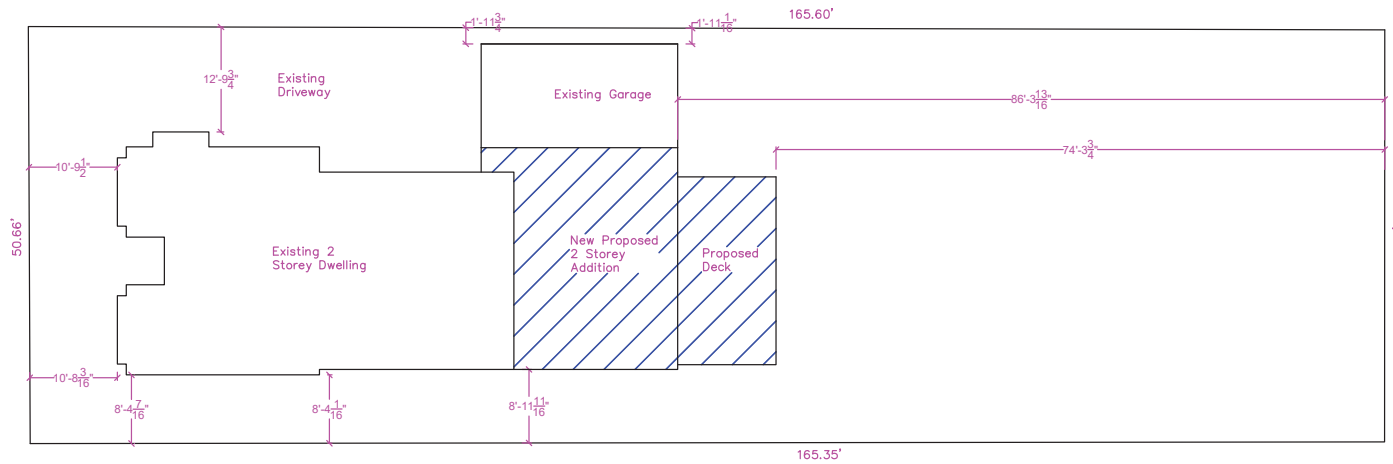


Attachment 2

Area Information		
	Existing	Proposed
1st Floor	1236 sq.ft.	1786 sq.ft.
2nd Floor	825 sq.ft.	1817 sq.ft.
Total GFA	2061 sq.ft.	3603 sq.ft.
Garage	302 sq.ft.	376 sq.ft.

Zoning Information			
Zone R7- Single Detached Dwelling			
	Allowance	Actual	Comments
Lot Area (min)	4951 sq.ft.	8361 sq.ft.	
Lot Frontage (min)	49.2 ft	50.66 ft	
Front Yard (min)	19.7 ft	10.9 ft	
Rear Yard (min)	24.6 ft	74.3 ft	
Rear Yard (Heritage min)	62 ft	74.3 ft	
Int Side Yard (North min)	5 ft	9 ft	
Int Side Yard (South min)	4 ft	2 ft	See COA Approval
Lot Coverage	35 %	25.9%	
Height (max)	32.8 ft	29.7 ft	



1	Historical Review	7/12/23
No	Revision	Date

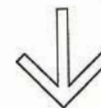
56 Spruce Street, Aurora, Ontario
Addition and Renovation

Date July 12/23	Scale 1/16"=1'
Drawn R.M.	Chkd by T.M.

A1
Site Plan



NORTH



1	Historical Review	7/12/23
No	Revision	Date

56 Spruce Street, Aurora, Ontario
Addition and Renovation

Date
July 12/23

Scale
1/8"=1'

Drawn
R.M.

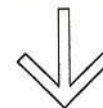
Chkd by
T.M.

A9

East Elevation



NORTH



1	Historical Review	7/12/23
No	Revision	Date

56 Spruce Street, Aurora, Ontario
Addition and Renovation

Date
July 12/23

Scale
1/8"=1'

Drawn
R.M.

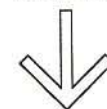
Chkd by
T.M.

