

# VAUGHAN SEED FLATS

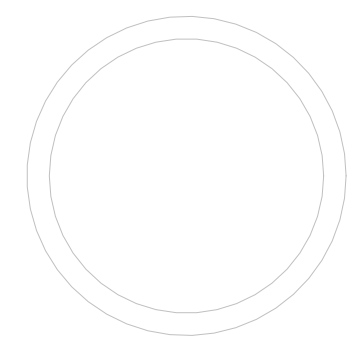
111 VICTORIA ST, WELLAND, ONTARIO

PROJECT:  
VAUGHAN SEED  
FLATS

111 VICTORIA ST, WELLAND, ON  
DATE: 3/21/2025  
PROJECT NO: 2402  
REVISION: DATE

NOTES:

NOT FOR CONSTRUCTION



COVER SHEET

SCALE:

A000

DRAWN BY: Author



| SHEET LIST   |                        |
|--------------|------------------------|
| Sheet Number | Sheet Name             |
| A000         | COVER SHEET            |
| A001         | SURVEY                 |
| A002         | SITE PLAN              |
| A004         | 3D VIEWS               |
| A100         | BASEMENT FLOOR PLAN    |
| A101         | LEVEL 1 FLOOR PLAN     |
| A102         | LEVEL 2 FLOOR PLAN     |
| A103         | LEVEL 3 FLOOR PLAN     |
| A104         | LEVEL 4 FLOOR PLAN     |
| A105         | ROOF PLAN              |
| A106         | SUITE LAYOUT CONCEPTS  |
| A300         | ELEVATIONS             |
| A302         | ANGULAR PLANE DIAGRAMS |

| Unit Mix |        |       |       |             |               |          |
|----------|--------|-------|-------|-------------|---------------|----------|
|          | Studio | 1 Bed | 2 Bed | Units/Floor | Rentable Area |          |
| Level 1  | 3      | 2     | 1     | 6           | 2,885 ft²     | 268 m²   |
| Level 2  | 4      | 3     | 2     | 9           | 4,618 ft²     | 429 m²   |
| Level 3  | 4      | 4     | 2     | 10          | 5,042 ft²     | 468 m²   |
| Level 4  | 4      | 5     | 1     | 10          | 4,836 ft²     | 449 m²   |
| Total    | 15     | 14    | 6     | 35          | 17,381 ft²    | 1,615 m² |

|            |   |   |   |    |
|------------|---|---|---|----|
| Accessible | 5 | 4 | 1 | 10 |
|------------|---|---|---|----|

|              |    |
|--------------|----|
| Units < 50m² | 22 |
| Units > 50m² | 13 |
| Total        | 35 |

| PROJECT STATISTICS      |              |          |
|-------------------------|--------------|----------|
| Lot Area                | 23,223 ft²   | 2,157 m² |
| Building Area           | 7,152 ft²    | 664 m²   |
| Lot Coverage Ratio      | 30.80%       |          |
| Landscape Area          | 6,307 ft²    | 586 m²   |
| Landscape Area Ratio    | 27.16%       |          |
| Gross Floor Area        | 27,390 ft²   | 2,545 m² |
| Gross Floor Area Ratio  | 118%         |          |
| Building Height         | 53 ft        | 16.15 m  |
| Number of Parking       | 23           |          |
| Number of Units         | 35           |          |
| Accessible Parking      | 2            |          |
| Indoor Bike Parking     | 13           |          |
| Outdoor Bike Parking    | 9            |          |
| Indoor Amenity Space    | 657 ft²      | 61 m²    |
| Common Outdoor Amenity  | 317 ft²      | 29 m²    |
| Private Outdoor Amenity | 223 ft²      | 21 m²    |
| Total Amenity           | 1,197 ft²    | 111 m²   |
| Amenity Area / Unit     | 34 ft²       | 3 m²     |
| Number of Storeys       | 4            |          |
| Number of Levels        | 5            |          |
| Density                 | 162 units/ha |          |

