

**TOWN OF AURORA
PLANNING & DEVELOPMENT SERVICES
BUILDING DIVISION**

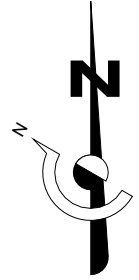
PERMIT NO.: PR20230890 DATE: Aug. 23, 2023

APPROVED BY: *Bill Jean*
PRELIMINARY ZONING REVIEW

[illegible]

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ARCHITECT	PHONE: ADDRESS:
STRUCTURAL ENGINEER	PHONE: ADDRESS:
MECHANICAL ENGINEER	PHONE: ADDRESS:
ELECTRICAL ENGINEER	PHONE: ADDRESS:
CIVIL ENGINEER	
CONSULTANTS	



Project Manager	Drawn Author
Project Leader	Checked Checker

MATHESON

Project
245 INDUSTRIAL
PARKWAY NORTH,
AURORA

Drawing Title

Project Statistics

0001	Scale	A-00	
	Project No.		Drawing No.

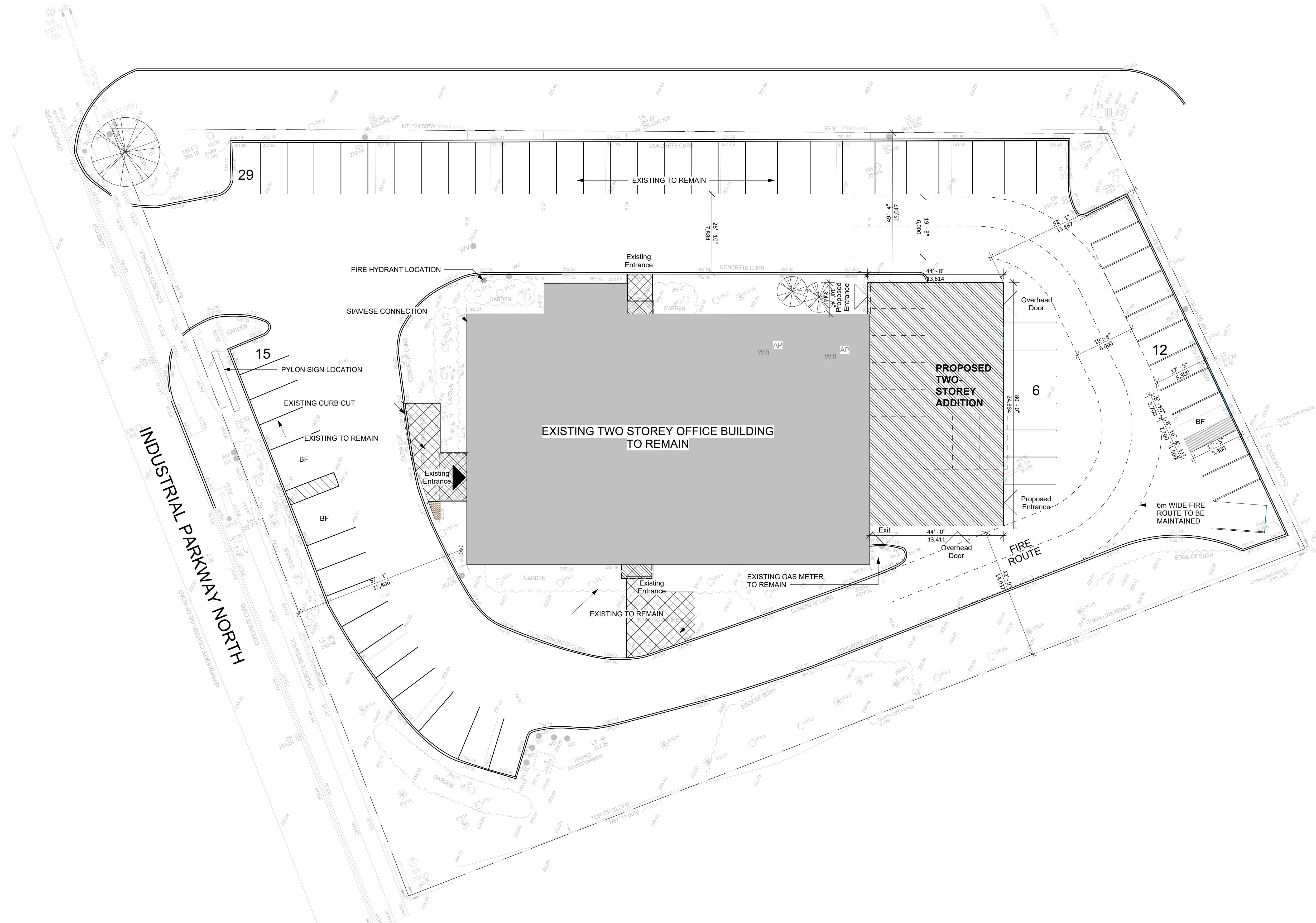
Zoning Information		
Field	Existing	Proposed
Zoning	E2 Employment zone	E2 Employment zone
Lot Frontage (m)	79.81	
Lot Area (m2)	6072.88	
Building Set Backs from property line (m)		
Front	17.30	17.30
Rear	29.76	16.3
Left	14.42	12.8
Right	15.57	15.57
Building Height (m)		
	7.92	9.75
Number of stories		
Above grade	2	2
Below Grade	0	0
Floor Area (by level) (m2)		
Level 1	924.39	308.53
Level 2	846.81	308.53
Total Floor Area	1771.20	617.06
Total Floor Area (by level)		
Level 1	1232.92	
Level 2	1155.34	
Total Gross Floor Area (G.F.A) (m2)	2388.26	
Parking Information (EMPLOYMENT ZONE AS PER BY-LAW #6000-17)		
Required (3.5 PARKING SPACES PER 100m ² OF GROSS FLOOR AREA)	84	
Number of parking spaces (Provided)	59	0
Total number of spaces (Provided)	59	
Accessible Parking pace required (4% of total parking spaces provided)	3	
Number of Accessible parking spaces (Provided)	2	1
Total number of Accessible spaces (Provided)	3	
Total Parking spaces	62	

