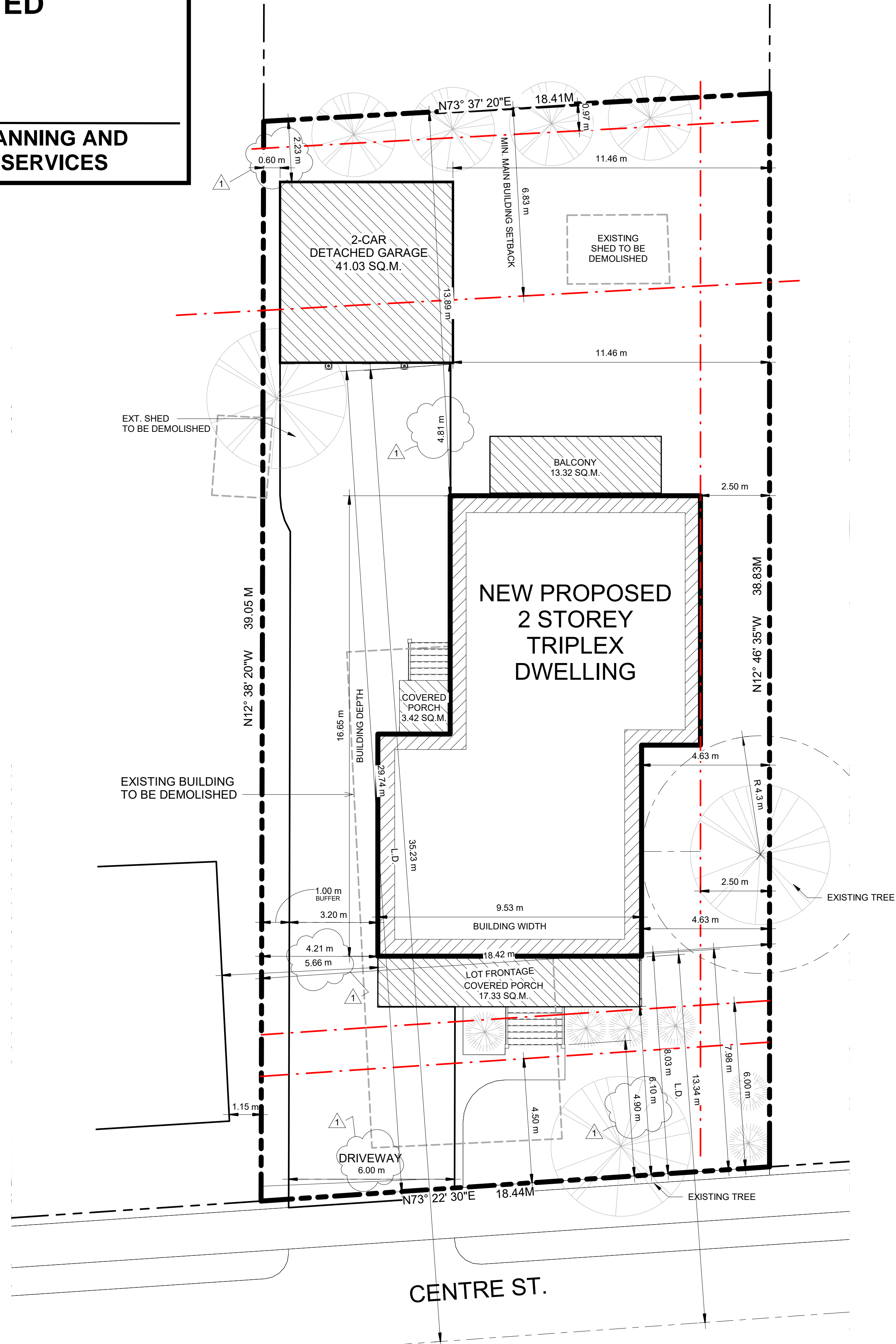


TOWN OF AURORA APPROVED

DATE: Mar. 23, 2023

DIRECTOR OF PLANNING AND
DEVELOPMENT SERVICES



1 SITE PLAN
1/8" = 1'-0"

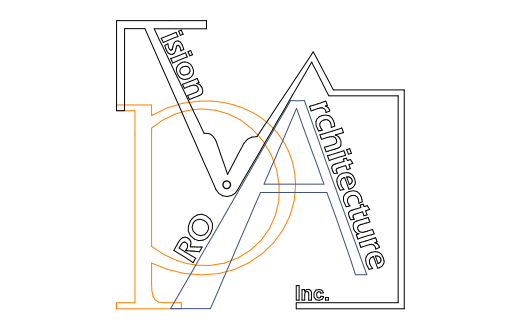
SITE STATISTICS			
ZONING Special Mixed Density Residential R7			
LEGAL DESCRIPTION 74 CENTRE ST., AURORA			
Areas	Required	Proposed / Existing	
Lot Area	835.00 m ²	714.560 m ²	
Lot Frontage	21 m.	18.42 m	
Floor Area Ratio	N/A MAX. %		
Lot Coverage	Required		
Building Coverage	35% MAX.	Proposed New Coverage / Building Area	
		BUILDING	159.05 sq.m. 22.26%
		COVERED PORCH	20.75 sq.m. 2.90%
		DETACHED GARAGE	41.03 sq.m. 5.74%
		Proposed Total 220.83 sq.m. 30.90%	
Permeable Area		361.24 sq.m.	50.55%
Non-Permeable Area		132.49 sq.m.	18.54%
Landscaped/Paved Area	N/A sq.m. MIN.	483.73 sq.m.	69.10%
Gross Floor Areas	Required		
First Floor Area	MAX.	New Floor Area	EXISTING
		154.81 sq.m.	0.00 sq.m.
Second Floor Area		150.78 sq.m.	0.00 sq.m.
		Total	305.59 sq.m. 0.00 sq.m.
		GRAND TOTAL 305.59 sq.m.	
Setbacks	Required	Proposed	
Front Yard	6 m.	Main Building	
		8.03 m	
		East Side Yard	
		2.50 m	
West Side Yard	2.5 m.	4.21 m	
		Rear Yard	
6.83 m.		13.89 m	
West Side Yard	2.5 m.	Detached Garage	
		0.8 m	
Rear Yard	1 m.	2.22 m	
Building Height	Required	Proposed	
Height of Building	MAX 10 m.	Main Building	7.58 m
		Detached Garage	3.89 m
Parking	Required	Proposed	
	3 SPACES	3 SPACES	

