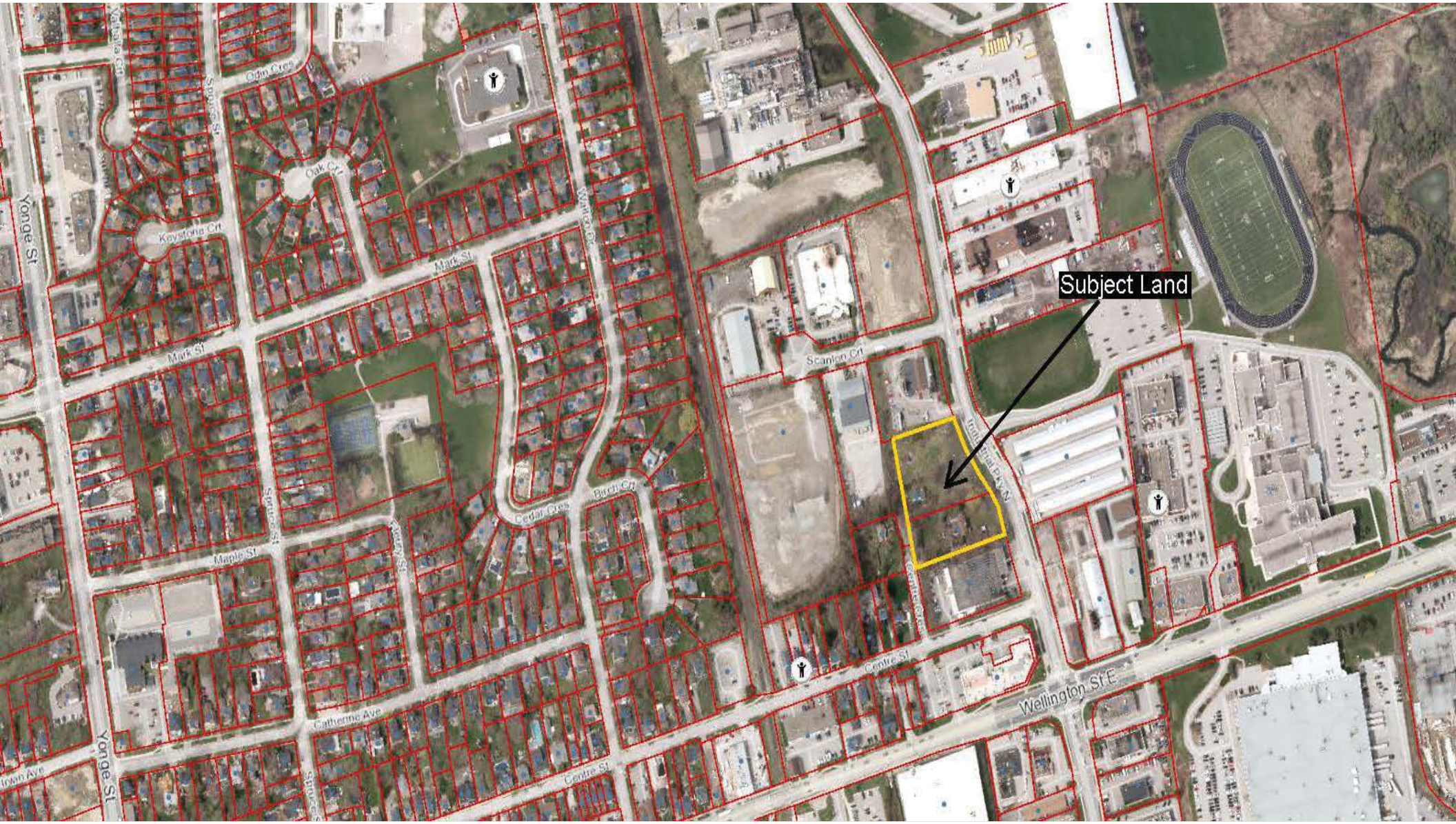
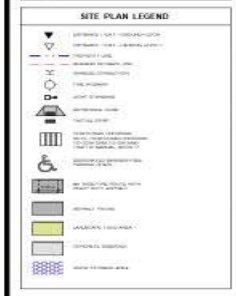
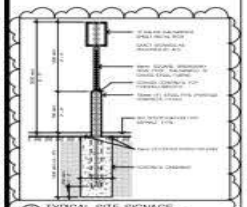
APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT 180 & 182 CENTRE CRESCENT

Owner – Gervais Development (Centre) Corp.

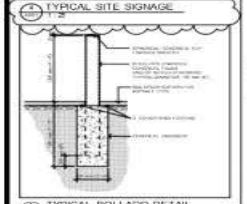

Subject Land
Yonge St
Mark St
Maple St
Catherine Ave
Centre St
Wellington St E
Industrial Park N
Scanlon Crt
Cedar Cres
Birch Crt
Oak Ct
Keystone Crt
Odin Cres
Spruce St
Walnut Dr
Ivan Ave

SITE PLAN LEGEND

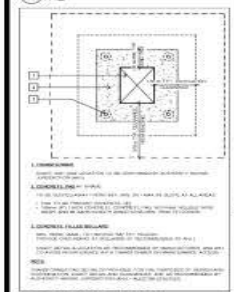




TYPICAL SITE SIGNAGE



TYPICAL BOLLARD DETAIL



ZONING STATISTICS

SITE STATISTICS

GROSS FLOOR AREA

PARKING STATISTICS

PARKING SCHEDULE (BY LEVEL)

PARKING SCHEDULE (SUMMARY)

