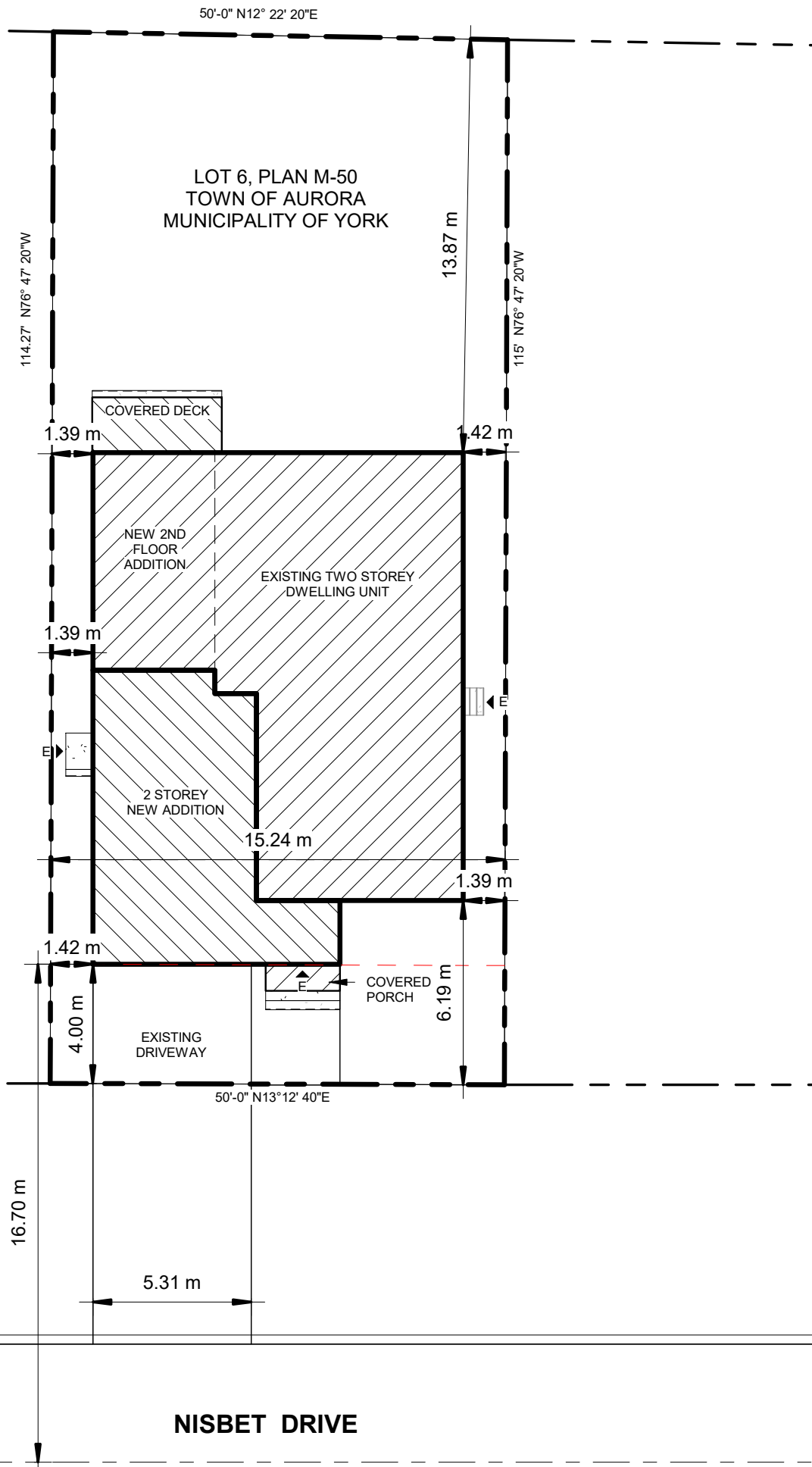


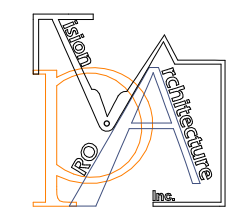
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LOT 6, PLAN M-50
TOWN OF AURORA
MUNICIPALITY OF YORK

