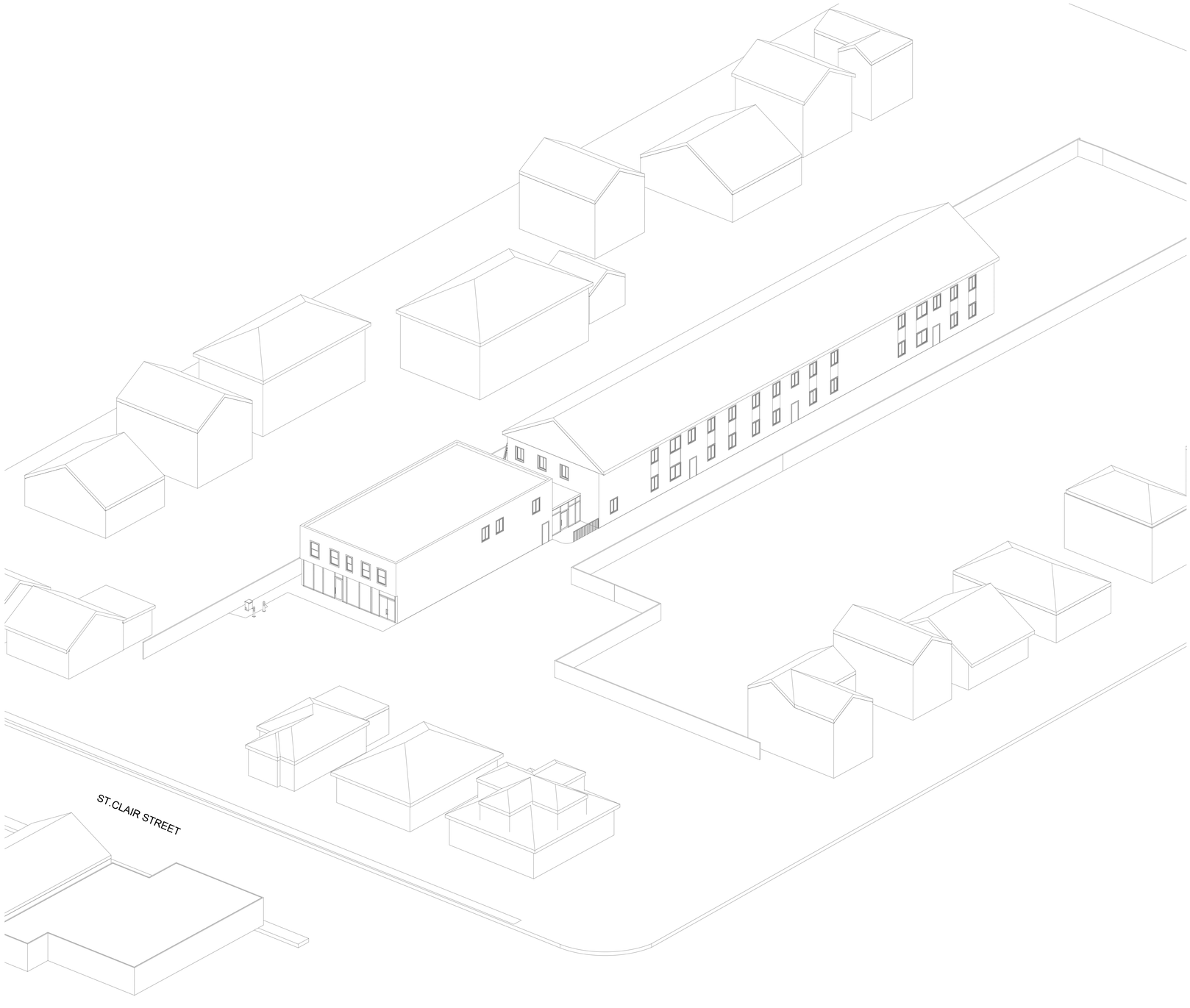


ZBLA APPLICATION
INTERIOR ALTERATIONS

220 ST. CLAIR STREET
CHATHAM KENT, ONTARIO

FOUNDATION CAPITAL

AUG 26, 2026

FOUNDATION
CAPITAL

Goodplace
Design

LEGEND

□	DENOTES MONUMENT SET
■	DENOTES MONUMENT FOUND
SIB	DENOTES STANDARD IRON BAR
SSIB	DENOTES SHORT STANDARD IRON BAR
IB	DENOTES IRON BAR
IP	DENOTES ROUND IRON PIPE
PIN	DENOTES PROPERTY IDENTIFIER NUMBER
PL	DENOTES REGISTERED PLAN 29
PL1	DENOTES PLAN 24R-10183
PL2	DENOTES PLAN 24R-5150
PL3	DENOTES PLAN 24R-8527
PL4	DENOTES PLAN OF SURVEY BY MONTEITH & SUTHERLAND LTD O.L.S., DATED JULY 4, 2024.
PL5	DENOTES REGISTERED PLAN 43
ORP	DENOTES OBSERVED REFERENCE POINT
(MS)	DENOTES MONTEITH & SUTHERLAND LTD, O.L.S.
(886)	DENOTES D. G. McGEORGE O.L.S.
(1447)	DENOTES R. G. HACKETT O.L.S.
(1815)	DENOTES HOOK & TODGHAM SURVEYING INC., O.L.S.
(OU)	DENOTES ORIGIN UNKNOWN
(IS)	DENOTES CORNER SET BY INTERSECTION METHOD
FF	DENOTES FINISHED SILL ELEVATION AT ENTRY
CLBF	DENOTES CENTRELINE OF BOARD FENCE
CLF	DENOTES CHAIN LINK FENCE
BOL	DENOTES BOLLARD
AC	DENOTES AIR CONDITIONER
CST	DENOTES CONCRETE STEPS
● MH	DENOTES MANHOLE
■ CB	DENOTES CATCH BASIN
GM	DENOTES GAS METER
● OFP	DENOTES OLD FENCE POST (STEEL)
● WP	DENOTES WOOD POST
● **BOL**	DENOTES BOLLARD
● UP	DENOTES UTILITY POLE
⋈ WV	DENOTES WATER VALVE
DT	DENOTES DECIDUOUS TREE
-•-•-•-	DENOTES OVERHEAD WIRE
———	DENOTES FENCE

BENCHMARK NOTE

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO THE BENCHMARK No. 00119683089 (IN THE MUNICIPALITY OF CHATHAM-KENT) HAVING AN ELEVATION OF 180.181 METRES.
TOWNSHIP: CHATHAM LOCATION IN THE CENTRE OF THE INTERSECTION OF MCNAUGHTON ROAD AND HWY #40, APPROXIMATELY 10.7 M WEST OF THE EAST CORNER AND 10.7 M NORTH OF THE SOUTH CORNER. MARKED BY A BRONZE TAB SET IN A CONCRETE MONUMENT 30 CM BELOW GROUND LEVEL. CHATHAM CONCRETE MONUMENT UNDER SQUARE CAST IRON PLATE AT CENTRE OF INTERSECTION OF MCNAUGHTON AVENUE AND ST-CLAIR STREET (HIGHWAY No. 40). 1.1 KM NORTHWEST OF INTERSECTION WITH HIGHWAY No. 2, TABLET IN TOP OF MONUMENT, 30 CM BELOW STREET SURFACE. ESTABLISHED BY TOPOGRAPHICAL SURVEY.

BEARING NOTE

BEARINGS SHOWN HEREON ARE GRID BEARINGS AND ARE DERIVED FROM OBSERVED REFERENCE POINTS (ORP's) 1 AND 2 BY RTK OBSERVATIONS UTM ZONE 17 NORTH, NAD83 (CSRS)

FOR BEARING COMPARISIONS, A ROTATION BEARING OF 03° 05'10" CLOCKWISE APPLIED FOR BEARINGS ON PL TO CONVERT TO GRID BEARINGS.

