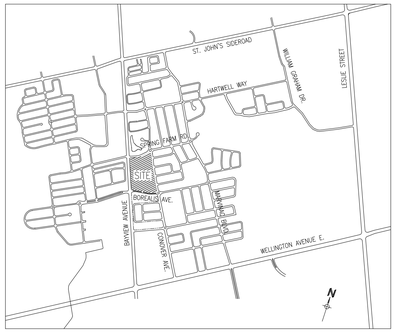
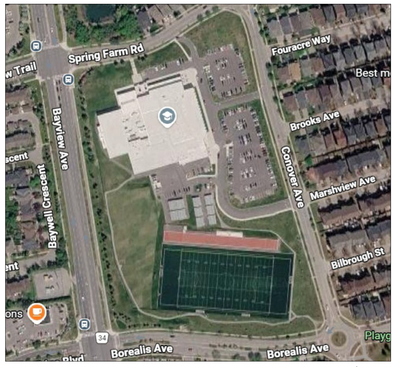


3 KEY PLAN

NTS



4 CONTEXT PLAN

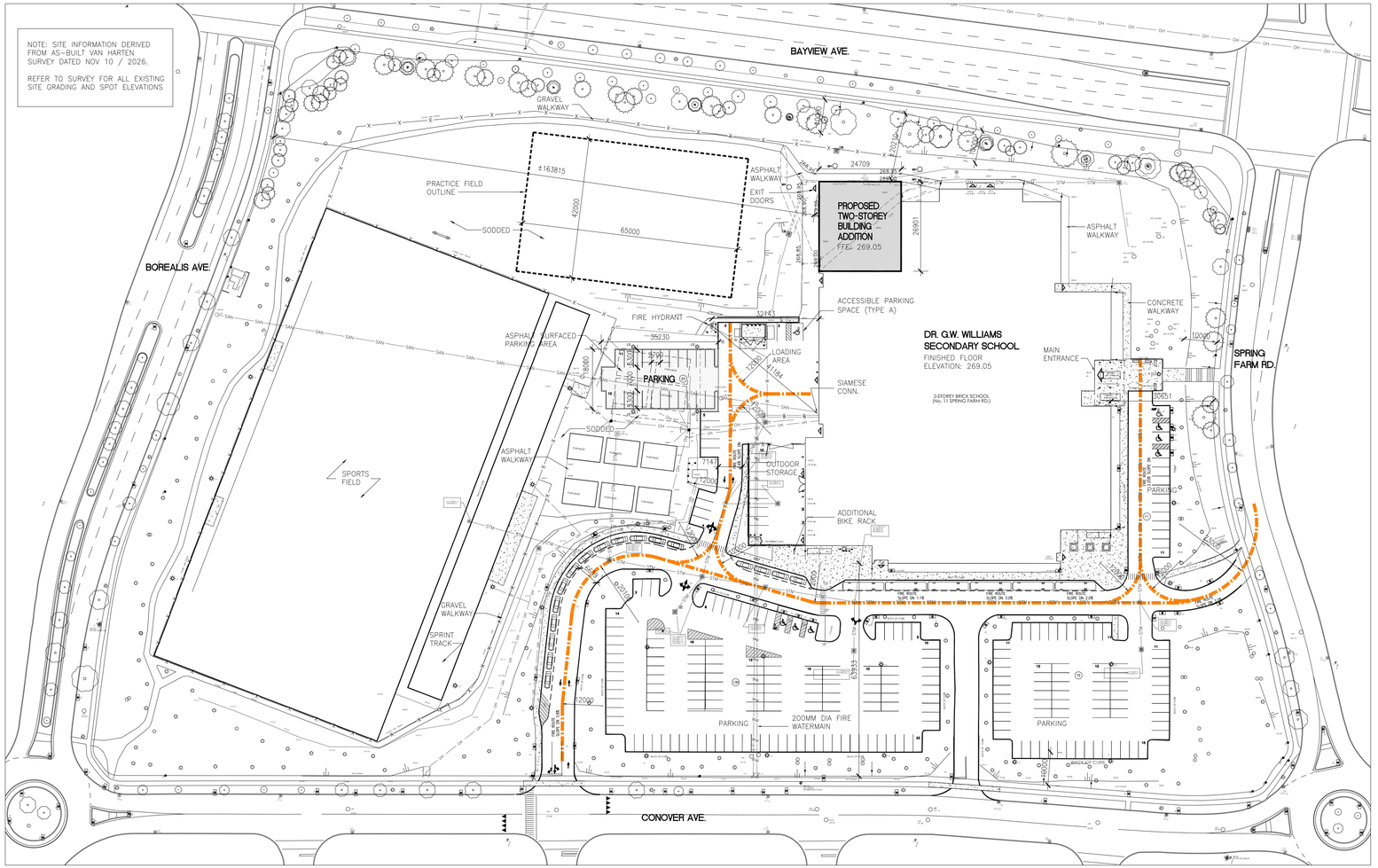
NTS

LEGEND:

B/C	BOTTOM OF CURB		
T/C	TOP OF CURB		
C.L.F.	CHAIN LINK FENCE		
LIGHT STANDARD	LS	FIRE HYDRANT	FH
HYDRO POLE	HP	WATER VALVE	WV
GUY WIRE	GW	CATCHBASIN	CB
HYDRO VAULT	VAULT	MANHOLE	MH
GATE		BOLLARD	B
SIGN	SN	GAS METER	GM
EXISTING ELEVATION	×206.55		
FENCELINE	—X—X—X—X—X—X—		
OVERHEAD HYDRO	—OH—OH—OH—OH—		
SANITARY SEWER	—SAN—SAN—SAN—		
STORM SEWER	—STM—STM—STM—		
TOP OF BANK			

NOTE: SITE INFORMATION DERIVED FROM AS-BUILT VAN HARTEN SURVEY DATED NOV 10 / 2026.

