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2024 ONTARIO BUILDING CODE DATA MATRIX

Issued: 2025 01 01

PART 3 - FIRE PROTECTION, OCCUPANT SAFETY AND ACCESSIBILITY

OBC REFERENCE [1]

Name of Practice	WZMH Architects
Address 1	95 St. Clair Avenue West, 1500, M4V 1N6
Address 2	
Contact	416-961-4111
Name of Project	GENESIS HYUNDAI AURORA
Location/Address	28 SUNDAY DRIVE, AURORA, ONTARIO, CANADA
Date	22-05-2025

Seal & Signature

No.	Item	Details	OBC Reference
3.00	BUILDING CODE VERSION	O.Reg. 163/24 — LAST CODE AMENDMENT O.Reg. 447/24	
3.01	PROJECT TYPE	New Construction; Motor Vehicle Sales Establishment for Hyundai and Genesis	[A] 1.3.3.2.
3.02	MAJOR OCCUPANCY CLASSIFICATION	OCCUPANCY / USE: F2 Medium Hazard Industrial — Repair Garage; F3 Low Hazard Industrial — Storage Garage; E Mercantile — Motor Vehicle Sales Establishment; D Business & Personal Services — Offices; - -	3.1.2.
3.03	SUPERIMPOSED MAJOR OCCUPANCIES	YES — One storey of Group D superimposed over one storey of Group E superimposed over one storey of Group F Division 2 and Group F division 3	3.2.2.7.
3.04	BUILDING AREA (m²)	DESCRIPTION / EXISTING / NEW / TOTAL: Main Building — 5615.00 — 5,615.0; TOTAL - 5,615.0 5,615.0	[A] 1.4.1.2.
3.05	GROSS AREA (m²)	DESCRIPTION / EXISTING / NEW / TOTAL: Lower Level 5615.00 5,615.0; Main Level 1820.00 1,820.0; UpperLevel 480.00 480.0; TOTAL - 7,915.0 7,915.0	[A] 1.4.1.2.
3.06	MEZZANINE AREA (m²)	DESCRIPTION / MEZZ TYPE / EXISTING / NEW / TOTAL: Equipment and Storage Mezzanine — ≤40% Mezzanine — 150.00 — 150.0; Select applicable -; Select applicable -; TOTAL - 150.0 150.0	3.2.1.1.
3.07	BUILDING HEIGHT	3 STOREYS ABOVE GRADE; 0 STOREYS BELOW GRADE; 13.00 (m) ABOVE GRADE	[A] 1.4.1.2. & 3.2.1.1.
3.08	HIGH BUILDING	No	3.2.6.
3.09	NUMBER OF STREETS/ FIREFIGHTER ACCESS	1 STREET(S)	3.2.2.10. & 3.2.5.
3.10	BUILDING CLASSIFICATION (SIZE AND CONSTRUCTION RELATIVE TO OCCUPANCY)	3.2.2.77. Group F, Division 2, up to 4 Storeys, Increased Area, Sprinklered; 3.2.2.84. Group F, Division 3, up to 6 Storeys, Sprinklered; 3.2.2.66. Group E, Any Height, Any Area, Sprinklered; 3.2.2.59. Group D, up to 6 Storeys, Sprinklered, Noncombustible Construction; - -	3.2.2.20.-83.
3.11	SPRINKLER SYSTEM	Required — PROVIDED: Entire Building; DESCRIBE	3.2.1.5. & 3.2.2.17., 3.2.2.18., 3.2.4.8. to 3.2.4.10. and 3.2.5.13.
3.12	STANDPIPE SYSTEM	Required	3.2.9.
3.13	FIRE ALARM SYSTEM	Required — TYPE PROVIDED Two Stage	3.2.4.
3.14	WATER SERVICE/ SUPPLY IS ADEQUATE	Yes	3.2.5.7.
