

From: Punit, Rosanna

Sent: Monday, September 14, 2020 12:07 PM

To: Sample, Samantha <ssample@aurora.ca>; Butler, Bill <BButler@aurora.ca>; Greidanus, Gary <ggreidanus@aurora.ca>; Bat, Michael <MBat@aurora.ca>; Zawada, Mat <MZawada@aurora.ca>; Jean, Bill <BJean@aurora.ca>

Cc: Henriques, Anna <AHenriques@aurora.ca>; Waters, David <DWaters@aurora.ca>

Subject: Circulation Notice: SP-2020-01 - 19 Allaura Boulevard – 2nd Submission

Good morning,

The Town is in receipt of a 2nd submission of the site plan application for 19 Allaura Blvd.

The application is for an addition of 486m² to the existing industrial building. Attached are the materials for review.

Please provide comments and/or any revisions by **Monday September 28, 2020**. If your comments and or a response have not been received by the date, we will assume no comments will be provided. If additional time is needed to review the application, please advise.

If hard copies are required for review, please let me know as soon as possible.

Thank you,

Rosanna Punit

Planner

Town of Aurora

100 John West Way, Box 1000

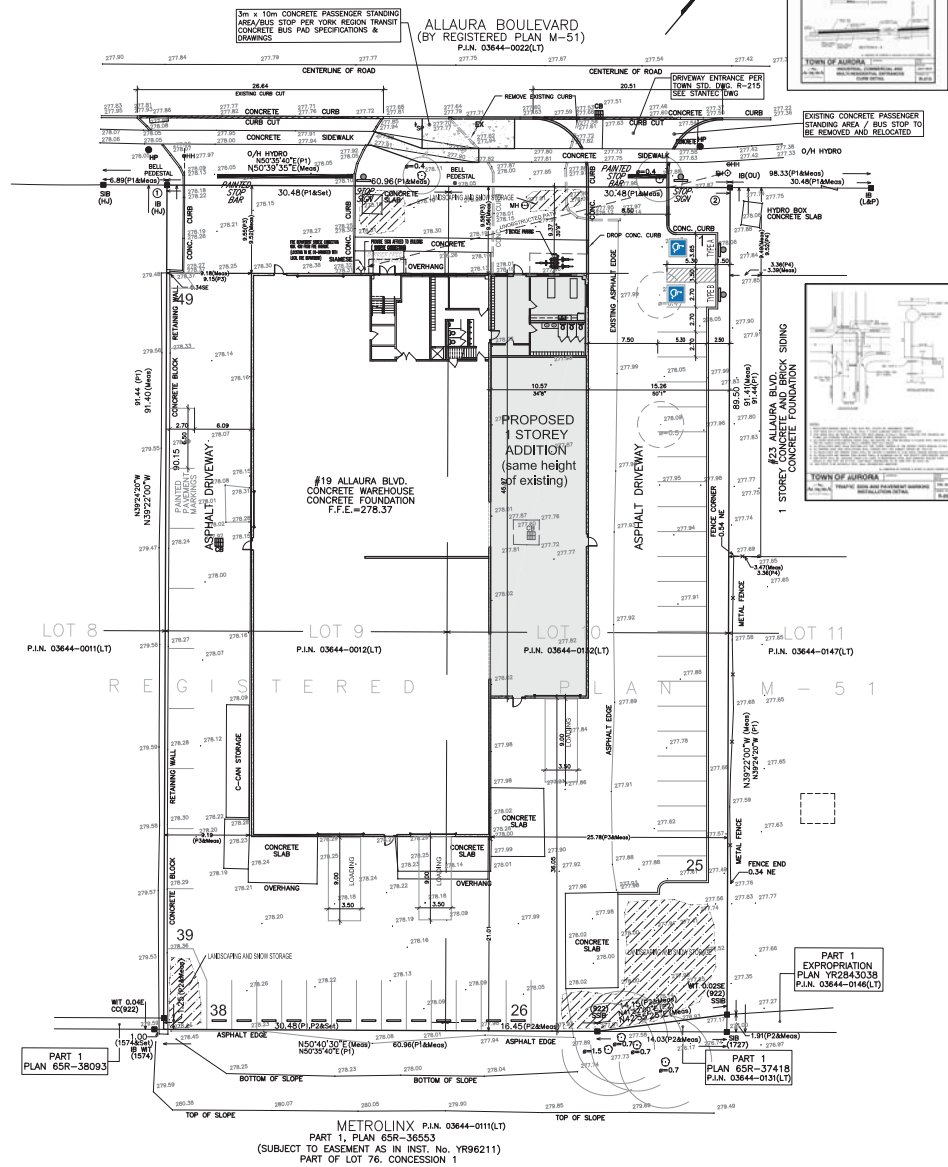
Aurora, Ontario L4G 6J1

Phone: 905-727-3123 ext. 4347

rpunit@aurora.ca

www.aurora.ca

LOT 9 AND PART OF LOT 10, REGISTERED PLAN M-51
TOWN OF AURORA
REGIONAL MUNICIPALITY OF YORK



SITE DATA TABLE

BY-LAW RESTRICTIONS	REQUIRED	PROVIDED
USE	E2 GENERAL EMPLOYMENT	
LOT AREA (SQ M) MINIMUM	2000	5558.39 SM
LOT FRONTAGE (M) MINIMUM	30	30.48 M
LOT DEPTH (M) MINIMUM	—	WEST 91.40M/EAST 89.50M
EXTERIOR SIDE YARD (M) MINIMUM	3	N/A
REAR YARD (M) MINIMUM	9	21.01 M
INTERIOR SIDE YARD EAST (M) MINIMUM	3	15.26 M
INTERIOR SIDE YARD WEST (M) MINIMUM	3	9.18 M
LOT COVERAGE	—	2065.17 SM= 37.15%
LANDSCAPED AREA	—	542.90 SM = 9.76%
HEIGHT OF BUILDING	15	9.90 M
OFF-STREET PARKING	2392.91/100X2 = 48	49
ACCESSIBLE PARKING REQUIREMENTS	13-100 4% OF TOTAL REQUIRED PARKING SPACES (48X0.04)=1.96	1TYPE A 1TYPE B
LOADING SPACE	2001-6500=2	3
BICYCLE PARKING	2+0.25X2.39=3	93
BUILDING GROSS FLOOR AREA		2312.93 SM

NOTES

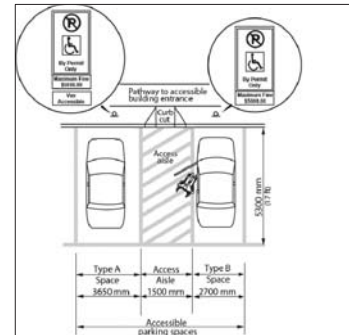
FOR SITE SERVING AND GRADING
SEE DRAWINGS PREPARED BY
STANTEC ENGINEERING