| 2024 ONTARIO BUILDING CODE DATA MATRIX                                     |  |                               |                                                             |                           | Issued: 2025 01 01                                                                  |                                                                      |                |
|----------------------------------------------------------------------------|--|-------------------------------|-------------------------------------------------------------|---------------------------|-------------------------------------------------------------------------------------|----------------------------------------------------------------------|----------------|
| PART 3 - FIRE PROTECTION, OCCUPANT SAFETY AND ACCESSIBILITY                |  |                               |                                                             |                           | OBC REFERENCE <sup>(1)</sup>                                                        |                                                                      |                |
| Name of Practice                                                           |  | Matthew Schmid Architect      |                                                             |                           |  |                                                                      |                |
| Address 1                                                                  |  | 6087 Main St                  |                                                             |                           |                                                                                     |                                                                      |                |
| Address 2                                                                  |  | Niagara Falls, ON             |                                                             |                           |                                                                                     |                                                                      |                |
| Contact                                                                    |  | Matthew Schmid                |                                                             |                           |                                                                                     |                                                                      |                |
| Name of Project                                                            |  | Vaughn Seed Flats             |                                                             |                           |                                                                                     |                                                                      |                |
| Location/Address                                                           |  | 111 Victoria St, Welland, ON  |                                                             |                           |                                                                                     |                                                                      |                |
| Date                                                                       |  | 30-Jan                        |                                                             |                           | Seal & Signature                                                                    |                                                                      |                |
| 3.00 BUILDING CODE VERSION                                                 |  | O.Reg. 163/24                 |                                                             | LAST CODE AMENDMENT       | O.Reg. 447/24                                                                       |                                                                      |                |
| 3.01 PROJECT TYPE                                                          |  | New Construction              |                                                             |                           | [A] 1.3.3.2.                                                                        |                                                                      |                |
| 3.02 MAJOR OCCUPANCY CLASSIFICATION                                        |  | OCCUPANCY                     |                                                             | USE                       | 3.1.2.                                                                              |                                                                      |                |
|                                                                            |  | C                             | Residential                                                 |                           |                                                                                     |                                                                      |                |
|                                                                            |  | -                             | -                                                           |                           |                                                                                     |                                                                      |                |
|                                                                            |  | -                             | -                                                           |                           |                                                                                     |                                                                      |                |
|                                                                            |  | -                             | -                                                           |                           |                                                                                     |                                                                      |                |
| 3.03 SUPERIMPOSED MAJOR OCCUPANCIES                                        |  | NO                            | [If Yes, provide explanation below; add lines as necessary] |                           | 3.2.2.7                                                                             |                                                                      |                |
| 3.04 BUILDING AREA (m²)                                                    |  | DESCRIPTION                   |                                                             | EXISTING                  | NEW                                                                                 | TOTAL [A] 1.4.1.2.                                                   |                |
|                                                                            |  | Multi Unit Apartment Building |                                                             |                           | 657.00                                                                              | 657.0                                                                |                |
|                                                                            |  |                               |                                                             |                           |                                                                                     | -                                                                    |                |
|                                                                            |  |                               |                                                             |                           |                                                                                     | -                                                                    |                |
|                                                                            |  | TOTAL                         |                                                             | -                         | 657.0                                                                               | 657.0                                                                |                |
| 3.05 GROSS AREA (m²)                                                       |  | DESCRIPTION                   |                                                             | EXISTING                  | NEW                                                                                 | TOTAL [A] 1.4.1.2.                                                   |                |
|                                                                            |  | Ground Floor                  |                                                             |                           | 647.00                                                                              | 647.0                                                                |                |
|                                                                            |  | Level 2                       |                                                             |                           | 619.00                                                                              | 619.0                                                                |                |
|                                                                            |  | Level 3                       |                                                             |                           | 657.00                                                                              | 657.0                                                                |                |
|                                                                            |  | Level 4                       |                                                             |                           | 621.00                                                                              | 621.0                                                                |                |
| TOTAL                                                                      |  | -                             | 2,544.0                                                     | 2,544.0                   |                                                                                     |                                                                      |                |
| 3.06 MEZZANINE AREA (m²)                                                   |  | DESCRIPTION                   |                                                             | MEZZ TYPE                 | EXISTING                                                                            | NEW                                                                  | TOTAL 3.2.1.1. |
|                                                                            |  |                               |                                                             | Select applicable         |                                                                                     |                                                                      | -              |
|                                                                            |  | TOTAL                         |                                                             | -                         | -                                                                                   | -                                                                    |                |
| 3.07 BUILDING HEIGHT                                                       |  | 4                             | STOREYS ABOVE GRADE                                         |                           | 16.00 (m) ABOVE GRADE                                                               | [A] 1.4.1.2. & 3.2.1.1.                                              |                |
|                                                                            |  | 1                             | STOREYS BELOW GRADE                                         |                           |                                                                                     |                                                                      |                |
| 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) |  | 3.2.2.52                      | Group C, up to 4 Storeys, Sprinklered                       |                           |                                                                                     | 3.2.2.20-83.                                                         |                |
|                                                                            |  | -                             |                                                             |                           |                                                                                     |                                                                      |                |
|                                                                            |  | -                             |                                                             |                           |                                                                                     |                                                                      |                |
|                                                                            |  | -                             |                                                             |                           |                                                                                     |                                                                      |                |
|                                                                            |  | -                             |                                                             |                           |                                                                                     |                                                                      |                |
| 3.11 SPRINKLER SYSTEM                                                      |  | Required                      | PROVIDED:                                                   | Entire Building           |                                                                                     | 3.2.1.5. & 3.2.2.17., 3.2.2.18., 3.2.4.8. to 3.2.4.10. and 3.2.5.13. |                |
|                                                                            |  | DESCRIBE                      |                                                             |                           |                                                                                     |                                                                      |                |
| 3.12 STANDPIPE SYSTEM                                                      |  | Required                      | 3.2.5.8                                                     | 3.2.9.                    |                                                                                     |                                                                      |                |
| 3.13 FIRE ALARM SYSTEM                                                     |  | Required                      | TYPE PROVIDED Single Stage                                  |                           |                                                                                     | 3.2.4.                                                               |                |
| 3.14 WATER SERVICE/ SUPPLY IS ADEQUATE                                     |  | Yes                           |                                                             |                           |                                                                                     | 3.2.5.7.                                                             |                |
| 3.15 CONSTRUCTION TYPE                                                     |  | BASED ON                      | 3.2.2.52                                                    | 3.2.2.20-83.              |                                                                                     |                                                                      |                |
|                                                                            |  | RESTRICTIONS                  | Combustible Permitted                                       |                           |                                                                                     |                                                                      |                |
|                                                                            |  | ACTUAL                        | Combustible                                                 | HEAVY TIMBER CONSTRUCTION | NO                                                                                  | 3.2.1.4.                                                             |                |



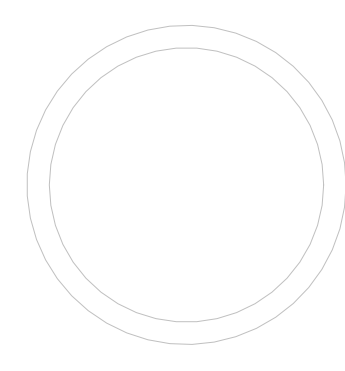


|          |     |
|----------|-----|
| DRAFTING | C.A |
| DESIGN   | J.S |

NOT FOR CONSTRUCTION

IF OTHER UNDERGROUND UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN, THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE CONSTRUCTION, THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES AND SHALL ASSUME ALL LIABILITY FOR ANY DAMAGE TO SUCH UTILITIES AND STRUCTURES.

