

From: [Corr, Stephen](#)
To: [Butler, Bill](#); [Sample, Samantha](#); [Jakovina, Brian](#); [Bat, Michael](#); [Van Scheyndel, Janet](#); [Zawada, Mat](#); [Cutler, Amanda](#); [Terry, Edward](#); [Jean, Bill](#); [Manoharan, Brashanth](#); [Terry, Edward](#); [Colangelo, Luigi](#); [Greidanus, Gary](#)
Cc: [Waters, David](#); [Henriques, Anna](#); [Hausz, Lisa](#)
Subject: Alive Developments Limited - OPA-2021-03, ZBA-2021-03, SP-2021-07 - 2nd Submission
Date: September 8, 2021 11:11:36 AM
Attachments: [210902-Icon architect - architectural - 11x17.pdf](#)
[image001.png](#)
[Key Map OPA-2021-03 ZBA-2021-03 SP-2021-07 NEW.jpg](#)

Good Morning,

A **2nd submission** has been made to Planning and Development Services for the above noted Official Plan Amendment, Zoning By-law Amendment and Site Plan applications to permit the development of a six-storey, 137 unit condominium apartment building at 15296, 15306 and 15314 Yonge Street. Attached for reference are a key location map and the site and elevation plans.

All submission materials are available through the following Kiteworks Link which will expire on October 8, 2021. **Please provide comments by Friday October 8th, 2021.**

<https://townofaurora.kiteworks.com/w/UDiyWY390FolGAP4OtyoahVWTNdiMb dNhZi2iS8DSZqAT>

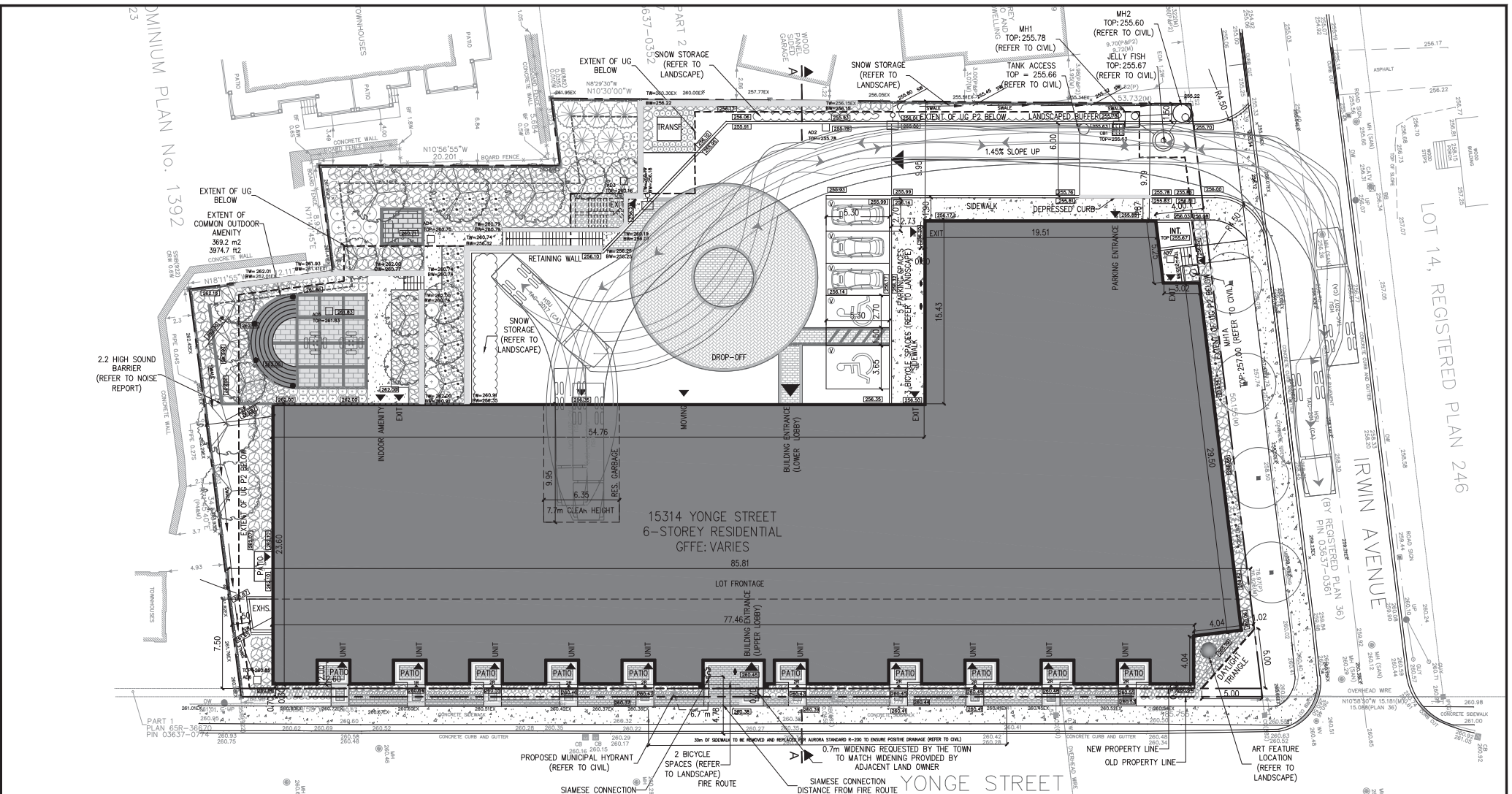
Please let me know if you require any other information. Sincerely,

