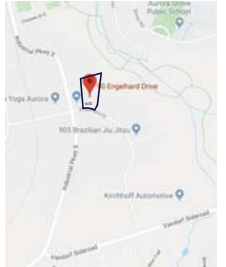


Attachments

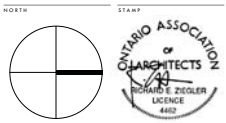


KEY PLAN

SURVEY INFO FROM:
PLAN OF SURVEY OF LOT 52
REGISTRAR'S COMPILED PLAN 10328
TOWN OF AURORA

BY: TONY STAUSKAS SURVEYING INC.
TONY STAUSKAS, O.L.S
AUGUST 13, 2019

2	REV. & ISSUED FOR PLANNING APPROVAL	May 10, 2023
1	ISSUED FOR PLANNING APPROVAL	Mar. 29, 2022
NO.	ISSUANCE	DATE

[illegible]

PLANT EXPANSION

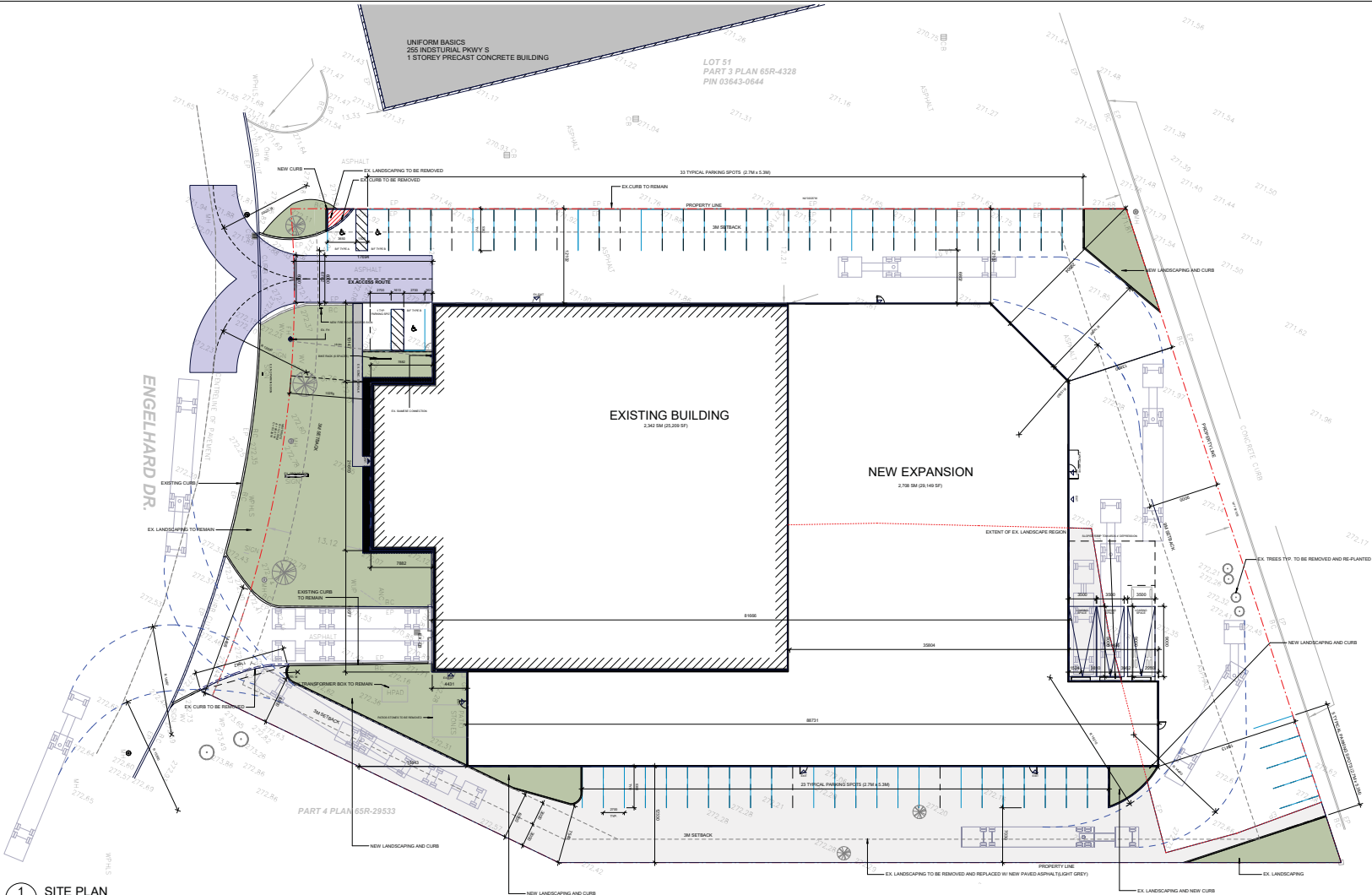
TREASURE MILLS

90 ENGELHARD DRIVE, AURORA, ON L4G 3V2

SITE PLAN

SCALE	As indicated	PROJECT NUMBER
DATE	2023-05-10 7:46:52 AM	201927
DRAWN	LW	
CHECKED	RZ	
SHEET		REVISION

A100



SITE STATISTICS

1. GENERAL INFORMATION

MUNICIPAL ADDRESS: 90 ENGELHARD DRIVE
LOTS 52 AND 53
RCP 10328 AURORA, EXCEPT PART
LOT 54 RCP 10328, PART 1, 65R-38706

TOWN OF AURORA

2. COVERAGE

LOT AREA	10,0
BUILDING AREA	
EXISTING:	2,
EXPANSION:	2,
TOTAL:	5,
LOT COVERAGE:	
LOT FRONTAGE:	

3. SETBACKS

SETBACKS	REQ.	PROV.
FRONT (SOUTH) :	3.0m	4
