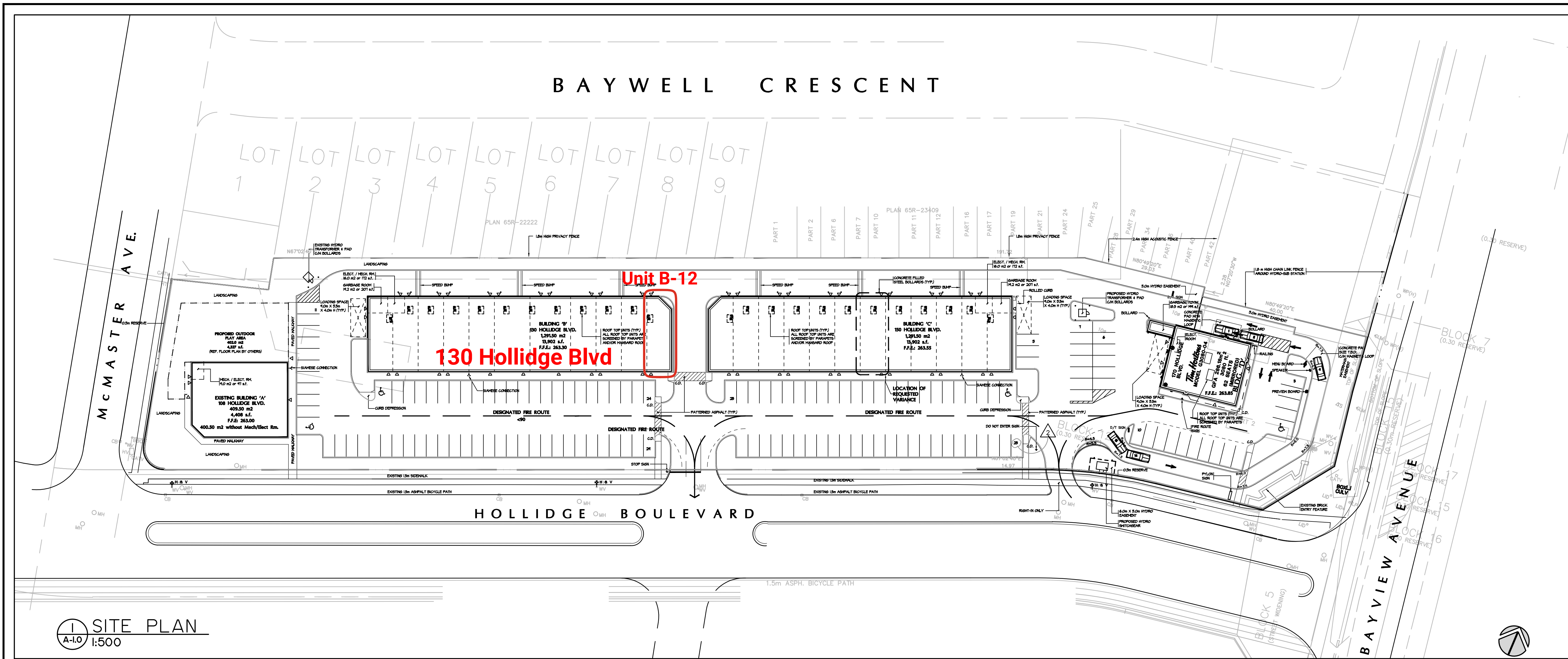
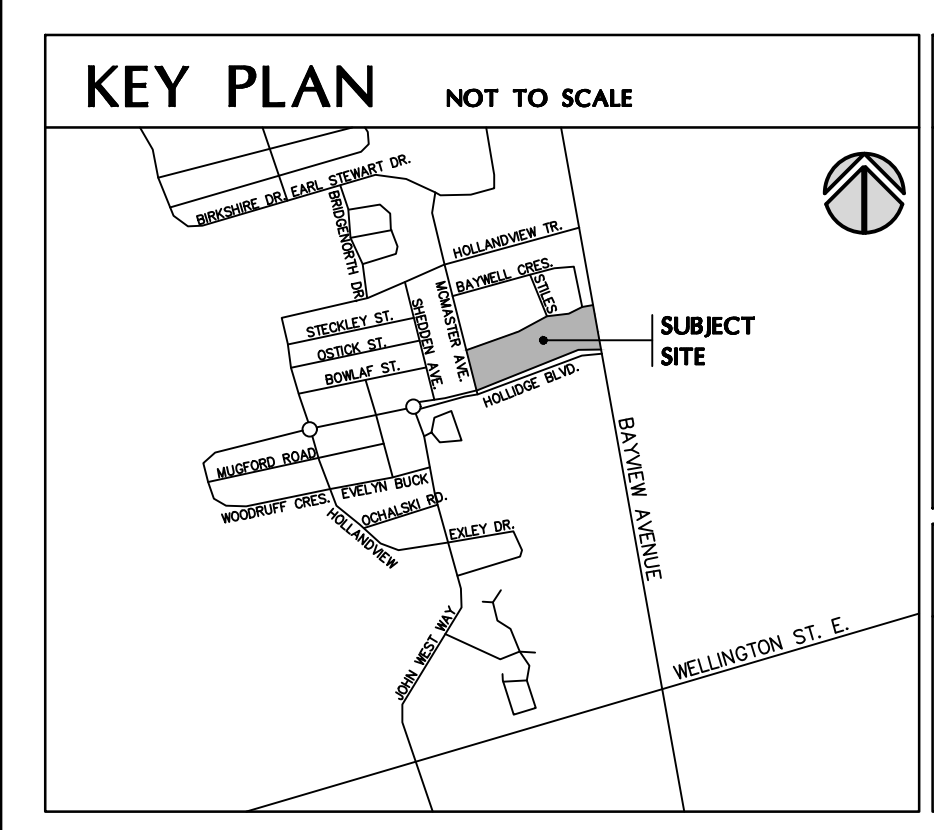


