

Attachment 1

PART OF LOT 13
REGISTERED PLAN 5

15375 YONGE ST
TOWN OF AURORA

SURVEY INFORMATION FROM:
BUILDING LOCATION SURVEY PREPARED
BY JOHN C. MOORE, O.L.S.
DATED 9 MAY 1985

HERITAGE

PROPERTY LISTED - PART V (NE OLD AURORA HCD) BY-LAW 4804-06.D

HERITAGE CONSTRUCTION NOTES:

- EXISTING STREET FACING EXTERIOR ELEVATIONS OF HERITAGE HOUSE (WEST & SOUTH ELEVATIONS) TO REMAIN UNCHANGED.
- ANY PROPOSED EXTERIOR ALTERATIONS TO EXTERIOR ELEVATIONS SUBJECT TO REVIEW AND APPROVAL BY HERITAGE COMMITTEE.
- EXISTING GARAGE DOOR (LATER ADDITION) TO BE REMOVED AND INFILLED WITH STUD FRAMING, BOARD & BATTEN SIDING.
- EXISTING GARAGE AND EAST ROOM (LATER ADDITIONS) TO BE RECLAD WITH PREFIN. WOOD BOARD & BATTEN SIDING.

ZONING:

PARENT ZONE: PD54 PROMENADE ZONE BY ZONING BY-LAW #6000-17
SITE IS SUBJECT TO ZONING EXCEPTION NO. 114

EXISTING USE: RESIDENTIAL - GROUP C DWELLING UNIT
PROPOSED USE: OFFICE - GROUP D (CHANGE OF USE)
SINGLE PHYSICIAN SKIN CANCER TREATMENT
PERMITTED USES: OFFICES, PERSONAL SERVICE SHOPS

ZONING STATISTICS:

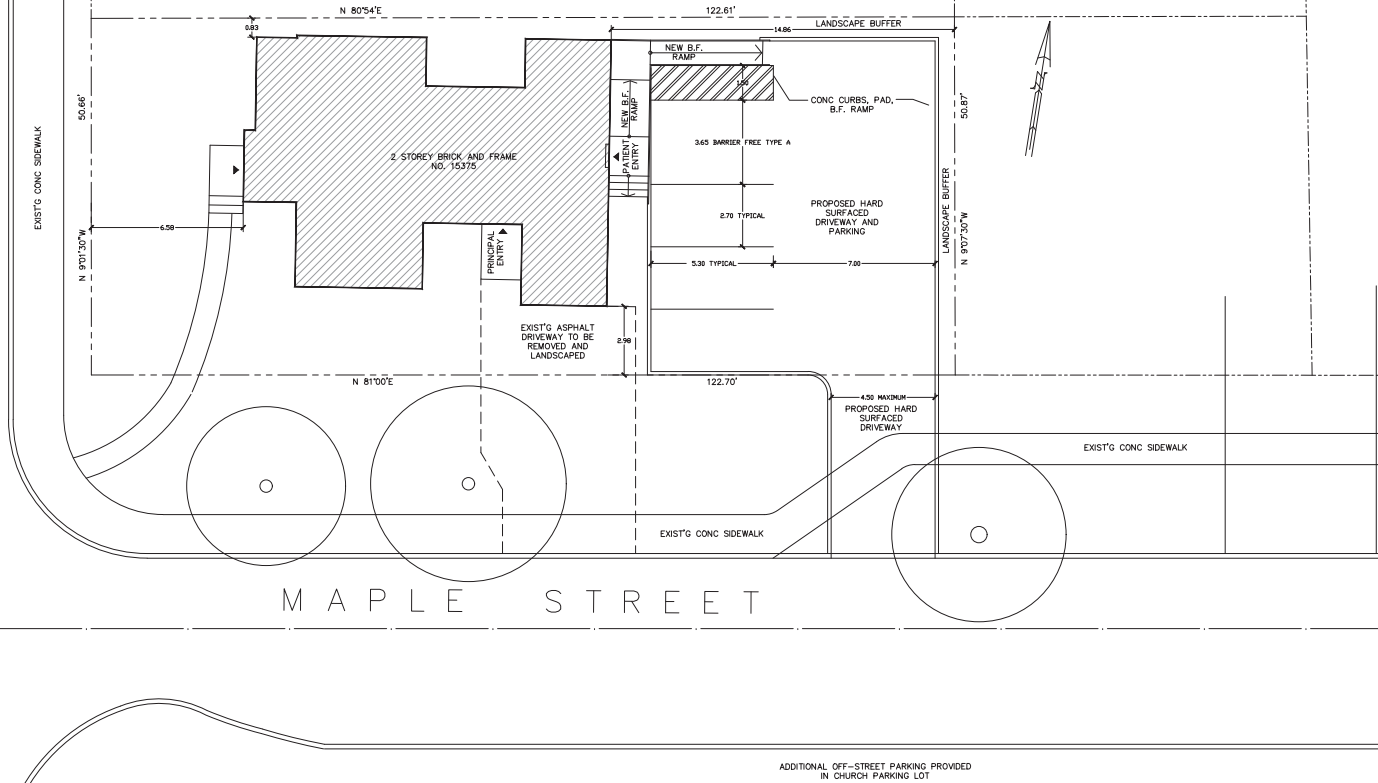
ZONE REQ'T	MINIMUM REQUIRED	EXISTING	PROPOSED	CONFORMITY
LOT AREA	460 Sm	578.49 Sm	NO CHANGE	YES
LOT FRONTAGE	15.0 m	15.44 m	NO CHANGE	YES
FRONT YARD	6.0 m	6.58 m	NO CHANGE	YES
REAR YARD	7.5 m	14.86 m	NO CHANGE	YES
INT SIDE YARD	1.5 m (2 STOREY)	0.83 m	NO CHANGE	EXIST'G NON-CONFORMING
EXT SIDE YARD	6.0 m	2.98 m	NO CHANGE	EXIST'G NON-CONFORMING
HEIGHT (MAX)	10 m	±7.71 m	NO CHANGE	YES
LOT COVERAGE (MAX)	35 %	24.7 %	NO CHANGE	YES
BUILDING AREA	35 % MAX LOT	142.63 Sm	NO CHANGE	YES
PARKING	8 (3.5 SF/100 Sm)	2	4	NO: SEE NOTE BELOW

