.2.10. & 3.2.5.
3.10	Building Classification: (Size and Construction Relative to Occupancy)	<u>3.2.2.43A</u> Group/Div <u>C</u>	3.2.2.20 83.
3.11	Sprinkler System	☑ 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.
3.12	Standpipe System	□ Not required	3.2.9.
3.13	Fire Alarm System	☑ Required     □ Not required       Proposed:     □ Single stage     ☑ Two stage     □ None	3.2.4.
3.14	Water Service / Supply is Adequate	□ No ⊠ Yes	

3.15	Construction Type:	Restriction:       Image: Combustible permitted       Image: Non-combustible permitted         Actual:       Image: Combustible       Image: Non-combustible       Image: Combination         Heavy Timber Construction:       Image: Non       Image: Yes	3.2.2.20 83 & 3.2.1.4.
3.16	Importance Category:	Low      Low human occupancy      Post-disaster shelter     Normal	4.1.2.1.(3) & T4.1.2.1.B
		□ High □ Minor storage building □ Explosive or hazardous substances	
3.17	Seismic Hazard	(I <sub>E</sub> Fa Sa (0.2)) =0.155	4.1.2.1.(3)
	Index:	Seismic design required for Table 4.1.8.18. items 6 to 21:( (IE Fa Sa (0.2)) $\geq$ 0.35 or Post-disaster) $\boxtimes$ No $\Box$ Yes	4.1.8.18.(2)
3.18	Occupant Load	Floor Level/Area         Occupancy         Based On         Occupant Load <u>Type</u> (Persons)	3.1.17.
		Level P1 Parking 137	
		_Level 1 Residential/ Amenit 51	
		Level 2 Residential 94	
	Insert additional lines as needed	Level 3 Residential 94	
		Level 4 Residential 94	
		Level 5 Residential 94	
		Level 6 Residential 94	
3.19	Barrier-free Design:	Yes Building is designed with 20% of units being Barrier-free No	3.8.
3.20	Hazardous Substances:	□ Yes	3.3.1.2. & 3.3.1.19.
3.21	Required Fire Resistance Ratings	Horizontal Assembly Rating Supporting Noncombustible Assembly (H) in lieu of rating?	3.2.2.20 83 & 3.2.1.4.
		Floors over basement <u>1</u> <u>No</u> No Ves N/A	
		Floors NoYesN/A	
		Mezzanine1 1 □ No □ Yes ⊠ N/A	
		Roof No Yes N/A	

3.22	Spatial Separation	Wall	EBF Area <u>(m²)</u>	L.D. <u>(m)</u>	L/H or <u>H/L</u>	Required FRR (H)			Cladding Type <u>Required</u>	3.2.3.
		South	<u>2,317</u>	4	5:1	0		combustible	Noncombustible	
		_North_	2317	4	<u>5:1</u>	0	□ Nond	combustible	Noncombustible	
		West	_370_	2.5	<u>1:2</u>	0	□ Nond	combustible	⊠ Noncombustible	
	Insert additional lines as needed	East	300	2.5	<u>1:2</u>	0		combustible	⊠ Noncombustible	
3.23	Plumbing Fixture Requirements	Ratio:	Male	e:Female	e = 50:	50 Excep	ot as noted	d otherwise	1	3.7.4.
		Floor Le	vel/Area		Occup Load		BC eference	Fixtures Require		
		 Amenity	<u>d Level –</u> Space			9	3.7.4.6	2	2_	
						0		0	0	
						0		0	0	
	Insert additional lines as needed					0		0	0	
3.24	Energy Efficiency:	Complia	nce Path:	_0	BC SB	-10 Divi	sion 3			
		Climatic	Zone:	_Z	Zone 6					
3.25	Notes:									
	Insert additional lines as needed									