VERIFIED IN THE FIELD. TO VERIFY THE ACCURACY OF THESE PROPERTY LINES, A LEGAL SURVEYOR SHOULD BE CONSULTED.



SCALE: 1:100

**A002**

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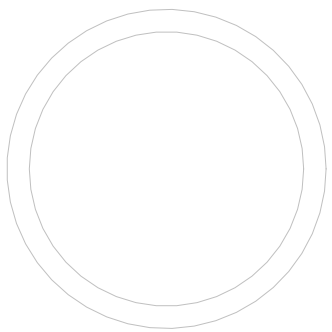
PROJECT:  
**VAUGHAN SEED  
FLATS**

111 VICTORIA ST, WELLAND, ON

|             |           |
|-------------|-----------|
| DATE:       | 3/21/2025 |
| PROJECT NO: | 2402      |
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NOTES:

NOT FOR CONSTRUCTION



3D VIEWS

SCALE:

**A004**

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PROJECT:  
VAUGHAN SEED  
FLATS

111 VICTORIA ST, WILLOWDALE, ON  
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NOTES:

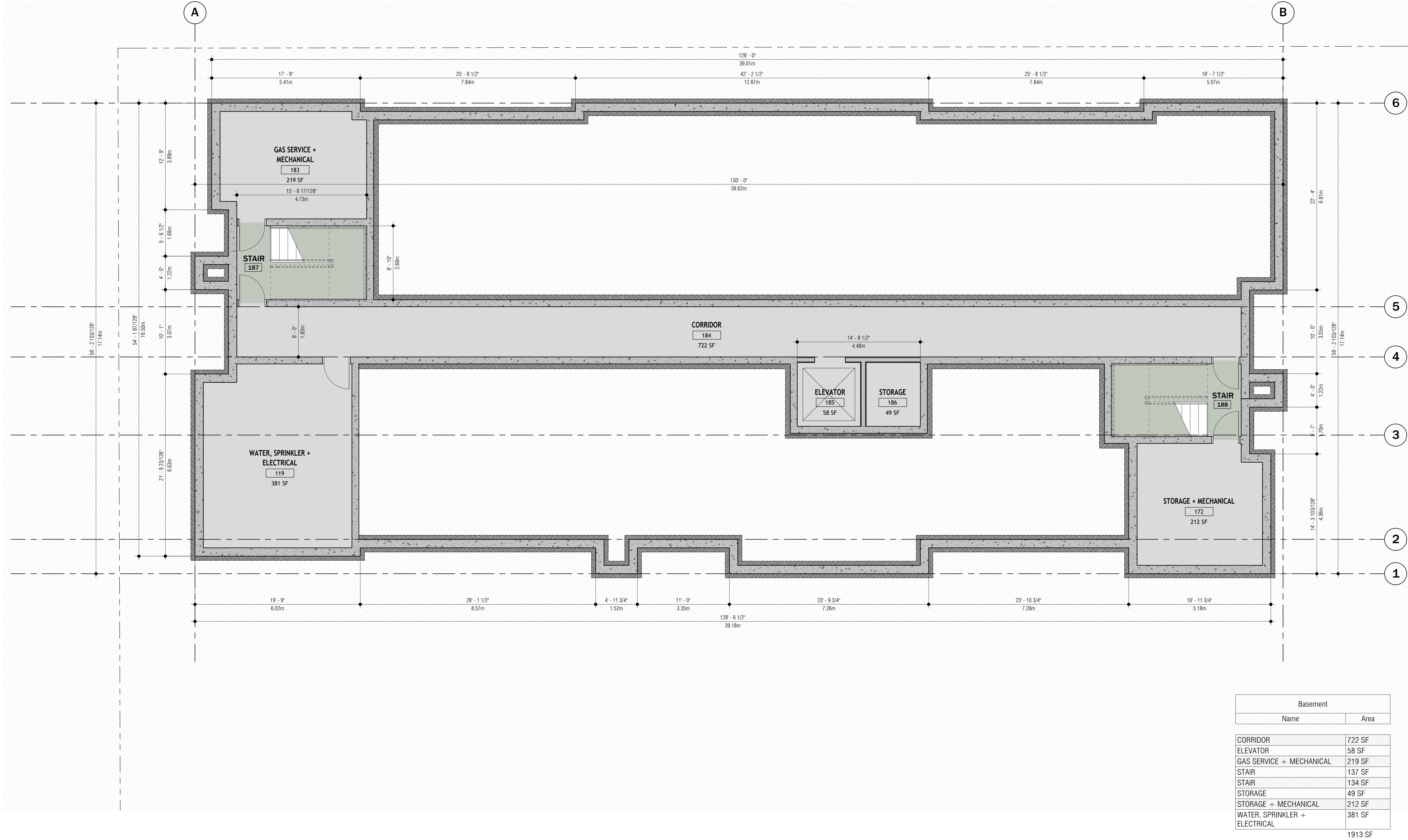
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BASEMENT  
FLOOR PLAN

SCALE: 3/16" = 1'-0"

