



OBC 2012 MATRIX		BLOCK 17								
Item	ONTARIO BUILDING CODE DATA PART 3	OBC REFERENCE								
1	Project Description: <input type="checkbox"/> Change of Use <input type="checkbox"/> Addition <input type="checkbox"/> Alteration	<input checked="" type="checkbox"/> Part 11 11.1 to 11.4	<input checked="" type="checkbox"/> Part 3 1.1.2 1.1.2 9.10.1.3							
2	Major Occupancy(s) GROUP "F" DIVISION 2	3.1.2.1.(1)	9.10.2							
3	Building Area(m ²) Existing 0 New 4,620 Total 4,620	1.4.1.2	1.4.1.2.							
4	Gross Area Existing 0 New 5,191 Total 5,191	1.4.1.2.	1.4.1.2.							
5	Number of Storeys Above Grade 2 Below Grade 0	3.2.1.1 & 1.4.1.2.	1.1.2.4							
6	Number of Streets / Access Routes 1 (ONE)	3.2.2.10 & 3.2.5.	9.10.20							
7	Building Classification 3.2.2.70A	3.2.2.20-83	9.10.4							
8	Sprinkler System Proposed <input type="checkbox"/> entire building <input type="checkbox"/> basement only <input type="checkbox"/> in lieu of roof rating <input type="checkbox"/> not required	3.2.2.20-83 3.2.1.5 3.2.2.17	9.10.8							
9	Standpipe required <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.9	N/A							
10	Fire Alarm required <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.4	9.10.18.2							
11	Water Service / Supply is Adequate <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.2.5.7	N/A							
12	High Building <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.6	N/A							
13	Permitted Construction <input type="checkbox"/> Combustible <input type="checkbox"/> Non-combustible <input checked="" type="checkbox"/> Both Actual Construction <input type="checkbox"/> Combustible <input type="checkbox"/> Non-combustible <input checked="" type="checkbox"/> Both	3.2.2.20-83	9.10.6							
14	Mezzanine(s) Area m ² N/A	3.2.1.1.(3)-(8)	9.10.4.1							
15	Total Occupancy Load <input type="checkbox"/> m ² /person <input checked="" type="checkbox"/> Design of building Basement Occupancy N/A Load N/A Persons 1st Floor Occupancy F-2 Load 20 Persons 2nd Floor Occupancy F-2 Load 25 Persons 3rd Floor Occupancy N/A Load N/A Persons	3.1.17	9.9.1.3							
16	Barrier-free Design <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (Explain)	3.8.	9.5.2							
17	Hazardous Substances <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.3.1.2 & 3.3.1.19	9.10.1.3(4)							
18	Required Fire Resistance Rating (FRR) Horizontal Assemblies FRR (Hours) Slab on Grade SLAB ON GRADE Mezzanine N/A Hours FRR of Supporting Members Floors 3/4 Hours Roof 0 Hours Mezzanine N/A Hours	Listed Design N ^o or Description (SG-2) ULC# N/A Listed Design N ^o or (SB-2) SB-2 N/A N/A	3.2.2.20-83 & 3.2.1.4 9.10.8 9.10.9							
19	Spatial Separation - Construction of Exterior Walls	3.2.3	9.10.14							
	Wall Area of EBF (m ²)	L.D. m	L/H or H/L	Permitted Max. % of Openings	Proposed % of Openings	FRR (Hours)	Listed Design or Description	Comb. Const.	Comb. Const. Nonc. Cladding	Non - comb. Constr.
	North >200	6	N/A	22	20	1	150mm CONCRETE			✓
	South >200	3	N/A	10	10	1	150mm CONCRETE			✓
	East >200	3	N/A	10	10	1	150mm CONCRETE			✓
	West >200	>15	N/A	100	N/A	0	N/A			✓

STATISTICS	
SITE AREA:	9,530 SM (2.35 Ac)
GROUND FLOOR AREA:	4,620 SM (49,729 SF)
SECOND FLOOR AREA:	571 SM (6,146 SF)
GFA	5,191 SM (55,875 SF)
COVERAGE:	48.48%
LANDSCAPING COVERAGE:	15.48% (1,476 SM)
PARKING REQUIRED:	
- INDUSTRIAL USES WITHIN BUSINESS PARK:	
1st 3,000sm @ 2/100sm=60 SPACES	
NEXT 2,191sm @ 1/100sm=22 SPACES	
TOTAL:	82 SPACES
- BARRIER-FREE 4% OF 82=	4 SPACES
TOTAL REQUIRED:	86 SPACES
PARKING PROVIDED:	82 SPACES
BARRIER-FREE PROVIDED:	4 SPACES
TOTAL PROVIDED:	86 SPACES
BICYCLE PARKING REQUIRED:	
- EMPLOYMENT USES 2+0.25/1000sm of GFA=3 SPACES	
BICYCLE PARKING PROVIDED:	3 SPACES
LOADING REQUIRED:	3 SPACES
LOADING PROVIDED:	4 SPACES