3.15	CONSTRUCTION TYPE	BASED ON 3.2.2.66.; RESTRICTIONS Noncombustible Required; ACTUAL Noncombustible; HEAVY TIMBER CONSTRUCTION NO	3.2.2.20.-83.; 3.2.1.4.
3.16	IMPORTANCE CATEGORY	Low -	4.1.2.1.(3), T4.1.2.1.B
3.17	SEISMIC CATEGORY	SEISMIC CATEGORY -; SITE CLASS - -; SEISMIC DESIGN REQUIRED FOR Table 4.1.8.18. items 6 to 22: Required; REASON FOR REQUIREMENT NEITHER SC1 NOR SC2.	4.1.8.4.(1); T4.1.8.5.-B; 4.1.8.18.(2)
3.18	OCCUPANT LOAD	FLOOR LEVEL/AREA / OCCUPANCY TYPE / OCCUPANT LOAD (PERSONS) BASED ON / POSTED LIMIT REQUIRED: Lower Level F2 and F3 33 Design of space -; Main Level E and D 140 Design of space -; Upper Level D 33 Design of space -; TOTAL 206	3.1.17. and 3.1.17.1.(2)
3.19	BARRIER-FREE DESIGN	Yes — Town of Aurora Accessibility Standards; BARRIER-FREE ENTRANCES 3 — At principal and secondary entrances	3.8.; 3.1.8.2.
3.20	HAZARDOUS SUBSTANCES	Yes — Lithium battery and car battery storage	3.3.1.2. & 3.3.1.19.
3.21	REQUIRED FIRE RESISTANCE RATINGS	HORIZONTAL ASSEMBLY / RATING (H) / SUPPORTING ASSEMBLY (H) / NONCOMBUSTIBLE IN LIEU OF RATING?: STOREYS BELOW GRADE NA NA -; FLOORS OVER BASEMENT NA NA -; FLOORS 2HR 2HR -; MEZZANINE 1HR 1HR -; ROOF 2HR ONLY AT ROOFTOP PATI 2HR ONLY AT ROOFTOP PATIO N/A	3.2.2.20-83., 3.2.1.2., 3.2.1.4., 3.2.2.15.
3.22	SPATIAL SEPARATION	EXPOSING BUILDING FACE / EBF AREA (m²) / L.D. (m) / L/H OR H/L / % UPO PERMITTED / ACTUAL / REQUIRED FRR (H) / CONSTRUCTION TYPE / CLADDING TYPE: North 467.0 >15 / NA Noncombustible Req'd Noncombustible Req'd; South 634.9 >15 / NA Noncombustible Req'd Noncombustible Req'd; East 406.5 >15 / NA Noncombustible Req'd Noncombustible Req'd; West 406.5 >15 / NA Noncombustible Req'd Noncombustible Req'd	3.2.3.
3.23	PLUMBING FIXTURE REQUIREMENTS	RATIO: MALE:FEMALE = 50:50 EXCEPT AS NOTED OTHERWISE; FLOOR LEVEL OR AREA / OCCUPANT LOAD (PERSONS) / OBC SENTENCE / WATER CLOSETS REQUIRED / WATER CLOSETS PROVIDED / BARRIER-FREE WATER CLOSETS REQUIRED / PROVIDED / UNIVERSAL WASHROOMS REQUIRED / PROVIDED: Lower Level 33 3.7.4.7. 2WC PER SEX 5 /1 BF; Main Level 140 3.7.4.8. 4 WC PER SEX 8 /1 BF 1 UNIVERSAL; Upper Level 33 3.7.4.7. 2 WC PER SEX 5 /1 BF	3.7.4., 3.8.2.3., Tables 3.8.2.3.A. and 3.8.2.3.B
3.24	ENERGY EFFICIENCY	COMPLIANCE PATH: see energy modelling report; CLIMATE ZONE: 6 — DEGREE DAYS BELOW 18 C: 4210	12.2.1.2.; SB-1 Table 2
3.25	SOUND TRANSMISSION DESIGN	IS THERE MORE THAN 1 DWELLING UNIT IN THE BUILDING?: NO; NOTES:; OPTION IMPLEMENTED: -	
3.26	ALTERNATIVE SOLUTIONS		[A]1.2.1.1. and [C]2.1.
3.27	NOTES		