--

Stephen Corr, MCIP, RPP, BES
Senior Planner, Development
Town of Aurora
100 John West Way, Box 1000
Aurora, Ontario L4G 6J1
Phone: 905-727-3123 ext. 4343
scorr@aurora.ca
www.aurora.ca

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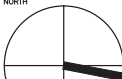
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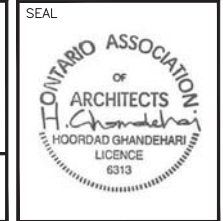
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DO NOT SCALE DRAWINGS.

		
1.	ISSUED FOR ZBA, OPA & SPA	AUG 31/21
1.	ISSUED FOR ZBA, OPA & SPA	APR 13/21
NO.	REVISION/ISSUE	DATE
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PROJECT TITLE

15314 YONGE STREET
AURORA, ONTARIO

DRAWING TITLE

SITE PLAN

Scale: 1:300
Date: AUG 31, 2021
Project No. 20120

Drawn by: VZ
Checked by: HG
Drawing No. A501

813-4789 YONGE ST. TORONTO
M2N 0G3
T: 416-224-0805
F: 416-224-4504

ICON
ARCHITECTS

PLOT DATE
September 02, 2021

- ① BRICK
- ② WHITE METAL PANEL
- ③ 25% DARK GRAY METAL PANEL
- ④ 50% DARK GRAY METAL PANEL
- ⑤ 75% DARK GRAY METAL PANEL
- ⑥ GRAY EIFS
- ⑦ WINDOW SYSTEM
- ⑧ GLASS RAILING



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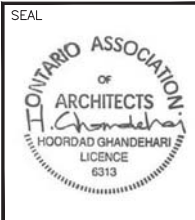
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1.	ISSUED FOR ZBA, OPA & SPA	APR 13/21
NO.	REVISION/ISSUE	DATE

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PROJECT TITLE

15314 YONGE STREET
AURORA, ONTARIO

DRAWING TITLE

EAST ELEVATION

Scale:
1:300

Date:
AUG 31, 2021

Project No.
20120

Drawn by:
VZ

Checked by:
HG

Drawing No.
A601

813-4789 YONGE ST. TORONTO
M2N 0G3 ICONARCHITECTS.CA
T:416-224-0805 F:416-224-0504

ICON
ARCHITECTS

PLOT DATE September 02, 2021

- 1 BRICK
- 2 WHITE METAL PANEL
- 3 25% DARK GRAY METAL PANEL
- 4 50% DARK GRAY METAL PANEL
- 5 75% DARK GRAY METAL PANEL
- 6 GRAY EIFS
- 7 WINDOW SYSTEM
- 8 GLASS RAILING