1 All references are to Division B of the OBC unless preceded by [A] for Division A and [C] for Division C.

#### A1-00

 
 Project No.
 2104

 Scale
 1:1

 Plot Date
 07/07/23
 \_\_\_\_\_ STATISTICS

14015 Danby Rd, Georgetown, ON

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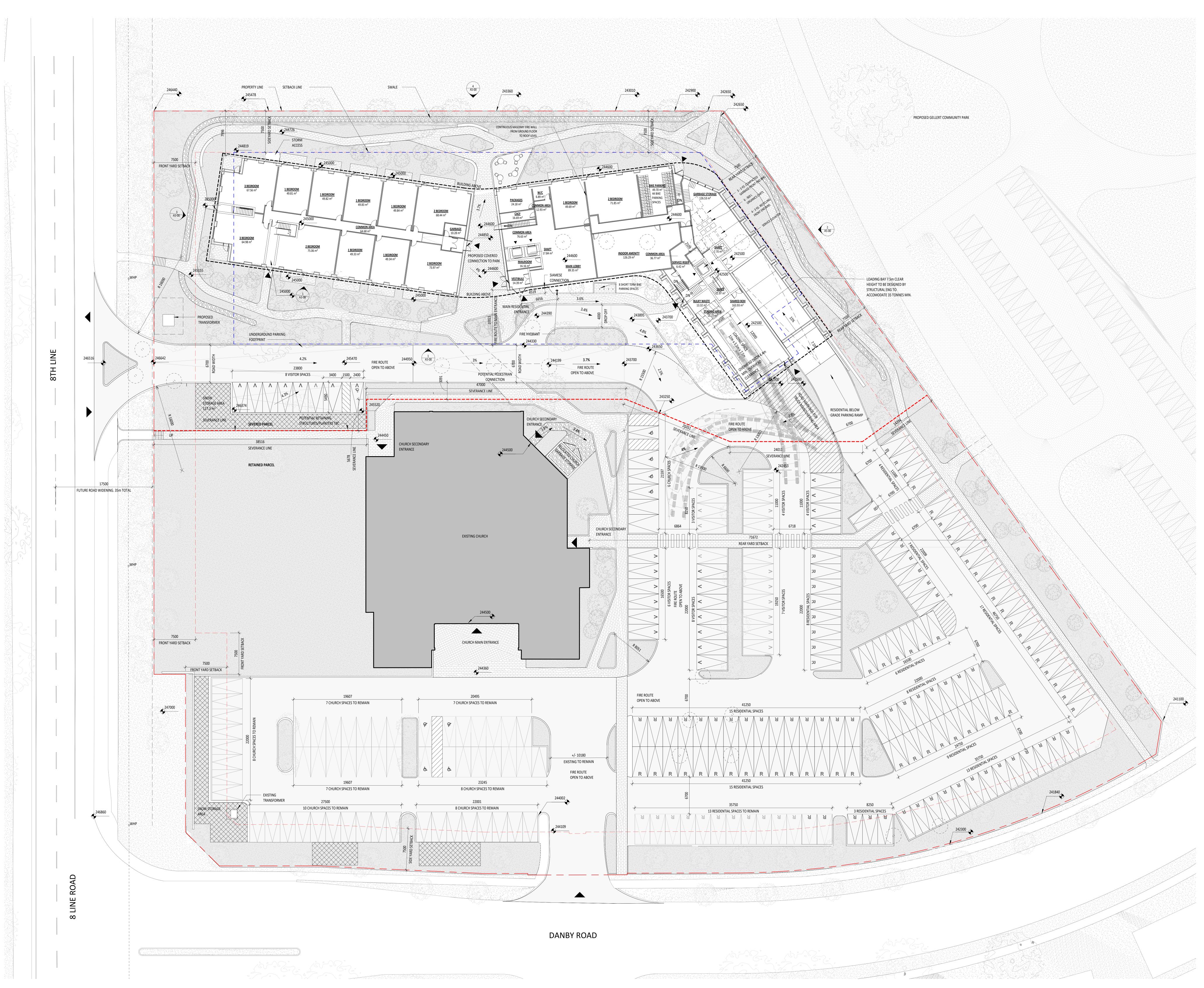
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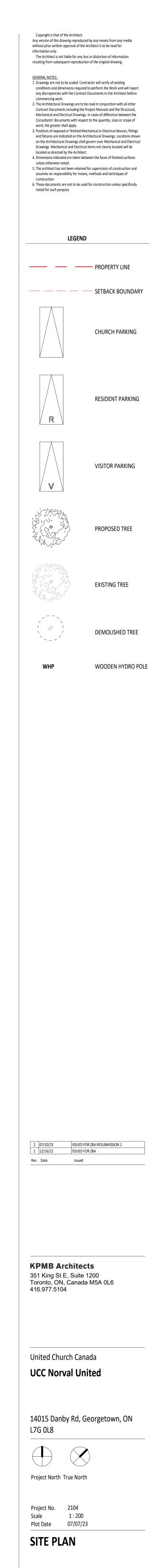
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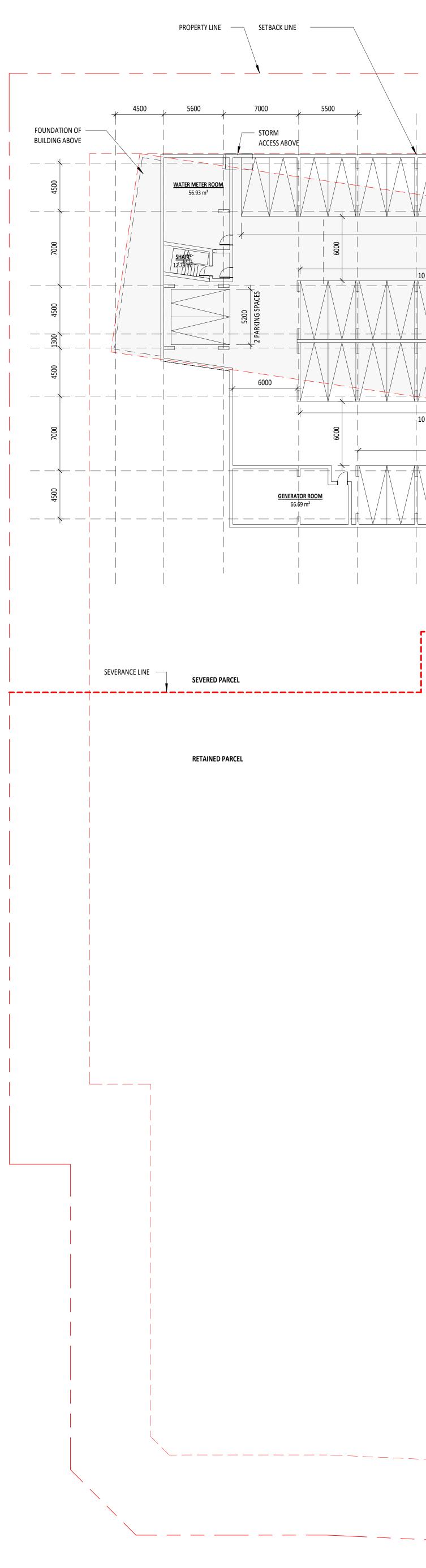
UCC Norval United

