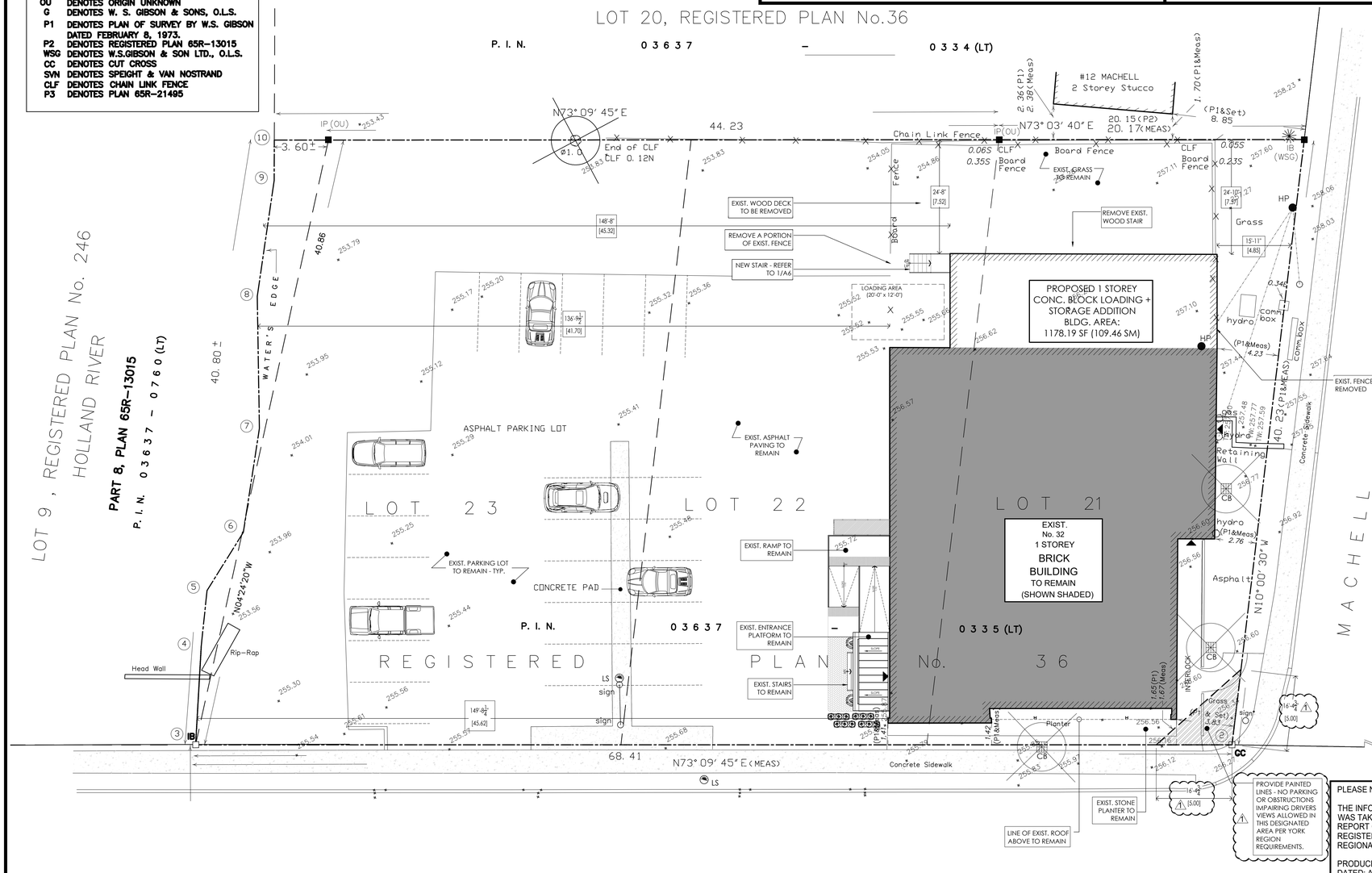
32 WELLINGTON STREET WEST			
GROSS FLOOR AREA		SF	SM
1	EXIST. GROUND FLOOR AREA	5277.98	490.34
2	STORAGE ADDITION AREA	1178.19	109.46
	TOTAL GROSS FLOOR AREA	9521.60	599.80

32 WELLINGTON STREET WEST - SITE DATA

	ZONING DESIGNATION: PD1 (Promenade Downtown)	LOT AREA= +/-2705.17sm (E.T.R.)		TYPE OF BUILDING: COMMERCIAL (RETAIL) - PROMENADE (P) ZONE	
	GOVERNED BY-LAW NUMBER 6000-17	PROPOSED (SF)	PROPOSED (SM)	AS PER BY-LAW NUMBER 6000-17, as amended (Office Consolidation)	COMPLY Y/N
1	COVERAGE (INCLUDING ALL COVERED AREAS)	6684.71	621.03	100% MAXIMUM LOT COVERAGE ALLOWABLE	YES
		L.FT.	L.M.		
2	FRONT YARD SET BACK (WEST) (LF)	148.69	45.32	MIN. SETBACK ALLOWABLE 7.5M	YES
3	SIDE YARD SET BACK (NORTH) (LF)	24.67	7.52	MIN. EXTERIOR SIDE YARD SETBACK ALLOWABLE 0M	YES
4	SIDE YARD SET BACK (SOUTH) (LF)	4.67 (E.T.R.)	1.41 (E.T.R.)	EXISTING TO REMAIN	YES
5	REAR YARD SET BACK (EAST) (LF)	13.88	4.23	MIN. SETBACK ALLOWABLE 0M	YES
6	BUILDING HEIGHT	12.69	3.87	MAX BUILDING HEIGHT OF 10 METERS	YES
7	MIN. LANDSCAPING REQUIRED 0%	0%	NO LANDSCAPING REQUIRED		YES
8	MIN. REQUIRED PARKING	0	NO PARKING REQUIRED		YES

