

Attachment 2

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 FILLED WITH STUD FRAMING, BOARD & BATTEN SIDING.
- EXISTING GARAGE AND EAST ROOM (LATER ADDITIONS) TO BE RECLAD WITH PREFIN. WOOD BOARD & BATTEN SIDING.

OBC CLIMATE DATA - AURORA

DEGREE DAYS BELOW 18°C 4210 (ZONE 6)
SNOW LOAD 1/150 S_a 2.0 kPa S_r 0.4 kPa
ELEVATION 270 m

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

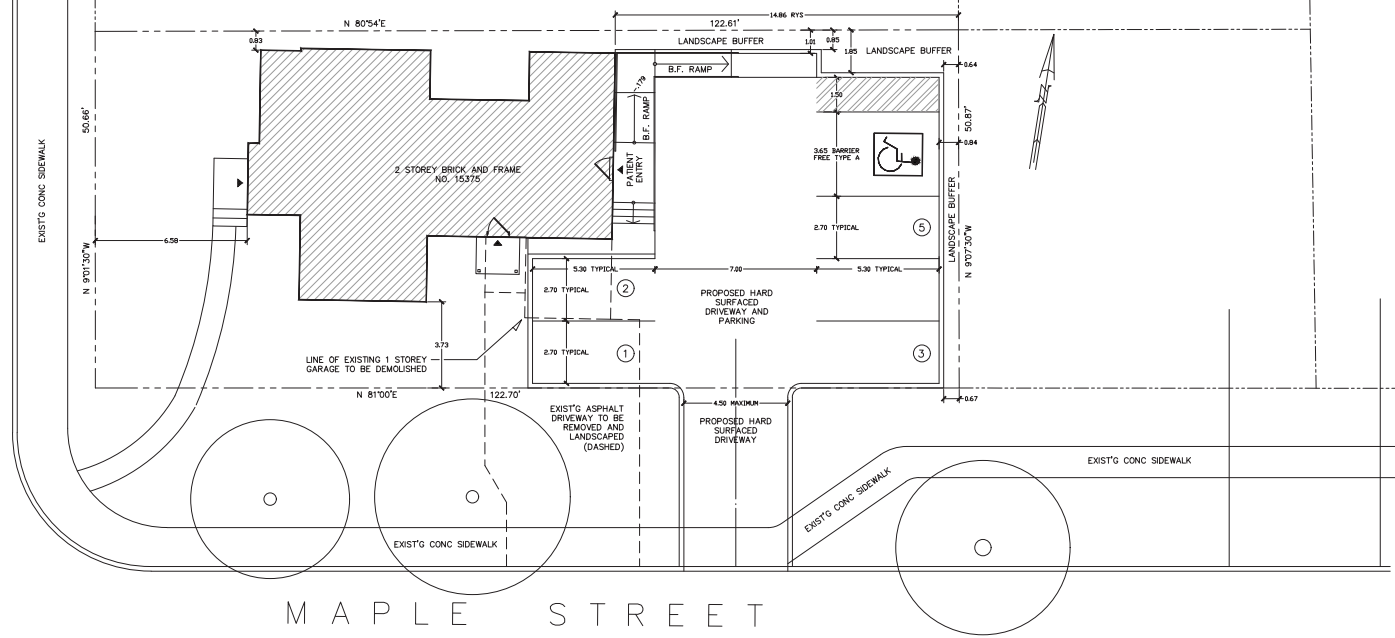
ZONING STATISTICS:

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-COMFORMING
EXT SIDE YARD	6.0 m	2.98 m	3.73	EXIST'G NON-COMFORMING
HEIGHT (MAX)	10 m	±7.71 m	NO CHANGE	YES
LOT COVERAGE (MAX)	35 %	24.7 %	22.4%	YES
BUILDING AREA	35 % MAX LOT	142.63 Sm	129.73 (REDUCED)	YES
PARKING	8 (3.5 SF/100 Sm)	2	6	NO: SEE NOTE BELOW

GFA: GROUND FLOOR 125.94 Sm ± 2ND FLOOR 85.25 Sm = 211.19 Sm (REFER TO PLANS)
BUILDING AREA GROUND FLOOR 129.73 Sm

PARKING NOTE: 211.19 Sm /100 Sm x 3.5 = 7.39 (8) PARKING SPACES REQUIRED. 6 PROPOSED.