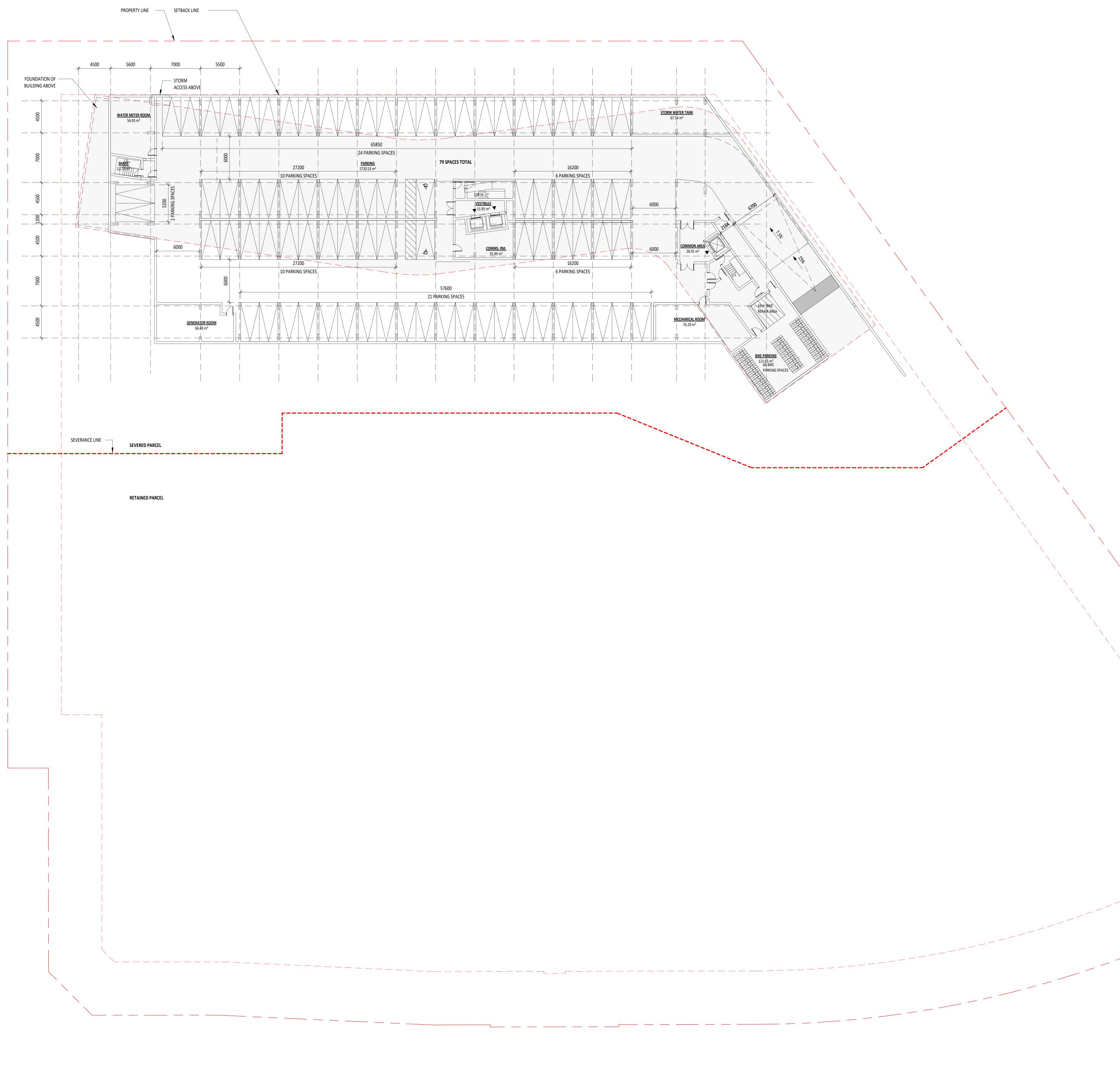
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#### A1-02



