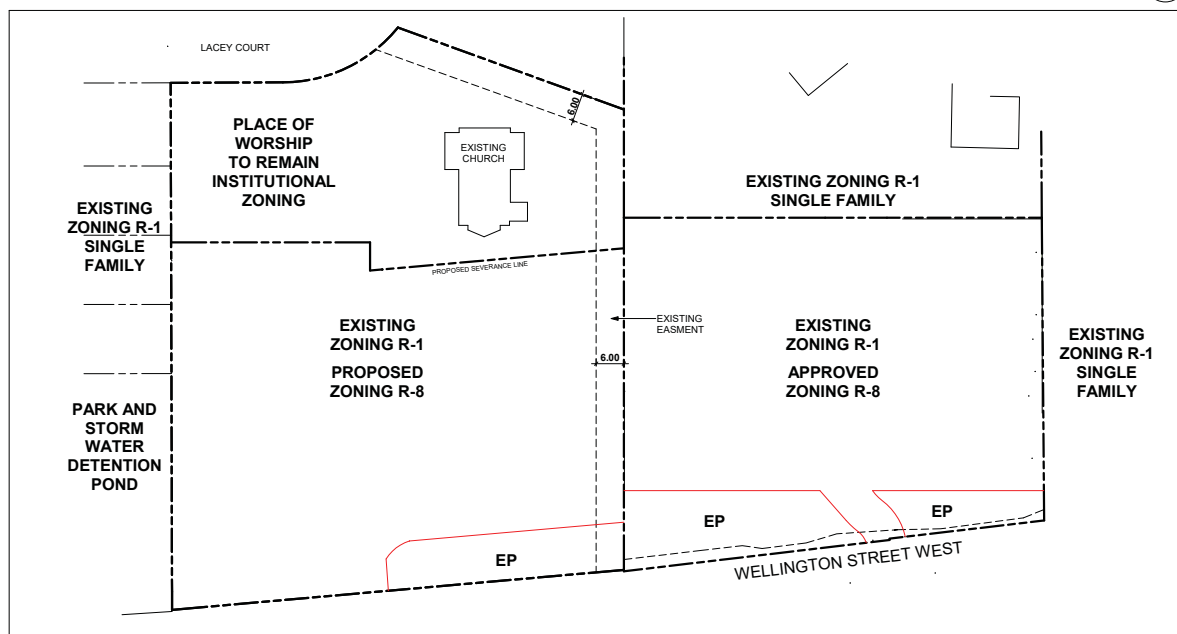
Context Plan 3
1 : 500 A1.1Zoning Diagram 2
1 : 500 A1.1

PROJECT STATISTICS:

1.0 Site Areas		m ² /feet	sq. m.
Site Area			7,172.94
Lot Frontage		98.25	
Existing Zoning	R-1		
Proposed Zoning	R-8		

2.0 Gross Floor Area		sq. m.	sq. m.	sq. m.	sq. m.	sq. m.	sq. m.
	Block 6	Block 7	Block 8	Block 9	Block 10	Block 11	
Total Area	830.15	858.21	1,021.83	847.38	1,268.37	1,239.90	
Total Proposed GFA							6,065.84

3.0 Floor Space Index			FSI
Total Proposed GFA (sq.m.)/Site Area			
0.00	+ 7,172.94		0.846

4.0 Unit Sizes		Total Units	Level 1	Level 2	Level 3	Total (sq.m.)	Total (sq.ft.)
TYPE 2	5	57.95	72.26	72.26		202.47	2,179
TYPE 2E	3	59.51	73.81	73.81		207.13	2,230
TYPE 3	12	58.84	73.15	73.15		205.14	2,208
TYPE 3E	6	60.39	74.70	74.70		209.79	2,258
TYPE 4	1	67.41	83.93	83.93		235.27	2,532
TYPE 5	1	68.29	84.81	84.81		237.91	2,561
TYPE 6	1	68.30	84.83	84.83		237.96	2,561
Totals	29						

5.0 Proposed Coverage		sq. m.	%
Building		2,132.07	29.72%
Roads		1,625.34	22.66%
Landscape		3,415.52	47.62%
Total Area		7,172.94	100.00%

6.0 Parking		Total Units	Parking Ratio	
6.1 Parking Required				
Residents Parking	29 x	1.5		44
Visitors		20%	of Parking Required	9
Total Parking Required				52
6.2 Parking Provided				
Residents	29 x	2.0		58
Visitors				7
Total Parking Provided				65
7.0 Building Height				
Proposed Height in meters				10
Proposed Number of Storeys				3

Project Statistics 1
NTS A1.1

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No. Revision: Date:

