

Item	Site Data Matrix Lot (A)	OBC Reference
1	Project Description: 563 BRANT ST. WINDSOR ON CANADA New Addition X Alteration Change of Use	Part 3 X Part 9 Part 11
2	Zoning Proposed : Residential District RD 3.1	
3	Existing Land Use: Existing residential	
4	Major Occupancy(s): Existing residential	
5	Building Classification: 3.2.2.44. Group C, up to 4 Storeys, Noncombustible Construction	
6	Site Area	Building Area
	Existing: 893.6sq.m	Existing: 287.7 sq.m
	Proposed: 0.0 sq.m	Proposed: 0.0 sq.m
7	Lot Coverage	Minimum Lot Width
	Maximum: 35%	Required: 18m
	Provided: 32%	Provided: Existing
8	Minimum Front Yard Depth	Minimum Rear yard Depth
	Required: 6M	Required: 7.5m
	Provided: Existing	Provided: Existing
9	Parking	Bicycle Spaces
	Use Classification: 1.25 /per unit	Existing: 0
	Existing: 5	Proposed: 2
10	Landscaped Area	Curbing Length
	Existing: 163.5s.m	Existing: EXISTING
	Proposed: 0.0	Proposed: EXISTING

Should archaeological deposits be found during construction activities, all work in the area must stop immediately and the City's Manager of Cultural Affairs and the Ontario Ministry of Tourism, Culture and Sport must be notified, and clearance given by the Ministry.

In the event that human remains are encountered during construction, all work in that area must be stopped immediately and the site secured. The local police or coroner must be contacted to determine whether or not the skeletal remains are human, and whether the remains constitute a part of a crime scene. The Ontario Ministry of Tourism, Culture and Sport and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer Services must then be notified, and clearance be given by the Ministry of Tourism, Culture and Sport.

A building shall not be located beneath existing above ground electrical conductors. Where a building is to be constructed in proximity to above ground electrical conductors, horizontal clearances between buildings and conductors shall comply with Subsection 3.1.19. of the Ontario

Item	Site Data Matrix Lot (A&B)	OBC Reference
1	Project Description: 563 BRANT ST. WINDSOR ON CANADA New Addition X Alteration Change of Use	Part 3 X Part 9 Part 11
2	Zoning Proposed : Residential District RD 3.1	
3	Existing Land Use: Existing residential	
4	Major Occupancy(s): Existing residential	
5	Building Classification:	
6	Site Area	Building Area
	Existing: 893.6sq.m	Existing: 287.7 sq.m
	Proposed: 0.0 sq.m	Proposed: 0.0 sq.m
7	Lot Coverage	Minimum Lot Width
	Maximum: 35%	Required: 18m
	Provided: 32%	Provided: Existing
8	Minimum Front Yard Depth	Minimum Rear yard Depth
	Required: 6M	Required: 7.5m
	Provided: Existing	Provided: Existing
9	Parking	Bicycle Spaces
	Use Classification: 1.25 /per unit	Existing: 0
	Existing: 11	Proposed: 2
10	Landscaped Area	Curbing Length
	Existing: 163.5s.m	Existing: EXISTING
	Proposed: 0.0	Proposed: EXISTING

Should archaeological deposits be found during construction activities, all work in the area must stop immediately and the City's Manager of Cultural Affairs and the Ontario Ministry of Tourism, Culture and Sport must be notified, and clearance given by the Ministry.

In the event that human remains are encountered during construction, all work in that area must be stopped immediately and the site secured. The local police or coroner must be contacted to determine whether or not the skeletal remains are human, and whether the remains constitute a part of a crime scene. The Ontario Ministry of Tourism, Culture and Sport and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer Services must then be notified, and clearance be given by the Ministry of Tourism, Culture and Sport.

A building shall not be located beneath existing above ground electrical conductors. Where a building is to be constructed in proximity to above ground electrical conductors, horizontal clearances between buildings and conductors shall comply with Subsection 3.1.19. of the Ontario



PROPRIETARY AND CONFIDENTIAL
THE PLAN AND DESIGN CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF AVANT GROUP INC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF AVANT GROUP INC. IS PROHIBITED.

ORIGINAL FULL SIZE DRAWINGS ARE ARCH E1-30" x 42" DO NOT SCALE DRAWINGS ALL CONSTRUCTION MUST CONFORM TO ALL APPLICABLE LOCAL CODES, BY LAWS AND ALL REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNTIL THE DRAWING IS LABELED ISSUED FOR CONSTRUCTION AND THE ENGINEERING SEAL IS SIGNED BY THE ENGINEER OF RECORD VAN EE ENGINEERING IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, ARCHITECTURAL, MECHANICAL, ELECTRICAL, ETC. INFORMATION SHOWN ON THESE DRAWINGS. INFORMATION FOR OTHER DISCIPLINES IS SHOWN FOR REFERENCE ONLY. REFER TO THE APPROPRIATE DRAWINGS BEFORE PROCEEDING WITH ANY WORK. THESE DRAWINGS ARE COPYRIGHT AND PROPERTY OF VAN EE ENGINEERING AND MAY NOT BE USED FOR ANY PURPOSES OTHER THAN FOR THE PROJECT FOR WHICH IT WAS PREPARED.

The Architect noted above has exercised responsible control with respect to design activities. The Architect's Seal Number is the Architect's BC0N.