SIDE: (WEST) :	3.0m	4
SIDE: (EAST) :	3.0m	4
REAR : (NORTH) :	9.0m	4

4. BUILDING STATISTICS

NUMBER OF STOREYS	2 STOREY(INCL. BASEMENT)
BUILDING HEIGHT	15m
BUILDING/USE	
EX. BUILDING	2.2
WAREHOUSE	1.6
PRODUCTION AREA	1.6
OFFICE MEZZANINE	1.6
MECHANICAL MEZZANINE	1.6
TOTAL:	5.6

5. PARKING

<u>PARKING REQUIRED</u>	
INDUSTRIAL USES(UNLESS OTHERWISE SPECIFIED):	
GFA OF 5,601ms ² OR GREATER - 1.0 SPACES/100 m ² OF GFA:	60 SPACES REQ.
BARRIER-FREE PARKING REQ. -	
4% OF TOTAL PARKING SPACE PROVIDED:	3 SPACES REQ.
<u>PARKING PROVIDED</u>	
TYPICAL PARKING PROVIDED:	62 SPACES
BARRIER-FREE PARKING PROVIDED:	3 SPACES
TOTAL PARKING PROVIDED:	65 SPACES
<u>BICYCLE PARKING</u>	
EMPLOYMENT - 2 SPACES + 0.25 SPACES/1,000 m ² OF GFA:	4 SPACES REQ.
	6 SPACES PROVIDED

6. LOADING

LOADING SPACE REQUIRED
LOADING SPACE PROVIDED WITHIN EMPLOYMENT
(E) ZONE, EXCLUDING PORTIONS OF BUILDINGS
USED FOR OFFICE COMMERCIAL USE, IN
ACCORDANCE WITH:
GFA BETWEEN 2,500 & 7,500 m²: 3 SPACES REQ.