1. ZBA/SPA Submission November 27, 2023
No. Issued For: Date:

Drawing Title:
Context Plan, Site Statistics and Schedule of Lots

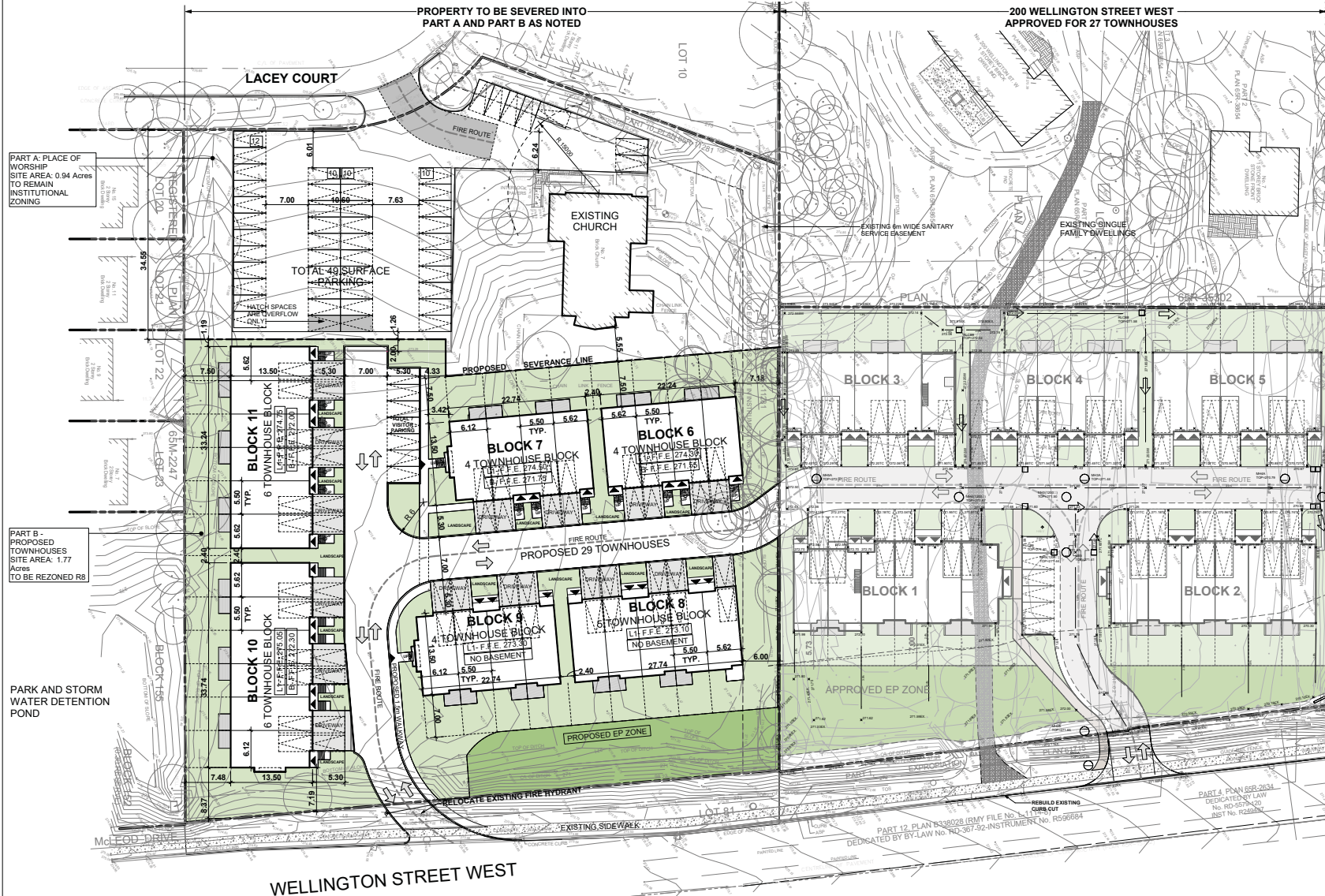
Client:
200 WELLINGTON HOLDING CORP.

Project:
PROPOSED RESIDENTIAL DEVELOPMENT

7 LACEY COURT, AURORA, ONTARIO

Scale:
1 : 500
L.A. Drawn by:
S.K. Checked by:
23-006 Project No.:
November 27, 2023 Date:
Drawing No.:

A1.1



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Date: _____

KU A
KUSHNELYATY URBAN ARCHITECTURE
88 St. George St. Suite 514
Toronto, ON M5E 1B5

No.: _____ Revision: _____ Date: _____

1.	ZBA/SPA Submission	November 27, 2023
No.	Issued For:	Date:

Drawing Title:
Site Plan Phase 1&2

Client:
200 WELLINGTON HOLDING CORP.

Project:
PROPOSED RESIDENTIAL DEVELOPMENT

7 LACEY COURT, AURORA, ONTARIO
Scale:
1 : 300
Drawn by:
L.A.
Checked by:
S.K.
Project No.:
23-006
Date:
November 27, 2023
Drawing No.:
A1.2

SITE PLAN NOTES:

1. FOR DETAILED LOT GRADING SEE CIVIL ENGINEERING DRAWING PREPARED BY HUSON ENGINEERING + MANAGEMENT
2. FOR LANDSCAPE INFORMATION REFER TO DRAWINGS PREPARED BY JRB ASSOCIATES LTD.
3. ENSURE MUNICIPAL ADDRESS IS PROMINENTLY DISPLAYED ON THE SITE
4. A MINIMUM OF TEMPORARY STREET SIGNAGE MUST BE IN PLACE TO ASSIST EMERGENCY RESPONSE PRIOR TO CONSTRUCTION OF BUILDINGS.
5. ROADS MUST BE COMPLETE TO A MINIMUM BASE COAT AND BE ABLE TO SUPPORT EMERGENCY VEHICLES WITH SITE ACCESS ACCEPTABLE TO CENTRAL YORK FIRE SERVICES PRIOR TO ANY BUILDING CONSTRUCTION.
6. PLANS SHALL INCLUDE PROVISIONS FOR EMERGENCY VEHICLE ACCESS REQUIRED TO BE MAINTAINED DURING CONSTRUCTION.
7. WATER SUPPLY FOR FIRE FIGHTING, INCLUDING HYDRANTS MUST BE INSTALLED AND OPERATIONAL PRIOR TO CONSTRUCTION OF BUILDINGS.
8. FIRE HYDRANT SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE MUNICIPAL DESIGN STANDARDS NO CRITERIA.
9. PROVIDE FLOW TEST REPORTS OF NEW INSTALLED HYDRANT AND COLOUR CODE HYDRANT CAPS IN ACCORDANCE WITH NFPA STANDARDS WITH RESPECT TO MEASURED FLOW RATES.
10. CONTRACTOR'S MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING TO BE PROVIDED ONCE WATER SUPPLY FOR FIRE FIGHTING IS INSTALLED.
11. A MAXIMUM OF ONE TOWNHOUSE BLOCK IS PERMITTED TO BE UNDER CONSTRUCTION CONSECUTIVELY BEFORE A FIRE BREAK IS REQUIRED.
12. BLOCK 4 TO BE DESIGNATED AS FIRE BREAK.



Typical Street Light (2) NTS A1.3



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K. A.
 KUSHNAREVSKY URBAN ARCHITECTURE
 88 Bayview Ave. Suite 514
 Toronto, ON M2H 8B1

No.: Revision: Date:

1. ZBA/SPA Submission November 27, 2023
 No. Issued For: Date:

Drawing Title:

Site Plan Phase 2

Client:
 200 WELLINGTON HOLDING CORP.

