

INTERNAL MEMORANDUM

DATE: September 11, 2020

TO: B. Butler, Planning and Development Services
M. Bat, Engineering and Capital Delivery
S. Sample, Building Division
G. Greidanus, Operational Services
J. McDonald, Central York Fire Services
M. Zawada, Accessibility Advisor

FROM: Carlson Tsang, Planning and Development Services

Re: **Site Plan Application**
J.E. DEL Management Inc.
2 Scanlon Court, Aurora, ON L4G 4C3
Part of Lot 105, Reg. Plan 246
File Number: SP-2019-01
3rd Submission

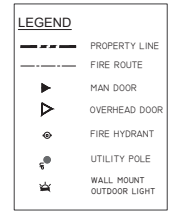
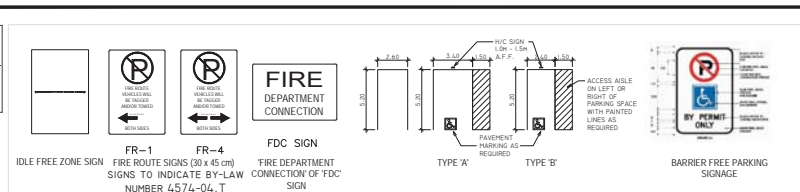
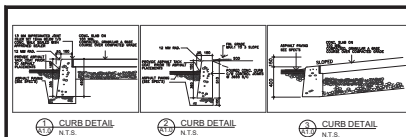
A 3rd submission has been made to the Planning and Development Services for the above noted site plan application to permit the construction of an industrial building on the subject lands. The materials and documents in support of the application can be downloaded in the link below. Please note that the link will expire on **October 11, 2020**.

I would appreciate receiving your comments by **October 2nd, 2020**. If I have not received your comments by the specified deadline, I will assume you have no comments or concerns on the proposed development. Should you have any questions, please contact me at extension 4349.

Regards,



Carlson Tsang
Planner
Town of Aurora
Planning and Development Services



WEB SURDYKA			
NAME OF PROJECT: PROPOSED INDUSTRIAL BUILDING			
LOCATION: SCANLON COURT, AURORA, ON			
ITEM	ONTARIO BUILDING CODE DATA MATRIX	REFERENCES ARE TO THE	REV. 0
1	PROJECT DESCRIPTION	SECTION 11	1.1.1.1.1.1
2	CHANGE OF USE	SECTION 11	1.1.1.1.1.1
3	WATER OCCUPANCY	SECTION 11	1.1.1.1.1.1
4	BUILDING AREA (G.F.)	SECTION 11	1.1.1.1.1.1
5	ORDER AREA (G.F.)	SECTION 11	1.1.1.1.1.1
6	NUMBER OF STORIES	SECTION 11	1.1.1.1.1.1
7	NUMBER OF STORIES/ACCESS ROUTES	SECTION 11	1.1.1.1.1.1
8	SPEAKER SYSTEM PROPOSED	SECTION 11	1.1.1.1.1.1
9	STAIRCASE REQUIRED	SECTION 11	1.1.1.1.1.1
10	FIRE ALARM REQUIRED	SECTION 11	1.1.1.1.1.1
11	WATER SUPPLY IS ADEQUATE	SECTION 11	1.1.1.1.1.1
12	HIGH BUILDING	SECTION 11	1.1.1.1.1.1
13	PERMITTED CONSTRUCTION/CONSTRUCTION	SECTION 11	1.1.1.1.1.1
14	OCCUPANCY LOAD	SECTION 11	1.1.1.1.1.1
15	BARRIER-FREE DESIGN	SECTION 11	1.1.1.1.1.1
16	HORIZONTAL ASSEMBLIES	SECTION 11	1.1.1.1.1.1
17	REQUIREMENTS	SECTION 11	1.1.1.1.1.1
18	SPRINKLER SYSTEM	SECTION 11	1.1.1.1.1.1
19	WALL AREA OF C.I.P. FORMWORK	SECTION 11	1.1.1.1.1.1

LEGAL DESCRIPTION

PART OF LOT 105
REGISTERED PLAN 246
TOWN OF AURORA
REGIONAL MUNICIPALITY OF YORK

SURVEY INFORMATION

WAS TAKEN FROM SURVEY PREPARED BY:
THAM SHAMMUGARAJAH SURVEYING LTD.
ONTARIO LAND SURVEYORS
DATED MAY 28, 2007

SITE STATISTICS

ZONING: E2 General Employment Zone under Zoning By-law 6000-17
LOT AREA: 6,150.31 m² (66,201 ft²) (1.51 ac)
LOT FRONTAGE: 63.86 m
LOT COVERAGE: 2,461.04 m² (26,490 ft²) 40 %

