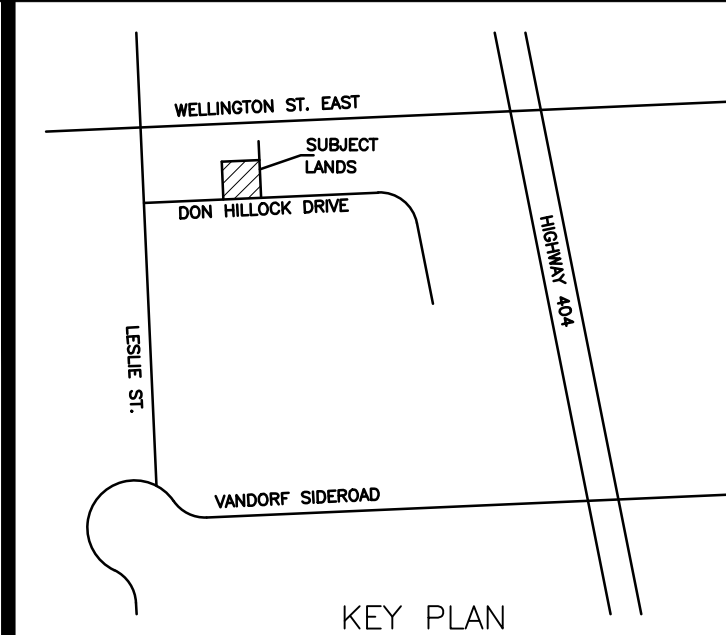


[illegible]

|                                     |                                   |
|-------------------------------------|-----------------------------------|
| <b>PARKING REQUIRED (NET):</b>      |                                   |
| 100.00 S.M. @ 3 CAR / 100 S.M.      | 3 SPACES                          |
| 2,700.00 S.M. @ 2 CAR / 100 S.M.    | 54 SPACES                         |
| 1,932.50 S.M. @ 1 CAR / 100 S.M.    | 20 SPACES                         |
| <b>TOTAL PARKING REQUIRED:</b>      | <b>77 SPACES</b>                  |
| <b>PARKING PROVIDED:</b>            |                                   |
| <b>GROUND:</b>                      | <b>104 SPACES</b>                 |
| <b>UNDERGROUND:</b>                 | <b>55 SPACES</b>                  |
| <b>TOTAL PARKING:</b>               | <b>159 SPACES</b>                 |
| <b>ACCESSIBLE PARKING REQ'D:</b>    |                                   |
|                                     | 1 + 3% OF 80 = 5 SPACES           |
| <b>ACCESSIBLE PARKING PROVIDED:</b> |                                   |
|                                     | 3 TYPE A                          |
|                                     | 5 TYPE B                          |
| <b>TOTAL RESTAURANTS:</b>           |                                   |
|                                     | 8.79% OF G.F.A.                   |
| <b>TOTAL OFFICE:</b>                |                                   |
|                                     | 57.80% OF G.F.A.                  |
| <b>TOTAL INDUSTRIAL:</b>            |                                   |
|                                     | 29.65% OF G.F.A.                  |
| <b>SERVICE CORRIDOR:</b>            |                                   |
|                                     | 1.97% OF G.F.A.                   |
| <b>LOBBY:</b>                       |                                   |
|                                     | 1.79% OF G.F.A.                   |
| <b>TOTAL:</b>                       |                                   |
|                                     | 100% OF G.F.A.                    |
| <b>BUILDING HEIGHT:</b>             |                                   |
|                                     | 15.5m (3 STOREYS)                 |
| <b>PAVED AREA:</b>                  |                                   |
|                                     | 4,198.00 S.M. (52.42%)            |
| <b>LANDSCAPE AREA:</b>              |                                   |
|                                     | 1,470.43 S.M. (18.36%)            |
| <b>SNOW STORAGE AREA:</b>           |                                   |
|                                     | 221.28 S.M. (5.27% OF PAVED AREA) |
| <b>EV STATIONS</b>                  |                                   |
| <b>BICYCLE PARKING</b>              |                                   |
|                                     | 20 STATIONS                       |
|                                     | 6 SPACES (0.6 x 1.8)              |

|                                                  |               |                  |
|--------------------------------------------------|---------------|------------------|
| <b>SITE ANALYSIS (SPA)</b>                       |               |                  |
| ZONING:                                          | E - BP (338)  |                  |
| LOT AREA:                                        | 8,008.37 S.M. | 1.98 ACRES)      |
| <u>BUILDING AREA (INDUST. / OFFICE / REST.):</u> |               |                  |
| FLOOR FLOOR:                                     | 2,339.94 S.M. | (25,187.73 S.F.) |
| 2ND FLOOR (OFFICE):                              | 2,365.30 S.M. | (25,460.71 S.F.) |
| 3RD FLOOR (OFFICE):                              | 1,076.76 S.M. | (11,590.53 S.F.) |
| TOTAL GFA:                                       | 5,782.00 S.M. | (62,238.97 S.F.) |
| COVERAGE:                                        | 29.22%        |                  |
| F.S.I.:                                          | 0.70          |                  |