REFER TO SURVEY FOR ALL EXISTING SITE GRADING AND SPOT ELEVATIONS



1 A101 SITE PLAN

1:750

	BY-LAW REQUIREMENT	EXISTING / PROPOSED
OFFICIAL PLAN DESIGNATION	N/A	SECONDARY SCHOOL
ZONING		INSTITUTIONAL EXCEPTION 294 (I-294)
SITE AREA		6.5271 ha (16.13 acres)

GROSS FLOOR AREA		EXISTING	PROPOSED	TOTAL
GROUND FLOOR	N/A	9237.2 sq.m (INCLUDES 10 PORTABLES)	ADDITION: 659.7 sq.m DEMOLISHED PORTABLES: 4 X 72.4 sq.m = 289.6 sq.m TOTAL = 370.1 sq.m	9607.3 sq.m
2ND FLOOR	N/A	4448.5 sq.m	664.7 sq.m	5113.2 sq.m
TOTAL		13685.7 sq.m	1034.8 sq.m	14720.5 sq.m

LOT COVERAGE	35% MAX	9237.2 sq.m (14.15%)	1034.8 sq.m (1.59%)	10272.0 sq.m (15.74%)
BUILDING CLASSIFICATION (EXISTING)	ASSEMBLY BUILDING DIVISION 2, UP TO 6 STOREYS ANY AREA SPRINKLERED (OBC 2012 - 3.2.2.24)			

2 A101 SITE STATISTICS

	BY-LAW REQUIREMENT	EXISTING	PROPOSED	TOTAL
FLOOR SPACE INDEX	N/A	0.21	0.02	0.23
LANDSCAPE OPEN SPACE	10% MIN	38555.8 sq.m (59.1%)	REDUCE BY 370.1 sq.m	38185.7 sq.m (58.5%)
PAVED AREA	N/A	17219.1 sq.m (26.38%)	INCREASE BY 54.1 sq.m	17273.2 sq.m (26.46%)
PARKING SPACES	4 STANDARD PARKING SPACES PER CLASSROOM ACCESSIBLE: 2 + 2% OF TOTAL SPACES 58 LOADED CLASSROOMS + 6 PORTABLES = 64 LOADED CLASSROOMS 64 X 4 = 256 PARKING SPACES REQUIRED 2 + 2% OF 256 = 8 ACCESSIBLE PARKING SPACES REQUIRED	242 STANDARD + 7 ACCESSIBLE	14 STANDARD + 1 ACCESSIBLE	256 STANDARD + 8 ACCESSIBLE
BICYCLE PARKING SPACES	SECONDARY SCHOOL: 0.5 SPACES PER CLASSROOM 64 LOADED CLASSROOMS X 0.5 = 32 SPACES REQUIRED	30 SPACES (6 BIKE RACKS)	5 SPACES (1 BIKE RACK)	35 SPACES (7 BIKE RACKS)
DROP OFF QUEU	N/A	17 STANDARD SPACES		
SCHOOL BUSES	N/A	+-6		

SETBACKS

FRONT YARD	10m	30.7m	NO CHANGE TO EXISTING	30.7m
WEST SIDE YARD	10m	14.7m	20.21m AT ADDITION	14.7m AT EXISTING
EAST SIDE YARD	10m	+-63.9m	NO CHANGE TO EXISTING	+-63.9m
REAR YARD	15m	+-168.7m (EXISTING MAIN BUILDING)	+-163.8m (SOUTH FACADE OF ADDITION ALIGNS WITH EXISTING MAIN BUILDING)	+-163.8m
BUILDING HEIGHT	15m	8.9m	8.9m (PARAPET HEIGHT TO MATCH EXISTING)	8.9m
LANDSCAPE BUFFER REQUIREMENTS	3m MIN AT FRONT YARD	3m MIN AT FRONT YARD	3m MIN AT FRONT YARD	3m MIN AT FRONT YARD

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FIRE ROUTE

EXISTING PARKING COUNT:
REGULAR: 242
ACCESSIBLE: 7

TOTAL: 249

NOTE: 2 SPOTS CURRENTLY OCCUPIED BY CONC. STORAGE (NOT INCLUDED IN 249 COUNT)