AMENITY SPACE CALCULATIONS

Chamberlain Architect Services Limited

Gervais Development (Centre) Corp. Apartments

SITE PLAN

JANUARY 2021

DR

LC

As indicated

A001

SIDE ELEVATION 2 (NORTH)
1 : 100

SIDE ELEVATION 1 (NORTH)
1 : 100

FINISH LEGEND

Chamberlain Architect Services Limited

Gervais Development (Centre) Corp. Apartments

EXTERIOR ELEVATIONS

JANUARY 2021

Author

Checker

1 : 100

120060

A 202

FRONT ELEVATION 2 (EAST)
1 : 100

FRONT ELEVATION 1 (EAST)
1 : 100

FINISH LEGEND

Chamberlain Architect Services Limited

Gervais Development (Centre) Corp. Apartments

EXTERIOR ELEVATIONS

JANUARY 2021
Author
Checker
1 : 100
120060

A 201

AXONOMETRIC PERSPECTIVE 4 (SOUTH-WEST)

AXONOMETRIC PERSPECTIVE 3 (NORTH-WEST)

AXONOMETRIC PERSPECTIVE 1 (SOUTH-EAST)

AXONOMETRIC PERSPECTIVE 2 (NORTH-EAST)

SIDE ELEVATION 3 (SOUTH)

