

**SITE PLAN STATISTICS**

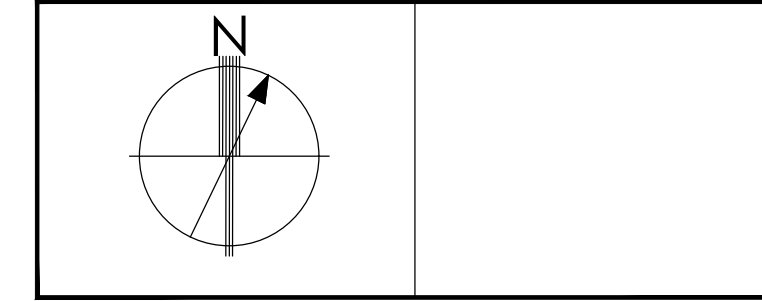
ZONING	E1 - EMPLOYMENT ZONE
LOT AREA	44,360 m <sup>2</sup>
BUILDING AREAS	
NORTH BUILDING	12,667.65 m <sup>2</sup>
SOUTH BUILDING	1,650 m <sup>2</sup>
LOT COVERAGE	32.3%
SETBACKS	
FRONT YARD	26.1 m
REAR YARD	13.27 m
SIDE YARD (INTERIOR)	24.11 m
SIDE YARD (INTERIOR)	69.13 m
BUILDING - GROSS FLOOR AREA	
SOUTH BUILDING	1,650 m <sup>2</sup>
NORTH BUILDING	14,660.65 m <sup>2</sup>
BUILDING OCCUPANCY CLASSIFICATION	
NORTH BUILDING	F2 (SPRINKLERED) 3.2.2.69
<b>PARKING (SPACE DIMENSIONS 2.7m X 5.3m)</b>	
NORTH BUILDING - 14,657 m <sup>2</sup>	
MULTIPLE UNIT BUILDINGS WITHIN EMPLOYMENT ZONES - 2.0 SPACES PER 100 m <sup>2</sup> OF GFA OR 4.0 SPACES PER UNIT, WHICHEVER IS GREATER	
SOUTH BUILDING - 1,650 m <sup>2</sup>	
DAYCARE CENTER - 2.5 SPACES PER 100 m <sup>2</sup> OF GFA	
TOTAL PARKING REQUIRED (NORTH BUILDING)	293
MULTI-USE BUILDING	
TOTAL PARKING REQUIRED (SOUTH BUILDING)	41
DAYCARE CENTER	
TOTAL PARKING REQUIRED	334
TOTAL PARKING EXISTING	280 (INCLUDING 3 BARRIER FREE (4.4m x 5.2m))
TOTAL LOADING SPACES	4 (EXISTING)

NO.	DATE	REVISION
3	24.11.29	RE-ISSUED FOR PRELIMINARY ZONING REVIEW
2	24.11.28	RE-ISSUED FOR PRELIMINARY ZONING REVIEW
1	24.11.25	ISSUED FOR PRELIMINARY ZONING REVIEW

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND OR OMISSIONS TO THE ARCHITECT.  
 ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS.  
 DO NOT SCALE DRAWINGS.  
 THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED.  
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**CSPACE ARCHITECTURE**

58-8841 GEORGE BOLTON PKWY. BOLTON, ON L7E 2X8  
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PROJECT  
 INDUSTRIAL - FITNESS CENTER  
 205 INDUSTRIAL PARKWAY NORTH,  
 SUITE 1,  
 AURORA, ON.

