

INTERNAL MEMORANDUM

DATE: October 6, 2020

TO: B. Butler, Planning and Development Services
S. Sample, Planning and Development Services
G. Greidanus, Operational Services
J. Van Scheyndel, Corporate Services
M. Zawada, Accessibility Advisory Committee

FROM: Brashanthe Manoharan, Planning and Development Services

Re: **Application for Minor Site Plan Approval**
Piramal Healthcare
110 Industrial Parkway North
PLAN 246 PT LOT 103 PLAN 65R4062 PART 3 & 4
File Number: SPM-2020-03
Related File Number: SP-2019-05

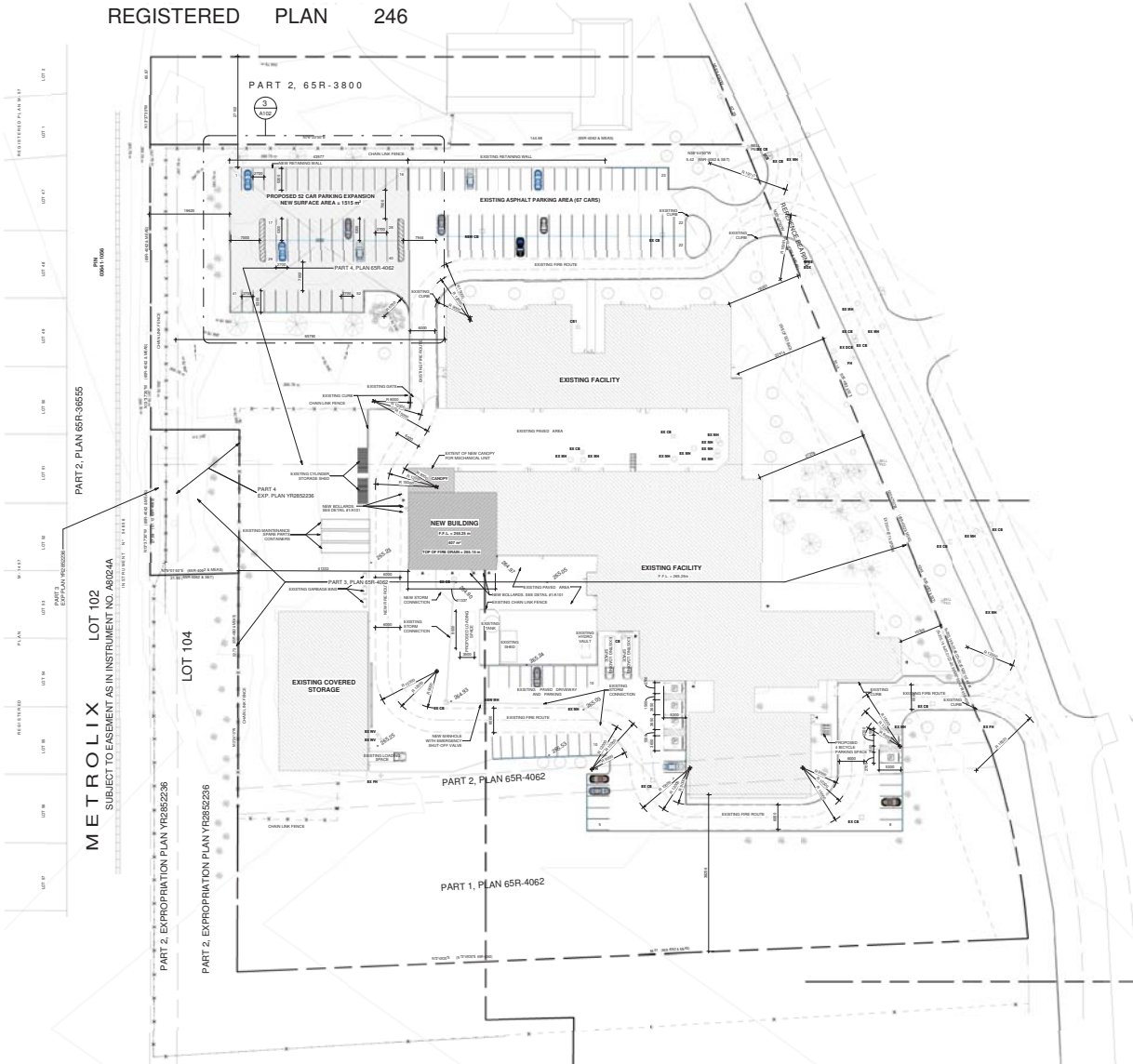
A 2nd submission for the above Minor Site Plan Application has been submitted to the Planning and Development Services department for review. The Applicant is proposing a parking area of 52 parking spaces with a surface area of 1,515 m². Please find enclosed copies of the following materials submitted in conjunction with the subject Application:

I would appreciate receiving your comments by **October 20, 2020**.