FINISH LEGEND

Chamberlain Architect Services Limited

Gervais Development (Centre) Corp. Apartments

EXTERIOR ELEVATIONS

JANUARY 2021

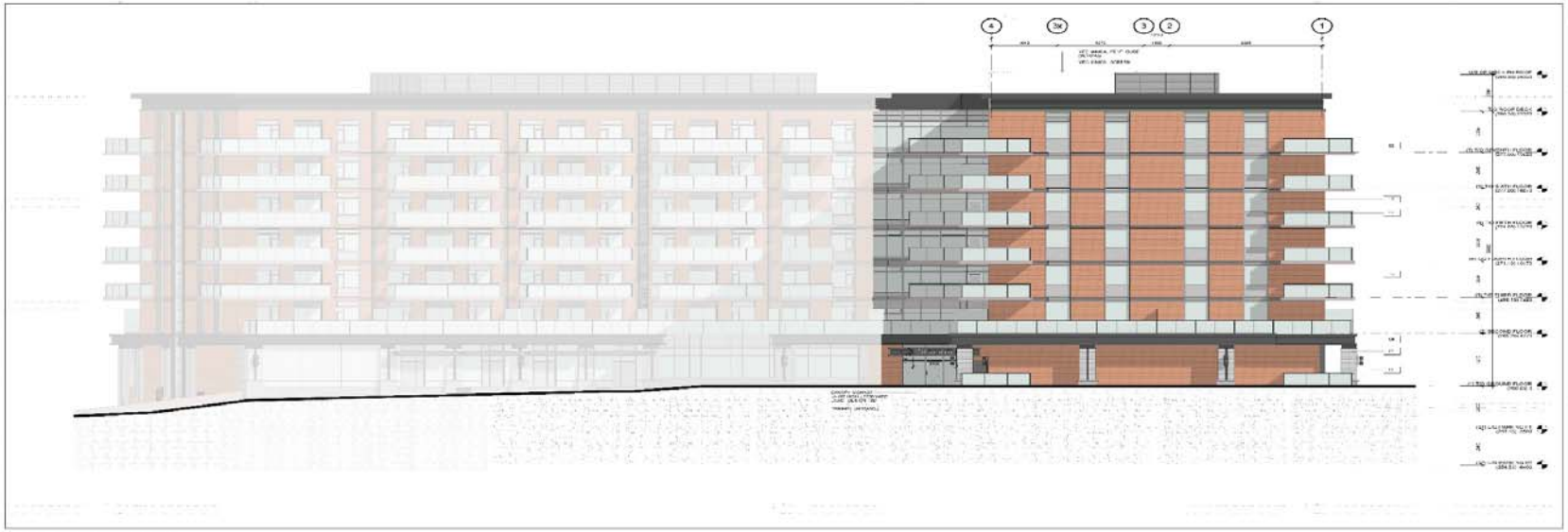
Author

Checker

1 : 100

120060

A 204



REAR ELEVATION 2 (WEST)
1 : 100

REAR ELEVATION 1 (WEST)
1 : 100

FINISH PLAN

Chamberlain Architect Services Limited

Gervais Development (Centre) Corp. Apartments

EXTERIOR ELEVATIONS

JANUARY 2021

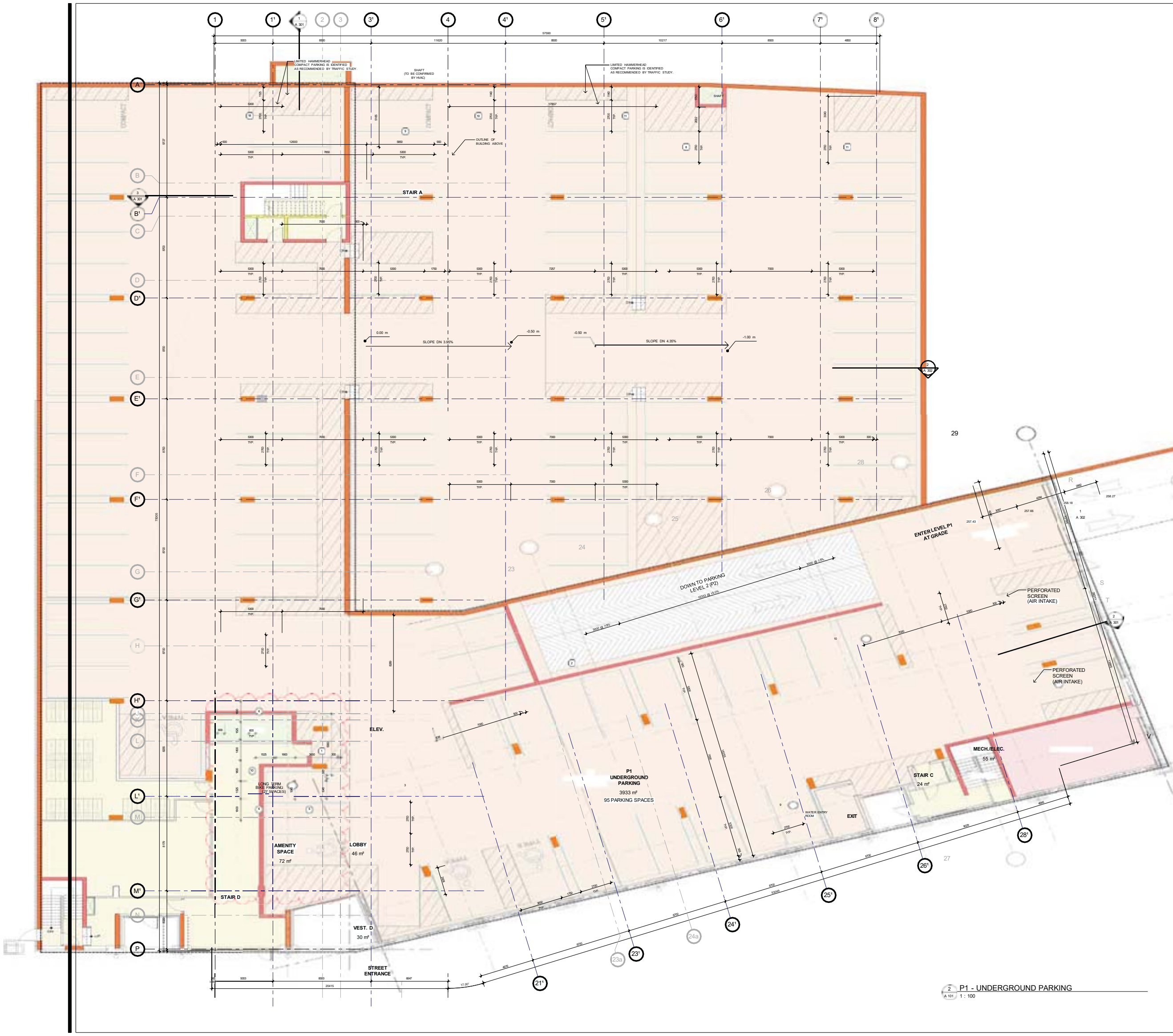
Author

Checker

1 : 100

120060

A 203



2 P1 - UNDERGROUND PARKING
A 101 1 : 100

BUILDING STATISTICS

BUILDING AREA SUMMARY

LEVEL	AREA (m²)	AREA (ft²)
BELOW GRADE		
(02) U/G PARKING P2	4425 m²	4425 m²
	8825 m²	8825 m²
ABOVE GRADE		
(01) U/G PARKING P1	4401 m²	4401 m²
(1) T/O GROUND FLOOR	2645 m²	2645 m²
(2) SECOND FLOOR	2506 m²	2506 m²
(3) T/O THIRD FLOOR	2506 m²	17678 m² 2506 m²
(4) T/O FOURTH FLOOR	2506 m²	2506 m²
(5) T/O FIFTH FLOOR	2506 m²	2506 m²
(6) T/O SIXTH FLOOR	2506 m²	2506
(7) T/O SEVENTH FLOOR	2506 m²	2506

SELLABLE VS. NON-SELLABLE

LEVEL	AREA (m²)	AREA (ft²)	
NON-SELLABLE			
(2) SECOND FLOOR	322.5 m²	3471 ft²	2%
(3) T/O THIRD FLOOR	322.5 m²	3471 ft²	2%
(4) T/O FOURTH FLOOR	322.5 m²	3471 ft²	2%
(5) T/O FIFTH FLOOR	322.5 m²	3471 ft²	2%
(6) T/O SIXTH FLOOR	322.5 m²	3471 ft²	2%
(7) T/O SEVENTH FLOOR	322.5 m²	3471 ft²	2%
SELLABLE			
(2) SECOND FLOOR	2184.4 m²	23513 ft²	15%
(3) T/O THIRD FLOOR	2184.4 m²	23513 ft²	15%
(4) T/O FOURTH FLOOR	2184.4 m²	23513 ft²	15%
(5) T/O FIFTH FLOOR	2184.4 m²	23513 ft²	15%
(6) T/O SIXTH FLOOR	2184.4 m²	23513 ft²	15%
(7) T/O SEVENTH FLOOR	2184.4 m²	23513 ft²	15%

AMENITY CALCULATIONS

AREA	AREA (m²)	AREA (ft²)	%
INTERIOR			
AMENITY 1	127.8 m²	1376 ft²	
AMENITY 2	127.0 m²	1367 ft²	
	543.7 m²	5852 ft²	16%
EXTERIOR			
BALCONY 3 / AMENITY 3	95.1 / 24.3	1024 ft² / 262 ft²	
BALCONY 4 (P) / AMENITY 4	84.9 / 21.6	914 ft² / 232 ft²	
	2931.5 m²	31554 ft²	84%
TOTAL AMENITY SPACE	3475.2 m²	37407 ft²	100%
TYPICAL FLOOR AMENITY / OUTDOOR AMENITY (ACTIVITY)	108.8 / 348.8	1172 ft² / 3754 ft²	10%
OUTDOOR AMENITY (GARDENS)			6%
UNIT BALCONY	2322.1 m²	24995 ft²	67%

