



Key Plan

No.	Date	Description	By
01	FEB 0822	REVIEW AND COMMENT	J.M.
02	MAR 0922	OWNER REVIEW	J.M.
03	MAR 0922	OWNER REVIEW	J.M.
04	JUN 0622	OWNER REVIEW	J.M.
05	JUL 1422	OWNER REVIEW	J.M.
06	SEP 0622	REVIEW AND COMMENT	J.M.
07	OCT 1322	COORDINATION	J.M.
08	NOV 0722	SITE PLAN APPLICATION	J.M.
09	DEC 0622	SITE PLAN APPLICATION	J.M.
10	DEC 1522	ISSUED FOR PRICING	J.M.
11	FEB 1623	BUILDING PERMIT APPLICATION	J.M.
12	MAR 2023	SITE PLAN APPLICATION	J.M.
13	MAR 2023	BUILDING PERMIT APPLICATION	J.M.

ONTARIO BUILDING CODE DATA

PROJECT:
HOWLAND GREEN WELLINGTON EAST
LOCATION:
1823 WELLINGTON STREET (SMART CENTRE)
AURORA, ONTARIO

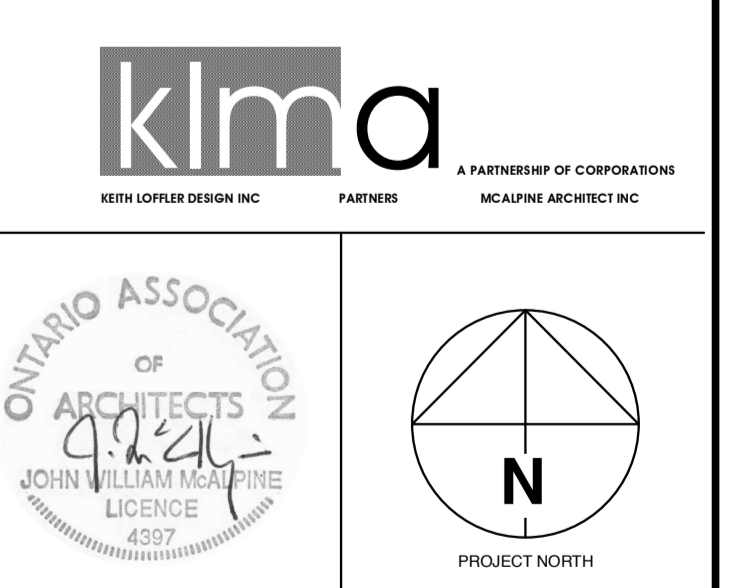
NO.	DESCRIPTION	CODE REFERENCE
1	PROJECT DESCRIPTION: NEW OFFICE BUILDING (BUILDING HEIGHT = 15.60 M (4 STOREYS))	DIV. B PART 3
2	MAJOR OCCUPANCY: BUSINESS & PERSONAL SERVICES - GROUP D	B 3.1.2.1(1)
3	BUILDING AREA: EXISTING (G 0) + NEW (2,280.20) = TOTAL 2,280.20 SQ.M.	A 1.4.1.2
4	GROSS AREA: EXISTING (G 0) + NEW (7,965.98) = TOTAL 7,965.98 SQ.M.	A 1.4.1.2
5	NUMBER OF STOREYS: ABOVE GRADE = 4 STOREYS, BELOW GRADE = 2 STOREYS	B 3.2.1.1 & A 1.4.1.2
6	NUMBER OF STREETS / FIRE FIGHTER ACCESS: FACING 1 STREET	B 3.2.2.10 & B 3.2.5
7	BUILDING CLASSIFICATION: 3.2.2.25. GROUP D, UP TO 4 STOREYS, SPRINKLERED	B 3.2.2.20 - B 3.2.2.8.5
8	SPRINKLER SYSTEM PROPOSED: FULLY SPRINKLERED	B 3.2.2.43 & B 3.2.1.5
9	STANDPIPE REQUIRED: YES	B 3.2.9
10	FIRE ALARM REQUIRED: YES	B 3.2.4
11	WATER SERVICE / SUPPLY IS ADEQUATE: YES	B 3.2.5.7
12	HIGH BUILDING: NO	B 3.2.6
13	PERMITTED CONSTRUCTION: COMBUSTIBLE OR NON-COMBUSTIBLE	B 3.2.2.20 - B 3.2.2.8.5
14	ACTUAL CONSTRUCTION: NON-COMBUSTIBLE (MINOR COMB. COMPONENTS)	B 3.2.2.43 & B 3.2.1.5
15	MEZZANINE AREA(S): TOTAL = 0 SQ.M.	B 3.2.1.1(3) - B 3.2.1.1(8)
