



THE WOOLVERTON, VIEW LOOKING EAST FROM MOUNTAIN STREET

THE WOOLVERTON 13 MOUNTAIN STREET & 19 ELM STREET GRIMSBY, ONTARIO

ISSUED FOR OFFICIAL PLAN AMENDMENT/
ZONING BYLAW AMENDMENT
25 MAY 2021

RESUBMISSION 1
25 OCTOBER 2021

Drawing List

A000 - BUILDING INFO

- A000 COVER
- A002 SURVEY
- A010 SITE PLAN + STATISTICS
- A011 EXISTING SITE LAYOUT AND DEMOLITION PLAN
- A012 ZONING PLAN
- A013 FIRE ROUTE PLAN
- A014 OBC DATA MATRIX

A100 - BELOW GRADE

- A100 PLAN - PARKING LEVEL P3
- A101 PLAN - PARKING LEVEL P2
- A102 PLAN - PARKING LEVEL P1

A200 - FLOOR PLANS

- A200 PLAN - LEVEL 1
- A201 PLAN - LEVEL 2
- A202 PLAN - LEVEL 3
- A203 PLAN - LEVEL 4
- A204 PLAN - LEVEL 5
- A205 PLAN - LEVEL 6
- A206 PLAN - LEVEL 7
- A207 PLAN - ROOF

A400 - ELEVATIONS

- A400 ELEVATION - NORTH
- A401 ELEVATION - SOUTH
- A402 ELEVATION - EAST
- A403 ELEVATION - WEST
- A410 STREETSCAPE ELEVATION - MOUNTAIN STREET
- A411 STREETSCAPE ELEVATION - ELM STREET

A500 - SECTIONS

- A501 SECTION - NORTH/SOUTH 1
- A502 SECTION - NORTH/SOUTH 2
- A503 SECTION - EAST/WEST WOOLVERTON
- A504 SECTION - EAST/WEST MAIN ENTRY
- A505 SECTION - EAST/WEST COMMUNITY HALL

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NO.	DATE	DESCRIPTION/COMMENTS
1	2021-05-25	ISSUED FOR OPA/ZBA
2	2021-10-25	ISSUED FOR OPA/ZBA RESUBMISSION 1

LEGEND

NOTES



THE WOOLVERTON
13 MOUNTAIN STREET & 19 ELM STREET

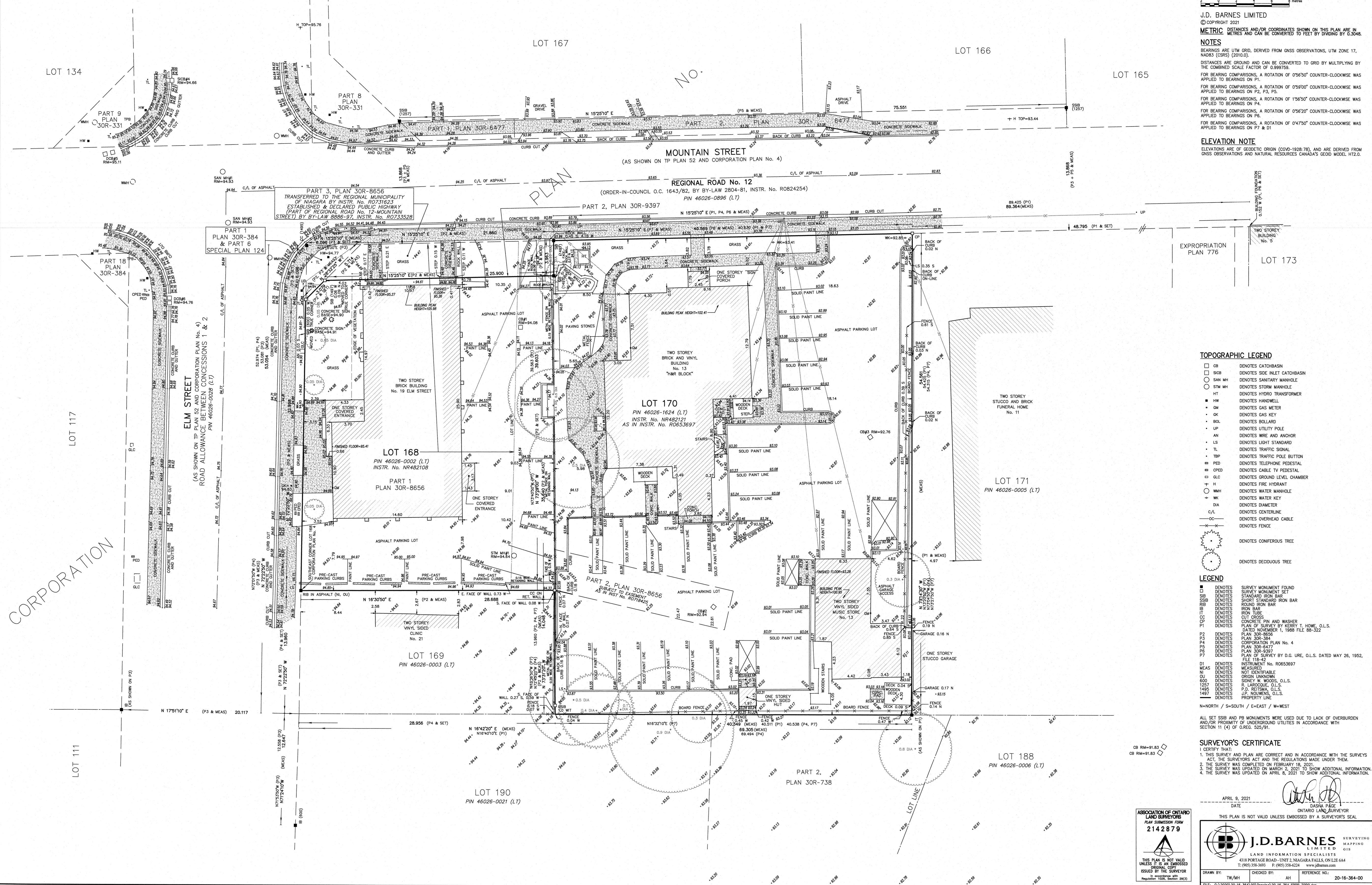
Valentine Coleman 1 Inc.
Valentine Coleman 2 Inc.

COVER

PROJECT	42051	DRAWN	LS
SCALE		CHECKED	AB
DATE	06/07/21	PLOTTED	10/27/2021 9:55:28 AM

A000

PART 2 - SURVEY REPORT
 - DESCRIPTION
 LOT 170 & PART OF LOT 168, CORPORATION PLAN No. 4
 - REQUIRED EASEMENTS AND/OR RIGHTS-OF-WAY
 PLAN 46026-0002 (LT) IS TOGETHER WITH EASEMENT OVER PART 2, 3OR-8656 AS IN INST. No. R0718425
 PLAN 46026-1624 (LT) IS SUBJECT TO EASEMENT OVER PART 2, 3OR-8656 AS IN INST. No. R0718425
 - BOUNDARY FEATURES
 FENCE, CURB, GARAGE AND DECK ALONG NORTH BOUNDARY, FENCE ALONG EAST BOUNDARY,
 FENCE, RETAINING WALL AND CURB ALONG SOUTH-EAST BOUNDARY, ANCHOR WIRE NEAR SOUTH WEST CORNER,
 ROCK WALL AND STEPS ALONG WEST BOUNDARY AS SHOWN ON PLAN
 - ZONING COMPLIANCE
 NOT VERIFIED BY THIS SURVEY
 - ADDITIONAL REMARKS
 PLAN PREPARED FOR VALENTINE COLEMAN 1 INC. & VALENTINE COLEMAN 2 INC.



CORPORATION

SURVEYOR'S REAL PROPERTY REPORT WITH TOPOGRAPHIC DETAILS
PART 1 - PLAN OF SURVEY OF LOT 170 & PART OF LOT 168 CORPORATION PLAN No. 4
TOWN OF GRIMSBY REGIONAL MUNICIPALITY OF NIAGARA
 SCALE: 1" = 150'
 J.D. BARNES LIMITED
 © COPYRIGHT 2021

DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES
 BEARINGS ARE UTM GRID, DERIVED FROM GNSS OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS) (2010.0).
 DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE CORRECTED SCALE FACTOR OF 0.999769.
 FOR BEARING COMPARISONS, A ROTATION OF 0°56'50" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P 1.
 FOR BEARING COMPARISONS, A ROTATION OF 0°56'50" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P 2, P 3, P 4.
 FOR BEARING COMPARISONS, A ROTATION OF 1°56'50" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P 5.
 FOR BEARING COMPARISONS, A ROTATION OF 0°56'50" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P 6.
 FOR BEARING COMPARISONS, A ROTATION OF 0°47'50" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON P 7 & D 1.

ELEVATION NOTE
 ELEVATIONS ARE OF GEODETIC ORIGIN (CGVD-1928.78), AND ARE DERIVED FROM GNSS OBSERVATIONS AND NATURAL RESOURCES CANADA'S GEOID MODEL HT2.0.

LEGEND

- TOPOGRAPHIC LEGEND**
- CB DENOTES CATCH-BASIN
 - SKB DENOTES SIDE INLET CATCH-BASIN
 - SAN MH DENOTES SANITARY MANHOLE
 - STM MH DENOTES STORM MANHOLE
 - HT DENOTES HYDRO TRANSFORMER
 - HW DENOTES HANDWELL
 - GM DENOTES GAS METER
 - OK DENOTES GAS KEY
 - BOL DENOTES BOLLARD
 - UP DENOTES UTILITY POLE
 - AN DENOTES ANGLE AND ANCHOR
 - LS DENOTES LIGHT STANDARD
 - TL DENOTES TRAFFIC LIGHT
 - TBP DENOTES TRAFFIC POLE BUTTON
 - PEB DENOTES TELEPHONE PEDestal
 - CPED DENOTES CABLE TV PEDestal
 - GLC DENOTES GROUND LEVEL CHAMBER
 - H DENOTES FIRE HYDRANT
 - WMH DENOTES WATER MANHOLE
 - WKEY DENOTES WATER KEY
 - DA DENOTES DIAMETER
 - C/A DENOTES CENTERLINE
 - OC DENOTES OVERHEAD CABLE
 - DENOTES FENCE
 - DENOTES CONIFEROUS TREE
 - DENOTES DECIDUOUS TREE

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES STANDARD IRON BAR
 - SB DENOTES STANDARD IRON BAR
 - RB DENOTES ROUND IRON BAR
 - IR DENOTES IRON BAR
 - IT DENOTES IRON TUBE
 - CP DENOTES CUT CROSS
 - CP DENOTES CONCRETE PIN AND WASHER
 - PI DENOTES PLAN OF SURVEY BY KERRY T. HOWE, O.L.S. DATED NOVEMBER 1, 1988 FILE 89-322
 - P2 DENOTES PLAN 3OR-8656
 - P4 DENOTES CORPORATION PLAN No. 4
 - P5 DENOTES PLAN 3OR-8677
 - P6 DENOTES PLAN 3OR-8977
 - P7 DENOTES PLAN OF SURVEY BY D.C. URE, O.L.S. DATED MAY 26, 1952, FILE 116-42
 - D1 DENOTES INSTRUMENT No. R0653697
 - MEAS DENOTES MEASURED
 - NI DENOTES NOT IDENTIFIABLE
 - OU DENOTES ORIGIN UNKNOWN
 - 600 DENOTES SNEY W. WOODS, O.L.S.
 - 1257 DENOTES B. LAROCQUE, O.L.S.
 - 1485 DENOTES P. J. BOSTON, O.L.S.
 - 1497 DENOTES J.P. NORMAN, O.L.S.
 - PROPR DENOTES PROPERTY LINE
- N-NORTH / S-SOUTH / E-EAST / W-WEST

ALL SET SSB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF OREG. 525/91.

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON FEBRUARY 18, 2021.
 3. THE SURVEY WAS UPDATED ON MARCH 2, 2021 TO SHOW ADDITIONAL INFORMATION.
 4. THE SURVEY WAS UPDATED ON APRIL 8, 2021 TO SHOW ADDITIONAL INFORMATION.

APRIL 9, 2021
 DATE
 ONTARIO LAND SURVEYOR
 THIS PLAN IS NOT VALID UNLESS EMBOSSED BY A SURVEYOR'S SEAL

J.D. BARNES LIMITED
 SURVEYING
 MAPPING
 GIS
 LAND INFORMATION SPECIALISTS
 4318 PORTAGE ROAD, UNIT 2, NIAGARA FALLS, ON L2E 6A4
 T: (905) 351-3300 F: (905) 351-3324 www.jdbarnes.com

DRAWN BY: TR/AMH CHECKED BY: AH REFERENCE NO.: 20-16-364-00
 FILE: G:\2020\20-16-364\00\Drawings\20-16-364-309\1051.dwg PLOTTED: 4/9/2021

NOTES

SvN ASSOCIATION OF ARCHITECTS
 110 Adelaide St. E. Toronto, ON M5C 1K9
 info@svn-qa.com 416-593-6499

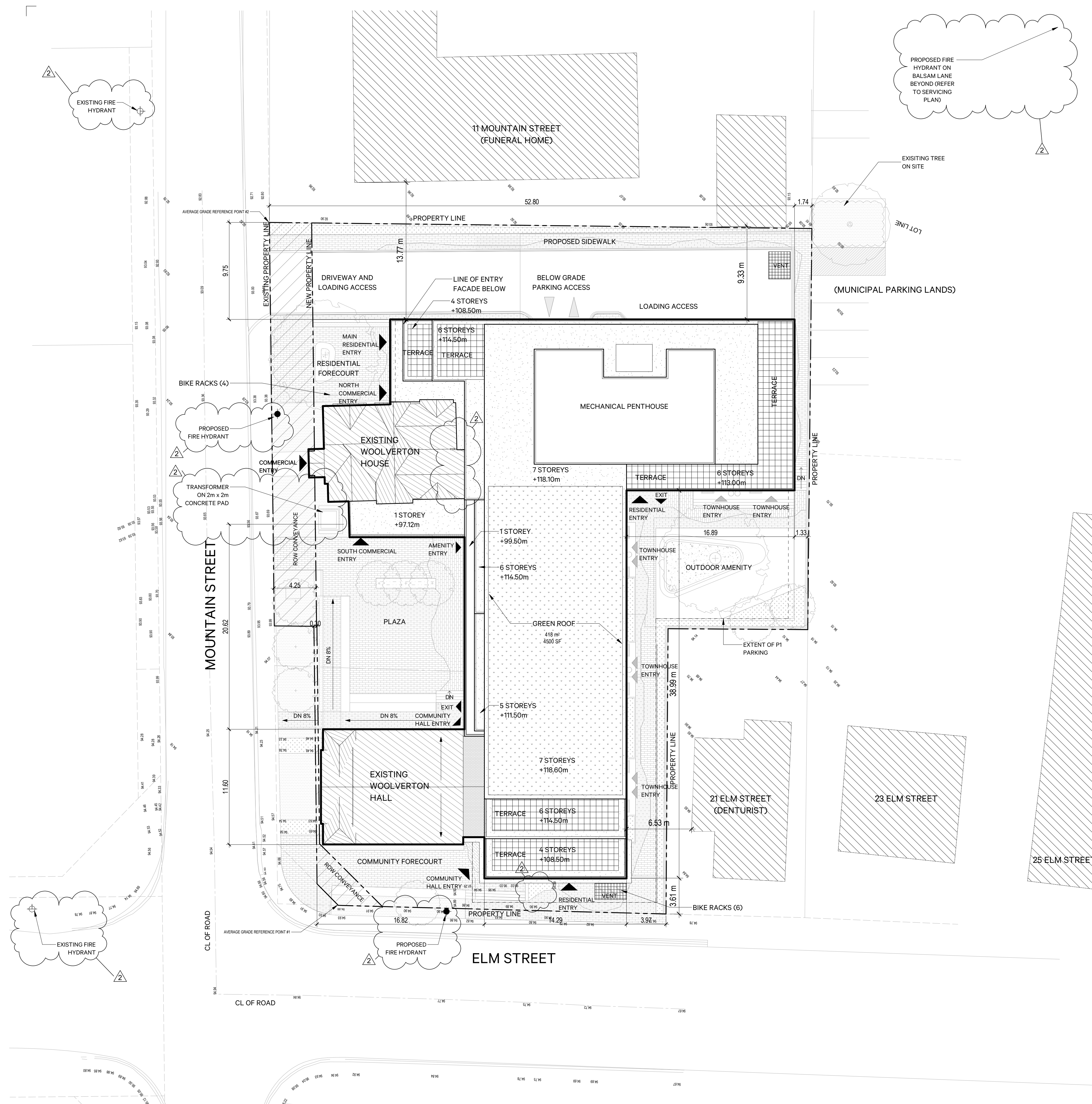
THE WOOLVERTON
 13 MOUNTAIN STREET & 19 ELM STREET

Valentine Coleman 1 Inc.
 Valentine Coleman 2 Inc.

