

**SITE STATISTICS**

LEGAL ADDRESS: LOTS B AND C AND PART OF LOT D REGISTERED PLAN 36 AND PART OF LOTS 15 AND 16 REGISTERED PLAN 246 TOWN OF AURORA

ZONING: PD1 ZONE

LAND AREAS:  
 GROSS LOT AREA: 4,005.0 m<sup>2</sup>  
 ROAD WIDENING/VIEW TRIANGLE: 72.4 m<sup>2</sup>  
 NET LOT AREA: 3932.6 m<sup>2</sup>

PROPOSED:  
 BUILDING FOOTPRINT: 2,153.1 m<sup>2</sup> (54.75%)  
 DRIVING AND SURFACE PARKING AREAS: 801.5 m<sup>2</sup> (20.38%)  
 PATIOS AT GRADE: 55.8 m<sup>2</sup> (1.42%)  
 INTAKE/EXHUST/TRANSFORMER: 13.9 m<sup>2</sup> (0.35%)

PERMEABLE LANDSCAPED AREA: 23.8 m<sup>2</sup> (2.62%)  
 SOFT LANDSCAPED AREA: 553.3 m<sup>2</sup> (62.92%)  
 HARD LANDSCAPED AREA: 327.4 m<sup>2</sup> (36.64%)  
 TOTAL LANDSCAPED AREA: 908.3 (23.10%)

01 SITE STATISTICS  
 A101 NTS

**Summary**

	m <sup>2</sup>	ft <sup>2</sup>
Gross Site Area	4,005.00	43,110
Area of Widening and View Triangle	72.40	779
Net Site Area	3,932.60	42,331
Lot Frontage	85.81	
Total GFA	12,201.80	131,340
Total FAR (Net Site Area)	3.10	
Total Units	136	
Common Indoor Amenity	274.10	2,950.41
Common Outdoor Amenity	369.20	3,974.07
Private Outdoor Amenity (Including terraces, patios and balconies)	1,012.90	10,902.86
Total Height *	23.54m	

\* AVERAGE GRADE HAS BEEN CALCULATED AS PER THE DEFINITION IN THE ONTARIO BUILDING CODE.

**Lot Coverage**

	m <sup>2</sup>	% of the site
Coverage	2,212.60	56.26%

**Residential**

Floor	Floor Area				Units				Total	
	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	1b	1bd	2b	2bd		
Floor P2	3,511.70	37,800	0.000	0.000	0	0	0	0	0	
Floor P1-R1	2,541.50	27,357	265.00	2,852	0	0	0	0	0	
Floor P2	1,298.20	13,974	1,251.20	13,468	1	3	3	0	7	
1	2,045.50	22,032	2,009.30	21,364	1	3	4	11	19	
2	1,594.70	17,171	1,593.00	17,130	3	5	15	1	24	
3	1,900.00	20,452	1,868.30	20,110	5	7	12	0	24	
4	1,718.40	18,475	1,684.70	18,134	2	10	6	3	21	
5	1,657.70	17,843	1,616.00	17,502	2	10	7	2	21	
6	1,586.20	17,059	1,540.30	16,580	2	9	8	1	20	
MPH	178.40	1,920	0.00	0.00	0	0	0	0	0	
Total	18,430.70	198,173	12,201.80	131,340	16	47	53	18	136	
percentage					11.79%	34.56%	40.44%	13.24%	0.00%	100.00%

**Parking Required (Promenade Downtown)**

Type	Units	Ratio	Parking spaces
Residential/Visitors	136	1	136
Total parking req.			136

**Parking Provided**

Location	Regular Spaces	Barrier-free Spaces	Total Provided
P1-R1	43	2	45
P2	90	1	91
Total Provided	136	5	141