16	OCCUPANT LOAD: BASEMENT 2 (F2): 3,518 M2 / 46 = 77 PERSONS BASEMENT 1 (F1): 3,704 M2 / 46 = 81 PERSONS GROUND FLOOR (G): 2,038 M2 / 9.3 = 220 PERSONS SECOND FLOOR (2): 2,038 M2 / 9.3 = 220 PERSONS THIRD FLOOR (3): 2,038 M2 / 9.3 = 220 PERSONS FOURTH FLOOR (4): 1,150 M2 / 9.3 = 125 PERSONS TOTAL = 949 PERSONS	B 3.1.17
17	HAZARDOUS SUBSTANCES: NO	B 3.3.1.2 & B 3.3.1.19
18	REQUIRED FIRE RESISTANCE RATINGS: GROUND FLOOR ASSEMBLY FRR = 1.5 HR. (B 3.3.5.6) FLOOR ASSEMBLY FRR = 1 HR. ROOF ASSEMBLY FRR = 0 HR. MEZZANINE ASSEMBLY FRR = 1 HR. GROUND FLOOR SUPPORTING MEMBERS FRR = 1.5 HR. FLOOR SUPPORTING MEMBERS FRR = 1 HR. ROOF SUPPORTING MEMBERS FRR = 0 HR. MEZZANINE SUPPORTING MEMBERS FRR = 1 HR.	B 3.2.2.43 & B 3.2.1.4
19	SPATIAL SEPARATION / EXTERIOR WALL CONSTRUCTION: NORTH ELEVATION: (REFER TO DRAWING A201) AREA OF EBF = 190.50 SQ.M. LIMITING DISTANCE = 18.245 M. O.B.C. TABLE 3.2.3.1 D PERMITTED MAX. % OPENINGS = 100% PROPOSED % OPENINGS = N/A FIRE RESISTANCE RATING = 0 HR. CONSTRUCTION: COMBUSTIBLE OR NON-COMBUSTIBLE CLADDING: COMBUSTIBLE OR NON-COMBUSTIBLE SOUTH ELEVATION: (REFER TO DRAWING A201) AREA OF EBF = 163.50 SQ.M. LIMITING DISTANCE = 10.960 M. O.B.C. TABLE 3.2.3.1 D PERMITTED MAX. % OPENINGS = 100% PROPOSED % OPENINGS = 100% FIRE RESISTANCE RATING = 0 HR. CONSTRUCTION: COMBUSTIBLE OR NON-COMBUSTIBLE CLADDING: COMBUSTIBLE OR NON-COMBUSTIBLE EAST ELEVATION: (REFER TO DRAWING A202) AREA OF EBF = 328.30 SQ.M. LIMITING DISTANCE = 11.250 M. O.B.C. TABLE 3.2.3.1 D PERMITTED MAX. % OPENINGS = 100% PROPOSED % OPENINGS = 100% FIRE RESISTANCE RATING = 0 HR. CONSTRUCTION: COMBUSTIBLE OR NON-COMBUSTIBLE CLADDING: COMBUSTIBLE OR NON-COMBUSTIBLE WEST ELEVATION: (REFER TO DRAWING A202) AREA OF EBF = 328.30 SQ.M. LIMITING DISTANCE = 11.890 M. O.B.C. TABLE 3.2.3.1 D PERMITTED MAX. % OPENINGS = 100% PROPOSED % OPENINGS = 100% FIRE RESISTANCE RATING = 0 HR. CONSTRUCTION: COMBUSTIBLE OR NON-COMBUSTIBLE CLADDING: COMBUSTIBLE OR NON-COMBUSTIBLE	B 3.2.3.