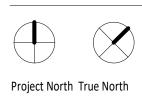


#### A2-00

 
 Project No.
 2104

 Scale
 1 : 200

 Plot Date
 07/07/23
 FLOORPLAN - LEVEL P1



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GENERAL NOTES: 1. Drawings are not to be scaled. Contractor will verify all existing conditions and dimensions required to perform the Work and will report any discrepancies with the Contract Documents to the Architect before

commencing work. 2. The Architectural Drawings are to be read in conjunction with all other

Contract Documents including the Project Manuals and the Structural, Mechanical and Electrical Drawings. In cases of difference between the Consultants' documents with respect to the quantity, sizes or scope of work, the greater shall apply. 3. Positions of exposed or finished Mechanical or Electrical devices, fittings

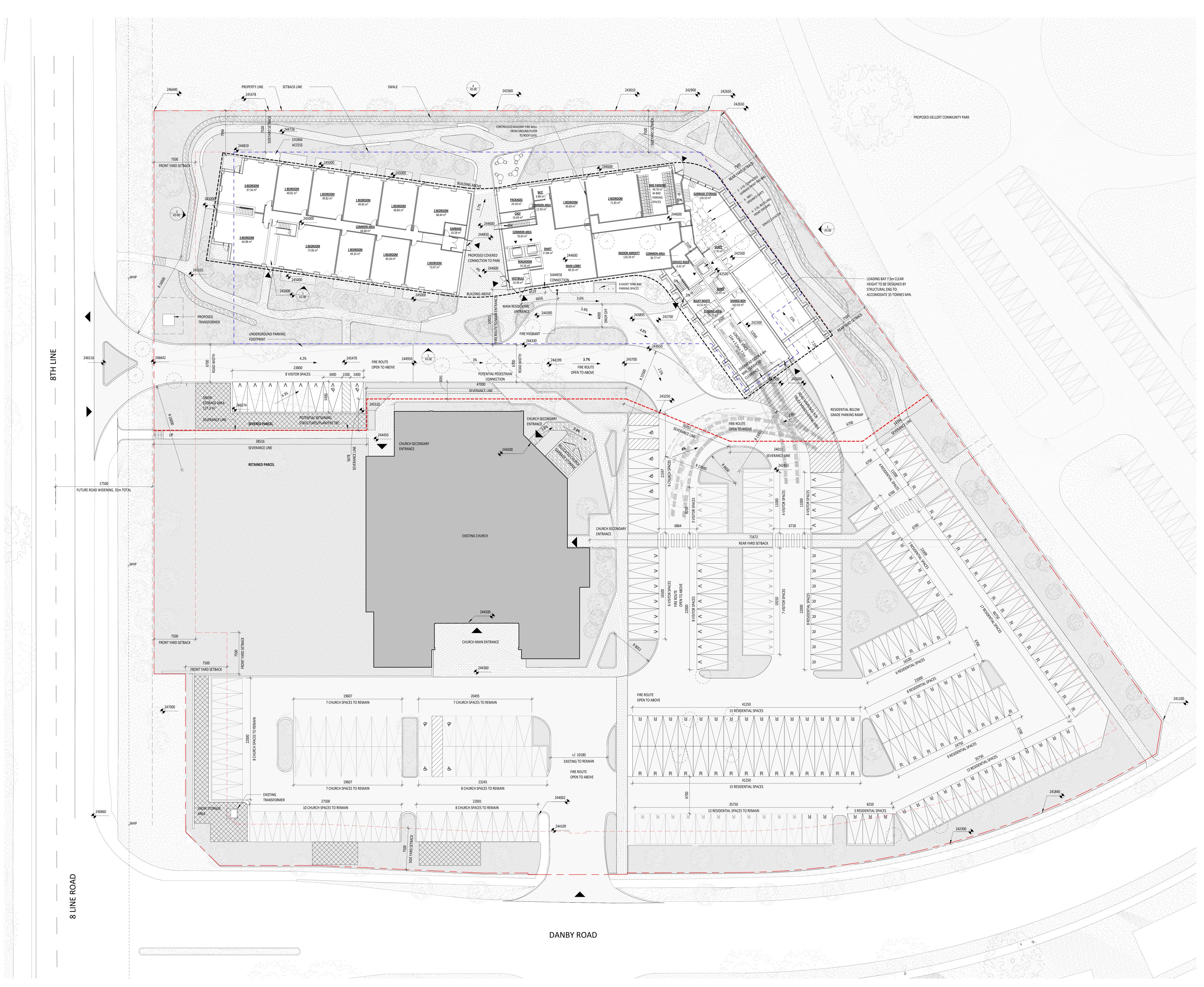
and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be

