

## LOCATION MAP

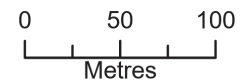
APPLICANT: SKALE (15370 LESLIE) INC.

FILES: CDM-2024-03

FIGURE 1

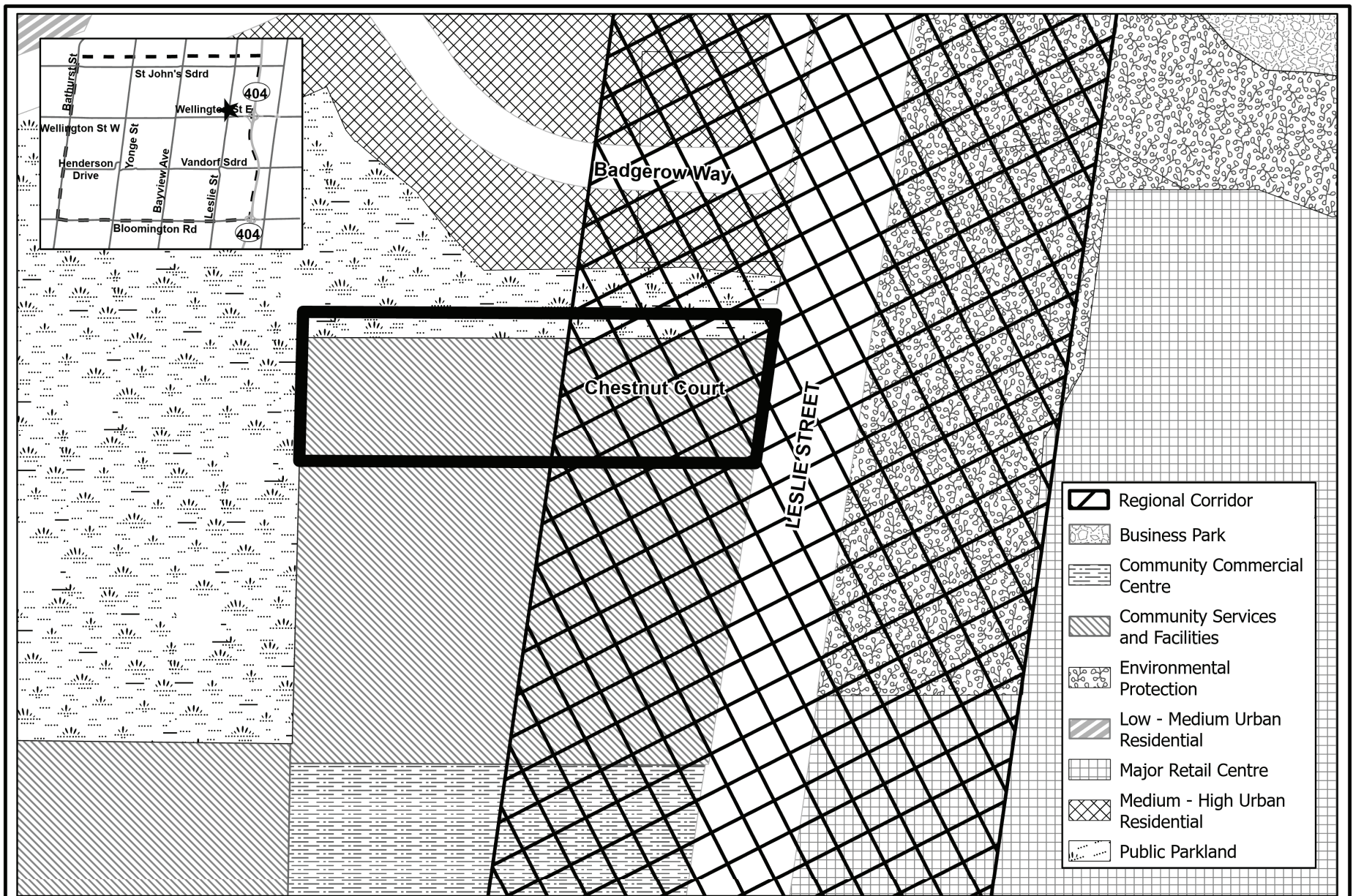


SUBJECT LANDS



Map created for the Town of Aurora Planning and Development Services Department, 2024-12-09. Base data provided by York Region & the Town of Aurora. Air Photos taken Spring 2024, © First Base Solutions Inc., 2024 Orthophotography.