SURVEY

PROJECT	42051	DRAWN	LS
SCALE	CHECKED	AB	
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A002



PROPOSED FIRE HYDRANT ON BALSAM LANE BEYOND (REFER TO SERVICING PLAN)



2 CONTEXT PLAN A010

PROJECT SUMMARY

MUNICIPAL ADDRESS: 13 Mountain Street & 19 Elm Street

LOT AREA	Metric	Imperial
EXISTING SITE AREA	3,188 m ²	34,318 sf
ROW CONVEYANCE	195 m ²	2,101 sf
NEW SITE AREA	2,993 m ²	32,217 sf

ZONING

DESIGNATION: DI - DOWNTOWN INTENSIFICATION

BUILDING AREA AT GRADE	1,541 m ²	16,582 sf
LOT COVERAGE	51.5%	
FSI	2.34	
HEIGHT * (EXCLUDING MECHANICAL PENTHOUSE)	25.24 m	82.81 ft
NUMBER OF STOREYS	7	

GROSS FLOOR AREA (GFA) ^a

EXISTING WOOLVERTON HOUSE (Second Floor & Stair)	147 m ²	1,581 sf
NEW RESIDENTIAL GFA ^b	6,389 m ²	68,771 sf
TOTAL RESIDENTIAL GFA ^b	6,536 m ²	70,352 sf
EXISTING WOOLVERTON HOUSE (Ground Floor)	118 m ²	1,267 sf
NEW COMMERCIAL/RETAIL	65 m ²	695 sf
TOTAL COMMERCIAL/RETAIL (NON-RES)	182 m ²	1,962 sf
EXISTING WOOLVERTON HALL	154 m ²	1,660 sf
NEW COMMUNITY HUB	121 m ²	1,301 sf
TOTAL COMMUNITY HUB (NON-RES)	275 m ²	2,961 sf
TOTAL NON-RESIDENTIAL	457 m ²	4,923 sf
TOTAL GFA	6,993 m ²	75,276 sf

RESIDENTIAL UNITS

1B (600-800 sq.ft.)	24	33%
2B & 2B Townhouse (800-1,000 sq.ft.)	42	58%
3B + 3B Townhouse (1,000-1,200 sq.ft.)	7	10%
TOTAL UNITS	73	

AMENITY

INDOOR RES. AMENITY SPACE	135 m ²	1,452 sf
OUTDOOR RES. AMENITY SPACE	123 m ²	1,321 sf

PARKING AREAS (GCA)

P1 (area not included in GFA)	31 spaces	1,210 m ²	13,025 sf
P2 (area not included in GFA)	43 spaces	1,645 m ²	17,706 sf
P3 (area not included in GFA)	26 spaces	961 m ²	10,347 sf

PARKING

	By-Law Required ^c	Proposed ^d
RESIDENTIAL	92	74
RESIDENTIAL VISITOR	19	
COMMERCIAL/RETAIL	7	
COMMUNITY HUB	10	
ADDITIONAL PARKING AT MUNICIPAL LOT ^e	n/a	2
TIME OF DAY SHARED PARKING		26
TOTAL	128	102

BICYCLE PARKING

	By-Law Required	Proposed
RESIDENTIAL BIKE PARKING	23	74
NON-RES BIKE PARKING	2	10

LOADING

	By-Law Required	Proposed
LOADING SPACE (3.5 x 9.0m)	1	1

^a Height measured from average grade along Mountain Street to top of 7th Floor

^b GFA calculation based on total area of the dwelling units, measured between the exterior faces of the exterior walls and corridor side of the common building walls, and excludes common building areas.

^c By-Law Required Parking Rate: residential: 1.25 per unit
visitor: 0.25 per unit
Commercial Retail: 1 per 28 sq.m. GFA
Community Hub: 1 per 30 sq.m. GFA

^d Proposed Parking Rate: refer to Transportation Considerations Study

^e 2 parking spaces on adjacent municipal lot owned by Valentine Coleman 1 and Valentine Coleman 2

1 OVERALL SITE PLAN A010 1:200

3 PROJECT STATISTICS A010

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LEGEND

- ROW CONVEYANCE
- EXISTING BUILDING
- PRIMARY BUILDING ENTRANCE
- SECONDARY BUILDING ENTRANCE/EXIT
- PRIVATE RESIDENTIAL BUILDING ENTRANCE
- PARKING ENTRANCE
- EXISTING FIRE HYDRANT LOCATION
- PROPOSED FIRE HYDRANT LOCATION

NOTES

93.875 m - AVERAGE GRADE BASED ON EXISTING GRADE ELEVATIONS AT NORTH-WEST AND SOUTH-WEST CORNERS OF THE PROPERTY (SEE SITE PLAN)



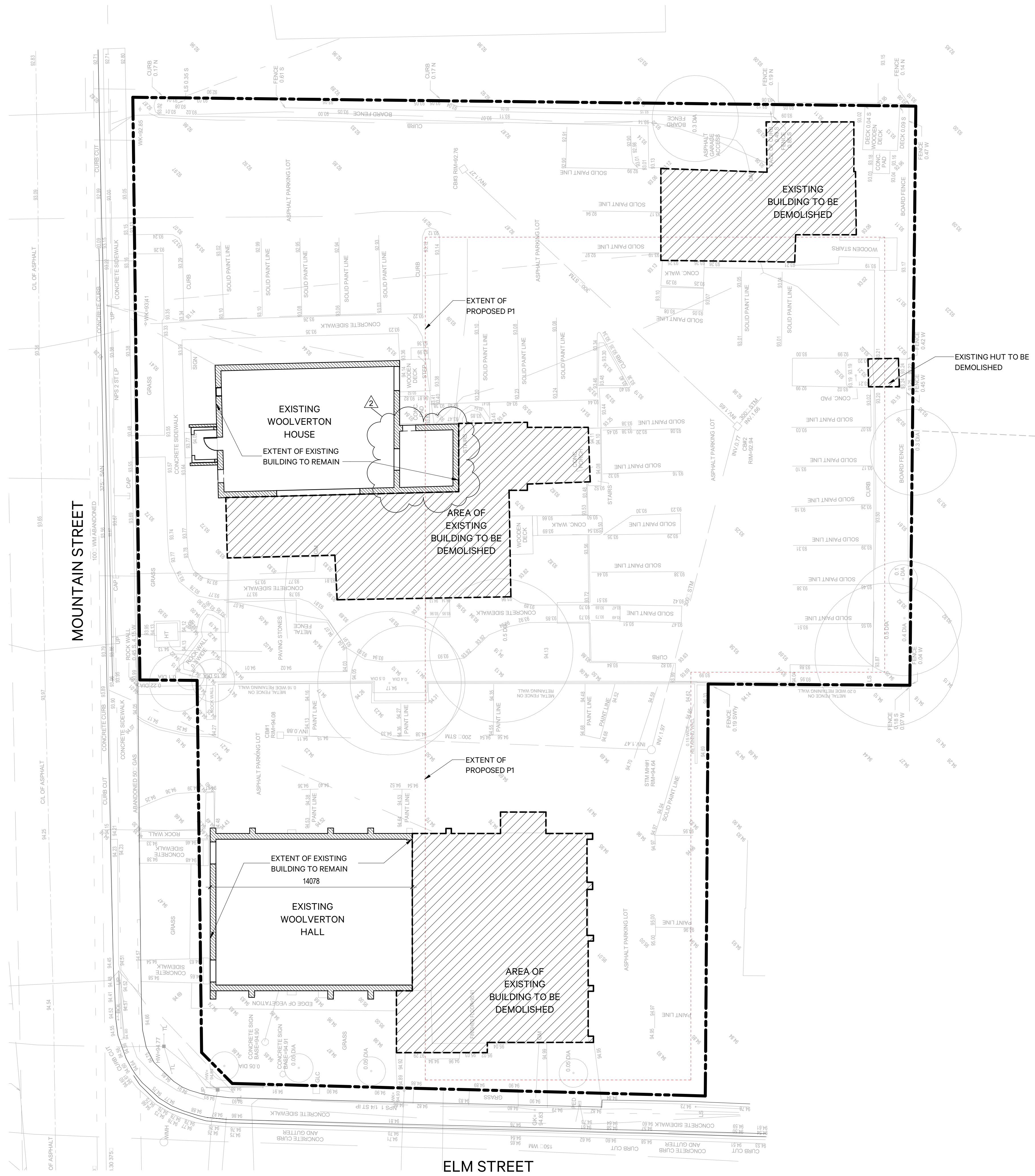
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13 MOUNTAIN STREET & 19 ELM STREET

Valentine Coleman 1 Inc.
Valentine Coleman 2 Inc.

SITE PLAN + STATISTICS

PROJECT	42051	DRAWN	LS
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A010



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LEGEND

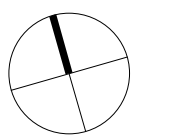
NOTES



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13 MOUNTAIN STREET & 19 ELM STREET

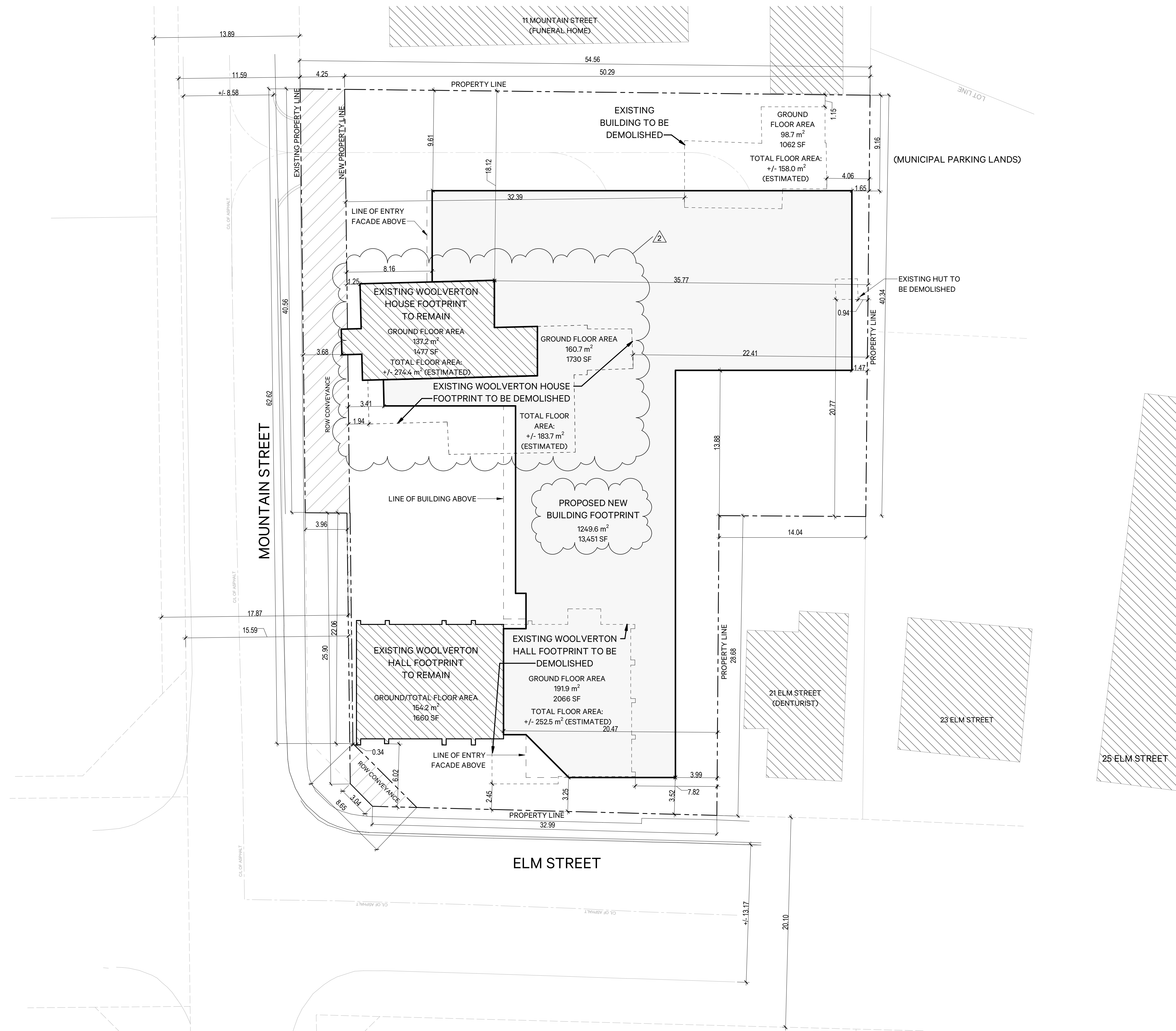
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Valentine Coleman 2 Inc.