located as directed by the Architect. 4. Dimensions indicated are taken between the faces of finished surfaces

5. The architect has not been retained for supervision of construction and assumes no responsibility for means, methods and techniques of construction. 6. These documents are not to be used for construction unless specifically

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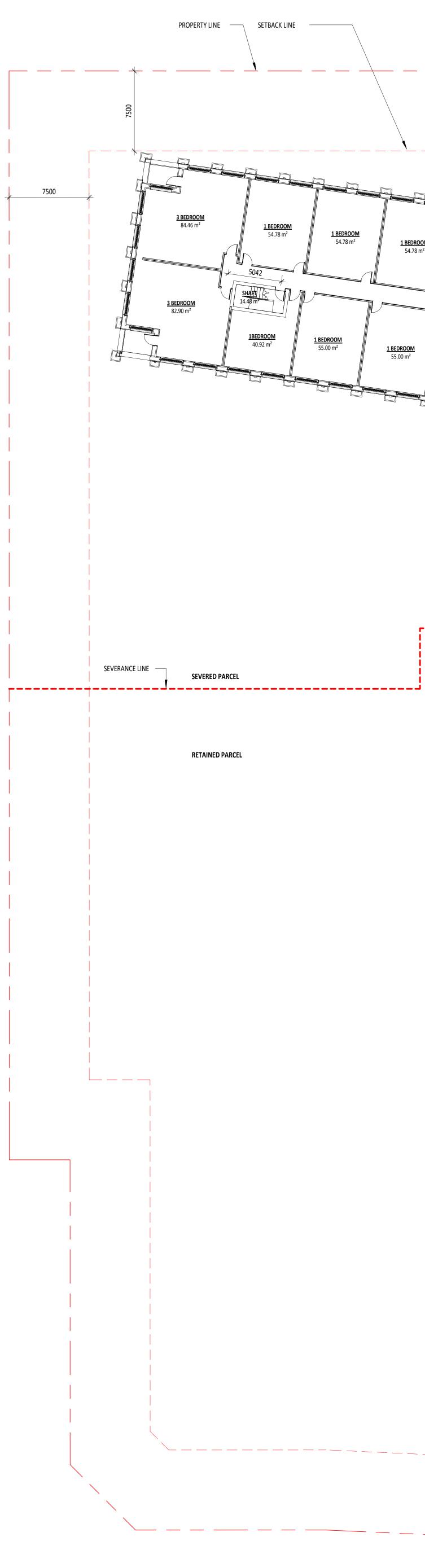