[illegible]

# KEY MAP

---

N.T.S.

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PLAN OF SURVEY  
SHOWING TOPOGRAPHIC FEATURES  
LOT 4, REGISTERED PLAN 65M-3974  
**TOWN OF AURORA**  
REGIONAL MUNICIPALITY OF YORK

YOUNG & YOUNG SURVEYING INC.  
ONTARIO LAND SURVEYORS  
DATE: JANUARY, 12 2022.

[illegible]

| DRAWING ISSUE |                                  |    |
|---------------|----------------------------------|----|
| DATE          | PARTICULARS                      | BY |
|               | Issued for Design Approval       |    |
|               | Issued for Site Plan Approval    |    |
|               | Issued for Pricing and Budgeting |    |
|               | Issued for Building Permit       |    |
|               | Issued for Tendering             |    |
|               | Issued for Construction          |    |
|               | Issued for Record Set of Plans   |    |

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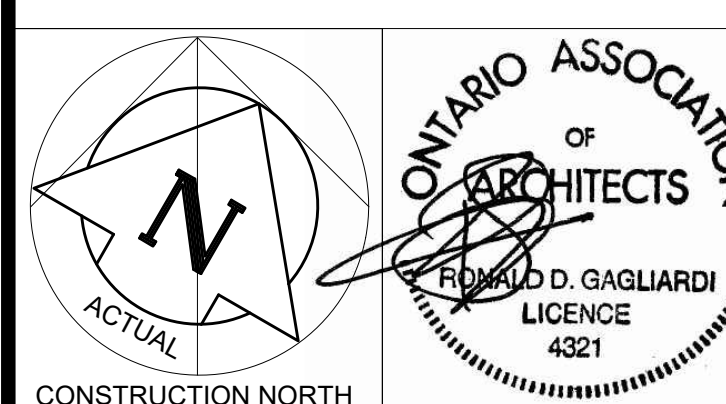
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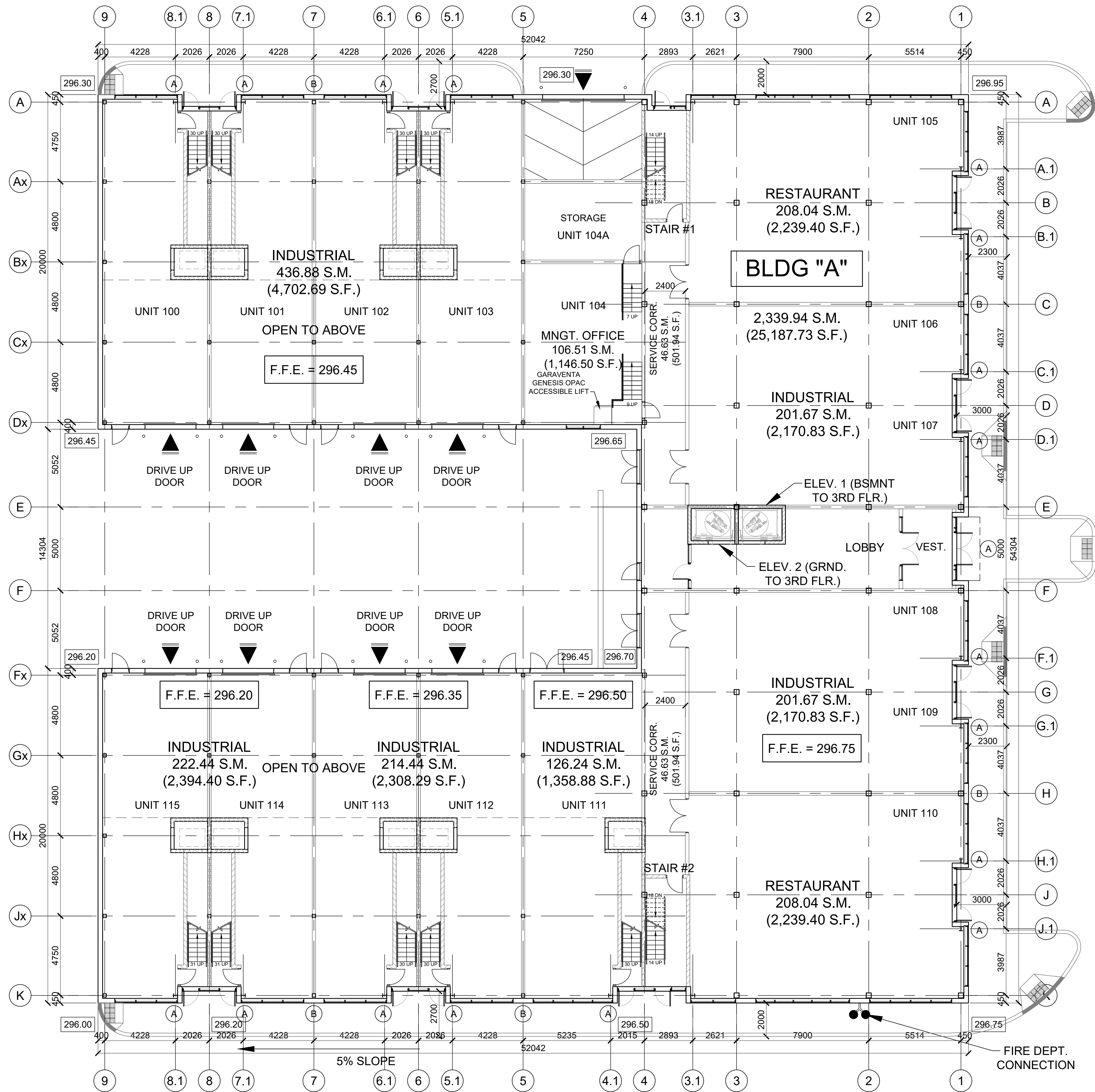
**VGA** Venchiarutti Gagliardi Architect Inc.  
2651 John Street, Unit 18, Markham, ON L3R 2W5  
T 905-477-1065 F 905-477-1067  
[www.vgarch.net](http://www.vgarch.net)