FOR BEARING COMPARISONS, A ROTATION BEARING OF 01°02'10" CLOCKWISE APPLIED FOR BEARINGS ON PL2, PL3 AND PL4 TO CONVERT TO UTM GRID BEARINGS.

MUNICIPAL NO. 220-222, ST. CLAIR STREET, CHATHAM

PART 2 (SURVEY REPORT)

1. REGISTERED EASEMENTS AND/OR RIGHT OF WAYS: NONE.
2. ADDITIONAL COMMENTS: NOTE THE LOCTION OF THE FENCES ALONG THE NORTHERLY, SOUTHERLY AND WESTERLY LIMITS OF THE SUBJECT PROPERTY.

   WESTERLY LIMIT ESTABLISHED BY HOLDING OLD STEEL FENCE POSTS DESCRIBED AS OLD WIRE FENCE BY INSTRUMENT NUMBER 634610.
3. THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS.

THIS REPORT WAS PREPARED FOR **220 – 222 ST. CLAIR HOLDINGS INC.** AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR ITS USE BY OTHER PARTIES.

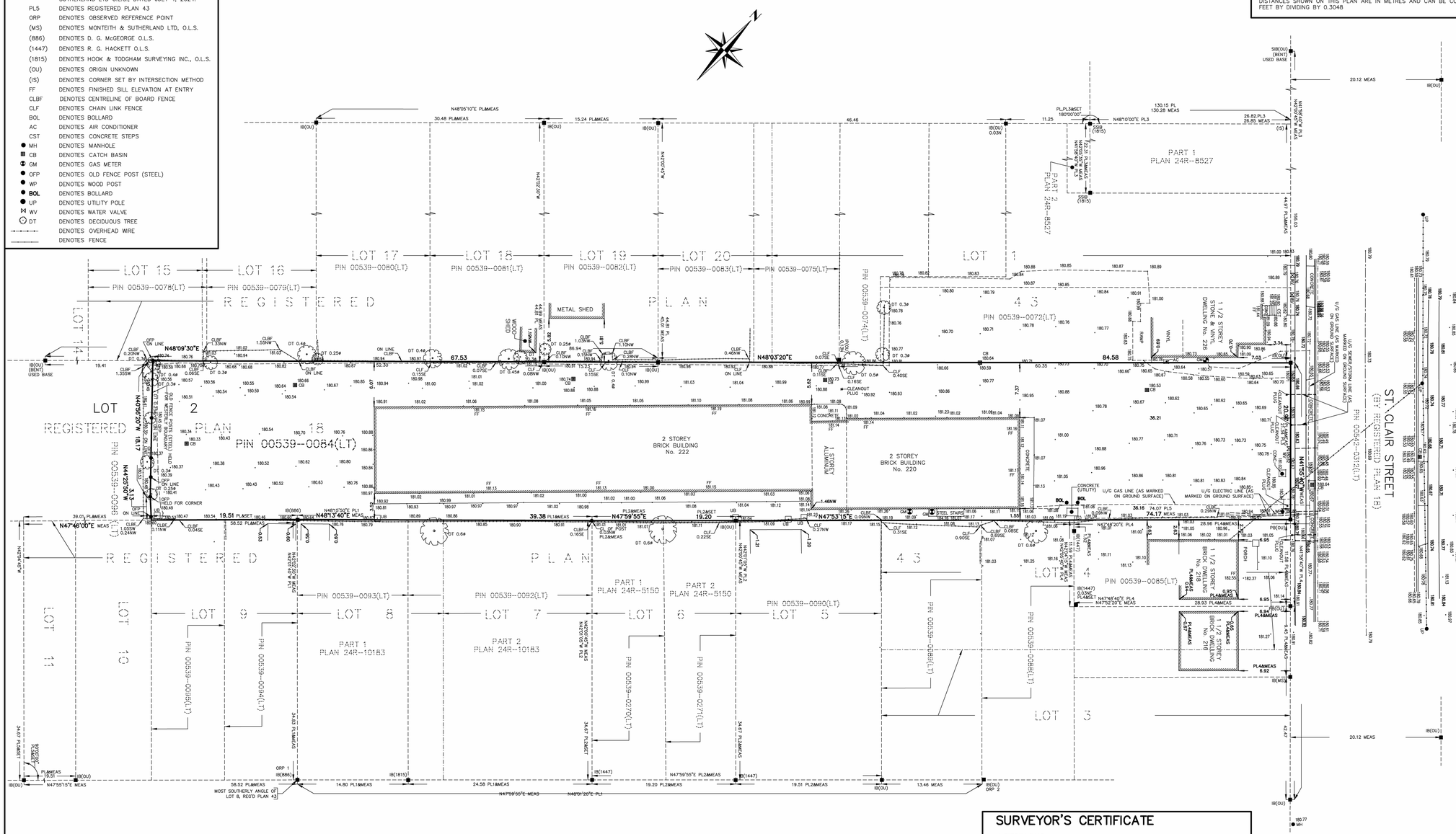
SURVEYOR'S REAL PROPERTY REPORT
PART 1 – PLAN OF SURVEY OF
PART OF LOT 2
REGISTERED PLAN 18
MUNICIPALITY OF CHATHAM-KENT

SCALE 1:250
5 4 3 2 1 0 5 10 15 20 25 METRES

KAD LANKA SURVEYING INC. O.L.S. ©

METRIC

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



SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 21st DAY OF MAY, 2026

07, JUNE, 2026
DATE

VINEETHA RATHNAYAKE
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-122042

KAD LANKA SURVEYING INC.
54, BAYBERRY DRIVE
TOTTENHAM, ON, L0G 1W0
PHONE: 905-493-4523
Email: vineetha@klsurvey.ca

DRAWN BY:	CHECKED BY:	CAD NUMBER:	JOB NUMBER:
V.R.	V.R.	2026-028-SRPR	2026-028

Goodplace Design

FOUNDATION CAPITAL

DO NOT SCALE THIS DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING AND VERIFYING ALL THE DIMENSIONS AND REPORTING ERRORS AND/OR OMISSIONS TO THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH THE WORK.

MEASUREMENTS, LOT LINES, EX. FEATURES, INDICATIONS OF GRADE ARE APPROXIMATE ONLY, BUT WITH THE REASONABLE ACCURACY FOR THE CONCEPTUAL PURPOSES INTENDED. CONTRACTOR SHALL VERIFY ALL PROPERTY LINES, HOUSE, STRUCTURES, SET BACK, EASEMENTS AND BY-LAWS PRIOR TO ANY CONSTRUCTION. ALL DRAINAGE SHALL CONFORM TO APPROVED ENGINEERING SUBMISSION GRADES. CONTRACTOR MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNLESS AUTHORIZED BY THE ARCHITECT. COPYRIGHT RESERVED. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF GOODPLACE DESIGN AND SHALL NOT BE USED WITHOUT CONSENT