UNIT STATISTICS

SUITE MIX

UNIT TYPE	NAME	AREA (m²)	COUNT	%
UNIT 1 BR				
1A	1 BR	61 m²	7	4%
1B	1 BR	61 m² ... 61 m²	26	13%
1B(S)	1 BR	58 m² ... 58 m²	14	7%
1C	1 BR	62 m²	2	1%
1D	1 BR	62 m² ... 62 m²	10	5%
1E	1 BR + DEN (ANGLED) ACC	83 m²	1	1%
1F	1 BR + DEN (ANGLED)	83 m²	5	3%
1G	STUDIO ACC	52 m²	1	1%
			66	34%
UNIT 2 BR				
2A	2 BR ACC.	79 m² ... 80 m²	13	7%
2A(L)	2 BR ACC.	85 m²	1	1%
2B	2 BR	79 m² ... 80 m²	67	35%
2B(L)	2 BR	85 m²	6	3%
2C	2 BR (CORNER) ACC.	86 m²	6	3%
2D	2 BR (CORNER)	85 m² ... 87 m²	27	14%
2E	2 BR (ANGLED) ACC	85 m²	1	1%
2F	2 BR (ANGLED)	85 m²	6	3%
			127	66%
			193	100%

UNIT SUMMARY:

GROUND FLOOR (L1) 1 x 19 UNITS
TYPICAL FLOOR (L2-L7) 6 x 29 UNITS

TOTAL UNITS 193 UNITS

ACCESSIBILITY SUMMARY:
15% OF ALL UNITS (BY TYPE) TO BE ACCESSIBLE.

		REQUIRED	PROVIDED
STUDIO	1 UNIT x 15% =	1 UNIT	1 UNIT
1 BEDROOM	59 UNITS x 15% =	9 UNITS	9 UNITS
1 BEDROOM + DEN	6 UNITS x 15% =	1 UNITS	1 UNITS
2 BEDROOM	127 UNITS x 15% =	20 UNITS	21 UNITS

PARKING STATISTICS

PARKING SCHEDULE

TYPE	DESCRIPTION	COUNT
(01) U/G PARKING P1		
1. RESIDENT		
RESIDENT - ACC. TYPE A	3.65 m x 5.3 m	2
RESIDENT - ACC. TYPE B	2.7 m x 5.3 m	2
RESIDENT - COMPACT PARKING	2.7 m x 5.3 m	3
RESIDENT - TYPICAL PARKING	2.7 m x 5.3 m	88
		95
(02) U/G PARKING P2		
1. RESIDENT		
RESIDENT - ACC. TYPE A	3.65 m x 5.3 m	2
RESIDENT - ACC. TYPE B	2.7 m x 5.3 m	1
RESIDENT - COMPACT PARKING	2.7 m x 5.3 m	4
RESIDENT - TYPICAL PARKING	2.7 m x 5.3 m	96
		103
T/O GROUND FLOOR		
1. RESIDENT		
RESIDENT - ACC. TYPE B	2.7 m x 5.3 m	1
RESIDENT - COMPACT PARKING	2.7 m x 5.3 m	3
RESIDENT - TYPICAL PARKING	2.7 m x 5.3 m	1
2. VISITOR		
VISITOR - ACC. TYPE A	3.65 m x 5.3 m	1
VISITOR - ACC. TYPE B	2.7 m x 5.3 m	1
VISITOR - COMPACT PARKING	2.7 m x 5.3 m	2
VISITOR - TYPICAL PARKING	2.7 m x 5.3 m	45
		54
		252

Chamberlain Architects Constructors Managers

Chamberlain Architect Services Limited

4671 Palladium Way (Unit 1)
Burlington, Ontario. L7M 0W9
CANADA

Phone: 905.631.7777

www.chamberlainIPD.com

NO	ISSUED	DATE
1	OPA / ZBA	[illegible]
2	SITE PLAN APPROVAL	[illegible]
3	PUBLIC CONSULTATION	[illegible]
	CIBBT REVIEW	[illegible]

DO NOT SCALE DRAWINGS. USE ONLY DRAWINGS MARKED "ISSUED FOR CONSTRUCTION". VERIFY CONFIGURATIONS AND DIMENSIONS ON SITE BEFORE BEGINNING WORK. NOTIFY ARCHITECT IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES.

CHAMBERLAIN ARCHITECT SERVICES LIMITED AND CHAMBERLAIN CONSTRUCTION SERVICES LIMITED HAVE SIMILAR OWNERSHIP.

CHAMBERLAIN ARCHITECT SERVICES LIMITED HAS COPYRIGHT. CONSTRUCTING A SUBSTANTIALLY SIMILAR BUILDING WITHOUT PERMISSION MAY INFRINGE THE COPYRIGHT OWNER'S RIGHTS. MAKING MINOR CHANGES TO PLANS DOES NOT NECESSARILY AVOID COPYRIGHT INFRINGEMENT. INNOCENT INFRINGEMENT IS NOT A DEFENSE TO COPYRIGHT INFRINGEMENT. ©

SEAL

CONSTRUCTION NORTH TRUE NORTH

Gervais Development (Centre) Corp. Apartments

180 & 182 CENTRE CRESCENT
AURORA, ON

(FUTURE: 50 INDUSTRIAL PKWY N)