EXISTING SITE LAYOUT AND DEMOLITION PLAN



PROJECT	42081	DRAWN	LS
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LEGEND

ROW CONVEYANCE

EXISTING BUILDING

NOTES

2 parking spaces on adjacent municipal lot owned by Valentine Coleman 1 and Valentine Coleman 2

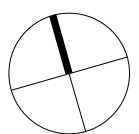


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THE WOOLVERTON
13 MOUNTAIN STREET & 19 ELM STREET

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ZONING PLAN



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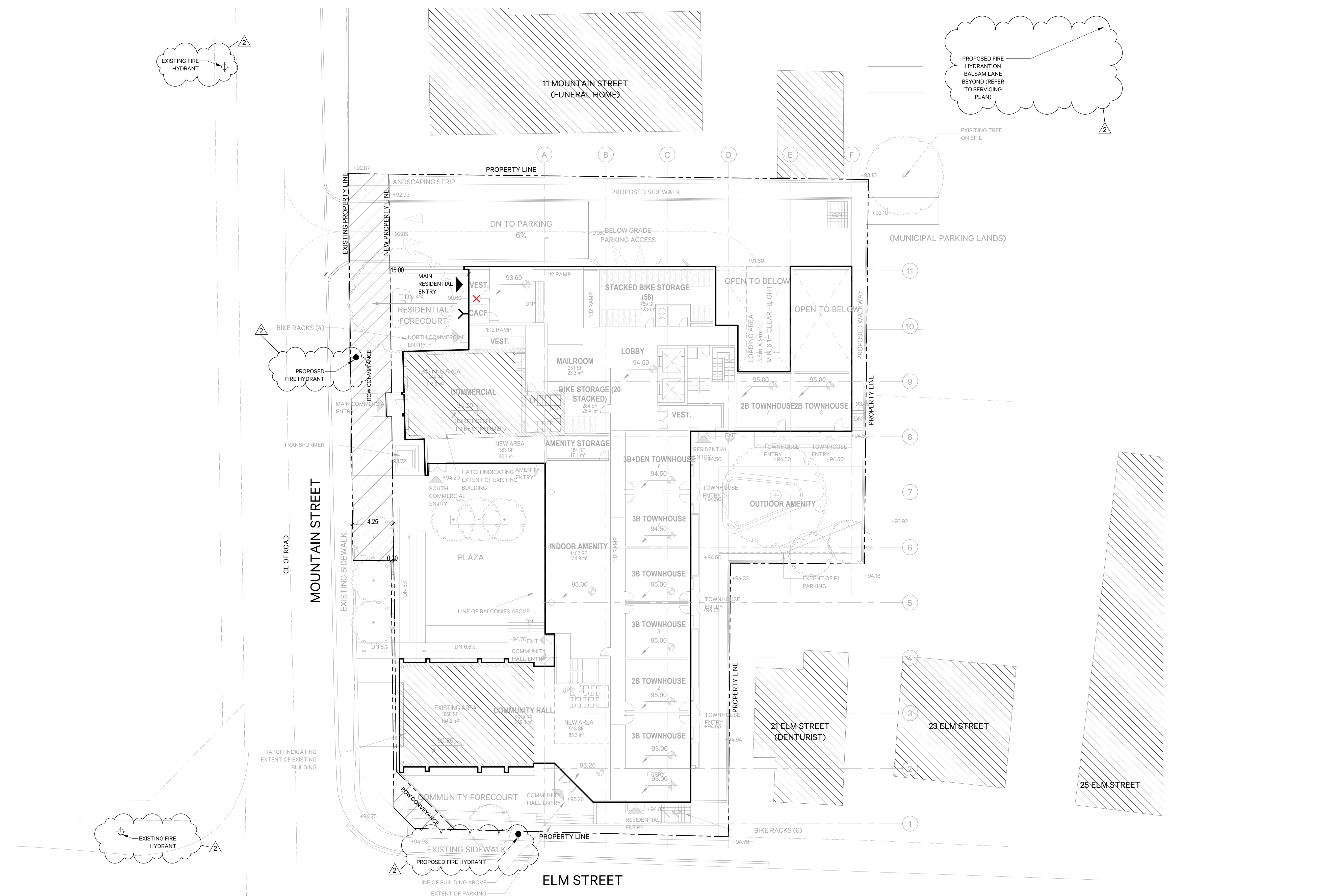
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LEGEND

-  ROW CONVEYANCE
-  EXISTING BUILDING
-  PRIMARY BUILDING ENTRANCE
-  FIRE DEPARTMENT CONNECTION
-  FIRE ANNUNCIATOR PANEL
-  EXISTING FIRE HYDRANT LOCATION
-  PROPOSED FIRE HYDRANT LOCATION

NOTES



1 FLOOR 01 - FIRE ROUTE PLAN
A013 1:200



THE WOOLVERTON
13 MOUNTAIN STREET & 19 ELM STREET

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FIRE ROUTE PLAN

PROJECT	42051	DRAWN	LS
SCALE	1:200	CHECKED	AB
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A013

ONTARIO BUILDING CODE DATA MATRIX Revised: 2019-03-09
PART 3 - FIRE PROTECTION, OCCUPANT SAFETY AND ACCESSIBILITY OBC REFERENCE (1)

Name of Practice		SvN Architects + Planners Inc.	
Address 1		110 Adelaide Street East	
Address 2		Toronto ON M5C 1K9	
Contact		Drew Sindar	
Name of Project		The Woolverton	
Location/Address		13 Mountain Street & 19 Elm Street	
Date		October 25 2021	
		Seal & Signature	
3.00 BUILDING CODE VERSION	O.Reg. 332/12	LAST AMENDMENT O.Reg. 191/14	
3.01 PROJECT TYPE	New Construction	[A] 1.1.2.	
including construction of a new 7 storey building plus Addition and Renovation of two existing buildings			
3.02 MAJOR OCCUPANCY CLASSIFICATION	OCCUPANCY	USE	3.1.2.1.(1)
	C Residential	Dwelling Units	
	A2 Other assembly occupancies	Community Hall (Woolverton Hall)	
	E Mercantile	Commercial Space (Woolverton House)	
3.03 SUPERIMPOSED MAJOR OCCUPANCIES	YES	[If Yes, provide explanation below; add lines as necessary]	3.2.2.7
Woolverton House: One storey Group C Residential superimposed over Group E Commercial Ground Floor			
3.04 BUILDING AREA (m²)	DESCRIPTION	EXISTING	NEW
	Existing Woolverton Hall to Remain	154.20	154.2
	Existing Woolverton House to Remain	137.20	137.2
	New Construction	1280.11	1,280.1
	TOTAL	291.4	1,280.1
	TOTAL	291.4	1,571.5
3.05 GROSS AREA (m²)	DESCRIPTION	EXISTING	NEW
	Level 1 - Exist. Woolverton Hall to Remain	154.20	154.2
	Level 1 - Exist. Woolverton House to Remain - Commercial	117.70	117.7
	Level 1 - New Construction - Community Hall	85.30	85.3
	Level 1 - New Construction - Residential	1023.00	1,023.0
	Level 2 - Exist. Woolverton House to Remain - Residential	136.50	136.5
	Level 2 - New Construction - Community Hall	35.60	35.6
	Level 2 - New Construction - Residential	1014.60	1,014.6
	Level 3 - New Construction - Residential	1192.00	1,192.0
	Level 4 - New Construction - Residential	1192.00	1,192.0
	Level 5 - New Construction - Residential	1105.00	1,105.0
	Level 6 - New Construction - Residential	1093.00	1,093.0
	Level 7 - New Construction - Residential	896.50	896.5
	TOTAL	408.4	7,701.3
	TOTAL	408.4	8,109.7
3.06 MEZZANINE AREA (m²)	DESCRIPTION	EXISTING	NEW
	TOTAL	-	-
3.07 BUILDING HEIGHT	7 STOREYS ABOVE GRADE	25.24 (m) ABOVE GRADE	[A] 1.4.1.2. & 3.2.1.1.
	3 STOREYS BELOW GRADE	*measured from average grade to TIO parapet	3.2.1.1.
3.08 HIGH BUILDING	No		3.2.6

3.09 NUMBER OF STREETS/FIREFIGHTER ACCESS	2 STREET(S)	3.2.2.10 & 3.2.5
3.10 BUILDING CLASSIFICATION (SIZE AND CONSTRUCTION RELATIVE TO OCCUPANCY)	3.2.2.42. Group C, Any Height, Any Area, Sprinklered	3.2.2.20-83.
3.11 SPRINKLER SYSTEM	Required PROVIDED: Entire Building	3.2.1.5. & 3.2.2.17.
	DESCRIBE Sprinkler system proposed to be provided in new building, extended into both existing buildings. TBD	
3.12 STANDPIPE SYSTEM	Required	3.2.9.
3.13 FIRE ALARM SYSTEM	Required TYPE PROVIDED - TBD	3.2.4.
	DESCRIBE Alarm system proposed to be provided in new building, extended into both existing buildings. TBD	
3.14 WATER SERVICE/SUPPLY IS ADEQUATE	- TBD	
3.15 CONSTRUCTION TYPE	RESTRICTIONS Noncombustible Required	3.2.2.20-83.
	ACTUAL Noncombustible HEAVY TIMBER CONSTRUCTION NO	3.2.1.4.
3.16 IMPORTANCE CATEGORY	Normal	4.1.2.1.(3), 14.1.2.1.B.
3.17 SEISMIC HAZARD INDEX (I _{F,S} , 0.2) TBD	Seismic Design Required	4.1.8.18.(1)
3.18 OCCUPANT LOAD	FLOOR LEVEL/AREA OCCUPANCY TYPE BASED ON OCCUPANT LOAD (PERSONS)	3.1.17.
	Woolverton Hall Assembly m² per person 435	
	L1 - Residential Townhouse Units Dwelling Units No. of sleeping rooms 42	
	L1 - Woolverton House - Commercial Group E, TBD m² per person 30	
	L2 - Woolverton House - Residential Dwelling Units No. of sleeping rooms 6	
	L2 - Residential Units Dwelling Units No. of sleeping rooms 14	
	L3 - Residential Units Dwelling Units No. of sleeping rooms 42	
	L4 - Residential Units Dwelling Units No. of sleeping rooms 42	
	L5 - Residential Units Dwelling Units No. of sleeping rooms 40	
	L6 - Residential Units Dwelling Units No. of sleeping rooms 40	
	L7 - Residential Units Dwelling Units No. of sleeping rooms 28	
	TOTAL 719	
3.19 BARRIER-FREE DESIGN	Yes	3.8.
3.20 HAZARDOUS SUBSTANCES	No	3.3.1.2. & 3.3.1.19.
3.21 REQUIRED FIRE RESISTANCE RATINGS	HORIZONTAL ASSEMBLY RATING (H) SUPPORTING ASSEMBLY (H) NONCOMBUSTIBLE IN LIEU OF RATING? 3.2.1.4.	3.2.2.20-83, 3.2.1.4.
	FLOORS OVER BSMT 2hr 2hr N/A	
	FLOORS 2hr 2hr N/A	
	MEZZANINE N/A N/A N/A	
	ROOF -	
3.22 SPATIAL SEPARATION	WALL EBF AREA (m²) L.D. (m) L/H OR H/L REQUIRED FRR (H) CONSTRUCTION TYPE CLADDING TYPE	3.2.3.
	East (N) TBD 1.30 1hr Combustible Permitted Noncombustible Req'd	
	East (S) TBD 4.00 45 min Combustible Permitted Combustible Permitted	
	North TBD 9.00 N/A Combustible Permitted Combustible Permitted	
	South (W) TBD 12.50 N/A Combustible Permitted Combustible Permitted	
	South (E) TBD 14.00 N/A Combustible Permitted Combustible Permitted	
	West (N) TBD 19.16 N/A Combustible Permitted Combustible Permitted	
	West (Plaza) TBD 26.53 N/A Combustible Permitted Combustible Permitted	

3.23 PLUMBING FIXTURE REQUIREMENTS	RATIO: MALE/FEMALE = 50:50 EXCEPT AS NOTED OTHERWISE	3.7.4.
	FLOOR LEVEL/AREA OCCUPANT LOAD OBC SENTENCE FIXTURES REQUIRED FIXTURES PROVIDED	
	TBD	
3.24 ENERGY EFFICIENCY	COMPLIANCE PATH: TBD	
	CLIMATIC ZONE:	
3.25 NOTES	Columns labelled as "TBD" are to be determined at later stage. OBC Data Matrix to be revisited at Site Plan and Building Permit stages.	
	1 ALL REFERENCES ARE TO DIVISION B OF THE OBC UNLESS PRECEDED BY (A) FOR DIVISION A AND (C) FOR DIVISION C	

Ontario Building Code Data Matrix, Part 3
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NO.	DATE	DESCRIPTION/COMMENTS
2	2021-10-25	ISSUED FOR OPA/PZA RESUBMISSION 1

LEGEND

NOTES



THE WOOLVERTON
 13 MOUNTAIN STREET & 19 ELM STREET

Valentine Coleman 1 Inc.
 Valentine Coleman 2 Inc.

OBC DATA MATRIX

PROJECT	42051	DRAWN	Author
DATE	10/16/21	CHECKED	Checker
		PLOTTED	10/27/2021 9:55:41 AM

A014

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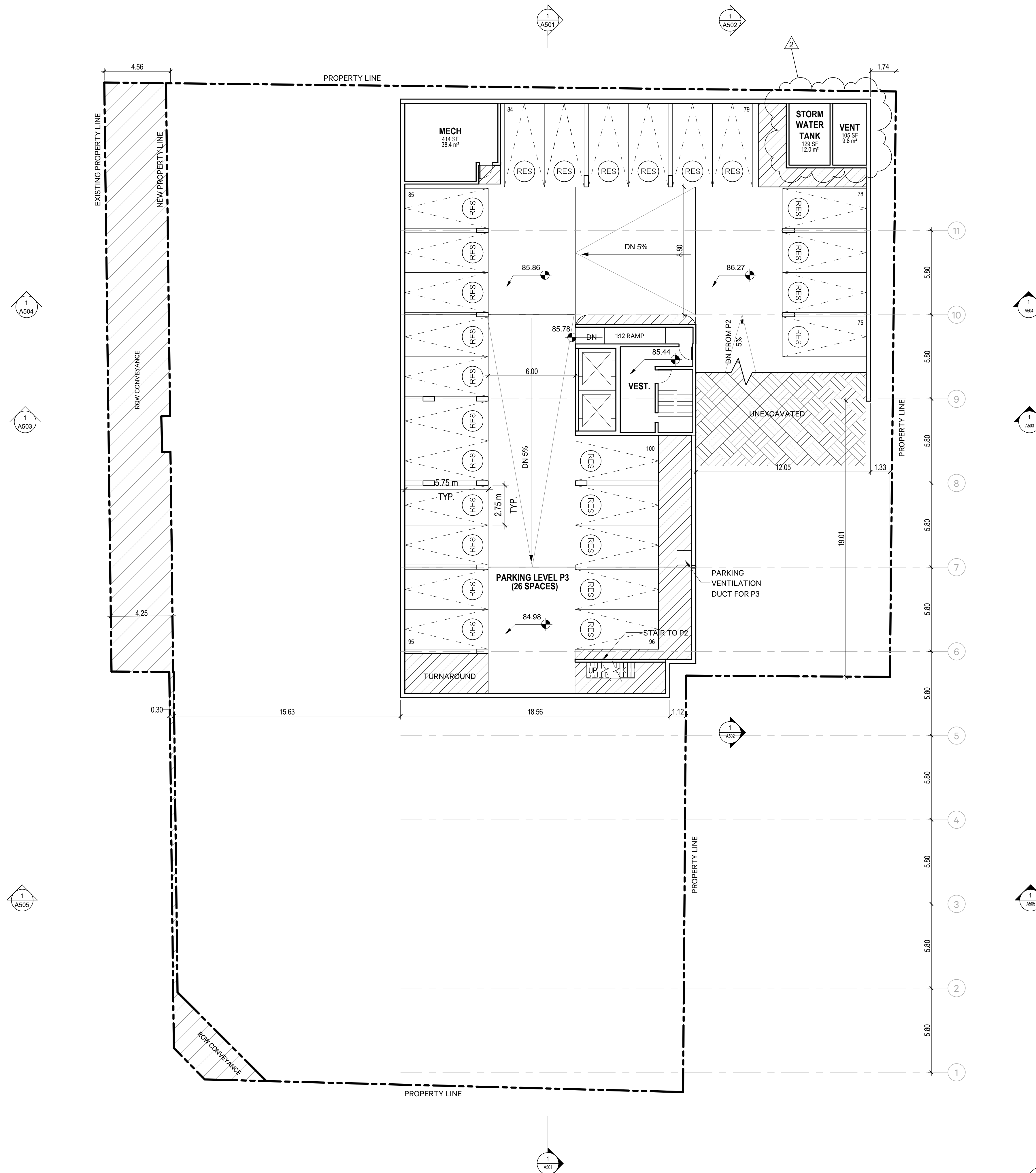
NO. DATE DESCRIPTION/COMMENTS

1	2021-05-25	ISSUED FOR OPA/ZBA
2	2021-10-25	ISSUED FOR OPA/ZBA RESUBMISSION 1

LEGEND

-  ROW CONVEYANCE
-  EXISTING BUILDING
-  PRIMARY BUILDING ENTRANCE
-  SECONDARY BUILDING ENTRANCE/EXIT
-  PRIVATE RESIDENTIAL BUILDING ENTRANCE
-  PARKING ENTRANCE

NOTES



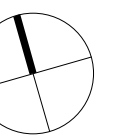
1 P3
A100 1:150



THE WOOLVERTON
 13 MOUNTAIN STREET & 19 ELM STREET

Valentine Coleman 1 Inc.
 Valentine Coleman 2 Inc.