Should you have any questions regarding the above noted proposal, please feel free to contact me.

Attach.

REGISTERED PLAN 246



SITE PLAN
1:400

ITEM	Ontario's 2012 Building Code Data Mark Part 3 OR 9	CBC Reference
1	<div> <div>Project Description: 110 INDUSTRIAL PARKWAY NORTH AURORA, ON, CA</div> <div> <input type="checkbox"/> NEW <input checked="" type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION <input type="checkbox"/> CHANGE OF USE </div> </div>	<div> <div>PART 3</div> <div>1.1.2</div> </div>
2	Major Occupancy(s): GROUP F, DIVISION 2	1.4.1.2
3	Building Area: EXISTING (5,703 m ²) + NEW ADDITION (407 m ²) = 6110 m ²	1.4.1.2
4	<div> <div>EXIST. GROSS FLOOR AREA:</div> <div> <div>GROUND FLOOR = 5703 m²</div> <div>PLATFORM LEVEL 2 = 2980 m²</div> <div>PLATFORM LEVEL 3 = 675 m²</div> <div>TOTAL = 9358 m²</div> </div> <div> <div>AREA OF NEW ADDITION:</div> <div> <div>GROUND FLOOR = 407 m²</div> <div>SECOND FLOOR = 274 m²</div> <div>THIRD FLOOR = 274 m²</div> <div>TOTAL = 956 m²</div> </div> <div>TOTAL G.F.A. = 10314 m²</div> </div> </div>	1.4.1.2
5	Number of Storey (Existing): Above grade ONE Below grade 0 Number of Storey (New Addition): Above grade TWO Below grade 0	1.4.1.2 and 3.2.1.1
6	Number of Streets/Fire Fighter Access: THREE	3.2.2.10 and 3.2.5
7	Building Classification: 3.2.2.67 GROUP F2, ANY HEIGHT, ANY AREA, SPRINKLERED	3.2.2.7
8	<div> <div>Sprinkler System Proposed</div> <div> <input checked="" type="checkbox"/> Entire Building <input type="checkbox"/> Selected compartments <input type="checkbox"/> Selected floor areas <input type="checkbox"/> Basement <input type="checkbox"/> In lieu of roof rating <input type="checkbox"/> Not required </div> </div>	3.2.2.70
9	Standpipe Required: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	3.2.9
10	Fire Alarm Required: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	3.2.4
11	Water Service/Supply is Adequate: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	3.2.2.7
12	High Building: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	3.2.6
13	<div> <div>Construction Restrictions</div> <div> <input type="checkbox"/> Combustible permitted <input type="checkbox"/> Non-combustible required <input type="checkbox"/> Both </div> <div> <div>Actual Construction</div> <div> <input type="checkbox"/> Combustible <input type="checkbox"/> Non-combustible <input type="checkbox"/> Both </div> </div> </div>	3.2.2.70
14	Mezzanine(s) Area m ² : N/A	3.2.1.1, (3)-(6)
15	<div> <div>Occupant load based on</div> <div> <input type="checkbox"/> Dispersion <input checked="" type="checkbox"/> Design of Building </div> <div> <div>1st Floor</div> <div> <div>Occupancy: INDUSTRIAL</div> <div>Load: 10 Persons</div> </div> </div> </div>	3.1.1.17
16	Barrier-free Design: <input checked="" type="checkbox"/> Yes (GROUND FLOOR ONLY) <input type="checkbox"/> NO	3.6
17	Hazardous Substances: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> NO	3.3.1.2 and 3.3.1.10
18	<div> <div>Required Fire Resistance Rating (FRR)</div> <div> <div>Horizontal Assemblies FRR (Hours):</div> <div>Existing Platform: N/A</div> <div>Existing Roof: N/A</div> <div>Mezzanine: N/A</div> <div>New Floors: 2 HRS</div> <div>FRR of New Supporting Members: 2 HRS</div> <div>New Roof: N/A</div> </div> <div> <div>Listed Design No. or Description</div> <div>Existing Platform: N/A</div> <div>Existing Roof: N/A</div> <div>Mezzanine: N/A</div> <div>New Floors: 2 HRS</div> <div>FRR of New Supporting Members: 2 HRS</div> <div>New Roof: N/A</div> </div> </div>	3.2.2.67 and 3.2.1.4
19	<div> <div>Spatial Separation</div> <div> <div>WALL Area of EBF (m²)</div> <div>L.D. (m)</div> <div>L.H. or H.L.</div> <div>Permitted Max. % of Opening</div> <div>Proposed % of Opening</div> <div>FRR (Hours)</div> <div>Listed Design No. or Description</div> <div>Comb. Corb.</div> <div>Comb. Corb. Clearing</div> <div>Max. Comb. Corb.</div> </div> </div>	3.2.2.67 and 3.2.1.4
20	<div> <div>Plumbing Fixture Requirements</div> <div> <div>Male/Female Count(s) 50%/50% except as noted otherwise</div> <div>Occupant Load</div> <div>BC Table Number</div> <div>Fixtures Required</div> <div>Fixtures Provided</div> </div> </div>	3.7.4

