



**Town of Aurora
Accessibility Advisory Committee
Meeting Agenda**

Date: Wednesday, September 9, 2020
Time: 7:00 p.m.
Location: Video Conference

Pages

1. Procedural Notes

This meeting will be held electronically as per Section 19. i) of the Town's Procedure By-law No. 6228-19, as amended, due to the COVID-19 situation.

2. Approval of the Agenda

3. Declarations of Pecuniary Interest and General Nature Thereof

4. Receipt of the Minutes

4.1 Accessibility Advisory Committee Meeting Minutes of June 10, 2020

1

That the Accessibility Advisory Committee meeting minutes of June 10, 2020, be received for information.

5. Delegations

6. Matters for Consideration

6.1 Memorandum from Planner; Re: Application for Site Plan Amendment (Fourth Submission), Aurora United Church, 15186 Yonge Street, 55 and 57 Temperance Street, 12 and 16 Tyler Street, File Number: SP-2018-02, Related Files: OPA-2016-05 and ZBA-2016-13

7

1. That the memorandum regarding Application for Site Plan Amendment (Fourth Submission), Aurora United Church, 15186 Yonge Street, 55 and 57 Temperance Street, 12 and 16 Tyler Street; File Number: SP-2018-02; Related Files: OPA-2016-05 and ZBA-2016-13, be received; and
2. That the Accessibility Advisory Committee provide comments on the Site Plan Application (Fourth Submission).

6.2 Memorandum from Planner; Re: Site Plan Application (Second

10

Submission), 125 Engelhard Drive, Luxury Railings Ltd., File Number: SP-2019-11

1. That the memorandum regarding Site Plan Application (Second Submission), 125 Engelhard Drive, Luxury Railings Ltd., File Number: SP-2019-11, be received; and
2. That the Accessibility Advisory Committee provide comments on the Site Plan Application (Second Submission).

6.3 Memorandum from Planner; Re: Site Plan Application (Second Submission), Addison Hall Business Park, 2351528 Ontario Ltd., 110 and 450 Addison Hall Circle, Blocks 21 and 22, Plan 65M-4650, File Number: SP-2019-12

15

1. That the memorandum regarding Site Plan Application (Second Submission), Addison Hall Business Park, 2351528 Ontario Ltd., 110 and 450 Addison Hall Circle, Blocks 21 and 22, Plan 65M-4650; File Number: SP-2019-12, be received; and
2. That the Accessibility Advisory Committee provide comments on the Site Plan Application (Second Submission).

6.4 Memorandum from Planner; Re: Site Plan Application (Second Submission), Addison Hall Business Park, 2351528 Ontario Ltd., 455 Addison Hall Circle, Block 23, Plan 65M-4650, File Number: SP-2019-13

18

1. That the memorandum regarding Site Plan Application (Second Submission), Addison Hall Business Park, 2351528 Ontario Ltd., 455 Addison Hall Circle, Block 23, Plan 65M-4650, File Number: SP-2019-13, be received; and
2. That the Accessibility Advisory Committee provide comments on the Site Plan Application (Second Submission).

6.5 Memorandum from Planner; Re: Site Plan Application (Second Submission), 5011097 Ontario Inc., 150 Addison Hall Circle, Block 12, Plan 65M-4650, File Number: SP-2020-03

21

1. That the memorandum regarding Site Plan Application (Second Submission), 5011097 Ontario Inc., 150 Addison Hall Circle, Block 12, Plan 65M-4650, File Number: SP-2020-03, be received; and
2. That the Accessibility Advisory Committee provide comments on the Site Plan Application (Second Submission).

6.6 Memorandum from Planner; Re: Site Plan Application, RP Partners

31

Aurora Limited, 15286 and 15306 Leslie Street, Part of Lot 21, Con. 2 W, Related Files: OPA-2016-03 and ZBA-2016-07, File Number: SP-2020-06

1. That the memorandum regarding Site Plan Application, RP Partners Aurora Limited, 15286 and 15306 Leslie Street, Part of Lot 21, Con. 2 W, Related Files: OPA-2016-03 and ZBA-2016-07, File Number: SP-2020-06, be received; and
2. That the Accessibility Advisory Committee provide comments on the Site Plan Application.

6.7 Memorandum from Planner; Re: Site Plan Application, York Region Christian Seniors Homes Inc., Phase 3 - Meadows of Aurora, 400 William Graham Drive, Plan 65M-4442 Block 5, File Number: ZBA(H)-2020-01 and SP-2020-07

35

1. That the memorandum regarding Site Plan Application, York Region Christian Seniors Homes Inc., Phase 3 - Meadows of Aurora, 400 William Graham Drive, Plan 65M-4442 Block 5, File Number: ZBA(H)-2020-01 and SP-2020-07, be received; and
2. That the Accessibility Advisory Committee provide comments on the Site Plan Application.

6.8 Memorandum from Planner; Re: Site Plan Application, 2352107 Ontario Inc., 1588 St. John's Sideroad, Part of Lot 26, Concession 3 (Block 6), File Number: SP-2020-08, Related File(s): SUB-2015-02

40

1. That the memorandum regarding Site Plan Application, 2352107 Ontario Inc., 1588 St. John's Sideroad, Part of Lot 26, Concession 3 (Block 6), File Number: SP-2020-08, Related File(s): SUB-2015-02, be received; and
2. That the Accessibility Advisory Committee provide comments on the Site Plan Application.

6.9 Memorandum from Planner; Re: Site Plan Application, 2352107 Ontario Inc., 1588 St. John's Sideroad (Blocks 1 and 2), Part of Lot 26, Con 3 File Number: SP-2020-09, Related File(s): SUB-2015-02

44

1. That the memorandum regarding Site Plan Application, 2352107 Ontario Inc., 1588 St. John's Sideroad (Blocks 1 and 2), Part of Lot 26, Con 3 File Number: SP-2020-09, Related File(s): SUB-2015-02, be received; and
2. That the Accessibility Advisory Committee provide comments on the Site Plan Application.

6.10 Memorandum from Planner; Re: Application for Minor Site Plan Approval, Piramal Healthcare, 110 Industrial Parkway North, Plan 246 Pt Lot 103 Plan 65R4062 Part 3 and 4, File Number: SPM-2020-03, Related File Number: SP-2019-05

1. That the memorandum regarding Application for Minor Site Plan Approval, Piramal Healthcare, 110 Industrial Parkway North, Plan 246 Pt Lot 103 Plan 65R4062 Part 3 and 4, File Number: SPM-2020-03, Related File Number: SP-2019-05, be received; and
2. That the Accessibility Advisory Committee provide comments on the Application for Minor Site Plan Approval.

6.11 Round Table Discussion; Re: Town of Aurora Accessibility Plan 2018 to 2024

(Link to Accessibility Plan)

7. Informational Items

8. Adjournment



Town of Aurora Accessibility Advisory Committee Meeting Minutes

Date:	Wednesday, June 10, 2020
Time and Location:	7 p.m., Holland Room, Aurora Town Hall
Committee Members:	John Lenchak (Chair), Hailey Reiss (Vice Chair), Matthew Abas, Max Le Moine, Jo-anne Spitzer, Rachelle Stinson, and Mayor Mrakas (ex-officio)
Members Absent:	Councillor Gilliland
Other Attendees:	Mat Zawada, Accessibility Advisor, Ishita Soneji, Council/ Committee Coordinator

This meeting was held electronically as per Section 20.1 of the Town's Procedure By-law No. 6228-19, as amended, due to the COVID-19 State of Emergency.

The Chair called the meeting to order at 7:04 p.m.

1. Approval of the Agenda

Moved by Jo-anne Spitzer
Seconded by Matthew Abas

That the agenda as circulated by Legislative Services be approved.

Carried

2. Declarations of Pecuniary Interest and General Nature Thereof

There were no declarations of pecuniary interest under the *Municipal Conflict of Interest Act, R.S.O. 1990, c. M.50*.

3. Receipt of the Minutes

Accessibility Advisory Committee Meeting Minutes of March 11, 2020

Moved by Matthew Abas
Seconded by Rachelle Stinson

That the Accessibility Advisory Committee meeting minutes of March 11, 2020, be received for information.

Carried

4. Delegations

None

5. Matters for Consideration

The Committee consented to consider the items in the following order: Items 1, 3, 4, 2, and 5.

1. Memorandum from Accessibility Advisor

Re: Accessibility Advisory Committee Input and Comments for Site Plan Application SP(EX)-2020-03 (Submission #1), 15900 Bayview Avenue

Staff provided an overview of the application and reviewed the comments provided to the Planner by the Accessibility Advisor on behalf of the Committee. The Committee reviewed the site plan and discussed any additional accessibility standards to be considered as a part of the application.

Moved by Max Le Moine
Seconded by Rachelle Stinson

1. That the memorandum regarding Accessibility Advisory Committee Input and Comments for Site Plan Application SP(EX)-2020-03 (Submission #1), 15900 Bayview Avenue, be received; and
2. That the Committee supports the comments previously submitted by the Accessibility Advisor and the following additional comment regarding the Site Plan Application be considered by staff:
 - (a) Request to consider using two regular parking spots to create one temporary barrier-free parking spot.

Carried

2. Memorandum from Accessibility Advisor

Re: Accessibility Advisory Committee Input and Comments for Site Plan Application SP-2020-02 (Submission #1), 15516 Leslie Street

Staff provided an overview of the application and reviewed the comments provided to the Planner by the Accessibility Advisor on behalf of the Committee. The Committee reviewed the site plan and discussed any additional accessibility standards to be considered as a part of the application.

Moved by Hailey Reiss

Seconded by Jo-anne Spitzer

1. That the memorandum regarding Accessibility Advisory Committee Input and Comments for Application SP-2020-02 (Submission #1), 15516 Leslie Street, be received; and
2. That the Accessibility Advisory Committee supports the comments previously submitted by the Accessibility Advisor and the following additional comments regarding the Site Plan Application be considered by staff:
 - (a) Request to consider emergency phones to be made available in the greeneries; and
 - (b) Request to consider installation of emergency evacuation chairs for staircases.

Carried

3. Memorandum from Accessibility Advisor

Re: Accessibility Advisory Committee Input and Comments for Site Plan Application SPM-2020-01 (Submission #1), 1540 Wellington Street East

Staff provided an overview of the application and reviewed the comments provided to the Planner by the Accessibility Advisor on behalf of the Committee. The Committee reviewed the site plan and discussed any additional accessibility standards to be considered as a part of the application.

Moved by Jo-anne Spitzer

Seconded by Matthew Abas

1. That the memorandum regarding Accessibility Advisory Committee Input and Comments for Site Plan Application SPM-2020-01 (Submission #1), 1540 Wellington Street East, be received; and
2. That the Accessibility Advisory Committee supports the comments previously submitted by the Accessibility Advisor and the following additional comment regarding the Site Plan Application be considered by staff:
 - (a) Request to consider providing curb depressions on the northern exterior path of travel.

Carried

4. Memorandum from Planner

Re: Site Plan Application, 5011097 Ontario Inc., 150 Addison Hall Circle, Block 12, Plan 65M-4650, File Number: SP-2020-03 (1st submission)

Staff provided an overview of the application and the Committee reviewed the site plan and discussed the accessibility standards to be considered as part of the application.

Moved by Matthew Abas

Seconded by Jo-anne Spitzer

1. That the Site Plan Application, 5011097 Ontario Inc., 150 Addison Hall Circle, Block 12, Plan 65M-4650, File Number: SP-2020-03 (1st Submission), be received; and
2. That the following Accessibility Advisory Committee comments regarding the Site Plan Application be considered by staff:
 - (a) Request for automatic door openers at all public access locations including proper timed door delays; and
 - (b) Request that barrier-free parking spaces are designated with accessibility vertical signage and pavement markings; and
 - (c) Request to consider installation of crosswalk along exterior path of travel on opposite sides of the streets; and
 - (d) Request for accessible seating to be provided in the waiting area; and

(e) Request to provide assistive listening devices in the boardroom; and

(f) Request to install proper tactile indicators at the proposed staircases.

Carried

5. Round Table Discussion

Re: Town of Aurora Accessibility Plan 2018 to 2024

Staff provided a status update on the Capital Projects including completion of the lighting system installation along Lambert Wilson park trail, installation of audible pedestrian signals at various intersections, and pool pod installation at the Stronach Aurora Recreation Complex. Staff provided an update on the facility accessibility design standards project noting that adequate procurement process is ongoing.

The Committee expressed concerns regarding inadequate accessibility standards at various commercial parking lots around Town such as lack of an accessible lane, inadequate barrier free parking spot, and debris in accessible parking spots, and staff agreed to follow up. The Committee and staff discussed about the Committee's options in approaching and raising the ongoing concerns with property owners and responsible patrons.

Moved by Jo-anne Spitzer

Seconded by Max Le Moine

1. That the comments and suggestions regarding the Town of Aurora Accessibility Plan 2018 to 2024 be received and referred to staff for consideration and action as appropriate.

Carried

6. Informational Items

6. Accessibility Advisory Committee Operational Budget

Staff provided a breakdown of the accessibility operational budget noting that various projects with allocated budgets have not been invoiced due to the delays caused by the COVID-19 pandemic and noted that cost exploration is ongoing for projects without a budget allocation. It was mentioned that staff would begin preparation for the sensory tent project for a future event including purchasing the items as discussed at previous meetings and the Committee

was in agreement with the allocated budget for the project.

Moved by Matthew Abas

Seconded by Rachelle Stinson

1. That the Accessibility Advisory Committee Operational Budget be received for information.

Carried

6. Adjournment

Moved by Hailey Reiss

Seconded by Max Le Moine

That the meeting be adjourned at 8:34 p.m.

Carried

INTERNAL MEMORANDUM

DATE: August 11th, 2020

TO: B. Butler, Planning and Development Services
M. Bat, Engineering and Capital Delivery
Heritage Planning
S. Sample, Building Division
B. Jakovina, Operational Services
J. McDonald, Central York Fire Services
M. Zawada, Accessibility Advisor

FROM: Carlson Tsang, Planning and Development Services

Re: **Application for Site Plan Amendment**
Aurora United Church
15186 Yonge Street, 55 & 57 Temperance Street, 12 & 16 Tyler Street
File Number: SP-2018-02
Related Files: OPA-2016-05 & ZBA-2016-13
4th Submission

A 4th submission has been made to the Planning and Development Services for the above noted site plan application to permit the construction of a new place of worship and 6 storey retirement home on the subject lands. The materials submitted in support of the application are available at the following link, which will expire on September 10, 2020.

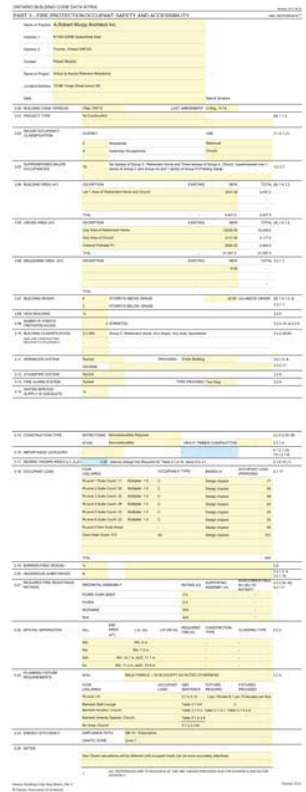


I would appreciate receiving your comments by **August 25th, 2020**. If I have not received your comments by the specified deadline, I will assume you have no comments or concerns on the proposed development. Should you have any questions, please contact me at extension 4349.

Regards,

A handwritten signature in blue ink.

Carlson Tsang
Planner
Town of Aurora
Planning and Development Services





100 John West Way
Box 1000
Aurora, Ontario
L4G 6J1
Phone: 905-727-3123 ext. 4212
Email: mzawada@aurora.ca
www.aurora.ca

Town of Aurora
Corporate Services

Memorandum

Date: August 12, 2020
To: Carlson Tsang, Planning and Development Services
From: Mat Zawada, Accessibility Advisor
Re: Accessibility Advisory Committee (AAC) Input and Comments for Site Plan Application SP-2018-02 (Submission #4)

The Accessibility Advisor has made comments on behalf of the Accessibility Advisory Committee.

The comments are as follows:

- No further comments at this time. The Accessibility Advisory Committee appreciates the opportunity to provide comments.

Please also note that there are new Design of Public Spaces (Built Environment) Standards enacted from the Province of Ontario, under the Accessibility for Ontarians with Disabilities Act and revisions to the Ontario Building Code to help standardize and encourage barrier free access.

Mat Zawada
Accessibility Advisor – Ext 4212

INTERNAL MEMORANDUM

DATE: July 30, 2020

TO: B. Butler, Planning and Development Services
G. Greidanus, Operations – Parks
S. Sample, Building Division
M. Bat, Engineering & Capital Delivery Division
C. Tsang, Heritage Planning
M. Zawada, Accessibility Advisor
G. Zinck, Waste/Recycling Coordinator

FROM: Sean Lapenna, Planning and Development Services

Re: Site Plan Application
125 Engelhard Drive
Luxury Railings Ltd.
File Number: SP-2019-11
2nd Submission

A 2nd submission has been made to the Planning and Development Services department in order to facilitate the development of a newly proposed Food Processing Establishment with Outdoor Storage. The newly proposed building is intended to be used for storage and preparation for a food eatery distribution business.

Please find attached supporting documents submitted in conjunction with the subject application. I would appreciate receiving your comments by **August 21, 2020**.

Should you have any questions regarding the above noted proposal, please feel free to contact me.

Regards,



Sean Lapenna
Planner
Town of Aurora



**CITYSCAPE
DESIGN
INNOVATION
INC.**

Architectural Design & Consultant

CITYSCAPE DESIGN INNOVATION INC
38 Selvaipolam Crescent
Woodbridge, Ontario
L4H 0X2
cdd_i@rogers.com

BUS: (289) 553-0079 FAX: (289) 553-0561

Client/Project

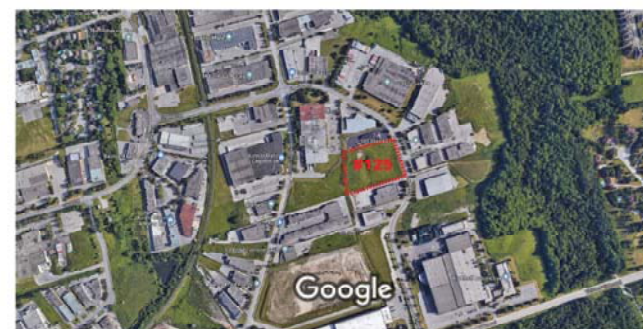
**PROPOSED NEW
INDUSTRIAL BUILDING:
125 ENGELHARD DRIVE
AURORA, ONTARIO**

Scale	Date
1:350	MAY 19 2020

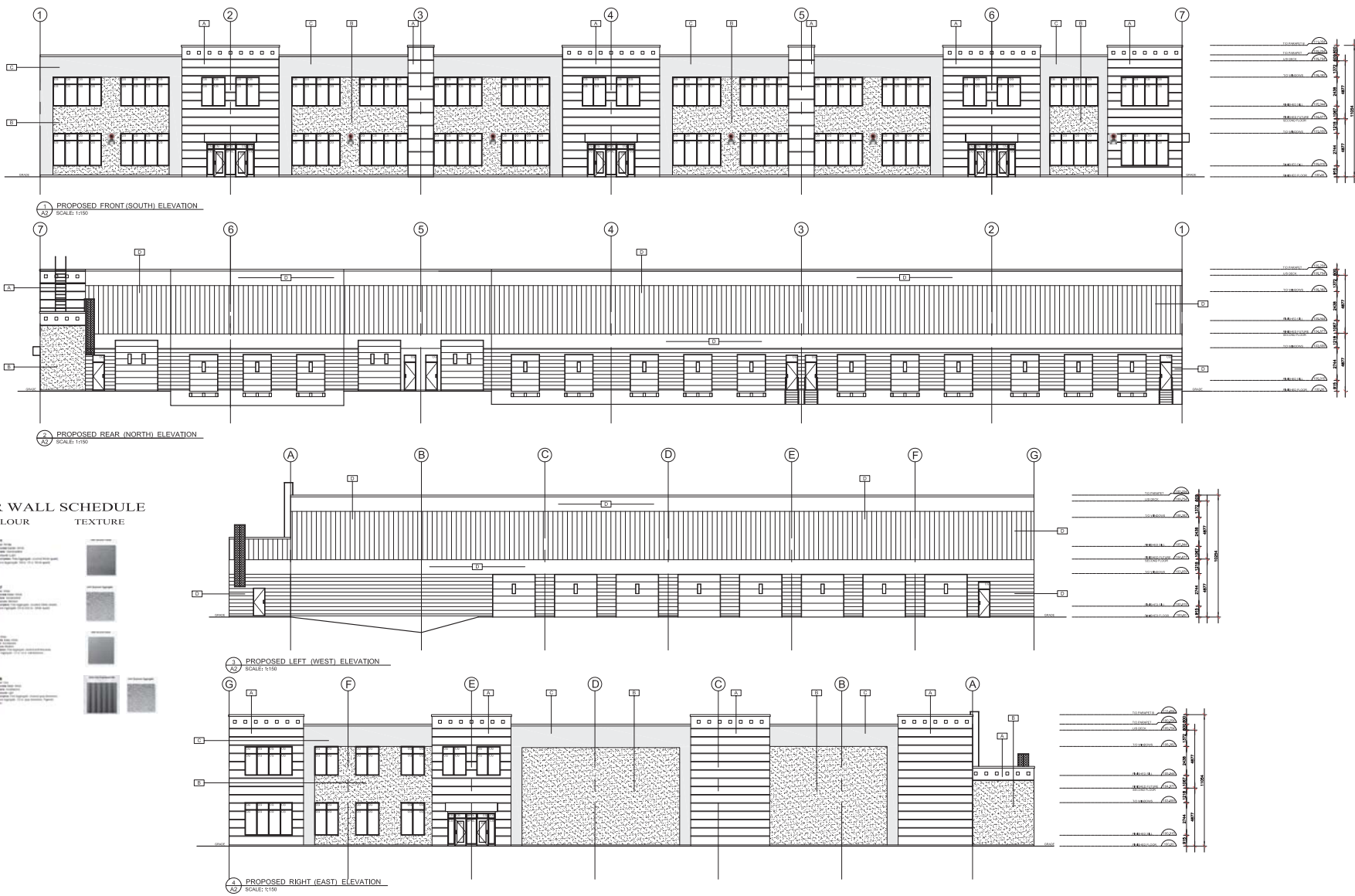
drawing title	sheet number
PROPOSED SITE PLAN	A0