Document Path: J:\data\data\Planning Maps\15370 Leslie St (Skale) (CDM-2024-03)\CDM-2024-03\_15370\_Leslie\_St\CDM-2024-03\_15370\_Leslie\_St.aprx



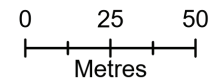
## EXISTING OFFICIAL PLAN DESIGNATION

APPLICANT: SKALE (15370 LESLIE) INC.

FILES: CDM-2024-03

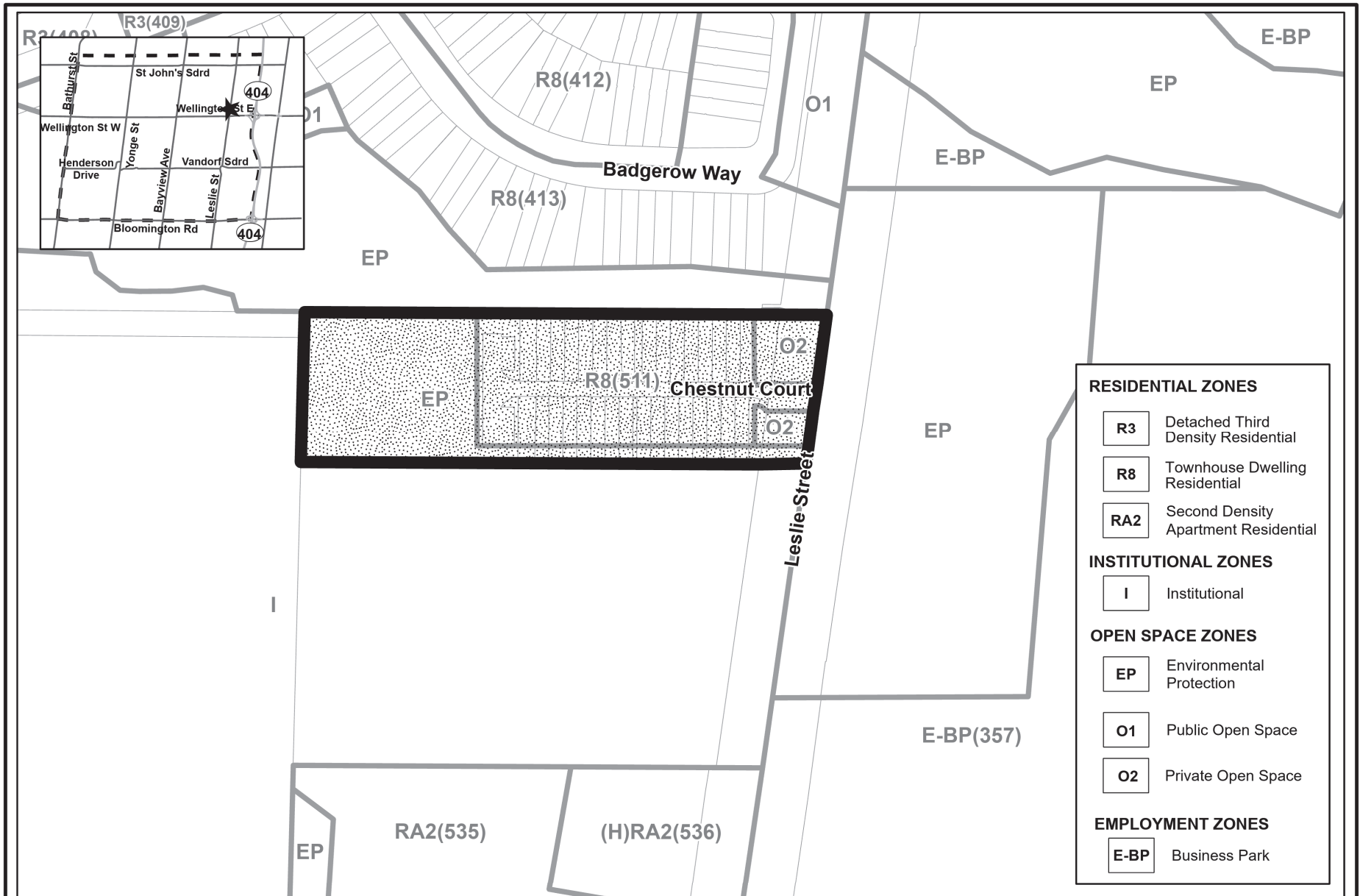
FIGURE 2

 Subject Lands



Map created for the Town of Aurora Planning and Development Services Department, 2024-12-09. Base data provided by York Region & the Town of Aurora.