FOR SITE LANDSCAPING
SEE DRAWINGS PREPARED BY
NAK DESIGN STRATEGIES

FIRM NAME:	ARCHITECTURAL DESIGN INC., Architect
CERTIFICATE OF PRACTICE NUMBER:	5720
ARCHITECT'S BCIN NUMBER:	7561
PROJECT:	PROPOSED INDUSTRIAL BUILDING ADDITION CECCHINI GROUP INC.
LOCATION:	19 ALLAURA BLVD., AURORA, ON
ITEM	ONTARIO'S 2012 BUILDING CODE DATA MATRIX PARTS 3 & 9
1	PROJECT DESCRIPTION <input type="checkbox"/> CHANGE OF USE <input checked="" type="checkbox"/> NEW <input checked="" type="checkbox"/> ADDITION <input checked="" type="checkbox"/> ALTERATION
2	MAJOR OCCUPANCIES GROUP F
3	BUILDING AREA (s.m.) Existing 1,579.33 New 485.78 Total 2,065.17
4	GROSS AREA (s.m.) Existing 1,827.15 New 485.78 Total 2,312.93
5	NUMBER OF STOREYS Above Grade 3 Below Grade 0
6	NUMBER OF STREET/ACCESS ROUTES 1
7	BUILDING CLASSIFICATION: 3.2.2.70 B
8	SPRINKLER SYSTEM PROPOSED <input type="checkbox"/> Not Required <input checked="" type="checkbox"/> Entire Building <input type="checkbox"/> Basement Only <input type="checkbox"/> In Situ of Roof Raising
9	STAMPING REQUIRED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
10	FIRE ALARM REQUIRED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
11	WATER SERVICE/SUPPLY IS ADEQUATE <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
12	HIGH BUILDING <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
13	PERMITTED CONSTRUCTION <input type="checkbox"/> COMBUSTIBLE <input type="checkbox"/> NON-COMBUSTIBLE <input checked="" type="checkbox"/> BOTH
14	MEZZANINE(S) AREA (s.m.) Existing 0 New 0 Total 0
15	TOTAL OCCUPANCY LOAD <input type="checkbox"/> m² Person <input checked="" type="checkbox"/> Design of Building
16	BARRIER FREE DESIGN <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (EXPLAIN)
17	HAZARDOUS SUBSTANCES <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
18	REQUIRED HORIZONTAL ASSEMBLIES DESIGN # / (SC-2)
19	SPECIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS

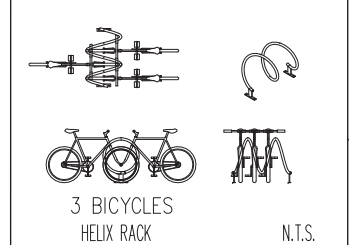


KEY PLAN LOCATION



PARALLEL PARKING SPACE SIZE 2.70 x 6.50 min
90° PARKING SPACE SIZE 2.70 x 5.30 min
ADA PARKING 4.90 x 5.30 min
TYPE A 3.65 x 5.30 min
TYPE B 2.70 x 5.30 min

