



**KEY PLAN**  
 LEGAL DESCRIPTION  
**PART OF LOT 20 CONCESSION 3**  
 IN THE  
**TOWN OF AURORA**  
 REGIONAL MUNICIPALITY OF YORK  
 DATE: APRIL 04 2018

- KEYED NOTES:**
- ⊕ EXISTING FIRE HYDRANT - REFER TO CIVIL
  - ⊖ DEPRESSED CONCRETE CURB AND RAMP MAX. 1 TO 10 SLOPE WITH MIN. 0.61M TACTILE WARNING SURFACE
  - ⊗ EXISTING CONCRETE SIDEWALK
  - ⊙ PROPOSED CONCRETE SIDEWALK ADJOINING BUILDING SHALL BE CONSTRUCTED BY BUILDING CONTRACTOR REFER TO ARCHITL. DWGS. FOR EXTENT
  - ⊕ BIKE RACK REFER TO LANDSCAPE DWG FOR DETAILS
  - ⊖ EXISTING GAS PRESSURE STATION
  - ⊗ EXISTING CONCRETE CURB TO REMAIN - SITE VERIFY EXTENT
  - ⊙ NEW CONCRETE CURB - BY SITEMWORKS CONTRACTOR
  - ⊕ FIRE DEPARTMENT CONNECTION
  - ⊖ HEAVY DUTY ASPHALT PAVING
  - ⊗ LOADING SPACE: 9m X 3.5m X 4m CLEAR HEIGHT
  - ⊙ CONCRETE PAVING AT LOADING
  - ⊕ STAMPED ASPHALT CROSSWALK - REFER TO LANDSCAPED DWGS.
  - ⊖ PAINTED LINES: PEDESTRIAN CROSSING
  - ⊗ TYPE B-ACCESSIBLE PARKING SIGN
  - ⊙ STOP BAR
  - ⊕ NO PARKING FIRE LANE MARKING SIGN
  - ⊖ BOLLARD(S), REFER TO DETAIL 6/SP2
  - ⊗ BOLLARD(S), REFER TO DETAIL 11/SP2
  - ⊙ RETAINING WALL/GUARD REFER TO ARCHITECTURAL DWGS.

STOP SIGN

PEDESTRIAN CROSSING SIGN  
 LANDSCAPED ISLAND (TYP.)

BIN/COMPACTOR ON CONCRETE PAD

TRANSFORMER PAD - REFER TO SITE ELECT.

REV	BY	DESCRIPTION	DATE
01	GP	ISSUED FOR SPA	JULY 02 2024
02	GP	ISSUED FOR CLIENT REVIEW 2	JUNE 24 2024
03	GP	ISSUED FOR CLIENT REVIEW 1	MAY 07 2024

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE  
 DO NOT SCALE DRAWINGS

CLIENT  
**1623 WELLINGTON STREET DEVELOPMENTS LIMITED**  
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PROJECT  
**PROPOSED NEW BUILDING B, C, D SMARTCENTRES AURORA**  
 WELLINGTON STREET & HIGHWAY 404 AURORA, ON

**SITE PLAN**

DRAWN BY: DL  
 CHECKED: AZ  
 SCALE: 1:400  
 DATE: MAY 03 2024

CONTR. NO.: 24-87  
 DRAWING NO.:  
**SP1**

**TOWN OF AURORA APPROVED**

DATE: **Jan. 8, 2025**

*M. Ramunno*

**DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES**

**ZONING NOTES**

FOUR RETAIL UNITS PERMITTED WITH MAX. 26,909 SF (2,500 SM)  
 ALL OTHER RETAIL UNITS WITH MAX. 21,527 SF (2,000 SM)  
 FOR EACH 1.5 SM OF BUSINESS PARK USES BUILT,  
 1 SM OF RETAIL/COMMERCIAL CAN BE BUILT BEYOND 11,100 SM