Document Path: J:\data\data\Planning Maps\15370 Leslie St (Skale) (CDM-2024-03)\CDM-2024-03\_15370\_Leslie\_St\CDM-2024-03\_15370\_Leslie\_St.aprx



# EXISTING ZONING BY-LAW

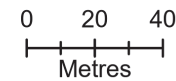
APPLICANT: SKALE (15370 LESLIE) INC.

FILE: CDM-2024-03

FIGURE 3

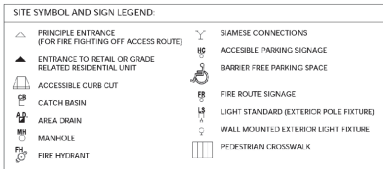
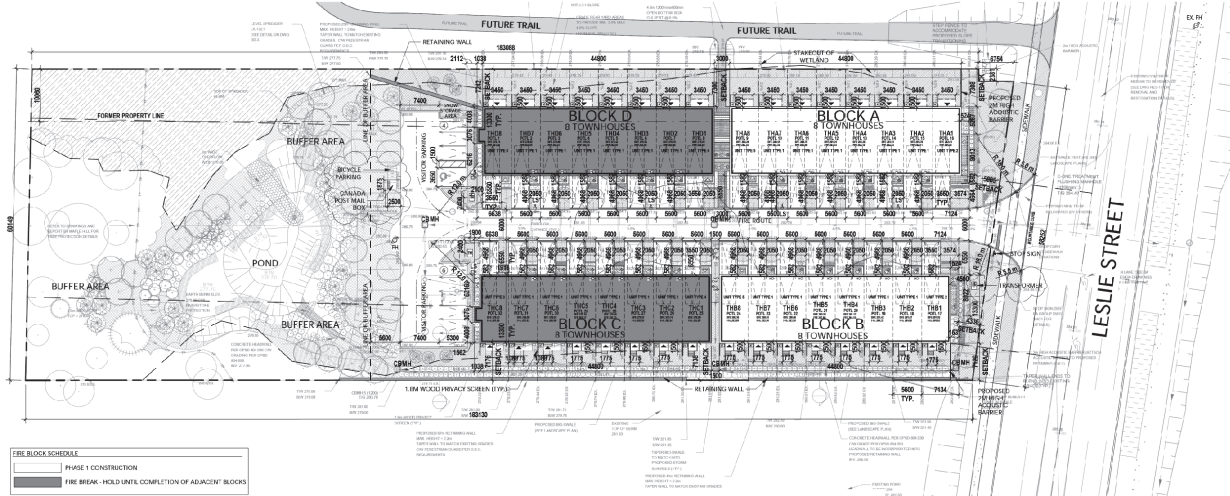


Subject\_Lands

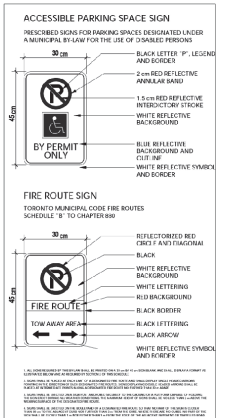


Map created for the Town of Aurora Planning and Development Services Department, 2024-12-09. Base data provided by York Region & the Town of Aurora.