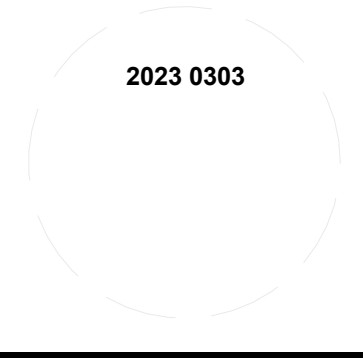


| SITE STATISTICS | | | |
|--------------------------|-----------------------|--|----------------------------------|
| ZONING | | Detached Third Density Residential R3-SN(497) Exception Zone | |
| LEGAL DESCRIPTION | | 54 NISBET DR., AURORA | |
| Address | | 54 NISBET DR., AURORA | |
| Areas | Required | Proposed / Existing | |
| Lot Area | 460.00 m ² | 535.860 m ² | |
| Lot Frontage | 15 m. | 15.24 m. | |
| Floor Area Ratio | N/A MAX. % | | |
| Lot Coverage | Required | Proposed New Coverage / Building Area | |
| Building Coverage | 35% MAX. | Ex. House | 144.67 sq.m. 27.00% |
| | 235 sq.m. | New Addition | 58.70 sq.m. 10.95% |
| Porch | | Covered Porch | 2.34 sq.m. 0.44% |
| | | Covered Deck | 8.12 sq.m. 1.52% |
| | | Existing Total | 213.83 sq.m. 39.90% |
| Landscaped/Paved Area | N/A sq.m. MIN | 322.03 sq.m. 60.10% | |
| Gross Floor Areas | Required | | |
| | 370 sq.m. MAX. | New Floor Area | EXISTING |
| First Floor Area | | 22.35 sq.m. | 89.41 sq.m. |
| Upper 1st Floor Area | | sq.m. | 55.26 sq.m. |
| Second Floor Area | | 82.11 sq.m. | 50.73 sq.m. |
| Garage | | 36.35 sq.m. | 0.00 sq.m. |
| | | Total | 140.81 sq.m. 140.14 sq.m. |
| | | GRAND TOTAL | 280.95 sq.m. |
| Setbacks | Required | Proposed | |
| Front Yard | 6 m. | 4.00 | m |
| North Side Yard | 1.5 m. | 1.39 | m EXISTING |
| South Side Yard | 1.5 m. | 1.39 | m EXISTING |
| Rear Yard | 12.5 m. | 13.87 | m EXISTING |
| Building Height | Required | Proposed | |
| Height of Building | MAX. 9 m. | 7.54 | m |
| | MAX. 9.9 m. | 9.89 | m |
| Parking | Existing | NEW | |
| | 1 | 2 SPACES | |

TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION
PERMIT NO.: PR20230437 DATE: Mar. 7, 2023
APPROVED BY: *Melissa Bozanin*
PRELIMINARY ZONING REVIEW



PRO VISION ARCHITECTURE INC.
T:(416)800-6347 F:(647)800-0940
Email: pva@provisionarch.com
14961 YONGE ST. UNIT B, AURORA ON L4G1M5



| REVISION SCHEDULE | | | |
|-------------------|-------------|------|----|
| No. | Description | Date | By |
| | | | |

| No. | Description | Date | By |
|-----|-------------|------|----|
| | | | |

PROJECT NAME:
INTERIOR ALTERATION FOR
54 NISBET DR.

PROJECT ADDRESS:
54 NISBET DR. - AURORA, ON L4G 2K5

CLIENT'S NAME & ADDRESS:
MAJID VEYSEH
54 NISBET DR. AURORA, ON L4G 2K5

PROJECT STATUS:
MINOR VARIANCE

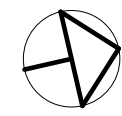
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DATE: SEP 2017
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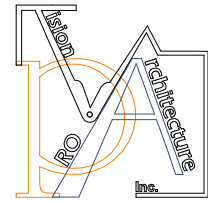
PROJECT NO.:
2311438

SHEET TITLE
SITE PLAN/EBF

SHEET
SD1

① **SITE PLAN**
1/16" = 1'-0"