1 ALL REFERENCES ARE TO DIVISION B OF THE OBC UNLESS PRECEDED BY [A] FOR DIVISION A AND [C] FOR DIVISION C

Ontario Building Code Data Matrix, Part 3
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Project Statistics

Based on Zoning By-Law 6000-17

Site Zoning and Use

Project Address :	28 Sunday Drive, Aurora, ON, L4G 7B8			
Zoning	Employment Zone- Business Park [E-BP (531)(532)(534)]			
Use	Motor Vehicle Sales Establishment			
	SQM	SQFT	Acres	Hectares
Overall Site Area	11,534	124,151	2.85	1.15 Ha
Adjacent property information :	56 Sunday Drive, Aurora, ON L4G 4A2			
Zoning	Employment Zone- Business Park [E-BP (531)(533)]			
Use	Motor Vehicle Sales Establishment			

Site statistics

Lot	PROVIDED	MINIMUM	Comments
Lot Area	1.15 ha	1.0 ha	
Lot Frontage	103.2m	60m	
	PROVIDED	MAXIMUM	Comments
Lot Coverage	23%	50%	Excludes Parking, Ramps and Garbage
Setbacks	PROVIDED	REQUIRED	Comments
Front yard (Sunday drive)	3.0m	3.0m	Based on Zoning exception 531
Rear Yard (Wellington St. West)	9.0m	9.0m	Based on Zoning exception 531
Interior Side Yard (West)	3.0m	3.0m	Based on Zoning exception 531
Interior Side Yard (East)	3.0m		no requirement listed in exception 3.0m strip provided based on ZBL 6000-17 4.8 (a)
Landscaping Provisions	PROVIDED	REQUIRED	Comments
Front yard (Sunday drive)	3.0m	3.0m	Based on Zoning exception 531
Rear Yard (Wellington St. West)	6.0m	6.0m	Based on Zoning exception 531
Interior Side Yard (West)	3.0m	3.0m	Based on Zoning exception 531
Interior Side Yard (East)	3.0m	3.0m	3.0m provided based on ZBL 6000-17 4.8 (a)

Building Statistics

Building Area			
	SQM	SQFT	Comments
Building Footprint	2,679.5	28,842	Excludes Parking, Ramps and Garbage
Building Height			
	PROVIDED	MAXIMUM	Comments
Building Height	13m	17.5m	Maximum Height based on Zoning exception 534
Number of Stories	3		

Gross Floor Area

GFA breakdown per use per floor			
Lower level	SQM	SQFT	Comments
Medium Hazard Industrial (Group F2)	1,344	14,470	Repair Garage, service area, car wash (Parking, Elevators, stairs, mech/elec, garbage rooms excluded)
Main level	SQM	SQFT	Comments
Mercantile (Group E)	770	8,290	showrooms (Elevators, stairs, mech/elec, garbage rooms excluded)
Medium Hazard Industrial (Group F2)	245	2,640	Service drive thru
Business and Personal Services (Group D)	655	7,060	offices (Elevators, stairs, mech/elec, garbage rooms excluded)
Upper level	SQM	SQFT	Comments
Business and Personal Services (Group D)	429	4,618	offices (Elevators, stairs, mech/elec, garbage rooms excluded)
GFA Totals per use			
Mercantile (Group E)	770	8,290	Elevators, stairs, mech/elec, garbage rooms excluded
Medium Hazard Industrial (Group F2)	1,589	17,110	Elevators, stairs, mech/elec, garbage rooms excluded
Business and Personal Services (Group D)	1,084	11,670	Elevators, stairs, mech/elec, garbage rooms excluded

