

OPEN SPACE

TIM HORTONS

SIGNAGE LEGEND:

- FR NO PARKING - FIRE ROUTE SIGN
- DP DISABLED 'BY PERMIT ONLY' SIGN
- VP VISITOR PARKING ONLY SIGN
- RS RESIDENT PARKING ONLY SIGN

BUILDING DATA

UNIT TYPE	UNIT AREA	NO. of BEDROOMS	1	2	3	4	5	6	TOTAL UNITS (RESIDENTIAL)	SALEABLE AREA (RESIDENTIAL)									
1A	65.60	706	1	8	8	12	12	12	52	3,411.20									
1Bb	84.50	910	1	2	2				4	338.00									
1Ap	61.70	664	1					4	4	246.80									
1Apf	59.70	643	1					6	6	358.20									
2A	95.11	1,024	2	6	6	7	7	7	33	3,138.63									
2Ap	87.40	941	2					4	4	349.60									
2Apf	84.60	911	2					5	5	423.00									
2Apq	78.50	845	2					1	1	78.50									
2B	114.30	1,230	2	1	2	2	2	2	7	800.10									
2C	81.10	873	2	2	2	2	2	2	10	811.00									
2Cpf	89.70	750	2					2	2	139.40									
2D	99.50	1,071	2	1	2	2	2	2	7	696.50									
2Dg	97.00	1,044	2		1	1	1	1	4	388.00									
3A	98.80	1,065	3	1	1	2	2	2	8	791.20									
3Apf	88.70	955	3					2	2	177.40									
3B	129.30	1,392	3		1				1	129.30									
NO. OF RESIDENTIAL UNITS									20	22	28	28	28	24	150	12,277	132,147		
GFA									15,460.00 m ²	166,410 ft ²	2,366.50 m ²	2,384.50 m ²	2,725.00 m ²	2,725.00 m ²	2,725.00 m ²	2,534.00 m ²	RETAIL	0.00	0



Key Plan

Issue	Date	Description	By
01	JAN 24/19	REZONING/SPA	K.L.
02	JAN 21/20	REVISED REZONING/SPA	K.L.
03	DEC 01/20	REVISED REZONING/SPA	K.L.
04	APR 23/21	REVISED REZONING/SPA	K.L.

SITE DATA

ZONING	C4 EP	to	RA2 EP
SITE AREA	8,908.55 m ²		
COVERAGE	2,707.78 m ²	=	30.4%
GROSS FLOOR AREA	15,460.00 m ²	=	1.74
RESIDENTIAL GFA	15,460.00 m ²		
COMMERCIAL GFA	0.00 m ²		
LOT FRONTAGE	95.1 m		
BUILDING SETBACKS	REQUIRED		PROVIDED
FRONT YARD John West Way	4 m		4.3 m
REAR YARD	16 m		16.5 m
SIDE YARD Wellington E	4 m		4.05 m
SIDE YARD (north)			16.9 m
BUILDING HEIGHT	6 STOREYS		21.9 m
LANDSCAPED AREA	4,199.87 m ²	=	47.1%
PAVED AREA	2,000.90 m ²	=	22.5%
TOTAL RESIDENTIAL UNITS	150		
RESIDENTIAL DENSITY	168 units/hectare		
REQUIRED			PROVIDED
LOT AREA PER DWELLING	59.40 m ²		59.40 m ²
AMENITY AREAS	REQUIRED		PROVIDED
INDOOR			513.00 m ²
OUTDOOR			1,850.00 m ²
TOTAL AMENITY AREA	2,025.00 m ²		2,412.00 m ²
PARKING SPACES	REQUIRED		PROVIDED
RESIDENTS (1.2 X 150 UNITS)	180		182
VISITORS @ 20% INCLUDED ABOVE	36		36
HANDICAP SPACES			7
TOTAL SPACES	180		182
BICYCLE PARKING SPACES	REQUIRED		PROVIDED
			30
LOADING SPACES	REQUIRED		PROVIDED
4m x 10m	1		1
GARBAGE/RECYCLING ROOM	REQUIRED		PROVIDED
AREA	N/A		110.00 m ²

