



TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION
PERMIT NO.: PR202221025 DATE: Nov. 8, 2022
APPROVED BY: *Bill Jean*
PRELIMINARY ZONING REVIEW

ZONING BY-LAW

ZONING INFORMATION FOR 15032 YONGE STREET BY-LAW 6000-17			
	(sq. m)	(sq. ft)	
ZONING: RS-2	130.0	1400.0	
MINIMUM FLOOR AREA:	427.4	4600.0	
ALLOWABLE COVERAGE: 35%	N/A	N/A	
ALLOWABLE FSI: N/A			
EXISTING LOT AREA:	1221.2	13145.4	
EXISTING GROUND FLOOR:	960.7	10379.8	
EXISTING SECOND FLOOR:	171.1	1841.3	
EXISTING TOTAL GFA:	462.7	5000.0	
EXISTING DECK (FRONT & REAR):	14.8	158.9	
EXISTING FSI: 0.40	507.4	5465.0	
EXISTING TOTAL COVERAGE: 14.6%	177.8	1914.1	
PROPOSED GROUND FLOOR:	172.7	1859.4	
PROPOSED SECOND FLOOR:	186.3	2005.0	
PROPOSED TOTAL GFA:	359.0	3864.5	
PROPOSED DECK (WITH RAMP):	359.0	3864.5	
PROPOSED FSI: 0.3	172.7	1859.4	
PROPOSED TOTAL COVERAGE: 14.1%			

SETBACKS	ALLOWABLE		EXISTING		PROPOSED	
	(m)	(ft)	(m)	(ft)	(m)	(ft)
FRONT:	0.0	19.7	8.5	27.9	8.5	27.9
REAR:	7.5	24.6	13.7	45.0	13.2	43.3
SIDE (INTERIOR):	1.5	4.9	12.1	39.7	12.1	39.7
SIDE (EXTERIOR):	6	19.68	4.8	16.1	4.8	16.1
BUILDING HEIGHT:	10.0	32.8	9.6	31.5	9.6	31.5
BUILDING LENGTH:	-	-	-	-	-	-
LOT FRONTAGE:	-	-	-	-	-	-
PARKING:	20 REQUIRED		17 PROVIDED		14 PROVIDED	
20 SPACE IN REAR YARD	INCLUDING 1 BARRIER-FREE		INCLUDING 1 BARRIER-FREE		INCLUDING 1 BARRIER-FREE	

FLOOR AREA AND OCCUPATIONS

Name	Level	Area	Area (SQM)
GROUND FLOOR AREA	GROUND FLOOR	1834.32 SF	170.41 m ²
SECOND FLOOR AREA	SECOND FLOOR	1934.52 SF	179.72 m ²
Grand total: 2		3768.83 SF	350.14 m ²

PARKING CALCULATION:

GROUND FLOOR (PHARMACY/RETAIL): 170.41 M2 (6 PARKING PER 100 M2), = 6 x 2 = 12 SPACES
SECOND FLOOR (HEALTH AND WELLNESS CENTRE): 179.72 M2 (4 PARKING PER 100 M2) = 4 x 2 = 8 SPOTS
TOTAL REQUIRED PARKING SPOTS= 20
TOTAL PROVIDED PARKING SPOTS= 14 INCLUDING 1 BARRIER FREE

PROJECT
15032 YONGE ST AURORA, ON
L4G 2L4

CLIENT
Owner



No.	Description	Date
12	Revision 12	2022-01-21
02	ISSUED FOR ZONING	2022/08/30
01	ISSUED FOR REVISION FOR BP	2020/10/23

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

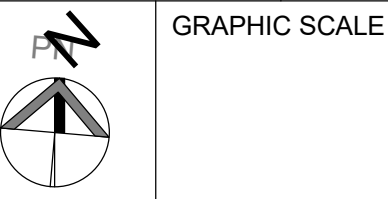
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DRAWING TITLE
SITE PLAN