GFA per floor			
	SQM	SQFT	Comments
LOWER LEVEL	1,344	14,470	Parking, Elevators, stairs, mech/elec, garbage rooms excluded
MAIN LEVEL	1,619	17,430	Elevators, stairs, mech/elec, garbage rooms excluded
UPPER LEVEL	429	4,618	Elevators, stairs, mech/elec, garbage rooms excluded
TOTAL GFA	3,392	36,510	

Parking Statistics

Parking per floor	Public Parking	Inventory Parking		
LOWER LEVEL	78	96	Inventory parking below deck (see lower level)	
MAIN LEVEL	48			
Parking Totals Breakdown	Public Parking	Inventory Parking	Total	Comments
Proposed parking	126	96	222	Inventory parking excluded from calculation for BF
	PROVIDED	REQUIRED	Comments	
Parking	222	51	BASED ON ZBL #6000-17 (5.4) 1.5 SPACES PER 100 SQM	
Barrier Free Parking	8	6	IF REQUIRED 13-100 THEN PROVIDE 4% OF TOTAL PROVIDED IN PARKING AREA (96 SPACES ARE INVENTORY ONLY)	
EV charging Stalls	12	11	Based on Tier 1 requirements in the Aurora Green Standard	
Bicycle Parking	8	6	2 spaces plus 1 for every 1000 sqm of GFA in retail/commercial	

Landscaping Statistics

Area			
	SQM	SQFT	Comments
Landscaped Area	1740	18,730	
Landscaped Area as percentage of Lot		15%	