A100

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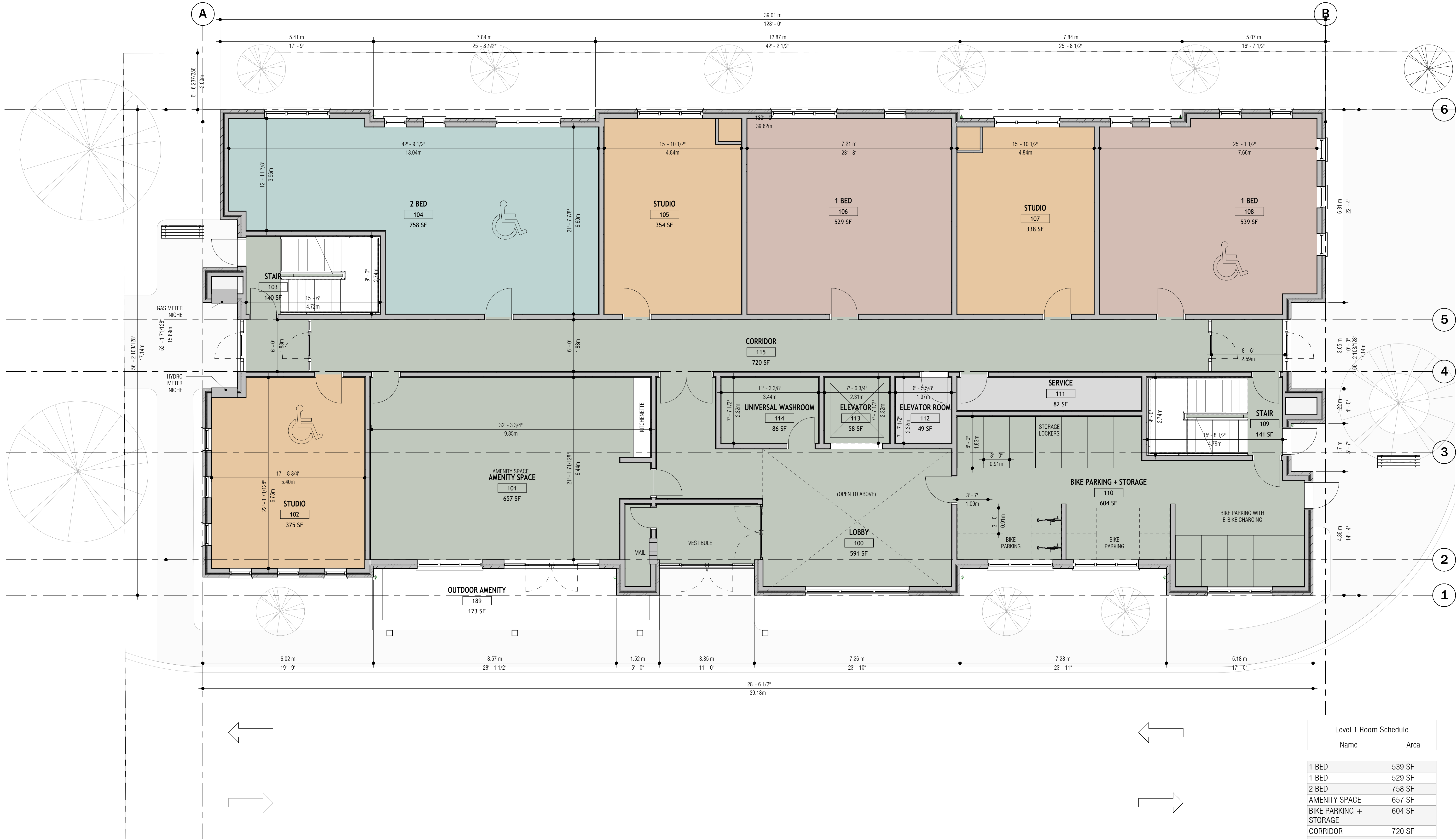


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111 VICTORIA ST. WILLOWDALE, ONT.  
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| Level 1 Room Schedule  |        |
|------------------------|--------|
| Name                   | Area   |
| 1 BED                  | 539 SF |
| 1 BED                  | 529 SF |
| 2 BED                  | 758 SF |
| AMENITY SPACE          | 657 SF |
| BIKE PARKING + STORAGE | 604 SF |
| CORRIDOR               | 720 SF |
| ELEVATOR               | 58 SF  |
| ELEVATOR ROOM          | 49 SF  |
| LOBBY                  | 591 SF |
| OUTDOOR AMENITY        | 173 SF |
| SERVICE                | 82 SF  |
| STAIR                  | 140 SF |
| STAIR                  | 141 SF |
| STUDIO                 | 354 SF |
| STUDIO                 | 338 SF |
| STUDIO                 | 375 SF |
| UNIVERSAL WASHROOM     | 86 SF  |
| 6193 SF                |        |

LEVEL 1 FLOOR  
PLAN

SCALE: 3/16" = 1'-0"

A101

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| Level 2 Room Schedule |         |
|-----------------------|---------|
| Name                  | Area    |
| 1 BED                 | 537 SF  |
| 1 BED                 | 572 SF  |
| 1 BED                 | 631 SF  |
| 2 BED                 | 709 SF  |
| 2 BED                 | 732 SF  |
| CORRIDOR              | 768 SF  |
| ELEVATOR              | 58 SF   |
| SERVICE               | 56 SF   |
| SERVICE               | 49 SF   |
| STAIRS                | 140 SF  |
| STAIRS                | 140 SF  |
| STUDIO                | 331 SF  |
| STUDIO                | 358 SF  |
| STUDIO                | 350 SF  |
| STUDIO                | 398 SF  |
| STUDIO                | 5828 SF |