YONGE STREET



- GENERAL NOTES:**
- DRAWINGS ARE INSTRUMENTS OF SERVICE AND COPYRIGHT PROPERTY OF JAMES DOUGLAS ARCHITECT.
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 - DO NOT SCALE DRAWINGS.
 - CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.

DATE	ISSUED FOR
20260312	COMMITTEE OF ADJUSTMENT
20260304	PARKING REVISION - DEMO GARAGE
20251114	CHANGE OF USE PERMIT
20251002	PRECONSULTATION
20250923	REVIEW / PRECONSULTATION

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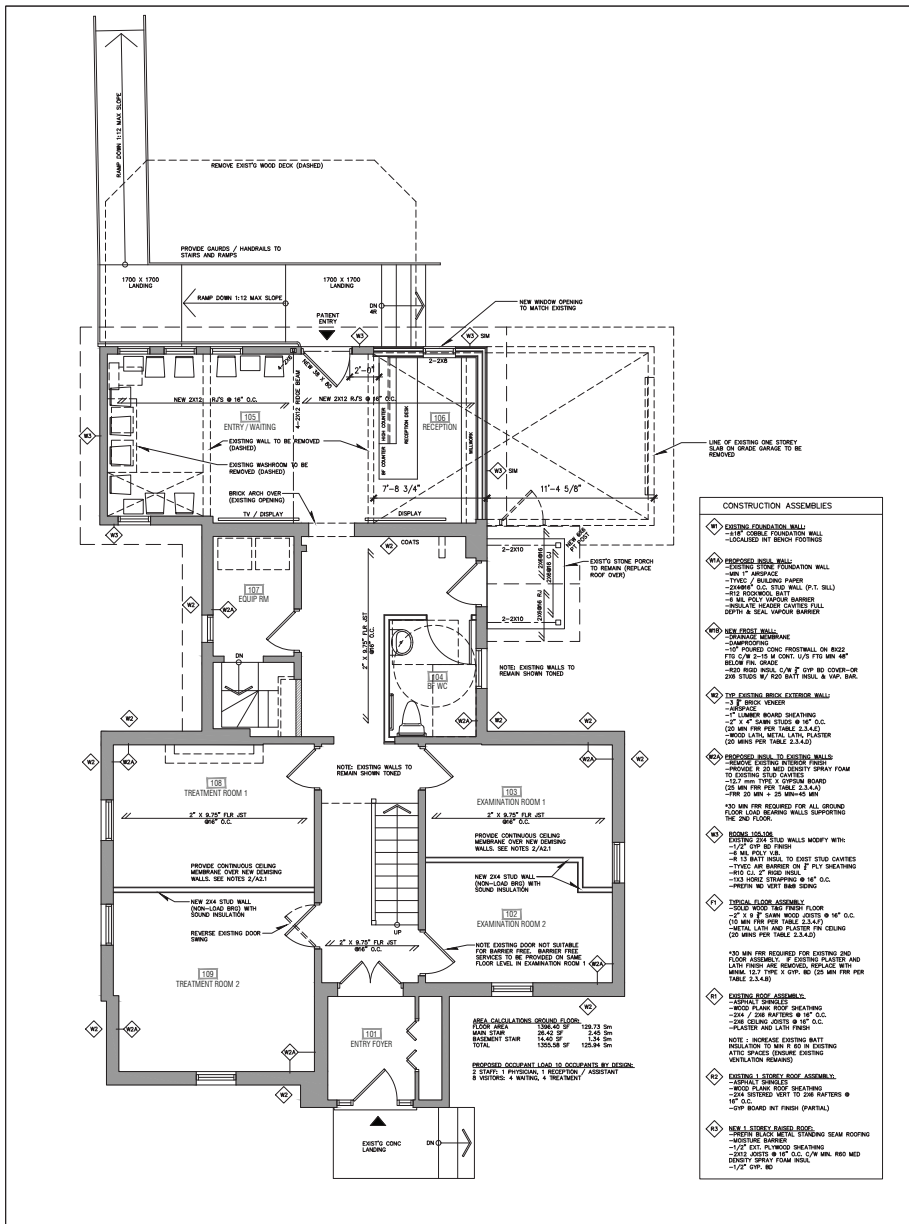
PROJECT:
**15375 YONGE STREET
AURORA, ON**