SHEET NAME

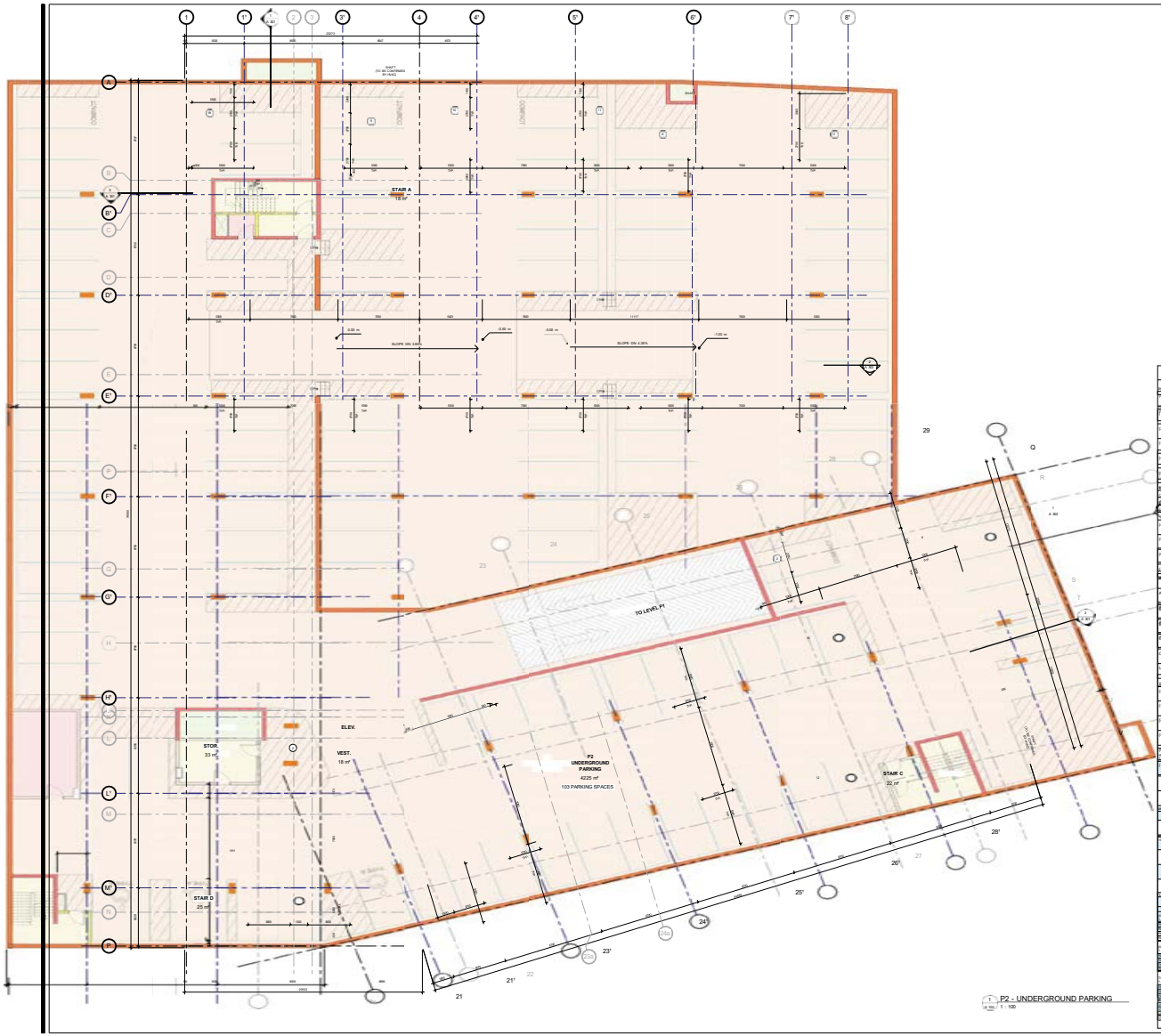
UNDERGROUND PARKING LEVEL P1

START DATE	JANUARY 2021
DRAWN BY	TP
CHECKED BY	LC
SCALE	1 : 100
PROJECT NO.	120059

DRAWING

A 101

8/29/2023 12:28:15 PM



1 P2 - UNDERGROUND PARKING
A 100 1 : 100

BUILDING STATISTICS

BUILDING AREA SUMMARY

LEVEL	AREA	AREA
BELOW GRADE		
(1G) UG PARKING P2	4225 m²	45472 ft²
(1) UPPER GROUND FLOOR	3000 m²	32292 ft²
(2) SECOND FLOOR	2936 m²	31608 ft²
(3) TO THIRD FLOOR	2936 m²	31608 ft²
(4) TO FOURTH FLOOR	2936 m²	31608 ft²
(5) TO FIFTH FLOOR	2936 m²	31608 ft²
(6) TO SIXTH FLOOR	2936 m²	31608 ft²
(7) TO SEVENTH FLOOR	2936 m²	31608 ft²
ROOF	2936 m²	31608 ft²
TOTAL	23000 m²	247600 ft²

SELLABLE VS. NON-SELLABLE

LEVEL	AREA (m²)	AREA (ft²)	%
(2) SECOND FLOOR	322.5 m²	3471 ft²	11
(3) TO THIRD FLOOR	322.5 m²	3471 ft²	11
(4) TO FOURTH FLOOR	322.5 m²	3471 ft²	11
(5) TO FIFTH FLOOR	322.5 m²	3471 ft²	11
(6) TO SIXTH FLOOR	322.5 m²	3471 ft²	11
(7) TO SEVENTH FLOOR	322.5 m²	3471 ft²	11
TOTAL	2258 m²	24300 ft²	77

AMENITY CALCULATIONS

	AREA	AREA	
AMENITY 2	127.0 m²	1367 ft²	6%
AMENITY 2	50.1 m²	539 ft²	2
AMENITY 3	84.8 m²	913 ft²	4
TOTAL AMENITY	261.9 m²	2819 ft²	12%
OUTDOOR AMENITY	103.8 m²	1118 ft²	5
UNIT BALCONY	2222.1 m²	23915 ft²	95

UNIT STATISTICS

SUITE MIX

(2) SECOND FLOOR	2936.4 m² (AREA A)	31608 ft²	18	
(3) TO THIRD FLOOR	2936.4 m²	31608 ft²	18	
(4) TO FOURTH FLOOR	2936.4 m²	31608 ft²	18	
(5) TO FIFTH FLOOR	2936.4 m²	31608 ft²	18	
(6) TO SIXTH FLOOR	2936.4 m²	31608 ft²	18	
(7) SEVENTH FLOOR	2936.4 m²	31608 ft²	18	
TOTAL			108	
1 BR	61 m²	656 ft²	26	24
1 BR	58 m²	624 ft²	14	13
1 BR ACC.	62 m²	667 ft²	2	2
1 + D UNITS	62 m²	667 ft²	10	9
1 BR TOTAL UNITS			52	48
1 BR ACC.	62 m²	667 ft²	2	2
1 BR ACC.	79 m²	850 ft²	1	1
2 BR ACC.	88 m²	947 ft²	1	1
2 BR	88 m²	947 ft²	4	4
2 BR TOTAL UNITS			8	7
TOTAL UNITS			108	100%