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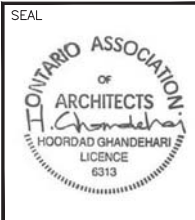
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1.	ISSUED FOR ZBA, OPA & SPA	APR 13/21
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PROJECT TITLE

15314 YONGE STREET
AURORA, ONTARIO

DRAWING TITLE

WEST ELEVATION

Scale:
1:300

Date:
AUG 31, 2021

Project No.
20120

Drawn by:
VZ

Checked by:
HG

Drawing No.
A602

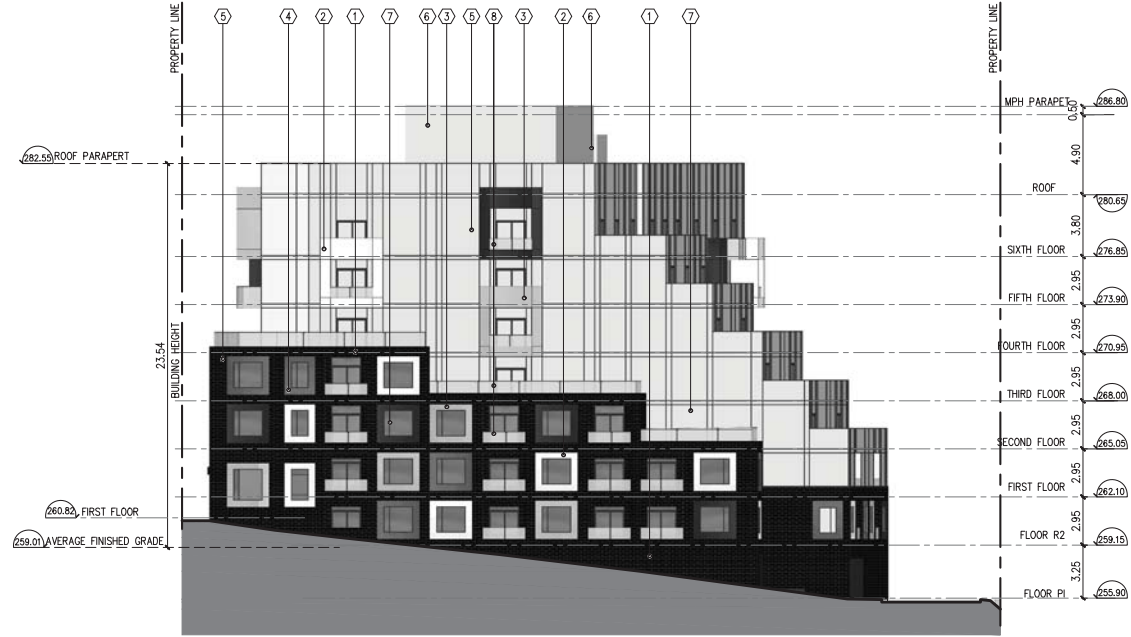
813 - 4789 YONGE ST. TORONTO
M2N 0G3 ICONARCHITECTS.CA
T:416-224-0805 F:416-224-0504

ICON
ARCHITECTS

PLOT DATE

September 02, 2021

- 1 BRICK
- 2 WHITE METAL PANEL
- 3 25% DARK GRAY METAL PANEL
- 4 50% DARK GRAY METAL PANEL
- 5 75% DARK GRAY METAL PANEL
- 6 GRAY EIFS
- 7 WINDOW SYSTEM
- 8 GLASS RAILING



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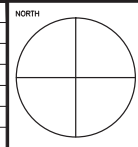
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1.	ISSUED FOR ZBA, OPA & SPA	AUG 31/21			
1.	ISSUED FOR ZBA, OPA & SPA	APR 13/21			
NO.	REVISION/ISSUE	DATE			
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PROJECT TITLE