GFA: GROUND FLOOR 142.63 Sm + 2ND FLOOR 85.23 Sm = 227.86 Sm (INCLUDING INTERIOR STAIRS)

PARKING NOTE: SITE LOCATED ON TRANSIT ROUTE ON YONGE STREET. ON-STREET PARKING AVAILABLE ON MAPLE STREET. FOUR PARKING SPACES TO BE PROVIDED IN CHURCH PARKING LOT (DIRECTLY ACROSS FROM SITE ON MAPLE STREET) THROUGH AGREEMENT BETWEEN OWNER AND CHURCH.

YONGE STREET

MAPLE STREET



ADDITIONAL OFF-STREET PARKING PROVIDED
IN CHURCH PARKING LOT

GENERAL NOTES:

- DRAWINGS ARE INSTRUMENTS OF SERVICE AND COPYRIGHT PROPERTY OF JAMES DOUGLAS ARCHITECT.
- DRAWINGS MAY NOT BE REPRODUCED, ALTERED OR REUSED WITHOUT WRITTEN CONSENT OF JAMES DOUGLAS ARCHITECT.
- DO NOT SCALE DRAWINGS.
- CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.

DATE	ISSUED FOR
20251114	CHANGE OF USE PERMIT
20251002	PRECONSULTATION
20250923	REVIEW / PRECONSULTATION

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PROJECT:
**15375 YONGE STREET
AURORA, ON**

DRAWING:
**SITE PLAN &
SITE STATISTICS**

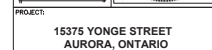
DRAWN BY: JD	PROJECT NO: 202512
CHECKED BY: JDD	DRAWING NO:
DATE: SEPT 2025	A1.0
SCALE: AS NOTED	