No.	ISSUED	DATE
1	RE-ISSUED FOR SPA	APR. 10 2018
2	ISSUED FOR COA	OCT. 21, 2021



1 SITE PLAN
A-10 1:500

2	REVISED AS NOTED	FEB. 28, 2020
1	REVISED AS PER MUNICIPAL COMMENTS	APR. 10 2018
No.	REVISION	DATE



- NOTES**
- ALL ROOF TOP UNITS ARE TO BE SCREENED FROM THE STREET EDGE AS WELL AS THE RESIDENTIAL LOTS TO THE NORTH.
 - PYLON SIGN NOT TO EXCEED 10m2 IN AREA.
 - DRIVEWAY CURBS SHALL BE DISCONTINUOUS AT THE SIDEWALKS AND SHALL BE TAPERED BACK 300mm.
 - CONCRETE CURBS TO BE OPSD 600.11.

LEGAL DESCRIPTION

108 - 224 HOLLIDGE BLVD.
PART OF BLOCK 1
REGISTERED PLAN 65M-3074
TOWN OF AURORA
REGIONAL MUNICIPALITY OF YORK

STATISTICS EXISTING ZONING: C4-9 (SHOPPING CENTRE, COMMERCIAL)

SITE AREA:	13,591.33 m ² or 3.36 acres
BUILDING 'A' AREA (daycare):	409.50 m ² or 4,408 s.f.
BUILDING 'B' AREA (retail):	1,291.50 m ² or 13,902 s.f.
BUILDING 'C' AREA (retail):	1,291.50 m ² or 13,902 s.f.
BUILDING 'D' AREA (restaurant):	286.18 m ² or 3,080 s.f.
GROSS FLOOR AREA (TOTAL):	3,278.68 m ² or 35,292 s.f.
COMMERCIAL FLOOR AREA (TOTAL):	3,199.28 m ² or 34,437 s.f. (not including service areas)
SITE COVERAGE:	3,278.68 m ² or 24.12 %
LANDSCAPE AREA:	3,254.31 m ² or 23.94 %
ASPHALT AREA:	7,059.34 m ² or 51.94 %
PARKING:	
DAYCARE USE: (2.5/100 m ²)	400.50 m ²
GFA (not including service areas):	10 spaces
RETAIL USE: (4.5/100 m²)	
GFA (not including service areas):	2662.80 m ²
PARKING REQUIRED:	120 spaces
RESTAURANT USE: (11/100 m²)	
MAX GFA (not including service areas):	136 m ²
PARKING REQUIRED:	15 spaces
TOTAL PARKING REQUIRED:	145 spaces
TOTAL PARKING PROVIDED:	145 spaces
LOADING SPACES REQUIRED:	3 spaces
LOADING SPACES PROVIDED:	3 spaces

BALDASSARRA
Architects Inc.