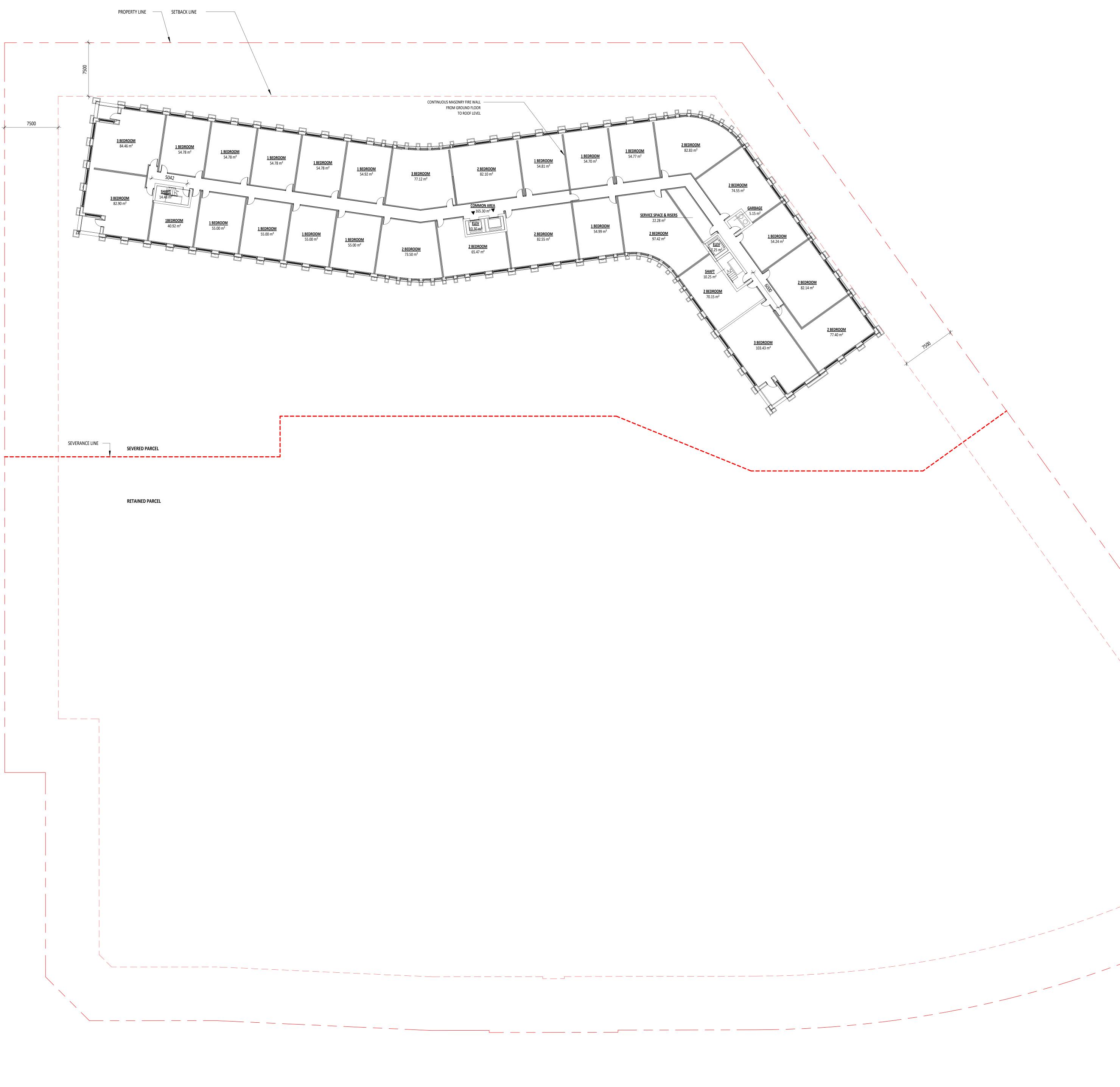


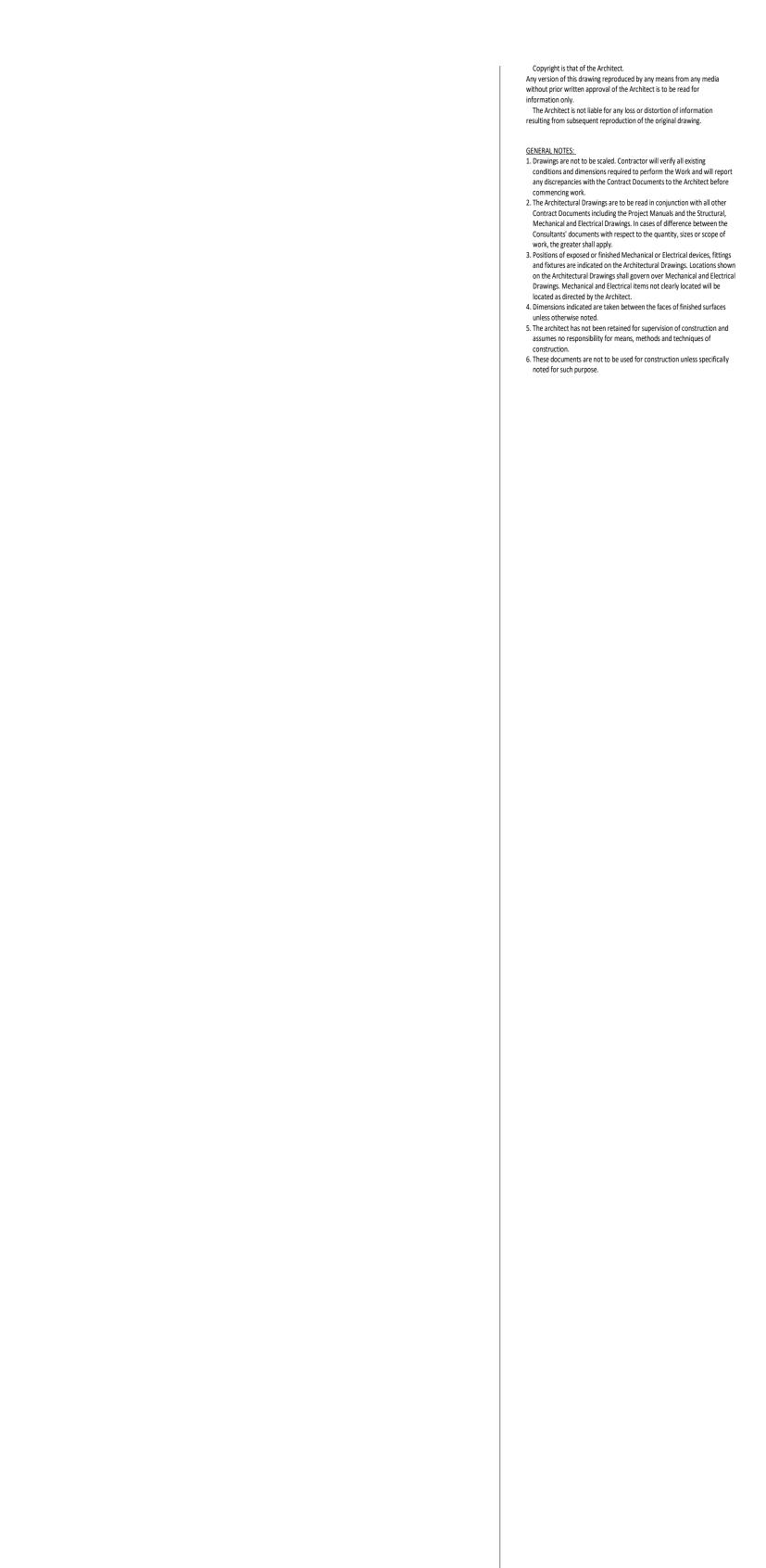
Project No. 2104 
 Scale
 1:200

 Plot Date
 07/07/23
 FLOORPLAN - GROUND LEVEL