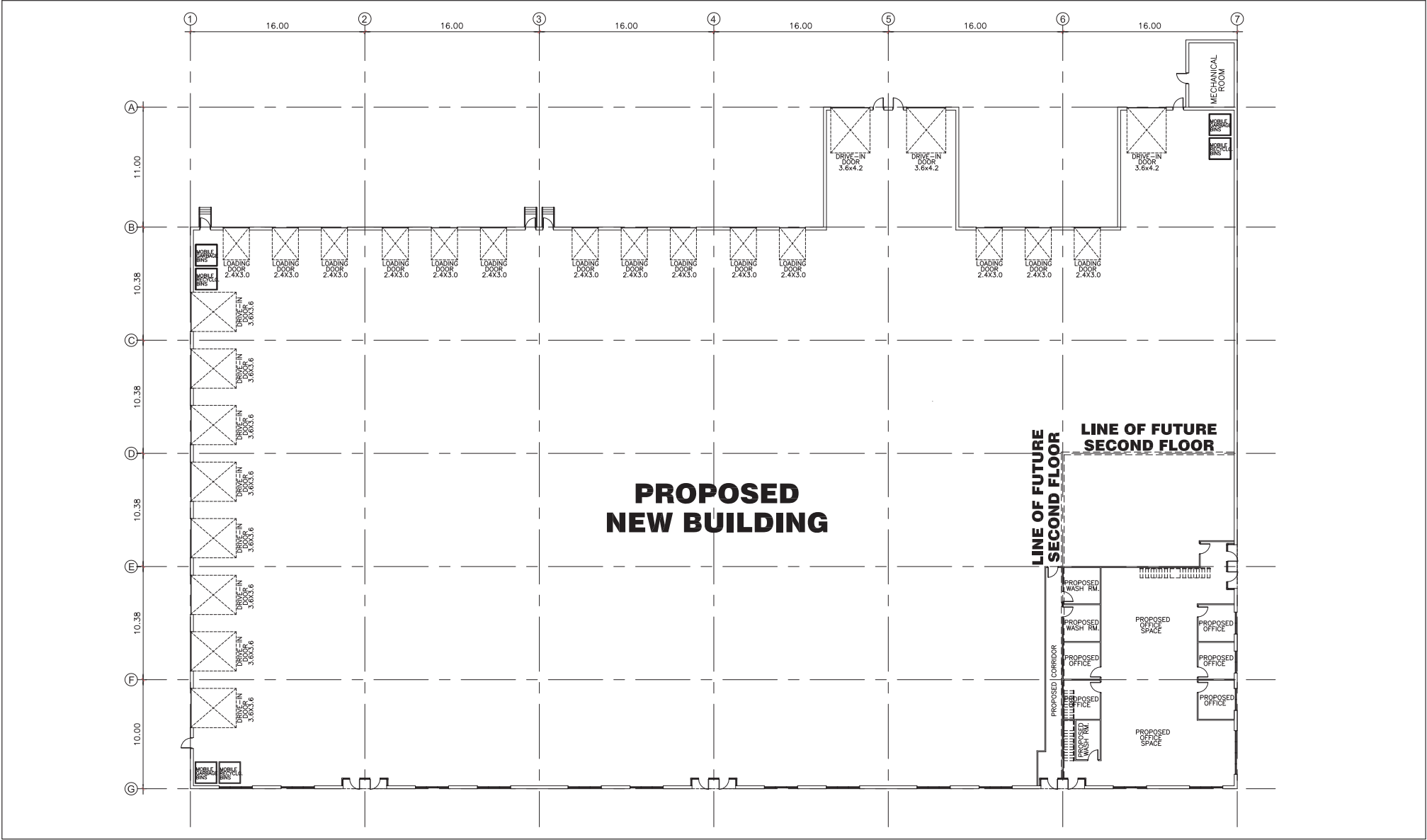



Items	Ontario Building Code Data Matrix Part 3			Building Code Reference to Ontario Building Code or to the Ontario Building Code		
	Section	Part 1	Part 2	Part 3	Part 4	Part 5
1	Project description	1.1	1.2	1.3	1.4	1.5
2	Change of use	2.1	2.2	2.3	2.4	2.5
3	Major renovation	3.1	3.2	3.3	3.4	3.5
4	Building fire rating	4.1	4.2	4.3	4.4	4.5
5	Building fire rating	5.1	5.2	5.3	5.4	5.5
6	Building fire rating	6.1	6.2	6.3	6.4	6.5
7	Building fire rating	7.1	7.2	7.3	7.4	7.5
8	Building fire rating	8.1	8.2	8.3	8.4	8.5
9	Building fire rating	9.1	9.2	9.3	9.4	9.5
10	Building fire rating	10.1	10.2	10.3	10.4	10.5
11	Building fire rating	11.1	11.2	11.3	11.4	11.5
12	Building fire rating	12.1	12.2	12.3	12.4	12.5
13	Building fire rating	13.1	13.2	13.3	13.4	13.5
14	Building fire rating	14.1	14.2	14.3	14.4	14.5
15	Building fire rating	15.1	15.2	15.3	15.4	15.5
16	Building fire rating	16.1	16.2	16.3	16.4	16.5
17	Building fire rating	17.1	17.2	17.3	17.4	17.5
18	Building fire rating	18.1	18.2	18.3	18.4	18.5
19	Building fire rating	19.1	19.2	19.3	19.4	19.5
20	Building fire rating	20.1	20.2	20.3	20.4	20.5
21	Building fire rating	21.1	21.2	21.3	21.4	21.5
22	Building fire rating	22.1	22.2	22.3	22.4	22.5
23	Building fire rating	23.1	23.2	23.3	23.4	23.5
24	Building fire rating	24.1	24.2	24.3	24.4	24.5
25	Building fire rating	25.1	25.2	25.3	25.4	25.5
26	Building fire rating	26.1	26.2	26.3	26.4	26.5
27	Building fire rating	27.1	27.2	27.3	27.4	27.5
28	Building fire rating	28.1	28.2	28.3	28.4	28.5
29	Building fire rating	29.1	29.2	29.3	29.4	29.5
30	Building fire rating	30.1	30.2	30.3	30.4	30.5
31	Building fire rating	31.1	31.2	31.3	31.4	31.5
32	Building fire rating	32.1	32.2	32.3	32.4	32.5
33	Building fire rating	33.1	33.2	33.3	33.4	33.5
34	Building fire rating	34.1	34.2	34.3	34.4	34.5
35	Building fire rating	35.1	35.2	35.3	35.4	35.5
36	Building fire rating	36.1	36.2	36.3	36.4	36.5
37	Building fire rating	37.1	37.2	37.3	37.4	37.5
38	Building fire rating	38.1	38.2	38.3	38.4	38.5
39	Building fire rating	39.1	39.2	39.3	39.4	39.5
40	Building fire rating	40.1	40.2	40.3	40.4	40.5
41	Building fire rating	41.1	41.2	41.3	41.4	41.5
42	Building fire rating	42.1	42.2	42.3	42.4	42.5
43	Building fire rating	43.1	43.2	43.3	43.4	43.5
44	Building fire rating	44.1	44.2	44.3	44.4	44.5
45	Building fire rating	45.1	45.2	45.3	45.4	45.5
46	Building fire rating	46.1	46.2	46.3	46.4	46.5
47	Building fire rating	47.1	47.2	47.3	47.4	47.5
48	Building fire rating	48.1	48.2	48.3	48.4	48.5
49	Building fire rating	49.1	49.2	49.3	49.4	49.5
50	Building fire rating	50.1	50.2	50.3	50.4	50.5
51	Building fire rating	51.1	51.2	51.3	51.4	51.5
52	Building fire rating	52.1	52.2	52.3	52.4	52.5
53	Building fire rating	53.1	53.2	53.3	53.4	53.5
54	Building fire rating	54.1	54.2	54.3	54.4	54.5
55	Building fire rating	55.1	55.2	55.3	55.4	55.5
56	Building fire rating	56.1	56.2	56.3	56.4	56.5
57	Building fire rating	57.1	57.2	57.3	57.4	57.5
58	Building fire rating	58.1	58.2	58.3	58.4	58.5
59	Building fire rating	59.1	59.2	59.3	59.4	59.5
60	Building fire rating	60.1	60.2	60.3	60.4	60.5
6						



PROPOSED KEY PLAN
• 125 ENGELHARD DRIVE •
SCALE: N.T.S.







CITYSCAPE
DESIGN
INNOVATION
INC.
Architectural Building
Consultants
38 SELWYN DR. WILLOWDALE, ONTARIO, L4H 0Z7
TEL: (416) 491-0000 FAX: (416) 491-0001
BUS: (416) 553-0579 FAX: (416) 553-0561

PROPOSED INDUSTRIAL BLDG.:
123 ENGELHARD DRIVE
AURORA, ONTARIO
FILE NO. *****

Scale: 1:150 Date: MAY 19 2020

Drawing Title: PROPOSED FLOOR PLAN Sheet Number: A1

REVISIONS:

NO.	DATE	REVISION	BY

NOTES:

- ISSUED FOR PRELIM. REVIEW
- ISSUED FOR BLDG. PERMIT
- ISSUED FOR CONSTRUCTION

DISCLAIMER:

*** DO NOT SCALE ***
CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF THE WORK. ALL DIMENSIONS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER AND MUST BE RETURNED UPON COMPLETION OF THE WORK. THE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PROJECT OTHER THAN THE ONE ASSIGNED WITHOUT THE CONSENT OF THE DESIGNER.



100 John West Way
Box 1000
Aurora, Ontario
L4G 6J1
Phone: 905-727-3123 ext. 4212
Email: mzawada@aurora.ca
www.aurora.ca

Town of Aurora
Corporate Services

Memorandum

Date: August 14, 2020
To: Sean Lapenna, Planning and Development Services
From: Mat Zawada, Accessibility Advisor
Re: Accessibility Advisory Committee (AAC) Input and Comments for Site Plan Application SP-2019-11 (Submission #2)

The Accessibility Advisor has made comments on behalf of the Accessibility Advisory Committee.

The comments are as follows:

- Please note that the minimum number of accessible parking spaces is 5 parking spaces for the use of persons with disabilities, which meets the requirements of the AODA Design of Public Spaces O.Reg 191/11, section 80.36 (4).

Please also note that there are new Design of Public Spaces (Built Environment) Standards enacted from the Province of Ontario, under the Accessibility for Ontarians with Disabilities Act and revisions to the Ontario Building Code to help standardize and encourage barrier free access.

On behalf of the Accessibility Advisory Committee, thank you for the opportunity to comment.

Mat Zawada
Accessibility Advisor – Ext 4212

INTERNAL MEMORANDUM

DATE: July 13, 2020

TO: B. Butler, Planning and Development Services
S. Sample, Zoning Review, Planning and Development Services
M. Bat, Traffic/Transportation Analyst
G. Greidanus, Operational Services (Parks)
J. Van Scheyndel, Corporate Services
M. Zawada, Accessibility Advisory Committee
W. DiGiorgio, The Planning Partnership

FROM: Sean Lapenna, Planning and Development Services

Re: Site Plan Application – Second Submission
Addison Hall Business Park
2351528 Ontario Ltd.
110 and 450 Addison Hall Circle, Blocks 21 and 22, Plan 65M-4650
File Number: SP-2019-12

A 2nd submission for the above noted Site Plan Application has been submitted to the Planning and Development Services department for review. The Applicant is proposing a new development on Blocks 21 and 22 of the Addison Hall Business Park, municipally known as 110 and 450 Addison Hall Circle.

The Applicant is proposing a one-storey industrial building, with a total GFA of 8,019 square meters (86,315 square feet).

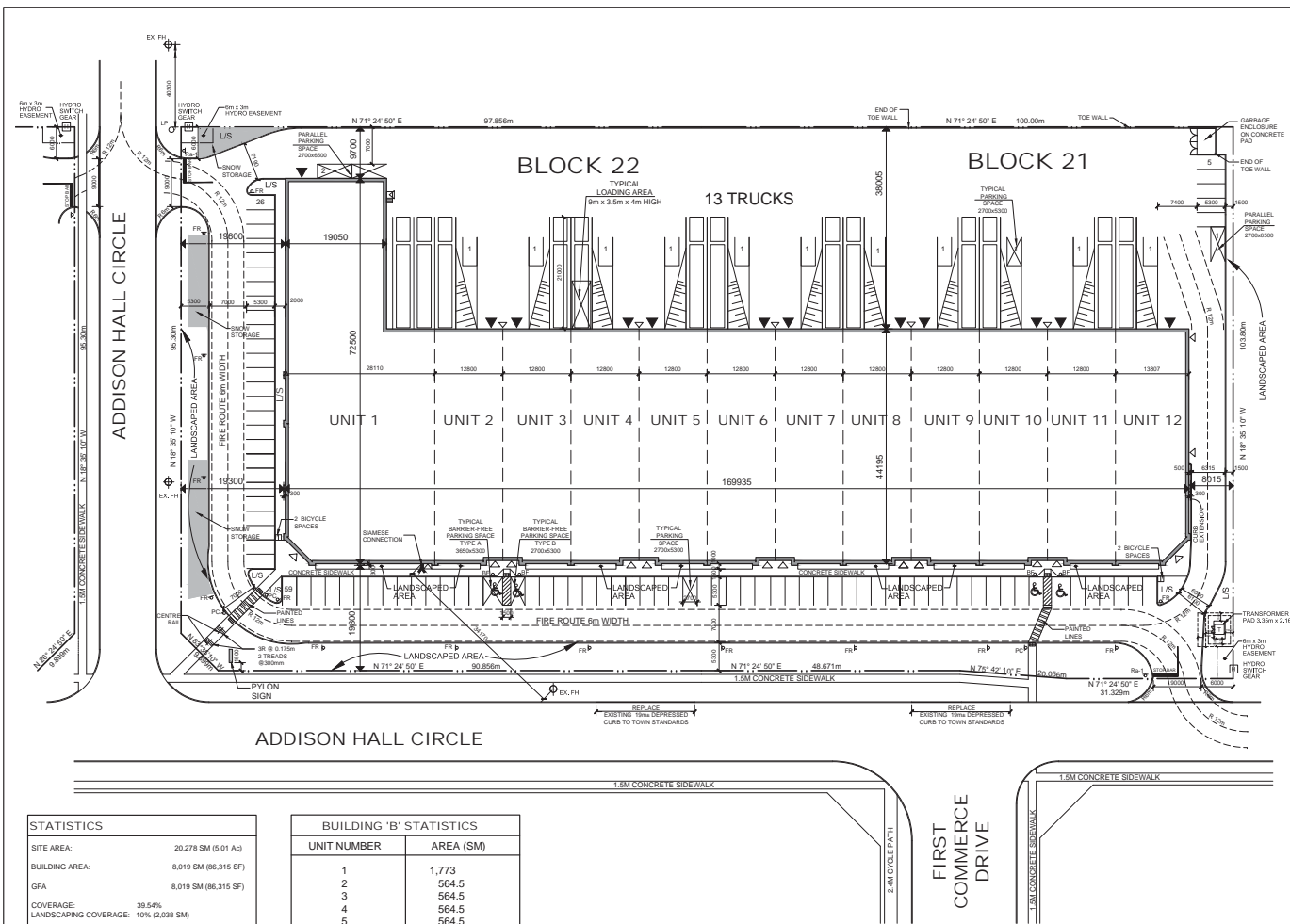
Please find enclosed relevant copies of the materials submitted in conjunction with the subject application. I would appreciate receiving your comments by **August 3, 2020**.

Should you have any questions regarding the above noted proposal, please feel free to contact me.

Regards,



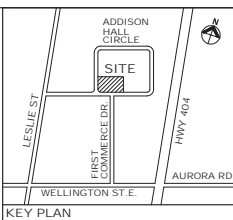
Sean Lapenna
Planner
Town of Aurora



STATISTICS	
SITE AREA:	20,279 SM (5.01 Ac)
BUILDING AREA:	8,019 SM (86,315 SF)
GFA	8,019 SM (86,315 SF)
COVERAGE:	39.54%
LANDSCAPING COVERAGE:	10% (2,038 SM)
PARKING REQUIRED:	
-INDUSTRIAL USES WITHIN BUSINESS PARK:	
1st 3,000mm @ 2100mm=40 SPACES	
NEXT 3,000mm @ 1100mm=36 SPACES	
REMAINING 2,019mm @ 0.5/100mm=10 SPACES	
TOTAL:	100 SPACES
-BARRIER-FREE 4% OF 100=4 SPACES	
TOTAL REQUIRED:	104 SPACES
PARKING PROVIDED:	100 SPACES
BARRIER-FREE PROVIDED:	4 SPACES
TOTAL PROVIDED:	104 SPACES
BICYCLE PARKING REQUIRED:	
-EMPLOYMENT USES 2+0.25/1000mm of GFA=4 SPACES	
BICYCLE PARKING PROVIDED:	4 SPACES
LOADING REQUIRED:	4 SPACES
LOADING PROVIDED:	13 SPACES

BUILDING 'B' STATISTICS	
UNIT NUMBER	AREA (SM)
1	1,773
2	564.5
3	564.5
4	564.5
5	564.5
6	564.5
7	564.5
8	564.5
9	564.5
10	564.5
11	564.5
12	601
TOTAL:	8,019

LEGAL DESCRIPTION:
BLOCKS 21 & 22 OF SUBDIVISION OF
PART OF BLOCK 6
REGISTERED PLAN 65M-3819 AND
PART OF LOT 23 AND 24 CONCESSION 3
(GEOGRAPHIC TOWNSHIP OF WHITCHURCH,
COUNTY OF YORK)
NOW IN THE
TOWN OF AURORA
REGIONAL MUNICIPALITY OF YORK



OBC 2012 MATRIX		BLOCKS 21 & 22	
Item		ONTARIO BUILDING CODE PART 3	
1		Project Description:	
2		Major Occupancy(s)	
3		Building Area(s)	
4		Gross Area	
5		Number of Storeys	
6		Number of Streets / Access Routes	
7		Building Classification	
8		Fire Protection System Proposed	
9		Standpipe required	
10		Fire Alarm required	
11		Water Service / Supply is Adequate	
12		High Building	
13		Permitted Construction	
14		Mazzenette(s) Area	
15		Total Occupancy Load	
16		Barrier-free Design	
17		Hazardous Substances	
18		Required	
19		Spatial Separation - Construction of Exterior Walls	
20		Wall	

- LEGEND:
- CONCRETE CURB
 - HC RAMP (DETAILS ON A-1.1.dwg)
 - MAN DOOR LOCATIONS
 - DRIVE-IN OVERHEAD DOOR
 - FIRE HYDRANT
 - LIGHT POLE
 - HYDRO SWITCH GEAR
 - TRANSFORMER
 - LANDSCAPED AREA
 - PAINTED LINES
 - STOP BAR
 - BARRIER-FREE SIGN
 - STOP SIGN
 - FIRE ROUTE SIGN
 - PEDESTRIAN CROSSING SIGN

NO.	ISSUED	BY	DATE	NO.	REVISED	BY	DATE
1	FOR SPA	IP	Dec. 11, 2019	1	PER SPA COMMENTS	IP	June 26, 2020
2	RE-ISSUED FOR SPA	IP	June 26, 2020				

Cambria Design Build Ltd.
1250 Journey's End Circle, Unit #1
Newmarket, ON L3Y 0B9
TEL 905-830-6026
www.cambriadesign.ca

GLUCK PARTNERSHIP ARCHITECTS INC.
156 DUNCAN MILL ROAD, TORONTO, ONTARIO, M8B 3N2
SUIE 5
TEL 416 498 0201

INDUSTRIAL BUILDING B
ADDISON HALL CIRCLE
BLOCKS 21 & 22
TOWN OF AURORA, ONTARIO

SITE PLAN

ONTARIO ASSOCIATION OF ARCHITECTS
THOMAS GLUCK
1981
P. ENG. NO. 1851
DRAWING NO. A-1.0

THOMAS GLUCK
1981
P. ENG. NO. 1851
DRAWING NO. A-1.0



100 John West Way
Box 1000
Aurora, Ontario
L4G 6J1
Phone: 905-727-3123 ext. 4212
Email: mzawada@aurora.ca
www.aurora.ca

Town of Aurora
Corporate Services

Memorandum

Date: July 22, 2020
To: Sean Lapenna, Planning and Development Services
From: Mat Zawada, Accessibility Advisor
Re: Accessibility Advisory Committee (AAC) Input and Comments for Site Plan Application SP-2019-12 (Submission #2)

The Accessibility Advisor has made comments on behalf of the Accessibility Advisory Committee.