NOTE:
INFORMATION ON THIS SITE PLAN IS TAKEN FROM:
PART OF LOT 20
CONCESSION 3
GEORGIAN TOWNSHIP OF WHITCHURCH
TOWN OF AURORA
REGIONAL MUNICIPALITY OF YORK
BY:
HOLDING JONES VANDERVEEN INC.
AUGUST 25, 2022

No.	Date	Description	By
01	N/A	N/A	J.M.

ARCHITECT'S INSTRUCTIONS:
THE CONTRACTOR MUST CHECK AND VERIFY ALL DRAWING DIMENSIONS ON THE SITE BEFORE AND DURING CONSTRUCTION, AND REPORT TO THE ARCHITECT ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
DRAWINGS ARE NOT TO BE SCALED FOR PURPOSES OF CONSTRUCTION.
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Keith Ioffler, mcgipline architects
1010 EAST BESSIE ST. AURORA, ONTARIO L4R 1A4



SITE PLAN APPLICATION
March 20, 2023
Scale: 1:200
2204
J.M. J.M.

Howland Green Wellington East
1823 Wellington St. East, Aurora, Ontario
OWNER: Howland Green Homes Ltd., 905 946 1444

Architectural Site Plan

A001

TOWN OF AURORA APPROVED
DATE: Aug 23, 2023
DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES

LEGEND:

- NO PARKING - FIRE ROUTE SIGN
- DISABLED BY PERMIT ONLY SIGN
- NO PARKING - LOADING ZONE SIGN
- STOP SIGN
- ELECTRIC VEHICLE CHARGING STATION

LANDSCAPE STRIPS:

FRONT:	3,000 M
SIDES:	3,000 M / 4,135 M
REAR:	3,000 M
TOTAL LANDSCAPE AREA:	2,742 M2 (30.94 %)

PARKING REQUIRED:
7,965.98 M2 @ 3.5 PER 100 M2 = 227 SPACES
PLUS 8 DISABLED SPACES = 287 SPACES TOTAL

PARKING PROVIDED:

SURFACE:	
PARKING SPACES:	86 SPACES
DISABLED SPACES:	8 SPACES
BASEMENT 1:	
PARKING SPACES:	85 SPACES
DISABLED SPACES:	2 SPACES
BASEMENT 2:	
PARKING SPACES:	83 SPACES
DISABLED SPACES:	2 SPACES
TOTAL PARKING PROVIDED:	266 SPACES TOTAL

LOADING SPACES: 2 SPACES

FLOOR AREA SUMMARY:

BASEMENT 2 LEVEL (3,485.90 M2):	
PARKING AREA:	3,155.75 M2
STORAGE AREA:	330.15 M2
BASEMENT 1 LEVEL (3,724.23 M2):	
PARKING AREA:	3,266.73 M2
BICYCLE STORAGE:	74.48 M2
STORAGE AREA:	383.02 M2
GROUND FLOOR (2,325.29 M2):	
OFFICE:	2,153.79 M2
PARKING GARAGE:	131.25 M2
GARAGE/RECYCLING:	40.25 M2
SECOND FLOOR (2,180.22 M2):	
OFFICE:	2,180.22 M2
THIRD FLOOR (2,180.22 M2):	
OFFICE:	2,180.22 M2
FOURTH FLOOR (1,280.25 M2):	
OFFICE:	1,280.25 M2

TOTAL NO. OF OFFICE SUITES: 59 SUITES
SIZES OF OFFICE SUITES: 80.27 M2 TO 204.59 M2

SITE STATISTICS:

ZONING:	E8P(S31)
LOT FRONTAGE:	121.61 M
SITE AREA:	8,862 M2 (0.89 HA)
BUILDING SETBACKS:	
FRONT:	10.900 M
SIDES:	8.140 M / 11.250 M
REAR:	10.960 M / 3.000 M
BUILDING COVERAGE:	2,384 M2 (27%)
BUILDING HEIGHT:	15.60 M
NO. OF STOREYS:	4 STOREYS
GROSS FLOOR AREA:	2,325.29 M2
GROUND FLOOR:	2,180.22 M2
THIRD FLOOR:	2,180.22 M2
FOURTH FLOOR:	1,280.25 M2
TOTAL GROSS FLOOR AREA:	7,965.98 M2
FLOOR AREA RATIO:	0.90