PARKING STATISTICS

PARKING SCHEDULE

1 BR ACC.	79 m²	850 ft²	1	1	1
2 BR ACC.	88 m²	947 ft²	1	1	1
2 BR	88 m²	947 ft²	4	4	4
2 BR TOTAL UNITS			8	7	7
1 BR ACC.	62 m²	667 ft²	2	2	2
1 BR	61 m²	656 ft²	26	24	24
1 BR	58 m²	624 ft²	14	13	13
1 + D UNITS	62 m²	667 ft²	10	9	9
1 BR TOTAL UNITS			52	48	48
TOTAL OF ALL UNITS (BY TYPE) TO BE ACCESSIBLE			1	1	1
VISITOR 1 BR ACC.	62 m²	667 ft²	1	1	1
VISITOR 1 BR	61 m²	656 ft²	3	3	3
VISITOR 1 + D UNITS	62 m²	667 ft²	1	1	1
VISITOR TOTAL PARKING			5	5	5
TOTAL 1 BR (ACC.)	62 m²	667 ft²	4	3	3
TOTAL 1 BR (VISITOR)	62 m²	667 ft²	4	4	4
TOTAL 1 BR			8	7	7
VISITOR - 2BR TYPE A	3.4 x 5.5 m		1	1	1
VISITOR - 2BR TYPE B	3.4 x 5.5 m		1	1	1
VISITOR - 2BR TYPE C	3.4 x 5.5 m		1	1	1
VISITOR - 2BR TYPE D	3.4 x 5.5 m		1	1	1
VISITOR TOTAL PARKING	3.4 x 5.5 m		4	4	4
TOTAL 2 BR (ACC.)	88 m²	947 ft²	1	1	1
TOTAL 2 BR	88 m²	947 ft²	4	4	4
TOTAL 2 BR			5	5	5
GROUP - 1BR TYPE A	3.4 x 5.5 m		1	1	1
GROUP - 1BR TYPE B	3.4 x 5.5 m		1	1	1
GROUP - 1BR TYPE C	3.4 x 5.5 m		1	1	1
GROUP - 1BR TYPE D	3.4 x 5.5 m		1	1	1
GROUP TOTAL PARKING	3.4 x 5.5 m		4	4	4
GROUP - 2BR TYPE A	3.4 x 5.5 m		1	1	1
GROUP - 2BR TYPE B	3.4 x 5.5 m		1	1	1
GROUP - 2BR TYPE C	3.4 x 5.5 m		1	1	1
GROUP - 2BR TYPE D	3.4 x 5.5 m		1	1	1
GROUP TOTAL PARKING	3.4 x 5.5 m		4	4	4
			56	52	52

Chamberlain Architect Services Limited
3077 Fairview Way (Unit 1)
Burlington, Ontario L7N 3W9
CANADA
Phone: 905.631.7777
www.chamberlainARS.com

NO	ISSUED	DAT
1	[illegible]	[illegible]
2	[illegible]	[illegible]
3	[illegible]	[illegible]

DO NOT SCALE DRAWINGS. USE ONLY DRAWINGS MARKED "ISSUED FOR CONSTRUCTION". COPY OF DRAWINGS MUST BE KEPT ON SITE. ALL DIMENSIONS TO BE VERIFIED ON SITE. REPORT ALL ERRORS AND DISCREPANCIES.

CHAMBERLAIN ARCHITECT SERVICES LIMITED AND THE ARCHITECT ASSUME NO RESPONSIBILITY FOR DELIVERY OF DRAWINGS.

COPYRIGHT RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF CHAMBERLAIN ARCHITECT SERVICES LIMITED AND MAY NOT BE REPRODUCED OR REVISED WITHOUT THE CONSENT OF CHAMBERLAIN ARCHITECT SERVICES LIMITED.