BUILDING G.F.A.:
PROPOSED GROUND FLOOR: 2,461.04 m² (26,490 ft²)
PROPOSED SECOND FLOOR: 553.68 m² (5,959 ft²)
TOTAL PROPOSED G.F.A.: 3,014.72 m² (32,449 ft²)

(Total Floor Area = Total G.F.A. - Elec./Mech./Sprinkler Areas = 3,014.72 m² - 48.0 m² = 2,966.72 m²)

BUILDING HEIGHT:
MAXIMUM: 15 m
PROPOSED: 8.43 m (27.66 ft)

SETBACKS:
FRONT (SOUTH): 3.0 m
REAR (NORTH): 9.0 m
SIDE EXT. (EAST): 3.0 m
SIDE INT. (WEST): 3.0 m

LANDSCAPING:
LANDSCAPING STRIP ABUTTING A STREET
REQUIRED: 3.0 m
PROPOSED: 791.77 m² (12.87 %)

HARD SURFACE: 2,884.99 m²

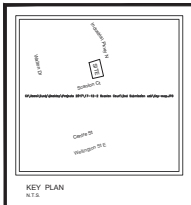
PARKING SPACES:
REQUIRED (for Multiple unit buildings within Employment Zones):
2 per 100 m² of Gross Floor Area =
59.33 spaces
PROVIDED: 59 spaces

ACCESSIBLE PARKING SPACES:
REQUIRED: (4% for 13-100) 2.4 spaces
PROVIDED: 1 type A's and 1 type B's: 2 spaces
TOTAL: 61 spaces

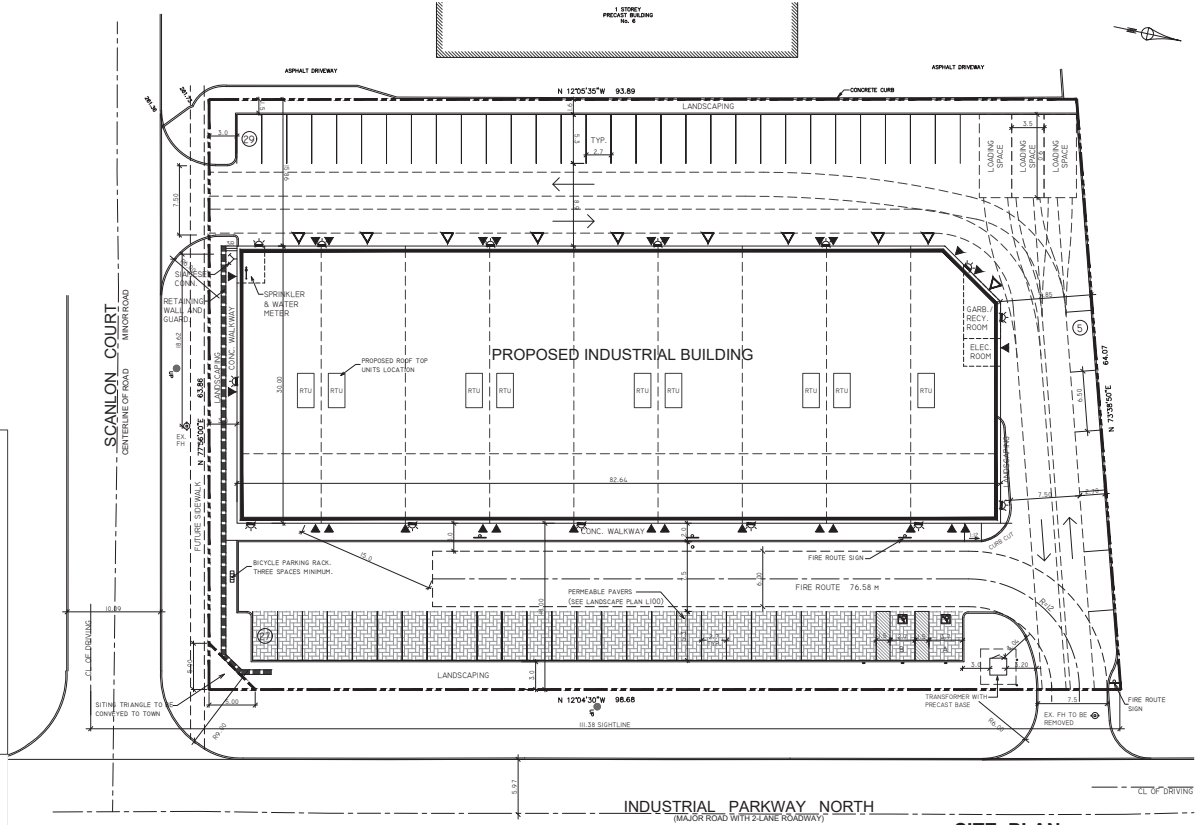
BICYCLE PARKING SPACES:
REQUIRED (2 + 0.25 per 1000 m² of G.F.A.): 2.77 spaces
PROVIDED: 3 spaces minimum rack.