PLAN - PARKING LEVEL P3



PROJECT	42081	DRAWN	LS
SCALE	1:150	CHECKED	AB
DATE	06/07/21	PLOTTED	10/27/2021 9:55:41 AM

A100

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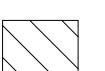




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NO. DATE DESCRIPTION/COMMENTS

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LEGEND

-  ROW CONVEYANCE
-  EXISTING BUILDING
-  PRIMARY BUILDING ENTRANCE
-  SECONDARY BUILDING ENTRANCE/EXIT
-  PRIVATE RESIDENTIAL BUILDING ENTRANCE
-  PARKING ENTRANCE

NOTES

Power door operators to be provided at Entry doors as well as at doors along the barrier-free path of travel, where required by OBC for barrier-free accessibility



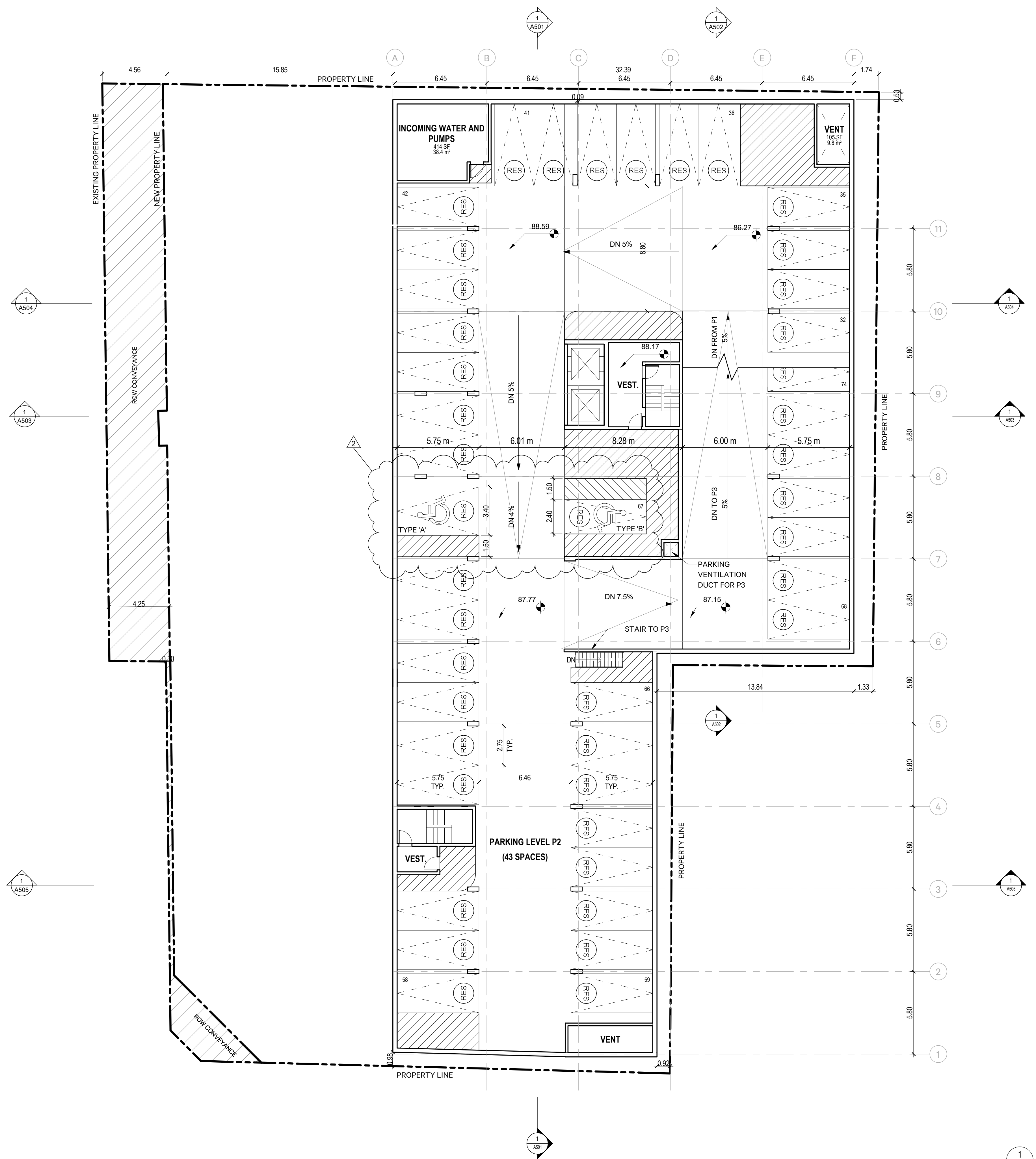
THE WOOLVERTON
13 MOUNTAIN STREET & 19 ELM STREET

Valentine Coleman 1 Inc.
Valentine Coleman 2 Inc.

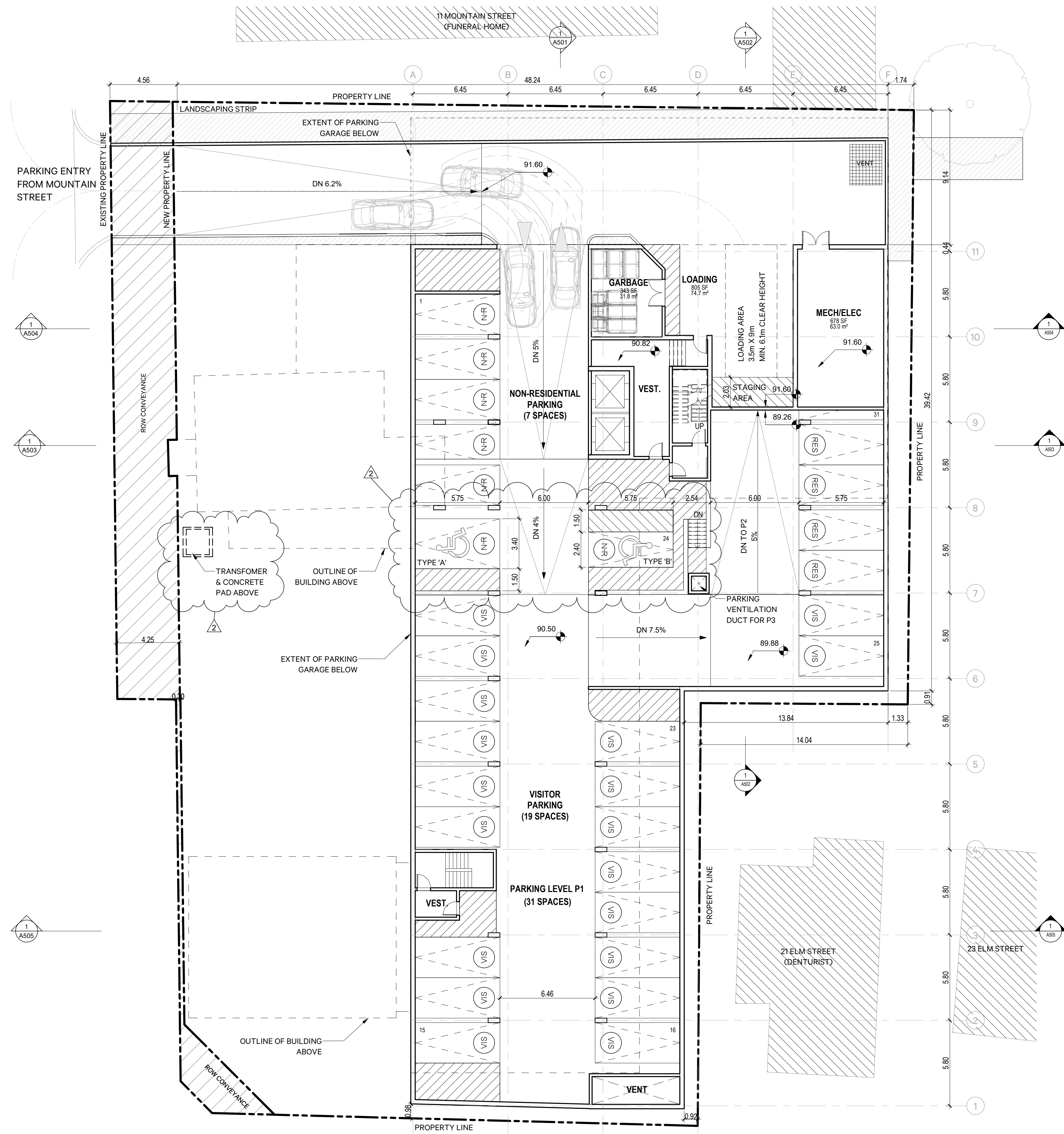
PLAN - PARKING LEVEL P2

PROJECT	42081	DRAWN	LS
SCALE	1:50	CHECKED	AB
DATE	06/07/21	PLOTTED	10/27/2021 9:56:42 AM

A101



1 A101 P2
1: 150



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NO. DATE DESCRIPTION/COMMENTS

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LEGEND

- ROW CONVEYANCE
- EXISTING BUILDING
- PRIMARY BUILDING ENTRANCE
- SECONDARY BUILDING ENTRANCE/EXIT
- PRIVATE RESIDENTIAL BUILDING ENTRANCE
- PARKING ENTRANCE

NOTES

Power door operators to be provided at Entry doors as well as at doors along the barrier-free path of travel, where required by OBC for barrier-free accessibility



THE WOOLVERTON
 13 MOUNTAIN STREET & 19 ELM STREET

Valentine Coleman 1 Inc.
 Valentine Coleman 2 Inc.

PLAN - PARKING LEVEL P1

PROJECT	42081	DRAWN	LS
SCALE	1:50	CHECKED	AB
DATE	06/07/21	PLOTTED	10/27/2021 9:55:43 AM

A102

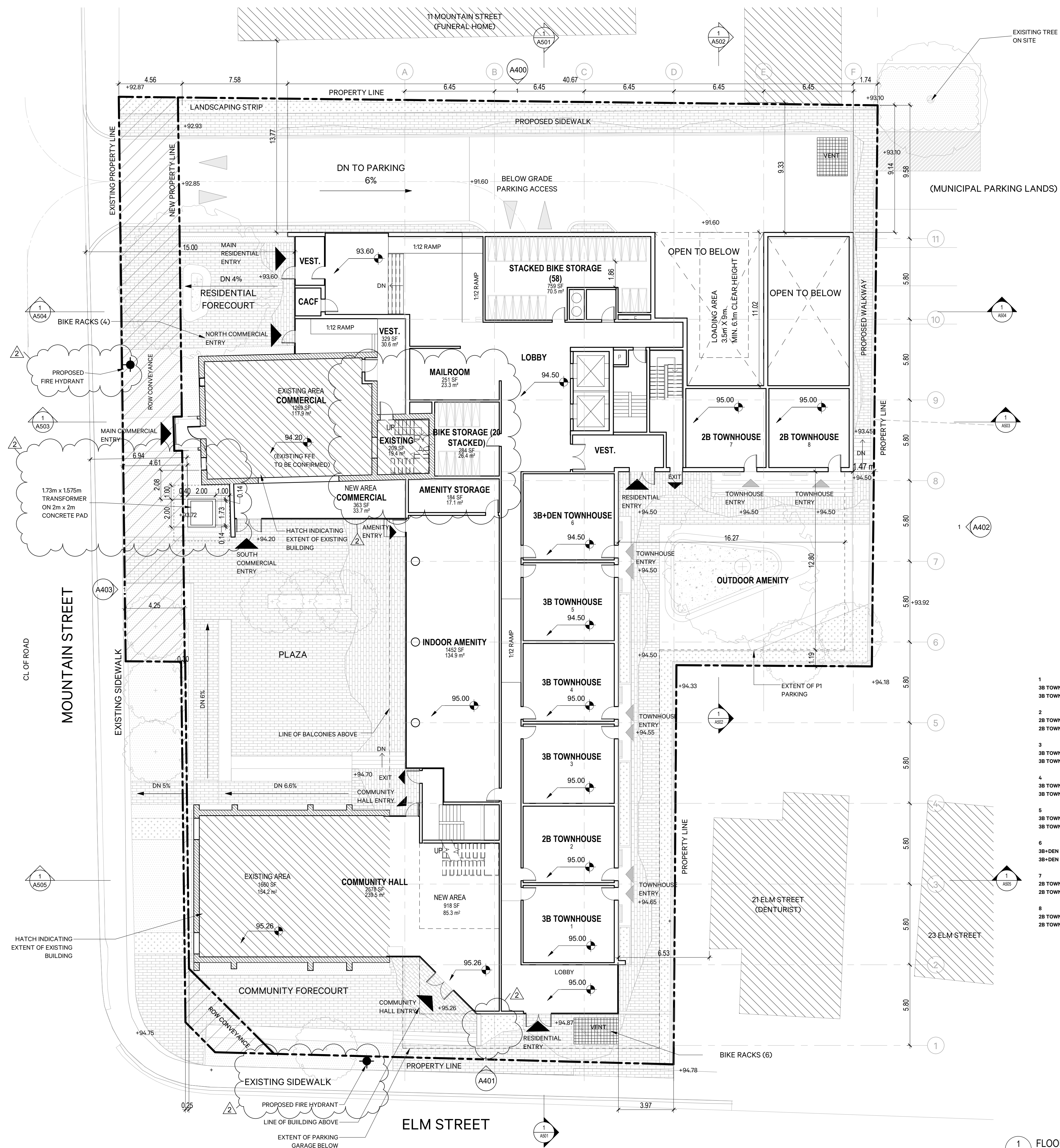
1 P1
 A102 1:150

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NO.	DATE	DESCRIPTION/COMMENTS
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TOWNHOUSE UNIT AREAS

UNIT TYPE	FLOOR	AREA	
		METRIC	IMPERIAL
1	3B TOWNHOUSE	FLOOR 01	40 m ² / 427 SF
	3B TOWNHOUSE	FLOOR 02	80 m ² / 856 SF
2	2B TOWNHOUSE	FLOOR 01	39 m ² / 425 SF
	2B TOWNHOUSE	FLOOR 02	49 m ² / 531 SF
3	3B TOWNHOUSE	FLOOR 01	41 m ² / 440 SF
	3B TOWNHOUSE	FLOOR 02	77 m ² / 830 SF
4	3B TOWNHOUSE	FLOOR 01	40 m ² / 432 SF
	3B TOWNHOUSE	FLOOR 02	77 m ² / 830 SF
5	3B TOWNHOUSE	FLOOR 01	40 m ² / 432 SF
	3B TOWNHOUSE	FLOOR 02	77 m ² / 830 SF
6	3B+DEN TOWNHOUSE	FLOOR 01	45 m ² / 480 SF
	3B+DEN TOWNHOUSE	FLOOR 02	95 m ² / 1026 SF
7	2B TOWNHOUSE	FLOOR 01	36 m ² / 389 SF
	2B TOWNHOUSE	FLOOR 02	54 m ² / 584 SF
8	2B TOWNHOUSE	FLOOR 01	37 m ² / 398 SF
	2B TOWNHOUSE	FLOOR 02	40 m ² / 429 SF

LEGEND

- ROW CONVEYANCE
- EXISTING BUILDING
- PRIMARY BUILDING ENTRANCE
- SECONDARY BUILDING ENTRANCE/EXIT
- PRIVATE RESIDENTIAL BUILDING ENTRANCE
- PARKING ENTRANCE
- EXISTING FIRE HYDRANT LOCATION
- PROPOSED FIRE HYDRANT LOCATION

NOTES

2 parking spaces on adjacent municipal lot owned by Valentine Coleman 1 and Valentine Coleman 2

Power door operators to be provided at Entry doors as well as at doors along the barrier-free path of travel, where required by CBC for barrier-free accessibility



THE WOOLVERTON
13 MOUNTAIN STREET & 19 ELM STREET

Valentine Coleman 1 Inc.
Valentine Coleman 2 Inc.