LEVEL 2 FLOOR  
PLAN

SCALE: 3/16" = 1'-0"

A102

DRAWN BY: Author





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111 VICTORIA ST. WILLOWDALE, ON  
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NOT FOR CONSTRUCTION

LEVEL 3 FLOOR  
PLAN

SCALE: 3/16" = 1'-0"

A103

DRAWN BY: Author



| Level 3 Room Schedule |        |
|-----------------------|--------|
| Name                  | Area   |
| 1 BED                 | 537 SF |
| 1 BED                 | 572 SF |
| 1 BED                 | 424 SF |
| 1 BED                 | 631 SF |
| 2 BED                 | 709 SF |
| 2 BED                 | 732 SF |
| CORRIDOR              | 768 SF |
| ELEVATOR              | 58 SF  |
| SERVICE               | 49 SF  |
| STAIRS                | 140 SF |
| STAIRS                | 140 SF |
| STUDIO                | 398 SF |
| STUDIO                | 350 SF |
| STUDIO                | 358 SF |
| STUDIO                | 331 SF |
| 6196 SF               |        |



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| Level 4 Room Schedule |         |
|-----------------------|---------|
| Name                  | Area    |
| 1 BED                 | 537 SF  |
| 1 BED                 | 454 SF  |
| 1 BED                 | 630 SF  |
| 1 BED                 | 631 SF  |
| 1 BED                 | 421 SF  |
| 2 BED                 | 709 SF  |
| CORRIDOR              | 720 SF  |
| ELEVATOR              | 59 SF   |
| SERVICE               | 50 SF   |
| STAIRS                | 140 SF  |
| STAIRS                | 140 SF  |
| STUDIO                | 398 SF  |
| STUDIO                | 350 SF  |
| STUDIO                | 358 SF  |
| STUDIO                | 348 SF  |
|                       | 5944 SF |

LEVEL 4 FLOOR  
PLAN

SCALE: 3/16" = 1'-0"

A104

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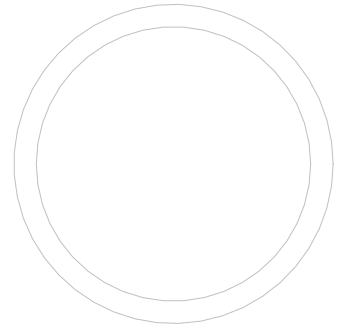


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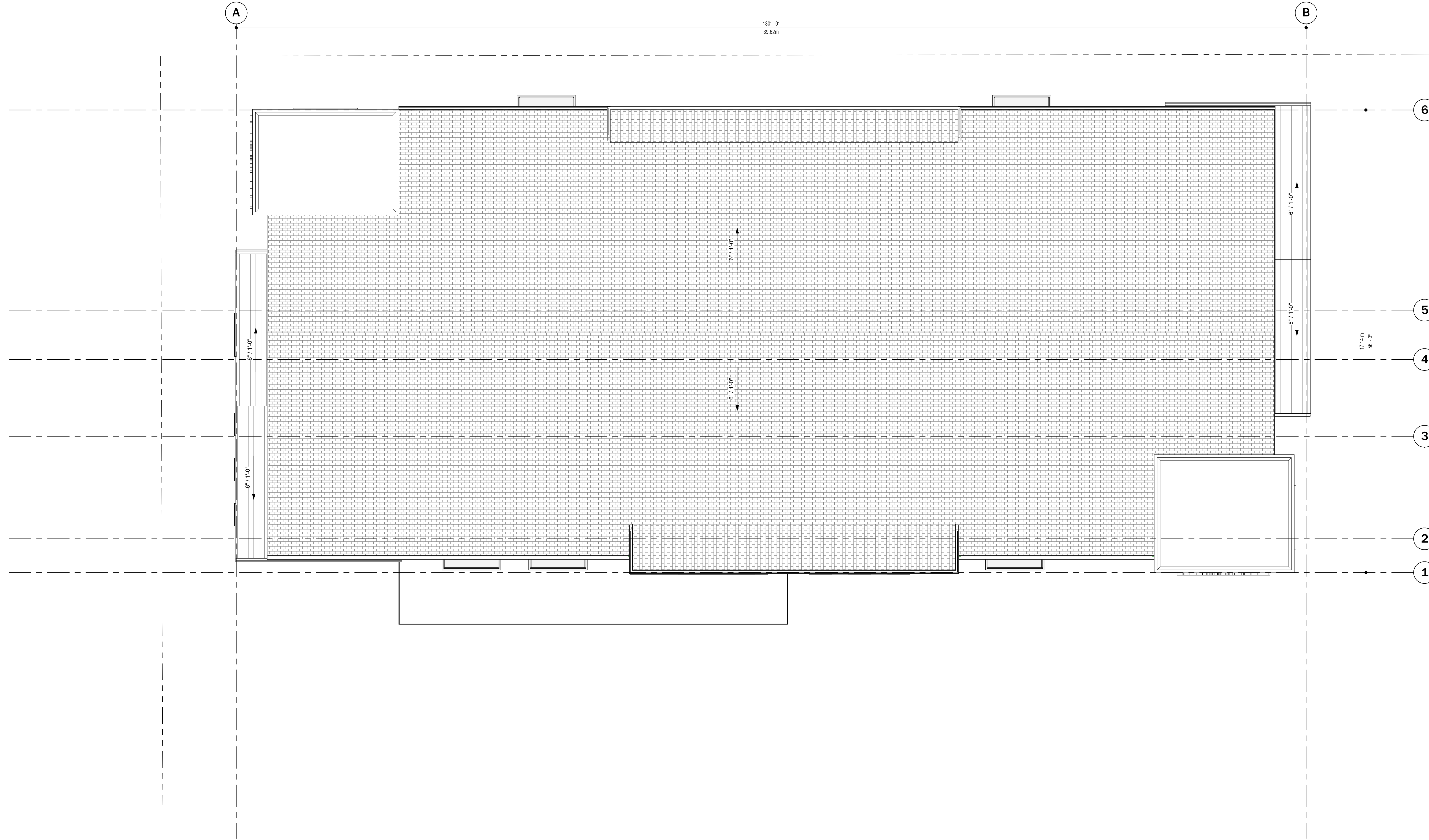