Occupant Load - Existing (Gross Area / 9.3m²): 191
Occupant Load - New: 0
Occupant Load - Total: 191

Office Extention GFA Calculation			
Name	Area	Area (m2)	Required Parking

Existing	19066 SF	1771 m ²	62
New	6642 SF	617 m ²	22
Grand total	25707 SF	2388 m ²	84

Provided Parking: 62

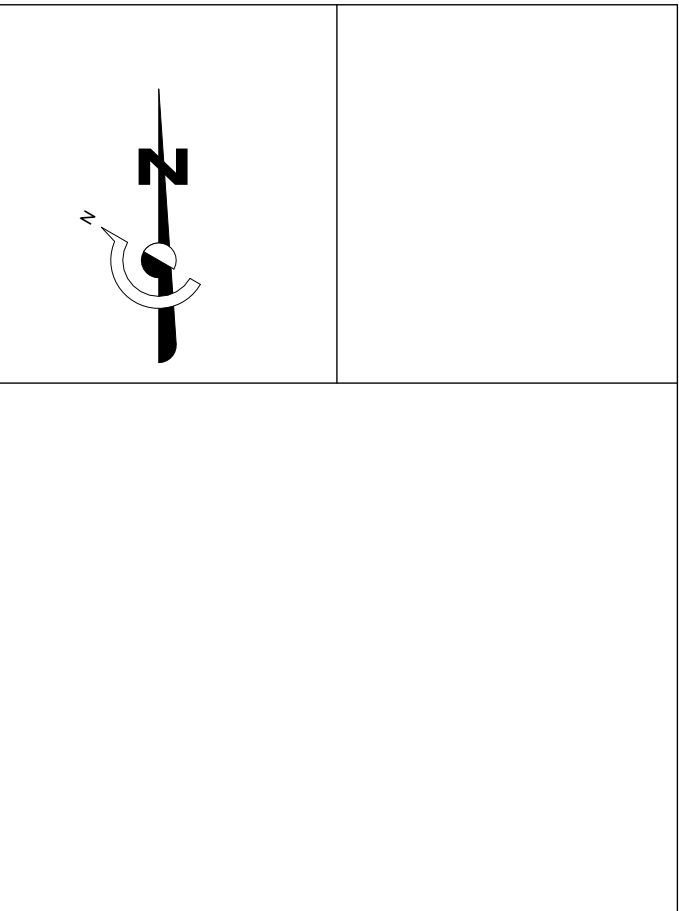


1 SITE PLAN-PROPOSED EXTENSION
1 : 200

2023-08-18	Issued for Minor Variance
2023-06-21	Re-Issued for Pre App. Consult.
2023-06-16	Re-Issued for Pre App. Consult.
2023-06-12	Issued for Pre App. Consult.
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Project
245 INDUSTRIAL
PARKWAY NORTH,
AURORA

Drawing Title
Site Plan - Proposed Ext

1 : 200 Scale	A-01 Drawing No.
0001 Project No.	