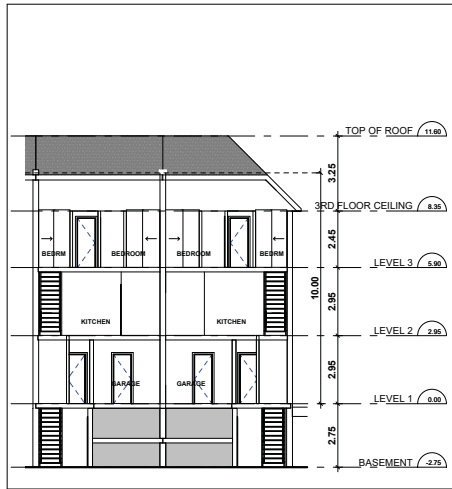
Project:
 PROPOSED RESIDENTIAL DEVELOPMENT

7 LACEY COURT, AURORA, ONTARIO

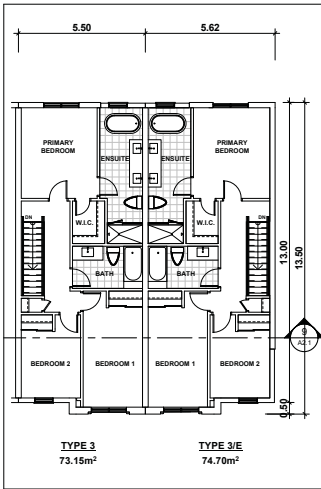
Scale:
 As indicated
 Drawn by: L.A.
 Checked by: S.K.
 Project No.: 23-006
 Date: November 27, 2023
 Drawing No.:

Site Plan (1) 1 : 200 A1.3

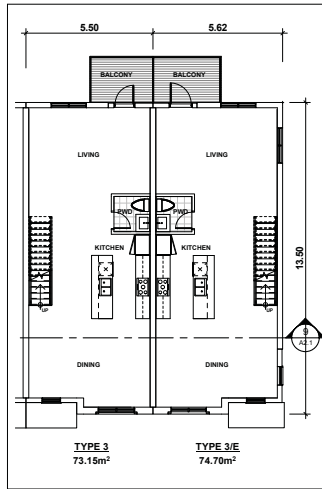
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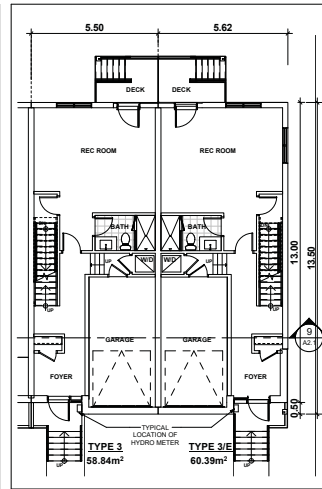
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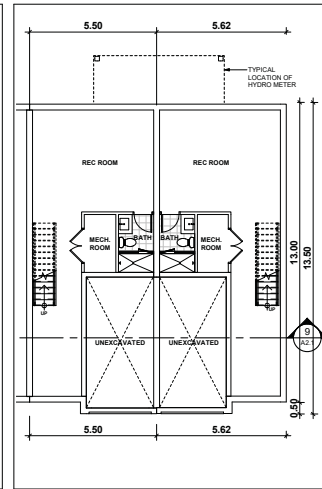
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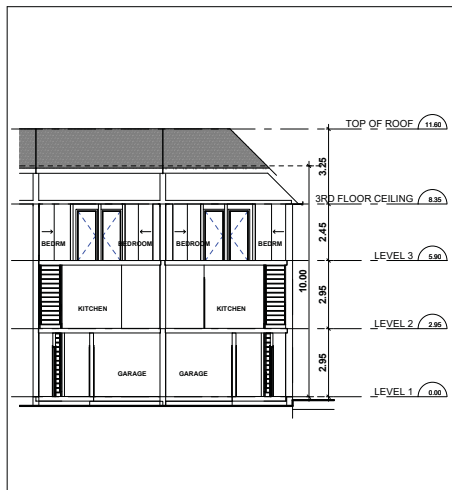
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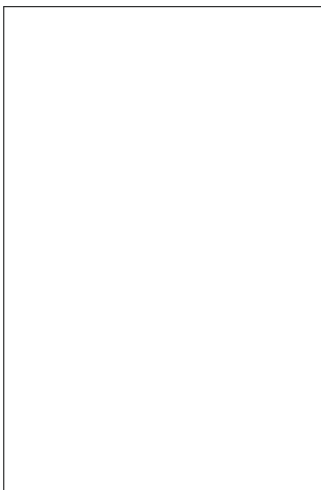
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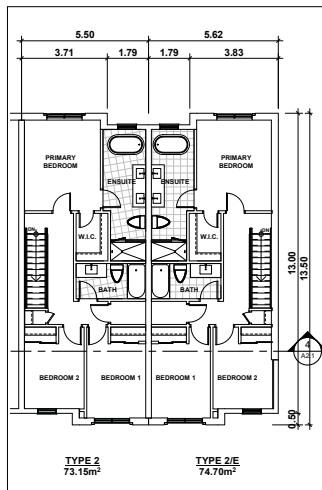
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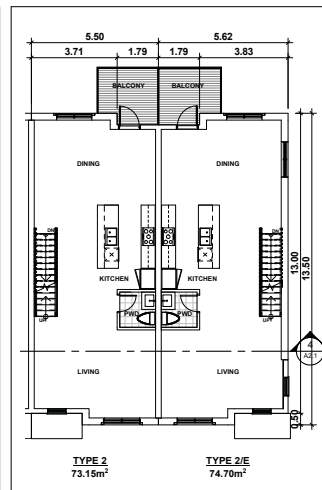
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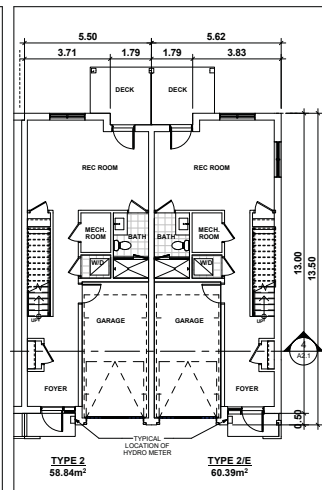
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1 : 100



TYPE 2 - Level 2
1 : 100



TYPE 2 - Level 1
1 : 100



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K. A. (Kushnarevsky) Urban Architects
180 The Avenue, Suite 514
Toronto, ON M5S 1B5

No. Revision: Date:

1. ZBA/SPA Submission November 27, 2023
No. Issued For: Date:

Drawing Title:
Floor Plans & Building Sections - Type 2&3

Client:
200 WELLINGTON HOLDING CORP.