CONSTRUCTION NORTH TRUE NORTH

Gervais Development (Centre) Corp. Apartments

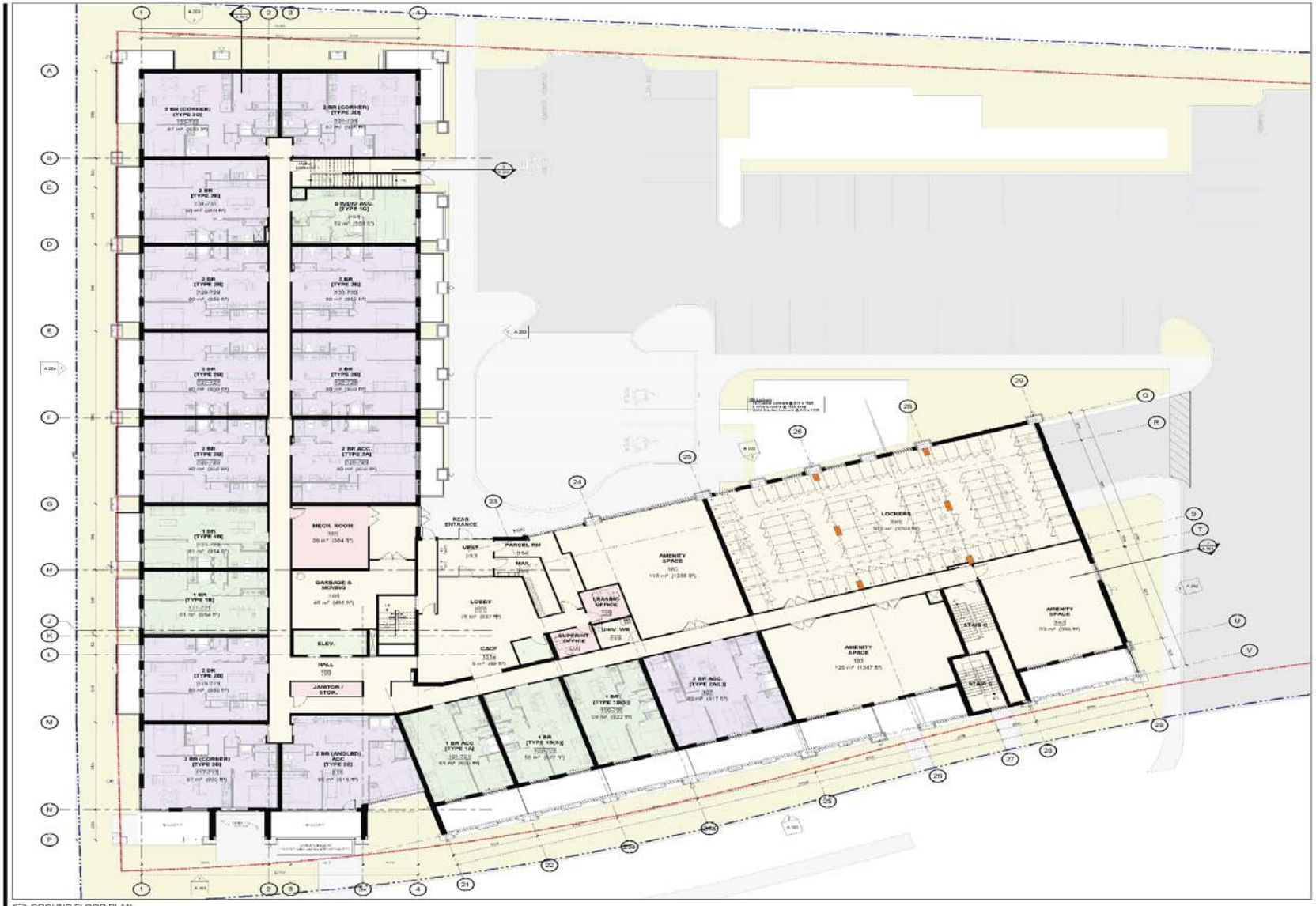
160 & 162 CENTRE CRESCENT
AURORA, ON

FUTURE: 50 INDUSTRIAL PKWY N.

UNDERGROUND PARKING LEVEL P2

ISSUE DATE	JANUARY 2021
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1 : 100
PROJECT NO.	120059