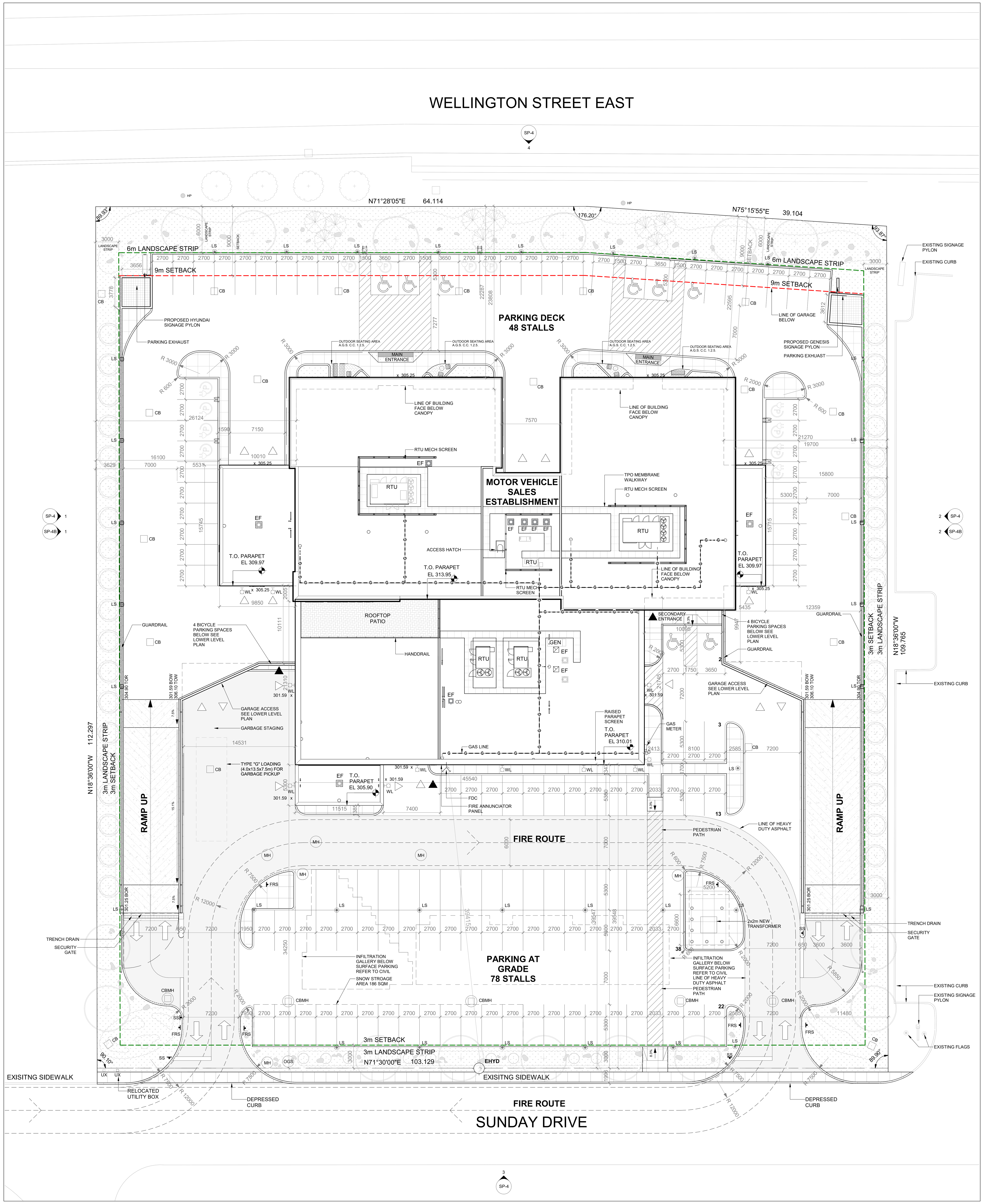
GENERAL NOTES

1. THE CONTRACTOR SHALL RECTIFY ALL DISTURBED AREAS TO ORIGINAL CONDITION OR BETTER AND TO THE SATISFACTION OF THE DIRECTOR OF ENGINEERING AND CAPITAL DELIVERY DIVISION
2. ALL WORKS ARE TO BE COMPLETED IN ACCORDANCE WITH THE STANDARD DRAWINGS AND SPECIFICATIONS OF THE TOWN OF AURORA AND THESE SHALL BE DEEMED TO CONSTITUTE PART OF THIS CONTRACT
3. ALL CONCRETE CURB FROM EXISTING ROAD CURB TO STREET LINE SHALL BE BARRIER CURB OPSD600.11. ALL CONCRETE CURB HEIGHTS SHALL BE 150MM UNLESS OTHERWISE NOTED. (E.G. AODA STANDARD) DRIVEWAY CURB TO BE DISCONTINUOUS AT SIDEWALK AND TAPERED BACK 300MM MINIMUM;
4. ALL REQUIRED CURB CUTTING AT ENTRANCES AND CURB DEPRESSIONS AT SIDEWALK CROSSINGS SHALL BE CONSTRUCTED TO THE SATISFACTION OF THE ENGINEERING AND CAPITAL DELIVERY DIVISION
5. SIDEWALK TO BE 175MM THICK THROUGH DRIVEWAYS PER TOWN OF AURORA STANDARD R-200, 125MM THICK OTHERWISE, AND IN ACCORDANCE WITH R215 OR R216
6. ALL CONSTRUCTION WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS AND REGULATIONS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT FOR CONSTRUCTION PROJECTS.
7. FIRE ROUTE SHALL BE DESIGNED IN ACCORDANCE WITH OBC 3.2.5.6
8. DRIVEWAYS SHALL BE DESIGNED IN ACCORDANCE WITH OPSD 350.010
9. CURB DEPRESSION (CUT) WILL BE PROVIDED AT ALL MAIN ENTRANCES AS PER AURORA ACCESSIBILITY STANDARDS (AODA GUIDELINES)
10. SIGNAGE SHOWN ON THE SITE DEVELOPMENT PLANS IS FOR INFORMATION PURPOSES ONLY. ALL SIGNS WILL BE SUBJECT TO THE PROVISIONS OF SIGN BY-LAW 5840-16.
11. ACCESSIBILITY AS PER AODA GUIDELINES (AGS CC 1.1.3.)
12. INVENTORY PARKING BELOW DECK REFER TO LOWER LEVEL PLAN