Project:
PROPOSED RESIDENTIAL DEVELOPMENT

7 LACEY COURT, AURORA, ONTARIO

Scale:
1 : 100
Drawn by:
L.A.
Checked by:
S.K.
Project No.:
23-006
Date:
November 27, 2023
Drawing No.:

A2.1

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KU A
KUSHENBLATT URBAN
ARCHITECTURE
88 The Bower Inn, Suite 514
Toronto, ON M5S 1B1

No.: Revision: Date:
1

1. ZBA/SPA Submission November 27, 2023
No.: Issued For: Date:
Drawing Title:

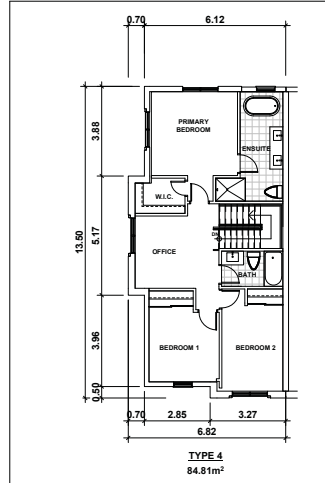
Floor Plans & Building
Sections - Type 4&5

Client:
200 WELLINGTON
HOLDING CORP.

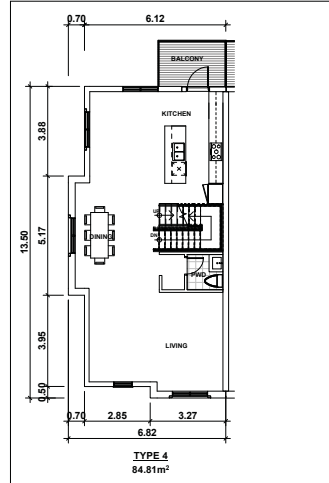
Project:
PROPOSED RESIDENTIAL
DEVELOPMENT

7 LACEY COURT, AURORA, ONTARIO

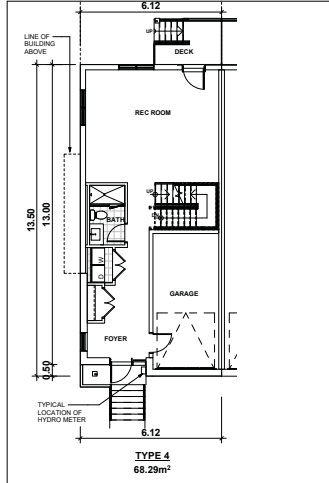
Scale:
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Drawn by:
L.A.
Checked by:
S.K.
Project:
23-006
Date:
November 27, 2023
Drawing No.:
A2.2



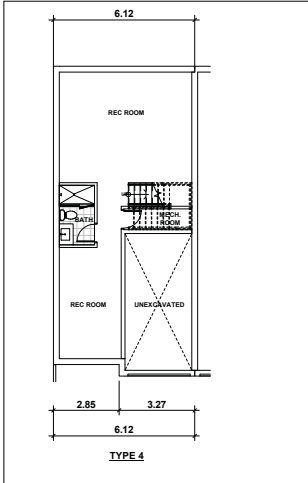
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A2.2



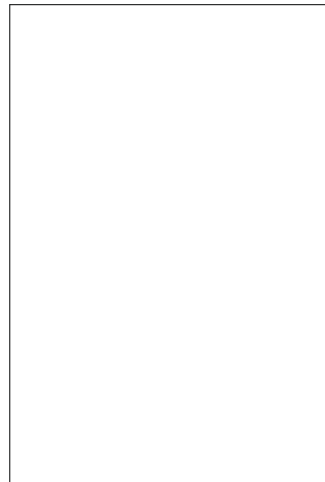
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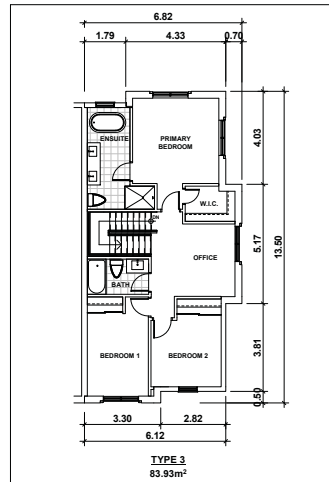
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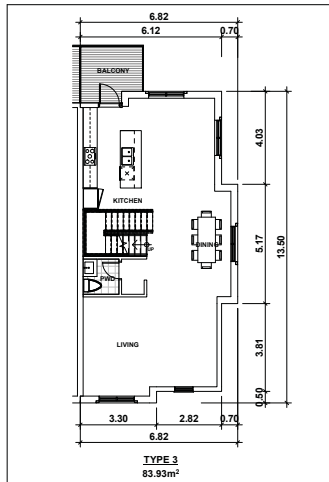
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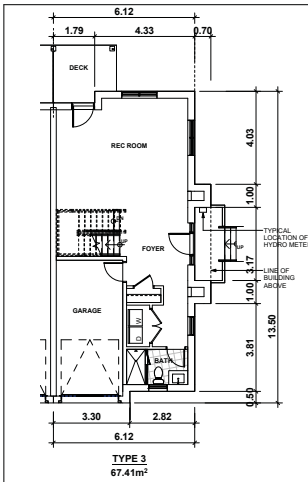
TYPE 4 - Level 3
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3
A2.2



TYPE 4 - Level 2
1 : 100
2
A2.2



TYPE 4 - Level 1
1 : 100
1
A2.2



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No.: Revision: Date:

1. ZBA/SPA Submission November 27, 2023

No.: Issued For: Date:

Drawing Title:

Floor Plans & Building Sections - Type 6

Client:

200 WELLINGTON HOLDING CORP.

Project:

PROPOSED RESIDENTIAL DEVELOPMENT

7 LACEY COURT, AURORA, ONTARIO

Scale:

1 : 100

Drawn by:

L.A.

Checked by:

S.K.