1 SITE PLAN
A1.0 SCALE: 1:100

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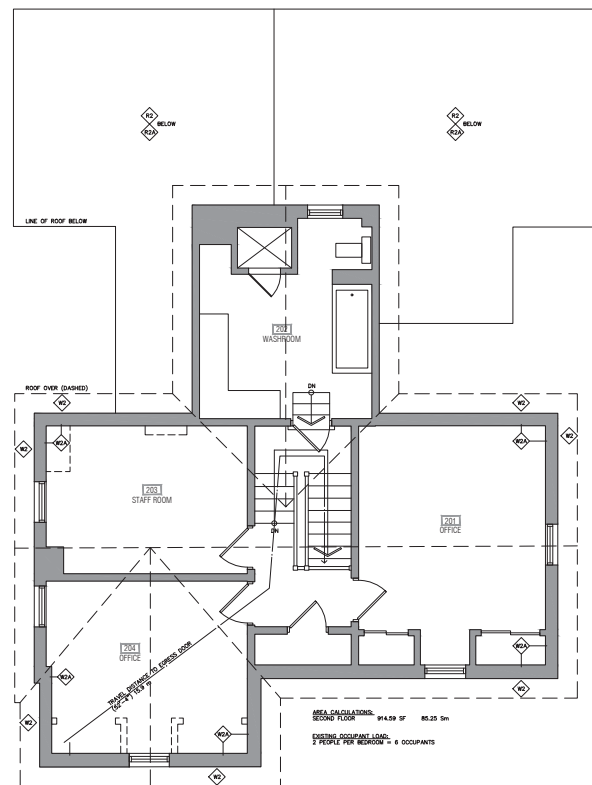
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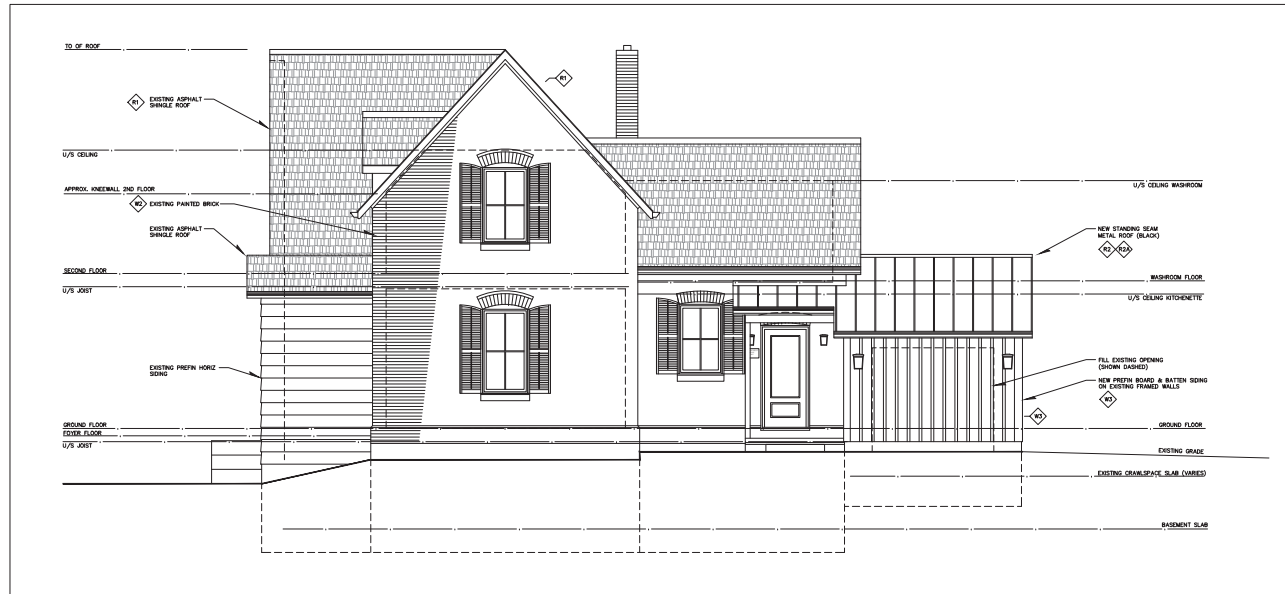
**PROPOSED SECOND FLOOR PLAN
& CHANGE OF USE NOTES**

DRAWN BY:	JD	PROJECT NO.	202512
CHECKED BY:	JD	DRAWING NO.	A 2.1
DATE	SEPT 2025		
SCALE	AS NOTED		

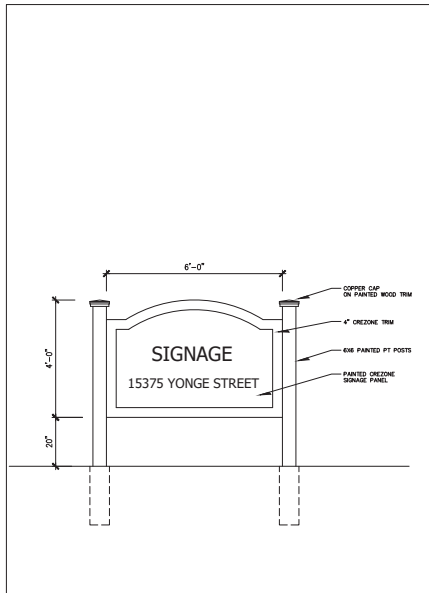
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AREA CALCULATIONS:
SECOND FLOOR 914.59 SF 85.25 Sm