PROJECT TITLE

**ALTERATION RESIDENTIAL BUILDING
563 BRANT ST.
WINDSOR**

DRAWING TITLE

**EXISTING / PROPOSED
SITE PLAN**

NOTE

- KEY PLAN
- GENERAL NOTES:
- DO NOT SCALE DRAWINGS
 - VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AS REQUIRED PRIOR TO BIDDING AND COMMENCEMENT OF WORK.
 - COORDINATE ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS PRIOR TO COMMENCEMENT OF WORK.
 - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE, NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY, IN WRITING PRIOR TO PROCEEDING WITH ANY WORK.
 - ALL WORK SHALL COMPLY OR EXCEED THE REQUIREMENTS OF THE ONTARIO BUILDING CODE, FIRE CODE, PLUMBING CODE, ELECTRICAL CODE, AND LOCAL BY-LAWS.

REVISION RECORD

#	DESCRIPTION	DATE
1	CLIENT REVIEW	2025-07-14

PROJECT NOTE

PROJECT NUMBER	25-017
DATE	2025-04
DRAWN BY	M.H.
CHECKED BY	M.H.
APPROVED BY	M.H.

SHEET SIZE
ARCH D (24" x 36")

SHEET NUMBER
SP-1

SCALE AS NOTED

ISSUED FOR IFP

Item	Site Data Matrix Lot (B)	OBC Reference
1	Project Description: 563 BRANT ST. WINDSOR ON CANADA New Addition X Alteration Change of Use	Part 3 X Part 9 Part 11
2	Zoning Proposed : Residential District RD 3.1	
3	Existing Land Use: Parking Lot	
4	Major Occupancy(s): Parking Lot	
5	Building Classification: N/A	
6	Site Area	Building Area
	Existing: 158.4 sq.m	Existing: N/A
	Proposed: 0.0 sq.m	Proposed: N/A
7	Lot Coverage	Minimum Lot Width
	Maximum: N/A	Required: N/A
	Provided: N/A	Provided: N/A
8	Minimum Front Yard Depth	Minimum Rear yard Depth
	Required: N/A	Required: N/A
	Provided: N/A	Provided: N/A
9	Parking	Bicycle Spaces
	Use Classification: 1.25 /per unit	Existing: 0
	Existing: 6	Proposed: 0
10	Landscaped Area	Curbing Length
	Existing: N/A	Existing: EXISTING
	Proposed: N/A	Proposed: EXISTING

Should archaeological deposits be found during construction activities, all work in the area must stop immediately and the City's Manager of Cultural Affairs and the Ontario Ministry of Tourism, Culture and Sport must be notified, and clearance given by the Ministry.

In the event that human remains are encountered during construction, all work in that area must be stopped immediately and the site secured. The local police or coroner must be contacted to determine whether or not the skeletal remains are human, and whether the remains constitute a part of a crime scene. The Ontario Ministry of Tourism, Culture and Sport and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer Services must then be notified, and clearance be given by the Ministry of Tourism, Culture and Sport.

A building shall not be located beneath existing above ground electrical conductors. Where a building is to be constructed in proximity to above ground electrical conductors, horizontal clearances between buildings and conductors shall comply with Subsection 3.1.19. of the Ontario

PROPRIETARY AND CONFIDENTIAL
THE PLAN AND DESIGN CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF AVANT GROUP INC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF AVANT GROUP INC. IS PROHIBITED.

ORIGINAL FULL SIZE DRAWINGS ARE ARCH E1 -30" x 42" DO NOT SCALE DRAWINGS ALL CONSTRUCTION MUST CONFORM TO ALL APPLICABLE LOCAL CODES, BY LAWS AND ALL REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNTIL THE DRAWING IS LABELED ISSUED FOR CONSTRUCTION AND THE ENGINEERING SEAL IS SIGNED BY THE ENGINEER OF RECORD VAN EE ENGINEERING IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, ARCHITECTURAL, MECHANICAL, ELECTRICAL, ETC. INFORMATION SHOWN ON THESE DRAWINGS. INFORMATION FOR OTHER DISCIPLINES IS SHOWN FOR REFERENCE ONLY. REFER TO THE APPROPRIATE DRAWINGS BEFORE PROCEEDING WITH ANY WORK. THESE DRAWINGS ARE COPYRIGHT AND PROPERTY OF VAN EE ENGINEERING AND MAY NOT BE USED FOR ANY PURPOSES OTHER THAN FOR THE PROJECT FOR WHICH IT WAS PREPARED.

The Architect noted above has exercised responsible control with respect to design activities. The Architect's Seal Number is the Architect's BCDN.

PROJECT TITLE

**ALTERATION RESIDENTIAL BUILDING
563 BRANT ST.
WINDSOR**

DRAWING TITLE

**EXISTING / PROPOSED
SITE PLAN**

NOTE

- KEY PLAN
GENERAL NOTES:
1. DO NOT SCALE DRAWINGS
2. VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AS REQUIRED PRIOR TO BIDDING AND COMMENCEMENT OF WORK.
3. COORDINATE ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS PRIOR TO COMMENCEMENT OF WORK.
4. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE, NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY, IN WRITING PRIOR TO PROCEEDING WITH ANY WORK.
5. ALL WORK SHALL COMPLY OR EXCEED THE REQUIREMENTS OF THE ONTARIO BUILDING CODE, FIRE CODE, PLUMBING CODE, ELECTRICAL CODE, AND LOCAL BY-LAWS.

REVISION RECORD

#	DESCRIPTION	DATE
1	CLIENT REVIEW	2025-07-14

PROJECT NOTE

PROJECT NUMBER 25-017
DATE 2025-04
DRAWN BY M.H.
CHECKED BY M.H.
APPROVED BY M.H.

SHEET SIZE
ARCH D (24" x 36")

SHEET NUMBER
SP-2

SCALE AS NOTED

ISSUED FOR IFP

BRANST ST.

AYLMER AVE.

