

PLAN OF SURVEY OF
LOT 26, CONCESSION 3
BLOCKS 1 & 2
GEOGRAPHIC TOWNSHIP OF
WHITCHURCH

BEING IN THE
TOWN OF AURORA
REGIONAL MUNICIPALITY OF YORK

SURVEY INFORMATION TAKEN FROM SURVEY PREPARED BY
XXX

GENERAL NOTES :

- 1 GARBAGE ROOM
- 2 BARRIER FREE PARKING SPACE AND SIGN (TYP.)
- 3 PARKING STRIPING (TYP.)
- 4 SIDEWALK
- 5 BARRIER FREE RAMP
- 6 PROPOSED FLUSH/DEPRESSED CURB
- 7 LANDSCAPED AREA - REFER TO LANDSCAPE DRAWINGS
- 8 PROPOSED ELECTRIC VEHICLE PARKING WITH CHARGING STATION ROUGH-IN
- 9 FIRE ROUTE SIGN
- 9A WALL MOUNTED FIRE ROUTE SIGN
- 10 PROPOSED FIRE HYDRANT
- 11 PROPOSED SIAMESE CONNECTION
- 12 STEEL BOLLARDS (TYP.)
- 13 PROPOSED BIKE RACKS LOCATION
- 14 PROPOSED TRANSFORMER WITH CONCRETE PAD REFER TO ELEC. DRAWINGS
- 15 PROPOSED STOP SIGN
- 15A PROPOSED STOP SIGN AS PER TOWN OF AURORA DWG No. R-207
- 16 PERMEABLE PAVERS
- 17 PEDESTRIAN CROSSING BY OTHERS
- 18 PEDESTRIAN CROSSING SIGN
- 19 DEPRESSED CURB AS PER TOWN OF AURORA DWG No. R-215
- 20 CONCRETE CURB AS PER TOWN OF AURORA DWG No. R-215
- 21 0.5M STOP BAR AS PER TOWN OF AURORA DWG No. R-207

LEGEND:

- PROPERTY LINE
- FIRE ROUTE
- LINE OF CANOPY / ROOF ABOVE
- PROPOSED CONCRETE CURB
- PROPOSED HYDRANT
- BUILDING ACCESS
- BUILDING EXIT
- BICYCLE PARKING RACK
- AUTOMATIC DOOR OPENER
- HEAVY DUTY ASPHALT
- ASPHALT
- PERMEABLE PAVERS
- 150 min Compacted Depth Topsoil, Fine Grade, and fine fescue Sod Refer to Landscape drawings.
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3	ISSUED FOR SPA 2ND SUBMISSION	MAR. 1st, 2024	O.L.B.
2	REVISED AS PER SPA CITY COMMENTS	FEB. 15th, 2024	O.L.B.
1	ISSUED FOR SPA	AUG. 18th, 2023	O.L.B.
1	ISSUED FOR CLIENT REVIEW	JUL. 28th, 2023	O.L.B.
NO.	REVISIONS	MARK VDD ALL COPIES PREVIOUS FINAL DATE	DATE BY

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This drawing must be read in the context of all the other drawings which constitute the documents.

SITE PLAN

SCALE: 1:200

SELF STORAGE AURORA MILLS
1588 ST. JOHN'S SIDEROAD
AURORA, ONTARIO
FOR: BAYVEST CAPITAL CORP.

PETROFF PARTNERSHIP ARCHITECTS		
PETROFF		
260 TOWN CENTRE BLVD. SUITE 300 MARKHAM ONTARIO CANADA L3R 8H8 TEL: 905.470.7000 FAX: 905.470.2500		
DRAWN BY: RS/DR	PROJECT NO: 22115.00	
CHECKED BY: OB	DWG. NO: A-100.0	
DATE: JUNE, 2023	ISSUED: JULY 31, 2023	

**TOWN OF AURORA
APPROVED**
DATE: Jul. 10, 2024
**DIRECTOR OF PLANNING AND
DEVELOPMENT SERVICES**

SITE STATISTICS

SITE AREA: 4,126.78 m² (1.02 ac)
ZONING BY LAW: 6000-17
ZONING: E-BP (BUSINESS PARK)

DENSITY	REQUIRED	PROPOSED
	1.0	2.52
HEIGHT	NO LIMIT	(5 storeys)
SETBACKS	Front	3.0 m
	Side Yard	3.0 m
	Rear Yard	3.0 m
	Adjacent Open Space	10.0 m

TOTAL BUILDING AREA (FOOTPRINT)	2,263.68 m ²
PAVED SURFACE AREA	462 m ²
LANDSCAPED OPEN SPACE	1,401.06 m ²
TOTAL	4,126.74 m ²