Document Path: J:\data\data\Planning Maps\15370 Leslie St (Skale) (CDM-2024-03)\CDM-2024-03\_15370\_Leslie\_St\CDM-2024-03\_15370\_Leslie\_St.aprx



AMENITY SPACE BREAKDOWN				TOTAL AMENITY: 2957.0 sqm				
UNIT	BACKSLOPED SIDE	BALCONY SIDE	ROOFTOP TERRACE SIDE	TOTAL	UNIT	BACKSLOPED SIDE	ROOFTOP TERRACE SIDE	TOTAL
THA1	40.0	4.5	44	88.4	THC1	40.0	4.5	88.5
THA2	40.0	4.5	48	92.4	THC2	40.0	4.5	92.5
THA3	40.0	4.5	48	92.4	THC3	40.0	4.5	92.5
THA4	40.0	4.5	48	92.4	THC4	40.0	4.5	92.5
THA5	40.0	4.5	48	92.4	THC5	40.0	4.5	92.5
THA6	40.0	4.5	48	92.4	THC6	40.0	4.5	92.5
THA7	40.0	4.5	48	92.4	THC7	40.0	4.5	92.5
THA8	40.0	4.5	48	92.4	THC8	40.0	4.5	92.5
THA9	40.0	4.5	48	92.4	THC9	40.0	4.5	92.5
THA10	40.0	4.5	48	92.4	THC10	40.0	4.5	92.5
THB1	30.0	4.5	44	88.3	THD1	40.0	4.5	88.4
THB2	30.0	4.5	48	92.4	THD2	40.0	4.5	92.5
THB3	30.0	4.5	48	92.4	THD3	40.0	4.5	92.5
THB4	30.0	4.5	48	92.4	THD4	40.0	4.5	92.5
THB5	30.0	4.5	48	92.4	THD5	40.0	4.5	92.5
THB6	30.0	4.5	48	92.4	THD6	40.0	4.5	92.5
THB7	30.0	4.5	48	92.4	THD7	40.0	4.5	92.5
THB8	30.0	4.5	48	92.4	THD8	40.0	4.5	92.5
THB9	30.0	4.5	48	92.4	THD9	40.0	4.5	92.5
THB10	30.0	4.5	48	92.4	THD10	40.0	4.5	92.5



SITE STATISTICS		CURRENT ZONING DESIGNATION		RU-2	
LOT AREA	11,224.0sqm (2.8 acres)	GROSS FLOOR AREA	2075sqm (2,228sf)	UNITS	216sqm (2,325sf)
FRONTAGE	58.252m	TYPICAL UNIT AREA	2075sqm	AREA (sqm)	216sqm
PARKING SPACE RATES:		SIDE UNIT W/ BAY AREA	216sqm	AREA (sqft)	2325sqft
RES. PARKING RATE BASED ON ZONING BY-LAW 22-13-28		BLOCK 'A'	8	1,665sqm (17,922sf)	
1.5 / UNIT		BLOCK 'B'	8	1,665sqm (17,922sf)	
20% OF PROVIDED PARKING FOR VISITOR PARKING		BLOCK 'C'	8	1,665sqm (17,922sf)	
		BLOCK 'D'	8	1,665sqm (17,922sf)	
		TOTAL	32	6,660sqm (71,888sf)	
		*NOTE: BASEMENT AND GARAGE AREAS NOT INCLUDED			
PARKING SPACES:	REQUIRED PROPOSED	BUILDING INFORMATION:			
STALL DIMENSION	2.7m x 5.3m 2.7m x 5.3m	COVERAGES:			
ACCESSIBLE STALL DIMENSION	3.65m x 5.3m 3.65m x 5.3m	BUILDING COVERAGE:			
DRIVE AISLE WIDTH	6m 6m	PAVING (HARDSCAPING):			
RESIDENTIAL:	48 64	LANDSCAPING (SOFTSCAPING):			
VISITOR:	10 10	2,302.1sqm (21.3%)			
TOTAL SPACES:	58 74	1,041.0sqm (10.4%)			
SURVEY INFORMATION:		LANDSCAPING (SOFTSCAPING):			
PART OF LOT #1 CONVESSION 2 GEOGRAPHIC TOWNSHIP OF WHITCHURCH		7235.1sqm (1.8 acres)			
TOWN OF AURORA REGIONAL MUNICIPALITY OF YORK		NET DENSITY:			
PREPARED BY: LLOYD & PURCELL LTD. 1228 GORHAM STREET, UNIT 28 NEWMARKET, ONTARIO L3Y 6Z1 T: (905) 895-6416 F: (905) 893-5837		44 Units / hectare			
		FSI (FLOOR SPACE INDEX):			
		0.92			