30 Great Gulf Drive, Unit 20 | Concord ON | L4K 0K7
T: 905.660.0722 | www.baldassarra.ca

OWNERS INFORMATION:

HOLLIDGE & McMASTER
108 - 224 HOLLIDGE BLVD.
AURORA, ON

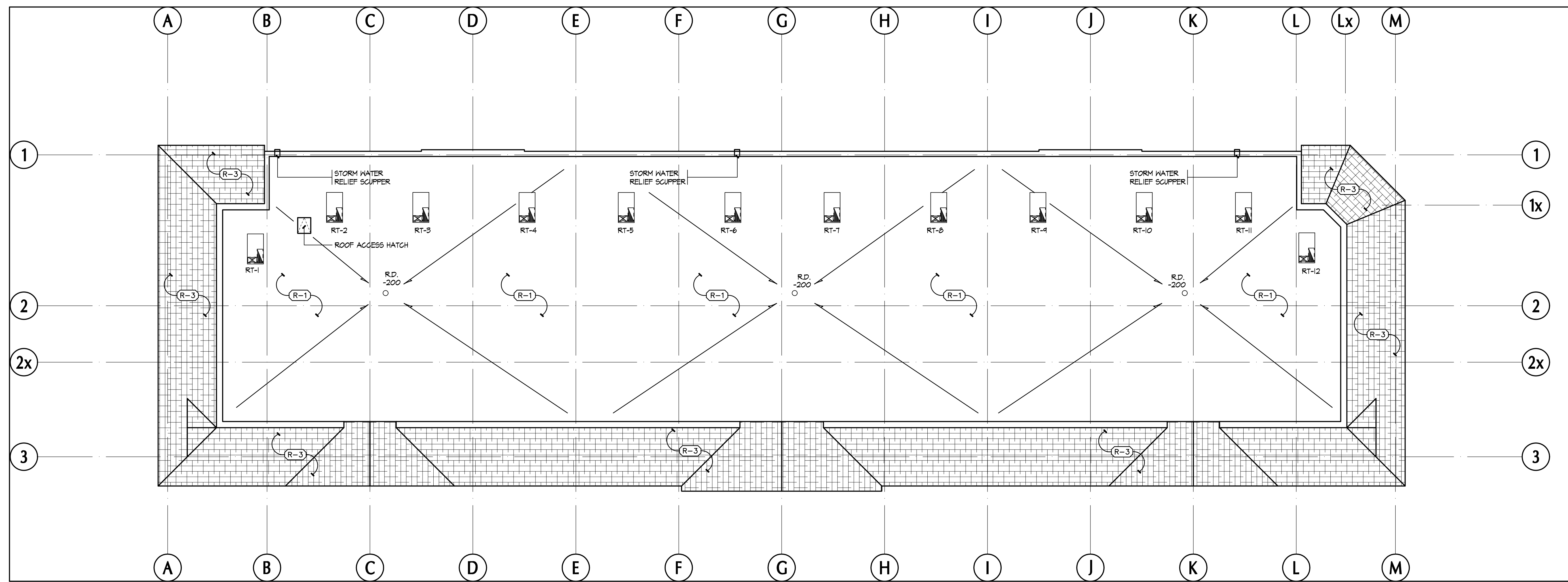
SITE PLAN

DATE:	DRAWN BY:	CHECKED:	SCALE:
OCT. 2021	CL		AS NOTED
PROJECT No.	DRAWING No.		
06-37	A-1.0		

Appendix 'B'

P:\P-20041-Hollidge Center 2020 Variance\Drawings\01 Current Drawings\2021 Minor Variance Application\0637_A-1-0.dwg, 2021-10-21 10:11:59 AM, MatthewB, DWG to PDF.pc3