15314 YONGE STREET
AURORA, ONTARIO

DRAWING TITLE

NORTH ELEVATION

Scale:
1:300

Date:
AUG 31, 2021

Project No.
20120

Drawn by:
VZ

Checked by:
HG

Drawing No.
A603

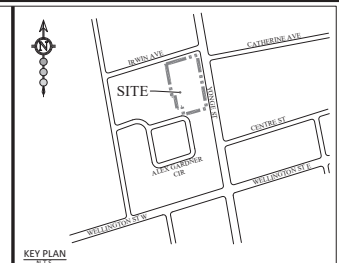
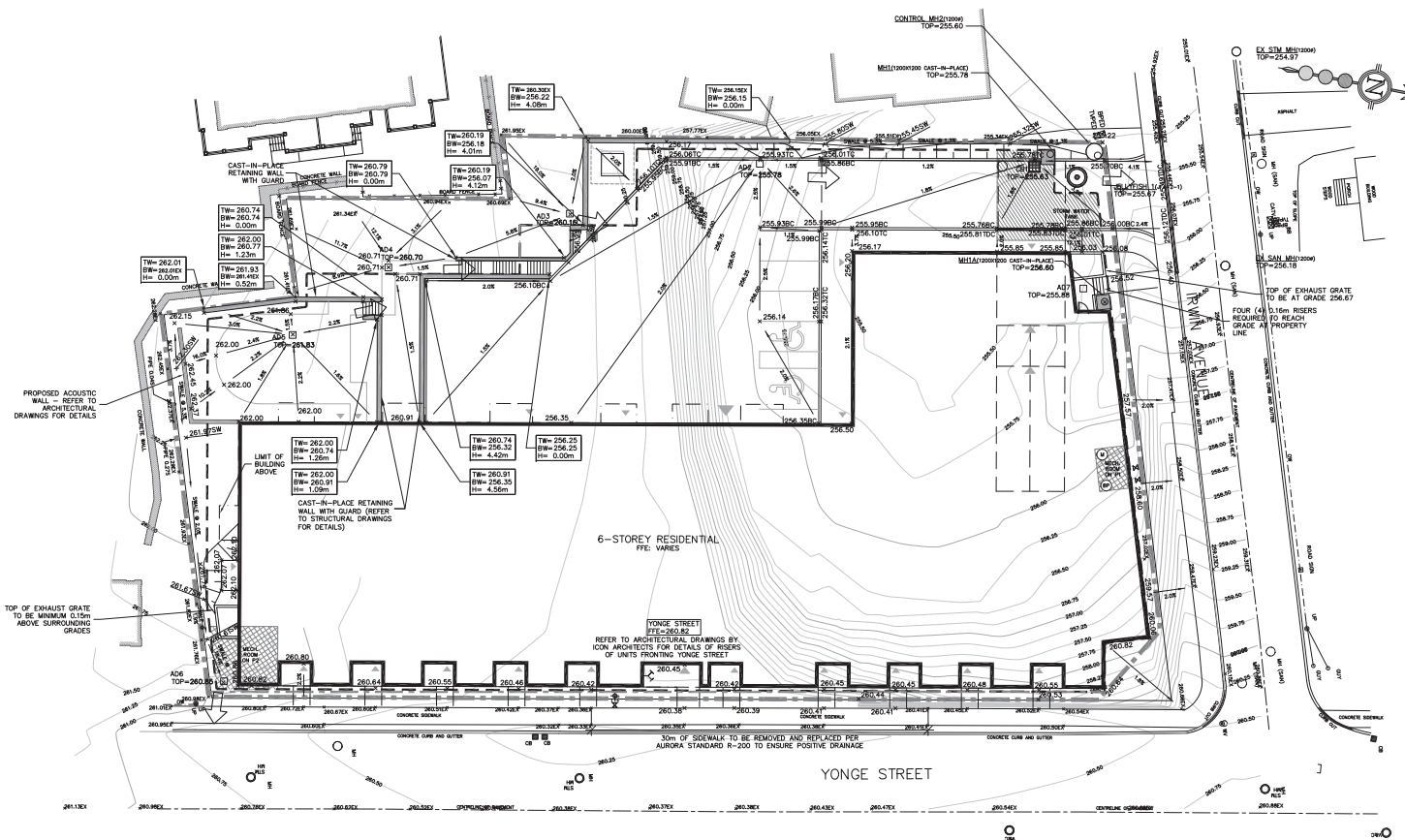
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T:416-224-0805 F:416-224-0504