90° PARKING AISLE WIDTH 7.0 min
DRIVEWAY WIDTH 6.0 min
FIRE ROUTE WIDTH 6.0 min



LEGEND	
■ DENOTES SURVEY MONUMENT FOUND	
SB DENOTES STANDARD IRON BARS	
SBIB DENOTES SHORT STANDARD IRON BAR	
IB DENOTES IRON BAR	
CB DENOTES CATCH BASIN	
MH DENOTES MANHOLE	
HH DENOTES HANDHOLE	
PH DENOTES FIRE HYDRANT	
SP DENOTES SIGN POST	
CONC DENOTES CONCRETE	
HP DENOTES HYDRO POLE	
○ DENOTES DEODOROUS TREE	
OC DENOTES CUT CROSS	
O/A DENOTES OVERHEAD	
# DENOTES DIAMETER	
HJ DENOTES HOLDING & JONES, O.L.S.	
LD DENOTES LLOYD & PUNCELL LTD., O.L.S.	
1727 DENOTES SCHAEFFER CALDWELL BENNETT LTD., O.L.S.	
1828 DENOTES SCHAEFFER CALDWELL BENNETT LTD., O.L.S.	
WT DENOTES WITNESS	
1874 DENOTES SELBY & JENKINS NORTH LTD., O.L.S.	
OU DENOTES ORIGIN UNKNOWN	
P1 DENOTES REGISTERED PLAN M-51	
P2 DENOTES PLAN 65R-37418	
P3 DENOTES PLAN OF SURVEY PREPARED BY HOLDING & JONES LTD., O.L.S.	
DATED OCT. 18, 1978	
ELEVATIONS SHOWN HEREON ARE GEODETIC AND REFERRED TO THE TOWN OF AURORA BENCHMARK NO.2085 HAVING AN ELEVATION OF 281.195m (CGVD 1928, 1978 ADJUSTMENT)	
SCALE	1:250

REVISIONS	DATE
1	ISSUED FOR COORDINATION
2	ISSUED FOR SPA
3	REVISED AS PER CLIENT REVIEW
4	REVISED DRIVEWAY CURBS
5	AND BUS PAD
6	AND 10' WIDE SIDE WALKWAY
7	AND 10' WIDE SIDE WALKWAY
8	AND 10' WIDE SIDE WALKWAY
9	AND 10' WIDE SIDE WALKWAY
10	AND 10' WIDE SIDE WALKWAY

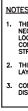
ARCHITECTURAL DESIGN INC.

56 PENNSYLVANIA AVE.
CONCORD, ONT. L4E 3V9
TEL: 905-882-9923
FAX: 905-882-9419

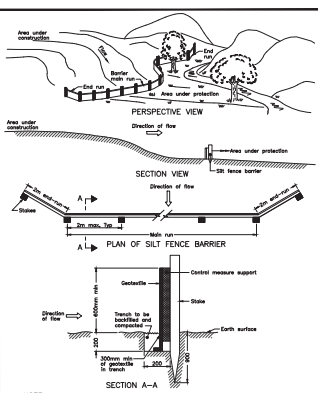
PROJECT
PROPOSED BUILDING ADDITION
FOR CECCHINI GROUP INC.
AT: 19 ALLAURA BLVD.
TOWN OF AURORA

DRAWING
SITE PLAN

DATE	DEC '19
DRAWN	L.A.
CHECKED	
SCALE	1:250
PROJECT NO	19-058
DRAWING NO	A-1



* FROM "GEOTECHNICAL INVESTIGATION PROPOSED WAREHOUSE ADDITION 19 ALLAURA BOULEVARD, AURORA, ONTARIO", BY V.A. WOOD ASSOCIATES LIMITED CONSULTING GEOTECHNICAL ENGINEERS DATED NOVEMBER 2019. REFER TO GEOTECHNICAL INVESTIGATION FOR COMPLETE/DETAILED REQUIREMENTS.



1. INSPECTION OF SUB-GRADE IS REQUIRED BY THE GEOTECHNICAL CONSULTANT PRIOR TO PLACEMENT OF PAVEMENT STRUCTURE. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF INSPECTIONS WITH THE GEOTECHNICAL CONSULTANT.
2. REGULAR DUTY AND HEAVY DUTY PAVEMENT TO BE CONSTRUCTED AS PER GEOTECHNICAL REPORT AND RECOMMENDATIONS. REFER TO ARCHITECTURAL SITE PLAN FOR EXTENTS OF ASPHALT TYPES.
3. ALL PAVEMENT MARKING, LINE PAINTING, DIRECTIONAL LINES/ARROWS ETC. SHALL BE PLACED IN ACCORDANCE WITH THE ARCHITECTURAL SITE PLAN.