STATUS: CONCEPTUAL
NOT FOR CONSTRUCTION

No.	Description	Date

FOUNDATION CAPITAL

220 ST. CLAIR STREET
CHATHAM-KENT, ONTARIO

SURVEY

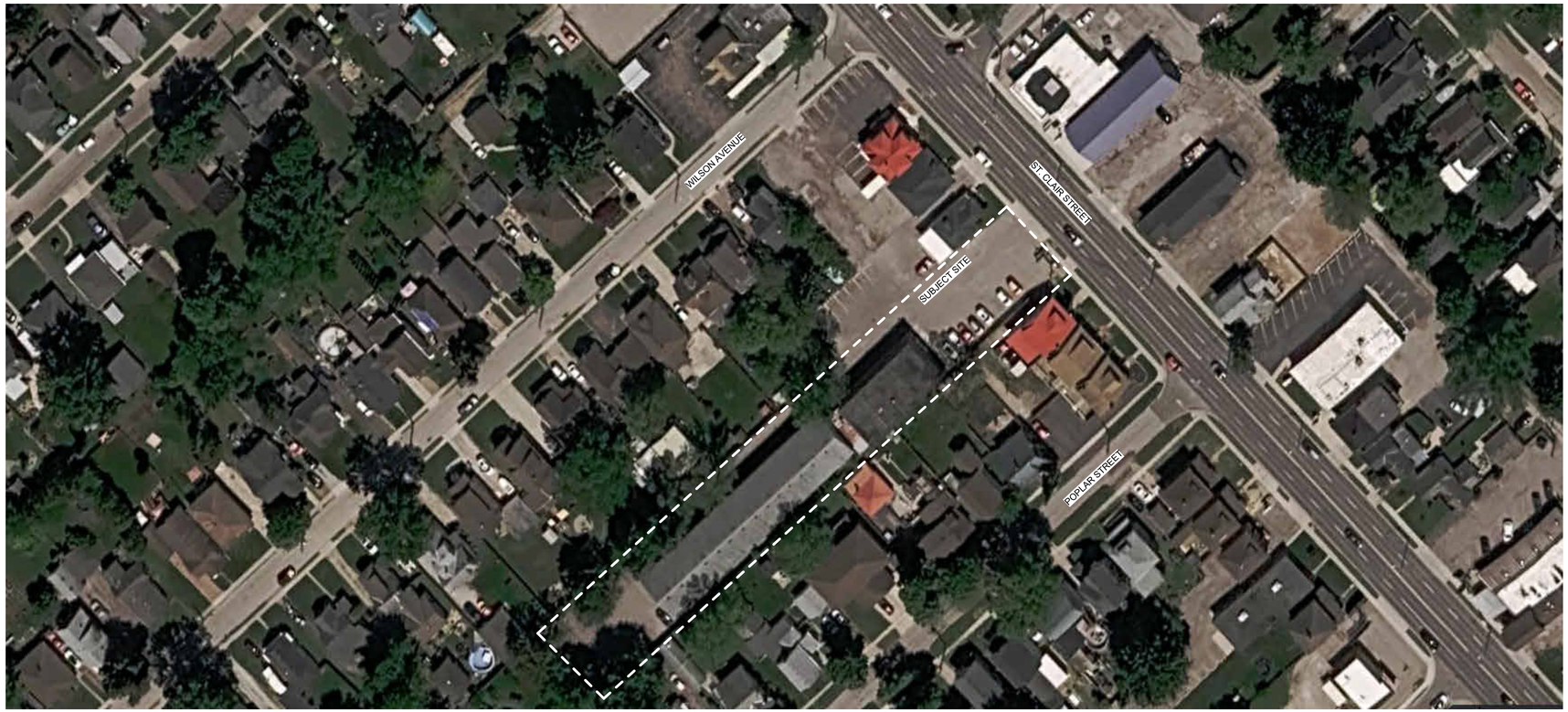
GOODPLACEDESIGN.COM
300 CAMPBELL AVE,
TORONTO, ON
M6P 3V6

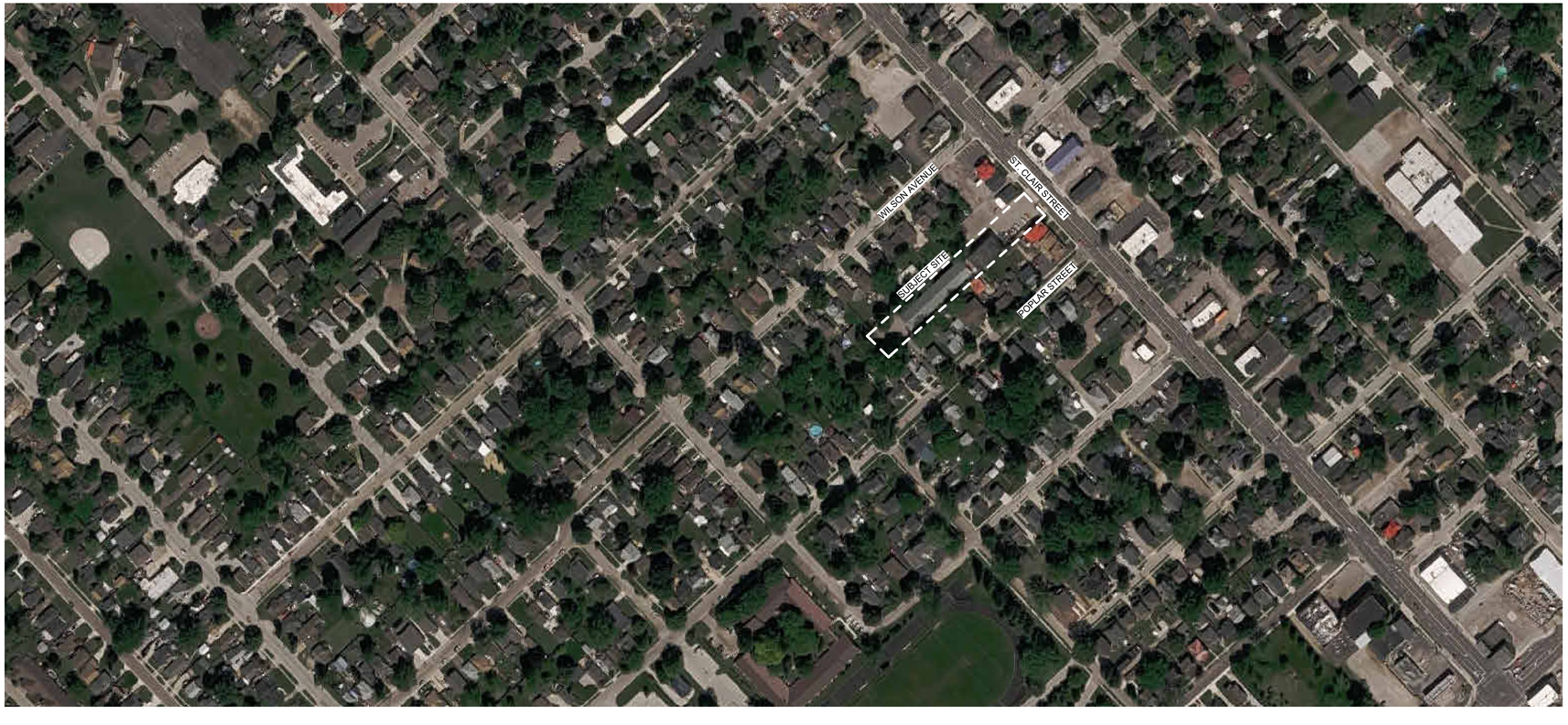
DATE Issue Date
DRAWN BY Author

A100

SCALE

2026-08-28 5:59:24 PM





Goodplace
Design

FOUNDATION
CAPITAL

DO NOT SCALE THIS DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING AND VERIFYING ALL THE DIMENSIONS AND REPORTING ERRORS AND/OR OMISSIONS TO THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH THE WORK.