\* PARKING REQUIRED CALCULATED BASED ON (MULTIPLE UNIT BUILDINGS WITHIN BUSINESS PARK ZONE)

3.0 SPACES /100 SM FOR FIRST 100 SM OF GFA	3
PLUS 2.0 SPACE /100 SM FOR NEXT 2700 SM OF GFA	54
PLUS 1.0 SPACE/100 SM FOR THE NEXT 3,000 SM OF GFA	30
PLUS 0.5 SPACE /100 OF REMAINING GFA	30
<b>TOTAL PARKING REQUIRED</b>	<b>117 SPACES</b>

**SITE STATISTICS PHASE 1 ZONE E-BP (531) (532)**

BLOCK AREA	49,730 SM (4.97 HA) (12.29 ACRES)			
BUILDING	AREA (SM)	E/M ROOM	MEZZANINE	BUILDING HEIGHT
A1	2,508.30 SM		114.54 SM	
A2 (UNIT 1&2)	4,795.63 SM	35.73 SM		
TOTAL BUILDING A	7,303.93 SM			
BUILDING C (FUTURE DEVELOPMENT)	705.50 SM	18.58 SM		
BUILDING B	1,582.53 SM			
BUILDING D	2,080.03 SM	18.58 SM		
TOTAL GROSS LEASABLE FLOOR AREA	11,796.53 SM	Max = 18,120 sm (11,100 sm for Phase 1)		
TOTAL GROSS FLOOR AREA	11,859.42 SM	Max = 18,120 sm		
* TOTAL PARKING REQUIRED	117 CARS			
TOTAL PARKING PROVIDED	476 CARS (17 24.46 SM)			

**SITE STATISTICS PHASE 1 ZONE E-BP (531) (532)**

CATEGORY	PROPOSAL	BY LAW REQUIREMENT	BY - LAW CONFIRMITY
LOT FRONTAGE	241.68 M	60 M	YES
LOT AREA	49,730 SM (4.97 HA)	1.0 HA	YES
TOTAL GROSS FLOOR AREA	11,859.42 SM	18,120 SM	YES
SETBACK TO WELLINGTON ST	MIN. 19.56; 17.09 M	9.00 M	YES
SETBACK TO GOULDING AVE.	MIN. 24.72; 8.57; 14.69 M	6.00 M	YES
OTHER YARD SETBACKS	MIN. 42.96; 22.44 M	3.00 M	YES
LOT COVERAGE: 11,744.88 SM / 49,730	23.62 % - OF NET LOT AREA	50 % (MAX)	YES
BUILDING HEIGHT	1 AND 2 STOREYS	13.5 M (MAX)	YES
LANDSCAPE STRIP TO WELLINGTON ST	MIN 6.0 - 14.96 M	6 M	YES
LANDSCAPE STRIP TO GOULDING AVE.	MIN 16.41 M	3 M	YES
LANDSCAPE STRIP TO OTHER LOT LINES	MIN 3.0 M	3 M	YES
TOTAL LANDSCAPE AREA AS PERCENTAGE OF SITE	N/A	N/A	YES
PARKING REQUIRED FOR RETAIL	460 SPACES	117 SPACES*	YES
ACCESSIBLE PARKING REQUIRED	16 SPACES	13 SPACES	YES
TOTAL PARKING PROVIDED	476 SPACES		YES
PARKING SPACE DIMENSIONS	2.70 X 5.30 M	2.70 X 5.30 M	YES
ACCESSIBLE PARKING DIMENSIONS	3.65/2.95 X 5.30 M including 1.5M aisle	3.65/2.7 X 5.30 M including 1.5M aisle	YES
BICYCLE PARKING SPACES	16 BICYCLE PARKING SPACES	5 BICYCLE PARKING SPACES	YES
LOADING SPACES	6 @ 3.5X9.00	5 @ 3.5X9.00	YES
ADJACENT PROPERTY ZONES:	North - E-BP (537) East - E-BP West - C3 (328) South - E-BP (338)		