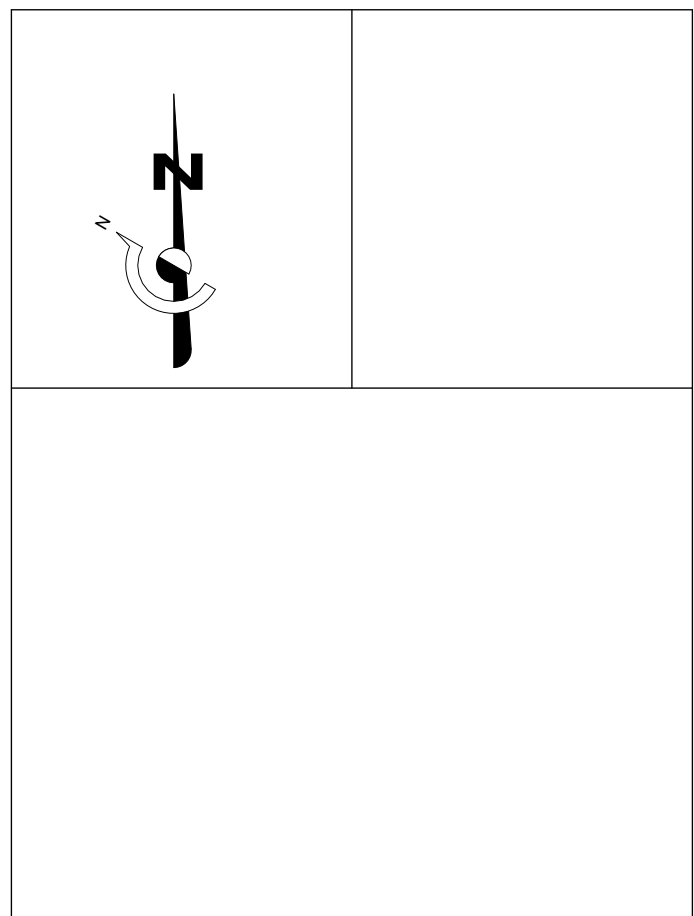


1 Plan - GROUND FLOOR
1 : 100

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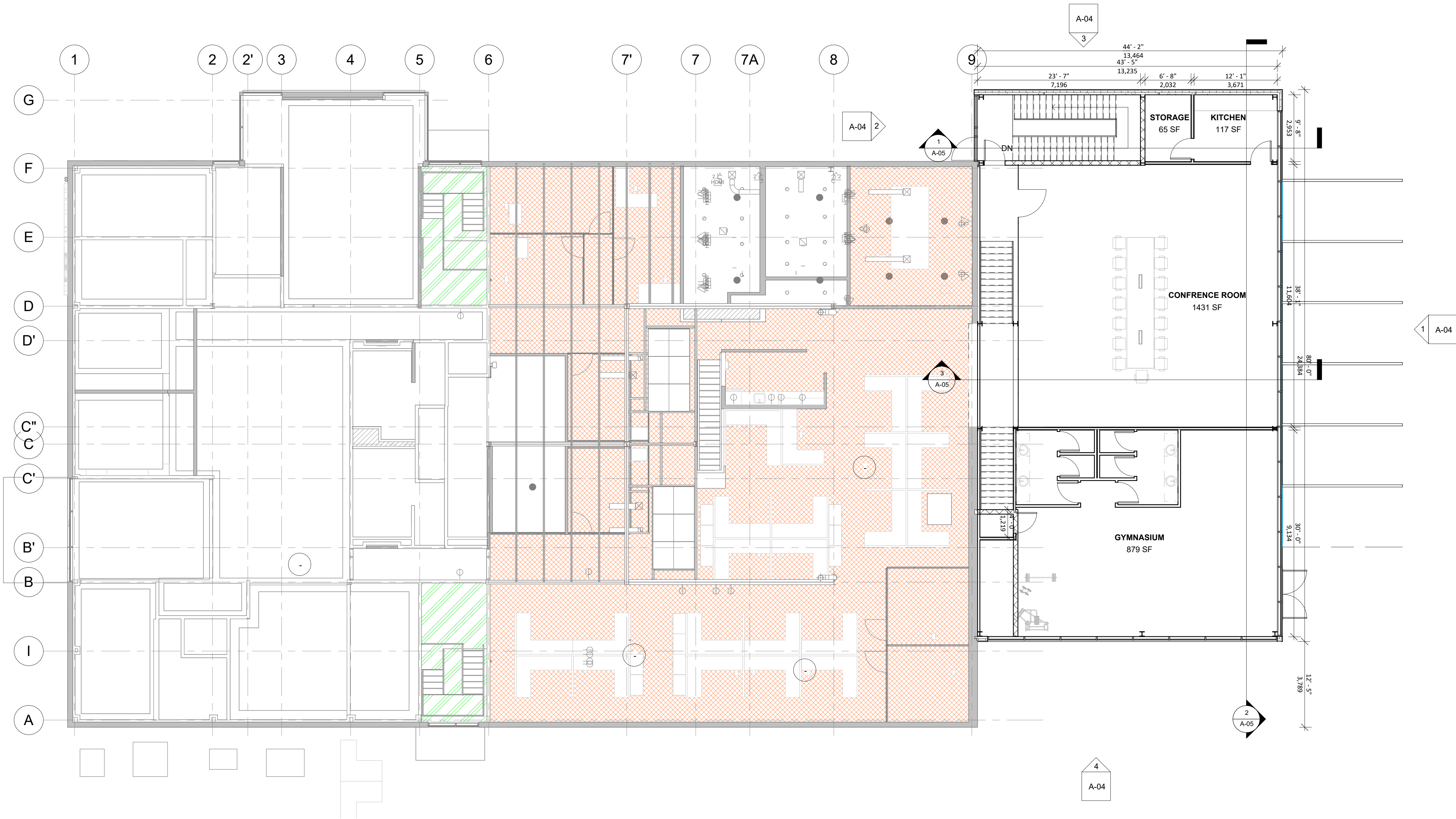
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MATHESON	
Project 245 INDUSTRIAL PARKWAY NORTH, AURORA	
Drawing Title Plan - Ground Floor	
1 : 100 Scale	
0001 Project No.	A-02 Drawing No.