**Kohn**  
Kohn Partnership Architects Inc.  
116 Spadina Avenue, Suite 901, Toronto ON M5V 2E6  
Tel 416 703 6700 www.kohnarchitects.com

ALL DIMENSIONS ARE GIVEN IN MILLIMETRES UNLESS OTHERWISE SPECIFIED.  
DO NOT SCALE DIMENSIONS.  
CONSTRUCTION SHALL VERIFY AND CHECK ALL DIMENSIONS AND LOCATIONS TO BE SHOWN TO DETERMINE ANY OF THE ABOVE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT AND CONSULTANT TO VERIFY POSITIONS, DIMENSIONS AND LOCATIONS. THE ARCHITECT AND CONSULTANT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND LOCATIONS SHOWN ON THIS PLAN.  
THE ARCHITECT MAKES NO REPRESENTATION FOR THE ACCURACY OF THESE DIMENSIONS BY THE CONTRACTOR. THE ARCHITECT MAKES NO REPRESENTATION FOR THE ACCURACY OF THESE DIMENSIONS BY THE CONTRACTOR.  
LOCATIONS OF EXISTING UTILITIES AND SERVICES ARE SHOWN FOR INFORMATION ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND SERVICES.  
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ISSUE DATES AND DISTRIBUTION LOG	
No.	Date
1	18.05.22 ISSUED FOR SPA
2	19.03.07 ISSUED FOR SPA
3	19.04.16 RE-ISSUED FOR SPA
4	20.03.08 ISSUED FOR THE BLOCK PLAN
5	20.06.29 RE-ISSUED FOR SPA
6	21.03.20 RE-ISSUED FOR SPA
7	21.03.07 RE-ISSUED FOR SPA
8	21.12.17 ISSUED FOR BUILDING PERMIT
9	23.08.18 RE-ISSUED FOR BUILDING PERMIT

skale

PROJECT NORTH TRUE NORTH

15370 LESLIE STREET

SKALE DEVELOPMENTS

15370 LESLIE STREET

AURORA ONTARIO

Drawing Title: SITE PLAN AND SITE STATISTICS

Drawn By: SV Checked By: SV Project No: 18-163

Date: 2023-08-16 1:09:48 PM As Indicated Scale: 1:100

15370 LESLIE STREET

**APPROVED SITE PLAN**  
APPLICANT: SKALE (15370 LESLIE) INC.  
FILE: CDM-2024-03  
FIGURE 4

Map created for the Town of Aurora Planning and Development Services Department, 2024-12-09. Base data provided by Kohn Partnership Architects Inc.



METRIC DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

PLAN OF SURVEY OF  
PART OF BLOCK 1  
REGISTERED PLAN 65M-4743  
TOWN OF AURORA  
REGIONAL MUNICIPALITY OF YORK  
SCALE 1 : 250  
SCHAEFFER DZALDOV PURCELL LTD.