LOADING SPACE PROVIDED
EXISTING: 2 SPACES
NEW: 3 SPACES
TOTAL: 5 SPACES

7. OBC CLASSIFICATION (2012)

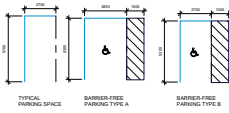
WAREHOUSE/PLANT (F2) 3.2.2.70.SPRINKLERED

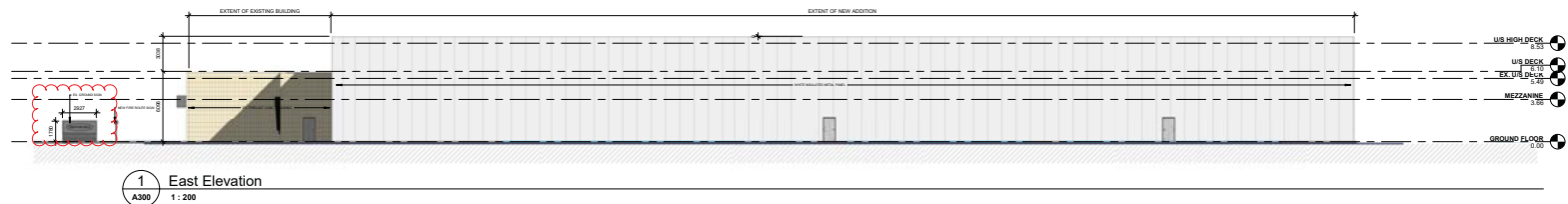
No. OF FACING STREETS: 1

8. LANDSCAPING

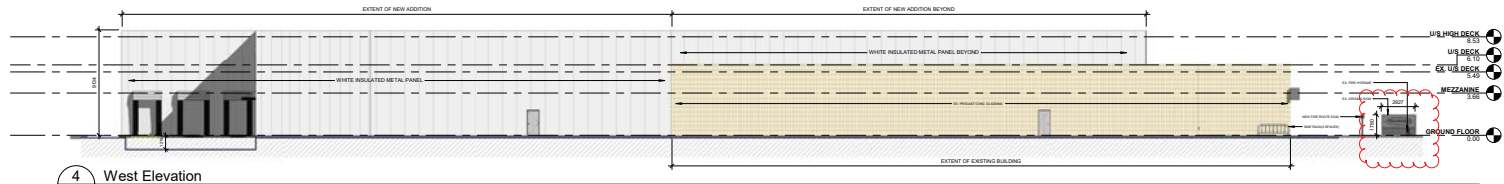
LANDSCAPED AREA:	870m ² (8.7% of LOT)
LANDSCAPING STRIPS NOT REQ.	
NEW AREA TO BE PAVED:	2128m ² (21.2% of LOT)
EX. PAVED AREA	2063m ² (20.6% of LOT)
TOTAL PAVED AREA	4191m ² (41.8% of LOT)

PARKING LEGEND

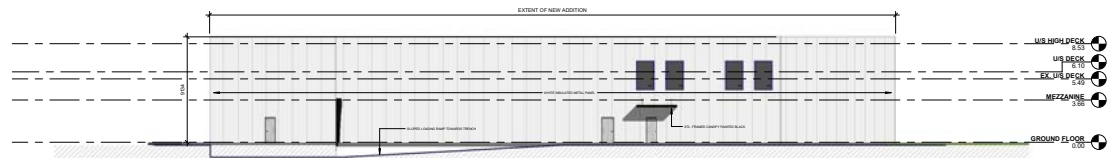




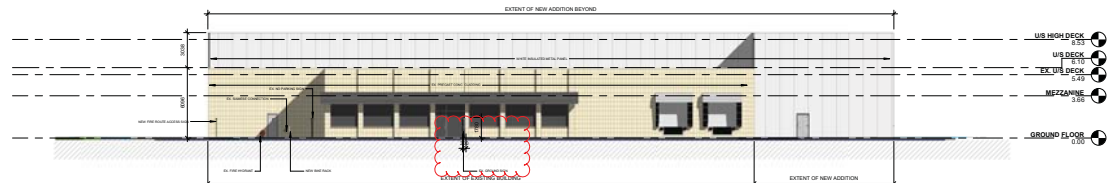
1 East Elevation
 A300 1 : 200



4 West Elevation
 A300 1 : 200



2 North Elevation
 A300 1 : 200



3 South Elevation
 A300 1 : 200

NO.	DESCRIPTION	DATE
1	ISSUED FOR PRELIMINARY ZONING REVIEW	OCT 30, 2015
2	REVISED FOR COORDINATION	JAN 12, 2016
3	REVISED FOR COORDINATION	JAN 15, 2016
4	REVISED FOR COORDINATION	MAR 26, 2016