#### A2-01







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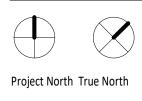
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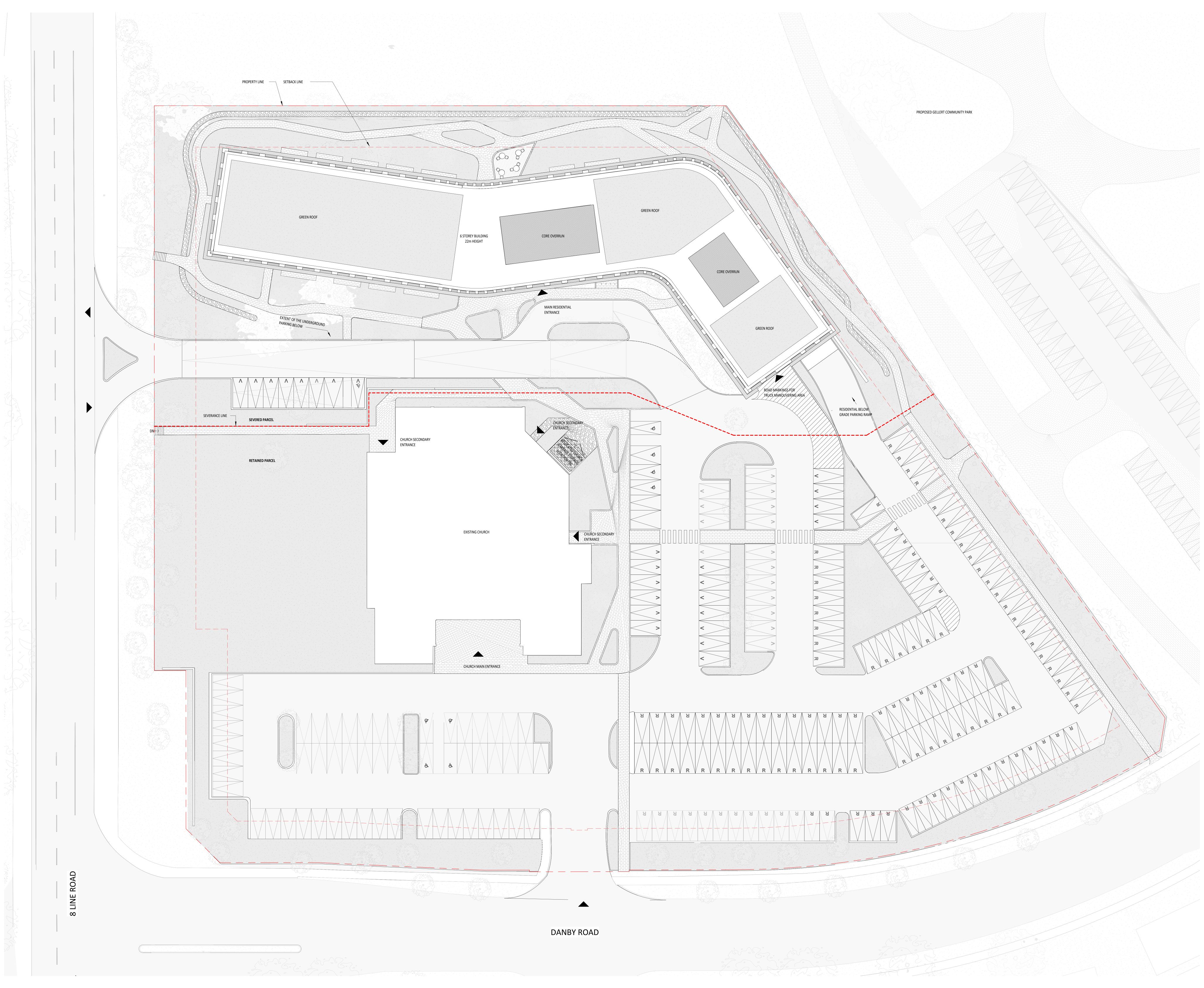