DRAWN CL	CHECKED SA
SCALE @ ARCH D 1/8" : 1' 0"	DATE 2017-04-18



PROJECT NO.
160112

STAGE
ZO

DRAWING NO.
A0-001

LOCATION
AURORA

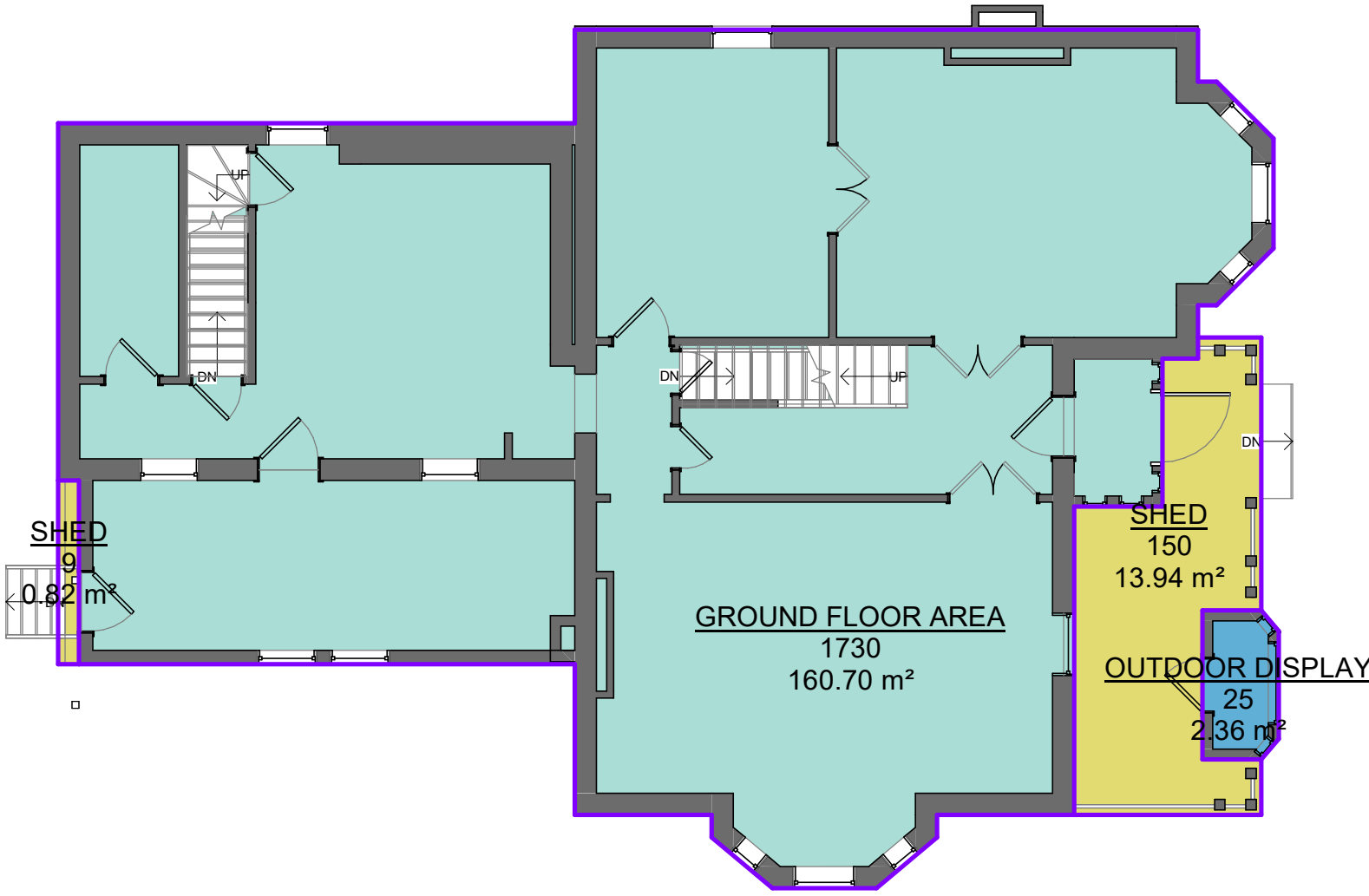
REVISION
02

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

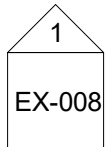
Area Schedule (Gross Building)		
Level	Area	AREA (SM)
GROUND FLOOR	1729.81 SF	160.70 m²
SECOND FLOOR	1841.28 SF	171.06 m²
	3571.09 SF	331.76 m²

Building Area Legend

- GROUND FLOOR AREA
- OUTDOOR DISPLAY
- SHED



1 GROUND FLOOR-EXISTING
1/8" = 1'-0"



Building Area Legend

- SECOND FLOOR AREA



2 SECOND FLOOR-EXISTING
1/8" = 1'-0"

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DRAWING TITLE
EXISTING AREA PLANS

DRAWN DS	CHECKED SA
SCALE @ ARCH D	DATE 10/20/22



GRAPHIC SCALE

PROJECT NO. 160112

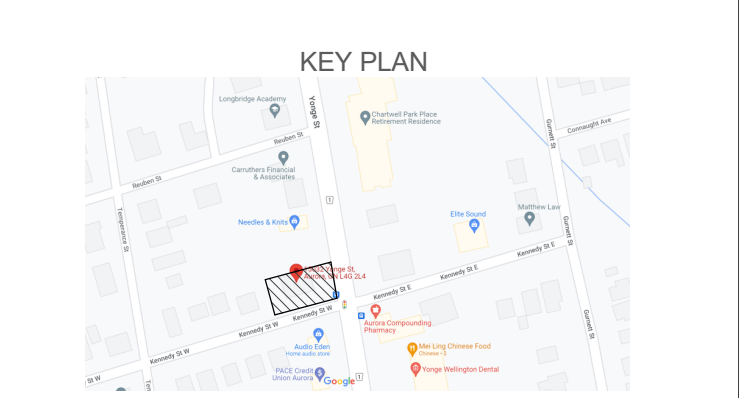
STAGE ZO	DRAWING NO. A0-004
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LOCATION AURORA	REVISION 02
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Area Schedule (Gross Building - Proposed)		
Level	Area	AREA SM
GROUND FLOOR	1834.00 SF	170.38 m²
SECOND FLOOR	2005.03 SF	186.27 m²
	3839.03 SF	356.66 m²