The comments are as follows:

- Consideration for West landscaping along the building to be converted into an exterior path of travel for parking provided along the building.
- No further comments at this time. The Accessibility Advisory Committee appreciates the opportunity to provide comments.

Please also note that there are new Design of Public Spaces (Built Environment) Standards enacted from the Province of Ontario, under the Accessibility for Ontarians with Disabilities Act and revisions to the Ontario Building Code to help standardize and encourage barrier free access.

On behalf of the Accessibility Advisory Committee, thank you for the opportunity to comment.

Mat Zawada
Accessibility Advisor – Ext 4212

INTERNAL MEMORANDUM

DATE: July 13, 2020

TO: B. Butler, Planning and Development Services
S. Sample, Zoning Review, Planning and Development Services
M. Bat, Traffic/Transportation Analyst
G. Greidanus, Operational Services (Parks)
J. Van Scheyndel, Corporate Services
J. McDonald, Central York Fire Services
M. Zawada, Accessibility Advisory Committee
W. DiGiorgio, The Planning Partnership

FROM: Brashanthe Manoharan, Planning and Development Services

Re: **Site Plan Application – Second Submission**
Addison Hall Business Park
2351528 Ontario Ltd.
455 Addison Hall Circle, Block 23, Plan 65M-4650
File Number: SP-2019-13

A 2nd Submission for the above Site Plan Application has been submitted to the Planning and Development Services department for review. The Applicant is proposing a new development on Block 23 of the Addison Hall Business Park, municipally known as 455 Addison Hall Circle.

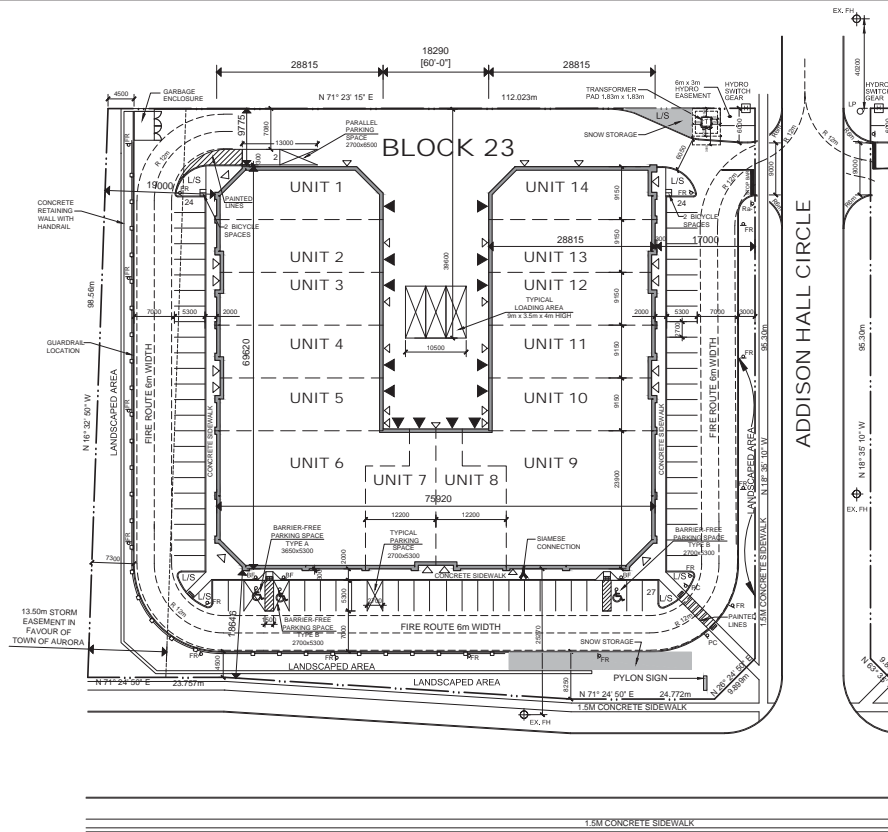
The Applicant is proposing a one-storey industrial building, with a total GFA of 4,392 square meters (47,275 square feet).

Please find enclosed relevant copies of the following materials submitted in conjunction with the subject application:

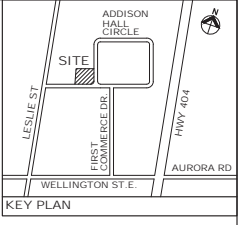
I would appreciate receiving your comments by **August 3, 2020**.

Should you have any questions regarding the above noted proposal, please feel free to contact me.

Attach.



OBC 2012 MATRIX FOR BLOCK 23										OBC REFERENCE	
Item	ONTARIO BUILDING CODE DATA PART 3										
1	Project Description: <div><input checked="" type="checkbox"/> New <input type="checkbox"/> Part 11 <input checked="" type="checkbox"/> Part 3 <input type="checkbox"/> Part 9</div> <div><input type="checkbox"/> Change of Use <input type="checkbox"/> Addition <input type="checkbox"/> Alteration</div> <div>11.1 to 11.4</div>								1.1.2	9.10.1.3	
2	Major Occupancy(s) GROUP "1" DIVISION 2								3.2.1.2(1)	9.10.2	
3	Building Area(s) <div>Existing 0 New 4,392 Total 4,392</div>								1.4.1.2	1.4.1.2	
4	Gross Area <div>Existing 0 New 4,392 Total 4,392</div>								1.4.1.2	1.4.1.2	
5	Number of Storeys <div>Above Grade 1 Below Grade 0</div>								3.2.1.1.6 & 1.4.1.2	1.1.2.4	
6	Number of Streets / Access Routes 2 (TWO)								3.2.2.10.6 & 3.2.5	9.10.20	
7	Building Classification 3.2.2.7.2								3.2.2.20.83	9.10.4	
8	Sprinkler System Proposed <div><input checked="" type="checkbox"/> entire building <input type="checkbox"/> basement only <input type="checkbox"/> in lieu of roof rating <input type="checkbox"/> not required</div>								3.2.2.20.83 3.2.1.5 3.2.2.17	9.10.8	
9	Standpipe required <div><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</div>								3.2.9	N/A	
10	Fire Alarm required <div><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</div>								3.2.4	9.10.18.2	
11	Water Service / Supply is Adequate <div><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</div>								3.2.5.7	N/A	
12	High Building <div><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</div>								3.2.6	N/A	
13	Permitted Construction <div><input type="checkbox"/> Combustible <input type="checkbox"/> Non-combustible <input checked="" type="checkbox"/> Both</div> <div><input type="checkbox"/> Combustible <input checked="" type="checkbox"/> Non-combustible <input type="checkbox"/> Both</div>								3.2.2.20.83	9.10.6	
14	Maximum Allowable Area m ² N/A								3.2.1.1(2)-(8)	9.10.4.1	
15	Total Occupancy Load <div>m² per person <input checked="" type="checkbox"/> Design of building</div> <div>Basement Occupancy N/A Load N/A Persons 1st Floor Occupancy F-2 Load 100 Persons 2nd Floor Occupancy N/A Load N/A Persons 3rd Floor Occupancy N/A Load N/A Persons</div>								3.1.17	9.9.1.3	
16	Barrier-free Design <div><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (Explain)</div>								3.8	9.5.2	
17	Hazardous Substances <div><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</div>								3.1.2.6 & 3.3.1.19	9.10.1.3(4)	
18	Fire Resistance <div>Horizontal Assemblies FRR (Hours) Slab ON GRADE Roof 0 Hours Mezzanine N/A Hours FRR of Supporting Members Floors 3/4 Hours Slab ON GRADE Roof N/A Hours Mezzanine N/A Hours</div> <div>Listed Design N° or Description (SG-2) 3.2.2.20.83 & 3.2.1.4</div>								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 or H/L	Permitted Max. % of Openings	Proposed % of Openings	FRR (Hours)	Listed Design or Description (100mm CONCRETE)	Comb. Const.	Comb. Const. Nonc.	Comb. Const. Nonc.	
North	>200	10.1	N/A	50	10	1	100mm CONCRETE			✓	
South	>200	>15	N/A	100	N/A	0	N/A			✓	
East	>200	>15	N/A	100	N/A	0	N/A			✓	
West	>200	>15	N/A	100	N/A	0	N/A			✓	



LEGAL DESCRIPTION:
BLOCK 23 OF SUBDIVISION OF
PART OF BLOCK 6
REGISTERED PLAN 65M-3819 AND
PART OF LOT 23 AND 24 CONCESSION 3
(GEOGRAPHIC TOWNSHIP OF WHITCHURCH,
COUNTY OF YORK)
NOW IN THE
TOWN OF AURORA
REGIONAL MUNICIPALITY OF YORK

LEGEND:	
	CONCRETE CURB
	HC RAMP (DETAILS ON A-1.1.dwg)
	MAN DOOR LOCATIONS
	DRIVE-IN OVERHEAD DOOR
	FIRE HYDRANT
	LIGHT POLE
	HYDRO SWITCH GEAR
	TRANSFORMER
	LANDSCAPED AREA
	PAINTED LINES
	STOP BAR
	BARRIER-FREE SIGN
	STOP SIGN
	FIRE ROUTE SIGN
	PEDESTRIAN CROSSING SIGN

SITE STATISTICS:	
SITE AREA:	11,416 SM (2.82 Ac)
BUILDING AREA:	4,392 SM (47,275 SF)
GFA	4,392 SM (47,275 SF)
COVERAGE:	38.47%
LANDSCAPING COVERAGE:	15.7% (1,801 SM)
PARKING REQUIRED:	
-INDUSTRIAL USES WITHIN BUSINESS PARK:	
1st 3,000sm @ 2100sm=69 SPACES	
NEXT 1,392sm @ 1/100sm=14 SPACES	
TOTAL:	74 SPACES
-BARRIER-FREE 4% OF 74 = 3 SPACES	
TOTAL REQUIRED:	77 SPACES
PARKING PROVIDED:	74 SPACES
BARRIER-FREE PROVIDED:	3 SPACES
TOTAL PROVIDED:	77 SPACES
BICYCLE PARKING REQUIRED:	
- EMPLOYMENT USES 2+0.25/1000sm of GFA=3 SPACES	
BICYCLE PARKING PROVIDED:	4 SPACES
LOADING REQUIRED:	3 SPACES
LOADING PROVIDED:	3 SPACES

BUILDING 'A' STATISTICS	
UNIT NUMBER	AREA (SM)
1	243
2	262
3	262
4	262
5	262
6	655
7	245
8	245
9	655
10	262
11	262
12	262
13	262
14	253
TOTAL:	4,392

NO.	ISSUED	BY	DATE	NO.	REVISED	BY	DATE
1	FOR SPA	IP	Dec. 11, 2019	1	PER SPA COMMENTS	IP	June 26, 2020
2	RE-ISSUED FOR SPA	IP	June 26, 2020				

Cambria Design Build Ltd.
1250 Journey's End Circle, Unit #1
Newmarket, ON L3Y 0B9
TEL 905-830-6026
www.cambriadesign.ca

GLUCK PARTNERSHIP ARCHITECTS INC.
156 DUNCAN MILL ROAD, SUITE 5
TORONTO, ONTARIO, M8B 3N2
TEL 416-498-0201

INDUSTRIAL BUILDING A
ADDISON HALL CIRCLE
BLOCK 23
TOWN OF AURORA, ONTARIO

SITE PLAN

ONTARIO ASSOCIATION OF ARCHITECTS
THOMAS GLUCK ARCHITECTS
2049

DRAWN: IP
CHECKED: TG
SCALE: 1:400
DATE: NOVEMBER 05, 2019
PROJECT NO: 1550
DRAWING NO: **A-1.0**



100 John West Way
Box 1000
Aurora, Ontario
L4G 6J1
Phone: 905-727-3123 ext. 4212
Email: mzawada@aurora.ca
www.aurora.ca

Town of Aurora
Corporate Services

Memorandum

Date: July 16, 2020
To: Brashanthe Manoharan, Planning and Development Services
From: Mat Zawada, Accessibility Advisor
Re: Accessibility Advisory Committee (AAC) Input and Comments for Site Plan Application SP-2019-13 (Submission #2)

The Accessibility Advisor has made comments on behalf of the Accessibility Advisory Committee.

The comments are as follows:

- Please note that the minimum number of accessible parking spaces is 4 parking spaces for the use of persons with disabilities, which meets the requirements of the AODA Design of Public Spaces O.Reg 191/11, section 80.36 (4).

Please also note that there are new Design of Public Spaces (Built Environment) Standards enacted from the Province of Ontario, under the Accessibility for Ontarians with Disabilities Act and revisions to the Ontario Building Code to help standardize and encourage barrier free access.

On behalf of the Accessibility Advisory Committee, thank you for the opportunity to comment.

Mat Zawada
Accessibility Advisor – Ext 4212

INTERNAL MEMORANDUM

DATE: July 14, 2020

TO: B. Butler, Planning and Development Services
S. Sample, Zoning Review, Planning and Development Services
M. Bat, Traffic/Transportation Analyst
G. Greidanus, Operational Services (Parks)
J. Van Scheyndel, Corporate Services
J. McDonald, Central York Fire Services
M. Zawada, Accessibility Advisory Committee

CC: Mayor and Members of Council
D. Waters, Director of Planning and Development Services
Council Secretariat, Corporate Services

FROM: Brashanthe Manoharan, Planning and Development Services

Re: **Site Plan Application**
5011097 Ontario Inc.
150 Addison Hall Circle
Block 12, Plan 65M-4650
File Number: SP-2020-03

A 2nd submission for the above noted Site Plan Application has been submitted to the Planning and Development Services department for review. The Applicant is proposing a new development on Block 12 of the Addison Hall Business Park, municipally known as 150 Addison Hall Circle. The Applicant is proposing a one-storey industrial building, with a total GFA of 3,440.40 square meters (37,031 square feet).

Please find enclosed digital copies of the submitted materials in conjunction with the subject application.

I would appreciate receiving your comments by **August 4, 2020**.

Should you have any questions regarding the above noted proposal, please feel free to contact me.

Attach.


















OBC 2012 MATRIX FOR BLOCK 2											OBC REFERENCE			
Item	ONTARIO BUILDING CODE DATA PART 3													
1	Project Description: <input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Alteration <input type="checkbox"/> Change of Use										<input type="checkbox"/> Part 11 11.1 to 11.4	<input checked="" type="checkbox"/> Part 3 11.2	<input checked="" type="checkbox"/> Part 9 11.2, 11.3	
2	Major Occupancy(s) GROUP "N" DIVISION 2										3.1.2.1 (1)			9.10.2
3	Building Area(s) Existing 0 New 2,790.7 Total 2,790.7										14.1.2			14.1.2
4	Gross Area Existing 0 New 3,440.4 Total 3,440.4										14.1.2			14.1.2
5	Number of Storeys Above Grade 1 Below Grade 0										3.1.1.6 14.1.2			11.2.4
6	Number of Streets / Access Routes 2 (TWO)										3.2.2.10 6. 3.2.5.			9.10.20
7	Building Classification 3.2.2.7.2										3.2.2.20-83			9.10.4
8	Sprinkler System Proposed <input checked="" type="checkbox"/> entire building <input type="checkbox"/> basement only <input type="checkbox"/> in lieu of not string <input type="checkbox"/> not required										3.2.2.20-83 3.2.1.5 3.2.2.17			9.10.8
9	Standpipe required <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No										3.2.9			N/A
10	Fire Alarm required <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No										3.2.4			9.10.18.2
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No										3.2.6			N/A
13	Permitted Construction <input type="checkbox"/> Combustible <input checked="" type="checkbox"/> Non-combustible Actual Construction <input type="checkbox"/> Combustible <input checked="" type="checkbox"/> Non-combustible										<input type="checkbox"/> Both <input checked="" type="checkbox"/> Both			9.10.6
14	Mezzanine(s) Area of 640.7										3.2.1.1 (b)			9.10.4.1
15	Total Occupancy Load <input checked="" type="checkbox"/> m-F person <input type="checkbox"/> Design of building										3.1.17			9.9.1.3
	Basement	Occupancy	N/A	Load	N/A	Persons								
	1st Floor	Occupancy	F-2	Load	50	Persons								
	Mezzanine	Occupancy	F-2	Load	50	Persons								
	3rd Floor	Occupancy	N/A	Load	0	Persons								
16	Barrier-free Design <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> No (Explain)										3.6			9.5.2
17	Hazardous Substances <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No										3.3.1.2 & 3.3.1.9			9.10.13(4)
18	Required Fire FRR (Hours) <input checked="" type="checkbox"/> No <input type="checkbox"/> Listed Design N° or Description (SG-2)										3.2.2.20-83 & 3.2.1.4			9.10.8 9.10.9
Resistance (FRR)	Floors	0 Hours			NON-COMBUSTIBLE									
	Roof	0 Hours			SPRINKLED									
	Mezzanine	0 Hours			NON-COMBUSTIBLE									
	FRR of Supporting Members				Listed Design N° or (SG-2)									
	Floors	0 Hours			NON-COMBUSTIBLE									
Rating	Roof	0 Hours			SPRINKLED									
	Floors	0 Hours			NON-COMBUSTIBLE									
	Mezzanine	0 Hours			NON-COMBUSTIBLE									
19	Spatial Separation - Construction of Exterior Walls										3.2.3			9.10.14
Wall Area of EBF (m ²)	L.D.	M/L or H/L	Permitted Max. % of Openings	Proposed % of Openings	FRR (Hours)	Listed Design or Description	Comb. Comb. Cladding	Non-comb. Comb. Cladding	Non-comb. Comb. Cladding					
North	>20	>15	N/A	100	N/A	0	N/A			✓				
South	>20	>15	N/A	100	N/A	0	N/A			✓				
East	>20	>15	N/A	100	N/A	0	N/A			✓				
West	>20	>15	N/A	100	N/A	0	N/A			✓				

SITE AREA:		9,612.62 SM (2.4 AC)
GROUND FLOOR AREA:		2,790.75 SM (30.038 SF)
MEZZANINE AREA:		649.75 SM (6,993 SF)
TOTAL AREA:		3,440.44 SM (37.031 SF)
COVERAGE:	29.03%	
F.S.I.:	0.358	
LANDSCAPING COVERAGE:	22.71% (2,180 SM)	
PARKING REQUIRED:		
INDUSTRIAL USES WITHIN BUSINESS PARK:		
Type 1: 3000mm @ 2100mm=60 SPACES		
Type 2: 445.45m @ 1100mm=60 SPACES		
TOTAL:	64 SPACES	
BARRIER-FREE # OF 64 = 3 SPACES		
TOTAL REQUIRED:	67 SPACES	
PARKING PROVIDED:		
BARRIER-FREE PROVIDED: 65 SPACES		
TOTAL PROVIDED:		
TOTAL PROVIDED: 68 SPACES		
TOTAL PARKING REQUIRED:		
EMPLOYMENT USES: 240.25/1000m of GFA=3 SPACES		
BICYCLE PARKING PROVIDED: 3 SPACES		
LOADING REQUIRED: 3 SPACES		
LOADING PROVIDED: 3 SPACES		

LEGAL DESCRIPTION:

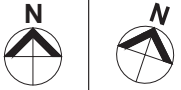
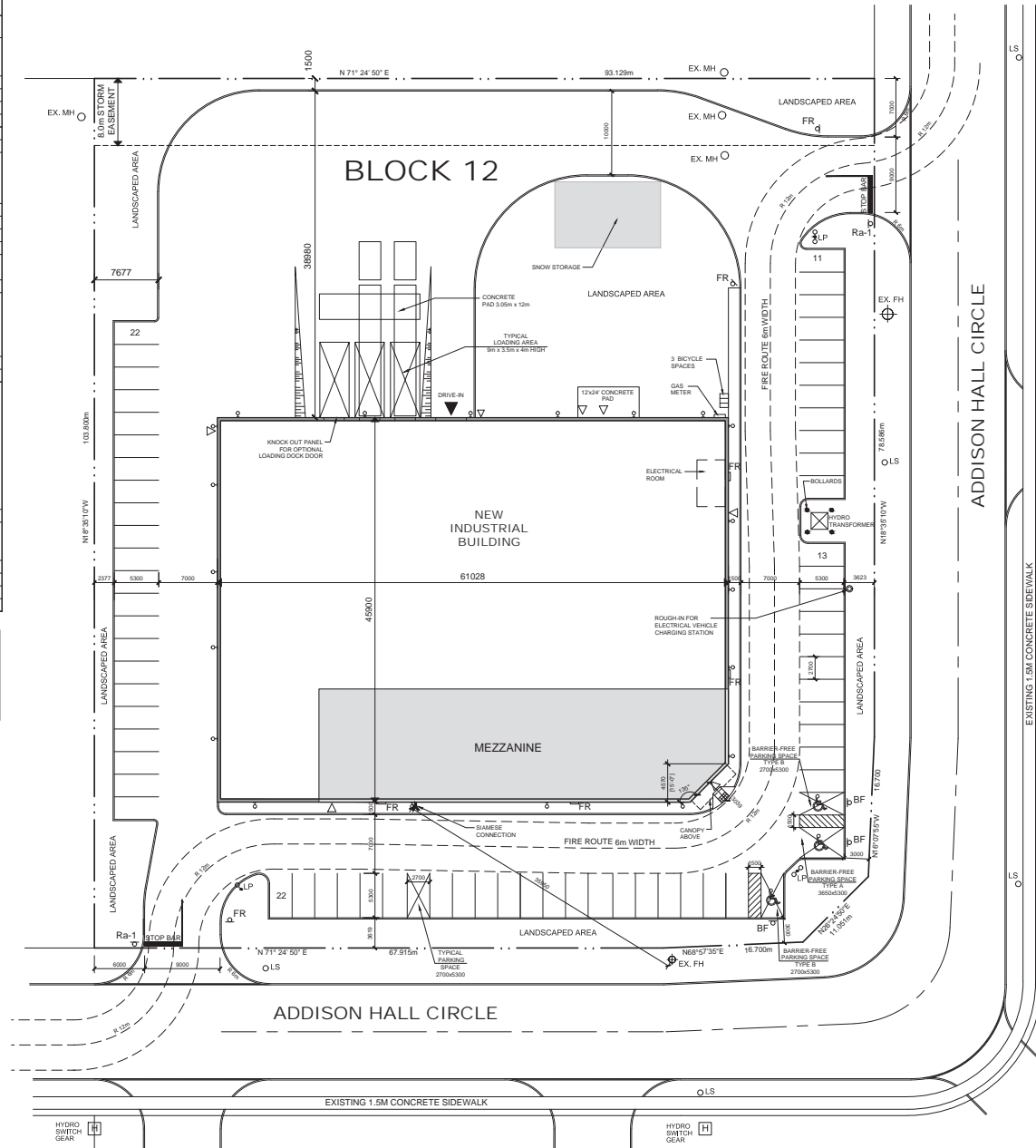
BLOCK 12
REGISTERED PLAN 65M-4650
TOWN OF AURORA
REGIONAL MUNICIPALITY OF YORK

LEGEND:

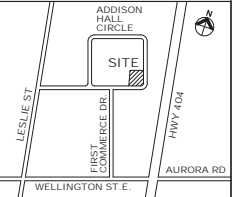
- | | |
|---|-----------------------------------|
|  | CONCRETE CURB |
|  | HC RAMP |
|  | MAN DOOR LOCATIONS |
|  | DRIVE-IN OVERHEAD DOOR |
|  FH | FIRE HYDRANT |
|  LS | LIGHT STANDARD |
|  | HYDRO SWITCH GEAR |
|  | TRANSFORMER |
|  LS | LANDSCAPED AREA |
|  | PAINTED LINES |
|  | LIGHT POLE - TWO HEADS |
|  | LIGHT POLE - ONE HEAD |
|  | WALL MOUNTED LIGHT |
|  BF | BARRIER-FREE SIGN |
|  Sta-1 | STOP SIGN |
|  | FIRE ROUTE SIGN |
|  FR | FIRE ROUTE SIGN MOUNTED ON A WALL |

NOTE:

GARBAGE SHALL BE STORED
INTERNAL TO THE BUILDING



PROJECT NORTH		TRUE NORTH	
NO.	ISSUED	BY	DATE
1	ISSUED FOR SPA	I.P.	03.06.20
2	ISSUED FOR SPA RE-SUBMISSION	I.P.	07.03.20



KEY PLAN

1	PER SPA COMMENTS	IP	07.03.20
NO.	REVISED	BY	DATE



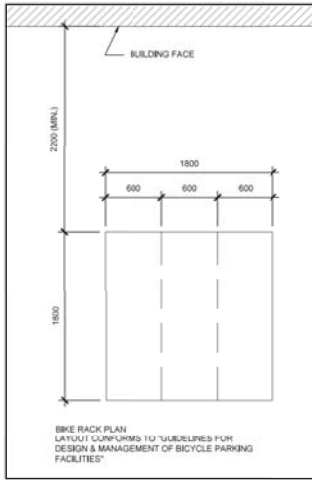
INDUSTRIAL BUILDING
ADDISON HALL CIRCLE
BLOCK 12
TOWN OF AURORA, ONTARIO

SITE PLAN

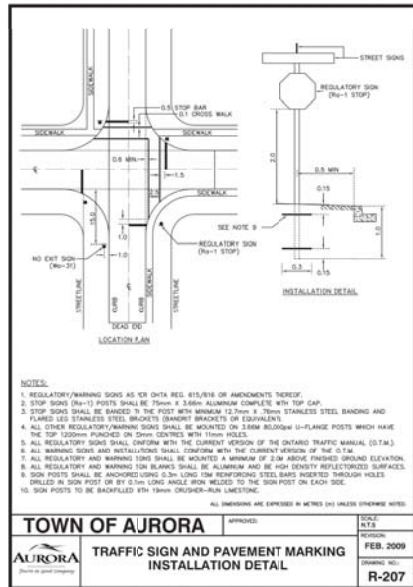


DRAWN:	JP
CHECKED:	TG
SCALE:	1:250
DATE:	21 JANUARY 2020
PROJECT No:	2005
DRWG. NO.	

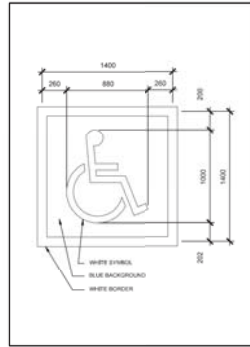
A-1.0



1 PLAN: BICYCLE SPACES
A-1.1 SCALE: N.T.S.



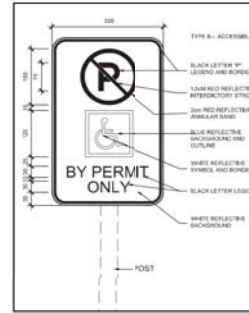
2 STANDARD DRAWING R-207
A-1.1 SCALE: N.T.S.



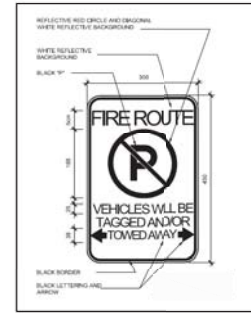
3 PLAN: ACCESSIBLE SYMBOL
A-1.1 SCALE: N.T.S.



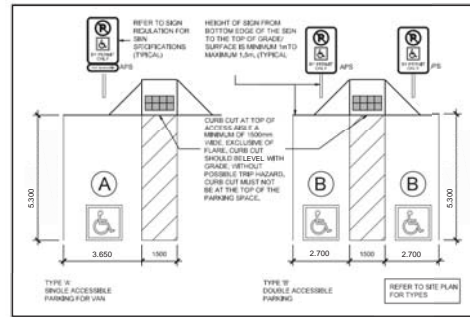
4 ELEVATION: ACCESSIBLE PARKING SIGN (TYPE A)
A-1.1 SCALE: N.T.S.



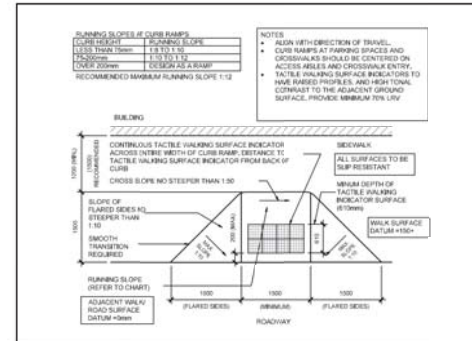
5 ELEVATION: ACCESSIBLE PARKING SIGN (TYPE B)
A-1.1 SCALE: N.T.S.



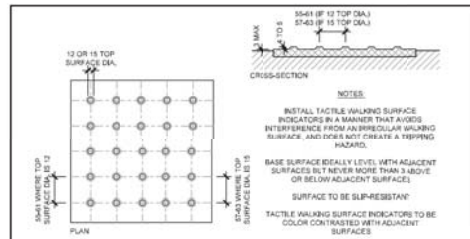
6 ELEVATION: FIRE-ROUTE SIGN
A-1.1 SCALE: N.T.S.



7 PLAN: ACCESSIBLE RAMP
A-1.1 SCALE: N.T.S.



8 PLAN: ACCESSIBLE RAMP
A-1.1 SCALE: N.T.S.



9 PLAN: TACTILE WALKING SURFACE INDICATORS
A-1.1 SCALE: N.T.S.

NO.	ISSUED	BY	DATE
1	ISSUED FOR SPA RE-SUBMISSION	I.P.	07.03.20



KEY PLAN

NO.	REVISED	BY	DATE
1	PER SPA COMMENTS	IP	07.03.20

Gottardo
277 PENNSYLVANIA AVENUE
CONCORD, ONTARIO, L4K 5B9
TEL: (905) 761-7707 FAX: (905) 761-6588

GLUCK PARTNERSHIP ARCHITECTS INC.
195 DUNCAN MIL. ROAD, SUITE 5
TORONTO, ONTARIO, M8B 3K2
TEL: 416 498 0201

INDUSTRIAL BUILDING
ADDISON HALL CIRCLE
BLOCK 12
TOWN OF AURORA, ONTARIO

SITE PLAN DETAILS

ONTARIO ASSOCIATION
ARCHITECTS
THOMAS GLUCK
LICENSED
2005

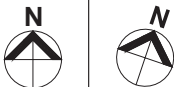
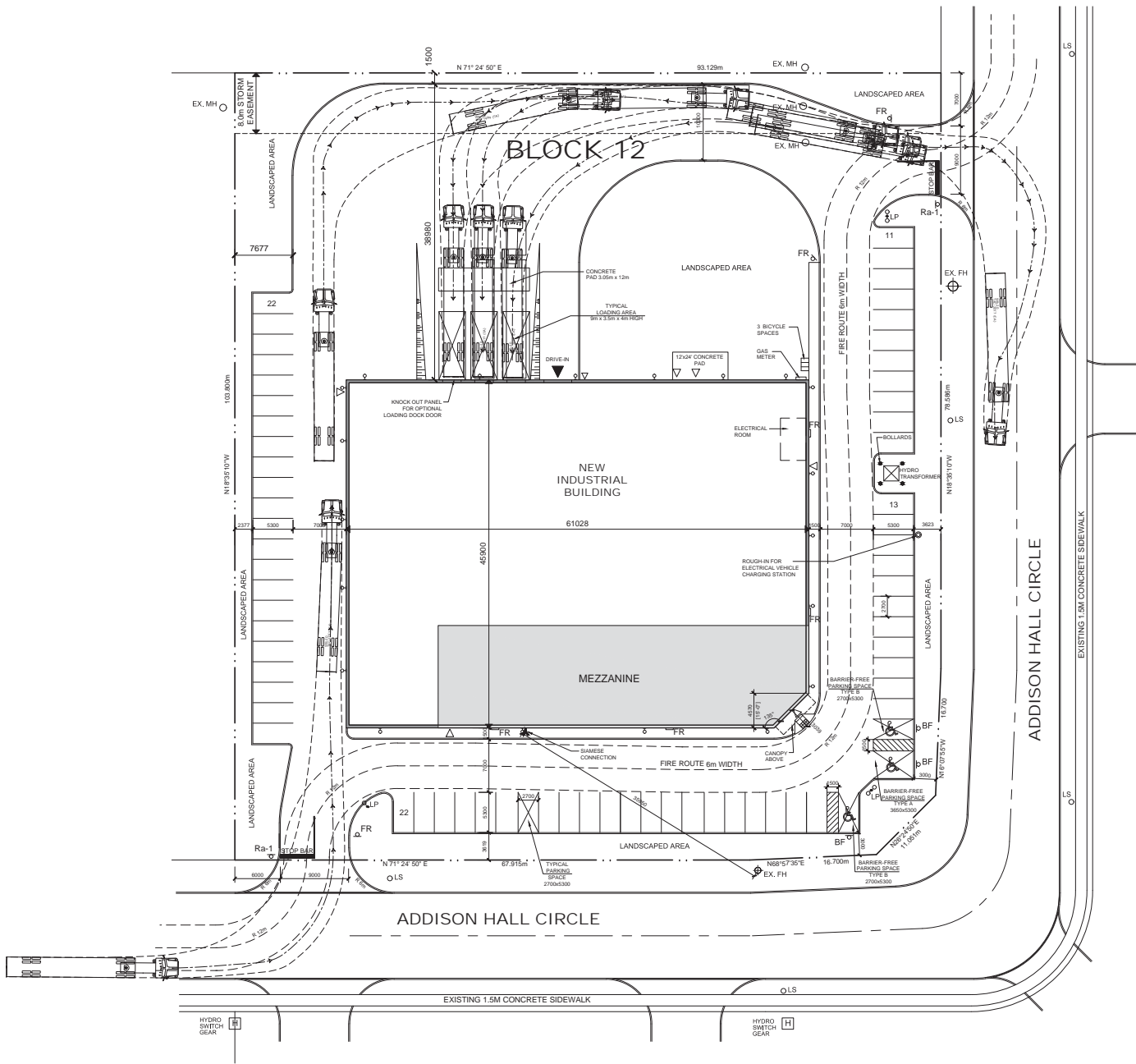
DRAWN: IP
CHECKED: TG
SCALE: N.T.S.
DATE: 25 JUNE 2020
PROJECT NO: 2005
DRAWING NO: A-1.1

LEGAL DESCRIPTION:

BLOCK 12
REGISTERED PLAN 65M-4650
TOWN OF AURORA
REGIONAL MUNICIPALITY OF YORK

LEGEND:

- CONCRETE CURB
- HC RAMP
- MAN DOOR LOCATIONS
- DRIVE-IN OVERHEAD DOOR
- FH FIRE HYDRANT
- LS LIGHT STANDARD
- HYDRO SWITCH GEAR
- TRANSFORMER
- LANDSCAPED AREA
- PAINTED LINES
- LP LIGHT POLE - TWO HEADS
- LP LIGHT POLE - ONE HEAD
- WM WALL MOUNTED LIGHT
- BF BARRIER-FREE SIGN
- STOP SIGN
- FR FIRE ROUTE SIGN
- FR FIRE ROUTE SIGN MOUNTED ON A WALL



PROJECT NORTH TRUE NORTH

NO.	ISSUED	BY	DATE
1	ISSUED FOR SPA RE-SUBMISSION	1.P.	07.03.20



KEY PLAN

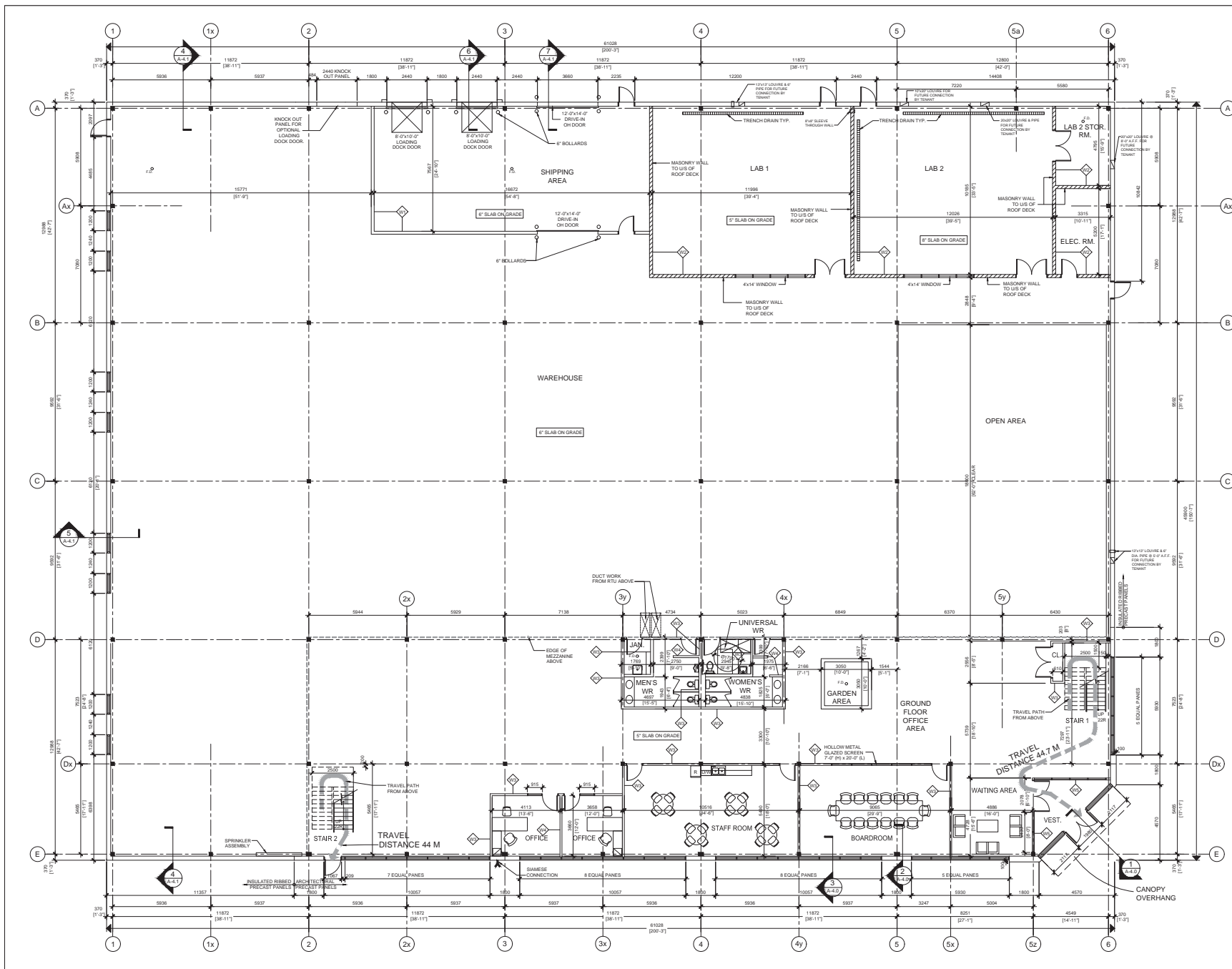
NO.	REVISED	BY	DATE



**INDUSTRIAL BUILDING
ADDISON HALL CIRCLE
BLOCK 12**
TOWN OF AURORA, ONTARIO

**TRAFFIC MOVEMENT
SITE PLAN**

	DRAWN: JP
	CHECKED: TG
	SCALE: 1:250
	DATE: 28 MAY 2020
	PROJECT NO: 2005
DRWG NO:	A-1.2



PROJECT NORTH TRUE NORTH

NO.	ISSUED	BY	DATE
1	ISSUED FOR SPA	I.P.	03.08.20
2	ISSUED FOR SPA RE-SUBMISSION	I.P.	07.03.20

PARTITION SCHEDULE:

- 1-HR RATED DRYWALL PARTITION TO UNDERSIDE OF STEEL DECK WITH 150mm METAL STUDS @ 400 mm O/C AND ONE LAYER 15.8mm TYPE X GYPSUM BOARD EACH SIDE ULCFW407
- 250 CONCRETE BLOCK WALL TO UNDERSIDE OF STEEL DECK
- INTERIOR PARTITIONS 90mm METAL STUDS @ 400 O.C., 13mm GYPSUM WALLBOARD, EACH SIDE TO UNDERSIDE OF STEEL DECK
- INTERIOR PARTITIONS 90mm METAL STUDS @ 400 O.C., 13mm GYPSUM WALLBOARD, EACH SIDE TO UNDERSIDE OF SUSPENDED CEILING
- GLAZED WALL TO UNDERSIDE OF MEZZANINE DECK

EXIT PATH PER OBC 3.4.5.(2)