Project:

23-006

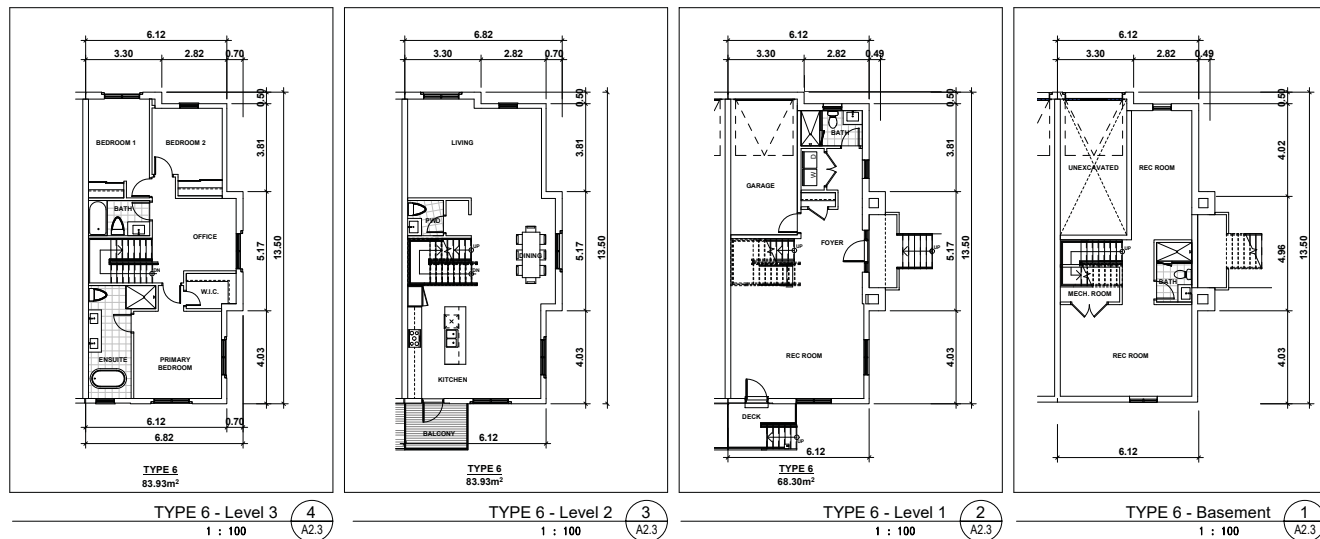
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Date:

November 27, 2023

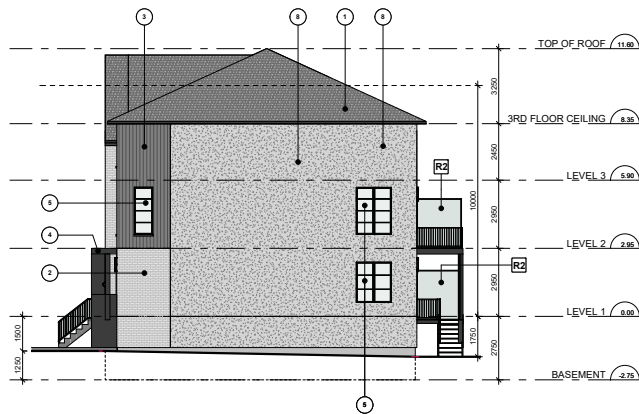
Drawing No.:

A2.3



- R1** **RAILING**
PICKET RAILING SYSTEM
- R2** **BALCONY DIVIDER**
GLASS : OPAQUE
FRAMES COLOUR: CHARCOAL GREY

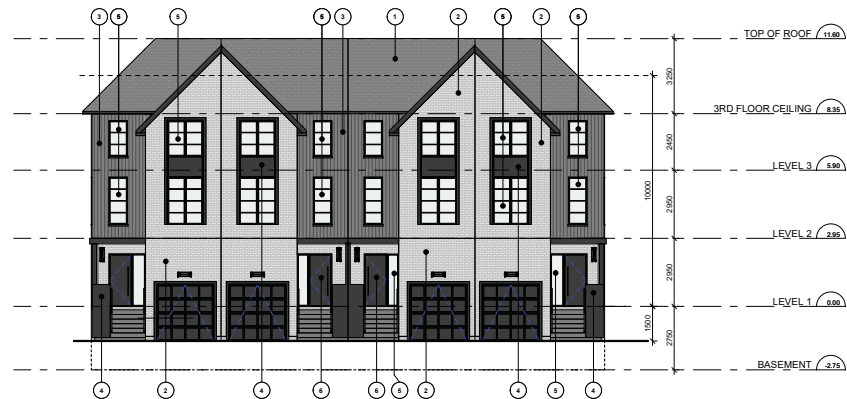
- 1 **SHINGLED ROOF**
COLOUR: CHARCOAL GREY
- 2 **BRICK VENEER**
COLOUR: XXXX
- 3 **METAL SIDING SYSTEM**
COLOUR: CHARCOAL GREY
- 4 **PREFIN. METAL PANELS SYSTEM**
COLOUR: CHARCOAL GREY
- 5 **VINYL WINDOWS**
FRAME COLOUR: CHARCOAL GREY
GLAZING COLOUR:
- 6 **VINYL DOORS**
FRAME COLOUR: CHARCOAL GREY
GLAZING COLOUR:
- 7 **UNIT NUMBER**
- 8 **EXTERIOR INSULATION FINISH SYSTEM**