**Bicycle Parking Required**

Number of units	Ratio	Req. Spaces
136	0.2	27.2

**Bicycle Parking Provided**

Location	Spaces
Site	5
P1-R1	27
P2	17
Total Provided	49

**Definitions**

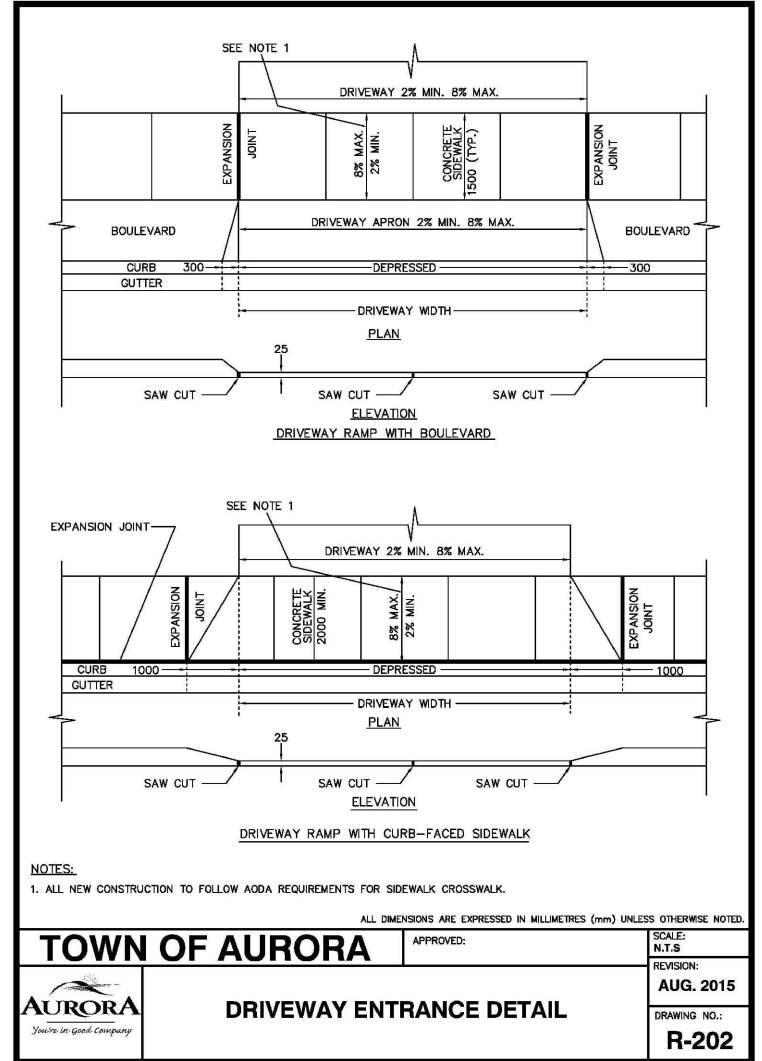
**GFA**  
 The aggregate of the floor areas of each storey or mezzanine measured between the exterior faces of any exterior walls of the building or structure. Within a building, the following are exempt from the calculation of the gross floor area:  
 basement or cellar  
 parking spaces  
 mechanical rooms  
 refuse storage rooms  
 stairwells  
 elevator shafts

**Building Height**  
 Means the vertical distance measured between the Average Finished Grade and (1) on a flat roof or structure with no roof, the highest point of the structure, roof surface or the parapet, whichever is the greater; (2) on any sloped roof, the mean distance between the eaves and ridge of a roof, in calculating the height of a building, any construction used as an ornament or for the mechanical operation of the building such as a chimney, tower, cupola or steeple shall not be included.

**Lot coverage**  
 Means the percentage of a lot covered by all buildings, but excluding decks attached to the main building, balconies, open porches and decks, bay windows, fireplaces, landings and steps, pools including perimeter decking which forms part of an above-ground pool, and any part of a building which is completely below grade.