MEASUREMENTS, LOT LINES, EX. FEATURES, INDICATIONS OF GRADE ARE APPROXIMATE ONLY, BUT WITH THE REASONABLE ACCURACY FOR THE CONCEPTUAL PURPOSES INTENDED. CONTRACTOR SHALL VERIFY ALL PROPERTY LINES, HOUSE, STRUCTURES, SET BACK, EASEMENTS AND BY-LAWS PRIOR TO ANY CONSTRUCTION. ALL DRAINAGE SHALL CONFORM TO APPROVED ENGINEERING SUBMISSION GRADES. CONTRACTOR MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNLESS AUTHORIZED BY THE ARCHITECT. COPYRIGHT RESERVED. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF GOODPLACE DESIGN AND SHALL NOT BE USED WITHOUT CONSENT

STATUS: CONCEPTUAL
NOT FOR CONSTRUCTION

No.	Description	Date

FOUNDATION CAPITAL

220 ST. CLAIR STREET
CHATHAM-KENT, ONTARIO

SITE CONTEXT

GOODPLACEDESIGN.COM
300 CAMPBELL AVE,
TORONTO, ON
M6P 3V6

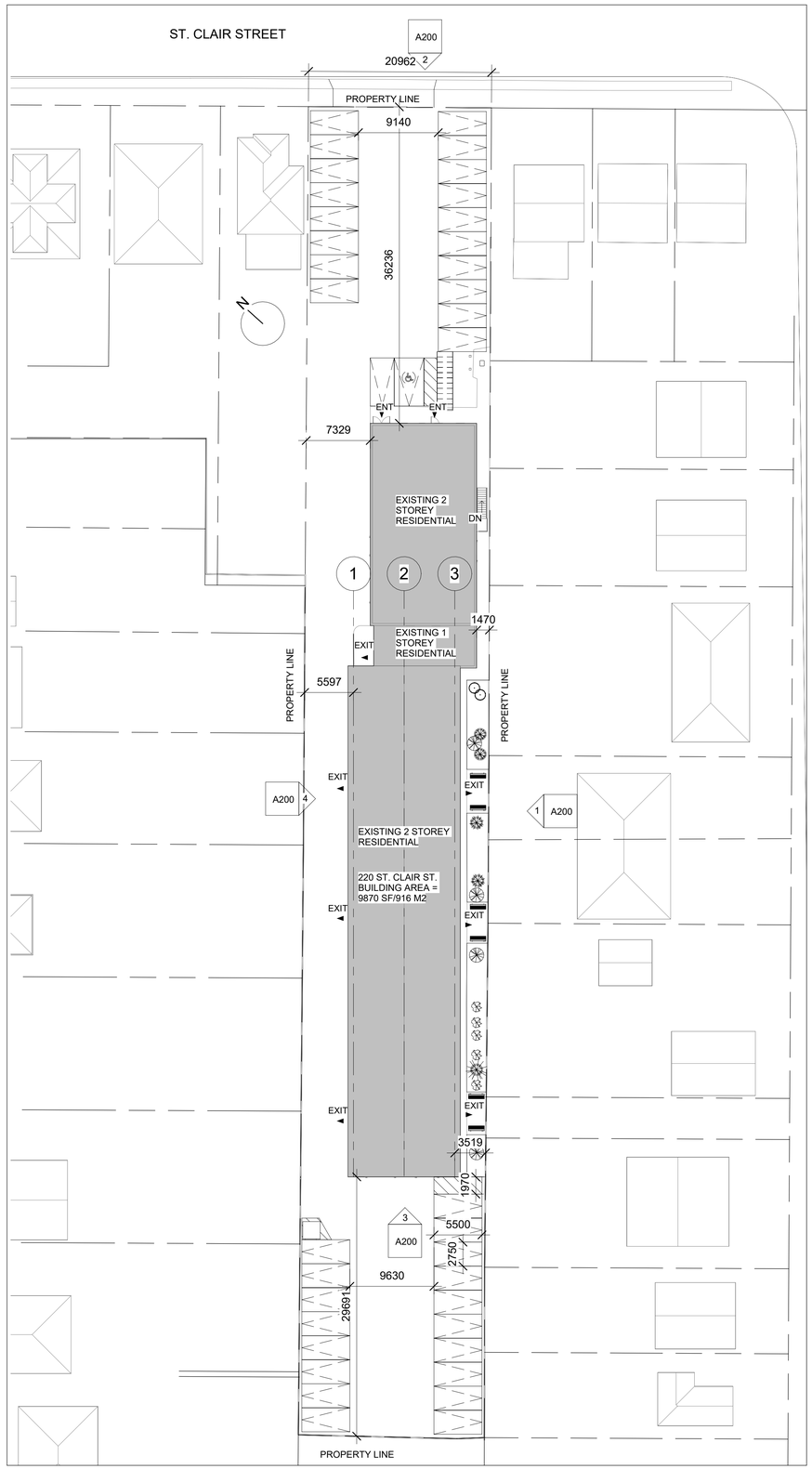
DATE Issue Date

DRAWN BY Author

A100a

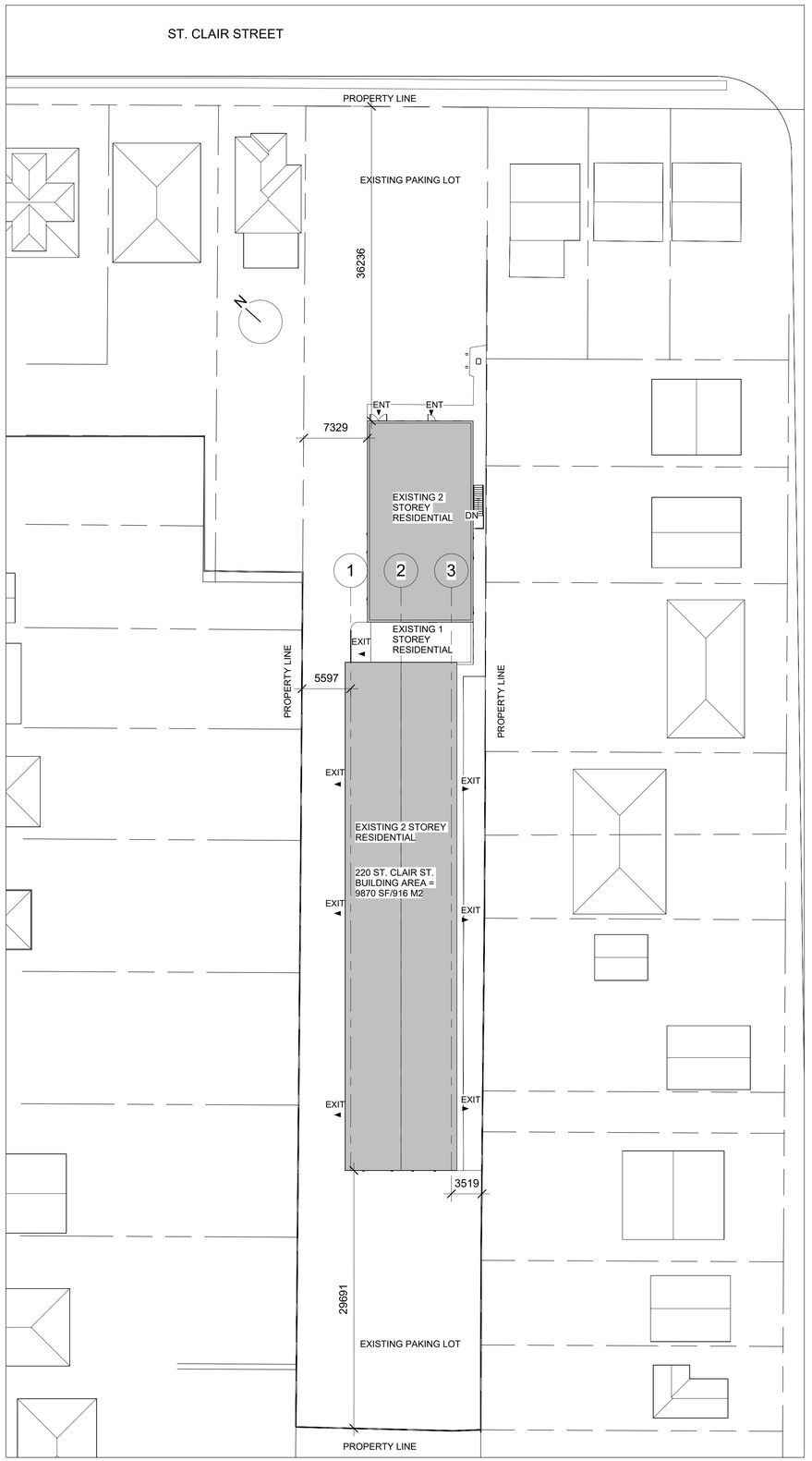
SCALE

2026-06-28 5:59:24 PM



2 SITE PLAN PROPOSED

1 : 300



1 SITE PLAN EXISTING

1 : 300

MUNICIPAL ADDRESS: 220 ST. CLAIR STREET, CHATHAM, ON		
ZONING CLASSIFICATION: RM2 APARTMENT DWELLING		
	REQUIRED	PROPOSED
PROPERTY AREA	3218.9 m2	3218.9 m2 NO CHANGE FROM EXISTING
LOT FRONTAGE	20.9m (MIN)	20.9 (NO CHANGE FROM EXISTING)
FRONT YARD SETBACK	36.2m (MIN)	NO CHANGE FROM EXISTING
INTERIOR YARD SETBACK	1.4 (MIN)	NO CHANGE FROM EXISTING
REAR YARD SETBACK	26.6m (MIN)	NO CHANGE FROM EXISTING
BUILDING AREA	1090.29M2	NO CHANGE FROM EXISTING
LOT COVERAGE	33% (MAX)	33%% (NO CHANGE FROM EXISTING)
DENSITY/LOT	75 UNIT/HA (MAX.)	149.12 UPH
LANDSCAPED OPEN SPACE	139.46 M2	NO CHANGE FROM EXISTING
BLDG. HEIGHT	10.97m (MAX)	NO CHANGE FROM EXISTING
PARKING SUPPLY	XX/UNIT	0.79/UNIT

PROPERTY AREA (m2)	HECTARES	UPH	
3218.9	0.32189	65.24	EXIST.
		149.12	PROP.

LANDSCAPED AREA	PERCENTAGE
139.46	4%

VEHICLE PARKING	
EXIST	27
PROPOSED	38

BICYCLE PARKING	
EXIST	0
PROPOSED	11

BUILDING AREAS (EXISTING TO REMAIN)						
	EXISTING AREAS (m2)	ft2	DEDUCTIONS (m2)	ft2	GFA (m2)	ft2
L1 TOTAL	1015.19	10927	28.3	305	986.89	10623
L2 TOTAL	960.14	10335	28.3	305	931.84	10030
BLDG TOTAL	1975.33	21262.25	56.6	609.2367	1918.73	20653.02

EXISTING TOTAL UNITS: 21			
SUITE NUMBER	EXISTING AREAS (m2)	ft2	BEDROOMS
UNIT 101	67.63	728	2
UNIT 102	67.63	728	2
UNIT 103	67.17	723	2
UNIT 104	67.17	723	2
UNIT 105	67.17	723	2