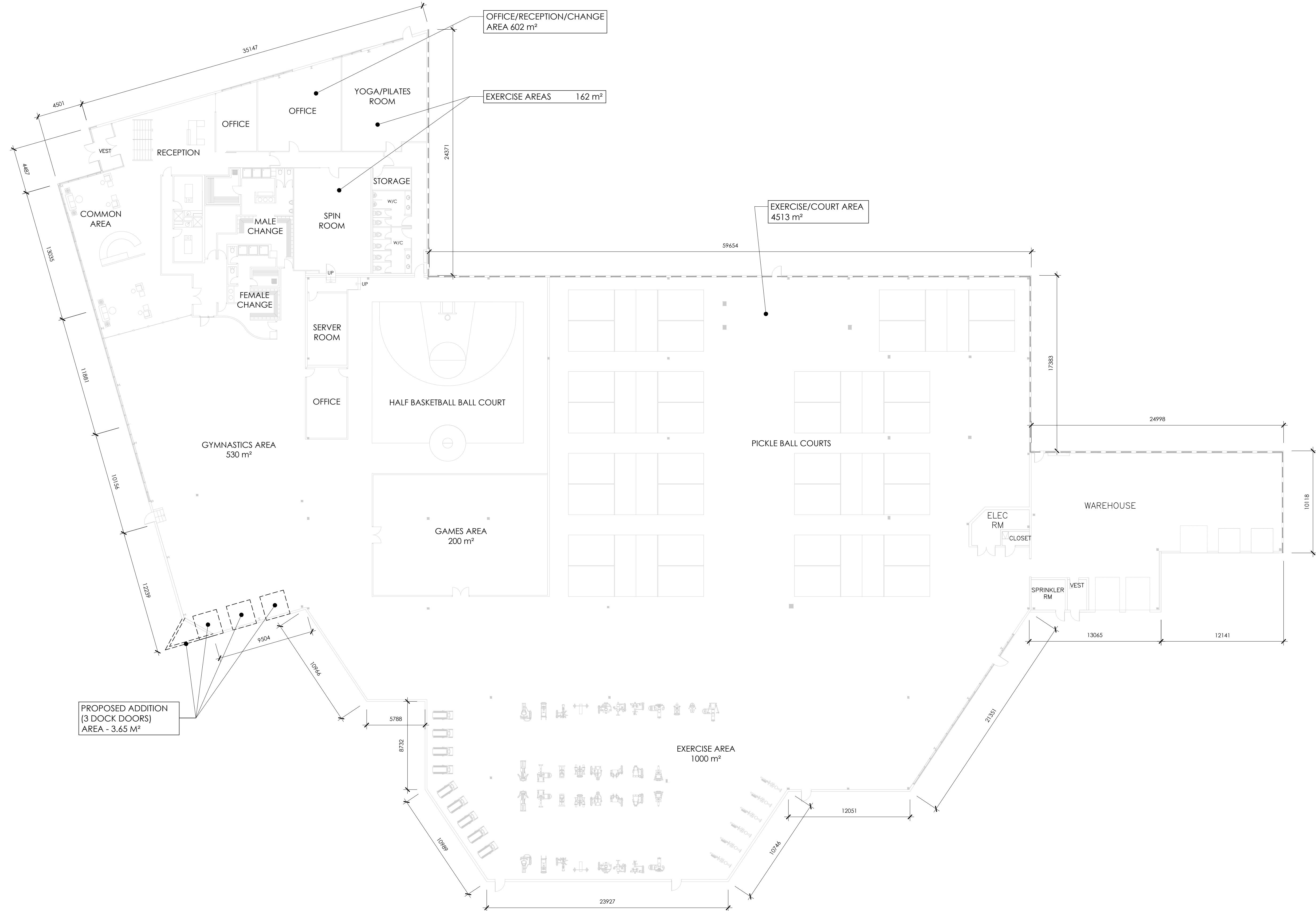
DRAWING TITLE  
 PROPOSED SITE PLAN

SCALE	PROJECT NO.	
AS NOTED	24-2044	
DRAWN BY	APPROVED	DATE
AC	CCP	24.11.22

DRAWING NO.

**A102**

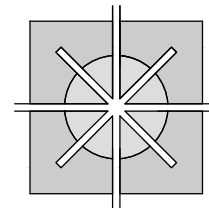
TOWN OF AURORA  
 PLANNING & DEVELOPMENT SERVICES  
 BUILDING DIVISION  
 PERMIT NO.: PR20241436 DATE: Dec. 2, 2024  
 APPROVED BY: *bill jean*  
 PRELIMINARY ZONING REVIEW



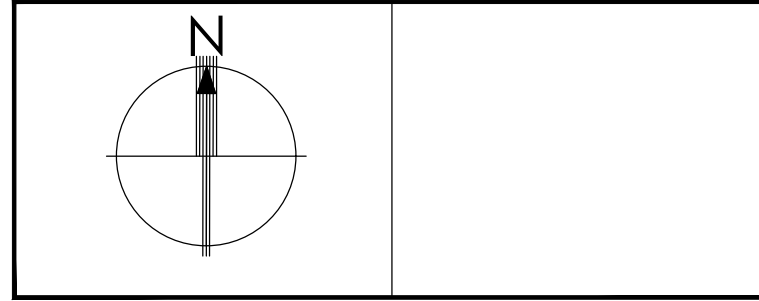
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PROJECT		
INDUSTRIAL - FITNESS CENTER		
205 INDUSTRIAL PARKWAY NORTH, SUITE 1, AURORA, ON.		
DRAWING TITLE		
PROPOSED FLOOR PLAN		
SCALE	PROJECT NO.	
AS NOTED	24-2044	
DRAWN BY	APPROVED	DATE
AC	CCP	24.11.22
DRAWING NO.		

**A201**