PROJECT

PROPOSED  
COMMERCIAL  
DEVELOPMENT

|                                          |                                                                                                                                |                          |
|------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|--------------------------|
| 300 GOULDING AVENUE<br>AURORA, ONTARIO   |                                                                                                                                |                          |
| DRAWING NAME<br>SITE PLAN<br>CITY FILE # |                                                                                                                                |                          |
| SCALE<br><br>1:250                       | DATE OF<br>DWG.<br>JULY 24, 2024                                                                                               | PROJECT NO.<br><br>22010 |
| DRAWN BY<br><br>DWL                      | SHEET NO.<br><br><b>A-100</b>                                                                                                  |                          |
| CHKD BY<br><br>RDG                       | SPACED<br><br>W 22010 - 100 Whitehouse - 100 Goulding Ave. (Aurora)<br>2. Drawing(s) 1 - Architectural/SPACED Plan/22010/24-24 |                          |





WALL LEGEND:

INTERIOR WALL TYPE:

- W-1 200 CONCRETE BLOCK WALL
- W-2 ONE HOUR FIRE RATED ULC-W407  
16 TYPE X DRYWALL  
EACH SIDE OF 150 METAL STUDS  
W/ BATT INSULATION
- W-3 13 DRYWALL EACH SIDE OF  
82 METAL STUDS

- A ALL EXTERIOR DOORS  
TO HAVE AUTOMATIC  
DOOR OPENERS
- B REST / SEATING AREA  
(SEE LANDSCAPE  
DWGS.)