UNIT 106	67.63	728	2
UNIT 107	67.63	728	2
UNIT 108	67.17	723	2
UNIT 1B	49.42	532	1
UNIT 201	67.63	728	2
UNIT 202	67.63	728	2
UNIT 203	67.17	723	2
UNIT 204	67.17	723	2
UNIT 205	67.17	723	2
UNIT 206	67.63	728	2
UNIT 207	67.63	728	2
UNIT 208	67.17	723	2
UNIT 1	64.24	691	1
UNIT 2	62.59	674	1
UNIT 3	63.59	659	2
UNIT 4	64.59	659	2

PROPOSED TOTAL UNITS: 48			
SUITE NUMBER	PROPOSED AREAS (m2)	ft2	BEDROOMS
UNIT 101A	18.77	202	1
UNIT 101B	18.95	204	1
UNIT 101C	16.63	179	1
UNIT 102A	18.77	202	1
UNIT 102B	18.95	204	1
UNIT 102C	16.63	179	1
UNIT 103A	26.01	280	1
UNIT 103B	37.16	400	1
UNIT 104A	26.01	280	1
UNIT 104B	37.16	400	1
UNIT 105A	26.01	280	1
UNIT 105B	37.16	400	1
UNIT 106A	18.77	202	1
UNIT 106B	18.95	204	1
UNIT 106C	16.63	179	1
UNIT 107A	18.77	202	1
UNIT 107B	18.95	204	1
UNIT 107C	16.63	179	1
UNIT 108A	26.01	280	1
UNIT 108B	37.16	400	1
UNIT 1BA	18.77	202	1
UNIT 1BB	18.77	202	1
UNIT 201A	18.77	202	1
UNIT 201B	18.95	204	1
UNIT 201C	16.63	179	1
UNIT 202A	18.77	202	1
UNIT 202B	18.95	204	1
UNIT 202C	16.63	179	1
UNIT 203A	26.01	280	1
UNIT 203B	37.16	400	1
UNIT 204A	26.01	280	1
UNIT 204B	37.16	400	1
UNIT 205A	26.01	280	1
UNIT 205B	37.16	400	1
UNIT 206A	18.77	202	1
UNIT 206B	18.95	204	1
UNIT 206C	16.63	179	1
UNIT 207A	18.77	202	1
UNIT 207B	18.95	204	1
UNIT 207C	16.63	179	1
UNIT 208A	26.01	280	1
UNIT 208B	37.16	400	1
NO CHANGE UNIT 1	64.24	691	1
NO CHANGE UNIT 2	62.59	674	1
UNIT 3A	63.59	275	1
UNIT 3B	64.59	279	1
UNIT 4A	65.59	275	1
UNIT 4B	66.59	279	1

Goodplace Design

FOUNDATION CAPITAL

DO NOT SCALE THIS DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING AND VERIFYING ALL THE DIMENSIONS AND REPORTING ERRORS AND/OR OMISSIONS TO THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH THE WORK.

MEASUREMENTS, LOT LINES, EX. FEATURES, INDICATIONS OF GRADE ARE APPROXIMATE ONLY, BUT WITH THE REASONABLE ACCURACY FOR THE CONCEPTUAL PURPOSES INTENDED. CONTRACTOR SHALL VERIFY ALL PROPERTY LINES, HOUSE, STRUCTURES, SET BACK, EASEMENTS AND BY-LAWS PRIOR TO ANY CONSTRUCTION. ALL DRAINAGE SHALL CONFORM TO APPROVED ENGINEERING SUBMISSION GRADES. CONTRACTOR MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNLESS AUTHORIZED BY THE ARCHITECT. COPYRIGHT RESERVED. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF GOODPLACE DESIGN AND SHALL NOT BE USED WITHOUT CONSENT