East Elevation - Blocks 6

1 : 100

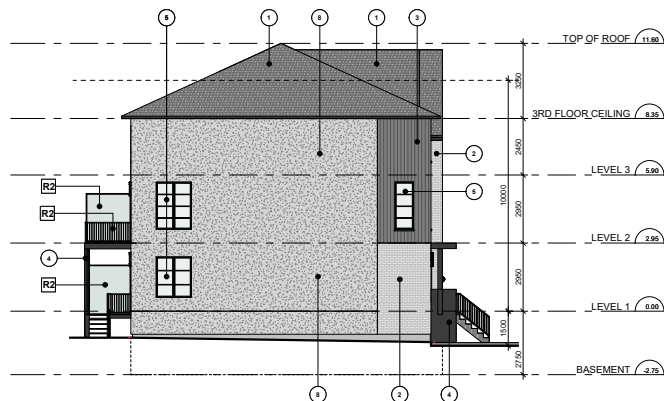
3
A3.1



North Elevation - Block 6

1 : 100

1
A3.1



West Elevation - Block 6

1 : 100

4
A3.1



South Elevation - Block 6

1 : 100

2
A3.1

Date: _____

ONTARIO ASSOCIATION
OF
ARCHITECTS

STEVEN KOPPELMAN
LICENCE
2002

SEAL MUST BE DATED BY YEAR

K
U
A

KRISHENBLATT URBAN
ARCHITECTURE
28 De Meuse Dr. Suite 516
Toronto, ON M3J 3H1

No.: _____ Revision: _____ Date: _____

1.	ZBA/SPA Submission	November 27, 2023
No.:	Issued For:	Date:

Drawing Title:

Elevations - Block 6

Client:
200 WELLINGTON
HOLDING CORP.

Project:
**PROPOSED REISIDENTIAL
DEVELOPMENT**

7 LACEY COURT, AURORA, ONTARIO

Scale: 1 : 100

Drawn by:

L.A. _____
Checked by:

S.K.

23-006 Project No.:

Date: November 07, 2000

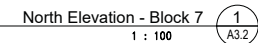
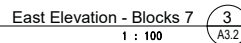
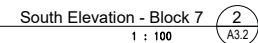
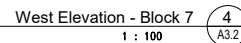
Drawing No.:

A9.1

A3.1

- R1** **RAILING**
PICKET RAILING SYSTEM
- R2** **BALCONY DIVIDER**
GLASS : OPAQUE
FRAMES COLOUR: CHARCOAL GREY

- 1 **SHINGLED ROOF**
COLOUR: CHARCOAL GREY
- 2 **BRICK VENEER**
COLOUR: XXXX
- 3 **METAL SIDING SYSTEM**
COLOUR: CHARCOAL GREY
- 4 **PREFIN. METAL PANELS SYSTEM**
COLOUR: CHARCOAL GREY
- 5 **VINYL WINDOWS**
FRAME COLOUR: CHARCOAL GREY
GLAZING COLOUR:
- 6 **VINYL DOORS**
FRAME COLOUR: CHARCOAL GREY
GLAZING COLOUR:
- 7 **UNIT NUMBER**
- 8 **EXTERIOR INSULATION FINISH SYSTEM**



K
U
A
KIRSHENBLATT URBAN
ARCHITECTURE
28 De Meuse Dr. Suite 518
Toronto, ON M3J 5H1

No.: _____ Revision: _____ Date: _____

Drawing Title:

A3.2

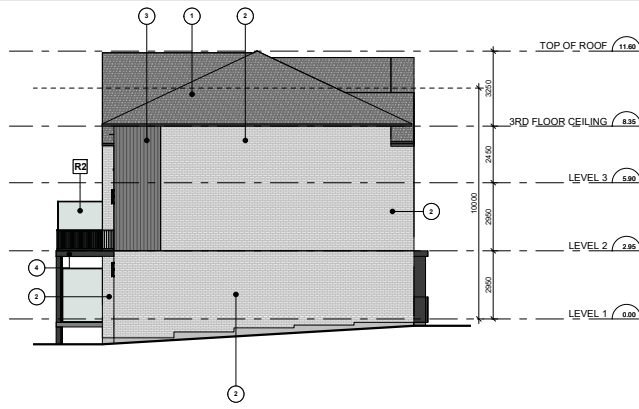
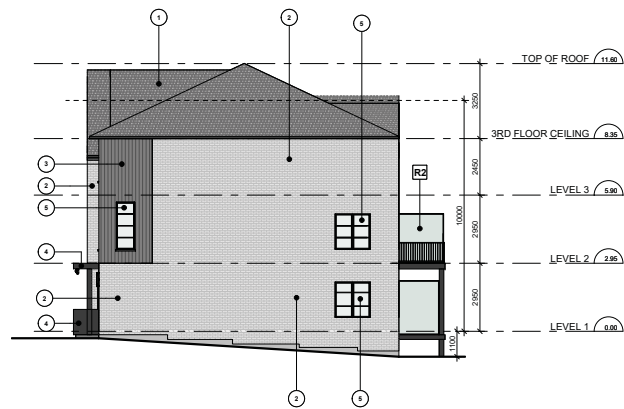
EXTERIOR RAILING LEGEND

- R1** RAILING
POCKET RAILING SYSTEM
- R2** BALCONY DIVIDER
GLASS: OPAQUE
FRAMES COLOUR: CHARCOAL GREY

EXTERIOR FINISH LEGEND

21-001 - 200 WELLINGTON STREET WEST

- 1** SHINGLED ROOF
COLOUR: CHARCOAL GREY
- 2** BRICK VENEER
COLOUR: XXX
- 3** METAL SIDING SYSTEM
COLOUR: CHARCOAL GREY
- 4** PREFIN METAL PANELS SYSTEM
COLOUR: CHARCOAL GREY
- 5** VINYL WINDOWS
FRAME COLOUR: CHARCOAL GREY
GLAZING COLOUR
- 6** VINYL DOORS
FRAME COLOUR: CHARCOAL GREY
GLAZING COLOUR
- 7** UNIT NUMBER
- 8** EXTERIOR INSULATION FINISH SYSTEM



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Date:

Ontario Association of Architects

KU A

KUSHENBLATT URBAN ARCHITECTURE
88 The Beaches Inn, Suite 518
Toronto, ON M8S 3B1

No.: Revision: Date:

1

1. ZBA/SPA Submission November 27, 2023

No.: Issued For: Date:

Drawing Title:

Elevations - Block 8

Client:

200 WELLINGTON HOLDING CORP.

Project:

PROPOSED RESIDENTIAL DEVELOPMENT

7 LACEY COURT, AURORA, ONTARIO

Scale:

1 : 100

Drawn by:

L.A.

Checked by:

S.K.