Item		Ontario's 2006 Building Code OBC Reference		Data Matrix Part 3 or 9	
1		Project Description:	<input checked="" type="checkbox"/> New <input type="checkbox"/> Part 1.1 <input type="checkbox"/> Part 1.1.1 to 1.1.4	<input type="checkbox"/> Part 3 <input type="checkbox"/> Part 9	References are to Division B unless noted [A] for Division A or [C] for Division C.
			<input type="checkbox"/> Addition <input type="checkbox"/> Alteration	<input type="checkbox"/> 1.1.2 [A] <input type="checkbox"/> 1.1.2 [A] & 9.10.1.3.	
2		Major Occupancy	RESIDENTIAL		
3		Building Area (m ²)	EXISTING 0 m ² NEW 217.41 m ² TOTAL 217.41 m ²	1.4.1.2. [A]	1.4.1.2. [A]
4		Gross Area	EXISTING 0 m ² NEW 305.59 m ² TOTAL 305.59 m ²	1.4.1.2. [A]	1.4.1.2. [A]
5		Number of Storeys Above grade	2 (TWO)		
6		Number of Streets/Fire Fighter Access	1 (ONE)	2.2.10. & 3.2.5.	9.10.20.
7		Building Classification	GROUP "C" RESIDENTIAL	3.2.2.20.-83	9.10.2.
8		Sprinkler System Proposed	<input type="checkbox"/> centre building <input type="checkbox"/> selected compartments <input type="checkbox"/> selected floor areas <input type="checkbox"/> basement in lieu of roof rating <input checked="" type="checkbox"/> not required	3.2.2.20.-83 3.2.1.5. 3.2.2.17. INDEX	9.10.8.2. INDEX
9		Standpipe required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.9. N/A	
10		Fire Alarm required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.4. 9.10.18	
11		Water Service/Supply is Adequate	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	3.2.5.7. N/A	
12		High Building	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.2.6. N/A	
13		Construction Restrictions	<input type="checkbox"/> Combustible permitted <input type="checkbox"/> Non-combustible required <input checked="" type="checkbox"/> Both	3.2.2.20.-83 9.10.6.	
14		Actual Construction	<input checked="" type="checkbox"/> Combustible <input type="checkbox"/> Non-combustible <input type="checkbox"/> Both		
15		Mezzanine(s) Area m ²	N/A	3.2.1.1.(3)-(8) 9.10.4.1.	
16		Occupant load based on	<input checked="" type="checkbox"/> 2/Bedroom <input type="checkbox"/> design of building	3.1.17. 9.9.1.3.	
		Basement:	0 BEDROOM Load 0		
		1 st Floor:	3 BEDROOM Load 4		
		2 nd Floor:	2 BEDROOM Load 4		
			TOTAL LOAD 10		
		(Additional floor areas continued below)			
17		Barrier-free Design	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (Explain) N/A	3.8. 9.5.2.	
18		Hazardous Substances	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	3.3.1.2. & 3.3.1.19.	9.10.1.3(4)
		Required Fire Resistance Rating (FRR)	Horizontal Assemblies FRR (Hours) Floors 1 Hour Roof N/A Mezzanine N/A FRR of Supporting Members 1 Hour Mezzanine N/A	Listed Design No. or Description (SG-2) 3.2.2.20.-83 & 3.2.1.4.	9.10.8. 9.10.9.
19		Spatial Separation - Construction of Exterior Walls	3.2.3. 9.10.14.		
		Wall Area of EBF (m ²)	L/D (m) L/H Permitted Max. % of Openings	Proposed % of Openings FRR (Hours) Listed Design or Description	Comb. Const. Comb. Constr. None, Cladding Non-comb. Constr.
		MAIN BUILDING			
		North	60.12 14.42 -		YES
		South	60.12 13.15 -		YES
		East	106.51 1.5 7%		YES
		West	106.51 7.31 19%		YES
		DETACHED GARAGE			
		North	17.81 2.26 17%		YES
		South	17.81 35.70 -		YES
		East	25.45 10.56 -		YES
		West	25.45 1.5 9%		YES
		(Additional wall areas continued below)			
20		Other - Describe			

DRAWING LIST

- SD1 SITE PLAN / PROJECT DATA
- AL1 FLOOR PLANS
- AL2 ELEVATIONS

KEY MAP



PRO VISION ARCHITECTURE INC.
T: (416) 800-6347 F: (416) 800-9625
Email: pva@provisionarch.com
14961 Yonge St. Unit B, Aurora, ON L4G 1M5



REVISION SCHEDULE			
No.	Description	Date	By
1	Planning Comments	MARCH 15/2022	DE

PROJECT NAME:
**REDEVELOPMENT AT
74 CENTRE ST.**

PROJECT ADDRESS:
74 CENTRE ST., AURORA, ON L4G 1J8

CLIENT'S NAME & ADDRESS:
HASSAN FARAJI
CENTRE ST., AURORA, ON L4G 1J8

PROJECT STATUS:
SITE PLAN APPROVAL

DRAWN BY: DE
CHECKED: DE
DATE: SEP 2021
SCALE: As indicated

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PROJECT NO:
2011389

SHEET TITLE
SITE PLAN /
PROJECT DATA

SD1
SHEET OF