LOADING SPACES:
REQUIRED (for 2500 to 7500 m Floor Area): 3 spaces
PROVIDED: 3 spaces

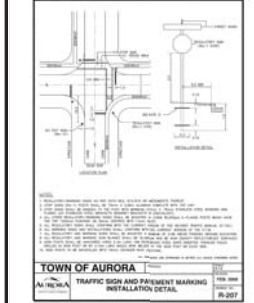
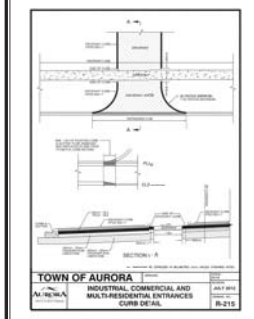
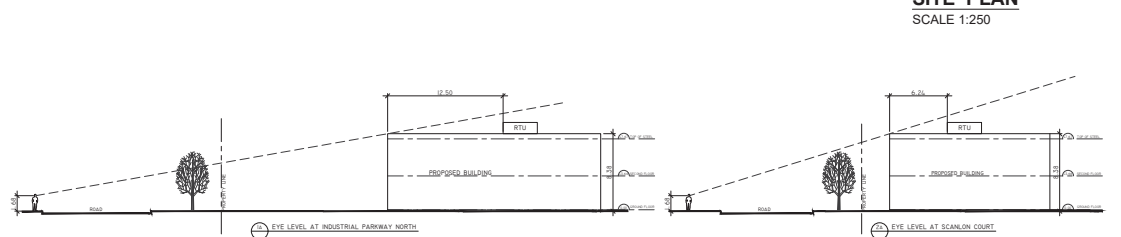
CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON THE GROUND. ALL DIMENSIONS ARE THE PROPERTY OF THE ARCHITECT. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS APPROVED BY THE ARCHITECT. DIMENSIONS ARE NOT TO BE SCALED.