THE OWNER, CONTRACTOR, SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPEAT ALL ERRORS AND OMISSIONS TO THE ARCHITECT. DO NOT SCALE THE DRAWINGS. DO NOT USE THIS DRAWING FOR CONSTRUCTION UNLESS SIGNED AND SEALED BY THE ARCHITECT.



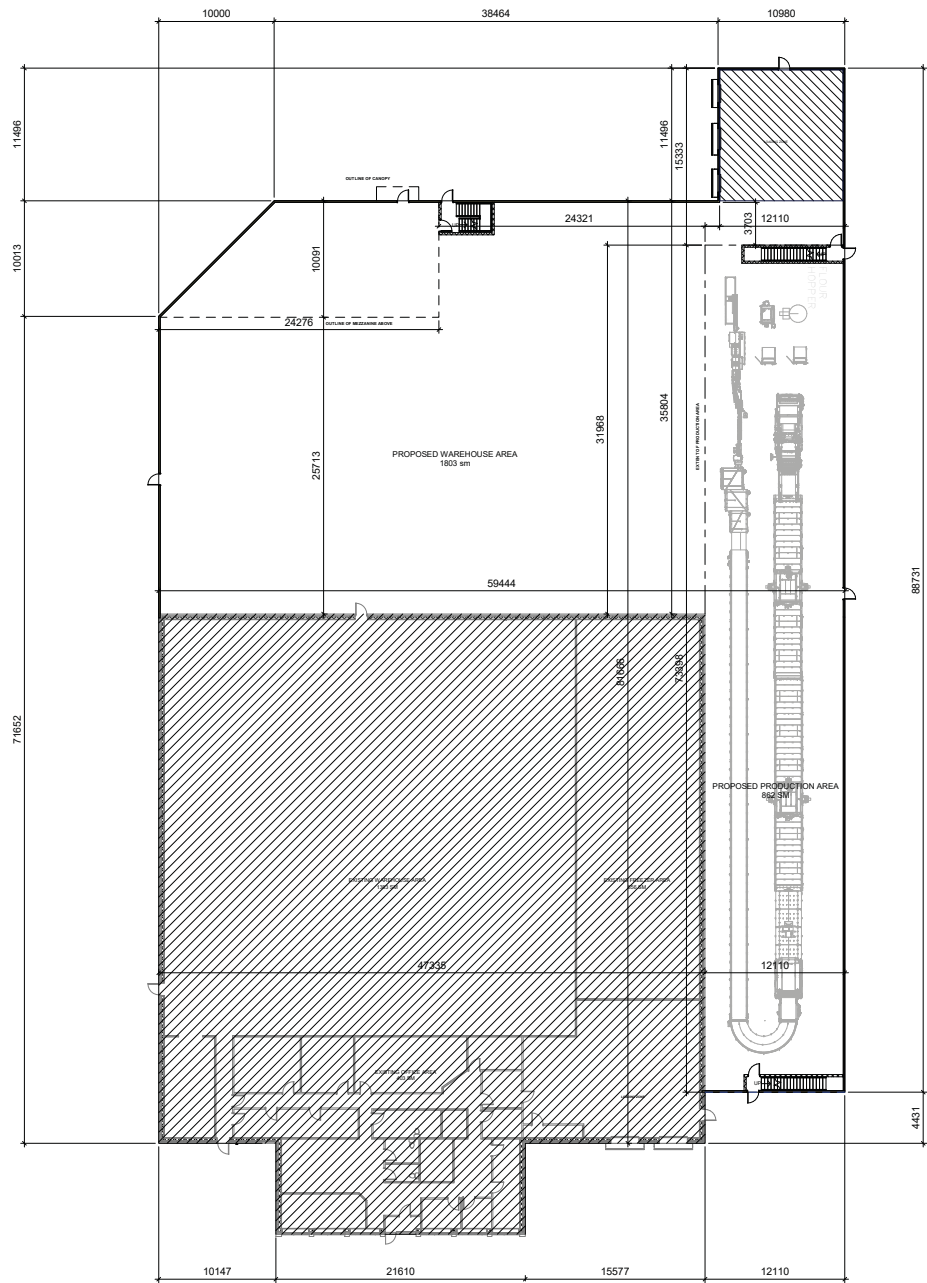
PLANT EXPANSION
TREASURE MILLS

90 ENGELHARD DRIVE, AURORA, ON L4G 3V2

ELEVATIONS

SCALE	1 : 200	PROJECT NUMBER	201927
DATE	1/17/2020 3:40:33 PM	DRAWN	LM
CHECKED	MS	REVISION	

A300



7	ISSUED FOR COORDINATION	Jan. 17, 2020
6	ISSUED FOR COORDINATION	Jan. 13, 2020
5	ISSUED FOR COORDINATION	Dec. 20, 2019
3	ISSUED FOR PRELIMINARY ZONING REVIEW	Oct. 30, 2019

NO.	ISSUANCE	DATE
<p>THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT, DO NOT SCALE THE DRAWINGS, DO NOT USE THIS DRAWING FOR CONSTRUCTION UNLESS SIGNED AND SEALED BY THE ARCHITECT.</p>		



PLANT EXPANSION
TREASURE MILLS

90 ENGELHARD DRIVE, AURORA, ON L4G 3V2

GROUND FLOOR PLAN

SCALE	1:200	PROJECT NUMBER