ROOF PLAN

SCALE: 3/16" = 1'-0"

A105

DRAWN BY: Author





PROJECT:  
**VAUGHAN SEED  
FLATS**

111 VICTORIA ST, WELLAND, ON

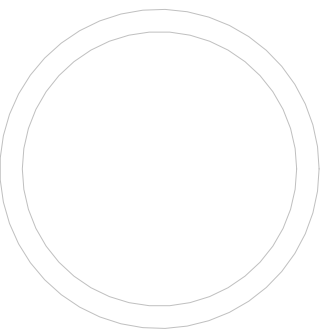
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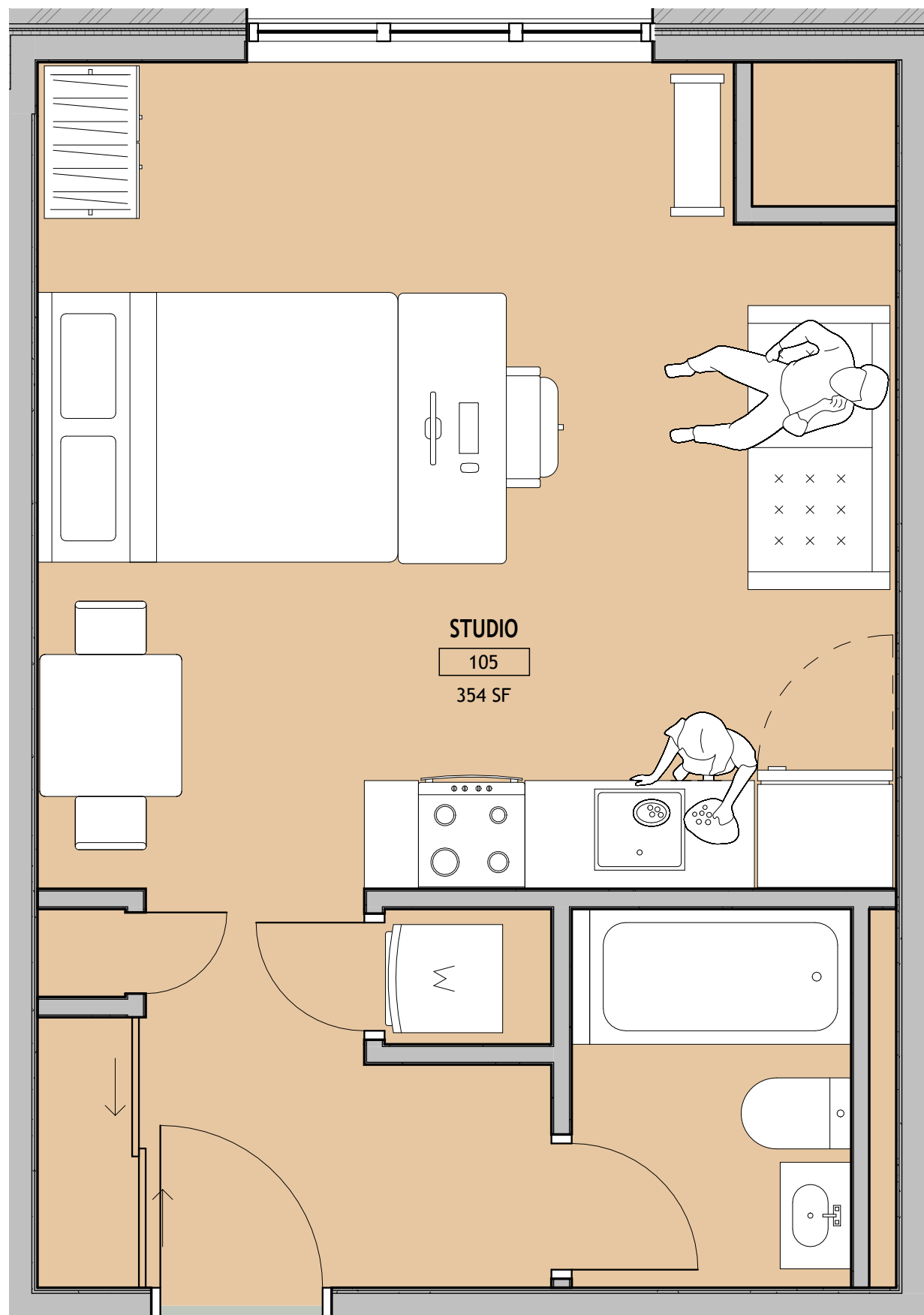


SUITE LAYOUT  
CONCEPTS

SCALE: 3/8" = 1'-0"