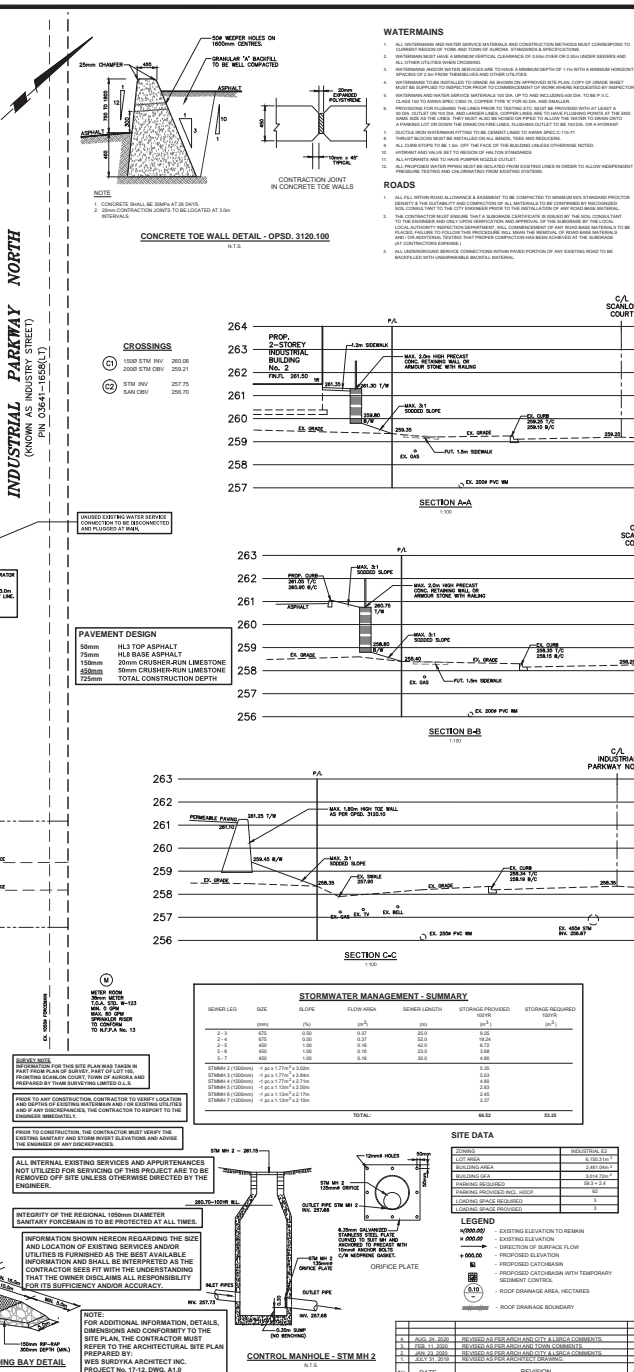
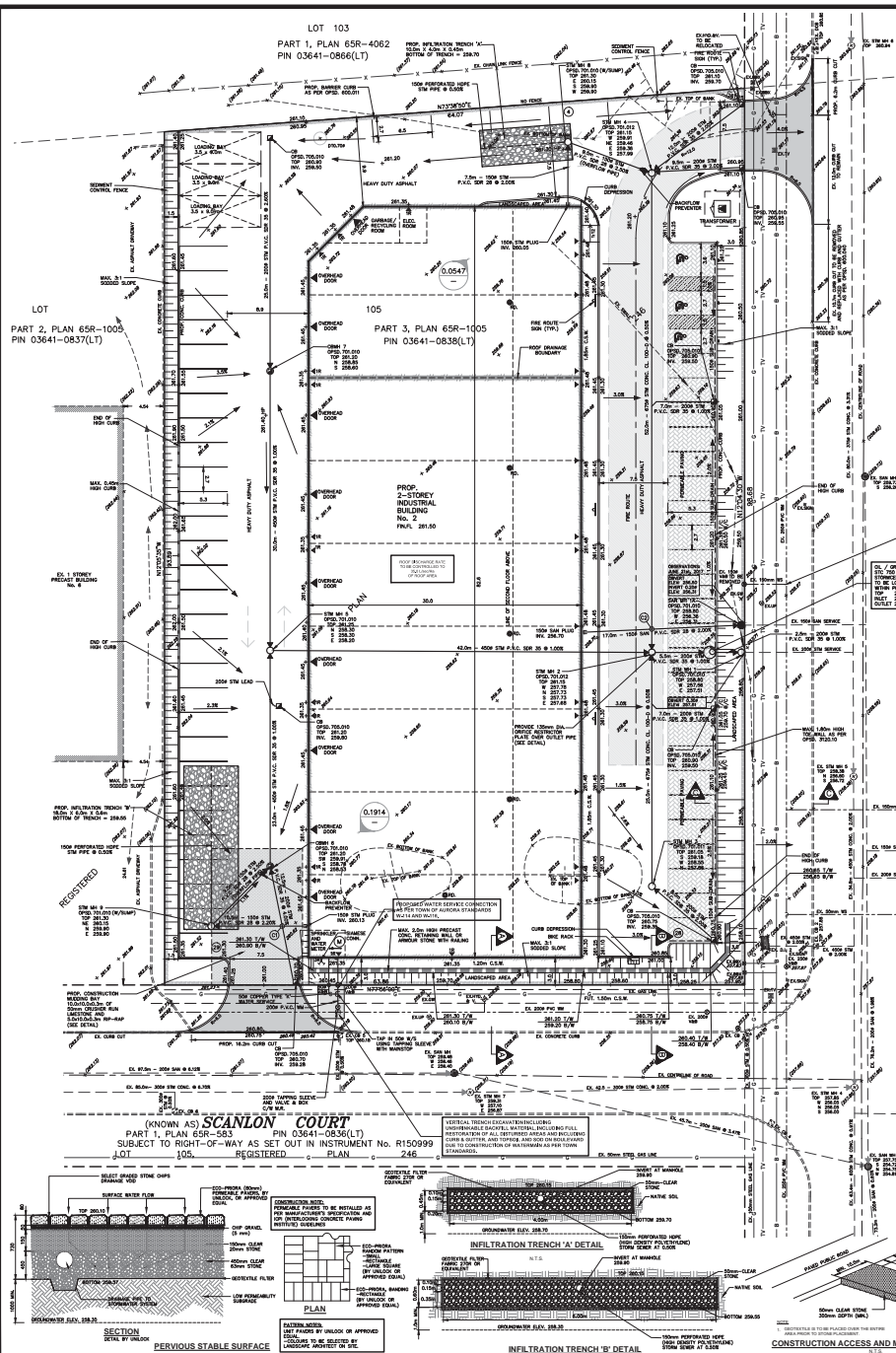


KEY PLAN
N.T.S.



SITE PLAN
SCALE 1:250





NOTES

SITE PLAN

STORM SEWERS

SANITARY SEWERS

BENCHMARK

PROPOSED INDUSTRIAL BUILDING

2 SCANLON COURT

J.E. DEL MANAGEMENT INC.

TOWN OF AURORA

ENGINEERING DEPARTMENT

SITE GRADING AND SERVING PLAN

SP-2019-01

218-AU53