DATE	1/17/2020 3:40:20 PM	201927
DRAWN	LW	
CHECKED	RSZ	
SHEET	REVISION	

A101

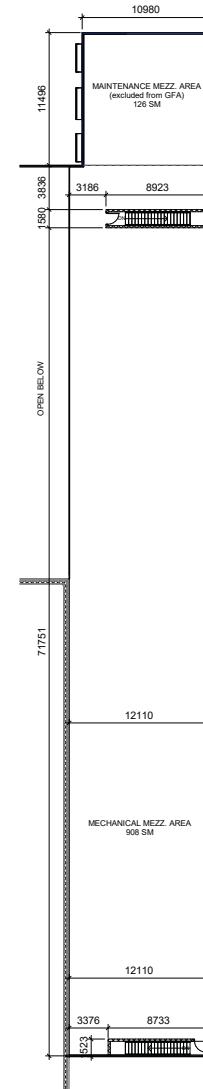
20 OCCUPANTS=
 MIN. 1 WASHROOM PER SEX TO BE PROVIDED
 w/ 1 WATER CLOSET AND LAVATORY EACH

OFFICE/LUNCHROOM/WASHROOM
 195 SM

1 EXIT REQUIRED <200 SM
 1EXIT PROVIDED

OPEN TO BELOW

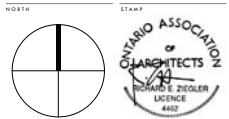
2 NORTH MEZZANINE
 A102 1:50



1 EAST MEZZANINE
 A102 1:200

NO.	ISSUANCE	DATE
1	ISSUED FOR COORDINATION	Jan. 17, 2020
2	ISSUED FOR COORDINATION	Jan. 17, 2020
3	ISSUED FOR COORDINATION	Dec. 30, 2019

THE OWNER, CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT. DO NOT SCALE THE DRAWINGS. DO NOT USE THIS DRAWING FOR CONSTRUCTION UNLESS SIGNED AND SEALED BY THE ARCHITECT.



PLANT EXPANSION
TREASURE MILLS
 90 ENGELHARD DRIVE, AURORA, ON L4G 3V2

MEZZANINE LEVEL

SCALE	As Indicated	PROJECT NUMBER
DATE	1/17/2020 3:40:30 PM	201927
DRAWN	Author	
CHECKED	Checker	
SHEET		REVISION

A102