1 Plan - LEVEL 2 Ext
1 : 100

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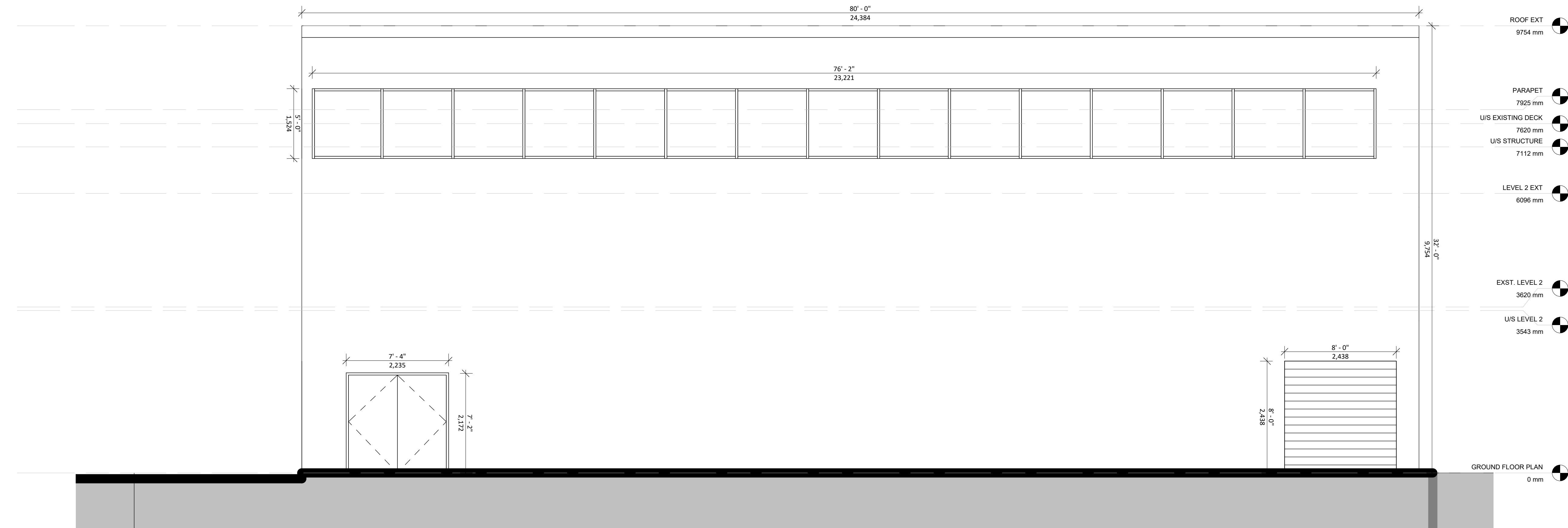
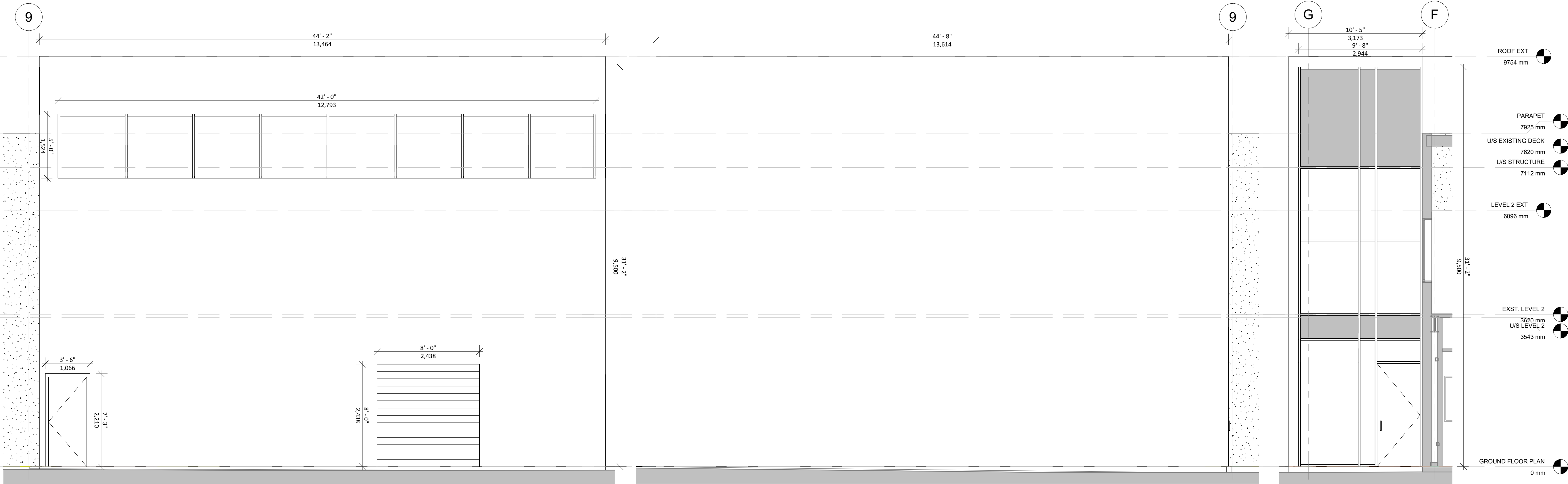
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Project Leader	Checked Checker

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Project
245 INDUSTRIAL
PARKWAY NORTH,
AURORA

Drawing Title
Plan - Level 2

1 : 100 Scale	
0001 Project No.	A-03 Drawing No.



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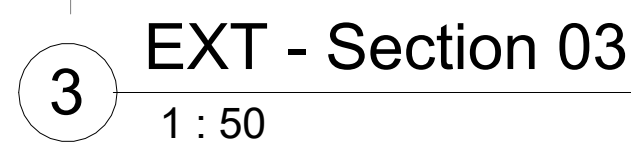
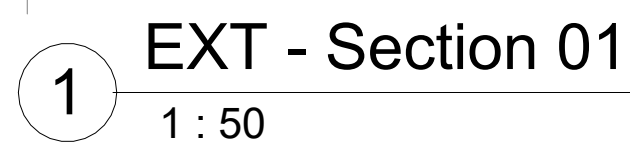
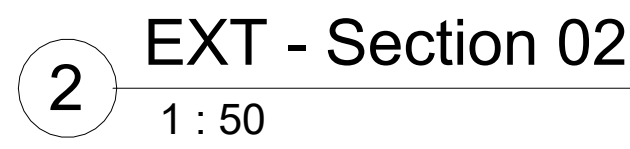
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Project Leader	Author
	Checked
	Checker