STATUS: CONCEPTUAL
NOT FOR CONSTRUCTION

No.	Description	Date

FOUNDATION CAPITAL

220 ST. CLAIR STREET
CHATHAM-KENT, ONTARIO

SITE PLAN

GOODPLACEDESIGN.COM
300 CAMPBELL AVE,
TORONTO, ON
M6P 3V6

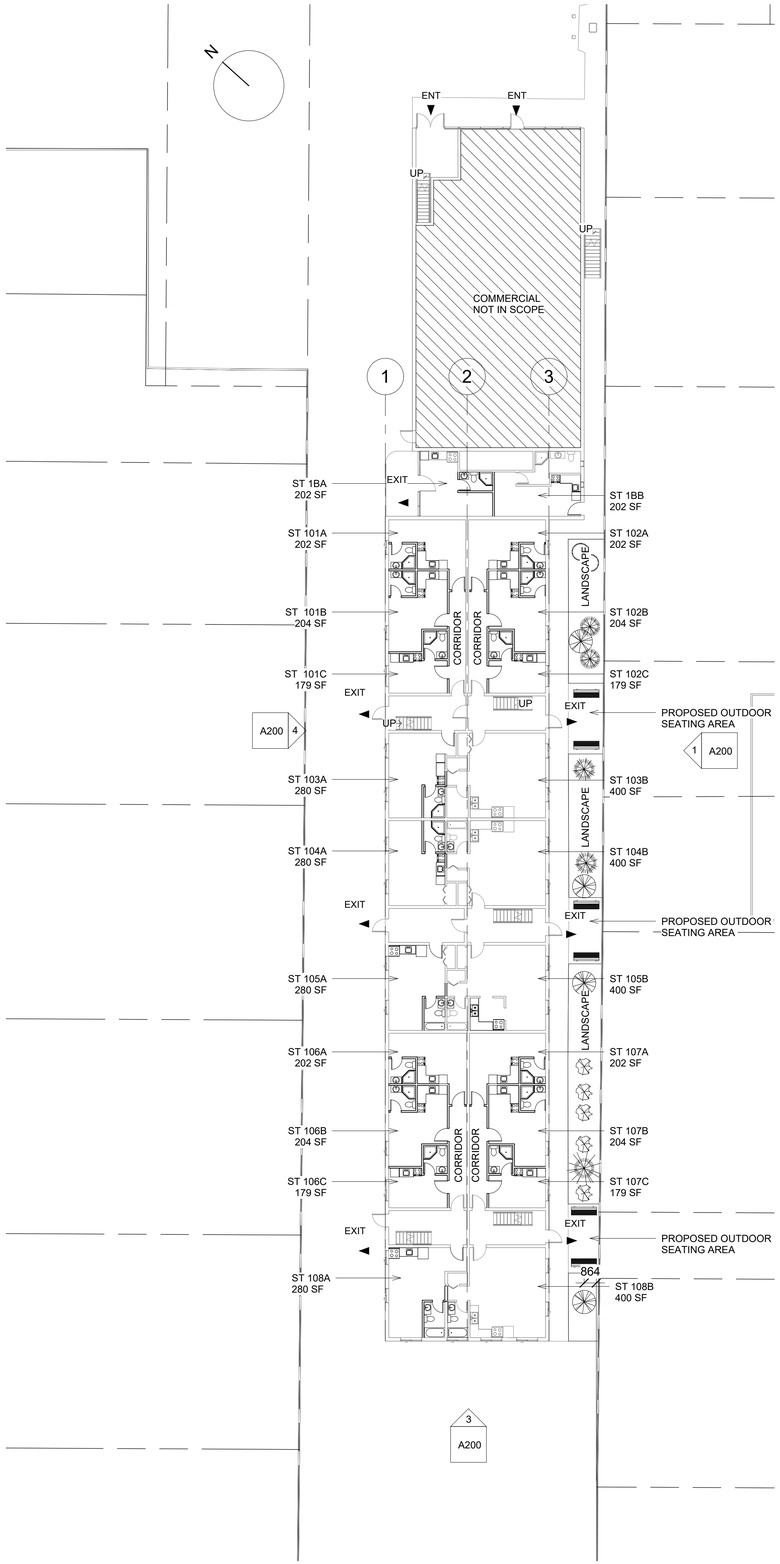
DATE Issue Date

DRAWN BY Author

A101

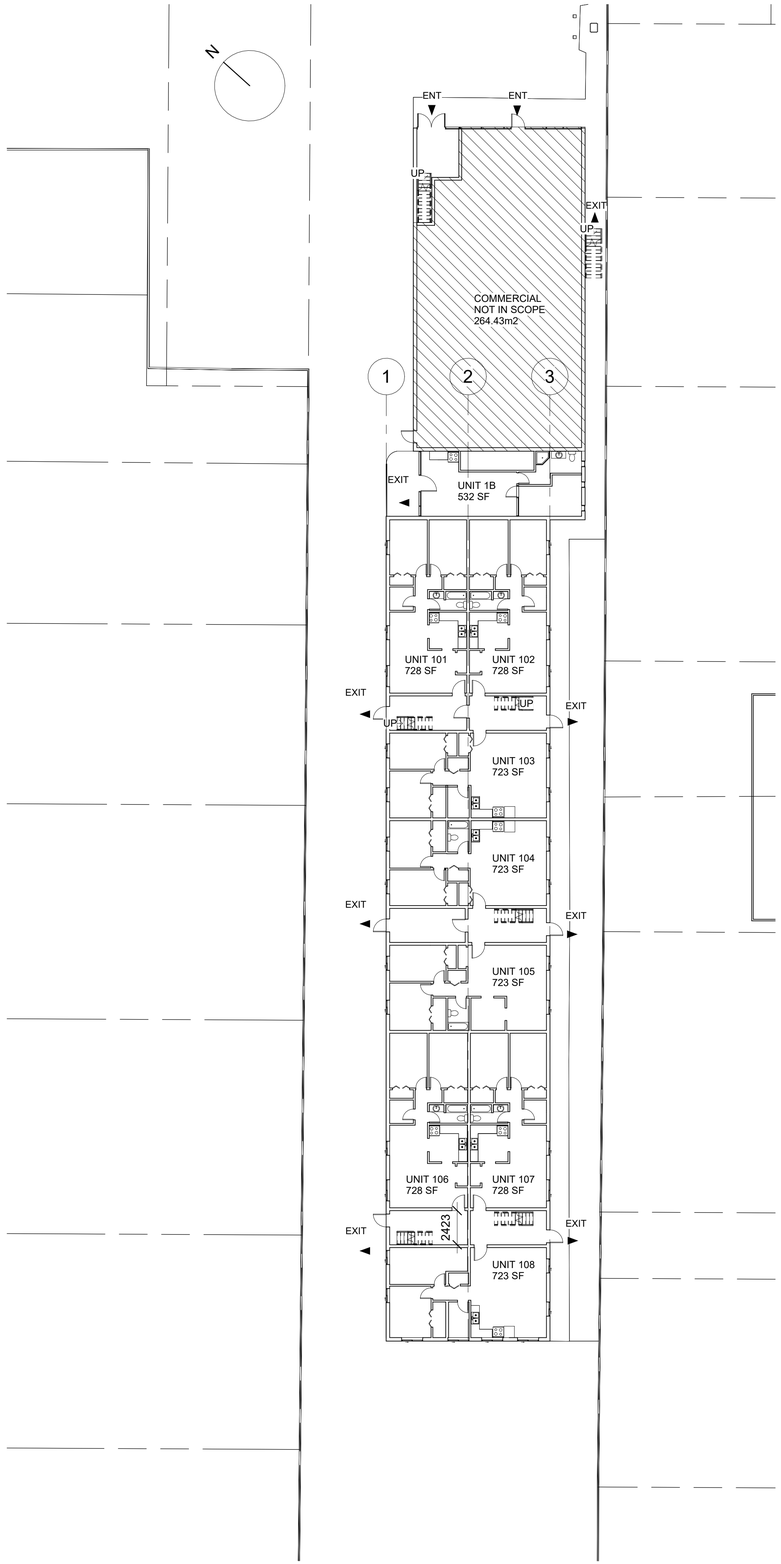
SCALE 1 : 300

2026-06-26 5:59:27 PM



2 LEVEL 1 PROPOSED

1 : 200



1 LEVEL 1 EXSITING

1 : 200

Goodplace Design

FOUNDATION CAPITAL

DO NOT SCALE THIS DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING AND VERIFYING ALL THE DIMENSIONS AND REPORTING ERRORS AND/OR OMISSIONS TO THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH THE WORK.