Project:

23-006

Date:

November 27, 2023

Drawing No.:

1
A3.3

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Print Date: 2023-11-28 12:23:15 PM

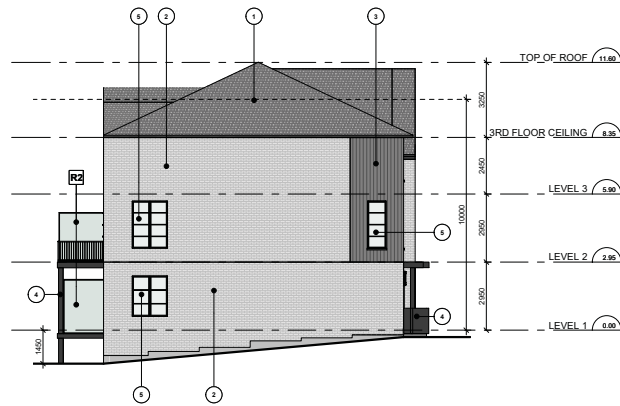
EXTERIOR RAILING LEGEND

- R1** RAILING
PINET RAILING SYSTEM
- R2** BALCONY DIVIDER
GLASS: OPAQUE
FRAMES COLOUR: CHARCOAL GREY

EXTERIOR FINISH LEGEND

21-001 - 200 WELLINGTON STREET WEST

- 1** SHINGLED ROOF
COLOUR: CHARCOAL GREY
- 2** BRICK VENEER
COLOUR: XXX
- 3** METAL SIDING SYSTEM
COLOUR: CHARCOAL GREY
- 4** PREFIN METAL PANELS SYSTEM
COLOUR: CHARCOAL GREY
- 5** VINYL WINDOWS
FRAME COLOUR: CHARCOAL GREY
GLAZING COLOUR:
- 6** VINYL DOORS
FRAME COLOUR: CHARCOAL GREY
GLAZING COLOUR:
- 7** UNIT NUMBER
- 8** EXTERIOR INSULATION FINISH SYSTEM



East Elevation - Block 9 **1**
1 : 100 A3.4



North Elevation - Block 9 **3**
1 : 100 A3.4



West Elevation - Block 9 **4**
1 : 100 A3.4



South Elevation - Block 9 **2**
1 : 100 A3.4

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88 The Bazaar St., Suite 514
Toronto, ON M5T 1A1

No.: Revision: Date:
I

1. ZBA/SPA Submission November 27, 2023
No.: Issued For: Date:

Elevations - Block 9

Client:
200 WELLINGTON
HOLDING CORP.

Project:
PROPOSED RESIDENTIAL
DEVELOPMENT

7 LACEY COURT, AURORA, ONTARIO

Scale:
1 : 100

Drawn by:
L.A.

Checked by:
S.K.

Project:
23-006

Date:
November 27, 2023

Drawing No.:
A3.4

A3.4

File Path: C:\Users\jgum\Documents\23-006-P11 - Wellington Street W Church Street - Urban\SPMA.dwg
Pkg Date: 2023-11-28 12:33:24 PM

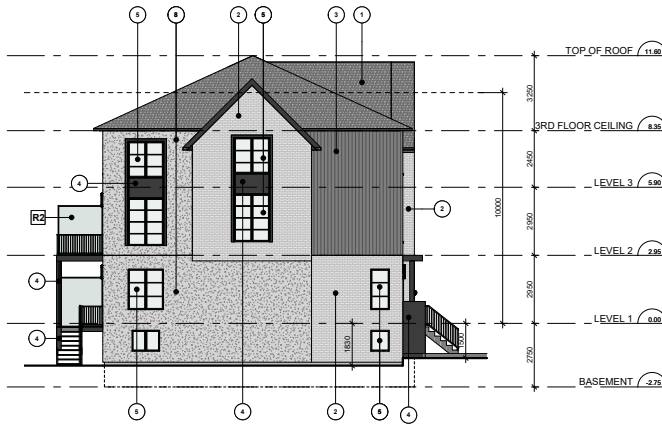
EXTERIOR RAILING LEGEND

- R1 RAILING
POINT RAILING SYSTEM
- R2 BALCONY DIVIDER
GLASS - OPAQUE
FRAMES COLOUR: CHARCOAL GREY

EXTERIOR FINISH LEGEND

21-001 - 200 WELLINGTON STREET WEST

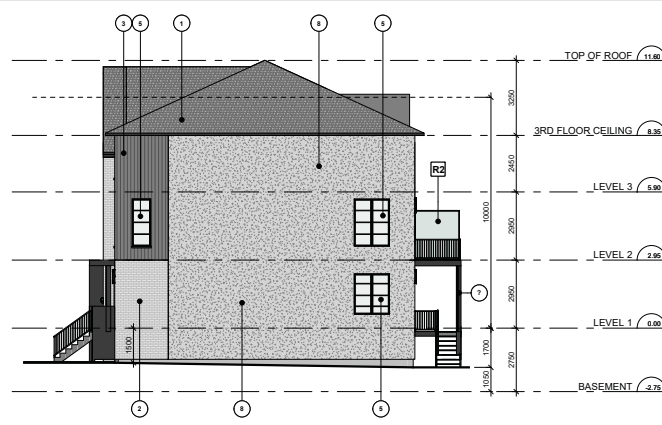
- 1 SHINGLED ROOF
COLOUR: CHARCOAL GREY
- 2 BRICK VENEER
COLOUR: XXX
- 3 METAL SIDING SYSTEM
COLOUR: CHARCOAL GREY
- 4 PREFIN METAL PANELS SYSTEM
COLOUR: CHARCOAL GREY
- 5 VINYL WINDOWS
FRAME COLOUR: CHARCOAL GREY
GLAZING COLOUR:
- 6 VINYL DOORS
FRAME COLOUR: CHARCOAL GREY
GLAZING COLOUR:
- 7 UNIT NUMBER
- 8 EXTERIOR INSULATION FINISH SYSTEM



North Elevation - Block 10
1 : 100



East Elevation - Block 10
1 : 100



South Elevation - Block 10
1 : 100



West Elevation - Block 10
1 : 100

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On the scale the drawings
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KUA
KUSHENBLATT URBAN
ARCHITECTS
88 The Annex St., Suite 514
Toronto, ON M5S 1A5

No. Revision: Date:

1. ZBA/SPA Submission November 27, 2023
No. Issued For: Date:

Drawing Title:

Elevations - Block 10

Client:
200 WELLINGTON
HOLDING CORP.