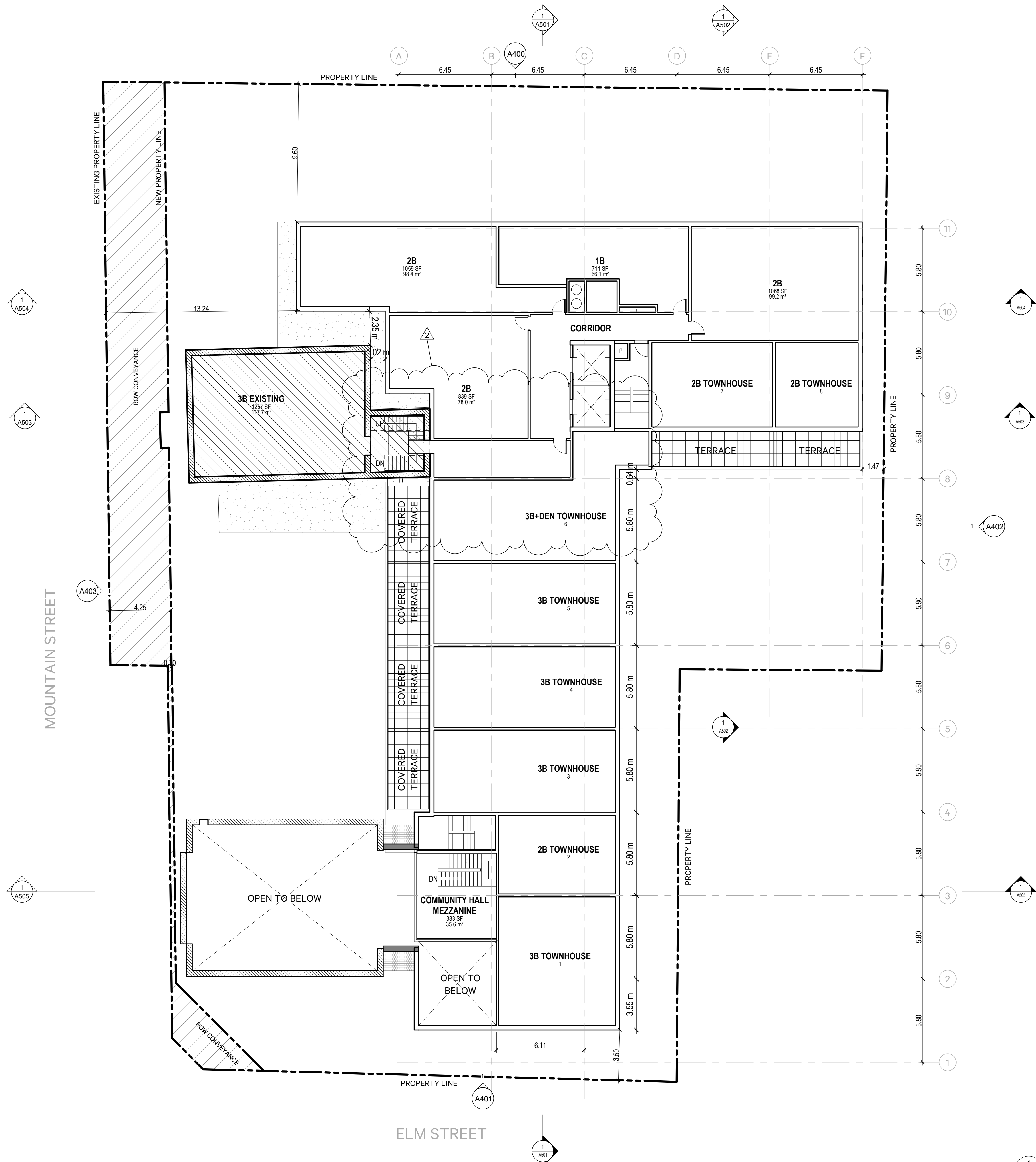
PLAN - LEVEL 1

PROJECT	42081	DRAWN	LS
SCALE	1:50	CHECKED	AB
DATE	06/07/21	PLOTTED	10/27/2021 9:55:44 AM

A200

1 FLOOR 01
A200 1:150

NO.	DATE	DESCRIPTION/COMMENTS
1	2021-05-25	ISSUED FOR OPA/ZBA
2	2021-10-25	ISSUED FOR OPA/ZBA RESUBMISSION 1



TOWNHOUSE UNIT AREAS

UNIT TYPE	FLOOR	AREA	
		METRIC	IMPERIAL
1	FLOOR 01	40 m ²	427 SF
	FLOOR 02	80 m ²	856 SF
2	FLOOR 01	39 m ²	425 SF
	FLOOR 02	49 m ²	531 SF
3	FLOOR 01	41 m ²	440 SF
	FLOOR 02	77 m ²	830 SF
4	FLOOR 01	40 m ²	432 SF
	FLOOR 02	77 m ²	830 SF
5	FLOOR 01	40 m ²	432 SF
	FLOOR 02	77 m ²	830 SF
6	FLOOR 01	45 m ²	480 SF
	FLOOR 02	95 m ²	1026 SF
7	FLOOR 01	36 m ²	389 SF
	FLOOR 02	54 m ²	584 SF
8	FLOOR 01	37 m ²	397 SF
	FLOOR 02	77 m ²	828 SF

LEGEND

- TERRACE
- ROOF
- GREEN ROOF

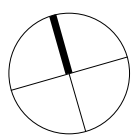
NOTES



THE WOOLVERTON
13 MOUNTAIN STREET & 19 ELM STREET

Valentine Coleman 1 Inc.
Valentine Coleman 2 Inc.

PLAN - LEVEL 2



PROJECT	42081	DRAWN	LS
SCALE	1:50	CHECKED	AB
DATE	06/07/21	PLOTTED	10/27/2021 9:55:45 AM

A201

1 FLOOR 02
A201 1:150

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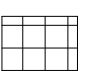


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NO. DATE DESCRIPTION/COMMENTS

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LEGEND

-  TERRACE
-  ROOF
-  GREEN ROOF

NOTES



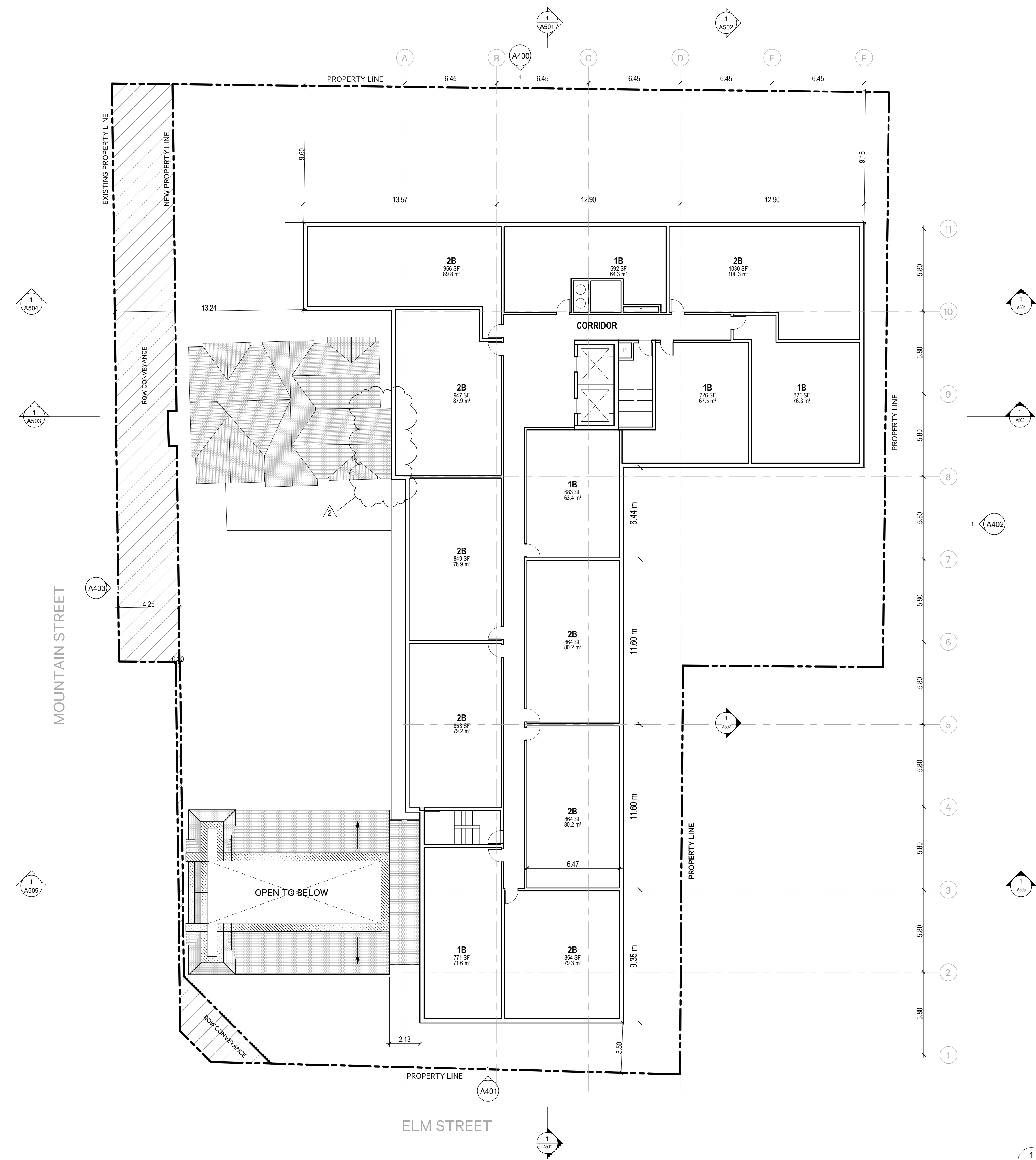
THE WOOLVERTON
13 MOUNTAIN STREET & 19 ELM STREET

Valentine Coleman 1 Inc.
Valentine Coleman 2 Inc.

PLAN - LEVEL 3

PROJECT	42051	DRAWN	LS
SCALE	1:50	CHECKED	AB
DATE	06/07/21	PLOTTED	10/27/2021 9:55:46 AM

A202



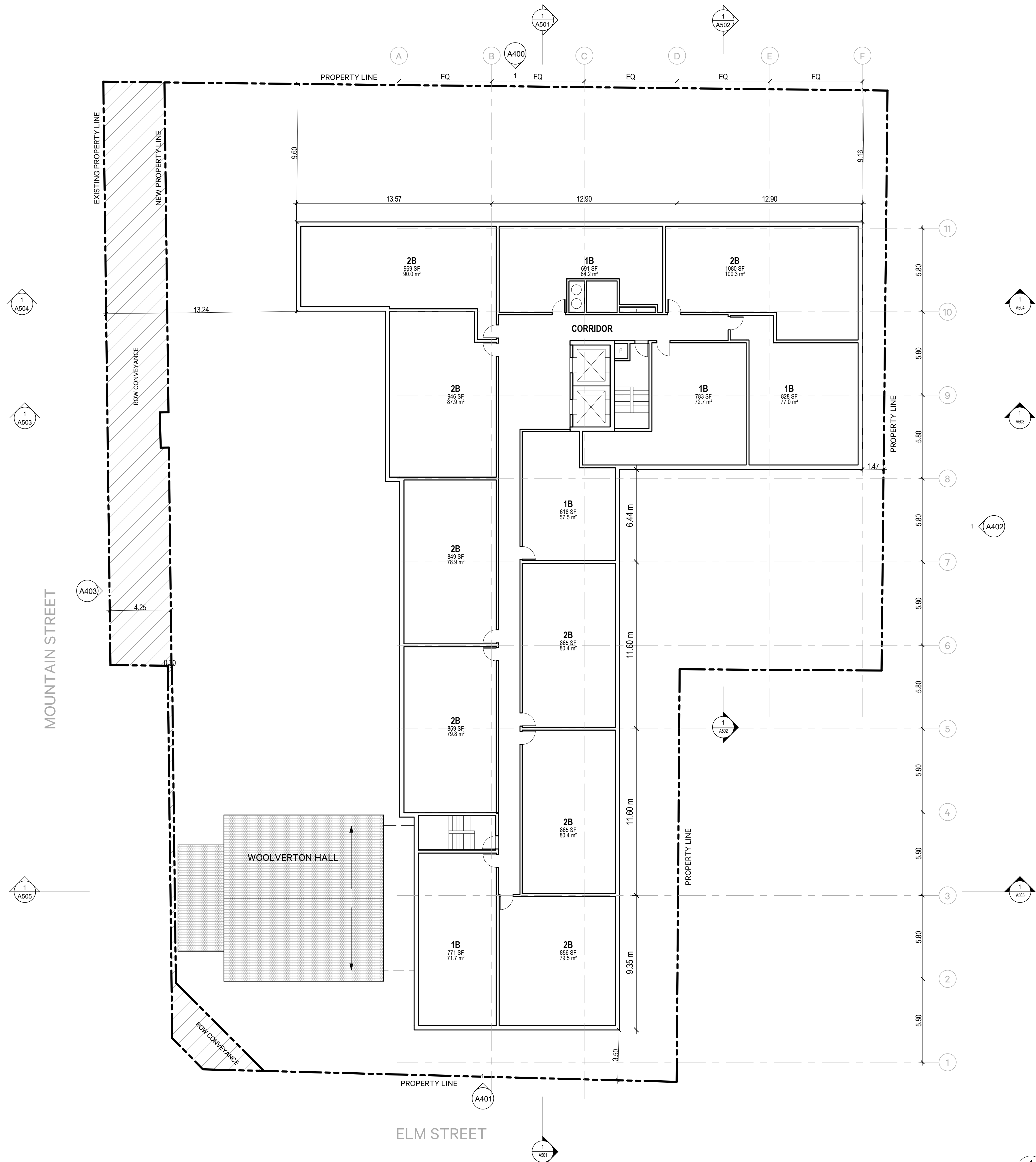
1 FLOOR 03
A202 1:150

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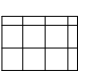


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LEGEND

-  TERRACE
-  ROOF
-  GREEN ROOF

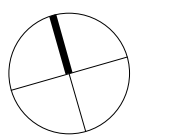
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THE WOOLVERTON
13 MOUNTAIN STREET & 19 ELM STREET

Valentine Coleman 1 Inc.
Valentine Coleman 2 Inc.