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 L4G1M5

2023 0303

B

REVISION SCHEDULE

| No. | Description | Date | By |
|-----|-------------|------|----|
| | | | |

A

PROJECT NAME:
**INTERIOR ALTERATION FOR
 54 NISBET DR.**

PROJECT ADDRESS:
54 NISBET DR. - AURORA, ON L4G 2K5

CLIENT'S NAME & ADDRESS:
MAJID VEYSEH

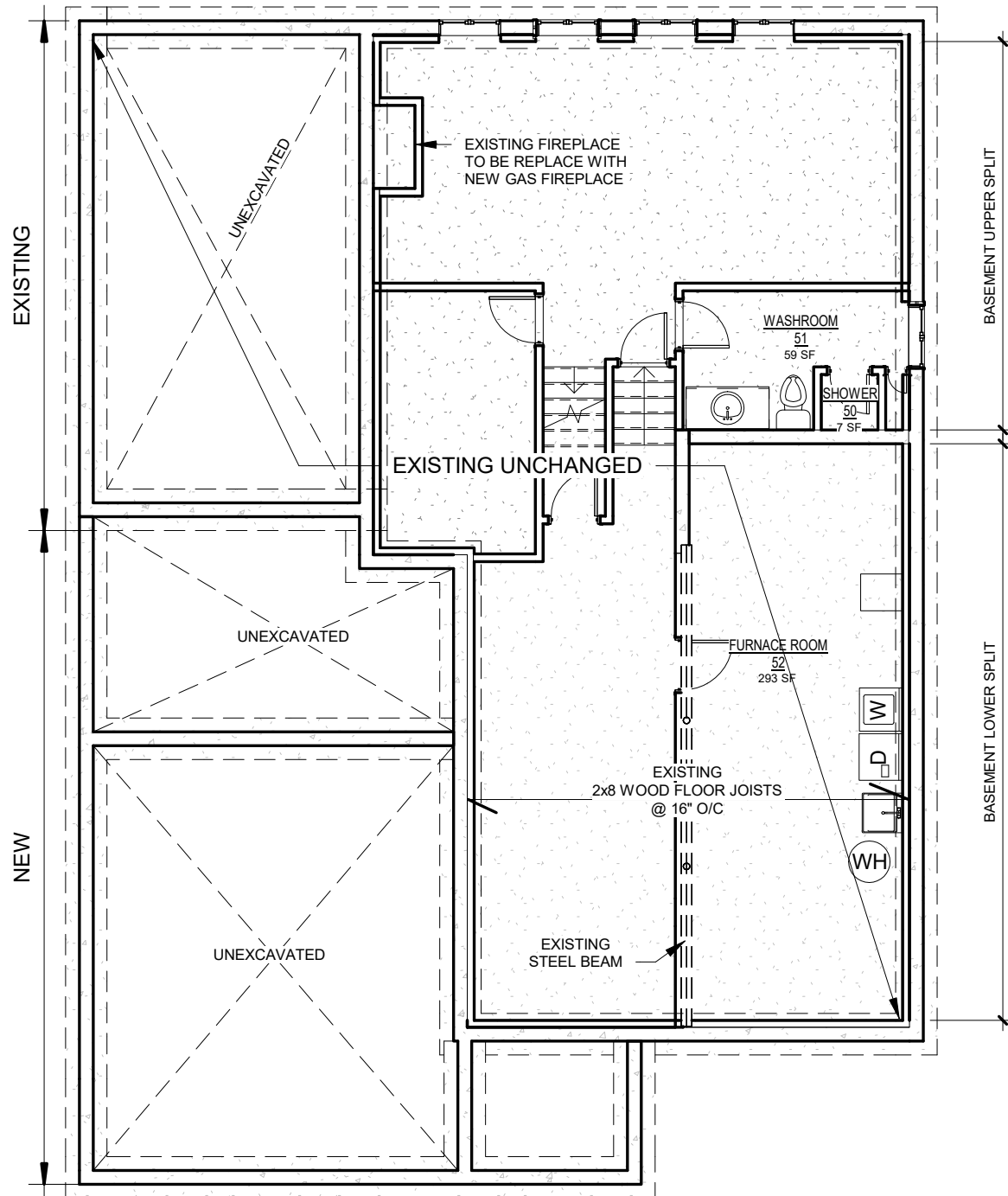
54 NISBET DR. AURORA, ON L4G 2K5
 PROJECT STATUS:
MINOR VARIANCE

DRAWN: Author
 CHECKED: Checker
 DATE: SEP 2017
 SCALE:
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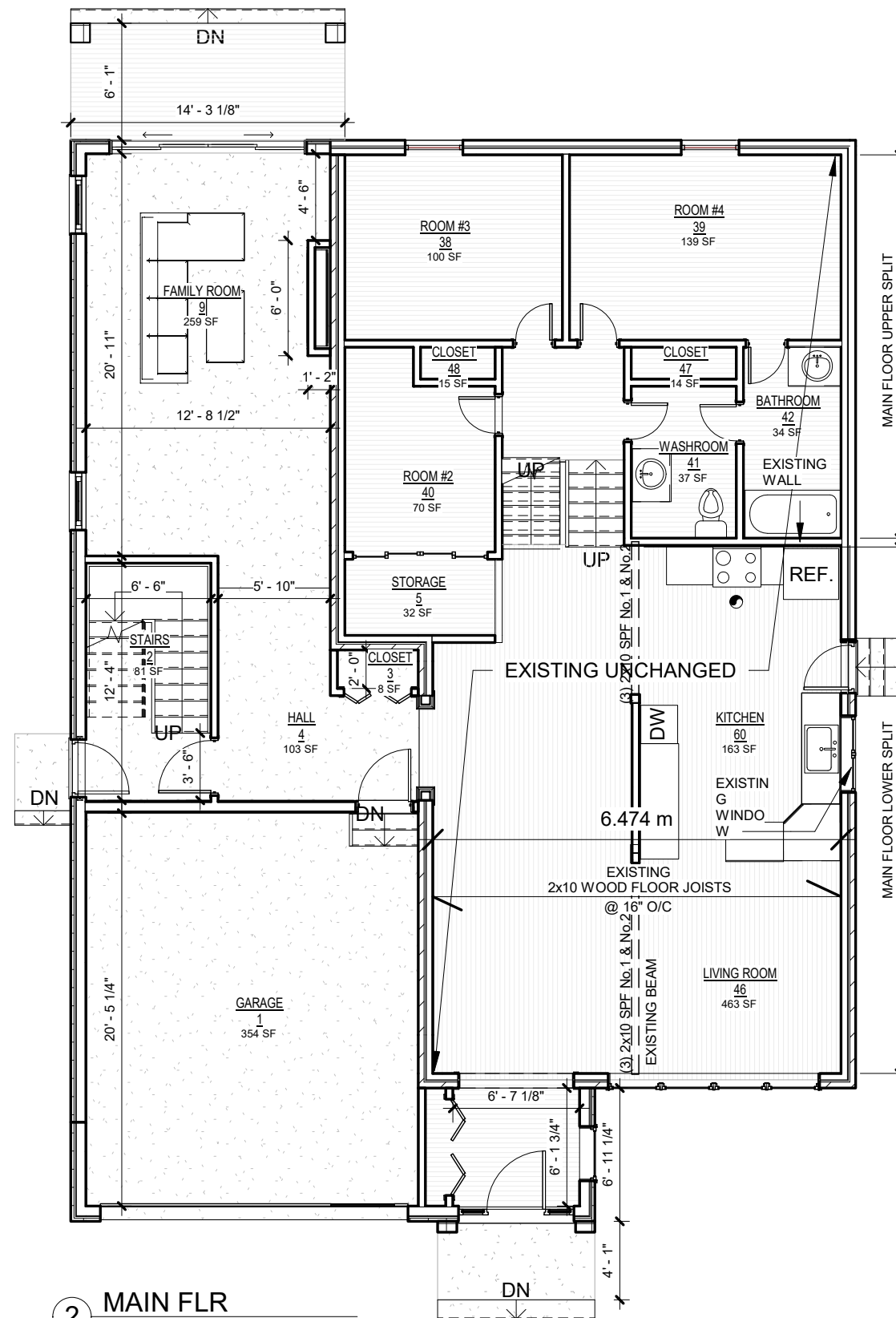
PROJECT NO:
2311438