NO.	REVISED	BY	DATE
-----	---------	----	------

Gottardo
277 PENNSYLVANIA AVENUE
CONCORD, ONTARIO, L4K 5R9
TEL: (905) 761-7707 FAX: (905) 761-6588

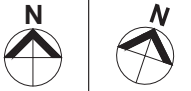
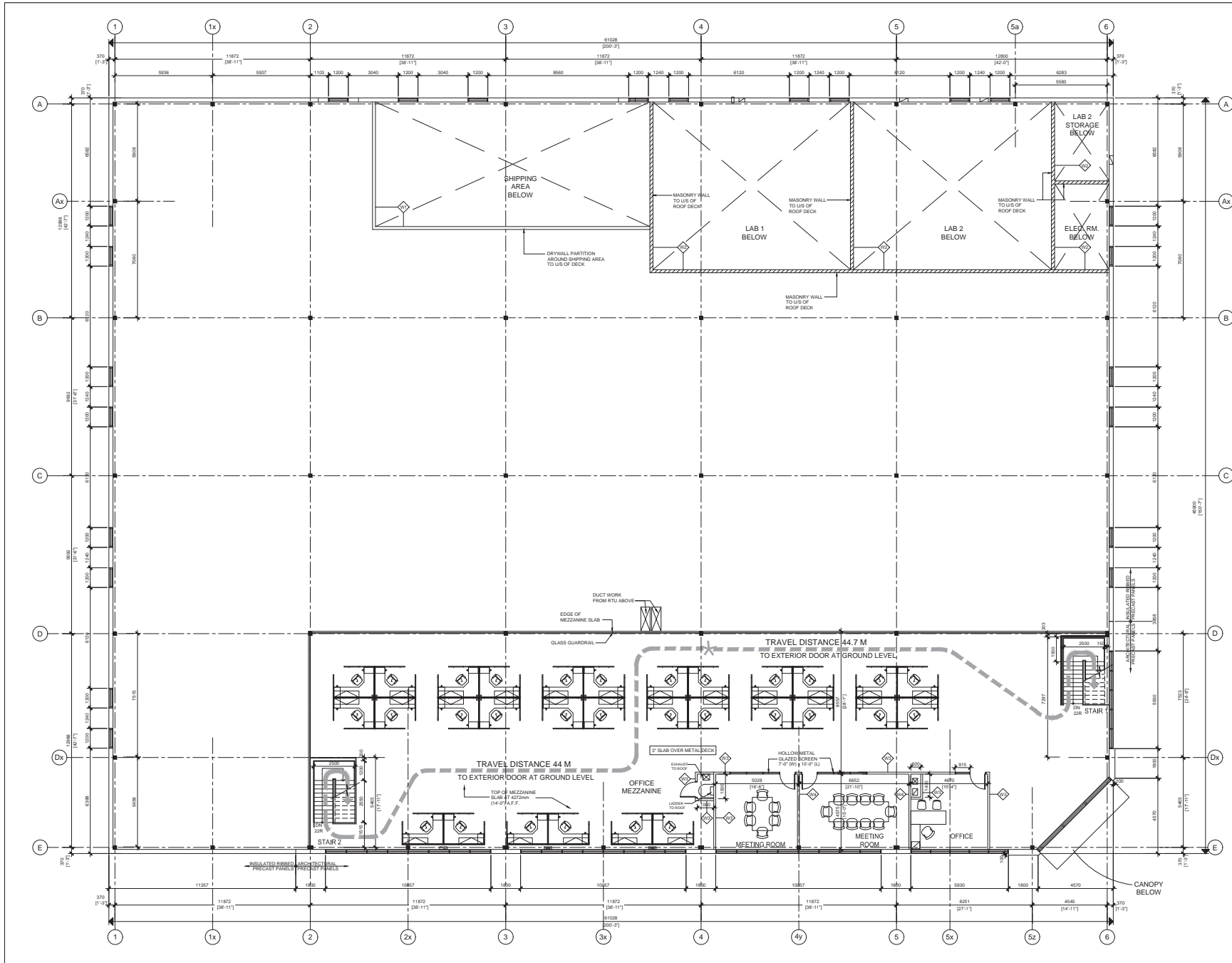
GLUCK PARTNERSHIP ARCHITECTS INC.
156 DUNCAN MILL ROAD, SUITE 5
TORONTO, ONTARIO, M8B 3K2
TEL: 416 498 0201

**INDUSTRIAL BUILDING
ADDISON HALL CIRCLE
BLOCK 12**
TOWN OF AURORA, ONTARIO

GROUND FLOOR PLAN

	DRAWN: IP
	CHECKED: TG
	SCALE: 1:100
	DATE: 21 JANUARY 2020
PROJECT NO: 2005	DRWG NO:

A-2.0



PROJECT NORTH TRUE NORTH

NO.	ISSUED	BY	DATE
1	ISSUED FOR SPA	I.P.	03.08.20
2	ISSUED FOR SPA RE-SUBMISSION	I.P.	07.03.20

PARTITION SCHEDULE:

- 1-HR RATED DRYWALL PARTITION TO UNDERSIDE OF STEEL DECK WITH 150mm METAL STUDS @ 400 mm O.C. AND ONE LAYER 15.9mm TYPE X GYPSUM BOARD EACH SIDE ULCFW407
 - 250 CONCRETE BLOCK WALL TO UNDERSIDE OF STEEL DECK
 - INTERIOR PARTITIONS 52mm METAL STUDS @ 400 O.C. 13mm GYPSUM WALLBOARD, EACH SIDE TO UNDERSIDE OF STEEL DECK
 - INTERIOR PARTITIONS 52mm METAL STUDS @ 400 O.C. 13mm GYPSUM WALLBOARD, EACH SIDE TO UNDERSIDE OF SUSPENDED CEILING
 - GLAZED WALL TO UNDERSIDE OF MEZZANINE DECK
- PER OBC 3.4.5.(2)

EXIT PATH

NO.	REVISED	BY	DATE
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Gottardo
277 PENNSYLVANIA AVENUE
CONCORD, ONTARIO, L4K 5R9
TEL: (905) 761-7707 FAX: (905) 761-6588

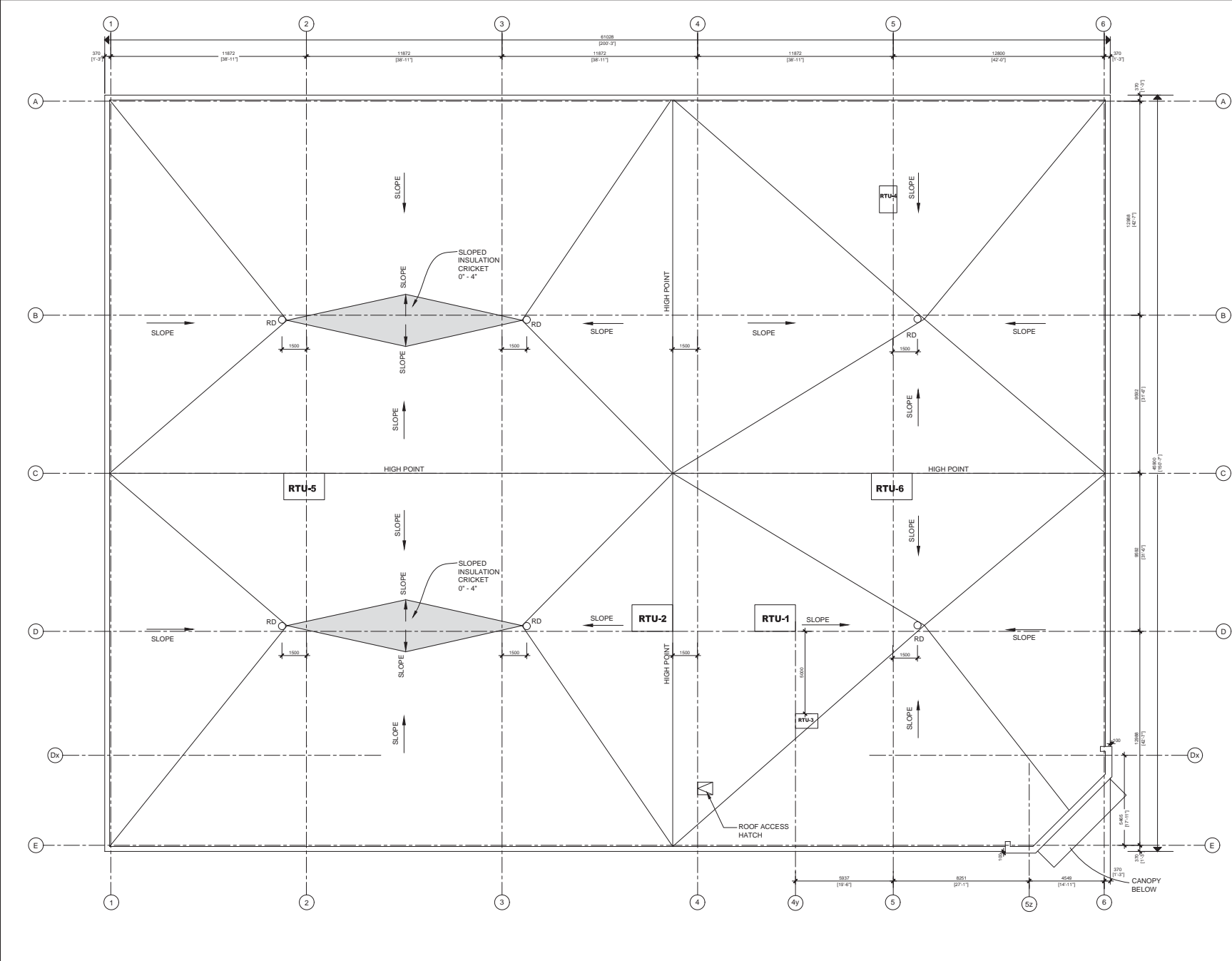
GLUCK PARTNERSHIP ARCHITECTS INC.
156 DUNCAN MILL ROAD, SUITE 5
TORONTO, ONTARIO, M8B 3K2
TEL: 416 498 0201

INDUSTRIAL BUILDING ADDISON HALL CIRCLE BLOCK 12
TOWN OF AURORA, ONTARIO

MEZZANINE PLAN

ONTARIO ASSOCIATION OF ARCHITECTS
THOMAS GLUCK LICENCE 2648

DRAWN: IP
CHECKED: TG
SCALE: 1:100
DATE: 21 JANUARY 2020
PROJECT NO: 2005
DRAWING NO: **A-2.1**



PROJECT NORTH

TRUE NORTH

NO.	ISSUED	BY	DATE
1	ISSUED FOR SPA RE-SUBMISSION	I.P.	07.03.20

NO.	REVISED	BY	DATE

Gottardo
277 PENNSYLVANIA AVENUE
CONCORD, ONTARIO, L4K 5R9
TEL: (905) 761-7707 FAX: (905) 761-6588

GLUCK PARTNERSHIP ARCHITECTS INC.
156 DUNCAN MILL ROAD, SUITE 5
TORONTO, ONTARIO, M6B 3K2
TEL: 416-468-0201

INDUSTRIAL BUILDING
ADDISON HALL CIRCLE
BLOCK 12
TOWN OF AURORA, ONTARIO

ROOF PLAN

THOMAS GLUCK
LENDING
2040

DESIGN: IP
CHECKED: TG
SCALE: 1:100
DATE: 21 JANUARY 2020
PROJECT NO: 2005
DRAWING NO:

A-2.2



NO.	REVISED	BY	DATE
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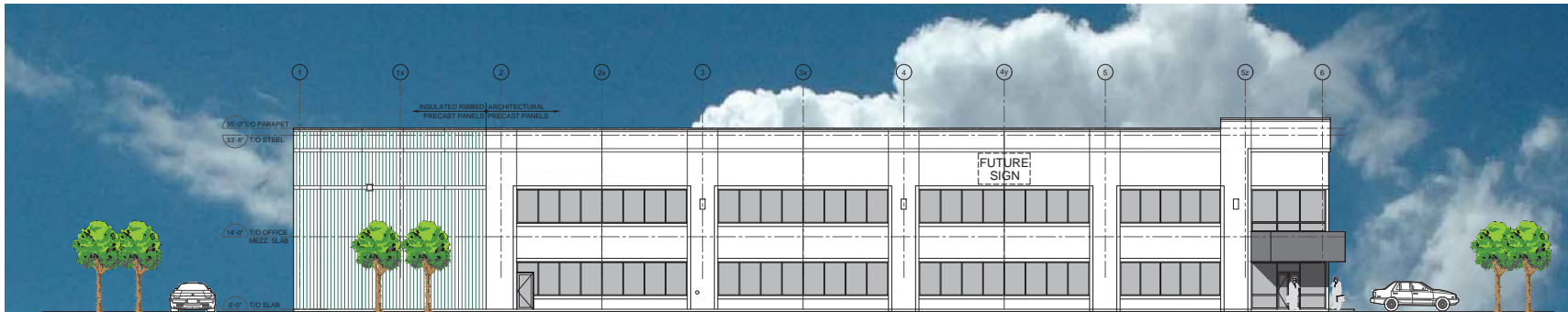
INDUSTRIAL BUILDING
ADDISON HALL CIRCLE
BLOCK 12
TOWN OF AURORA, ONTARIO

ELEVATIONS



DRAWN:	JP
CHECKED:	TG
SCALE:	1:125
DATE:	21 JANUARY 2020
PROJECT No:	2005
DRWG. NO.	

A-3.0



SOUTH ELEVATION

NO.	ISSUED	BY	DATE
1	ISSUED FOR SPA	LP	03.06.20
2	ISSUED FOR SPA RE-SUBMISSION	LP	07.03.20

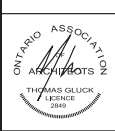
NO.	REVISED	BY	DATE

 **Gottardo**
277 PENNSYLVANIA AVENUE
CONCORD, ONTARIO, L4K 5R9
TEL: (905) 761-7707 FAX: (905) 761-6588

 **GLUCK PARTNERSHIP ARCHITECTS INC.**
156 DUNCAN MILL ROAD, SUITE 5
TORONTO, ONTARIO, M8B 3K2
TEL: 416 488 0201

INDUSTRIAL BUILDING
ADDISON HALL CIRCLE
BLOCK 12
TOWN OF AURORA, ONTARIO

SOUTH
ELEVATION

	DRAWN: JP
	CHECKED: TG
	SCALE: 1/8"=1'-0"
	DATE: 03 JULY 2020
	PROJECT NO: 2005
	DWG. NO: A-3.1



100 John West Way
Box 1000
Aurora, Ontario
L4G 6J1
Phone: 905-727-3123 ext. 4212
Email: mzawada@aurora.ca
www.aurora.ca

Town of Aurora
Corporate Services

Memorandum

Date: July 22, 2020
To: Brashanthe Manoharan, Planning and Development Services
From: Mat Zawada, Accessibility Advisor
Re: Accessibility Advisory Committee (AAC) Input and Comments for Site Plan Application SP-2020-03 (Submission #2)

The Accessibility Advisor has made comments on behalf of the Accessibility Advisory Committee.

The comments are as follows:

- No further comments at this time. The Accessibility Advisory Committee appreciates the opportunity to provide comments.

Please also note that there are new Design of Public Spaces (Built Environment) Standards enacted from the Province of Ontario, under the Accessibility for Ontarians with Disabilities Act and revisions to the Ontario Building Code to help standardize and encourage barrier free access.

On behalf of the Accessibility Advisory Committee, thank you for the opportunity to comment.

Mat Zawada
Accessibility Advisor – Ext 4212

INTERNAL MEMORANDUM

VIA EMAIL

DATE: June 15, 2020

TO: B. Butler, Planning and Development Services
S. Sample, Planning and Development Services
B. Jakovina, Operational Services
J. Van Scheyndel, Corporate Services
J. McDonald, Central York Fire Services
M. Zawada, Accessibility Advisory Committee
M. Bat, Engineering and Capital Delivery

CC: Mayor and Members of Council
D. Waters, Director of Planning and Development Services
Council Secretariat, Corporate Services

FROM: Katherine Bibby, Planning and Development Services

Re: **Site Plan Application**
RP Partners Aurora Limited
15286 and 15306 Leslie Street
Part of Lot 21, Con. 2 W
Related Files: OPA-2016-03 and ZBA-2016-07
File Number: SP-2020-06

A Site Plan Application has been submitted to the Planning and Development Services department for review. The Application was deemed Complete on June 3, 2020.

The Applicant is proposing three (3) seven (7) storey buildings each containing 100 units, with a total of 300 units on the site. The site is to be accessed by a private driveway on Leslie Street, with a right-in, right-out restriction.

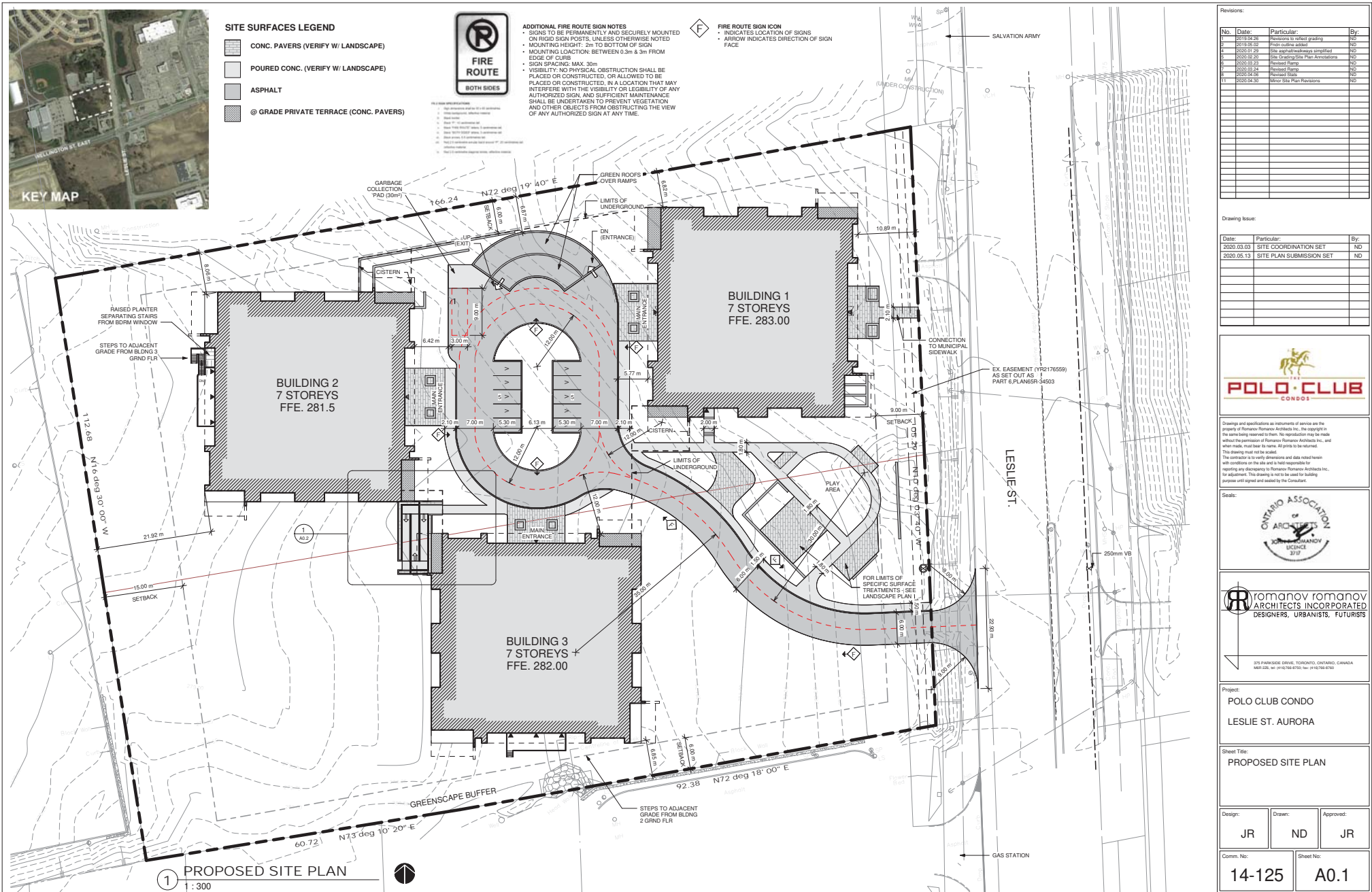
An Official Plan Amendment and Zoning By-law Amendment for the site is ongoing, and has been appealed to the Local Planning Appeal Tribunal (LPAT).

Please find enclosed a link to the digital copies of the relevant materials submitted in conjunction with the subject Application.

I would appreciate receiving your comments by **July 7, 2020**.

Should you have any questions regarding the above noted proposal, please feel free to contact me.

Attach.





100 John West Way
Box 1000
Aurora, Ontario
L4G 6J1
Phone: 905-727-3123 ext. 4212
Email: mzawada@aurora.ca
www.aurora.ca

Town of Aurora
Corporate Services

Memorandum

Date: June 29, 2020
To: Katherine Bibby, Planning and Development Services
From: Mat Zawada, Accessibility Advisor
Re: Accessibility Advisory Committee (AAC) Input and Comments for Site Plan Application SP-2020-06 (Submission #1)

The Accessibility Advisor has made comments on behalf of the Accessibility Advisory Committee.

The comments are as follows:

- Consideration for the developer to incorporate accessibility features, such as sensory and active play components, for children and caregivers with various disabilities into the design of outdoor play spaces; and
- Ensure that outdoor play spaces have a ground surface that is firm, stable and has impact attenuating properties for injury prevention and sufficient clearance to provide children and caregivers with various disabilities the ability to move through, in and around the outdoor play space.
- Consideration for the allocated outdoor space to have a minimum of 20% of its tables be accessible if used as an outdoor eating area.
- Consideration for washroom on main level that is served by the barrier-free path of travel and available to the public to be a universal washroom.
- Consideration for a rest/seating area to be provided at all building outdoor entrances.
- Consideration for automatic door openers for all public access locations, including proper timed door delays.
- Installation of proper tactile indicators at the proposed staircases.
- Consideration for the seating areas provided in the buildings to provide accessible seating.

Site Plan Application SP-2020-06
June 29, 2020

Page 2 of 2

- Consideration for any customer services counters to have an allocated accessibility spot.
- Consideration for a barrier-free parking spot to be provided on the outdoor lot.

Please also note that there are new Design of Public Spaces (Built Environment) Standards enacted from the Province of Ontario, under the Accessibility for Ontarians with Disabilities Act and revisions to the Ontario Building Code to help standardize and encourage barrier free access.