PLAN - LEVEL 4

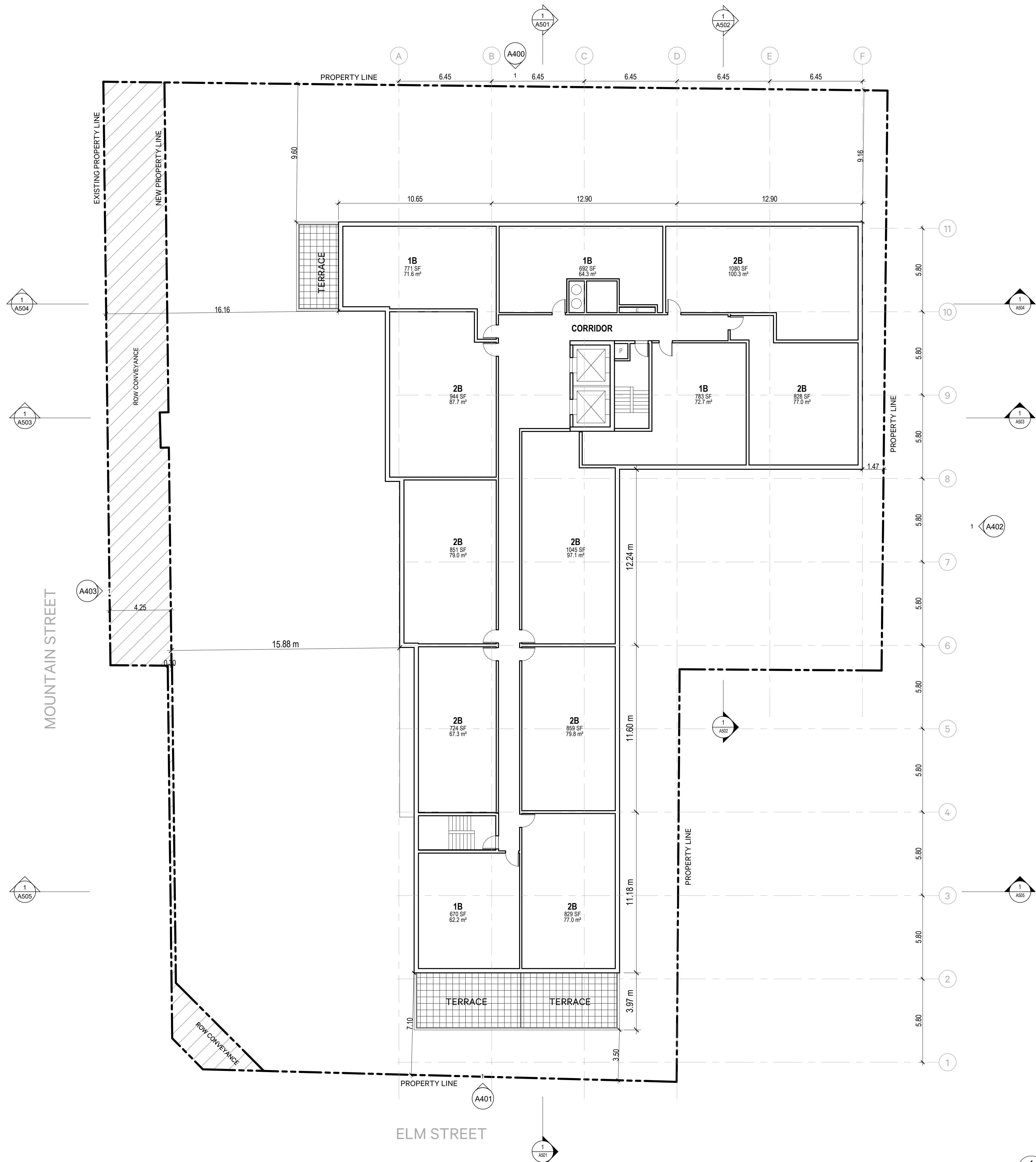


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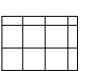


A203

1 FLOOR 04
A203 1 : 150

NO.	DATE	DESCRIPTION/COMMENTS
1	2021-05-25	ISSUED FOR OPA/ZBA
2	2021-10-25	ISSUED FOR OPA/ZBA RESUBMISSION 1



LEGEND

-  TERRACE
-  ROOF
-  GREEN ROOF

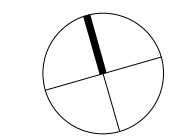
NOTES



THE WOOLVERTON
13 MOUNTAIN STREET & 19 ELM STREET

Valentine Coleman 1 Inc.
Valentine Coleman 2 Inc.

PLAN - LEVEL 5



PROJECT	42081	DRAWN	LS
SCALE	1:50	CHECKED	AB
DATE	06/07/21	PLOTTED	10/27/2021 9:55:48 AM

A204

1 FLOOR 05
A204 1:150

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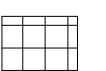


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LEGEND

-  TERRACE
-  ROOF
-  GREEN ROOF

NOTES



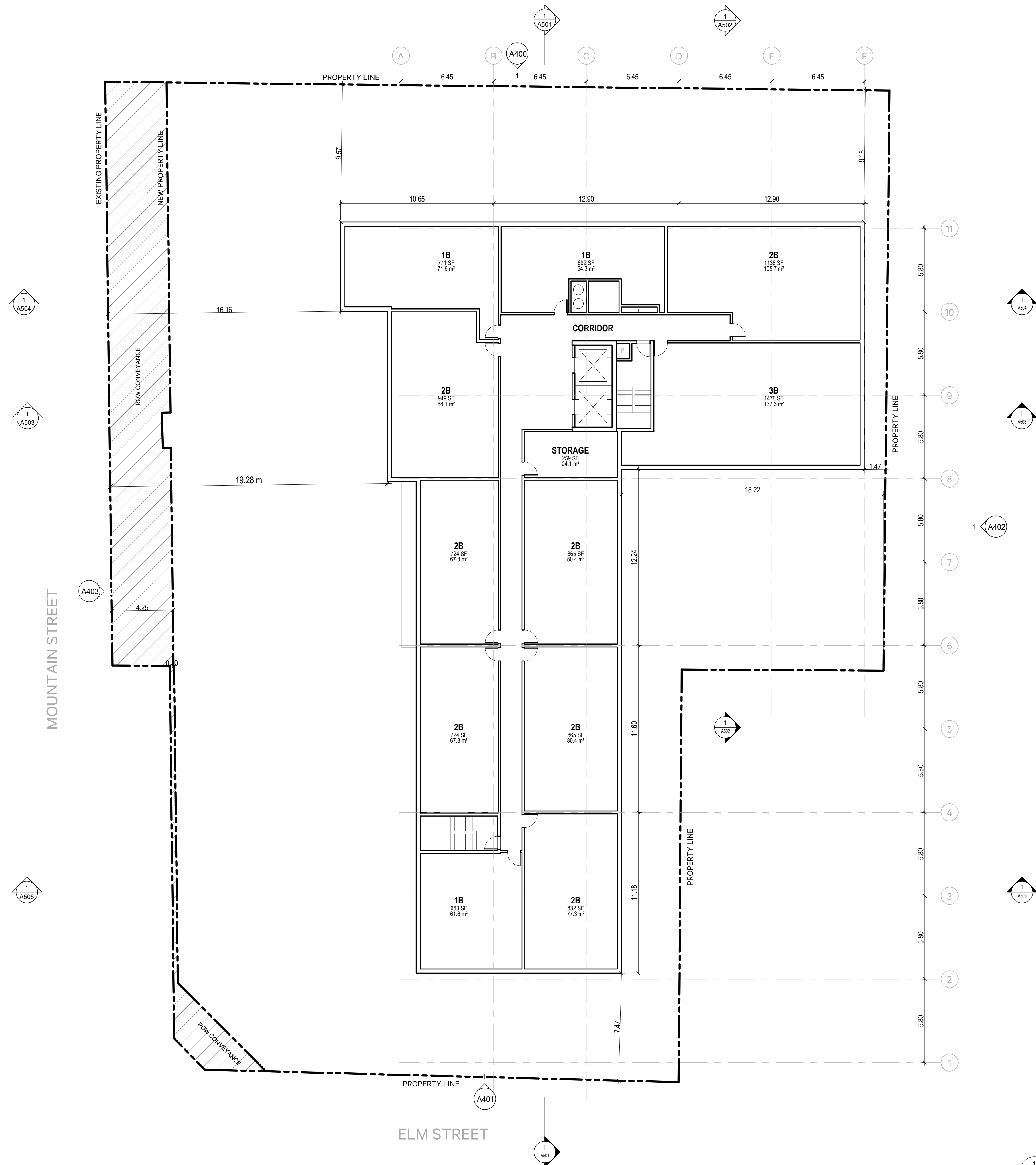
THE WOOLVERTON
13 MOUNTAIN STREET & 19 ELM STREET

Valentine Coleman 1 Inc.
Valentine Coleman 2 Inc.

PLAN - LEVEL 6

PROJECT	42051	DRAWN	LS
SCALE	1:50	CHECKED	AB
DATE	06/07/21	PLOTTED	10/27/2021 9:55:48 AM

A205



1 FLOOR 06
A205 1:150

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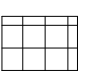


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LEGEND

-  TERRACE
-  ROOF
-  GREEN ROOF

NOTES

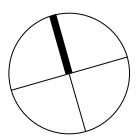


110 Adelaide St. E. Toronto, ON M5C 1K9 info@svn-aga.com 416.593.5649

THE WOOLVERTON
13 MOUNTAIN STREET & 19 ELM STREET

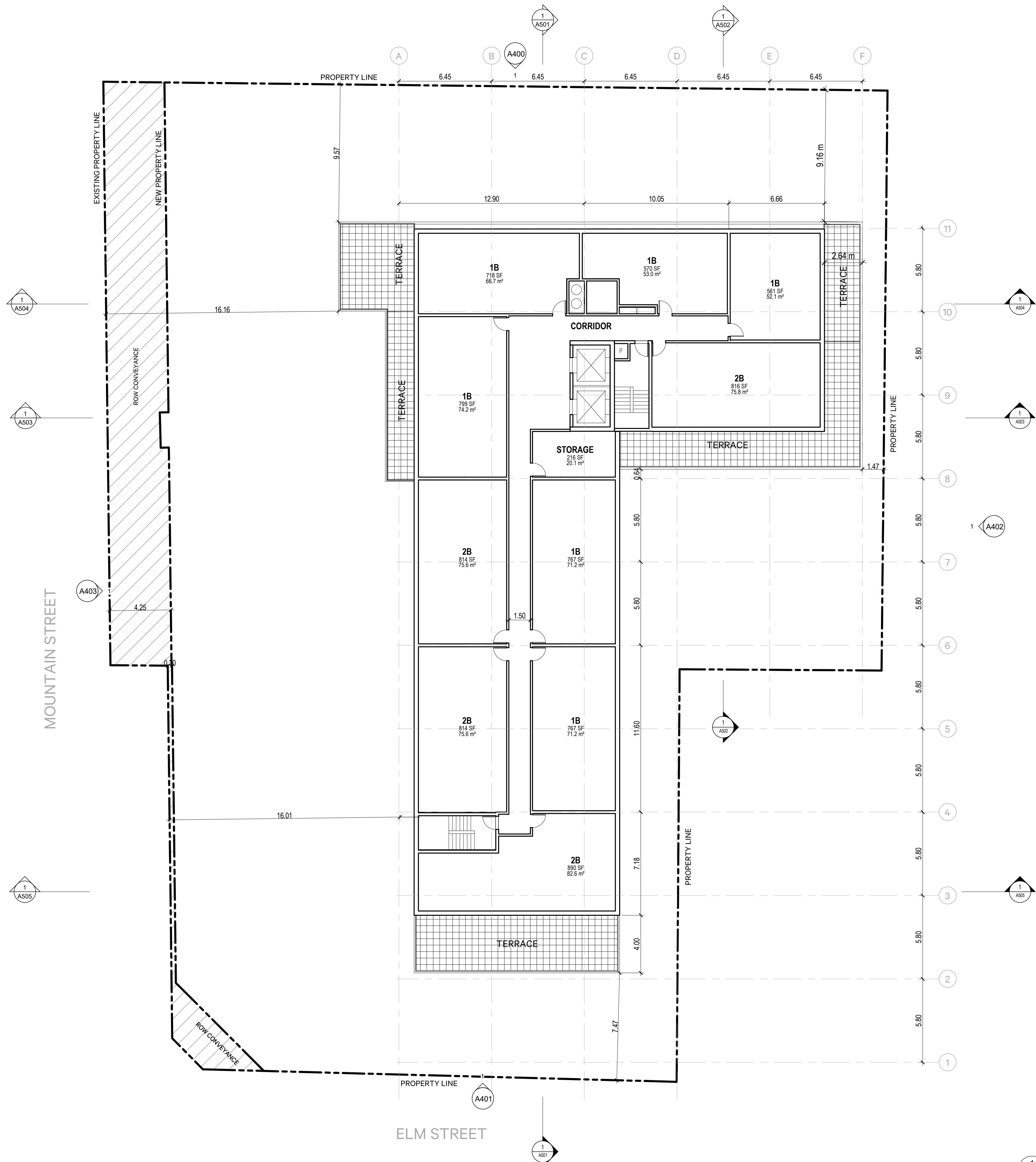
Valentine Coleman 1 Inc.
Valentine Coleman 2 Inc.

PLAN - LEVEL 7



PROJECT	42081	DRAWN	LS
SCALE	1:50	CHECKED	AB
DATE	06/07/21	PLOTTED	10/27/2021 9:55:49 AM

A206



1 FLOOR 07
A206 1:150

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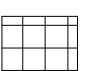


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LEGEND

-  TERRACE
-  ROOF
-  GREEN ROOF

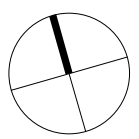
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THE WOOLVERTON
13 MOUNTAIN STREET & 19 ELM STREET

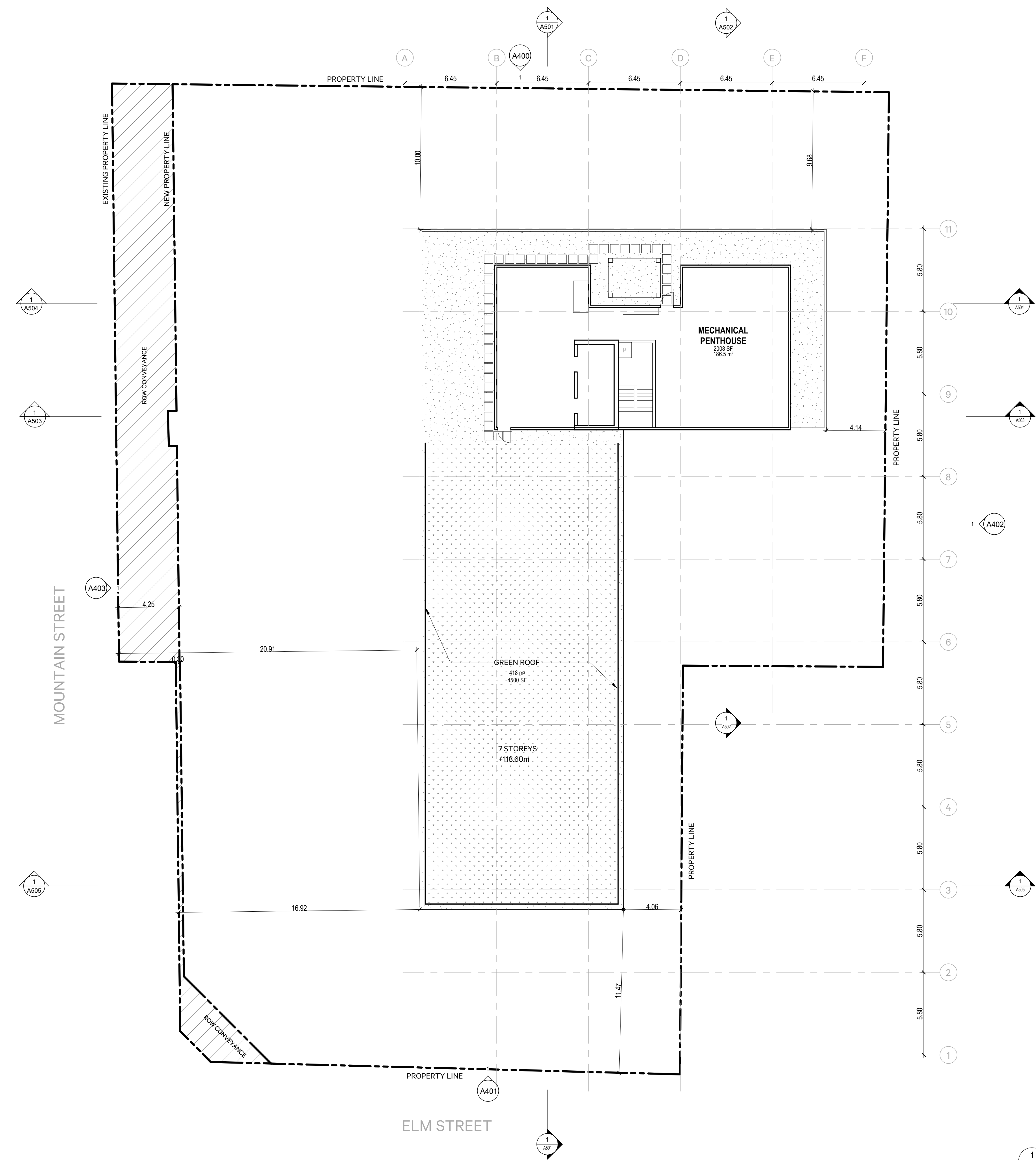
Valentine Coleman 1 Inc.
Valentine Coleman 2 Inc.