SHEET TITLE
3D VIEWS

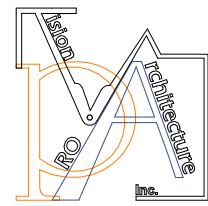
SHEET
A1.0



1 BASEMENT
1/8" = 1'-0"



2 MAIN FLR
1/8" = 1'-0"



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REVISION SCHEDULE

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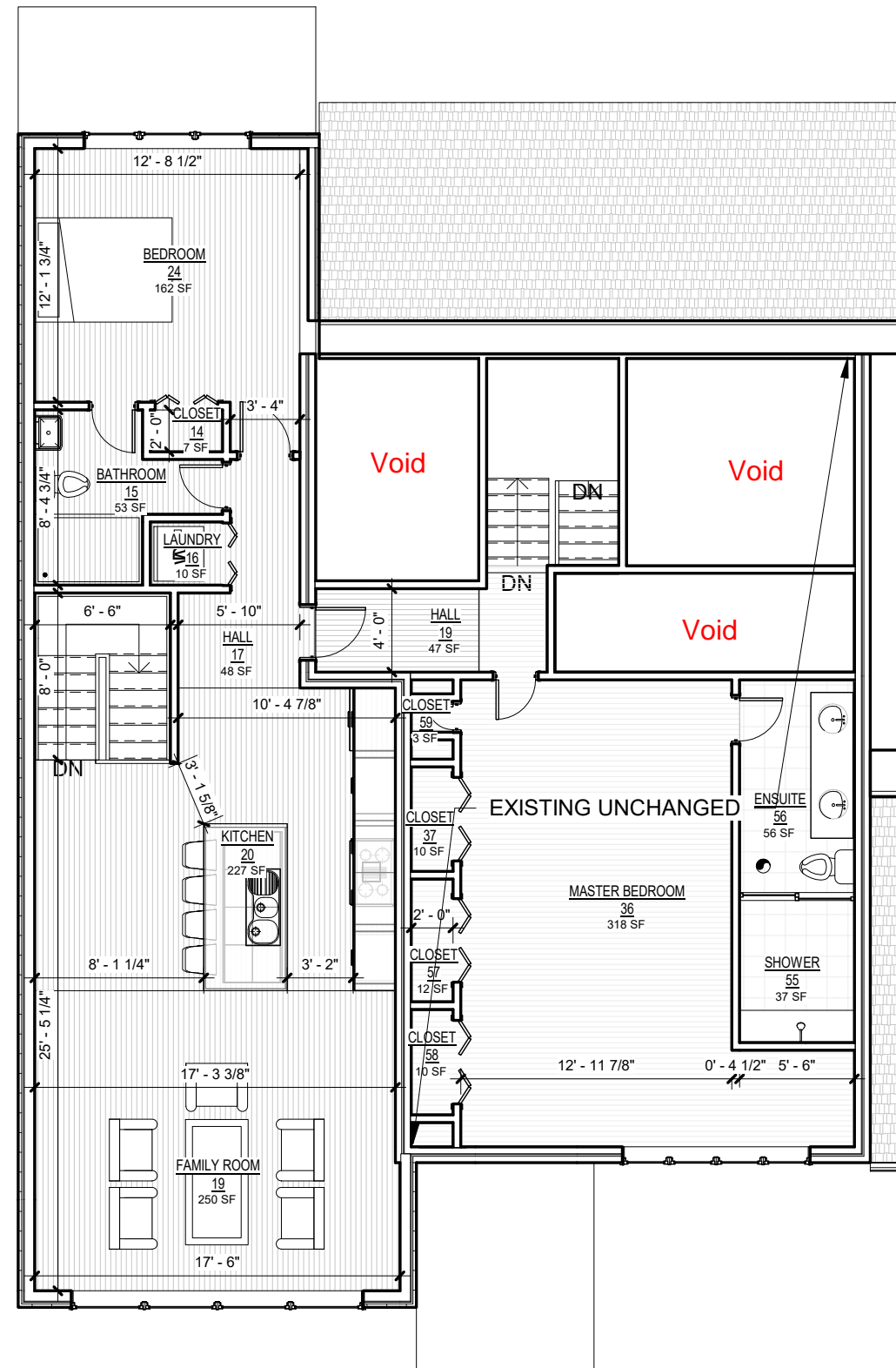
54 NISBET DR. AURORA, ON L4G 2K5
PROJECT STATUS:
MINOR VARIANCE

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CHECKED DE
DATE: SEP 2017
SCALE: 1/8" = 1'-0"
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PROJECT NO:
2311438

SHEET TITLE
**BASEMENT / 1ST FLOOR
PLANS**

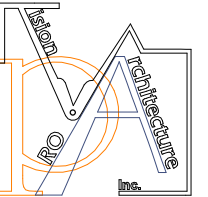
SHEET
A1.1



① 2ND FLOOR
1/8" = 1'-0"



② ROOF PLAN
1/8" = 1'-0"



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| REVISION SCHEDULE | | | |
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CLIENT'S NAME & ADDRESS:
**MAJID VEYSEH
54 NISBET DR. AURORA, ON L4G 2K5**