NO. DATE REVISIONS BY

DRAWING ISSUE

| DATE | PARTICULARS                      | BY |
|------|----------------------------------|----|
|      | Issued for Design Approval       |    |
|      | Issued for Site Plan Approval    |    |
|      | Issued for Pricing and Budgeting |    |
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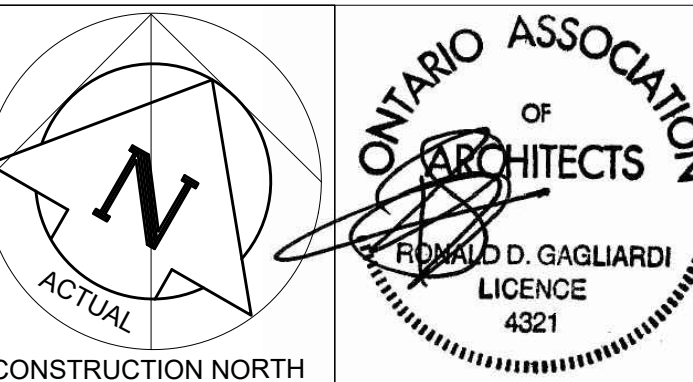
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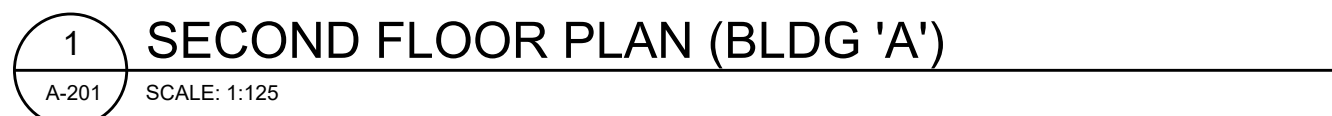
PROJECT

PROPOSED  
COMMERCIAL  
DEVELOPMENT

100 GOULDING AVENUE  
AURORA, ONTARIO

DRAWING NAME  
GROUND FLOOR PLAN  
CITY FILE #

| SCALE    | DATE OF<br>DWG. | PROJECT NO. |
|----------|-----------------|-------------|
| 1:125    | JULY 24, 2024   | 22010       |
| DRAWN BY | SHEET NO.       |             |
| DWL      | A-200           |             |
| CHKD BY  |                 |             |
| RDG      |                 |             |



| NO. | DATE | REVISIONS | BY |
|-----|------|-----------|----|
|-----|------|-----------|----|

| DATE | PARTICULARS                      | BY |
|------|----------------------------------|----|
|      | Issued for Design Approval       |    |
|      | Issued for Site Plan Approval    |    |
|      | Issued for Pricing and Budgeting |    |
|      | Issued for Building Permit       |    |
|      | Issued for Tendering             |    |
|      | Issued for Construction          |    |
|      | Issued for Record Set of Dwgs.   |    |