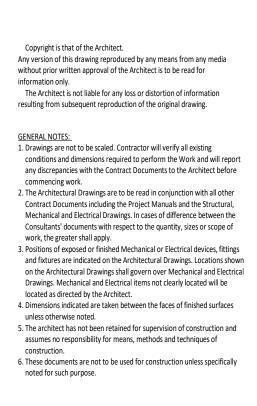
 
 Project No.
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 Scale
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 Plot Date
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 FLOORPLAN - TYPICAL **RESIDENTIAL FLOOR** 

#### A2-03





 
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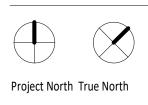
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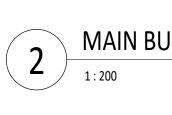


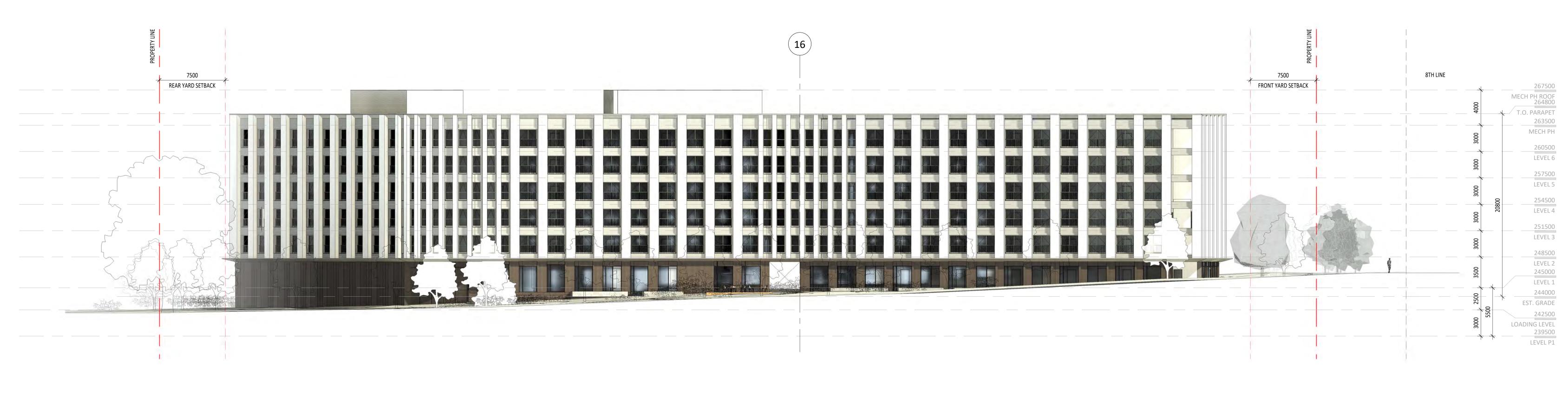
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### A2-07

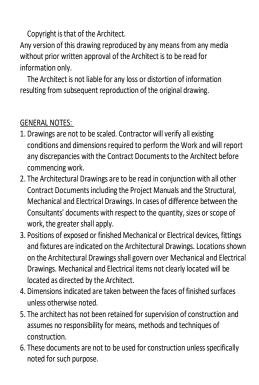








4 MAIN BUILDING - NORTH ELEVATION



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MAIN BUILDING -

**OVERALL ELEVATIONS** 

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