PROJECT STATUS:
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CHECKED Checker
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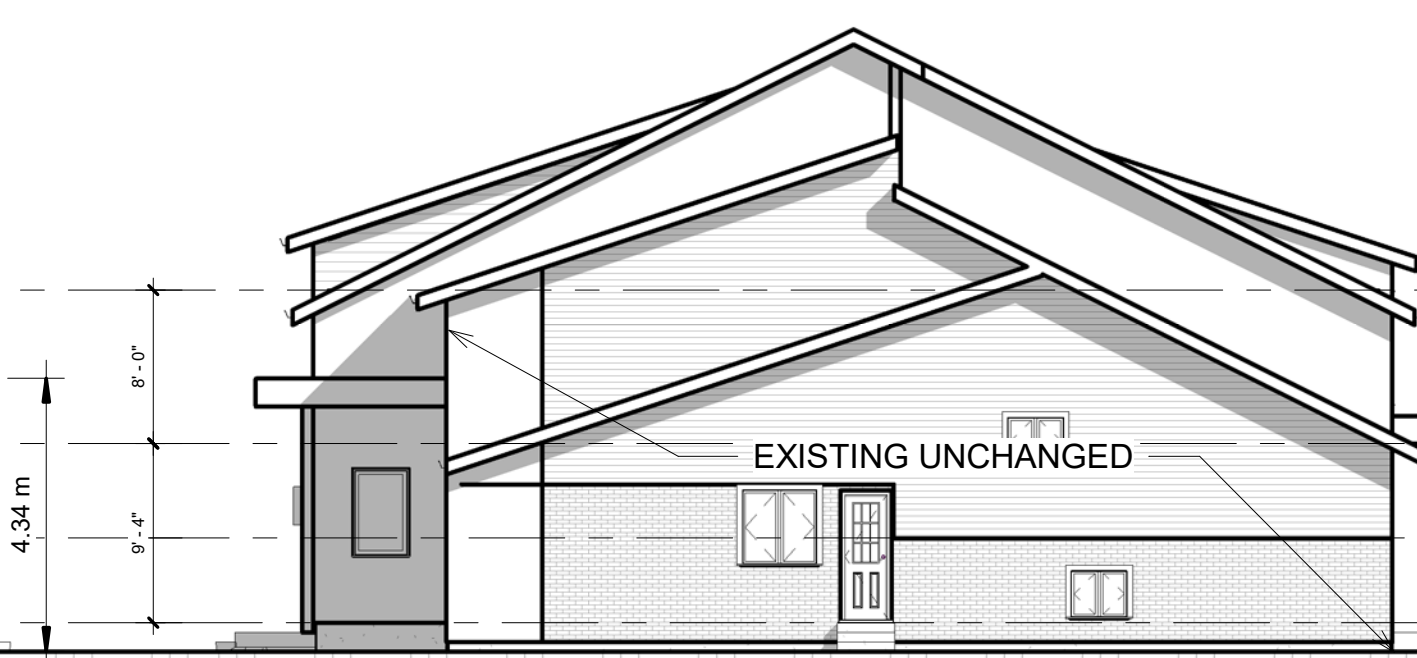
PROJECT NO:
2311438

SHEET TITLE
**2ND FLOOR / ROOF
PLAN**

SHEET
A1.2



① EAST ELEVATION
1" = 10'-0"



③ NORTH ELEVATION
1" = 10'-0"

- 2ND CLG. 17' - 4"
- 2ND FLOOR 9' - 4"
- BACKSPLIT 4' - 5"
- MAIN FLR 0' - 0"
- UPPER BASEMENT -4' - 8"

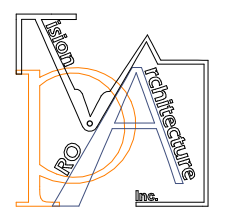


② WEST ELEVATION
1" = 10'-0"

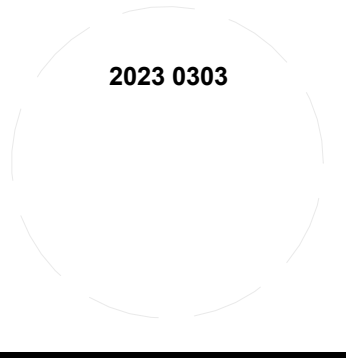


④ SOUTH ELEVATION
1" = 10'-0"

- 2ND CLG. 17' - 4"
- 2ND FLOOR 9' - 4"
- BACKSPLIT 4' - 5"
- MAIN FLR 0' - 0"
- UPPER BASEMENT -4' - 8"



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PROJECT NO:
2311438

SHEET TITLE
ELEVATIONS

SHEET
A1.3