PARKING

PARKING REQUIRED
BUILDING 'A'
Self Storage (0.6 space/100 m² GFA): 10,906.7 m² 66 spaces
Office (1 space/100 m² GFA): 406.7 m² 4 spaces
TOTAL 70 spaces

ACCESSIBLE PARKING	REQUIRED	PROPOSED
(5 spaces + 1/100 m ²)	6 spaces	1 space

ELECTRIC VEHICLE PARKING PROPOSED 5 spaces
BICYCLE PARKING (2 spaces + 1/1000 m²) REQUIRED 5 spaces PROPOSED 6 spaces

LOADING

SELF STORAGE	REQUIRED	PROPOSED
(10,000 - 14,999 m ²)	3 Type 'B'	3 Type 'B'

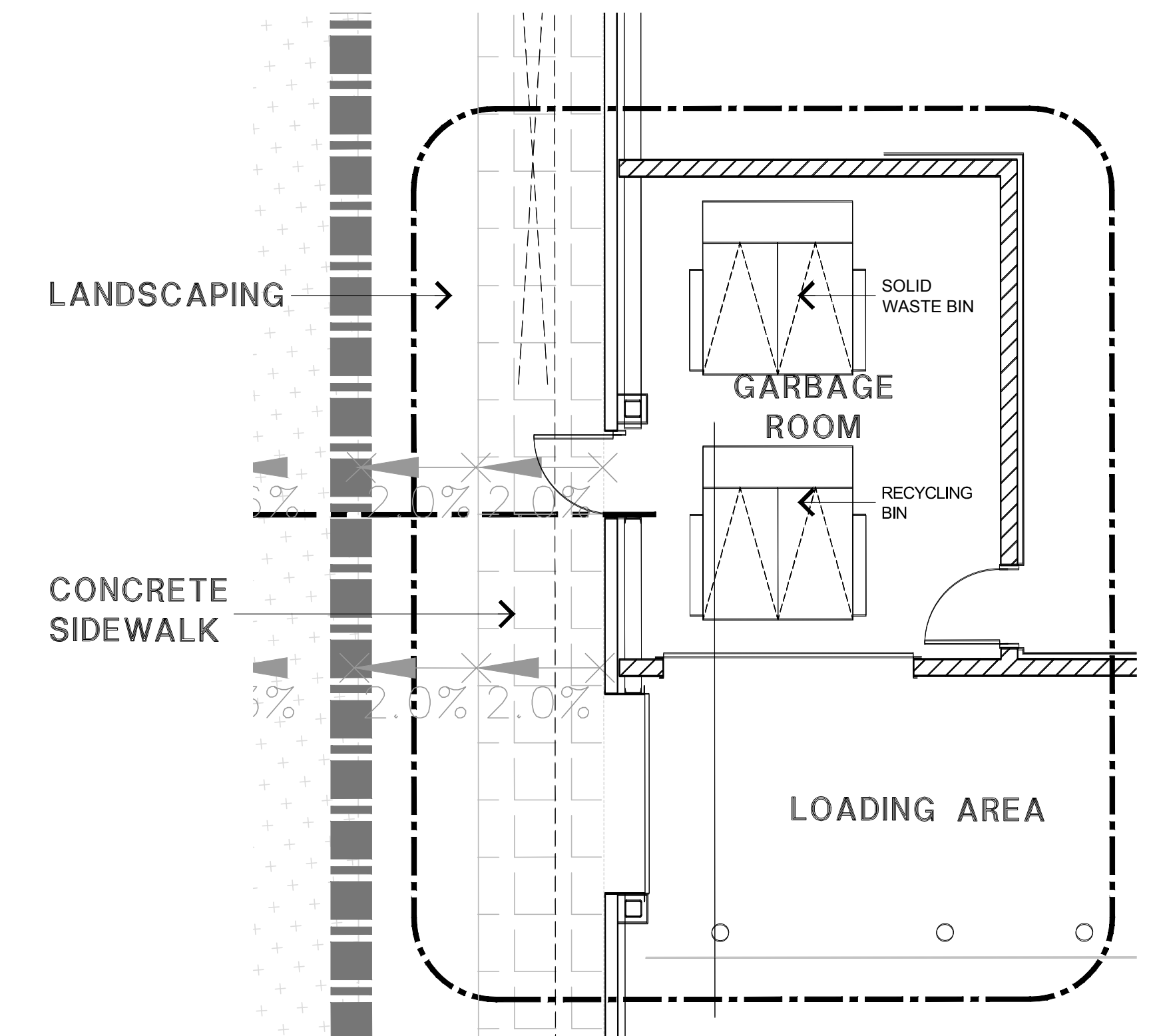