On behalf of the Accessibility Advisory Committee, thank you for the opportunity to comment.

Mat Zawada
Accessibility Advisor – Ext 4212

INTERNAL MEMORANDUM

DATE: July 14, 2020

TO: B. Butler, Planning and Development Services
S. Sample, Building Division
M. Bat, Engineering and Capital Delivery
G. Greidanus, Operational Services
J. Van Scheyndel, Corporate Services
J. McDonald, Central York Fire Services
M. Zawada, Accessibility Advisory Committee

CC: Mayor and Members of Council
D. Waters, Director of Planning and Development Services
Council Secretariat, Corporate Services

FROM: Carlson Tsang, Planning and Development Services

Re: **Site Plan Application**
York Region Christian Seniors Homes Inc.
Phase 3 - Meadows of Aurora
400 William Graham Drive
PLAN 65M4442 BLK 5
File Number: ZBA(H)-2020-01 & SP-2020-07

The above noted Zoning By-law Amendment (Removal of Holding 'H' Symbol) and Site Plan Applications have been submitted to the Planning and Development Services for review. The applicant is proposing a 7-storey residential building with 125 units as part of the Phase 3 development of the Meadows of Aurora Retirement Complex. The Applications were deemed Complete on July 14, 2020.

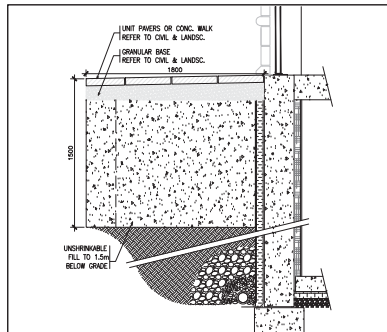
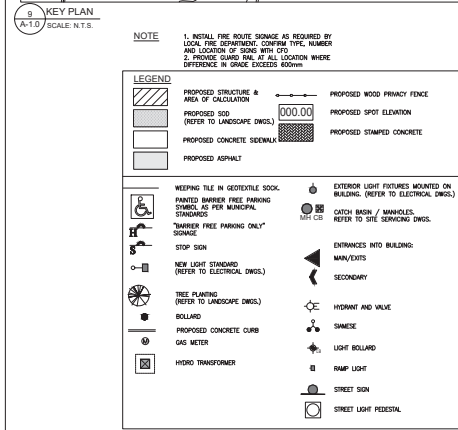
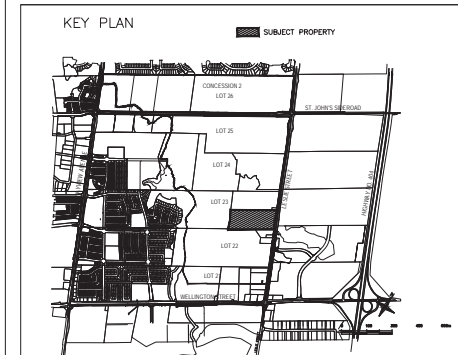
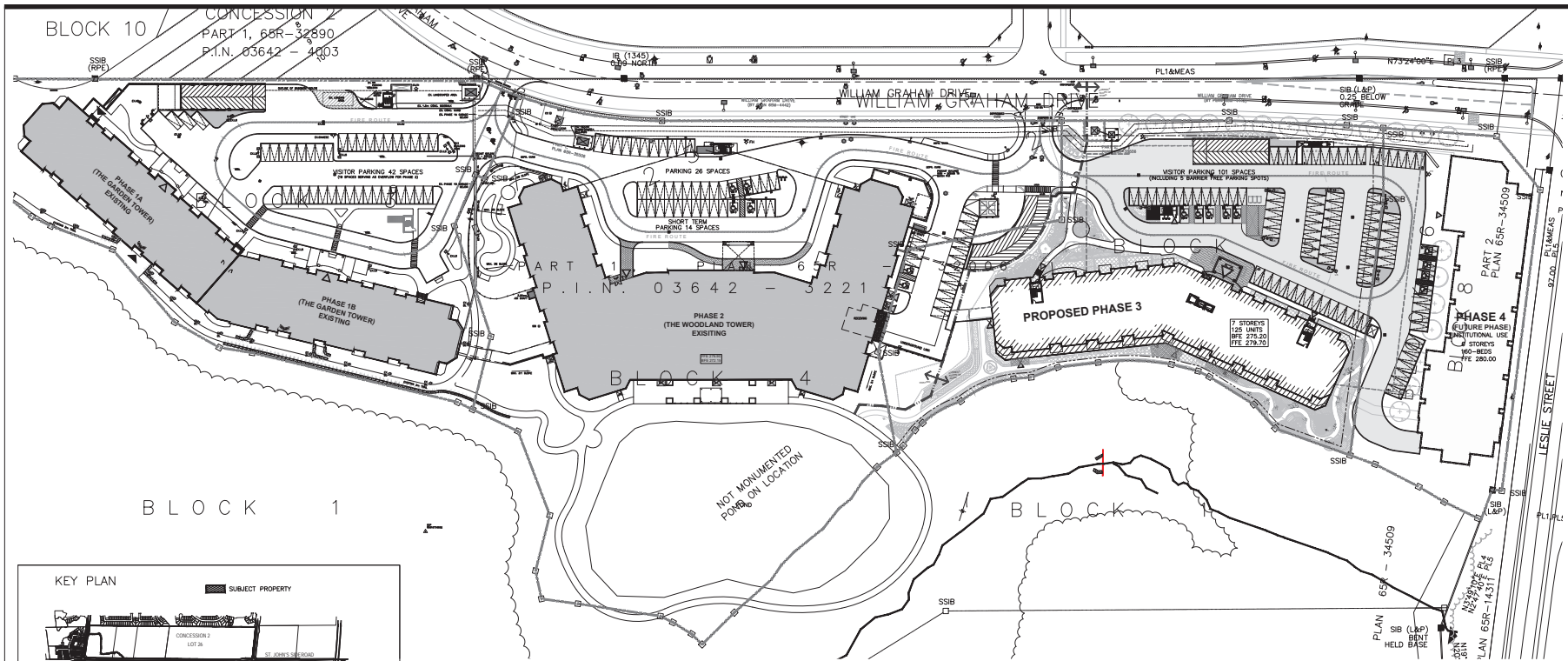
Please find attached the site plan and elevation drawings submitted with the applications. The digital copy of the other materials are available at the following link, which will expire on August 13, 2020.

I would appreciate receiving your comments by **August 8, 2020**. If we have not received your comments by the deadline, we will assume you have no comments or concerns.

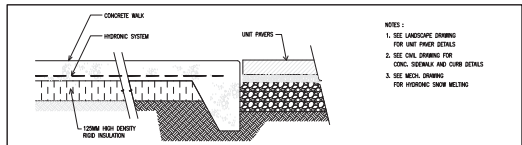


Carlson Tsang, Planner
Planning and Development Services

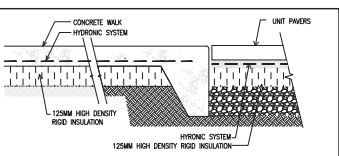
Attach.



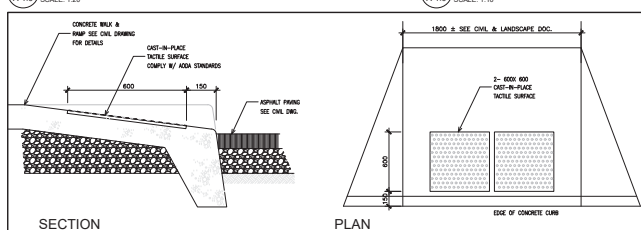
2 FROST PROTECTION AT ACCESS POINTS
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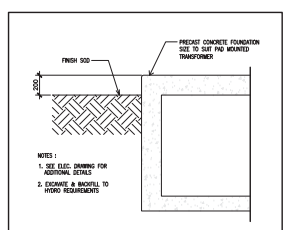
3 CONCRETE WALKWAY - HEATED
A-1.0 SCALE: 1:10



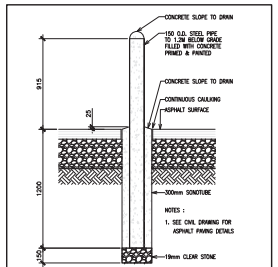
4 CONCRETE WALKWAY & PAVERS - HEATED
A-1.0 SCALE: 1:10



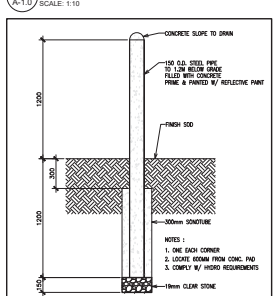
5 TACTILE SURFACE
A-1.0 SCALE: 1:10



6 TRANSFORMER PAD
A-1.0 SCALE: 1:10



7 BOLLARDS
A-1.0 SCALE: 1:10



8 GUARD FOR TRANSFORMER
A-1.0 SCALE: 1:20

Note

Contractor to check and verify all dimensions on site and report any discrepancies to the Architect prior to proceeding with the work.

Do not scale the Drawings.

All Drawings, Specifications and related documents, are the copyright property of the Architect and must be returned upon request. Reproduction of Drawings, Specifications and related documents in whole or in part is prohibited without the Architect's written consent.

This Drawing is not to be used for construction until countersigned by the Architect.

Architect's signature

Date:

No.	Revision	Date
1		
2		
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10		
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8		
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3		
2	ISSUED FOR SPA	06/12/20
1	ISSUED FOR CLASS C BUDGET	05/08/20
No.	Issued for	Date

Drawing Title

SITE PLAN OVERALL

Project

MEADOWS OF AURORA PHASE 3

460 WILLIAM GRAHAM DR. AURORA, ON.

YORK REGION CHRISTIAN SENIORS HOMES INC.
400 WILLIAM GRAHAM DR. AURORA, ON.

O.C.A. Architects Inc.

5401 EGLINTON AVE. WEST, SUITE 200
TORONTO, ON M3J 5H4

Tel: (416) 787-1441
Fax: (416) 787-1071

Structural - STEPHENSON ENGINEERING LTD.

Mechanical - TRACE ENGINEERING LTD.

Electrical - TRACE ENGINEERING LTD.

Landscape - LAND ART DESIGN LANDSCAPE ARCHITECTS INC.

Scale 1:150

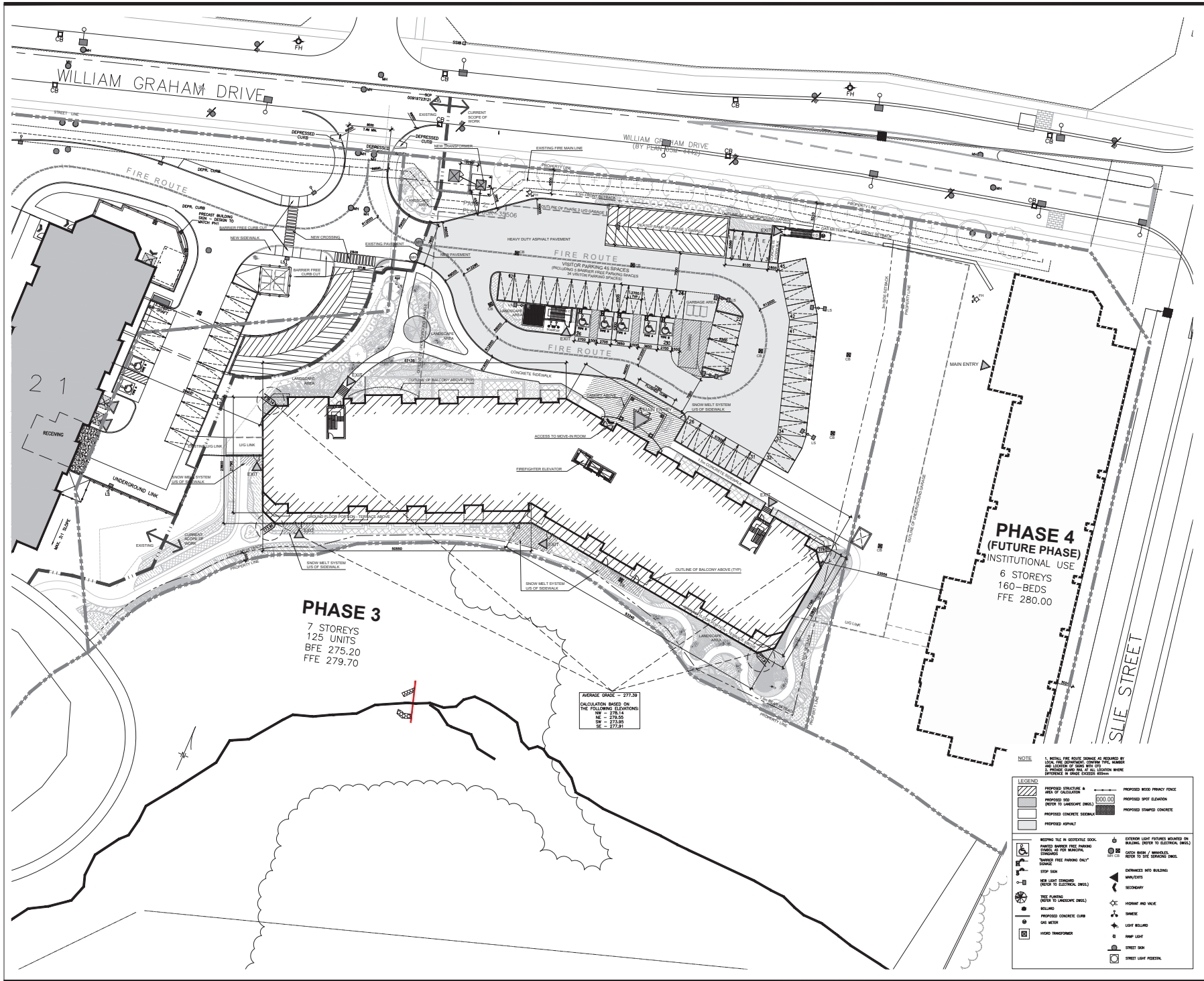
Drawn by - OA/VE

Checked by - MB

File Number - 1908

Date - Jun 10, 2020

A-1.0



Note
Contractor to check and verify all dimensions on site and report any discrepancies to the Architect prior to proceeding with the work.
Do not scale the Drawings.
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This Drawing is not to be used for construction until countersigned by the Architect.

Architect's signature _____
Date: _____

No.	Revision	Date
1		
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10		
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2	ISSUED FOR SPA	06/12/20
1	ISSUED FOR CLASS C BUDGET	05/08/20

No.	Issued for	Date
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Drawing Title
**SITE PLAN
INTERIM**

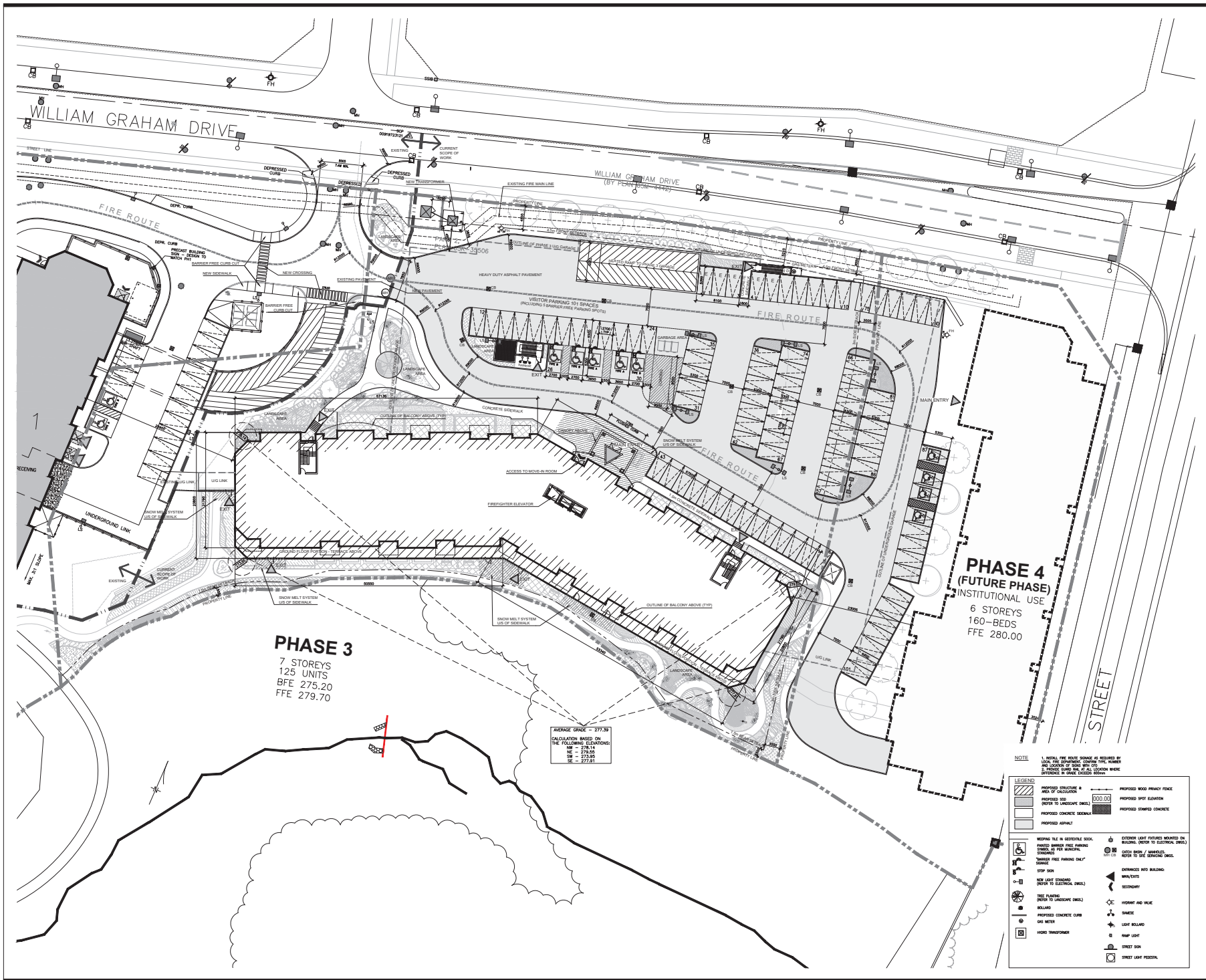
Project
**MEADOWS OF AURORA
PHASE 3**
460 WILLIAM GRAHAM DR. AURORA, ON.
YORK REGION CHRISTIAN SENIORS HOMES INC.
400 WILLIAM GRAHAM DR. AURORA, ON.

O.C.A. Architects Inc.
5405 EGLINTON AVE. WEST, SUITE 200
TORONTO, ON M3C 5A8
Tel: (416) 767-1441
Fax: (416) 767-3511

Structural - STEPHENSON ENGINEERING LTD.
Mechanical - TRACE ENGINEERING LTD.
Electrical - TRACE ENGINEERING LTD.
Landscape - LAND ART DESIGN LANDSCAPE ARCHITECTS INC.



Scale 1:150
Drawing Number -
Drawn by - VE
Checked by - MB
File Number - 1908
Date - Jun 15, 2020
A-1.1



Note
Contractor to check and verify all dimensions on site and report any discrepancies to the Architect prior to proceeding with the work.
Do not scale the Drawings.
All Drawings, Specifications and related documents, are the copyright property of the Architect and must be returned upon request. Reproduction of Drawings, Specifications and related documents in whole or in part is prohibited without the Architect's written consent.
This Drawing is not to be used for construction until countersigned by the Architect.

Architect's signature
Date:

No.	Revision	Date
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3		
2	ISSUED FOR SPA	06/12/20
1	ISSUED FOR CLASS C BUDGET	05/08/20
No.	Issued for	Date

Drawing Title

SITE PLAN OVERALL

Project
**MEADOWS OF AURORA
PHASE 3**
460 WILLIAM GRAHAM DR. AURORA, ON.
YORK REGION CHRISTIAN SENIORS HOMES INC.
400 WILLIAM GRAHAM DR. AURORA, ON.

O.C.A. Architects Inc.
5401 EGLINTON AVE. WEST, SUITE 200
TORONTO, ON M3C 5H6
Tel: (416) 767-1441
Fax: (416) 767-1071

Structural - STEPHENSON ENGINEERING LTD.
Mechanical - TRACE ENGINEERING LTD.
Electrical - TRACE ENGINEERING LTD.
Landscape - LAND ART DESIGN LANDSCAPE ARCHITECTS INC.

Scale 1:150 Drawing Number -
Drawn by - VE
Checked by - MB
File Number - 1908
Date - Jun 15, 2020
A-1.2



100 John West Way
Box 1000
Aurora, Ontario
L4G 6J1
Phone: 905-727-3123 ext. 4212
Email: mzawada@aurora.ca
www.aurora.ca

Town of Aurora
Corporate Services

Memorandum

Date: July 22, 2020
To: Carlson Tsang, Planning and Development Services
From: Mat Zawada, Accessibility Advisor
Re: Accessibility Advisory Committee (AAC) Input and Comments for Site Plan Application SP-2020-07 (Submission #1)

The Accessibility Advisor has made comments on behalf of the Accessibility Advisory Committee.