■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT SET
SIB	DENOTES STANDARD IRON BAR
IB	DENOTES IRON BAR
IP	DENOTES IRON PIPE
OU	DENOTES ORIGIN UNKNOWN
G	DENOTES W. S. GIBSON & SONS, O.L.S.
P1	DENOTES PLAN OF SURVEY BY W.S. GIBSON DATED FEBRUARY 8, 1973.
P2	DENOTES REGISTERED PLAN 65R-13015
WSG	DENOTES W.S.GIBSON & SON LTD., O.L.S.
CC	DENOTES CUT CROSS
SVN	DENOTES SPEIGHT & VAN NOSTRAND
CLF	DENOTES CHAIN LINK FENCE
P3	DENOTES PLAN 65R-21495



PLEASE NOTE:

THE INFORMATION SHOWN ON THIS SITE PLAN WAS TAKEN FROM SURVEYOR'S REAL PROPERTY REPORT OF PART OF LOTS 21,22 AND 23 REGISTERED PLAN No. 36 TOWN OF AURORA REGIONAL MUNICIPALITY OF YORK

PRODUCED BY: DELPH & JENKINS LIMITED
DATED: AUG 25, 2022

KNOWN AS WELLINGTON STREET WEST
(ROAD ALLOWANCE BETWEEN LOTS 80 AND 81, CONCESSION 1)
REGIONAL ROAD 15

1 PROPOSED SITE PLAN
SCALE: 1:150

PRODUCTION & COORDINATION BY:

BOLT
WWW.BOLTDEVELOPMENTS.COM
25 Wingold Avenue, 2nd Floor
Toronto, On M6B 1P8
T: 416-534-5251 F: 416-534-8679

CONSULTANTS:

REVIEWED & SEALED (ARCHITECTURE) BY:

MARILYN YPES ARCHITECT INC.
238 TWIN SISTER LAKES RD.
MARMORA, ONTARIO
K0K 2M0
TEL: 613-427-2308
FAX: 416-439-8506

REVIEWED & SEALED (STRUCTURE) BY:

EHSAN TAWHIDI & ASSOCIATES
58 GRAINGER CRESCENT
AJAX, ONTARIO
L1T 4Y6
TEL: 647-999-7160

ELECTRICAL BY:

FU & ASSOCIATES
1185 QUEENSWAY EAST, 10A
MISSISSAUGA, ONTARIO
L4Y 0G4
TEL: 905-238-6939
FAX: 905-238-6780

DRAWING LIST:

EXISTING SURVEY (REFERENCE)

ARCHITECTURAL:

A0	COVER PAGE, O.B.C. MATRIX PROPOSED SITE PLAN & STATISTICS
EX1	EXISTING GROUND FLOOR PLAN
EX2	EXISTING ROOF PLAN
EX2	EXISTING ELEVATIONS
EX3	EXISTING ELEVATIONS
A1	PROPOSED GROUND FLOOR PLAN
A2	PROPOSED REFLECTED CEILING PLAN
A3	PROPOSED ROOF PLAN
A4	PROPOSED ELEVATIONS
A5	PROPOSED ELEVATION
A6	PROPOSED STORAGE PLANS
A7	PROPOSED BUILDING SECTIONS + STAIR SECTION + LOADING DOCK SECTION DETAIL

STRUCTURAL:

S1	GENERAL NOTES & DETAILS + OWSJ SHOE DETAILS

ELECTRICAL:

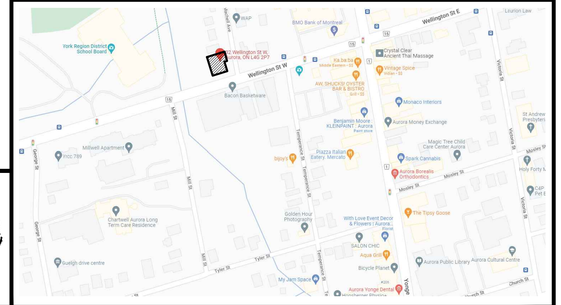
E0	ELECTRICAL SPECIFICATIONS
E1	PANEL SCHEDULES, SINGLE LINE DIAGRAM & DETAILS.
E2	LIGHTING LAYOUT
E3	POWER LAYOUT

ONTARIO ASSOCIATION OF ARCHITECTS
Marilyn Ypes
MEMBER
LICENCE 3289

PROPOSED 1-STOREY CONCRETE BLOCK LOADING + STORAGE ADDITION AT:

SUMMERHILL MARKET

32 WELLINGTON STREET WEST
AURORA, ONTARIO
L4G 2P7



2 KEY PLAN
SCALE: N.T.S.

PLEASE NOTE:

ALL EXISTING GRADING AND SLOPES TO BE MAINTAINED

REVIEWED

THE REGIONAL MUNICIPALITY OF YORK
Community Planning & Development Services

DATE: 2/20/2024
SUBJECT TO ATTACHED LETTER
FILE AND LETTER No. SP.23.A.0203

TOWN OF AURORA APPROVED

DATE: May 30, 2024

DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES

REV.	BY	DESCRIPTION	DATE
3	J.L.	YORK REGION COMMENTS	FEB/13/2024
2	J.L.	ISSUED SITE PLAN APPROVAL	OCT/06/2023
1			

PROJECT / ADDRESS:

PROPOSED ADDITION AT:
32 WELLINGTON ST. W.

AURORA, ONTARIO

DRAWING TITLE:

PROPOSED SITE PLAN

SCALE: AS NOTED
DRAWN BY: A.L.
CHECKED BY: J.L.
DATE: FEB 10, 2022

DRAWING No: A0