ZONING MATRIX:		
ZONING CATEGORY: E-BP, BUSINESS PARK		
	REQUIRED	PROVIDED
LOT FRONTAGE:	60 M min.	100.00 M
SITE AREA:	0.8 Ha min.	0.953 Ha (2.35 Ac)
SETBACKS:		
- FRONT (NORTH)	6 M min.	6 M
- REAR (SOUTH)	3 M min.	3 M
- SIDE YARD INTERIOR (WEST)	3 M min.	34.6 M
- SIDE YARD INTERIOR (EAST)	3 M min.	3 M
LOT COVERAGE:	50.0% max.	48.48%
BUILDING HEIGHT:	13.5 M max.	9.701 M
NUMBER OF STORES:	2	
GFA	5,191 SM (55,875 SF)	
GROUND FLOOR AREA:	4,620 SM (49,729 SF)	
SECOND FLOOR AREA:	571 SM (6,146 SF)	
LANDSCAPING:		
- MINIMUM COVERAGE:	10%	
- MINIMUM 3m WIDE PLANTING STRIP ALONG LOT LINES		
LANDSCAPING COVERAGE PROVIDED:	1,476 SM (15.48%)	
PARKING REQUIRED:		
- INDUSTRIAL : 1st 3,000sm @ 2/100sm, NEXT 2,191sm @ 1/100sm,		
- BARRIER-FREE: 2 TYPE "A" AND 2 TYPE "B"		
LOADING REQUIRED:		
- 3 SPACES FOR FIRST 7,500 sm		
ADJACENT PROPERTY ZONES:	E-BP, BUSINESS PARK	
ADJACENT PROPERTY USES:	BUSINESS PARK INDUSTRIAL SUBDIVISION	

PROJECT NORTH

TRUE NORTH

NO.	ISSUED	BY	DATE
1	ISSUED FOR SPA	I.P.	07.08.2022
2	RE-ISSUED FOR 2nd SPA	I.P.	08.15.2023
3	RE-ISSUED FOR 3rd SPA	I.P.	10.19.2023

ADDISON HALL CIRCLE

LESLEIE ST. FIRST COMMERCE DR. HWY 404

WELLINGTON ST. E. AURORA RD

KEY PLAN

LEGEND:

- CONCRETE CURB
- HC RAMP (DETAILS ON A-1.1.dwg)
- MAN DOOR LOCATIONS
- OVERHEAD DOOR
- FIRE HYDRANT
- LIGHT POLE
- HYDRO SWITCH GEAR
- TRANSFORMER
- LANDSCAPED AREA
- FIRE DEPARTMENT CONNECTION
- PAINTED LINES
- HEAVY DUTY ASPHALT
- STOP BAR
- BARRIER-FREE SIGN
- STOP SIGN
- FIRE ROUTE SIGN
- WALL MOUNTED LIGHT

NO.	REVISED	BY	DATE
1	PARKING ADDED	I.P.	10.17.2023

GLUCK PARTNERSHIP ARCHITECTS INC.

166 DUNCAN MILL ROAD, SUITE 5 TORONTO, ONTARIO, M3B 3N2 TEL 416 496 0201

SEA LOCK INVESTMENT

310 ADDISON HALL CIRCLE

BLOCK 17

TOWN OF AURORA, ONTARIO

SITE PLAN

NOTE:

GARBAGE SHALL BE STORED INTERNAL TO THE BUILDING

TOWN OF AURORA APPROVED

DATE: Jan. 17, 2024

DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES

LEGAL DESCRIPTION:

BLOCK 17
REGISTERED PLAN 65M-4650
TOWN OF AURORA
REGIONAL MUNICIPALITY OF YORK

DRAWN: IP
CHECKED: TG
SCALE: 1:250
DATE: 02 JUNE 2021
PROJECT No: 2124
DRWG. NO: **A-1.0**