

Appendix 'B' - Site Plan

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

- The Property
(PIN 03641-1564)
(+/- 13,591 sq/m)
- Leased Lands
(+/- 780 sq/m)

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

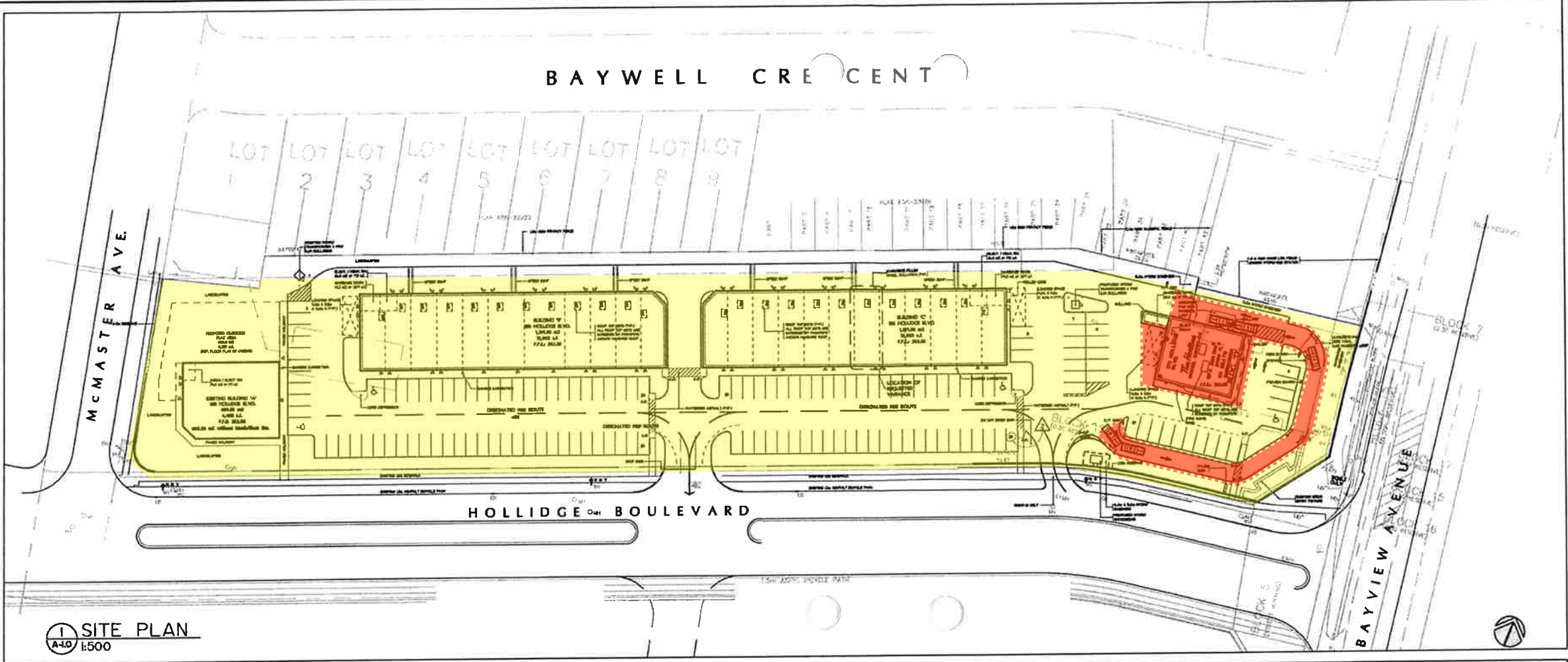
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HOLLIDGE &
McMASTER
108 - 224 HOLLIDGE BLVD.
AURORA, ON

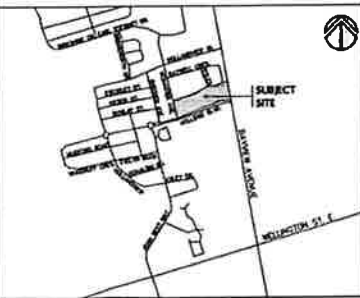
SITE PLAN

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



1 SITE PLAN
A-1.0 1:500

KEY PLAN NOT TO SCALE



NOTES

1. ALL ROOF TOP UNITS ARE TO BE SCREENED FROM THE STREET EDGE AS WELL AS THE RESIDENTIAL LOTS TO THE NORTH.
2. PYLON SIGN NOT TO EXCEED 10m IN AREA.
3. DRIVEWAY CURBS SHALL BE DISCONTINUOUS AT THE SIDEWALKS AND SHALL BE TAPERED BACK 300mm.
4. CONCRETE CURBS TO BE OPSD 60011.

LEGAL DESCRIPTION

308 - 224 HOLLIDGE BLVD.
PART OF BLOCK 1
REGISTERED PLAN 654-3074
TOWN OF AURORA
REGIONAL MUNICIPALITY OF YORK

STATISTICS

	EXISTING ZONING: C-4.9 (SHOPPING CENTRE, COMMERCIAL)
SITE AREA:	13,591.33 m ² or 3.34 acres
BUILDING 'A' AREA (daycare):	409.50 m ² or 4,406 s.f.
BUILDING 'W' AREA (retail):	1,291.50 m ² or 13,903 s.f.
BUILDING 'C' AREA (restaurant):	1,291.50 m ² or 13,903 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 35,297 s.f.
COMMERCIAL FLOOR AREA (TOTAL): (not including service areas)	3,099.28 m ² or 34,437 s.f.
SITE COVERAGE:	3,278.68 m ² or 24.12 %
LANDSCAPE AREA:	3,254.31 m ² or 23.94 %
ASPHALT AREA:	7,099.54 m ² or 51.94 %
PARKING: DAYCARE USE: (43/700 m ²) CFA (not including service areas):	400.30 m ² 10 spaces
RETAIL USE: (43/700 m ²) CFA (not including service areas):	2663.80 m ² 120 spaces
RESTAURANT USE: (10/700 m ²) MAX CFA (not including service areas):	136 m ² 15 spaces
TOTAL PARKING REQUIRED:	145 spaces
TOTAL PARKING PROVIDED:	145 spaces
LOADING SPACES REQUIRED:	3 spaces
LOADING SPACES PROVIDED:	3 spaces