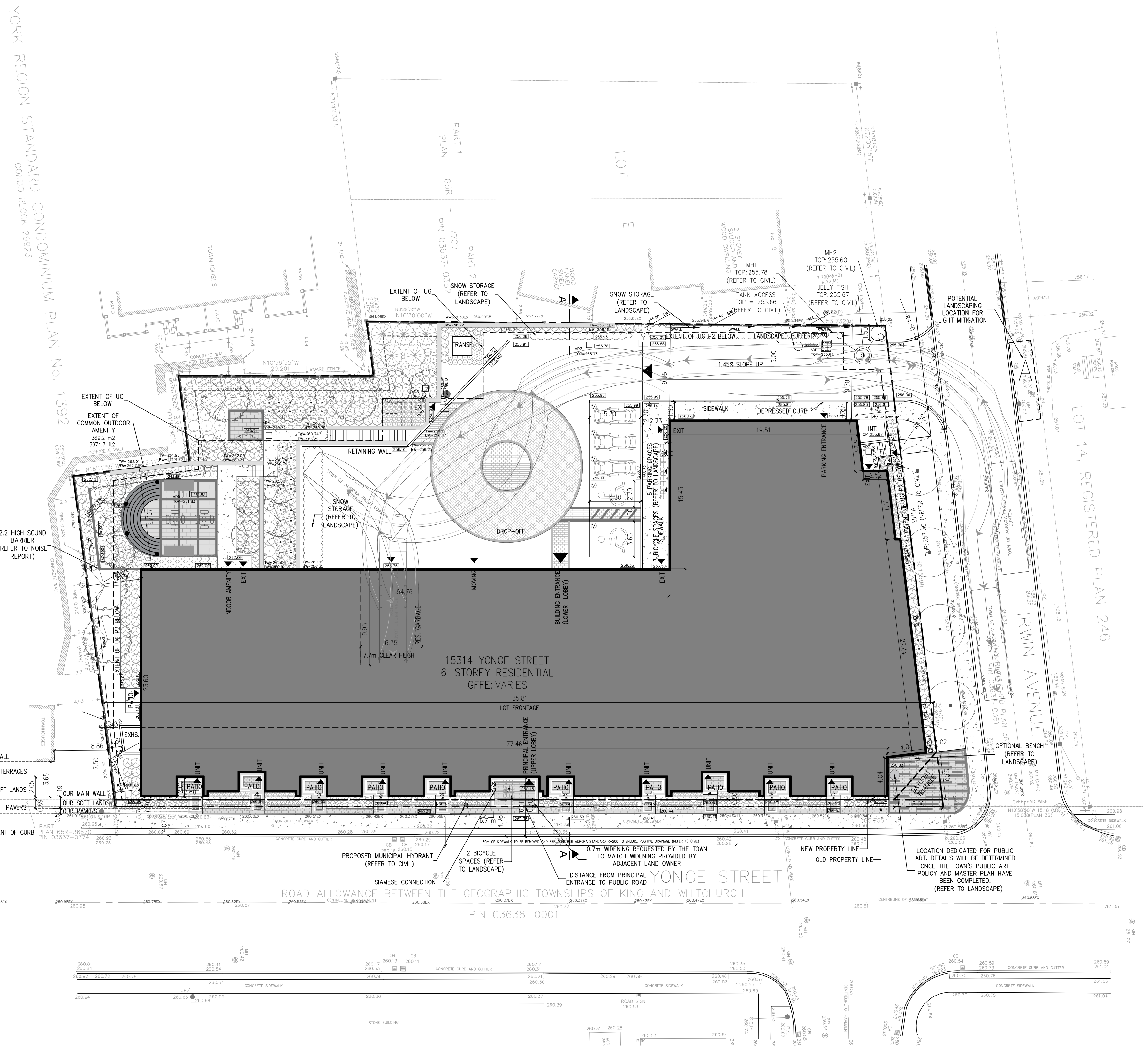


02 CONTEXT PLAN  
 A101 SCALE 1:2000



03 SITE STANDARD DETAIL  
 A101 NTS

05 STATISTICS AND DEFINITIONS  
 A101 SCALE 1:250



04 SITE PLAN  
 A101 SCALE 1:250

- NOTES**
- FOR COMPLETE GRADING AND SERVICING INFORMATION, REFER TO DRAWINGS PROVIDED BY SCS CONSULTING GROUP.
  - FOR COMPLETE LANDSCAPING INFORMATION, REFER TO DRAWINGS PROVIDED BY LANDSCAPE PLANNING LANDSCAPE ARCHITECTS.
  - FOR COMPLETE NOISE AND ACOUSTIC INFORMATION, REFER TO REPORT PROVIDED BY SS WILSON ASSOCIATES.
  - FOR COMPLETE TRAFFIC INFORMATION, REFER TO DRAWINGS AND REPORTS PROVIDED BY NEXTRANS CONSULTING ENGINEERS.

TOWN OF AURORA  
 PLANNING AND DEVELOPMENT SERVICES  
 DEVELOPMENT PLANNING DIVISION  
 DATE: FEB 8, 2022  
 RECEIVED  
 SUBMISSION No. 4

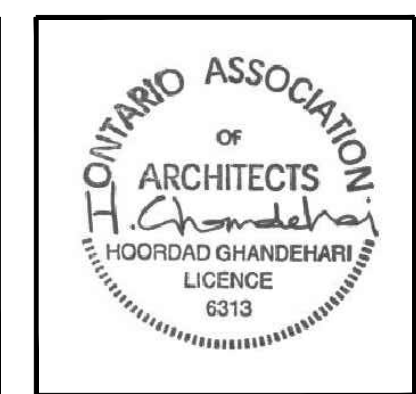
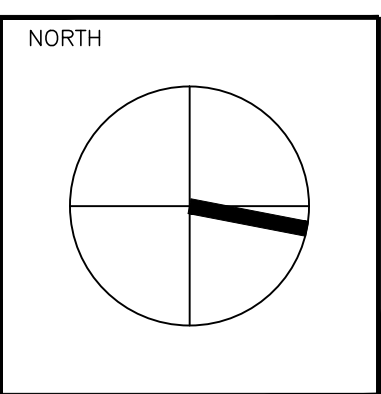
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3.	ISSUED FOR ZBA, OPA & SPA	DEC 02/21	2.	ISSUED FOR ZBA, OPA & SPA	AUG 31/21
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PROJECT TITLE  
**15314 YONGE STREET**  
 AURORA, ONTARIO

DRAWING TITLE  
**SITE PLAN, CONTEXT PLAN, STATISTICS, SITE DETAILS AND NOTES**

Scale: AS NOTED  
 Date: FEB 07, 2022  
 Project No. 20120

Drawn by: VZ  
 Checked by: HG  
 Drawing No. A101

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**ICON ARCHITECTS**

PLOT DATE February 07, 2022