PLAN - ROOF



PROJECT	42081	DRAWN	LS
SCALE	1:150	CHECKED	AB
DATE	06/07/21	PLOTTED	10/27/2021 9:55:49 AM

A207



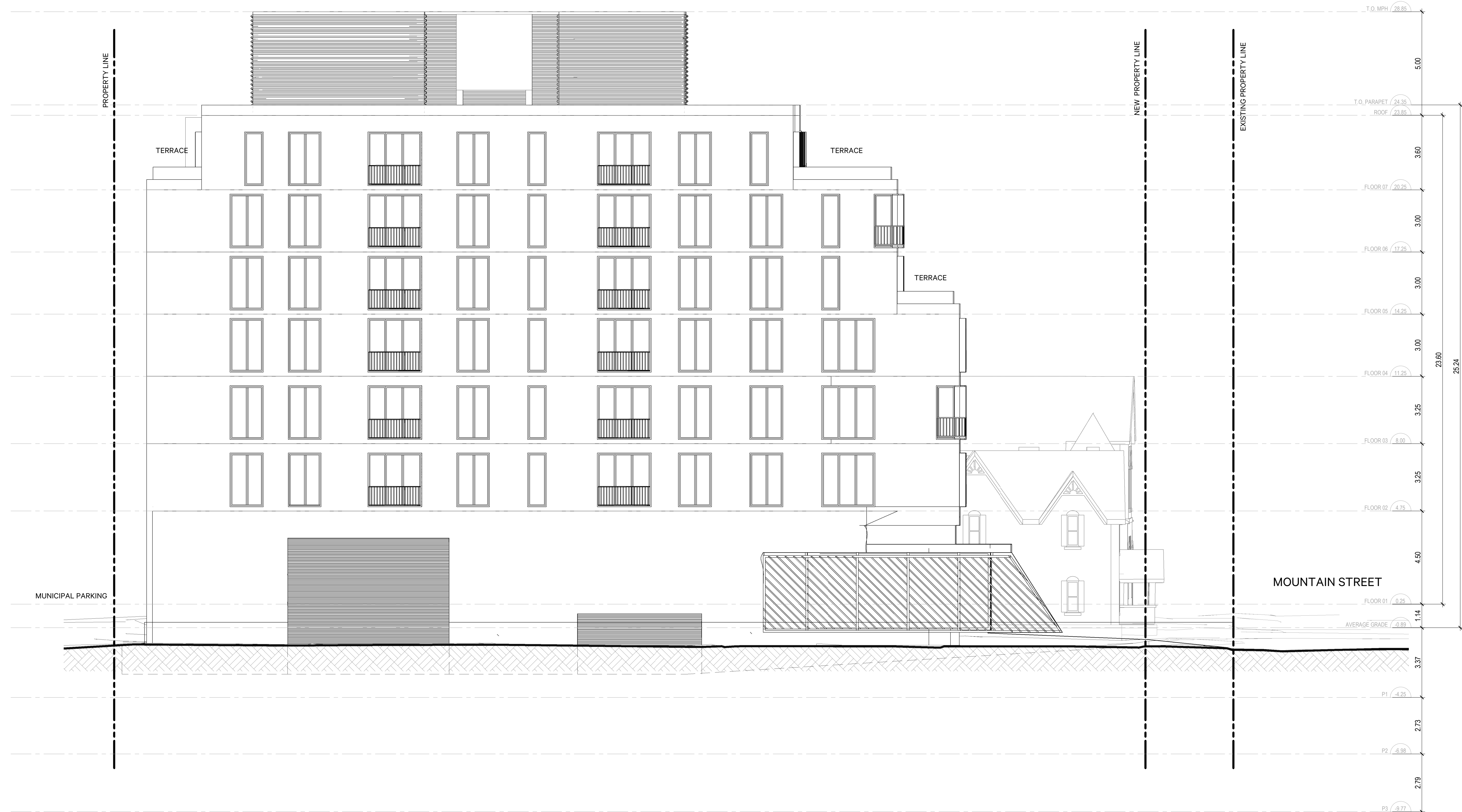
1 ROOF
A207 1:150

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LEGEND

NOTES



THE WOOLVERTON
13 MOUNTAIN STREET & 19 ELM STREET

Valentine Coleman 1 Inc.
Valentine Coleman 2 Inc.

ELEVATION - NORTH

1 NORTH ELEVATION
A400 1:100

PROJECT	42051	DRAWN	LS
SCALE	1:100	CHECKED	AB
DATE	06/07/21	PLOTTED	10/27/2021 9:56:21 AM

A400

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NO.	DATE	DESCRIPTION/COMMENTS
1	2021-05-25	ISSUED FOR OPA/ZBA
2	2021-10-25	ISSUED FOR OPA/ZBA RESUBMISSION 1



LEGEND

NOTES



THE WOOLVERTON
13 MOUNTAIN STREET & 19 ELM STREET

Valentine Coleman 1 Inc.
Valentine Coleman 2 Inc.

ELEVATION - SOUTH

1 SOUTH ELEVATION
A401 1:100

PROJECT	42051	DRAWN	LS
SCALE	1:100	CHECKED	AB
DATE	06/07/21	PLOTTED	10/27/2021 9:56:49 AM

A401

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NO. DATE DESCRIPTION/COMMENTS

- 1 2021-05-25 ISSUED FOR OPA/ZBA
- 2 2021-10-25 ISSUED FOR OPA/ZBA RESUBMISSION 1



LEGEND

NOTES



THE WOOLVERTON
13 MOUNTAIN STREET & 19 ELM STREET

Valentine Coleman 1 Inc.
Valentine Coleman 2 Inc.

ELEVATION - EAST

1 EAST ELEVATION
A402 1:100

PROJECT	42051	DRAWN	LS
SCALE	1:100	CHECKED	AB
DATE	06/07/21	PLOTTED	10/27/2021 9:57:16 AM

A402

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LEGEND

NOTES



THE WOOLVERTON
 13 MOUNTAIN STREET & 19 ELM STREET

Valentine Coleman 1 Inc.
 Valentine Coleman 2 Inc.

ELEVATION - WEST

1 WEST ELEVATION
 A403 1:100

PROJECT	42051	DRAWN	LS
SCALE	1:100	CHECKED	AB
DATE	06/07/21	PLOTTED	10/27/2021 9:57:42 AM

A403

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LEGEND

NOTES



THE WOOLVERTON
13 MOUNTAIN STREET & 19 ELM STREET

Valentine Coleman 1 Inc.
Valentine Coleman 2 Inc.

STREETSCAPE ELEVATION - MOUNTAIN STREET

PROJECT	42081	DRAWN	LS
SCALE		CHECKED	AB
DATE	05/25/21	PLOTTED	10/27/2021 9:57:43 AM

1
A410
STREETSCAPE ELEVATION - MOUNTAIN STREET

A410

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LEGEND

NOTES



THE WOOLVERTON
 13 MOUNTAIN STREET & 19 ELM STREET

Valentine Coleman 1 Inc.
 Valentine Coleman 2 Inc.

STREETSCAPE ELEVATION - ELM STREET

PROJECT	42081	DRAWN	LS
SCALE		CHECKED	AB
DATE	05/26/21	PLOTTED	10/27/2021 9:57:43 AM

A411



ELM STREET ELEVATION

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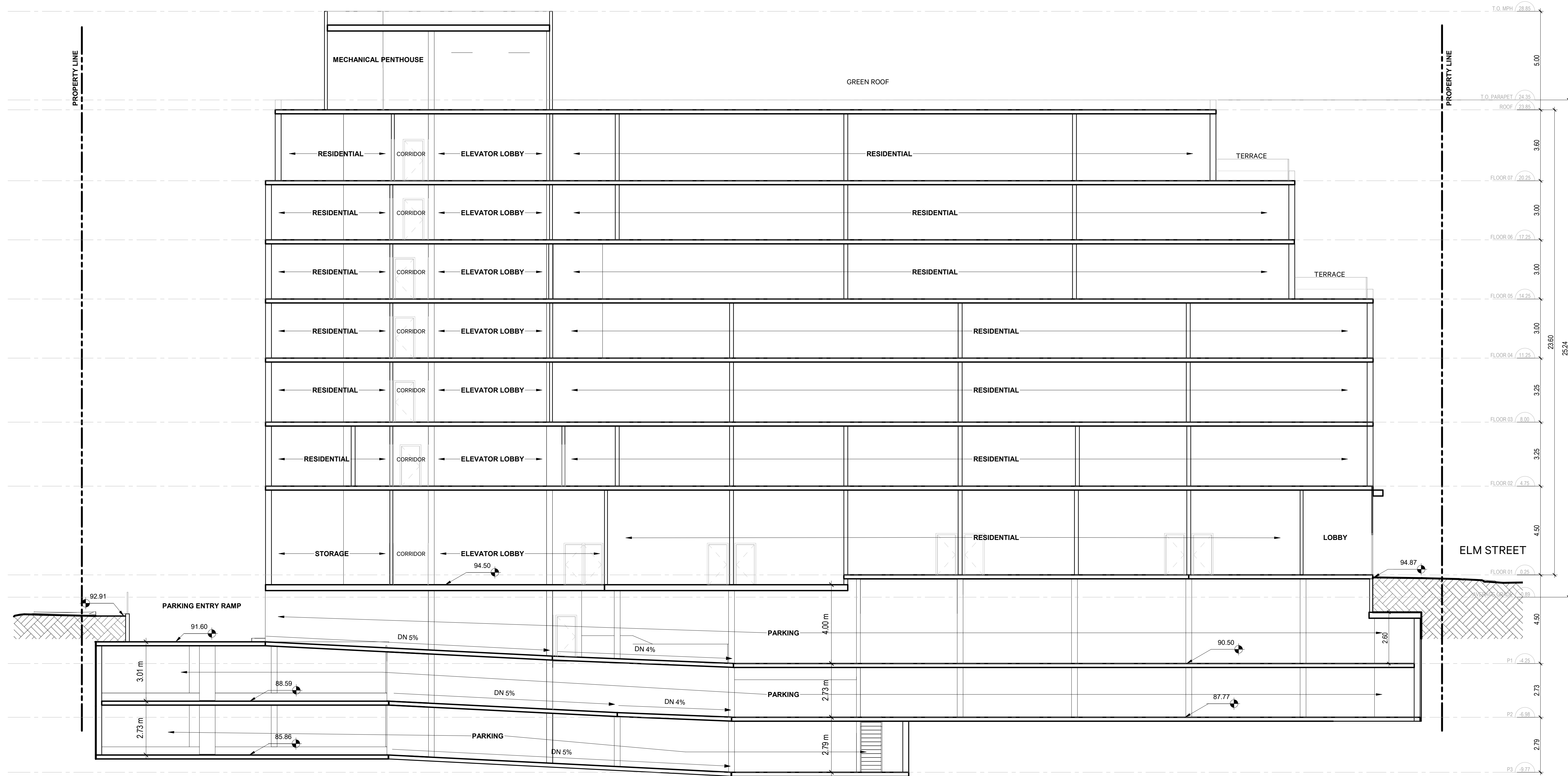
PRIOR TO COMMENCEMENT OF THE WORK THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS TO IDENTIFY ANY ERRORS AND OMISSIONS, ASCERTAIN ANY DISCREPANCIES BETWEEN THIS DRAWING AND THE FULL CONTRACT DOCUMENTS, AND BRING THESE ITEMS TO THE ATTENTION OF THE OWNERS FOR CLARIFICATION.

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- 1 2021-05-25 ISSUED FOR OPA/ZBA
- 2 2021-10-25 ISSUED FOR OPA/ZBA RESUBMISSION 1

LEGEND

NOTES



1 SECTION N/S 1
A501 1:100



THE WOOLVERTON
13 MOUNTAIN STREET & 19 ELM STREET

Valentine Coleman 1 Inc.
Valentine Coleman 2 Inc.

SECTION - NORTH/SOUTH 1

PROJECT	42051	DRAWN	LS
SCALE	1:100	CHECKED	AB
DATE	06/07/21	PLOTTED	10/27/2021 9:57:44 AM

A501

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2	2021-10-25	ISSUED FOR OPA/ZBA RESUBMISSION 1

LEGEND

NOTES



THE WOOLVERTON
13 MOUNTAIN STREET & 19 ELM STREET

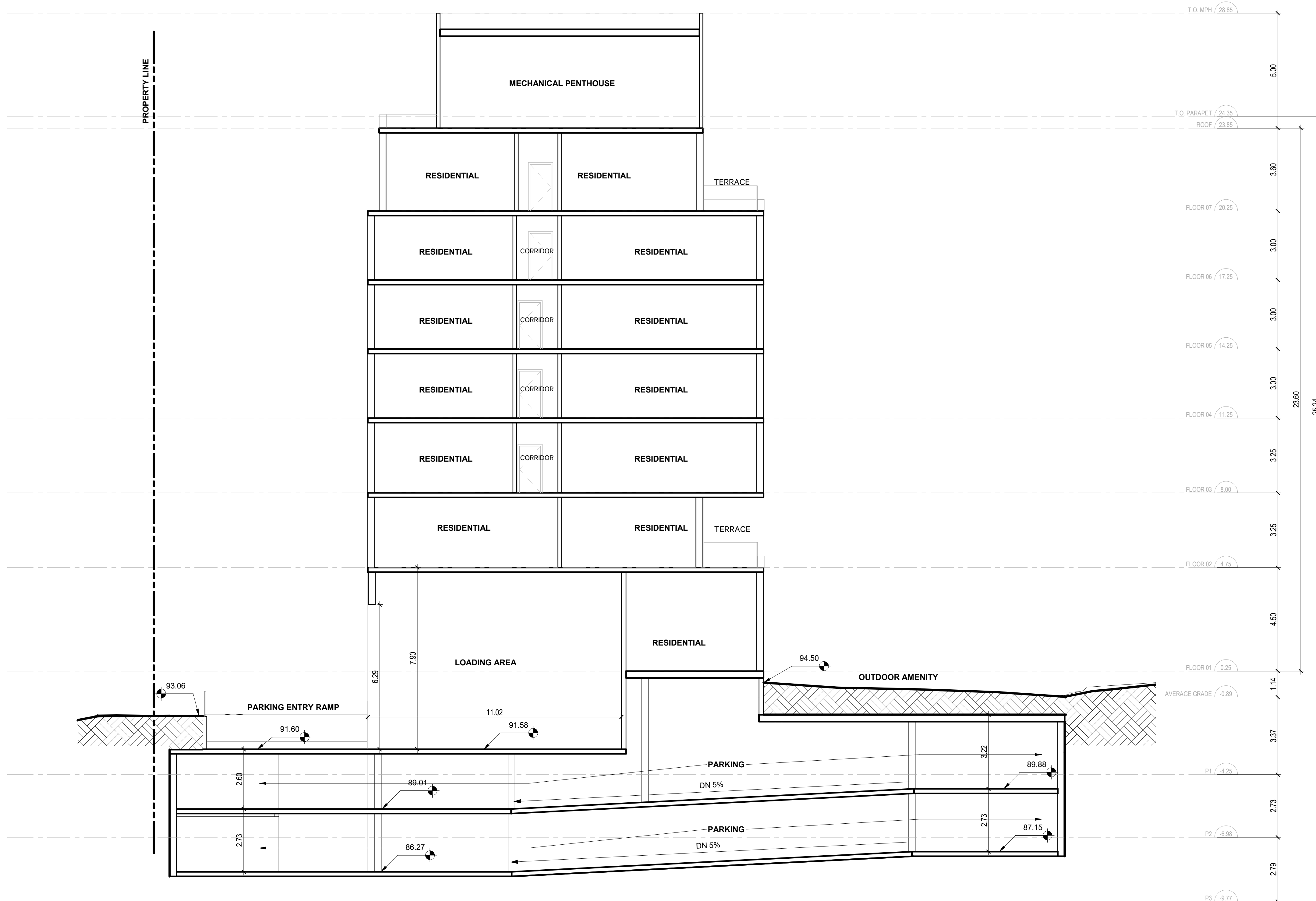
Valentine Coleman 1 Inc.
Valentine Coleman 2 Inc.