EXISTING OCCUPANT LOAD:
2 PEOPLE PER BEDROOM = 6 OCCUPANTS



2 SOUTH ELEVATION - EXISTING TO REMAIN - NEW B&B SIDING EAST END
1/4" = 1'-0"



3 PROPOSED NEW SITE SIGN
1/2" = 1'-0"



1 WEST ELEVATION - EXISTING TO REMAIN
1/4" = 1'-0"

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KEY PLAN

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20251114	CHANGE OF USE PERMIT
20251022	HERITAGE REVIEW
20251013	ISSUED FOR PRECONSULTATION
20250923	ISSUED FOR PRECONSULTATION

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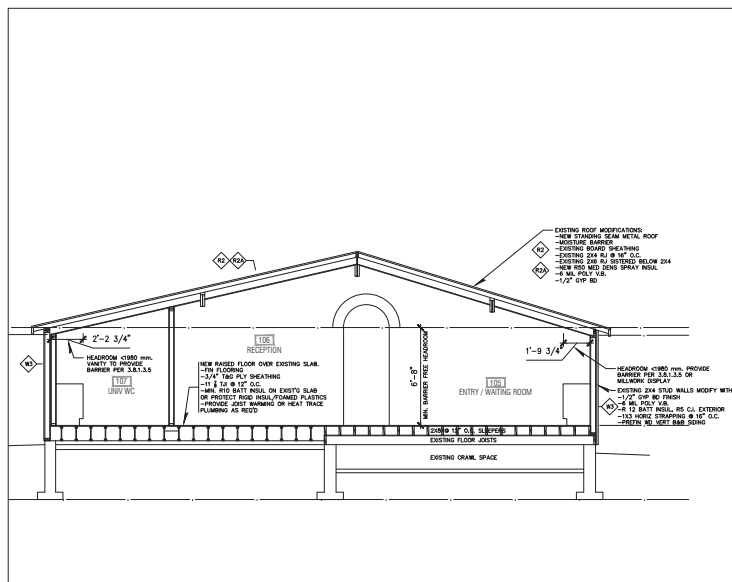
PROJECT:
15375 YONGE STREET
AURORA, ONTARIO

ELEVATIONS

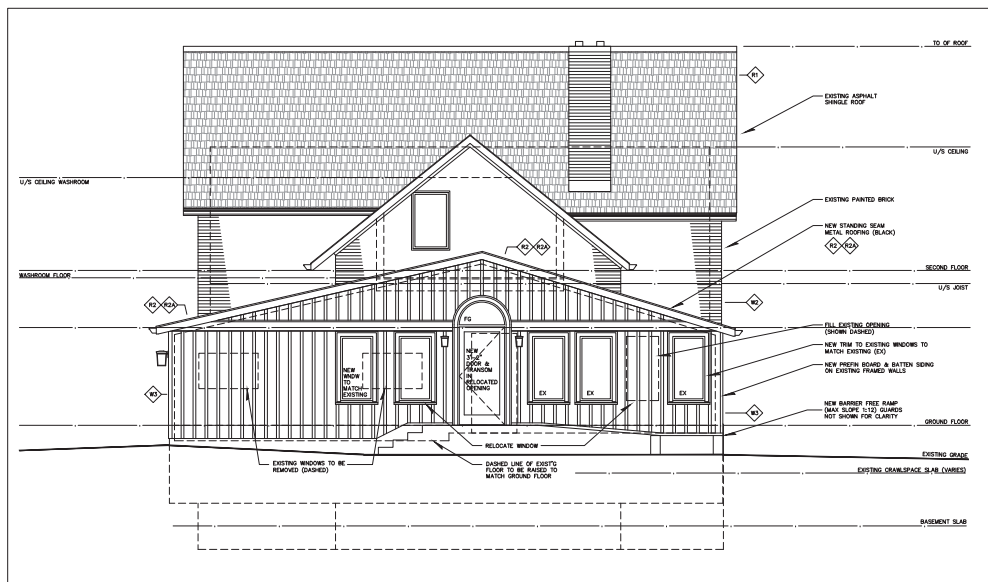
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CHECKED BY: JDO	DRAWING NO.
DATE SEPT 2025	A 3.1
SCALE AS NOTED	



2
A3.2
NORTH ELEVATION - EXISTING TO REMAIN - NEW B&B SIDING TO EAST END
1/4" = 1'-0"



3
A3.2
ENTRY SCHEMATIC SECTION
1/4" = 1'-0"



1
A3.2
EAST ELEVATION - NEW B&B SIDING / WINDOW RELOCATION
1/4" = 1'-0"

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A 3.2