ICON
ARCHITECTS

PLOT DATE September 02, 2021

-
- Architectural elevation drawing of the proposed building at 2354 Broadway. The drawing shows the building's profile with various floor levels and heights indicated. The building is situated between two property lines, labeled 'PROPERTY LINE' on both sides. The drawing includes the following information:
- Property Lines:** Labeled 'PROPERTY LINE' on both the left and right sides of the building.
 - Floor Levels and Heights:**
 - First Floor:** Height 4.23' (elevation 260.82').
 - Second Floor:** Height 2.95' (elevation 263.05').
 - Third Floor:** Height 2.95' (elevation 266.00').
 - Fourth Floor:** Height 2.95' (elevation 270.95').
 - Fifth Floor:** Height 2.95' (elevation 273.90').
 - Sixth Floor:** Height 2.95' (elevation 276.85').
 - Roof:** Height 3.80' (elevation 280.65').
 - Roof Parapet:** Height 4.90' (elevation 282.50').
 - MPH Parapet:** Height 0.50' (elevation 286.80').
 - Building Height:** Total height of 23.54'.
 - Other Features:** The drawing shows a central entrance area, a staircase, and various roof sections. The building is shaded in gray, with some areas in white and black.

September 02, 2021



BENCHMARK: ELEV. 256.305
ELEVATIONS SHOWN HEREON ARE GEODETIC AND DETERMINED BY REALTIME CAN NET NETWORK OPERATIONS (LEVD 1030, 1078 ADJUSTMENT), CONFIRMED WITH TOWN OF AURORA BENCHMARK NO. 11.10 LOCATED AT THE INTERSECTION OF VALHALLA CRES. AND YONGE ST. HAVING AN ELEVATION OF 256.305M.

LEGEND:

- PROPERTY BOUNDARY
- ULTIMATE PROPERTY BOUNDARY
- EXISTING CONTOUR
- JELLYFISH
- SANITARY MANHOLE
- STORM MANHOLE
- AREA DRAIN
- WATER VALVE AND BOX
- FIRE HYDRANT & VALVE
- PROPOSED ELEVATION
- PROPOSED BOTTOM OF CURB ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- EXISTING ELEVATION
- EXISTING TOP OF CURB ELEVATION
- EXISTING BOTTOM OF CURB ELEVATION
- PROPOSED EMERGENCY OVERLAND FLOW ROUTE
- LIMIT OF UNDERGROUND PARKING
- PROPOSED LIGHT FIXTURE (REFER TO ELECTRICAL DRAWINGS PREPARED BY RTG FOR DETAILS)
- PROPOSED FIRE DEPARTMENT CONNECTION
- EXISTING RETAINING WALL

TOPOGRAPHIC SURVEY PROVIDED BY DELPHI & JENNIFER NORTH LTD., SEPTEMBER 2020

REVISIONS			
NO.	DESCRIPTION	DATE	BY / APPROVED
1.	ISSUED FOR SITE PLAN APPLICATION	APR 1/2021	PC
2.	RE-ISSUED FOR SITE PLAN APPLICATION	AUG 2021	PC

30 CENTURIAN DRIVE, SUITE 100
MARKHAM, ONTARIO L3R 8B8
TEL: (905) 475-1990
FAX: (905) 475-6825

100 JOHN WEST WAY
AURORA, ONTARIO L4G 614
TEL: (905) 727-1375

ALIVE DEVELOPMENTS

15314 YONGE STREET

SITE GRADING PLAN

DATE: AUGUST 2021 DESIGNED BY: S.T.P.C. CHECKED BY: P.C.
SCALE: 1:200 DRAWN BY: D.S. CHECKED BY: P.C.

Accepted to be in accordance with the Town of Aurora Standards. This acceptance is not to be construed as verification of engineering content.

Review Sheet: **2342**

Signature: _____ Date: _____

PROJECT NO: **GR-1**