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Project
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PARKWAY NORTH,
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Drawing Title
Elevations - Building Ext

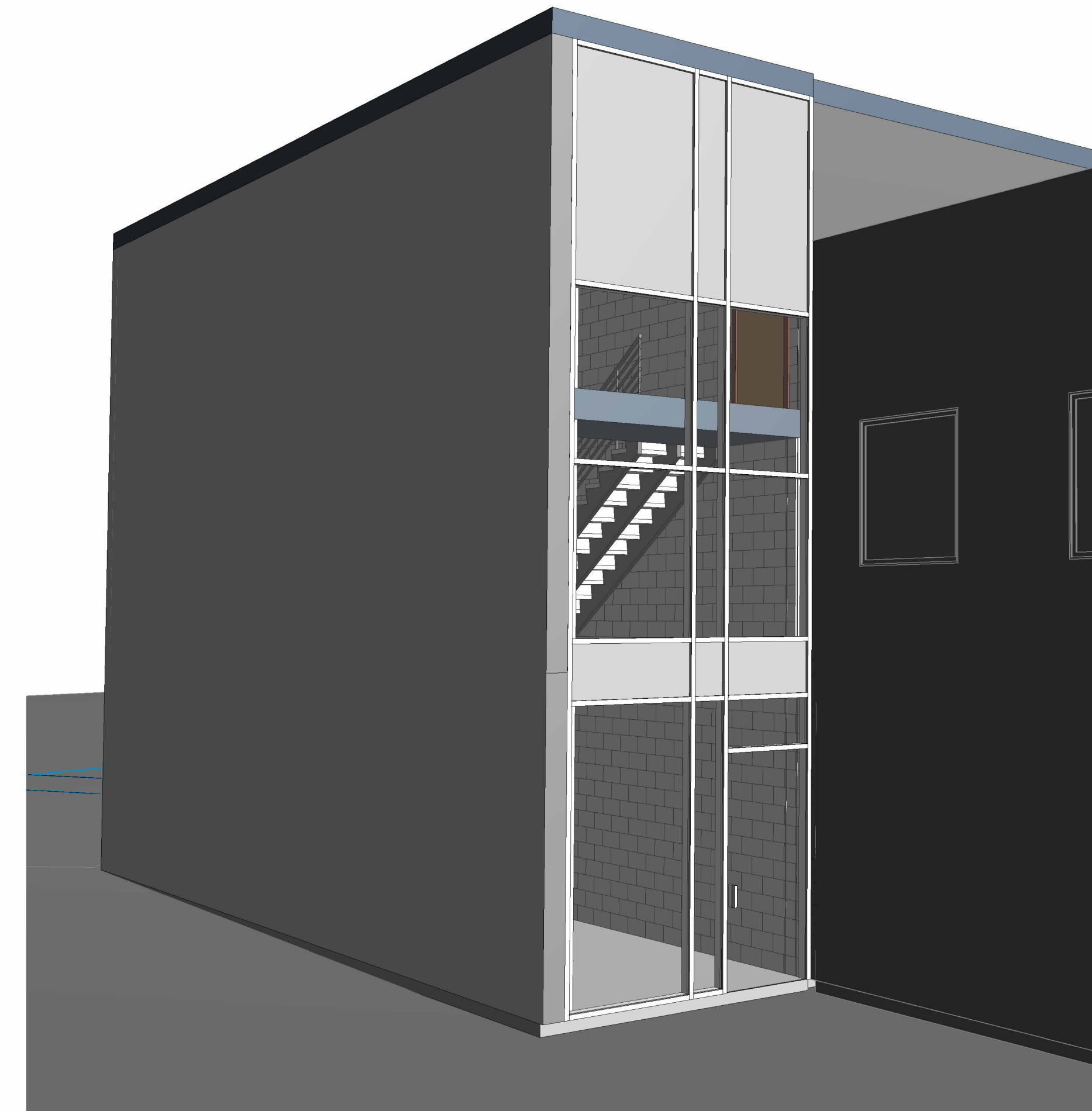
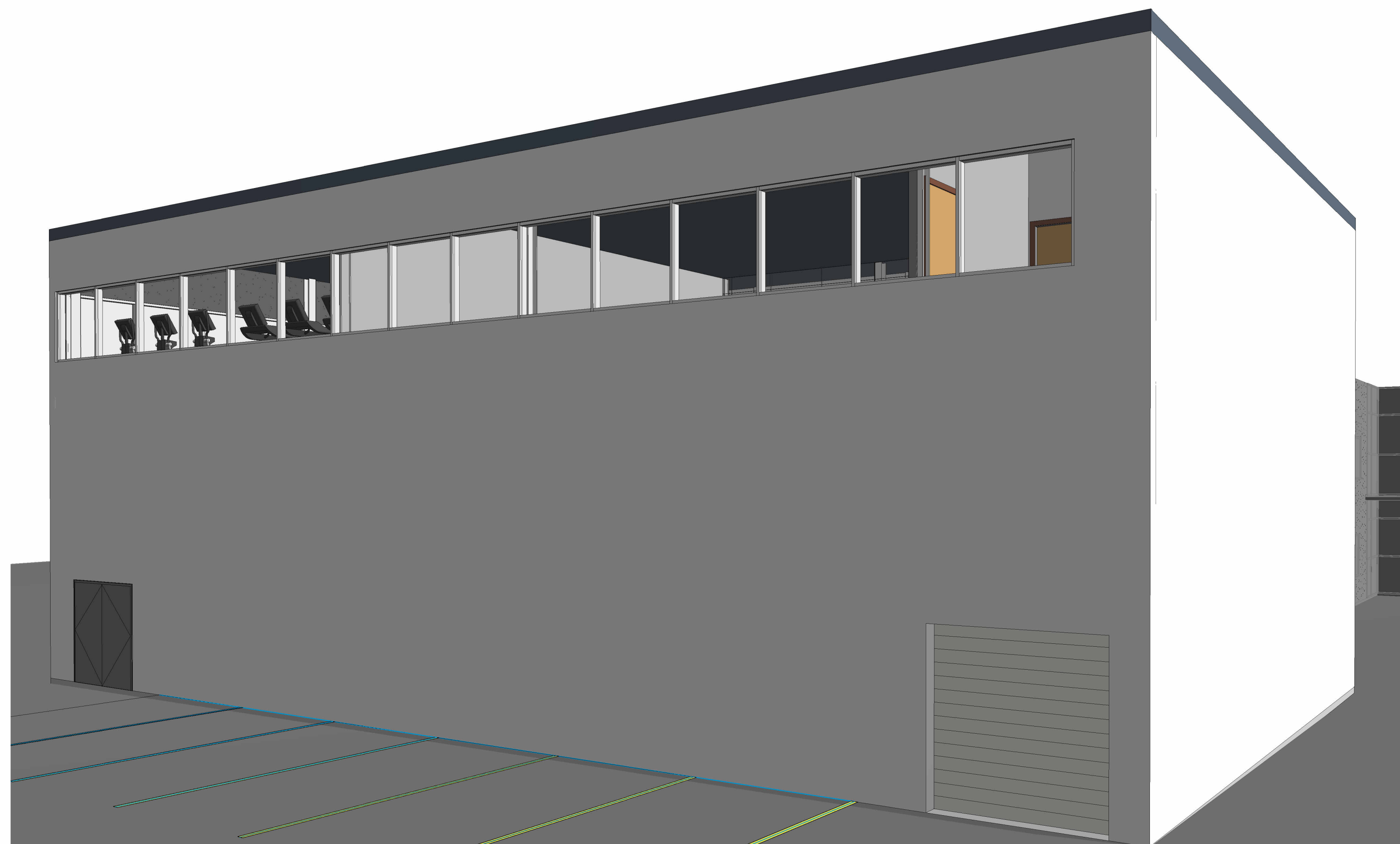
1 : 50	Scale	A-04
0001	Project No.	Drawing No.



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1:50	
Scale	
0001	A-05
Project No.	Drawing No.



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A diagram showing a large rectangle divided into four smaller rectangles by a vertical line and a horizontal line. The top-left rectangle is labeled 'a', the top-right is 'b', the bottom-left is 'c', and the bottom-right is 'd'.

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Project Leader	Checked Checker

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Project
245 INDUSTRIAL
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Drawing Title
3D View - Perspective

	Scale
0001 Project No.	A-06 Drawing No.