MEASUREMENTS, LOT LINES, EX. FEATURES, INDICATIONS OF GRADE ARE APPROXIMATE ONLY, BUT WITH THE REASONABLE ACCURACY FOR THE CONCEPTUAL PURPOSES INTENDED. CONTRACTOR SHALL VERIFY ALL PROPERTY LINES, HOUSE, STRUCTURES, SET BACK, EASEMENTS AND BY-LAWS PRIOR TO ANY CONSTRUCTION. ALL DRAINAGE SHALL CONFORM TO APPROVED ENGINEERING SUBMISSION GRADES. CONTRACTOR MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNLESS AUTHORIZED BY THE ARCHITECT. COPYRIGHT RESERVED. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF GOODPLACE DESIGN AND SHALL NOT BE USED WITHOUT CONSENT

STATUS: CONCEPTUAL
NOT FOR CONSTRUCTION

No.	Description	Date

FOUNDATION CAPITAL

220 ST. CLAIR STREET
CHATHAM-KENT, ONTARIO

LEVEL 1 - EXISTING & PROPOSED

GOODPLACEDESIGN.COM
300 CAMPBELL AVE,
TORONTO, ON
M6P 3V6

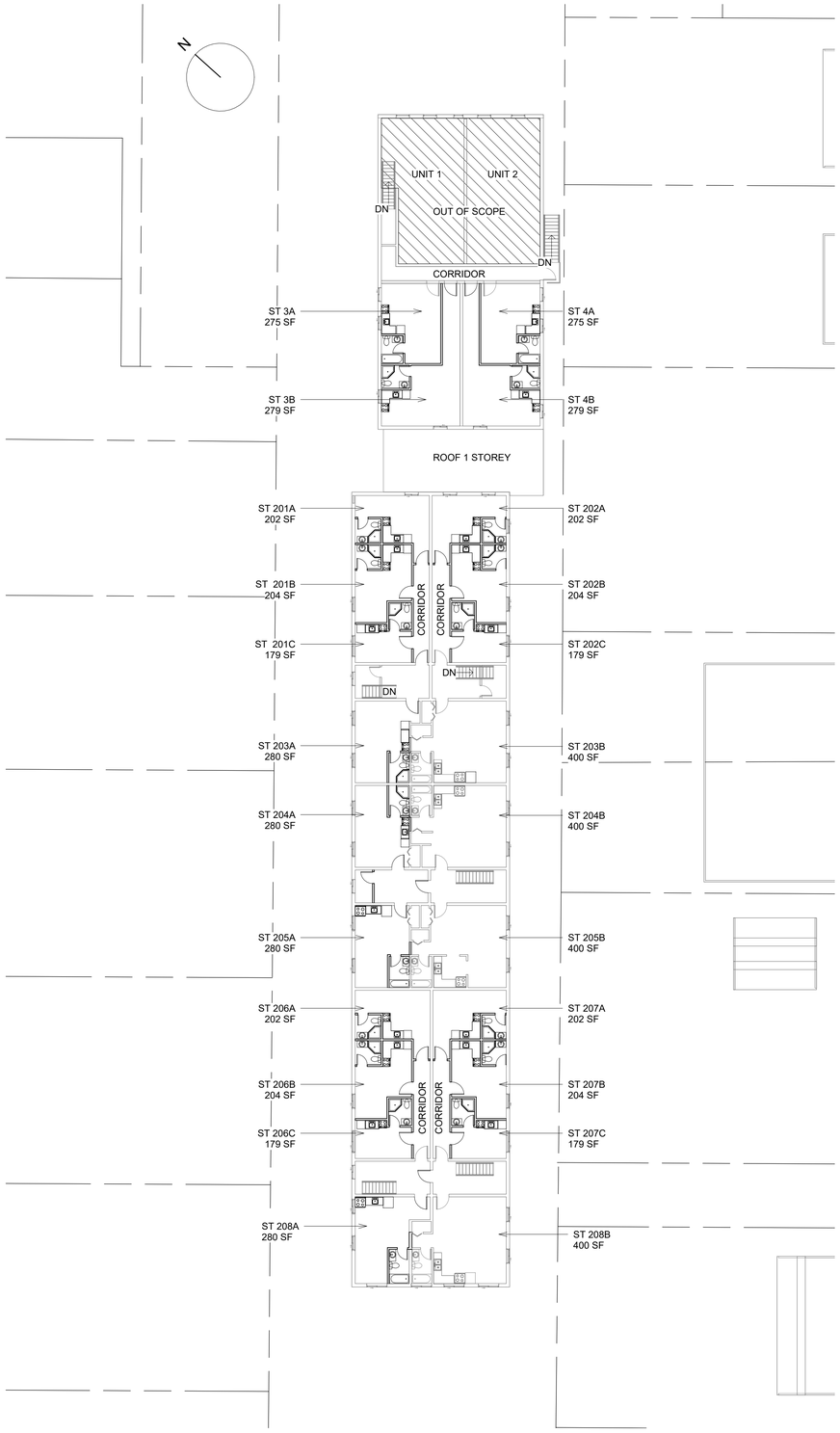
DATE Issue Date

DRAWN BY Author

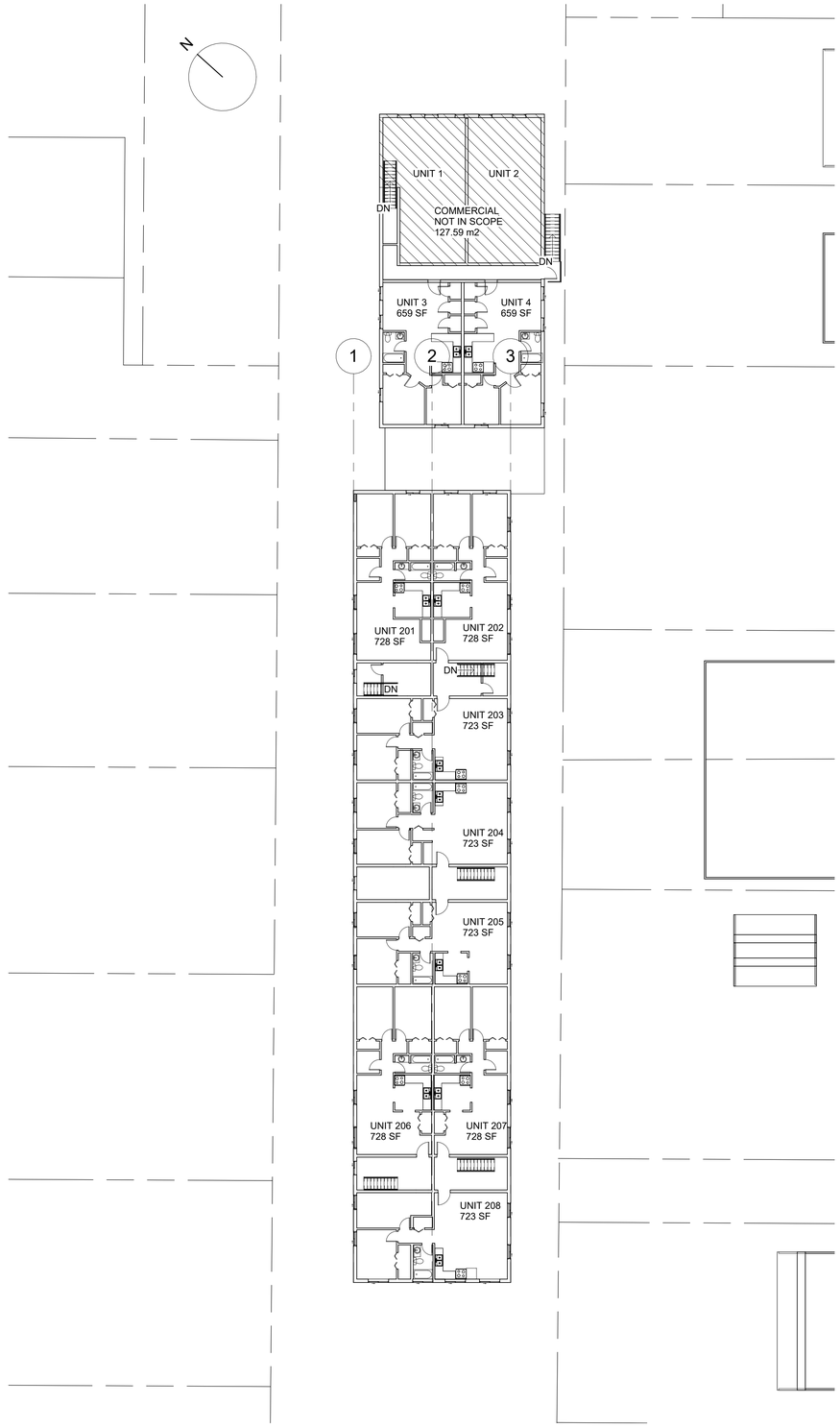
A102

SCALE 1 : 200

2026-08-28 5:59:28 PM



2 LEVEL 2 PROPOSED
1 : 200



1 LEVEL 2 EXISTING
1 : 200

Goodplace Design

FOUNDATION CAPITAL

DO NOT SCALE THIS DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING AND VERIFYING ALL THE DIMENSIONS AND REPORTING ERRORS AND/OR OMISSIONS TO THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH THE WORK.

MEASUREMENTS, LOT LINES, EX. FEATURES, INDICATIONS OF GRADE ARE APPROXIMATE ONLY, BUT WITH THE REASONABLE ACCURACY FOR THE CONCEPTUAL PURPOSES INTENDED. CONTRACTOR SHALL VERIFY ALL PROPERTY LINES, HOUSE, STRUCTURES, SET BACK, EASEMENTS AND BY-LAWS PRIOR TO ANY CONSTRUCTION. ALL DRAINAGE SHALL CONFORM TO APPROVED ENGINEERING SUBMISSION GRADES. CONTRACTOR MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNLESS AUTHORIZED BY THE ARCHITECT. COPYRIGHT RESERVED. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF GOODPLACE DESIGN AND SHALL NOT BE USED WITHOUT CONSENT