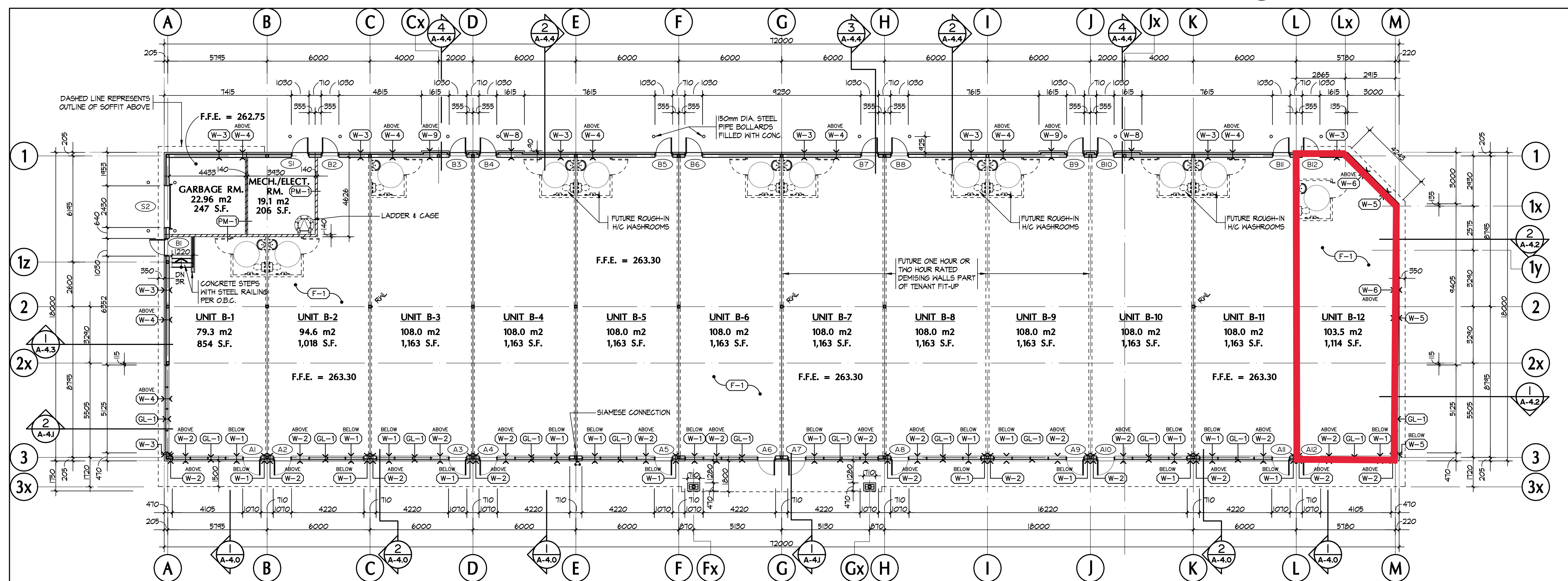
NO	ISSUED	DATE
1	ISSUED FOR MUNICIPAL REVIEW	NOV. 21, 2003
2	ISSUED FOR BUILDING PERMIT	MAR. 28, 2005



2 ROOF PLAN
A-2.2 SCALE: 1:125

NOTES:
 IN ORDER TO COMPARTMENTALIZE TRUSS ATTIC SPACE PROVIDE 13mm DRYWALL FIRESTOPS @ 20 METRES O.C. AS PER O.B.C. 3.1.11.5 (2)
 FOR ROOF TOP UNIT SIZES, SEE MECHANICAL DWGS.

NO	REVISION	DATE



1 FLOOR PLAN
A-2.1 SCALE: 1:125

Bayview Ave. & Hollidge Blvd.

Aurora, Ontario

A. BALDASSARRA
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Concord, Ontario L4K 4R6
Tel: (905) 660-0722
Fax: (905) 660-7019



DRAWING TITLE	
Building 'B' Floor Plan	
DRAWN BY	SCALE
H.G./S.C.	1:125
DATE	CHECKED BY
Nov., 2003	
PROJECT NO	DRAWING NO
04-07B	A-2.0