**A106**

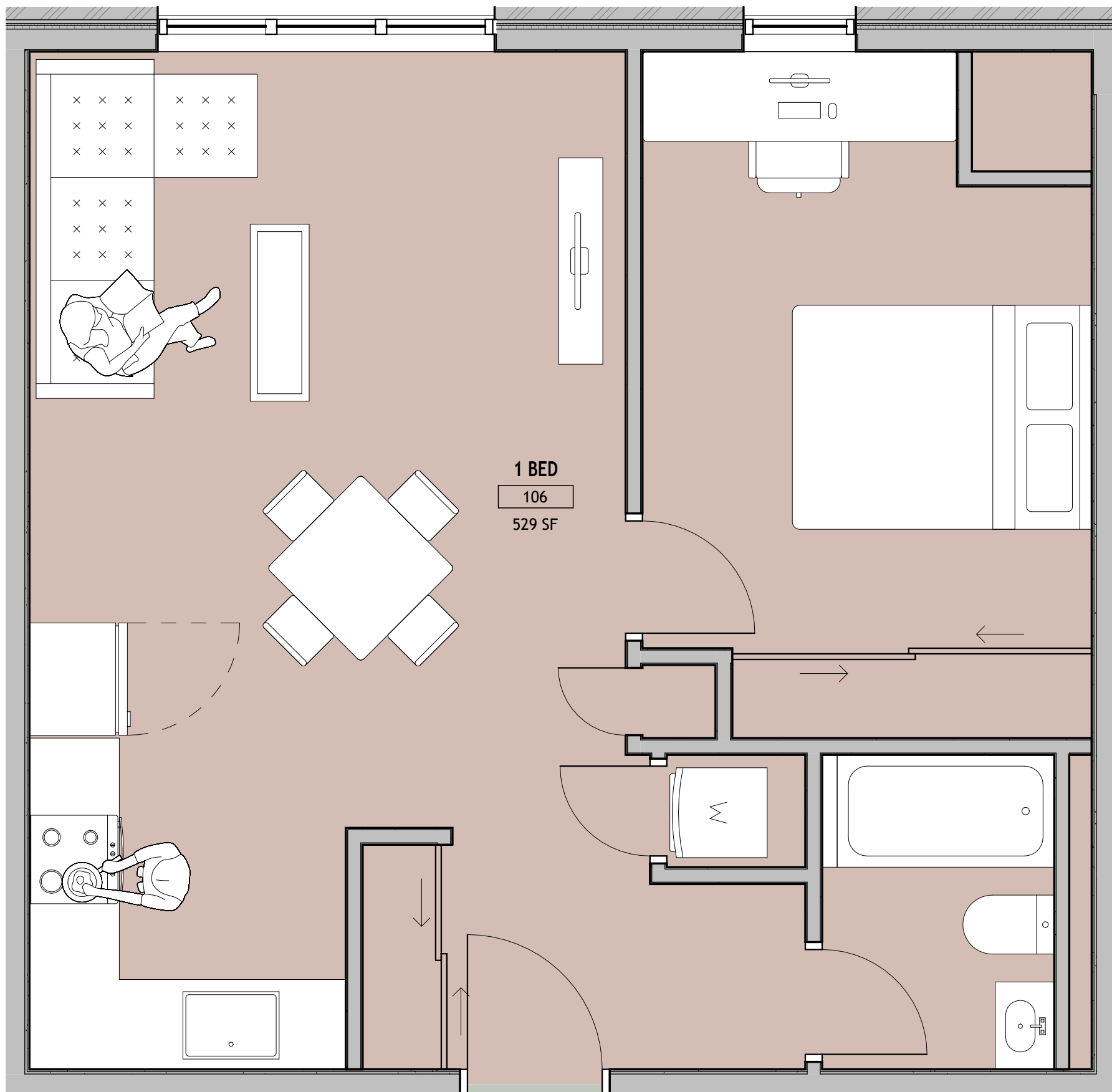
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2