The comments are as follows:

- Consideration for barrier-free parking spots to be evenly distributed amongst buildings to create the shortest possible accessible route to the barrier-free entrances.
- Ensure that barrier-free parking spaces are designated with vertical sign and pavement markings with the International Symbol of Accessibility.
- Provide a corresponding curb depression to all access aisles.
- Consideration for automatic door openers for all public access locations, including proper timed door delays.
- Installation of proper tactile indicators at the proposed staircases.
- If space permits it on the exterior path of travel, consideration for rest areas to be provided.
- Appropriate signage to designate the location of an accessible entrance.

Please also note that there are new Design of Public Spaces (Built Environment) Standards enacted from the Province of Ontario, under the Accessibility for Ontarians with Disabilities Act and revisions to the Ontario Building Code to help standardize and encourage barrier free access.

On behalf of the Accessibility Advisory Committee, thank you for the opportunity to comment.

Mat Zawada
Accessibility Advisor – Ext 4212

INTERNAL MEMORANDUM

VIA EMAIL

DATE: July 16, 2020

TO: B. Butler, Planning and Development Services
S. Sample, Planning and Development Services
B. Jakovina, Operational Services
J. Van Scheyndel, Corporate Services
J. McDonald, Central York Fire Services
M. Zawada, Accessibility Advisory Committee
M. Bat, Engineering and Capital Delivery

CC: Mayor and Members of Council
D. Waters, Director of Planning and Development Services
Council Secretariat, Corporate Services

FROM: Brashanthe Manoharan, Planning and Development Services

Re: **Site Plan Application**
2352107 Ontario Inc.
1588 St. John's Sideroad
Part of Lot 26, Concession 3 (Block 6)
File Number: SP-2020-08
Related File(s): SUB-2015-02

A Site Plan Application has been submitted to the Planning and Development Services department for review. The Application was deemed Complete on July 8, 2020.

The Applicant is proposing a 3-storey self-storage building with a total gross area of 9,289.50 square metres (99,991.35 square feet).

A Plan of Subdivision application for the site is ongoing.

Please find enclosed a link to the digital copies of the relevant materials submitted in conjunction with the subject Application.

I would appreciate receiving your comments by **August 6, 2020**.

Should you have any questions regarding the above noted proposal, please feel free to contact me.

Attach.

GENERAL NOTES

GENERAL REQUIREMENTS (01001)

PART 1 – GENERAL

- 1.1 GENERAL
 - 1.1.1 VISIT THE SITE AND COMPARE THE DRAWINGS AND SPECIFICATIONS WITH ALL EXISTING SITE CONDITIONS INCLUDING ALL CONDITIONS OF EXISTING AND ADJACENT WORK. PREPARE TO VISIT THE SITE IN AS MANY PLACES AS MAY BE REQUIRED TO OBTAIN FULL INFORMATION FROM THE NEAREST OF SURROUNDING ANY MATERIAL OR PERFORMING ANY WORK IN ACCORDANCE WITH DRAWINGS AND SPECIFICATIONS WITHOUT DELAY OR DELAY TO THE OWNER.
 - 1.1.2 THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL PERMITS AND APPROVALS, ARRANGE FOR INSPECTION OF WORK BY INSPECTION AUTHORITIES, AND PAY ALL FEES TO OBTAIN THAT THE WORK MAY BE COMPLETED AND COMPLETED ON SCHEDULE. THE OWNER SHALL APPLY AND PAY FOR THE BUILDING PERMIT.

PART 2 – PROJECT CO-ORDINATION

- 2.1 GENERAL
 - 2.1.1 CO-ORDINATE PROGRESS OF THE WORK, PROGRESS SCHEDULES, SUBMITTALS, USE OF THE SITE, TEMPORARY UTILITIES, CONSTRUCTION FACILITIES AND CONTROLS.

PART 3 – CUTTING AND PATCHING

- 3.1 APPROVALS
 - 3.1.1 SUBMIT WRITTEN REQUEST IN ADVANCE OF CUTTING OR ALTERATION WHICH AFFECTS THE FOLLOWING:
 - 1. STRUCTURAL INTEGRITY OF ANY ELEMENT OF THE PROJECT.
 - 2. INTEGRITY OF WEATHER-PROOFING OR MOISTURE-RESISTANT ELEMENTS.
 - 3. EFFICIENCY, MAINTENANCE, OR SAFETY OF ANY OPERATIONAL ELEMENT.
 - 4. VISUAL QUALITIES OF EXISTING EXTERIOR ELEMENTS OR WORK OF OWNER OR SEPARATE CONTRACTOR.

- 3.2 INSPECTION
 - 3.2.1 INSPECT EXISTING CONDITIONS, INCLUDING ELEMENTS SUBJECT TO DAMAGE OR MOVEMENT DURING CUTTING AND PATCHING.
 - 3.2.2 AFTER INCORPORATING INSPECT CONDITIONS AFFECTING PERFORMANCE OF WORK.
 - 3.2.3 RETURNING OF CUTTING AND PATCHING MARKS ACCEPTANCE OF EXISTING CONDITIONS.

- 3.3 EXECUTION
 - 3.3.1 PERFORM CUTTING, FITTING, AND PATCHING INCLUDING EXCAVATION AND FILL, TO COMPLETE THE WORK.
 - 3.3.2 PROTECT EXISTING MATERIALS FROM DAMAGE BY CUTTING, PATCHING, OR REMOVAL OF MATERIALS NOT TO BE REMOVED.
 - 3.3.3 PROVIDE DRAINAGE IN NON-STRUCTURAL ELEMENTS OF WORK FOR PENETRATIONS OF MECHANICAL AND ELECTRICAL WORK. CUTTING AND PATCHING TO BE DONE IN SUCH A MANNER AS TO PREVENT WATER FROM PENETRATING.
 - 3.3.4 EXISTING MATERIALS TO BE REPAIRED TO ORIGINAL WORKING CONDITION.
 - 3.3.5 EXISTING MATERIALS TO BE REPAIRED TO ORIGINAL WORKING CONDITION.
 - 3.3.6 EXISTING MATERIALS TO BE REPAIRED TO ORIGINAL WORKING CONDITION.
 - 3.3.7 EXISTING MATERIALS TO BE REPAIRED TO ORIGINAL WORKING CONDITION.
 - 3.3.8 EXISTING MATERIALS TO BE REPAIRED TO ORIGINAL WORKING CONDITION.
 - 3.3.9 EXISTING MATERIALS TO BE REPAIRED TO ORIGINAL WORKING CONDITION.
 - 3.3.10 EXISTING MATERIALS TO BE REPAIRED TO ORIGINAL WORKING CONDITION.

- 3.4 PROTECTION
 - 3.4.1 PROTECT EXISTING MATERIALS FROM DAMAGE BY CUTTING, PATCHING, OR REMOVAL OF MATERIALS NOT TO BE REMOVED.
 - 3.4.2 EXISTING MATERIALS TO BE REPAIRED TO ORIGINAL WORKING CONDITION.
 - 3.4.3 EXISTING MATERIALS TO BE REPAIRED TO ORIGINAL WORKING CONDITION.
 - 3.4.4 EXISTING MATERIALS TO BE REPAIRED TO ORIGINAL WORKING CONDITION.
 - 3.4.5 EXISTING MATERIALS TO BE REPAIRED TO ORIGINAL WORKING CONDITION.
 - 3.4.6 EXISTING MATERIALS TO BE REPAIRED TO ORIGINAL WORKING CONDITION.
 - 3.4.7 EXISTING MATERIALS TO BE REPAIRED TO ORIGINAL WORKING CONDITION.
 - 3.4.8 EXISTING MATERIALS TO BE REPAIRED TO ORIGINAL WORKING CONDITION.
 - 3.4.9 EXISTING MATERIALS TO BE REPAIRED TO ORIGINAL WORKING CONDITION.
 - 3.4.10 EXISTING MATERIALS TO BE REPAIRED TO ORIGINAL WORKING CONDITION.

PART 4 – SUBMITTALS

- 4.1 ADMINISTRATIVE
 - 4.1.1 SUBMIT TO CONSULTANT SUBMITTALS LISTED FOR REVIEW. SUBMIT WITH REASONABLE PROMPTNESS AND IN AN ORDERLY SEQUENCE SO AS NOT TO CAUSE DELAY IN THE WORK.
 - 4.1.2 SUBMIT SUBMITTALS FOR REVIEW TO THE CONSULTANT. THIS REVIEW REPRESENTS THAT NECESSARY REQUIREMENTS HAVE BEEN DETERMINED AND APPROVED BY THE CONSULTANT. THE CONSULTANT'S REVIEW DOES NOT CONSTITUTE AN ENDORSEMENT OF THE WORK OR A GUARANTEE OF THE ACCURACY OF THE SUBMITTALS.
 - 4.1.3 VERIFY FIELD MEASUREMENTS AND APPROVED ADJUSTMENT WORK IS CO-ORDINATE.
- 4.2 SHOP DRAWINGS AND PRODUCT DATA
 - 4.2.1 SUBMIT TO CC #46 - SHOP DRAWINGS
 - 4.2.2 THE SHOP DRAWINGS SHALL INCLUDE: DIMENSIONS, ALLEGATIONS, DIMENSIONS, PERFORMANCE, QUANTITIES, DIMENSIONS AND OTHER DATA WHICH ARE TO BE PROVIDED BY THE CONTRACTOR TO ILLUSTRATE DETAILS OF A PORTION OF THE WORK.
 - 4.2.3 PROVIDE DIMENSIONAL DETAILS OF CONNECTIONS AND DETAILING OF MECHANICAL, ELECTRICAL, OR OTHER CONNECTIONS, EXPLANATORY NOTES AND DIMENSIONS NECESSARY FOR CONSTRUCTION OF THE WORK.
 - 4.2.4 ADJUSTMENTS MADE ON SHOP DRAWINGS BY ARCHITECT ARE NOT INTENDED TO CHANGE THE CONTRACT PRICE.
 - 4.2.5 MAKE CHANGES TO SHOP DRAWINGS AS ARCHITECT MAY REQUIRE.
 - 4.2.6 SUBMIT THE SHOP DRAWINGS TO THE CONSULTANT FOR REVIEW. THE CONSULTANT'S REVIEW DOES NOT CONSTITUTE AN ENDORSEMENT OF THE WORK OR A GUARANTEE OF THE ACCURACY OF THE SUBMITTALS.
 - 4.2.7 SUBMIT THE SHOP DRAWINGS TO THE CONSULTANT FOR REVIEW. THE CONSULTANT'S REVIEW DOES NOT CONSTITUTE AN ENDORSEMENT OF THE WORK OR A GUARANTEE OF THE ACCURACY OF THE SUBMITTALS.
 - 4.2.8 SUBMIT THE SHOP DRAWINGS TO THE CONSULTANT FOR REVIEW. THE CONSULTANT'S REVIEW DOES NOT CONSTITUTE AN ENDORSEMENT OF THE WORK OR A GUARANTEE OF THE ACCURACY OF THE SUBMITTALS.
 - 4.2.9 SUBMIT THE SHOP DRAWINGS TO THE CONSULTANT FOR REVIEW. THE CONSULTANT'S REVIEW DOES NOT CONSTITUTE AN ENDORSEMENT OF THE WORK OR A GUARANTEE OF THE ACCURACY OF THE SUBMITTALS.
 - 4.2.10 SUBMIT THE SHOP DRAWINGS TO THE CONSULTANT FOR REVIEW. THE CONSULTANT'S REVIEW DOES NOT CONSTITUTE AN ENDORSEMENT OF THE WORK OR A GUARANTEE OF THE ACCURACY OF THE SUBMITTALS.

- 4.3 OPERATING MAINTENANCE - MANUALS
 - 4.3.1 TWO SETS FROM TO SUBSTANTIAL PERFORMANCE OF THE WORK, SUBMIT TO CONSULTANT TWO (2) COPIES OF OPERATING AND MAINTENANCE MANUALS TO CONTAIN OPERATIONAL INFORMATION ON EQUIPMENT, CLEANING AND LUBRICATION SCHEDULES, FILTERS, CHARGES, AND MAINTENANCE SCHEDULES AND MANUAL MAINTENANCE INFORMATION.
 - 4.3.2 THE CONTENTS OF EACH VALUE IN A TABLE SHALL BE CORRELATED, PLASTIC ANCHORED, ORGANIZED, CONTENTS INTO APPLICABLE ELEMENTS OF WORK, PLASTIC TO SPECIFICATION REQUIREMENTS.

- 4.4 RECORD DRAWINGS
 - 4.4.1 AFTER AWARD OF CONTRACT, E.G., WILL PROVIDE A COMPLETE SET OF BLACK LINE PRINTS FOR THE PURPOSE OF MAINTAINING RECORD DRAWINGS, ACCURATELY AND HEARTY RECORD DEVIATIONS FROM CONTRACT DOCUMENTS CAUSED BY SITE CONDITIONS AND CHANGES REQUESTED BY ARCHITECT.
 - 4.4.2 PROVIDE TO ARCHITECT ONE SET OF RECORDED COPIES OF ALL DRAWINGS, SPECIFICATIONS, AND ELECTRICAL SERVICES.
 - 4.4.3 EXISTING DRAWINGS AS "PROJECT RECORD COPY". MAINTAIN IN NEW CONDITION AND MAKE AVAILABLE FOR INSPECTION ON SITE BY ARCHITECT.
 - 4.4.4 ON COMPLETION OF WORK AND PRIOR TO FINAL INSPECTION SUBMIT RECORD DOCUMENTS TO ARCHITECT.

PART 5 – REPORTS

- 5.1 REPORTS
 - 5.1.1 SUBMIT (ONE) COPY OF INSPECTION AND TEST REPORTS PROMPTLY TO EACH OF THE AFFECTED CONSULTANTS.
 - 5.1.2 PROVIDE COPIES TO SUBCONTRACTOR OF WORK BEING INSPECTED AND TESTED.

PART 6 – CONSTRUCTION FACILITIES AND TEMPORARY CONTROLS

- 6.1 INSTALLATION AND REMOVAL
 - 6.1.1 PROVIDE CONSTRUCTION FACILITIES AND TEMPORARY CONTROLS IN ORDER TO EXECUTE THE WORK EXPEDITIOUSLY.
 - 6.1.2 PROVIDE TO THE SITE ALL HIGH WORK AREA.

- 6.2 SITE STORAGE AND OVERSIGHTING - PROPERTY
 - 6.2.1 REFER TO CC #3 PROTECTION OF WORK AND
 - 6.2.2 PROVIDE TO THE SITE ALL HIGH WORK AREA.
 - 6.2.3 PROVIDE TO THE SITE ALL HIGH WORK AREA.
 - 6.2.4 PROVIDE TO THE SITE ALL HIGH WORK AREA.
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 - 6.2.9 PROVIDE TO THE SITE ALL HIGH WORK AREA.
 - 6.2.10 PROVIDE TO THE SITE ALL HIGH WORK AREA.

- 6.3 SANITARY FACILITIES
 - 6.3.1 PROVIDE TO THE SITE ALL HIGH WORK AREA.
 - 6.3.2 PROVIDE TO THE SITE ALL HIGH WORK AREA.
 - 6.3.3 PROVIDE TO THE SITE ALL HIGH WORK AREA.
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 - 6.3.9 PROVIDE TO THE SITE ALL HIGH WORK AREA.
 - 6.3.10 PROVIDE TO THE SITE ALL HIGH WORK AREA.

- 6.4 WATER SUPPLY
 - 6.4.1 PROVIDE TO THE SITE ALL HIGH WORK AREA.
 - 6.4.2 PROVIDE TO THE SITE ALL HIGH WORK AREA.
 - 6.4.3 PROVIDE TO THE SITE ALL HIGH WORK AREA.
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 - 6.4.9 PROVIDE TO THE SITE ALL HIGH WORK AREA.
 - 6.4.10 PROVIDE TO THE SITE ALL HIGH WORK AREA.

- 6.5 TEMPORARY POWER
 - 6.5.1 PROVIDE TO THE SITE ALL HIGH WORK AREA.
 - 6.5.2 PROVIDE TO THE SITE ALL HIGH WORK AREA.
 - 6.5.3 PROVIDE TO THE SITE ALL HIGH WORK AREA.
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 - 6.5.9 PROVIDE TO THE SITE ALL HIGH WORK AREA.
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- 6.6 TEMPORARY TELEPHONE
 - 6.6.1 PROVIDE TO THE SITE ALL HIGH WORK AREA.
 - 6.6.2 PROVIDE TO THE SITE ALL HIGH WORK AREA.
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 - 6.6.9 PROVIDE TO THE SITE ALL HIGH WORK AREA.
 - 6.6.10 PROVIDE TO THE SITE ALL HIGH WORK AREA.

- 6.7 EQUIPMENT, TOOL, AND MATERIALS STORAGE
 - 6.7.1 PROVIDE TO THE SITE ALL HIGH WORK AREA.
 - 6.7.2 PROVIDE TO THE SITE ALL HIGH WORK AREA.
 - 6.7.3 PROVIDE TO THE SITE ALL HIGH WORK AREA.
 - 6.7.4 PROVIDE TO THE SITE ALL HIGH WORK AREA.
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- 6.8 PROJECT CLEANLINESS
 - 6.8.1 PROVIDE TO THE SITE ALL HIGH WORK AREA.
 - 6.8.2 PROVIDE TO THE SITE ALL HIGH WORK AREA.
 - 6.8.3 PROVIDE TO THE SITE ALL HIGH WORK AREA.
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 - 6.8.9 PROVIDE TO THE SITE ALL HIGH WORK AREA.
 - 6.8.10 PROVIDE TO THE SITE ALL HIGH WORK AREA.

PART 7 – MATERIAL AND EQUIPMENT

- 7.1 PRODUCT AND MATERIAL QUALITY
 - 7.1.1 REFER TO CC #3 LABOR AND PRODUCTS
 - 7.1.2 PROVIDE TO THE SITE ALL HIGH WORK AREA.
 - 7.1.3 PROVIDE TO THE SITE ALL HIGH WORK AREA.
 - 7.1.4 PROVIDE TO THE SITE ALL HIGH WORK AREA.
 - 7.1.5 PROVIDE TO THE SITE ALL HIGH WORK AREA.
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 - 7.1.9 PROVIDE TO THE SITE ALL HIGH WORK AREA.
 - 7.1.10 PROVIDE TO THE SITE ALL HIGH WORK AREA.

- 7.2 STORAGE, HANDLING AND PROTECTION
 - 7.2.1 PROVIDE TO THE SITE ALL HIGH WORK AREA.
 - 7.2.2 PROVIDE TO THE SITE ALL HIGH WORK AREA.
 - 7.2.3 PROVIDE TO THE SITE ALL HIGH WORK AREA.
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 - 7.2.9 PROVIDE TO THE SITE ALL HIGH WORK AREA.
 - 7.2.10 PROVIDE TO THE SITE ALL HIGH WORK AREA.