PART 1 OF 4 PARTS  
SHEET 1 OF 1 SHEET

**YORK REGION COMMON ELEMENTS  
CONDOMINIUM PLAN No.**

**INDEX OF PARTS**

PART	SHEET	DESCRIPTION
1	1	PLAN OF SURVEY OF THE COMMON PROPERTY AND THE SUBDIVISION OF THE APPLICANT AND IDENTIFICATION AND THE RECONSTRUCTION OF THE COMMON ELEMENTS
2	2	PLAN OF SURVEY OF THE EXCLUSIVE USE PORTIONS OF THE COMMON ELEMENTS
3	3	ARCHITECTURAL PLANS
4	4	STRUCTURAL PLANS

REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TILES DIVISION OF YORK REGION No. 61  
AT \_\_\_\_\_ O'CLOCK ON THE \_\_\_\_\_ DAY  
OF \_\_\_\_\_ 2024  
REGISTERABLE PLAN AND INSTRUMENT FOR THE LAND TILES DIVISION OF YORK REGION No. 61

**SURVEYOR'S CERTIFICATE**  
I CERTIFY THAT:  
1. THE SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE CONDOMINIUM ACT AND THE REGULATIONS MADE UNDER THEREOF;  
2. THE SURVEY WAS COMPLETED ON THE 20TH DAY OF FEBRUARY, 2024.  
DATE: \_\_\_\_\_  
OTHER THAN REGISTERED CONTROL POINTS AND SPACES

THIS PLAN OF SURVEY RELATES TO AXXIS PLAN SUBMISSION FORM NUMBER \_\_\_\_\_  
DECLARATION REGISTERED AS NUMBER \_\_\_\_\_  
THIS PLAN COMPREHENDS ALL OF PIN 03342-4200.

**SCHEDULE OF APURTENANT AND SERVIENT INTERESTS**  
(SUBJECT TO CLAUSES 1 (1) (a) AND (2) OF THE CONDOMINIUM ACT 1998)

PARTS	PLAN	DESCRIBED IN	COSES
SUBJECT TO INTEREST	34	65M-4676M	YR60C1556
SUBJECT TO INTEREST	34	65M-4676M, YR6550561 AND YR6419370	
EXCLUSIVE USE PORTION	1 TO 33	65M-44876	DECLARATION
EXCLUSIVE USE PORTION	BOTH INCLUDING	65M-44876	DECLARATION