PLANNING AND BUILDING DEPARTMENT NOTES

SITE PLAN LEGEND

- PROPERTY LINE
- SETBACK
- LANDSCAPING STRIP
- PROPOSED FIRE ROUTE
- VEHICULAR ENTRANCE
- PEDESTRIAN ENTRANCE
- SITE ACCESS
- EHYD — EXISTING FIRE HYDRANT
- FDC — FIRE DEPARTMENT CONNECTION
- PAINTED MARKINGS
- CURB CUT
- STANDARD RAISED CURB
- DEPRESSED CURB WITH TACTILE WALKING SURFACE INDACTOR (SRI>29)
- RAISED ISLAND C/W CONCRETE CURBS AND LANDSCAPING
- BICYCLE PARKING STALL
- BOLLARD
- BL — LIGHT BOLLARD
- CB — EXISTING CATCHBASIN
- CB — CATCHBASIN
- MH — MANHOLE
- CBMH — NEW CATCH BASING MANHOLE
- OGS — NEW OIL AND GRIT SEPERATOR
- HP — EXISTING HYDRO POLE
- LS — LIGHT STANDARD
- WL — WALL MOUNTED LIHGT
- UX — EXISTING UTILITY BOX
- UX — RELOCATED UTILITY BOX
- FP — EXISTING FLAGPOLE
- SOFTSCAPE
- CONCRETE SIDEWALK
- LIGHT DUTY ASPHALT
- HEAVY DUTY ASPHALT
- CONCRETE DECK
- PAVERS
- EV CHARGING STATION
- EV PARKING SPACE
- BARRIER FREE PARKING SPACE
- TREE (REFER TO LANDSCAPE)
- SHRUBS (REFER TO LANDSCAPE)
- WARNING SIGN AND FLASHING LIGHT TO INDICATE TRUCK ENTRANCE AND EXIT TO SITE
- SECURITY GATE
- TRENCH DRAIN
- FRS — FIRE ROUTE NO PARKING SIGN
- SS — STOP SIGN
- G — GAS LINE



1 SP-1 PROPOSED SITE PLAN OVERALL 1 : 200

TOWN OF AURORA APPROVED
DATE: Nov. 21, 2025
DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES

ISSUES/REVISIONS

ISSUE	TITLE	DATE
A	ISSUED FOR DRAFT SPA	2024-11-29
B	ISSUED FOR SPA	2024-12-05
C	ISSUED FOR 30% CLIENT REVIEW	2025-02-28
D	REISSUED FOR SPA	2025-04-04
G	ISSUED FOR SITE ALTERATION	2025-05-09
D-1	REISSUED FOR SPA	2025-07-23

Key Plan

Seal: ONTARIO ASSOCIATION OF ARCHITECTS — SUPREET BARHAY — LICENCE 6516 — 07/23/2025

CHECK, VERIFY AND REPORT ANY DISCREPANCIES TO THE CONSULTANT WHOSE SEAL IS AFFIXED TO THIS DRAWING. THIS DRAWING SHALL NOT BE SCALED FOR THE PURPOSE OF VERIFYING DIMENSIONS.

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED AND DATED IN THE SPACE TO THE LEFT BY THE NAMED CONSULTANT.

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1623 WELLINGTON ST. DEVELOPMENT LTD.

HYUNDAI GENESIS AURORA

28 SUNDAY DRIVE, AURORA, ON

Drawing Title: SITE PLAN OVERALL

Date: 25/04/04	Scale: 1 : 200
Drawn By: SR	Project North
Checked By: RS	
Project No.: 8809	
Drawing No.: SP-1	

Plot Date: 2025-07-23 5:01:29 PM File Path: Autodesk Docs://WZMH-8809-HYUNDAI GENESIS AURORA/WZMH_ARCH_8809_R24.rvt