SECTION - NORTH/SOUTH 2

PROJECT	42051	DRAWN	LS
SCALE	1:100	CHECKED	AB
DATE	06/07/21	PLOTTED	10/27/2021 9:57:44 AM

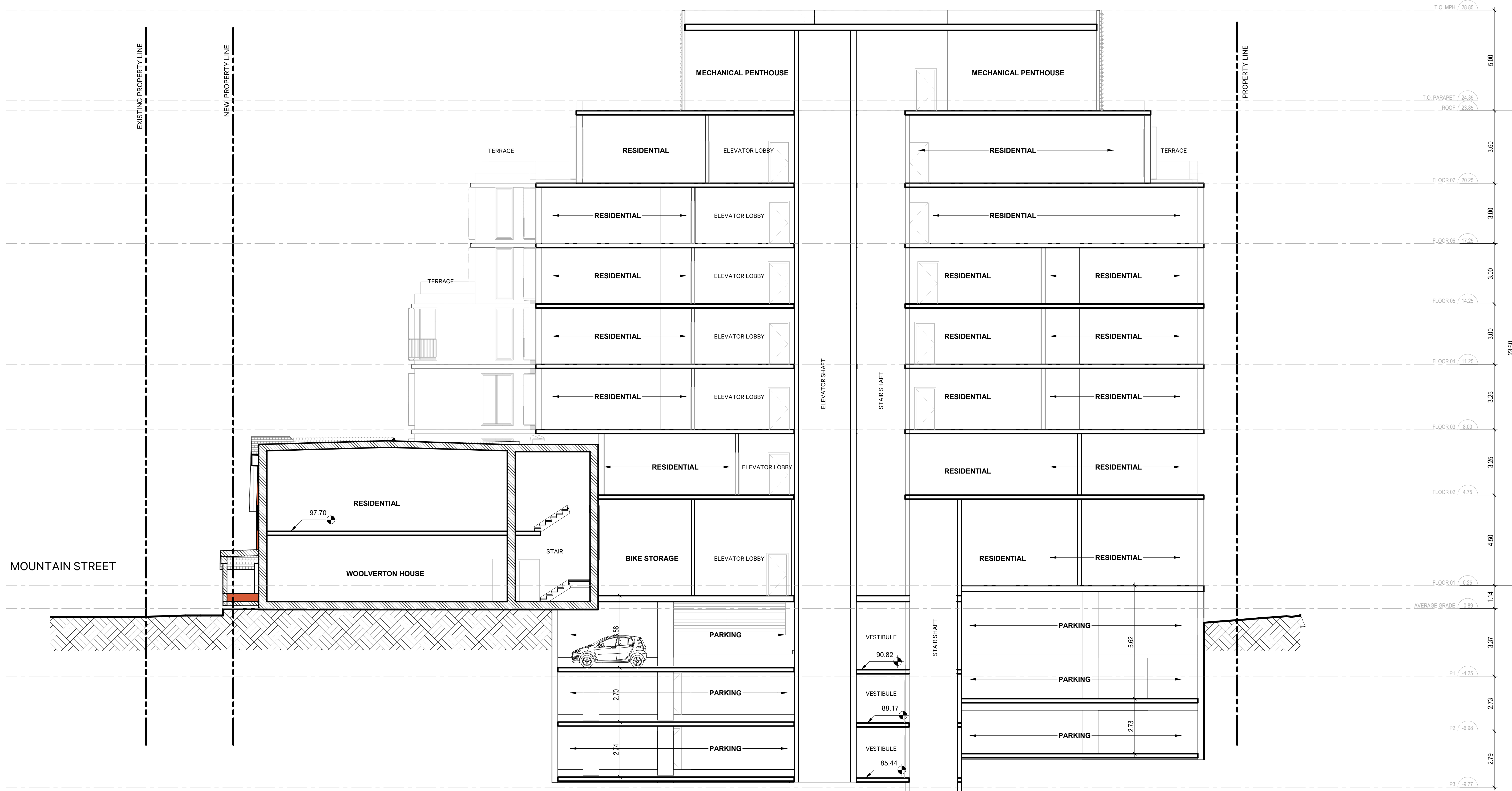
A502

1 SECTION N/S 2
A502 1:100



NO. DATE DESCRIPTION/COMMENTS

1	2021-05-25	ISSUED FOR OPA/ZBA
2	2021-10-25	ISSUED FOR OPA/ZBA RESUBMISSION 1



LEGEND

NOTES



THE WOOLVERTON
 13 MOUNTAIN STREET & 19 ELM STREET

Valentine Coleman 1 Inc.
 Valentine Coleman 2 Inc.

SECTION - EAST/WEST WOOLVERTON

1 SECTION EW WOOLVERTON
 A503 1:100

PROJECT	42051	DRAWN	LS
SCALE	1:100	CHECKED	AB
DATE	06/07/21	PLOTTED	10/27/2021 9:57:54 AM

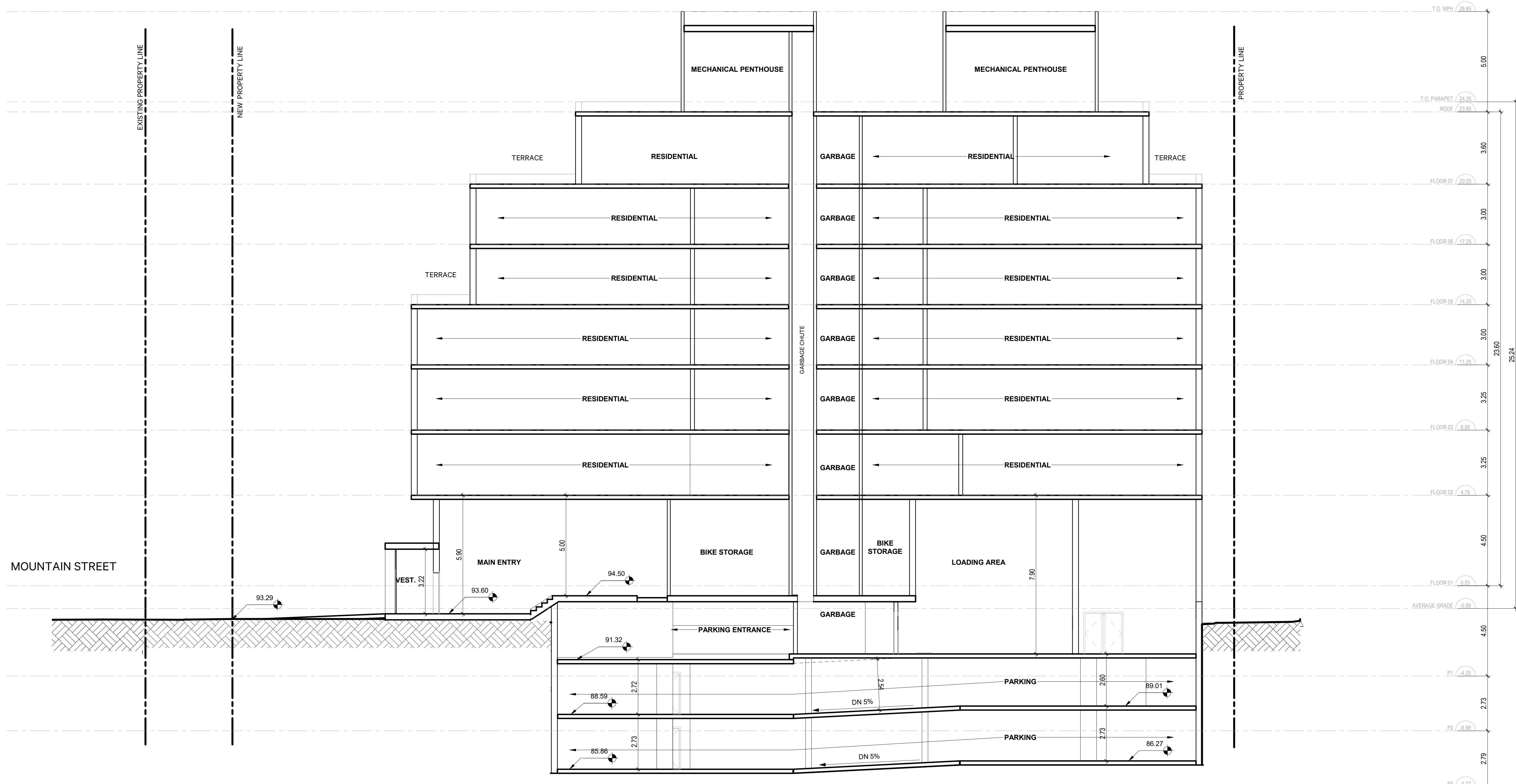
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NO. DATE DESCRIPTION/COMMENTS

1	2021-05-25	ISSUED FOR OPA/ZBA
2	2021-10-25	ISSUED FOR OPA/ZBA RESUBMISSION 1

LEGEND

NOTES



1 SECTION E/W MAIN ENTRY
A504 1 : 100



THE WOOLVERTON
13 MOUNTAIN STREET & 19 ELM STREET

Valentine Coleman 1 Inc.
Valentine Coleman 2 Inc.

SECTION - EAST/WEST MAIN ENTRY

PROJECT	42051	DRAWN	LS
SCALE	1:100	CHECKED	AB
DATE	06/07/21	PLOTTED	10/27/2021 9:57:54 AM

A504

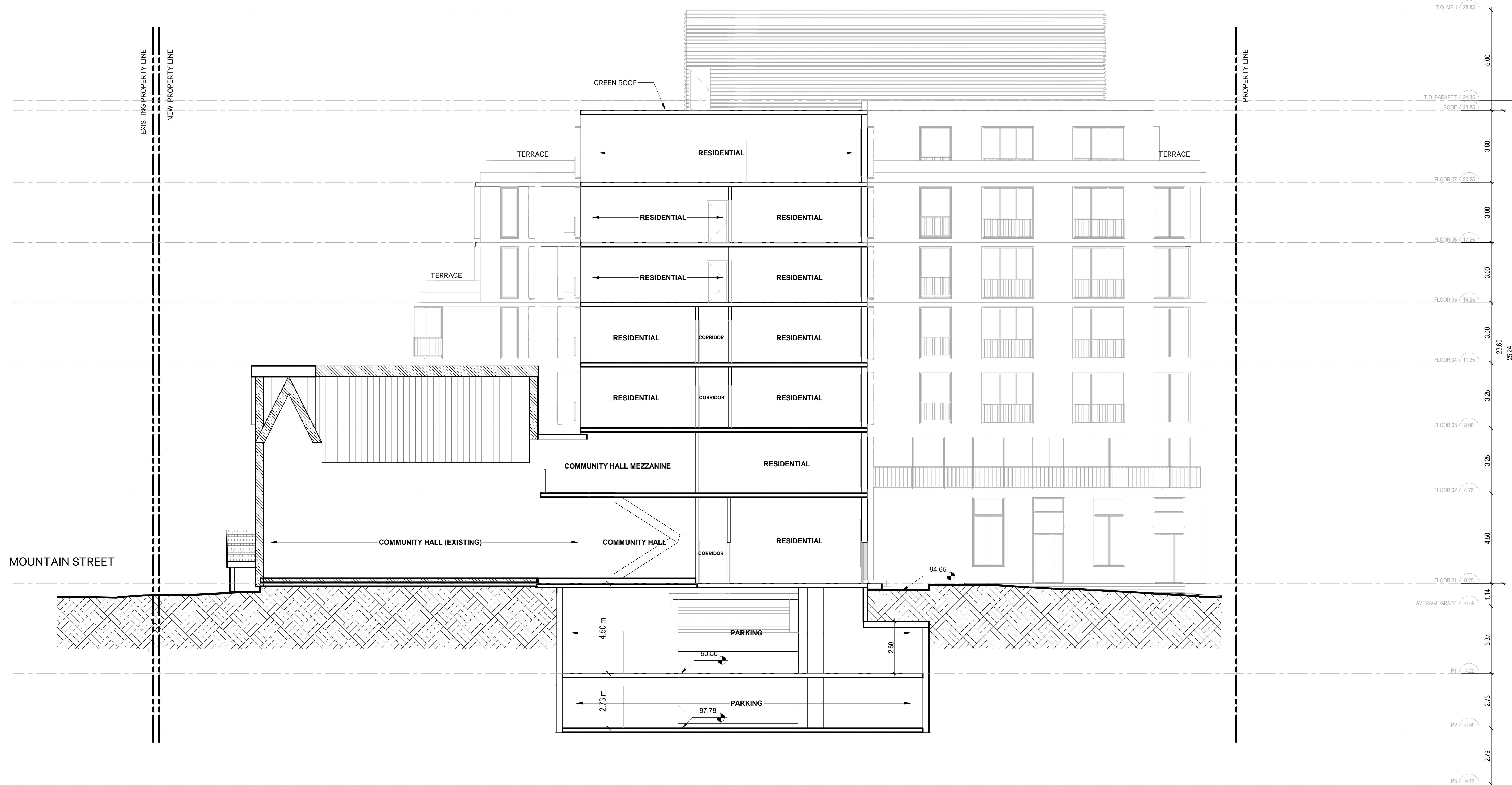
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LEGEND

NOTES



THE WOOLVERTON
13 MOUNTAIN STREET & 19 ELM STREET

Valentine Coleman 1 Inc.
Valentine Coleman 2 Inc.

SECTION - EAST/WEST COMMUNITY HALL

PROJECT	42051	DRAWN	LS
SCALE	1:100	CHECKED	AB
DATE	06/07/21	PLOTTED	10/27/2021 10:00:42 AM

A505

1 SECTION E/W COMMUNITY HALL
A505 1 : 100