**STUDIO**

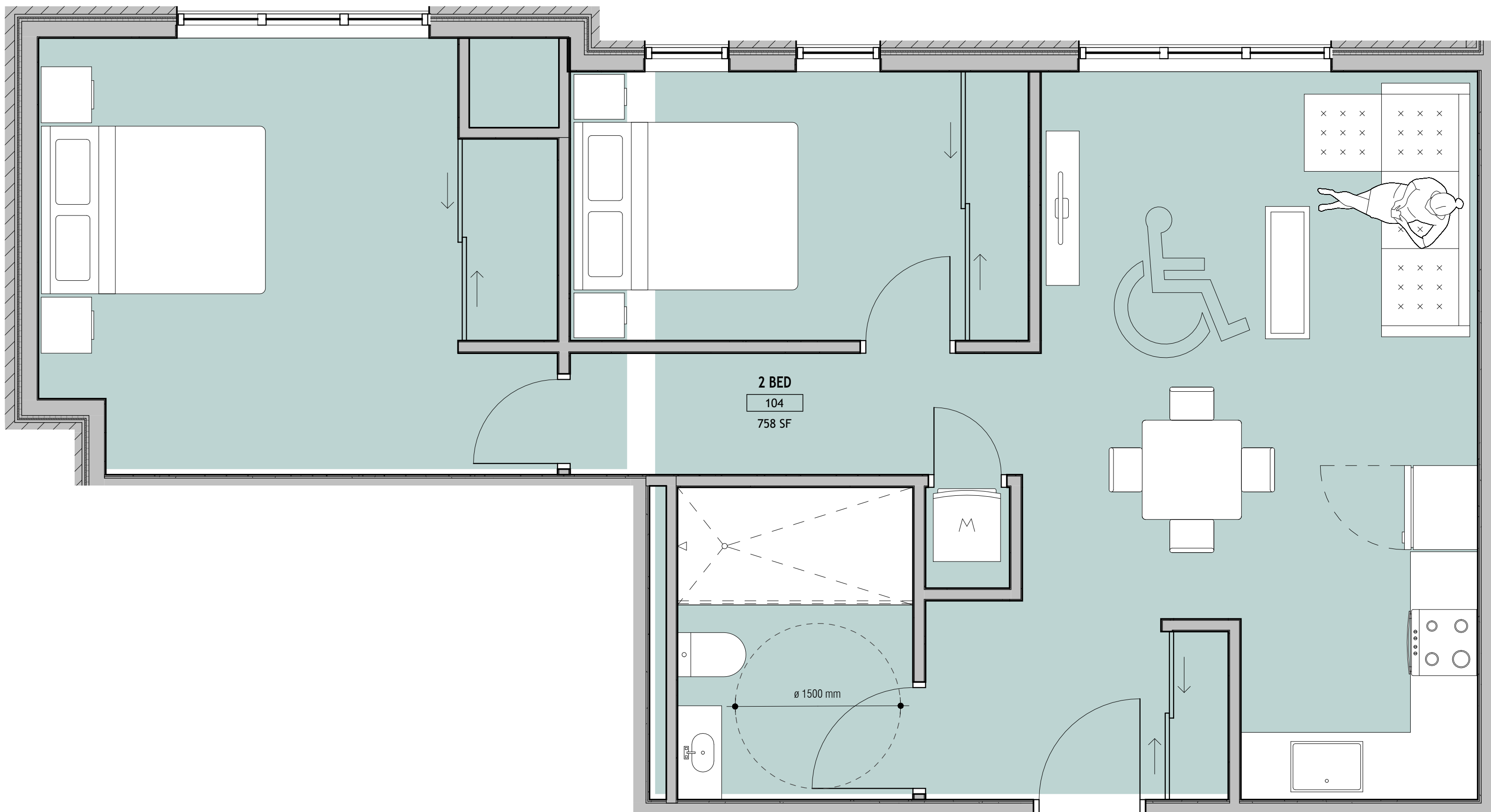
SCALE: 3/8" = 1'-0"



3

**1 BEDROOM**

SCALE: 3/8" = 1'-0"



1

**2 BEDROOM**

SCALE: 3/8" = 1'-0"





4 PROPOSED NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

1 PROPOSED WEST ELEVATION  
SCALE: 1/8" = 1'-0"



3 PROPOSED SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

2 PROPOSED EAST ELEVATION  
SCALE: 1/8" = 1'-0"

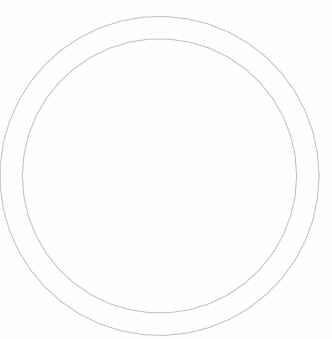


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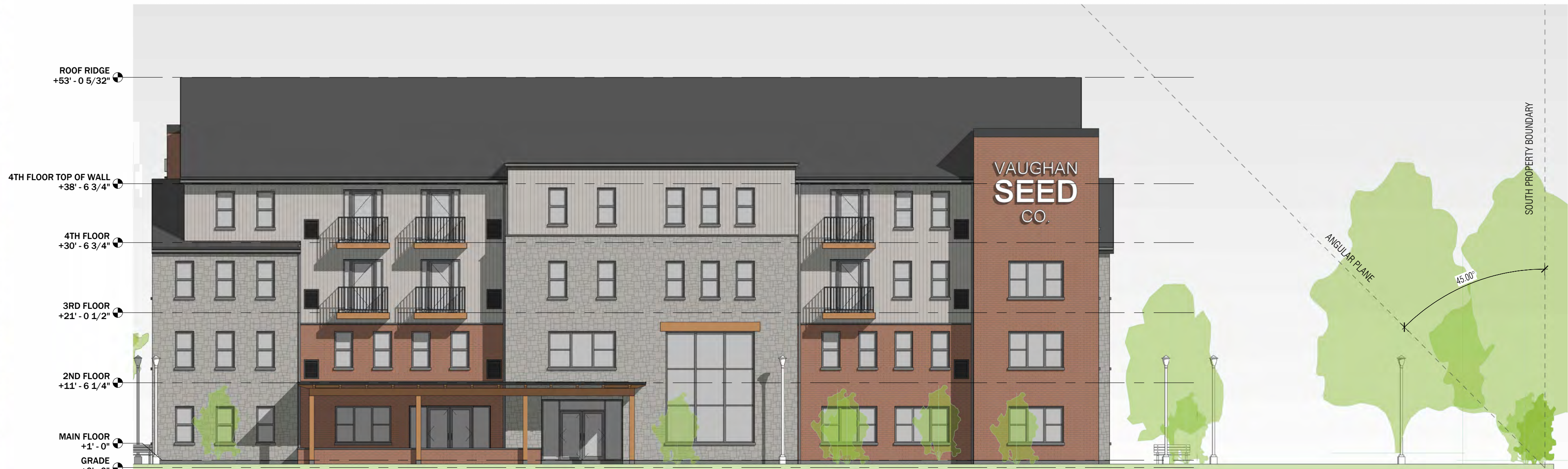
ANGULAR  
PLANE  
DIAGRAMS

SCALE: 3/32" = 1'-0"

A302

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SOUTH PLANE



1

SOUTH ANGULAR PLANE

SCALE: 3/32" = 1'-0"

WEST PLANE



2

WEST ANGULAR PLANE

SCALE: 3/32" = 1'-0"