DRAWING:
**SITE PLAN &
SITE STATISTICS**

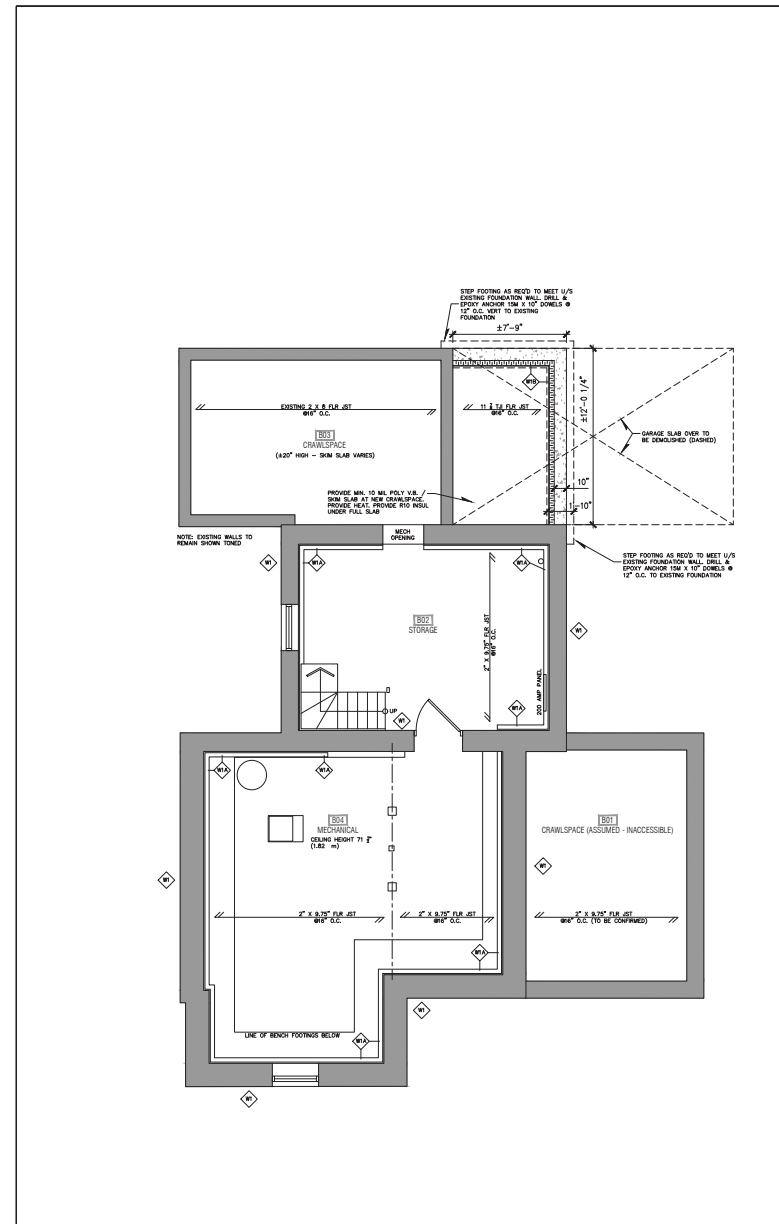
DRAWN BY: JD	PROJECT NO. 202512
CHECKED BY: JDD	DRAWING NO.
DATE SEPT 2025	A1.0
SCALE AS NOTED	

1 SITE PLAN
A1.0 SCALE: 1:100

ADDITIONAL OFF-STREET PARKING PROVIDED
IN CHURCH PARKING LOT



2 PROPOSED GROUND FLOOR PLAN
1/4" = 1'-0"



1 PROPOSED BASEMENT PLAN
1/4" = 1'-0"

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3. DO NOT SCALE DRAWINGS.
4. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.

KEY PLAN

DATE	ISSUED FOR
20250312	COMMITTEE OF ADJUSTMENT
20251114	CHANGE OF USE PERMIT
20251104	MECHANICAL COORDINATION
20251002	ISSUED FOR PRECONSULTATION
20250923	ISSUED FOR PRECONSULTATION

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

DRAWING:
**PROPOSED BASEMENT PLAN
AND GROUND FLOOR PLAN**

DRAWN BY:	JD	PROJECT NO.:	202512
CHECKED BY:	JD	DRAWING NO.:	
DATE:	SEPT 2025	A 2.0	
SCALE:	AS NOTED		