SITE STATISTICS

ZONING: E2 - GENERAL EMPLOYMENT
LOT AREA: 4.222 HECTARES (42,221.78 m²)

BUILDING AREA: 6,110 m²

EXISTING BUILDING:	
GROUND FLOOR	5703 m ²
PLATFORM LEVEL 2	2980 m ²
PLATFORM LEVEL 3	675 m ²
SUB TOTAL G.F.A.	9358 m ²
NEW ADDITION:	
GROUND FLOOR	407 m ²
SECOND FLOOR	274 m ²
THIRD FLOOR	274 m ²
SUB TOTAL G.F.A.	956 m ²
TOTAL GROSS FLOOR AREA:	10314 m²

CAR PARKING CALCULATION (1.4 OF ZONING BY-LAW #600-17):
G.F.A. OF 3001 m² OR GREATER = 10 SPACES FOR 100 m² OF G.F.A.

	REQUIRED	PROVIDED
EXISTING:	95	103 (ORIGINALLY 104, REMOVED 1 PARKING SPACE TO MEET BARRIER-FREE REQUIREMENTS DUE TO INCREASED PARKING SPACES)
PARKING LOT EXTENSION:	0	52
TOTAL:	95	155

BARRIER-FREE CAR PARKING CALCULATION (5.8.2 OF ZONING BY-LAW #600-17):
101,500 + 1 PLUS 5% OF THE TOTAL NUMBER OF PARKING SPACES PROVIDED IN PARKING AREA

BARRIER-FREE PARKING: 6 6

BI-CYCLE PARKING CALCULATION (5.7 OF ZONING BY-LAW #600-17):
20 SPACES + 1 PLUS 5% OF THE TOTAL NUMBER OF PARKING SPACES PROVIDED IN PARKING AREA

BI-CYCLE PARKING: 4 4

LOADING SPACES CALCULATION (10.3 OF ZONING BY-LAW #600-17):
750 m² OR MORE = 3 PLUS 1 ADDITIONAL SPACE FOR EVERY 750 m² OR FRACTION PART THEREOF

LOADING SPACES: 4 4

REAR YARD HEIGHT (MAXIMUM): 30 m 42 m 14 m

LOT COVERAGE (MAXIMUM): N/A 16.8%

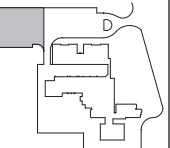
LEGAL DESCRIPTION

PART OF LOT 104, REGISTERED PLAN 246

ADDRESS: 110 INDUSTRIAL PARKWAY NORTH L4G 4C3, AURORA

NOTES

These drawings are the property of, and shall not be used or reproduced without the written consent of WBA Architects and Engineers Inc. The Contractor shall check and verify all dimensions and report all discrepancies to the Architect and/or Engineer.



LEGEND:
FN DENOTES PROPERTY IDENTIFICATION NUMBER
SB DENOTES SHOP SIGN ELEVATION
GS DENOTES GARAGE SIGN ELEVATION
UP DENOTES SITE BENCHMARK
SW DENOTES SOUTHWEST CORNER
CB DENOTES CATCH BASIN
WH DENOTES WATER WELL
RW DENOTES WATER WELL
RS DENOTES ROAD SIGN
RW DENOTES ROAD SIGN
UP DENOTES SITE BENCHMARK
SW DENOTES SOUTHWEST CORNER
CB DENOTES CATCH BASIN
WH DENOTES WATER WELL
RW DENOTES WATER WELL
RS DENOTES ROAD SIGN
RW DENOTES ROAD SIGN
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SW DENOTES SOUTHWEST CORNER
CB DENOTES CATCH BASIN
WH DENOTES WATER WELL
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