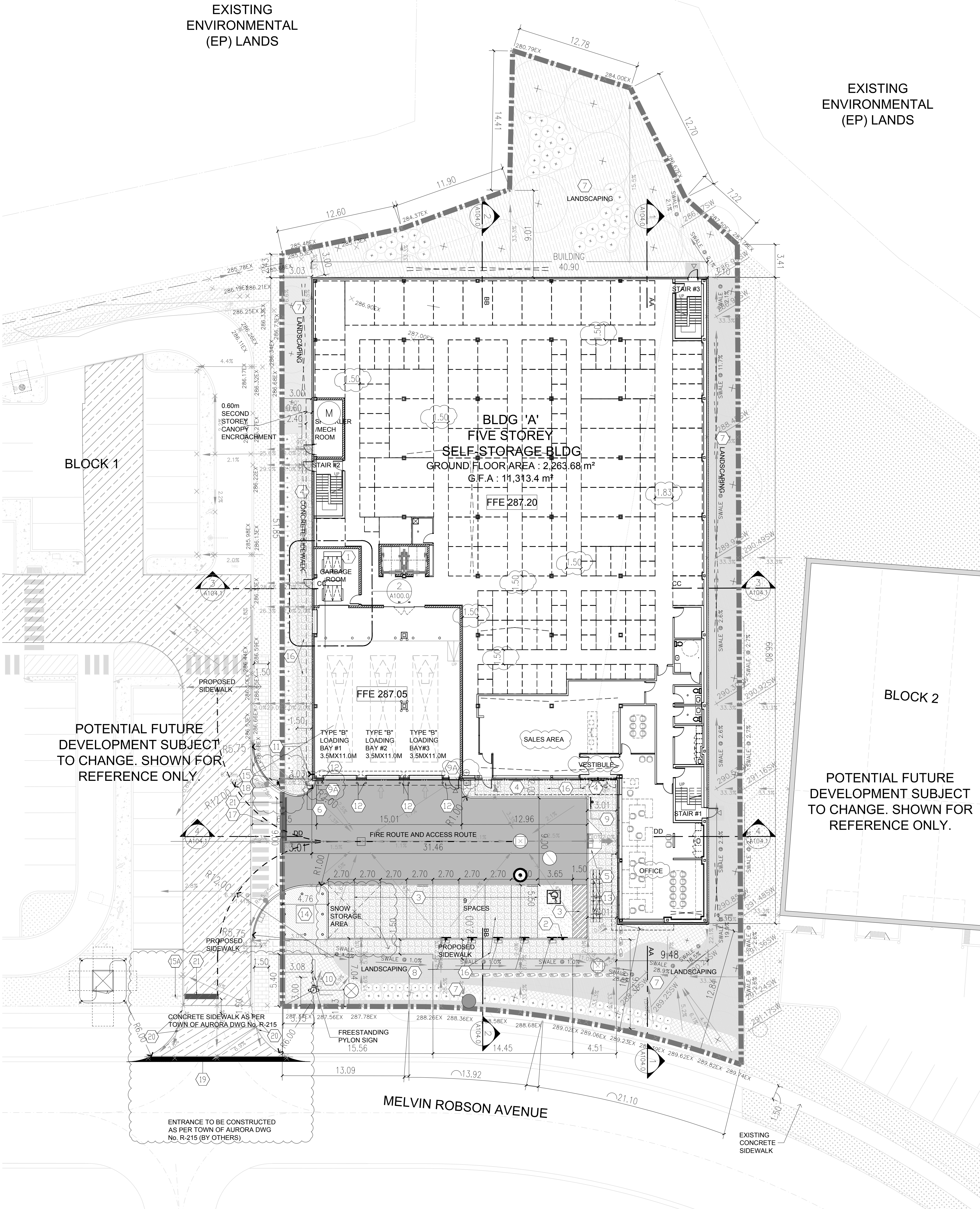
Type 'B': 3.5 m x 11.0 m

BUILDING STATISTICS

BUILDING AREAS (FOOTPRINT)	TOTAL
BUILDING 'A' GROUND FLOOR	2,263.68 m ²
BUILDING 'A' 2nd-5th FLOOR	2,262.43 m ² x 4 = 9,049.72 m ²
TOTAL	11,313.4 m ²

GROSS FLOOR AREAS	TOTAL
BUILDING 'A' Self Storage	10,906.7 m ²
Office	406.7 m ²
TOTAL	11,313.4 m ²

GROSS FLOOR AREAS	TOTAL
TOTAL	11,313.4 m ²
Gross Floor Area exemptions	921.68 m ²
TOTAL	10,391.72 m ²



1 SITE PLAN
SCALE: 1 : 200

2 ENLARGED GARBAGE ROOM PLAN
SCALE: 1 : 75