PROJECT

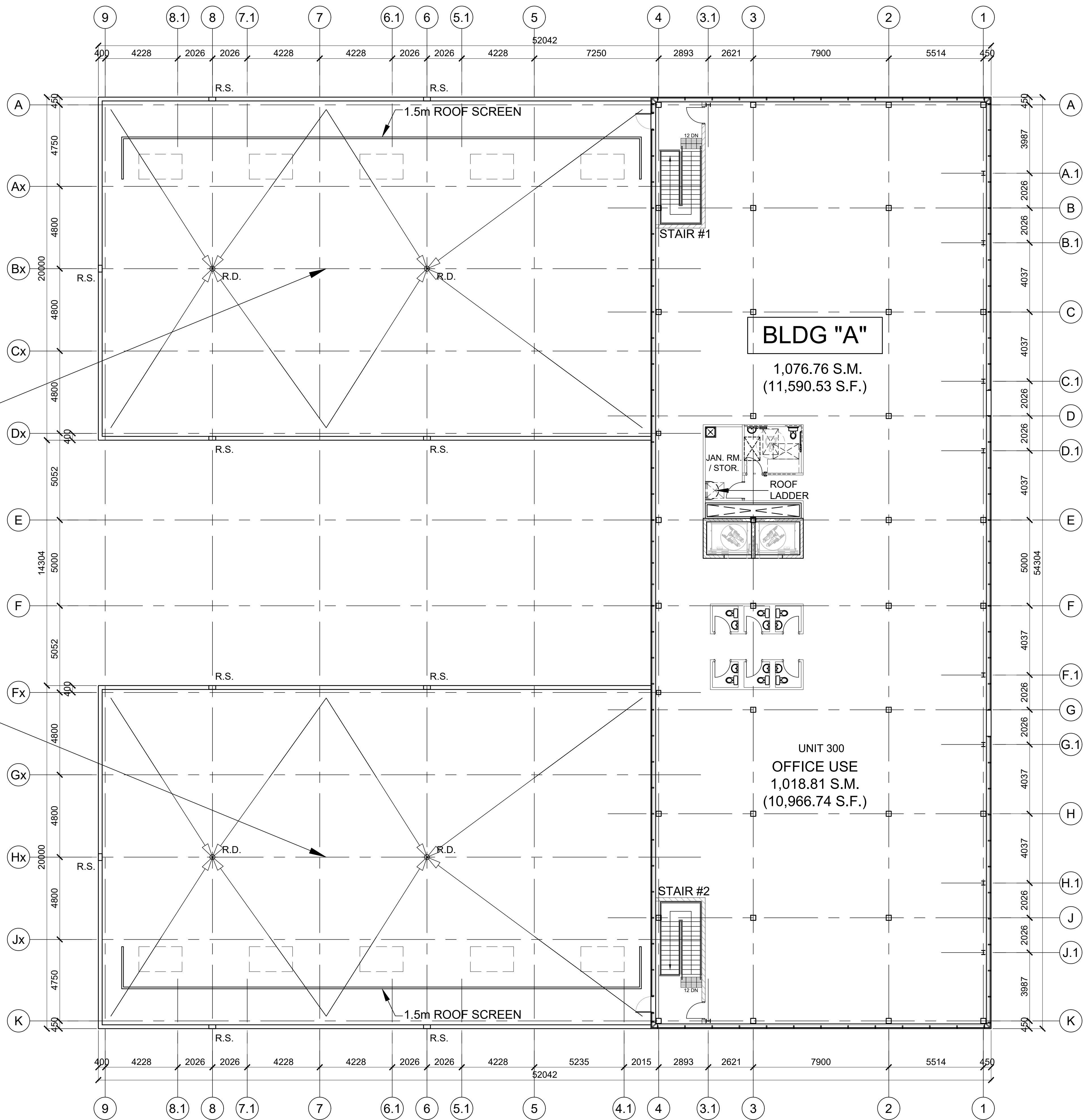
PROPOSED  
COMMERCIAL  
DEVELOPMENT

100 GOULDING AVENUE  
AURORA, ONTARIO

|                                          |                                                                                 |             |
|------------------------------------------|---------------------------------------------------------------------------------|-------------|
| DRAWING NAME<br><b>SECOND FLOOR PLAN</b> |                                                                                 |             |
| CITY FILE #                              |                                                                                 |             |
| SCALE                                    | DATE OF<br>DWG                                                                  | PROJECT NO. |
| 1:125                                    | JULY 24, 2024                                                                   | 22010       |
| DRAWN BY                                 | SHEET NO.                                                                       |             |
| DWL                                      | <div style="font-size: 2em; font-weight: bold; text-align: center;">A-201</div> |             |
| CHKD BY                                  |                                                                                 |             |
| RDG                                      | SPA                                                                             |             |

LAST PLOTTING DATE: JULY 24 2024

ROOF CONSTRUCTION  
COOL WHITE 2 PLY  
MOD. BIT. MEMBRANE



| NO. | DATE | REVISIONS | BY |
|-----|------|-----------|----|
|-----|------|-----------|----|

DRAWING ISSUE

| DATE | PARTICULARS                      | BY |
|------|----------------------------------|----|
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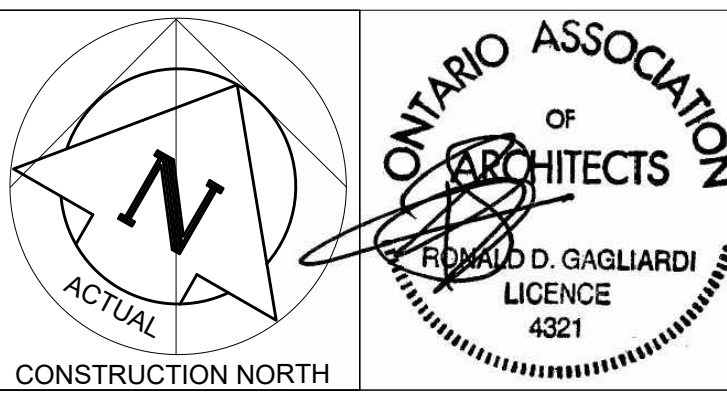
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PROJECT

**PROPOSED  
COMMERCIAL  
DEVELOPMENT**

100 GOULDING AVENUE  
AURORA, ONTARIO

DRAWING NAME  
THIRD FLOOR PLAN  
CITY FILE #

|                 |                                  |                      |
|-----------------|----------------------------------|----------------------|
| SCALE<br>1:125  | DATE OF<br>DWG.<br>JULY 22, 2024 | PROJECT NO.<br>22010 |
| DRAWN BY<br>DWL | SHEET NO.<br><b>A-202</b>        | SPA                  |
| CHKD BY<br>RDG  |                                  |                      |