**NOTES**

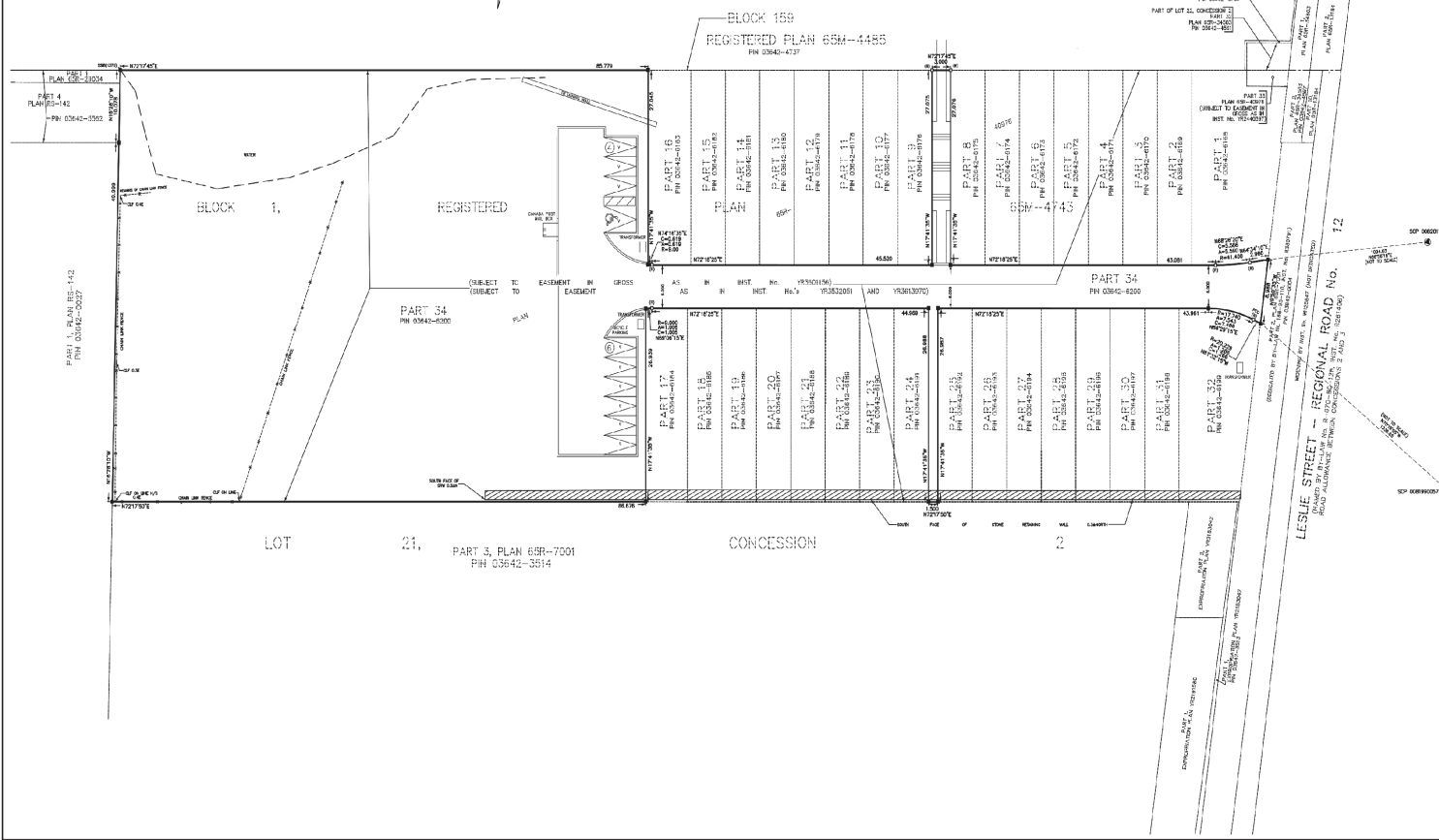
- 1. ALL FOUND MONUMENTS ARE DEPICTED UNLESS NOTED OTHERWISE.
- 2. ALL FOUND MONUMENTS ARE HANDED TO THE APPLICANT.
- 3. BOUNDARIES ARE SHOWN FROM SPECIFIED CONTROL POINTS (COORDINATES AND 03081807), UNLESS NOTED OTHERWISE.
- 4. DISTANCES ARE GIVEN AND CAN BE CONVERTED TO FEET BY DIVIDING BY A CONVERSION FACTOR OF 0.3048.
- 5. SPECIFIED CONTROL POINTS (SOP) (PIN 03342-4200) COORDINATES TO UTM ZONE 17, WGS84 (ORIGINAL) (COORDINATES IN METERS):  

POINT #	NORTHING	EASTING
SOP 03081807C	467402.022	629133.357
SOP 03081807D	467402.022	629133.357
- 6. COORDINATES CANNOT BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

**CERTIFICATE OF DECLARANT**  
SEE IS TO CERTIFY THAT THE PROPERTY SHOWN IN THIS PLAN HAS BEEN Laid OUT INTO COMMON ELEMENTS IN ACCORDANCE WITH THE INSTRUCTIONS.  
DECLARANT: SKALE (15370 LESLIE) INC.  
DATED AT \_\_\_\_\_, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

APPLICANT'S REPRESENTATIVE  
I HAVE AUTHORITY TO BIND THE CORPORATION.  
PART 1 APPROVED AND PARTS 2, 3 AND 4 DEPICTED UNDER SECTION 8 OF THE CONDOMINIUM ACT AND SECTION 9 OF THE PLANNING ACT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

**SCHAEFFER DZALDOV PURCELL LTD.**  
ONTARIO LAND SURVEYORS  
64 JARVIS DRIVE, COQUITON, ONTARIO L4K 3P3 TEL: (416) 938-0101  
FAX: (416) 938-0101 / E-MAIL: info@schaefferdzaldov.com / JOB NO. 17-113-264  
PLS 2024-04-15 10:00 AM



**PROPOSED DRAFT PLAN OF CONDOMINIUM**

APPLICANT: SKALE (15370 LESLIE) INC.  
FILE: CDM-2024-03  
FIGURE 5



Map created for the Town of Aurora Planning and Development Services Department, 2024-12-09. Base data provided by Schaeffer Dzaldov Purcell Ltd.