STATUS: CONCEPTUAL
NOT FOR CONSTRUCTION

No.	Description	Date

FOUNDATION CAPITAL

220 ST. CLAIR STREET
CHATHAM-KENT, ONTARIO

LEVEL 2 - EXISTING & PROPOSED

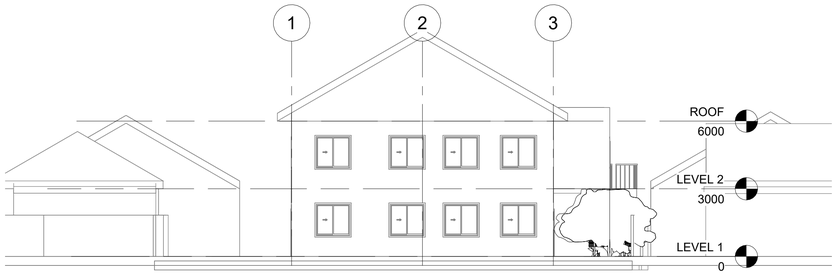
GOODPLACEDESIGN.COM
300 CAMPBELL AVE,
TORONTO, ON
M6P 3V6

DATE Issue Date
DRAWN BY Author

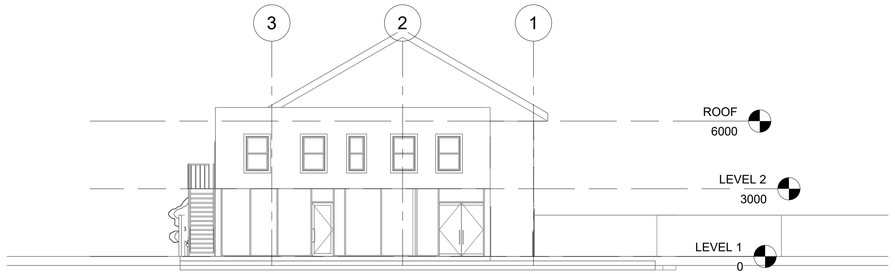
A103

SCALE 1 : 200

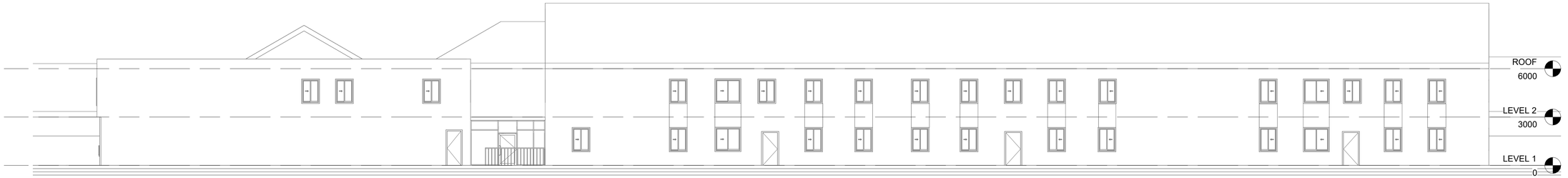
2026-06-28 5:59:28 PM



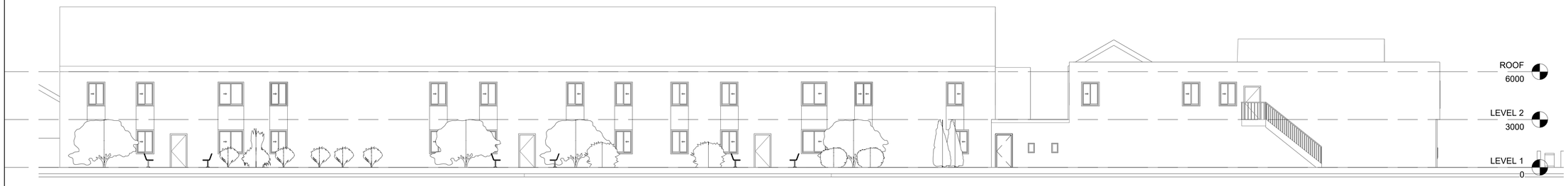
3 SOUTH ELEVATION
1 : 125



2 NORTH ELEVATION
1 : 125



4 WEST ELEVATION
1 : 125



1 EAST ELEVATION
1 : 125

Goodplace Design

FOUNDATION CAPITAL

DO NOT SCALE THIS DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING AND VERIFYING ALL THE DIMENSIONS AND REPORTING ERRORS AND/OR OMISSIONS TO THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH THE WORK.

MEASUREMENTS, LOT LINES, EX. FEATURES, INDICATIONS OF GRADE ARE APPROXIMATE ONLY, BUT WITH THE REASONABLE ACCURACY FOR THE CONCEPTUAL PURPOSES INTENDED. CONTRACTOR SHALL VERIFY ALL PROPERTY LINES, HOUSE, STRUCTURES, SET BACK, EASEMENTS AND BY-LAWS PRIOR TO ANY CONSTRUCTION. ALL DRAINAGE SHALL CONFORM TO APPROVED ENGINEERING SUBMISSION GRADES. CONTRACTOR MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNLESS AUTHORIZED BY THE ARCHITECT. COPYRIGHT RESERVED. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF GOODPLACE DESIGN AND SHALL NOT BE USED WITHOUT CONSENT

STATUS: CONCEPTUAL
NOT FOR CONSTRUCTION

No.	Description	Date

FOUNDATION CAPITAL

220 ST. CLAIR STREET
CHATHAM-KENT, ONTARIO

ELEVATIONS

GOODPLACEDESIGN.COM
300 CAMPBELL AVE,
TORONTO, ON
M6P 3V6

DATE Issue Date

DRAWN BY Author

A200

SCALE 1 : 125

2026-08-28 5:59:33 PM