A10

West Elevation



NORTH



1	Historical Review	7/12/23
No	Revision	Date

56 Spruce Street, Aurora, Ontario
Addition and Renovation

Date
July 12/23

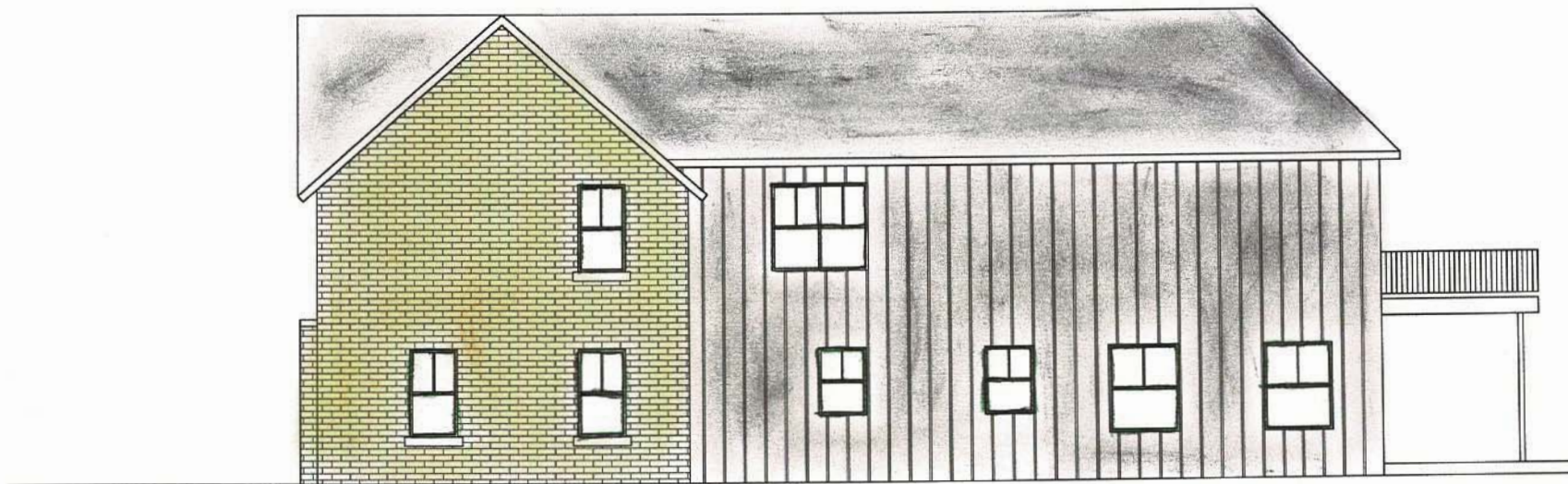
Scale
1/8"=1'

Drawn
R.M.

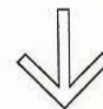
Chkd by
T.M.

A11

South Elevation



NORTH



1	Historical Review	7/12/23
No	Revision	Date

56 Spruce Street, Aurora, Ontario
Addition and Renovation

Date
July 12/23

Scale
1/8"=1'

Drawn
R.M.

Chkd by
T.M.

A12

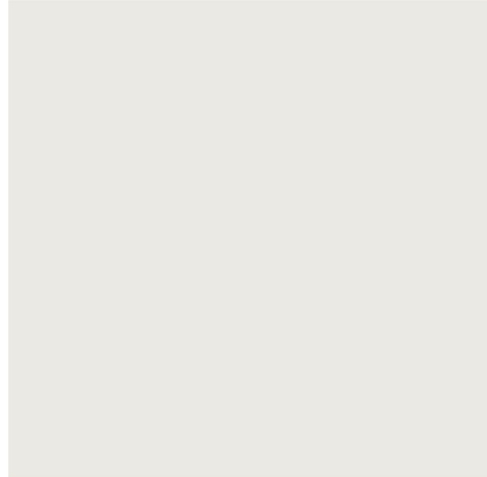
North Elevation

56 Spruce St. Exterior Colour Selections

Addition Board and Batten Colour



Addition Window Trim, Eaves & Soffit Colour



Garage Door Colour



Cedar Shakes at Garage Dormer



56 Spruce St. Exterior Colour Selections

Front & Balcony Door Colour



Front & Balcony Door Style



Existing House Windows & Wood Railing Colour



56 Spruce St. Exterior Colour Selections

Garage Door Style

