

SITE STATISTICS AND ZONING INFORMATION

PROPERTY LEGAL DESCRIPTION	
LOT 21 CONCESSION 2, TOWN OF AURORA, REGIONAL MUNICIPALITY OF YORK, ON	
CURRENT ZONING DESIGNATION	PROPOSED ZONING DESIGNATION
Ru (Rural)	Townhouse Dwelling Residential (R8) with Special Provisions.

NO.	ISSUED FOR	DATE
1	Rezoning/SPA	Dec. 14, 2020

	REQUIRED	PROVIDED
TOTAL LOT AREA		3,424.9 sm
OVERALL LOT COVERAGE	50%	42.9%
INDIVIDUAL LOT AREA	180SM	138 sm (BLOCK 1) 147 sm (BLOCK 2)
INDIVIDUAL LOT COVERAGE	50%	60% (BLOCK 1) 58% (BLOCK 2)
BUILDING HEIGHT	3 STOREYS, 10M	3 STOREYS, 12.73M (BLOCK 1) 3 STOREYS, 11.73M (BLOCK 2)
AMENITY AREA	18SM/UNIT	18SM/UNIT
PARKING (RESIDENTS)	23 (1.5/UNIT)	23 (1.5/UNIT)
PARKING (VISITORS)	5	5
TOTAL GROSS FLOOR AREAS		3,085SM, 33,207SF

YARDS	REQUIRED	PROVIDED
FRONT YARD (WEST) (BLOCK 1)	7.50m	3.17m
FRONT YARD (WEST) (BLOCK 2)	1.80m	4.02m
SIDE YARD (NORTH) (BLOCK 1)	1.50m	1.39m
SIDE YARD (NORTH) (BLOCK 2)	1.50m	1.36m
SIDE YARD (SOUTH) (BLOCK 1)	1.80m	1.80m
SIDE YARD (SOUTH) (BLOCK 2)	1.80m	1.50m
REAR YARD (EAST) (BLOCK 1)	7.50m	4.41m
REAR YARD (EAST) (BLOCK 2)	7.50m	6.00m

GROSS FLOOR AREAS (EXCLUDING GARAGE AND BASEMENT FLOOR AREAS)	BLOCK 1	BLOCK 2	TOTAL
GROUND FLOOR	4,044 SF	3,979 SF	
SECOND FLOOR	6,985 SF	5,572 SF	
THIRD FLOOR	6,974 SF	5,557 SF	
TOTAL	18,003 SF (1,672.5SM)	15,108 SF (14,03.5 SM)	33,111 SF (3,076.0 SM)

GARAGE AREAS	BLOCK 1	BLOCK 2	TOTAL
GROUND FLOOR	2,998 SF (278.5 SM)	1,873 SF (174.0 SM)	4,871 SF (452.5 SM)

BASEMENT AREAS	BLOCK 1	BLOCK 2	TOTAL
BASEMENT FLOOR	4,515 SF (419.4 SM)	4,164 SF (386.9 SM)	8,679 SF (806.3 SM)

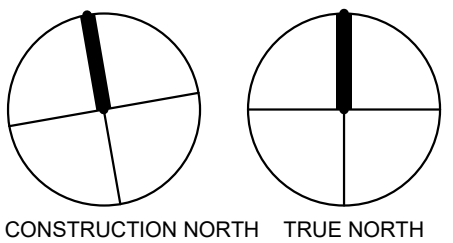
- NOTE:**
- 1) REFER TO SITE ENGINEERING DRAWINGS FOR SITE GRADING DESIGN.
 - 2) REFER TO SITE ENGINEERING DRAWINGS FOR RETAINING WALL DESIGN.
 - 3) REFER TO LANDSCAPE DRAWINGS FOR FENCE DESIGN.
 - 4) REFER TO LANDSCAPE DRAWINGS FOR SITE PAVEMENT DESIGN.
 - 5) PROVIDE METAL GUARD ABOVE RETAINING WALL WHERE THE HEIGHT OF RETAINING WALL IS OVER 600MM.

DO NOT SCALE DRAWINGS. VERIFY CONFIGURATIONS AND DIMENSIONS ON SITE BEFORE BEGINNING WORK. NOTIFY ARCHITECT IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES.

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CLIENT

SEAL



PROJECT

Wellingbrook TownHomes

15385 & 15395 Bayview Ave, Aurora, Ontario

SHEET NAME

Site Plan

START DATE

June 3, 2020

DRAWN BY

HC

CHECKED BY

SCALE

As indicated

PROJECT NO.

2002

DRAWING

A1.1



1 Site Plan
1 : 250

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