A 100



GROUND FLOOR PLAN

BUILDING STATISTICS

BUILDING AREA SUMMARY

SELLABLE VS. NON SELLABLE

AMENITY CALCULATIONS

UNIT STATISTICS

SUITE MIX

PARKING STATISTICS

PARKING SCHEDULE

Chamberlain Architects Consultants Managers

Gervais Development (Centre) Corp. Apartments

GROUND FLOOR PLAN

JANUARY 2021

120009

A 102

BUILDING STATISTICS

BUILDING AREA SUMMARY

SELLABLE VS. NON-SELLABLE

AMENITY CALCULATIONS

UNIT STATISTICS

SUITE MIX

PARKING STATISTICS

PARKING SCHEDULE

Chamberlain Architects Consultants Managers

Gervais Development (Centre) Corp. Apartments

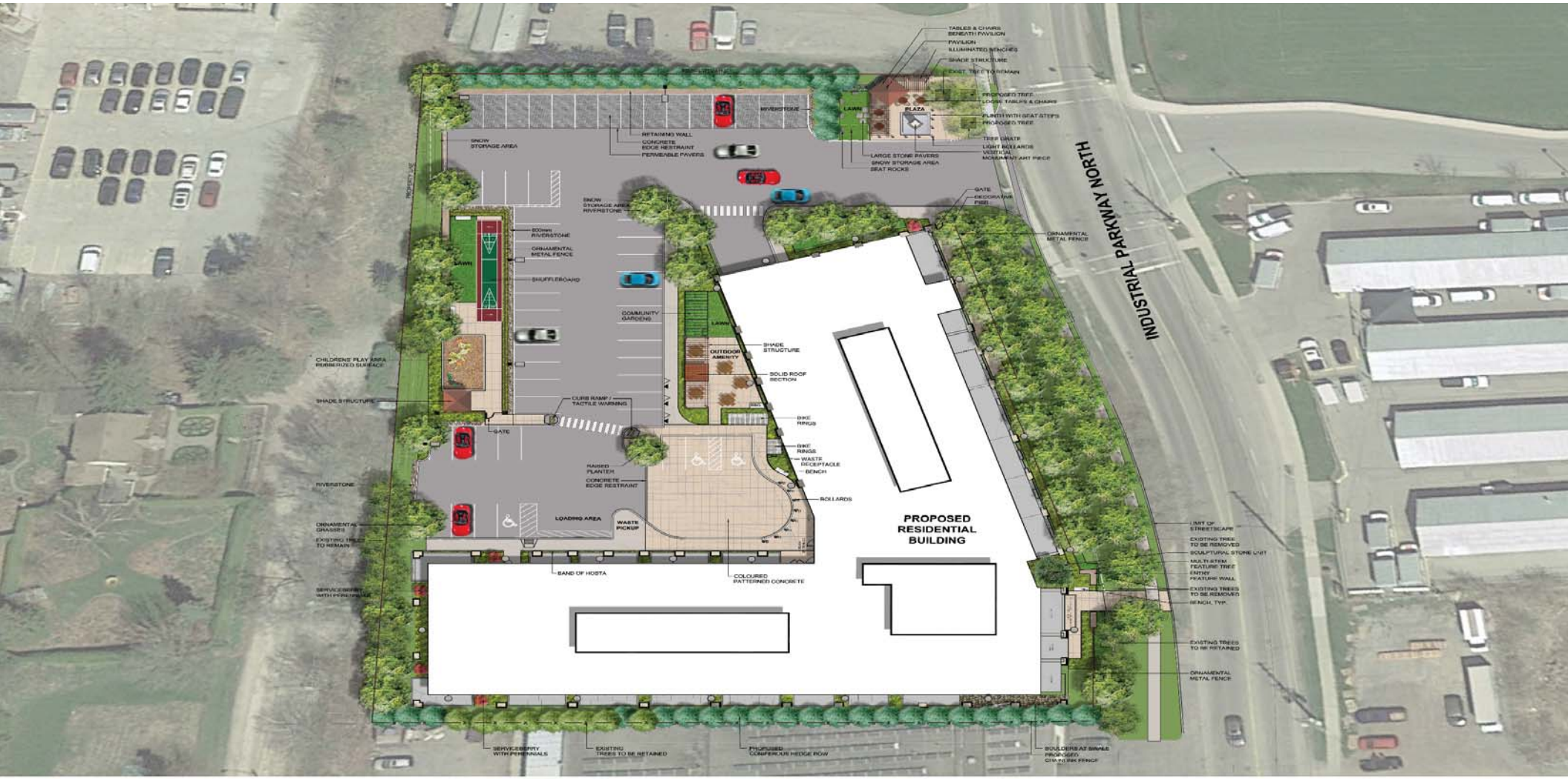
TYPICAL FLOOR PLAN

JANUARY 2021

As indicated

120009

A 103



Gervais Development Corporation

150 Industrial Parkway North, Aurora, Ontario

Landscape Master Plan

SCHOLLEN & Company Inc.
30 Wertheim Court, Unit 15
Richmond Hill, Ontario L4B 1B9
T: 289-695-0009
F: 289-695-0010

1:250 June 19, 2023 2022007

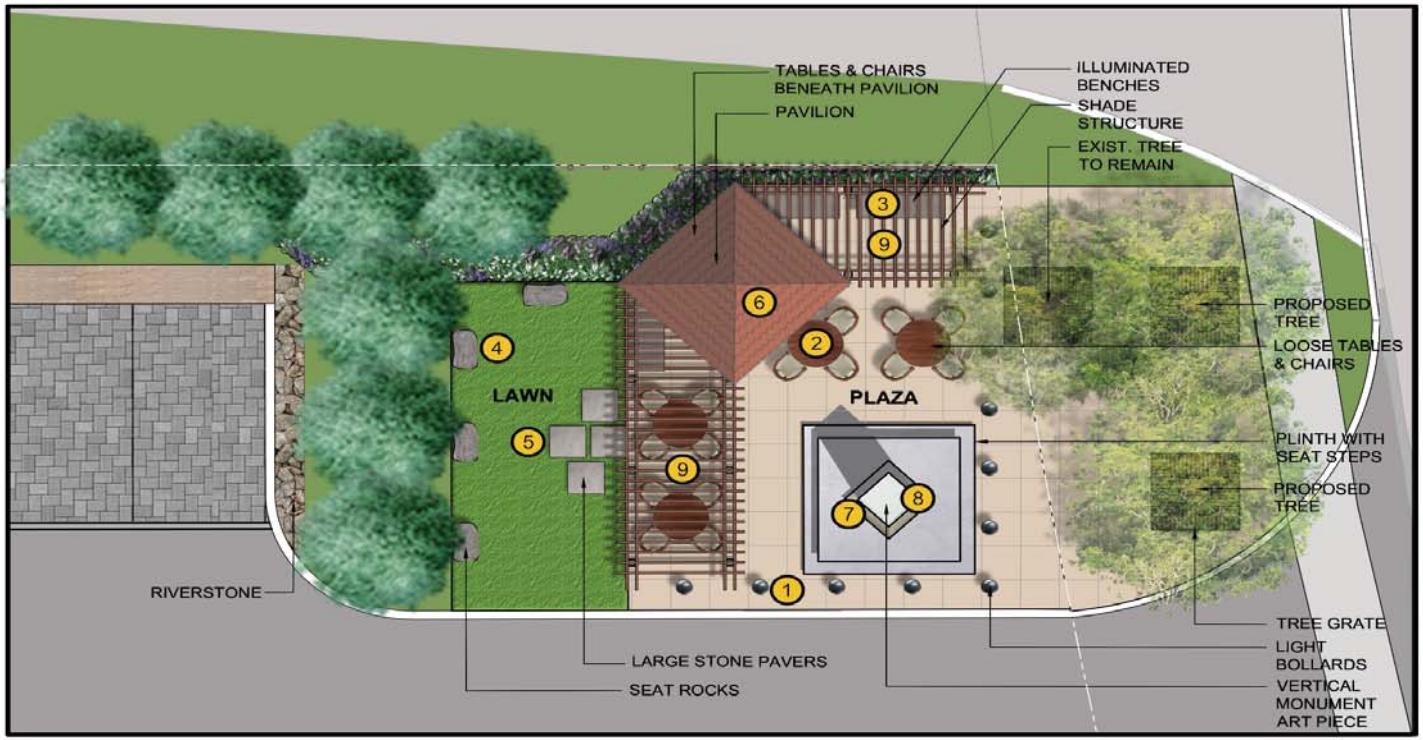
1 Light Bollards

2 Loose Tables and Chairs

3 Illuminated Bench

4 Armourstone Seat Rock

5 Large Stepping Stones



6 Pavilion

7 Plinth with Seats

8 Vertical Art Piece

Option 1

9 Shade Structure

Option 2

0 1 2 5 10m

Gervais Development Corporation
150 Industrial Parkway North, Aurora, Ontario

Public Square Concept Plan

SCHOLLEN & Company Inc.
30 Wertheim Court, Unit 15
Richmond Hill, Ontario L4B 1B9
T: 289-695-0009
F: 289-695-0010

1:100 May 15, 2023 2022007