Project:
PROPOSED RESIDENTIAL
DEVELOPMENT

7 LACEY COURT, AURORA, ONTARIO

Scale:
1 : 100

Drawn by:
L.A.

Checked by:
S.K.

Project:
23-006

Date:
November 27, 2023

Drawing No.:

A3.5

File Path: C:\Users\jgym\Documents\23-006-P11 - Wellington Street W Church_RVT2119_Layout3.dwg
Rev Date: 2023-11-25 12:33:28
P11

EXTERIOR RAILING LEGEND

- R1 RAILING
PINET RAILING SYSTEM
- R2 BALCONY DIVIDER
GLASS: OPAQUE
FRAMES COLOUR: CHARCOAL GREY

EXTERIOR FINISH LEGEND

21-001 - 200 WELLINGTON STREET WEST

- 1 SHINGLED ROOF
COLOUR: CHARCOAL GREY
- 2 BRICK VENEER
COLOUR: XXX
- 3 METAL SIDING SYSTEM
COLOUR: CHARCOAL GREY
- 4 PREFIN METAL PANELS SYSTEM
COLOUR: CHARCOAL GREY
- 5 VINYL WINDOWS
FRAME COLOUR: CHARCOAL GREY
GLAZING COLOUR:
- 6 VINYL DOORS
FRAME COLOUR: CHARCOAL GREY
GLAZING COLOUR:
- 7 UNIT NUMBER
- 8 EXTERIOR INSULATION FINISH SYSTEM

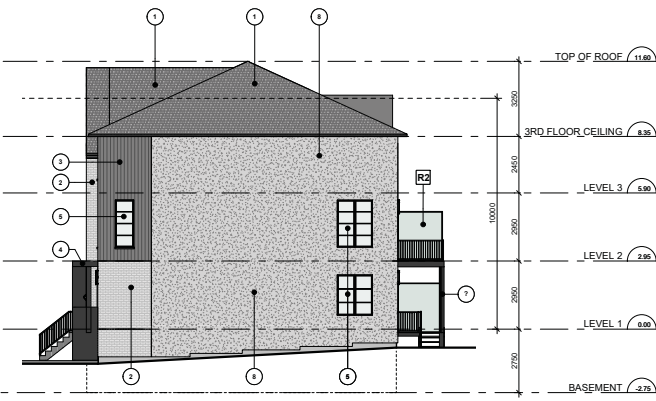
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K U A
KUSHENBLATT URBAN
ARCHITECTURE
88 The Bazaar St. Suite 514
Toronto, ON M5T 1A1

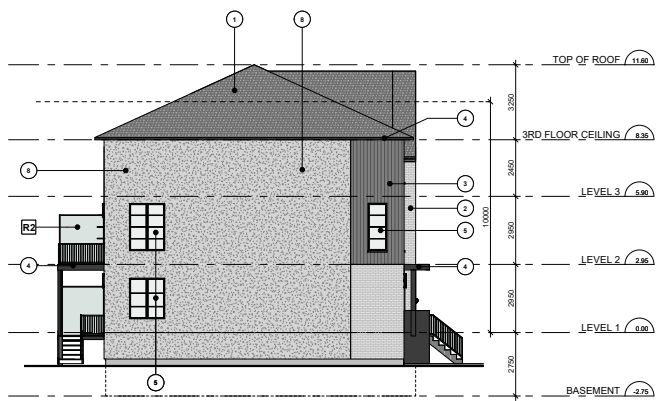
No. Revision: Date:
I



South Elevation - Block 11 4
1 : 100 A3.6



West Elevation - Block 11 2
1 : 100 A3.6



North Elevation - Blocks 11 3
1 : 100 A3.6



East Elevation - Blocks 11 1
1 : 100 A3.6

1.	ZBA/SPA Submission	November 27, 2023
No.	Issued For:	Date:

Drawing Title:

Elevations - Block 11

Client:
200 WELLINGTON
HOLDING CORP.

Project:
PROPOSED RESIDENTIAL
DEVELOPMENT

7 LACEY COURT, AURORA, ONTARIO

Scale:

1 : 100

Drawn by:

L.A.

Checked by:

S.K.

Project:

23-006

Date:

November 27, 2023

Drawing No.:

1

A3.6

File Path: C:\Users\jagm\Documents\23-006-P11 - Wellington Street W Church Street - UrbanSPAs.dwg
Plot Date: 2023-11-28 12:23:36
Plot By: jagm



PROPOSED RESIDENTIAL DEVELOPMENT
7 LACEY COURT, AURORA, ONTARIO

DRAWING LIST					
Sheet Number	Sheet Name	Issued Nov. 27, 2023	Issued Nov. 27, 2023	Issued Nov. 27, 2023	Issued Nov. 27, 2023
11 REZONING CHURCH					
A2.1	Cover Sheet				
A1.1	Context Plan, Site Statistics and Schedule of Use				
A1.2	Site Plan Phase 1A				
A2.2	Elevations - Block 7				
A2.3	Elevations - Block 11				
A2.4	Floor Plans - Building Sections - Type 243				
A2.5	Elevations - Block 8				
A2.6	Floor Plans - Building Sections - Type 485				
A1.3	Site Plan Phase 2				
A2.7	Elevations - Block 6				
A2.8	Elevations - Block 9				
A2.9	Elevations - Block 10				
A2.10	Floor Plans - Building Sections - Type 9				

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Date:

ONTARIO ASSOCIATION OF ARCHITECTS

REVISED JUNE 2019

REAL, NOT BE BOUND TO BE BOUND

KUA

KUSHENBLATT URBAN ARCHITECTURE

88 The Bazaar St., Suite 514 Toronto, ON M5T 1A1

No.: Revision: Date:

I

1. ZBA/SPA Submission November 27, 2023

No.: Issued For: Date:

Drawing Title:

Cover Sheet

Client:

200 WELLINGTON HOLDING CORP.

Project:

PROPOSED REISIDENTIAL DEVELOPMENT

7 LACEY COURT, AURORA, ONTARIO

Scale:

Drawn by: L.A.

Checked by: S.K.

Project No.: 23-006

Date: November 27, 2023

Drawing No.: **A.0**

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File Name: 23-006-11-23 12 23 28
File Date: 2023-11-23 12 23 28 PM