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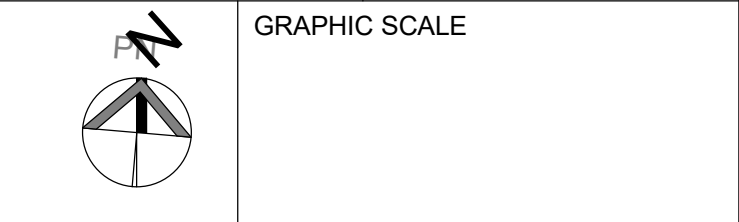
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DRAWING TITLE
AREA PLANS

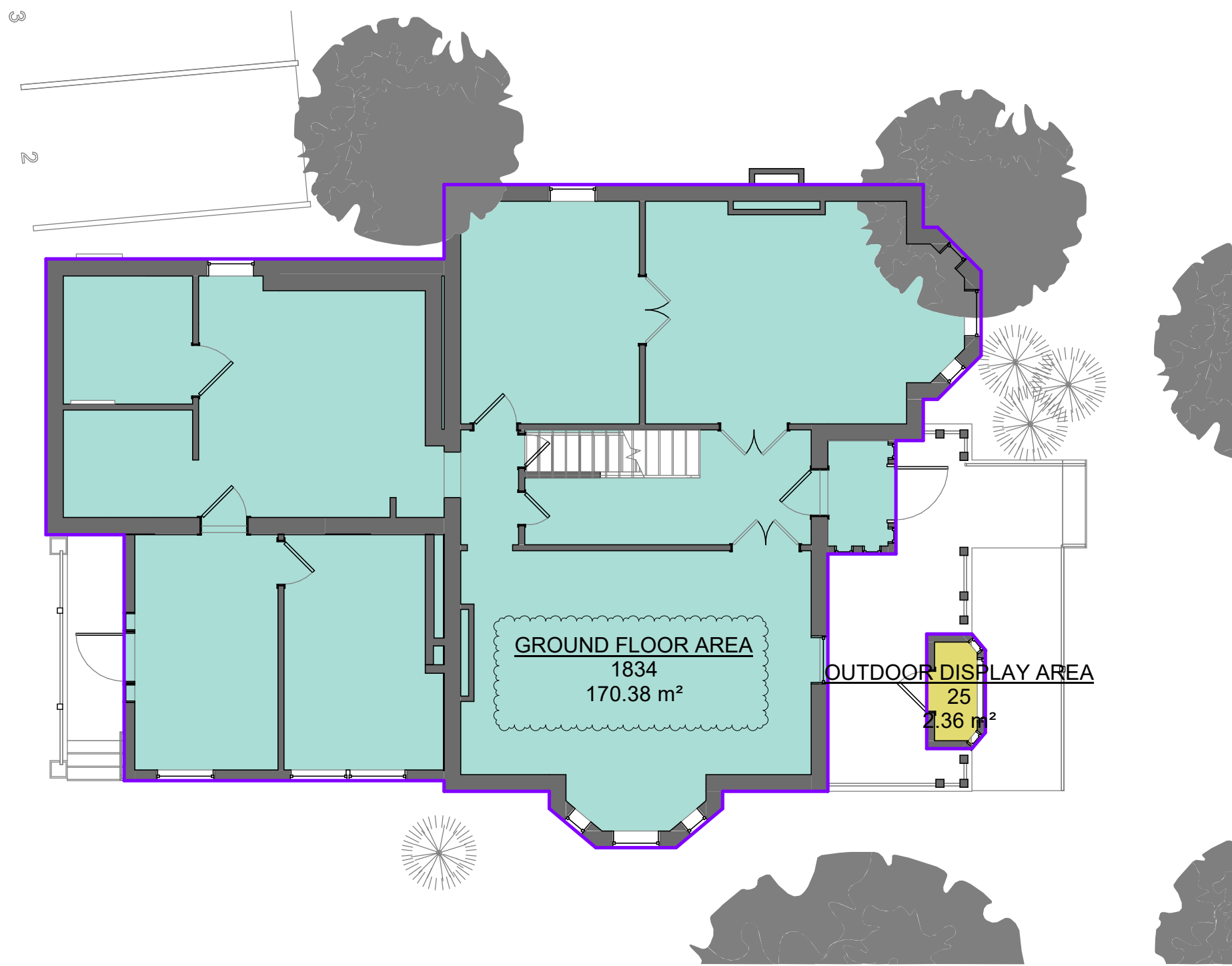
DRAWN CL	CHECKED SA
SCALE @ ARCH D 1/8" : 1' 0"	DATE 2022/08/30



PROJECT NO.
160112

STAGE ZO	DRAWING NO. A0-005
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LOCATION AURORA	REVISION 02
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1 GROUND FLOOR
1/8" = 1'-0"

Schema 1 Legend
GROUND FLOOR AREA
OUTDOOR DISPLAY AREA



2 SECOND FLOOR
1/8" = 1'-0"

Schema 1 Legend
SECOND FLOOR AREA