- 7.3 MANUFACTURER'S INSTRUCTIONS
 - 7.3.1 PROVIDE TO THE SITE ALL HIGH WORK AREA.
 - 7.3.2 PROVIDE TO THE SITE ALL HIGH WORK AREA.
 - 7.3.3 PROVIDE TO THE SITE ALL HIGH WORK AREA.
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- 7.4 QUALITY OF WORK
 - 7.4.1 PROVIDE TO THE SITE ALL HIGH WORK AREA.
 - 7.4.2 PROVIDE TO THE SITE ALL HIGH WORK AREA.
 - 7.4.3 PROVIDE TO THE SITE ALL HIGH WORK AREA.
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- 7.5 CONCEALMENT
 - 7.5.1 PROVIDE TO THE SITE ALL HIGH WORK AREA.
 - 7.5.2 PROVIDE TO THE SITE ALL HIGH WORK AREA.
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- 7.6 PROTECT AND PROTECT
 - 7.6.1 PROVIDE TO THE SITE ALL HIGH WORK AREA.
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- 7.7 PROTECT AND PROTECT
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- 7.8 PROTECT AND PROTECT
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- 7.9 PROTECT AND PROTECT
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- 7.10 PROTECT AND PROTECT
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- 7.11 PROTECT AND PROTECT
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- 7.12 PROTECT AND PROTECT
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- 7.13 PROTECT AND PROTECT
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- 7.14 PROTECT AND PROTECT
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- 7.15 PROTECT AND PROTECT
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- 7.16 PROTECT AND PROTECT
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- 7.17 PROTECT AND PROTECT
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- 7.18 PROTECT AND PROTECT
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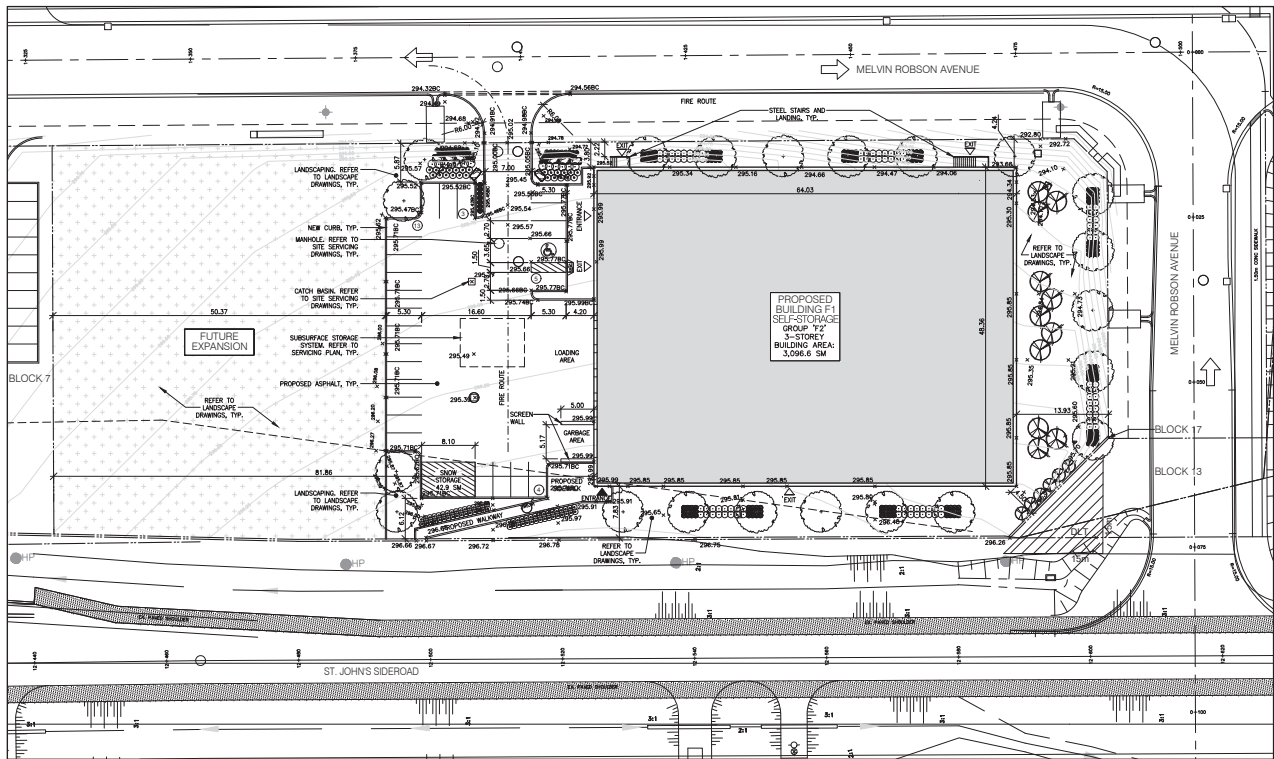
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 - 7.31.7 PROVIDE

3 NOT USED
SCALE: NTS



1 SITE PLAN
SCALE: 1:350

SITE STATISTICS		REQUIRED	PROPOSED
BLOCK NO.		6 BLOCK	
ZONING BY-LAW NUMBER		6108-18	
USE	—	SELF-STORAGE	
BUILDING AREA	—	3,096.5 SM	
	—	33,330 SF	
GROSS FLOOR AREA	—	9,289.5 SM	
	—	99,991 SF	
LOT AREA (BLOCK 6)		9,443.12 SQM	
LOT COVERAGE	—	32.8%	
DENSITY (GFA/LOT AREA)	MIN. 0.96 MAX. 2.50	0.984	
PARKING SPACES	93 (1/100 SQM)	25	
BARRIER-FREE PARKING SPACES	4	1	

2 SITE STATISTICS

SCALE: NTS



This drawing, as an instrument of service, is provided by and is the property of Paul Mosques Architect Inc. The contractor must verify and accept responsibility for all dimensions and conditions on the site must notify Paul Mosques Architect Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on this drawing. Refer to the appropriate consultant's drawings before proceeding with the work. The contractor must confirm the applicable codes and all assessments of authorities having jurisdiction. The contractor working from drawings not specifically marked "For Construction" must assume full responsibility and bear costs for any corrections or damages resulting from his work.

[illegible]

paul marques
 3673 WESTERN BLVD., #507
 TORONTO, ONT., CANADA M6M 1B2
 TEL: (416) 593-3751



NEW BUILDING F1 SELF-STORAGE

SITE PLAN

Proj no. : 10-664	Date : DECEMBER 2019
Drawn by : NV	Scale : AS NOTED
Checked by : PM	



A1



100 John West Way
Box 1000
Aurora, Ontario
L4G 6J1
Phone: 905-727-3123 ext. 4212
Email: mzawada@aurora.ca
www.aurora.ca

Town of Aurora
Corporate Services

Memorandum

Date: July 24, 2020
To: Brashanthe Manoharan, Planning and Development Services
From: Mat Zawada, Accessibility Advisor
Re: Accessibility Advisory Committee (AAC) Input and Comments for Site Plan Application SP-2020-08 (Submission #1)

The Accessibility Advisor has made comments on behalf of the Accessibility Advisory Committee.

The comments are as follows:

- Consideration to connect proposed walkway to the existing paved shoulder.
- Consideration for automatic door openers for all public access locations, including proper timed door delays.
- Installation of proper tactile indicators at the proposed staircases.
- Consideration for evacuation chairs to be provided at staircase locations.

Please also note that there are new Design of Public Spaces (Built Environment) Standards enacted from the Province of Ontario, under the Accessibility for Ontarians with Disabilities Act and revisions to the Ontario Building Code to help standardize and encourage barrier free access.

On behalf of the Accessibility Advisory Committee, thank you for the opportunity to comment.

Mat Zawada
Accessibility Advisor – Ext 4212

INTERNAL MEMORANDUM

VIA EMAIL

DATE: July 16, 2020

TO: B. Butler, Planning and Development Services
S. Sample, Planning and Development Services
B. Jakovina, Operational Services
J. Van Scheyndel, Corporate Services
J. McDonald, Central York Fire Services
M. Zawada, Accessibility Advisory Committee
M. Bat, Engineering and Capital Delivery

CC: Mayor and Members of Council
D. Waters, Director of Planning and Development Services
Council Secretariat, Corporate Services

FROM: Brashanthe Manoharan, Planning and Development Services

Re: **Site Plan Application**
2352107 Ontario Inc.
1588 St. John's Sideroad (Blocks 1 & 2)
Part of Lot 26, Con 3
File Number: SP-2020-09
Related File(s): SUB-2015-02

A Site Plan Application has been submitted to the Planning and Development Services department for review. The Application was deemed Complete on July 8, 2020.

The Applicant is proposing a 1-storey restaurant building with a drive-thru ("Harvey's") with a total gross area of 194.90 square metres (2,097.9 square feet).

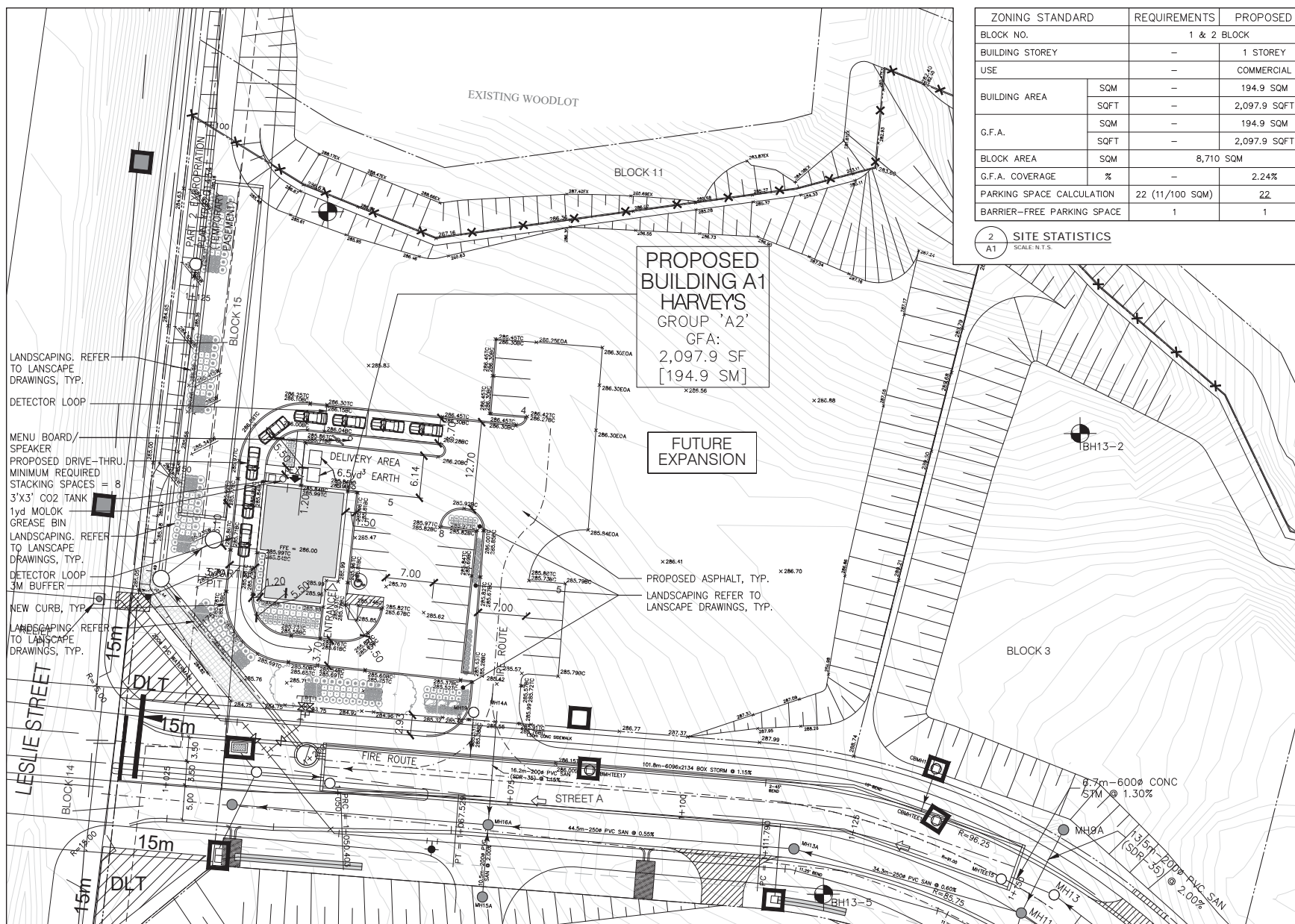
A Plan of Subdivision application for the site is ongoing.

Please find enclosed a link to the digital copies of the relevant materials submitted in conjunction with the subject Application.

I would appreciate receiving your comments by **August 6, 2020**.

Should you have any questions regarding the above noted proposal, please feel free to contact me.

Attach.



ZONING STANDARD		REQUIREMENTS	PROPOSED
BLOCK NO.		1 & 2 BLOCK	
BUILDING STOREY		—	1 STOREY
USE		—	COMMERCIAL
BUILDING AREA	SQM	—	194.9 SQM
	SOFT	—	2,097.9 SOFT
G.F.A.	SQM	—	194.9 SQM
	SOFT	—	2,097.9 SOFT
BLOCK AREA	SQM	8,710 SQM	
G.F.A. COVERAGE	%	—	2.24%
PARKING SPACE CALCULATION		22 (11/100 SQM)	22
BARRIER—FREE PARKING SPACE		1	1

2 SITE STATISTICS

PROPOSED
BUILDING A1
HARVEY'S
GROUP 'A2'
GFA:
2,097.9 SF
[194.9 SM]

FUTURE
EXPANSION

- PROPOSED ASPHALT, TYP.
- LANDSCAPING REFER TO
LANDSCAPE DRAWINGS, TYP.

1 OVERALL SITE PLAN
A1 SCALE: 1:250



This drawing, as an instrument of service, is provided by and is the property of Paul Marques Architect Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Paul Marques Architect Inc. of any variations from the supplied information. This drawing is not to be scaled. The architect is not responsible for the accuracy of survey, structural, mechanical, electrical, etc., information shown on this drawing. Refer to the appropriate consultant's drawings before proceeding with the work. Construction must conform to all applicable codes and requirements of authorities having jurisdiction. The contractor working from drawings not specifically marked For Construction must assume full responsibility and bear costs for any corrections or damages resulting

[illegible]

dau | marques

8413 WESTERN WORLD, #227
100TH YORK, CHICAGO, ILL. 606
TEL. 467-0000



NEW BUILDING A1 HARVEY
LESLIE AND ST. JOHN'S SIDE ROAD, AURORA ON

SITE PLAN

Proj.no. : 18-714	Date : OCTOBER 2018
Drawn by : CG	Scale : AS NOTED

Checked by: PM	
North: 	Drawing No: _____



A1



100 John West Way
Box 1000
Aurora, Ontario
L4G 6J1
Phone: 905-727-3123 ext. 4212
Email: mzawada@aurora.ca
www.aurora.ca

Town of Aurora
Corporate Services

Memorandum

Date: July 24, 2020
To: Brashanthe Manoharan, Planning and Development Services
From: Mat Zawada, Accessibility Advisor
Re: Accessibility Advisory Committee (AAC) Input and Comments for Site Plan Application SP-2020-09 (Submission #1)

The Accessibility Advisor has made comments on behalf of the Accessibility Advisory Committee.

The comments are as follows:

- Consideration for automatic door openers for all public access locations, including proper timed door delays.
- If space permits it on the exterior path of travel, consideration for rest areas to be provided.
- Appropriate signage to designate the location of an accessible entrance.
- Consideration for all customer services counters to have an allocated accessibility spot.
- Consideration for accessible seating to be provided throughout the restaurant.

Please also note that there are new Design of Public Spaces (Built Environment) Standards enacted from the Province of Ontario, under the Accessibility for Ontarians with Disabilities Act and revisions to the Ontario Building Code to help standardize and encourage barrier free access.

On behalf of the Accessibility Advisory Committee, thank you for the opportunity to comment.

Mat Zawada
Accessibility Advisor – Ext 4212

INTERNAL MEMORANDUM

DATE: August 6, 2020

TO: B. Butler, Planning and Development Services
S. Sample, Planning and Development Services
G. Greidanus, Operational Services
J. Van Scheyndel, Corporate Services
J. McDonald, Central York Fire Services
M. Zawada, Accessibility Advisory Committee
M. Bat, Engineering and Capital Delivery

CC: Mayor and Members of Council
D. Waters, Director of Planning and Development Services

FROM: Brashanthe Manoharan, Planning and Development Services

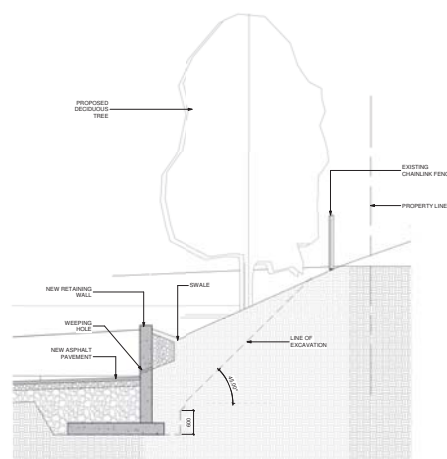
Re: **Application for Minor Site Plan Approval**
Piramal Healthcare
110 Industrial Parkway North
PLAN 246 PT LOT 103 PLAN 65R4062 PART 3 & 4
File Number: SPM-2020-03
Related File Number: SP-2019-05

A Minor Site Plan Application has been submitted to the Planning and Development Services department for review. The Applicant is proposing a parking area of 52 parking spaces with a surface area of 1,515 m². Please find enclosed copies of the following materials submitted in conjunction with the subject Application:

I would appreciate receiving your comments by **August 27, 2020**.

Should you have any questions regarding the above noted proposal, please feel free to contact me.

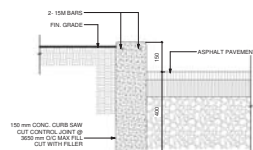
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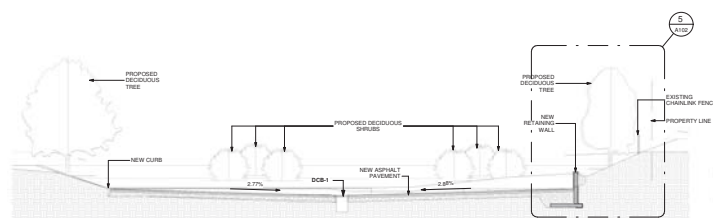
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N302

ENLARGED NORTHERN SECTION

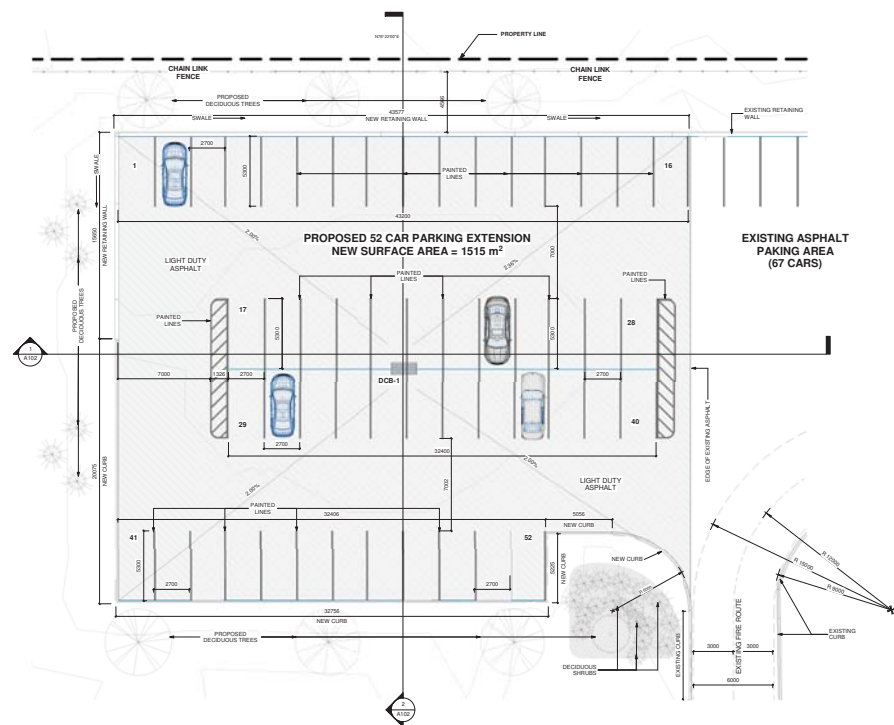
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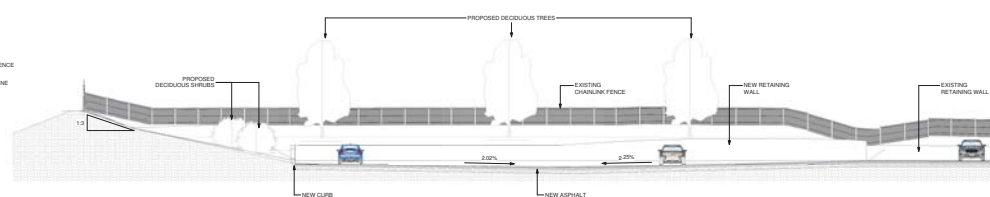
4 TYP'L CURB DETAIL.
A-100 1:10



 NORTH - SOUTH SECTION



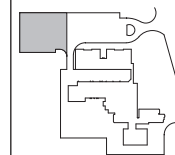
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A100
ENLARGED PARKING LOT EXTENSION
1 OF 550



 EAST - WEST SECTION

NOTES

These drawings are the property of, and shall not be used or reproduced without the consent of W&A Architects and Engineers Inc. The Contractor shall check and verify all dimensions and report all discrepancies to the Architect and/or Engineer.



KEYPLAN

No.	DATA	STATUS
1	2005-07-09	GPA SUBMITTED

Confessions 5

Enthusiastic Support



Consultant:



MOC



Piramal
PIRAMAL HEALTHCARE CANADA LTD
 110 INDUSTRIAL PARKWAY NORTH
 L4G 4C3, AURORA, ON, CA

Project Title: RISE - REACTOR INTEGRATED SUITE EXPANSION

Drawing Title

ENLARGED SITE PLAN

SIM System: Revit 2019	Plot Scale: 1:1	Sheet Size: 30" x 42"
Drawn By: OE	Date: 01/05/2019	Drawing Scale: As indicated
Checked By: GS	Date: 01/05/2019	Rev.:
Project No: 2190302	Drawn By:	A1

A102



100 John West Way
Box 1000
Aurora, Ontario
L4G 6J1
Phone: 905-727-3123 ext. 4212
Email: mzawada@aurora.ca
www.aurora.ca

Town of Aurora
Corporate Services

Memorandum

Date: August 12, 2020
To: Brashanthe Manoharan, Planning and Development Services
From: Mateusz Zawada, Accessibility Advisor
Re: Accessibility Advisory Committee (AAC) Input and Comments for Site Plan Application SPM-2020-03 (Submission #1)

The Accessibility Advisor has made comments on behalf of the Accessibility Advisory Committee.

The comments are as follows:

- Please note that the minimum number of accessible parking spaces is 6 parking spaces for the use of persons with disabilities, which meets the requirements of the AODA Design of Public Spaces O.Reg 191/11, section 80.36 (4).

Please also note that there are new Design of Public Spaces (Built Environment) Standards enacted from the Province of Ontario, under the Accessibility for Ontarians with Disabilities Act and revisions to the Ontario Building Code to help standardize and encourage barrier free access.

On behalf of the Accessibility Advisory Committee, thank you for the opportunity to comment.

--

Mateusz Zawada
Accessibility Advisor
Town of Aurora