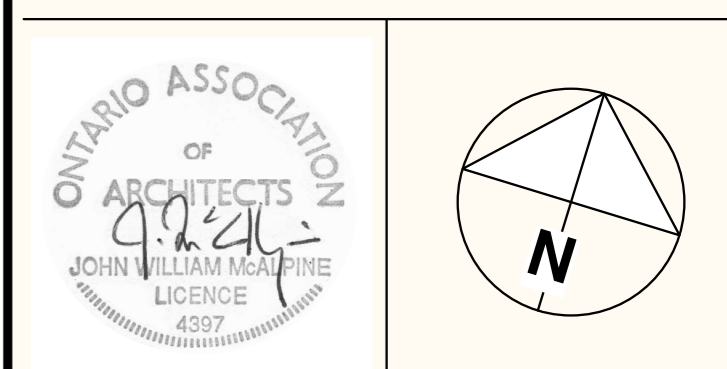
ONTARIO BUILDING CODE DATA

- KEITH LOFFLER MCALPINE ARCHITECTS
CERTIFICATE OF PRACTICE NUMBER 3960
80 BLOOR STREET EAST, SUITE 403
TORONTO ONTARIO M5S 2V1
- PROJECT: RESIDENTIAL APARTMENT DEVELOPMENT
LOCATION: N/E CORNER WELLINGTON STREET EAST AND JOHN WEST WAY
AURORA ONTARIO
- PROJECT DESCRIPTION: NEW RESIDENTIAL APARTMENT BUILDING (BUILDING HEIGHT = 21 M (6 STOREYS))
 - MAJOR OCCUPANCIES: RESIDENTIAL OCCUPANCY - GROUP C
 - BUILDING AREA: EXISTING (0) + NEW (2,707.48) = 2,707.48 m²
 - GROSS AREA: EXISTING (0) + NEW (15,460) = TOTAL 15,460.00 m²
 - NUMBER OF STOREYS: ABOVE GRADE = 6 STOREYS, BELOW GRADE = 1 STOREY
 - NUMBER OF STREETS/FIRE FIGHTER ACCESS: FACING 2 STREETS, FIRE-FIGHTING ACCESS PROVIDED
 - BUILDING CLASSIFICATION: 3.2.2.43, GROUP C, UP TO 6 STOREYS, SPRINKLERED
 - SPRINKLER SYSTEM PROPOSED: FULLY SPRINKLERED
 - STANDPIPE REQUIRED: YES
 - FIRE ALARM REQUIRED: YES
 - WATER SERVICE/SUPPLY IS ADEQUATE: YES
 - HIGH BUILDING: NO
 - PERMITTED CONSTRUCTION: NON-COMBUSTIBLE ACTUAL CONSTRUCTION NON-COMBUSTIBLE
 - MEZZANINE AREAS: TOTAL = 0 SQ. M.
 - OCCUPANT LOAD: BASEMENT (F3) 4,916 M² / 46 = 107 PERSONS; BASEMENT (C) 2 PER BR = 0 PERSONS; 1ST FLOOR (C) 2 PER BR = 62 PERSONS; 2ND FLOOR (C) 2 PER BR = 72 PERSONS; 3RD/4TH FLOORS (C) 2 PER BR = 264 PERSONS; 6TH FLOOR (A) 288 M² / 1.85 = 156 PERSONS; 6TH FLOOR (C) 2 PER BR = 84 PERSONS; TOTAL = 745 PERSONS
 - BARRIER FREE DESIGN: YES
 - HAZARDOUS SUBSTANCES: NO
 - REQUIRED FIRE-RESISTANCE RATINGS: GROUND FLOOR ASSEMBLY FRR = 1 HOUR; FLOOR ASSEMBLIES FRR = 1 HOUR; FLOOR ASSEMBLIES WITHIN A DWELLING = 1 HOUR; ROOF ASSEMBLIES FRR = 0 MINS; MEZZANINE ASSEMBLIES FRR = 1 HOUR; FLOOR SUPPORTING MEMBERS = 1 HOUR; FLOOR SUPPORTING MEMBERS WITHIN A DWELLING = 1 HOUR; ROOF SUPPORTING MEMBERS FRR = 0 MINS; MEZZANINE SUPPORTING MEMBERS FRR = 1 HOUR

keith loffler mc Alpine architects

80 BLOOR STREET WEST, SUITE 403, TORONTO, ONTARIO, M5S 2V1

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RE-ZONING AND SITE PLAN APPROVAL

23 APRIL 2021	1 : 250
1710	K.L. J.M.
Project no.	Drawn by: Checked by:

APARTMENT DEVELOPMENT

N/E CORNER WELLINGTON STREET EAST AND JOHN WEST WAY, AURORA ON PART OF LOT 81, CONCESSION 1

OWNER: L & B Aurora Inc.

Architectural Site Plan Building Data

Drawing Title

A100

RENTAL SUITES

1 BEDROOM	66
2 BEDROOM	73
3 BEDROOM	11
TOTAL UNITS	150

INFORMATION ON THIS SITE PLAN IS TAKEN FROM:
PLAN OF SURVEY OF
PART OF LOT 81, CONCESSION 1
TOWN OF AURORA
REGIONAL MUNICIPALITY OF YORK
BY J. D. BARNES LTD. OLS
140 RENFREW DRIVE, SUITE 100, MARKHAM ON.
DATED 13 MARCH 2018.