NEW PARKING SPACES REQUIRED:
14 SPACES + 1 B/F ACCESSIBLE SPACE

PARKING SPACE DIMENSION: 2.7m X 5.3m
B/F ACCESSIBLE DIMENSION (TYPE A): 3.65M X 5.3M

1	NOV 20 2026	ISSUED FOR SPA

Revisions, Issues

Project:
ADDITION & RENOVATIONS

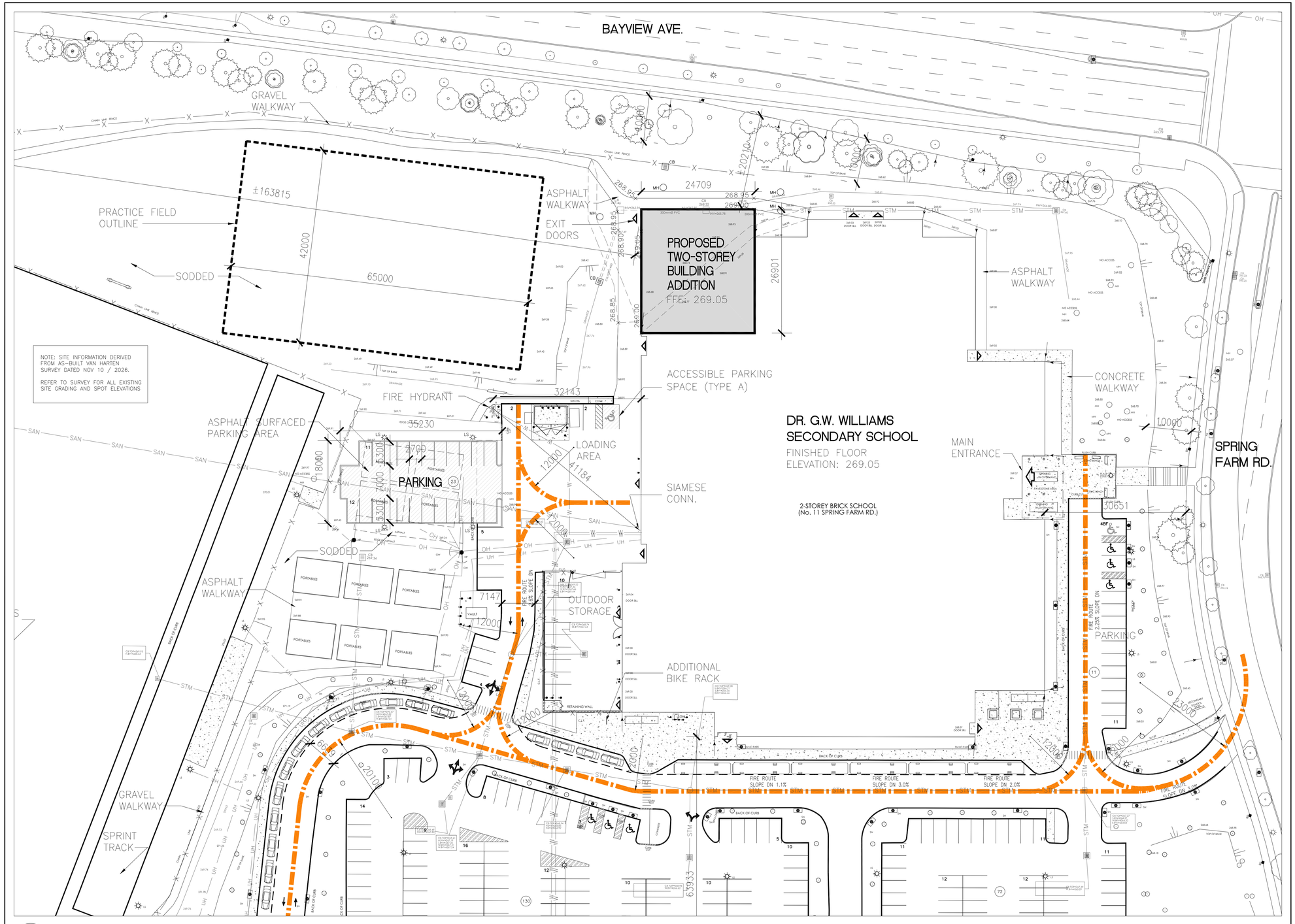
DR. G.W. WILLIAMS SS
11 SPRING FARM ROAD
AURORA, ON L4G 7M5

Title:
SITE PLAN

Scale:	Date:	Drawing:
As Noted	OCT 05 2026	A101
Project: 26-40	Drawn By:	

DATE PLOTTED: NOV 24 2026

• PLOT SCALE 1:1 AT 24"x36" SHEET SIZE. READ DRAWING ACCORDINGLY.
• PLOT SCALE 1:2 AT 11"x17" SHEET SIZE. READ DRAWING ACCORDINGLY.



1 A101A SITE PLAN ENLARGEMENT
1:400

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B/F ACCESSIBLE DIMENSION (TYPE A): 3.65M X 5.3M

1	NOV 20 2026	ISSUED FOR SPA

Revisions, Issues

Project:
ADDITION & RENOVATIONS

DR. G.W. WILLIAMS SS
11 SPRING FARM ROAD
AURORA, ON L4G 7M5

Title:
SITE PLAN ENLARGEMENT

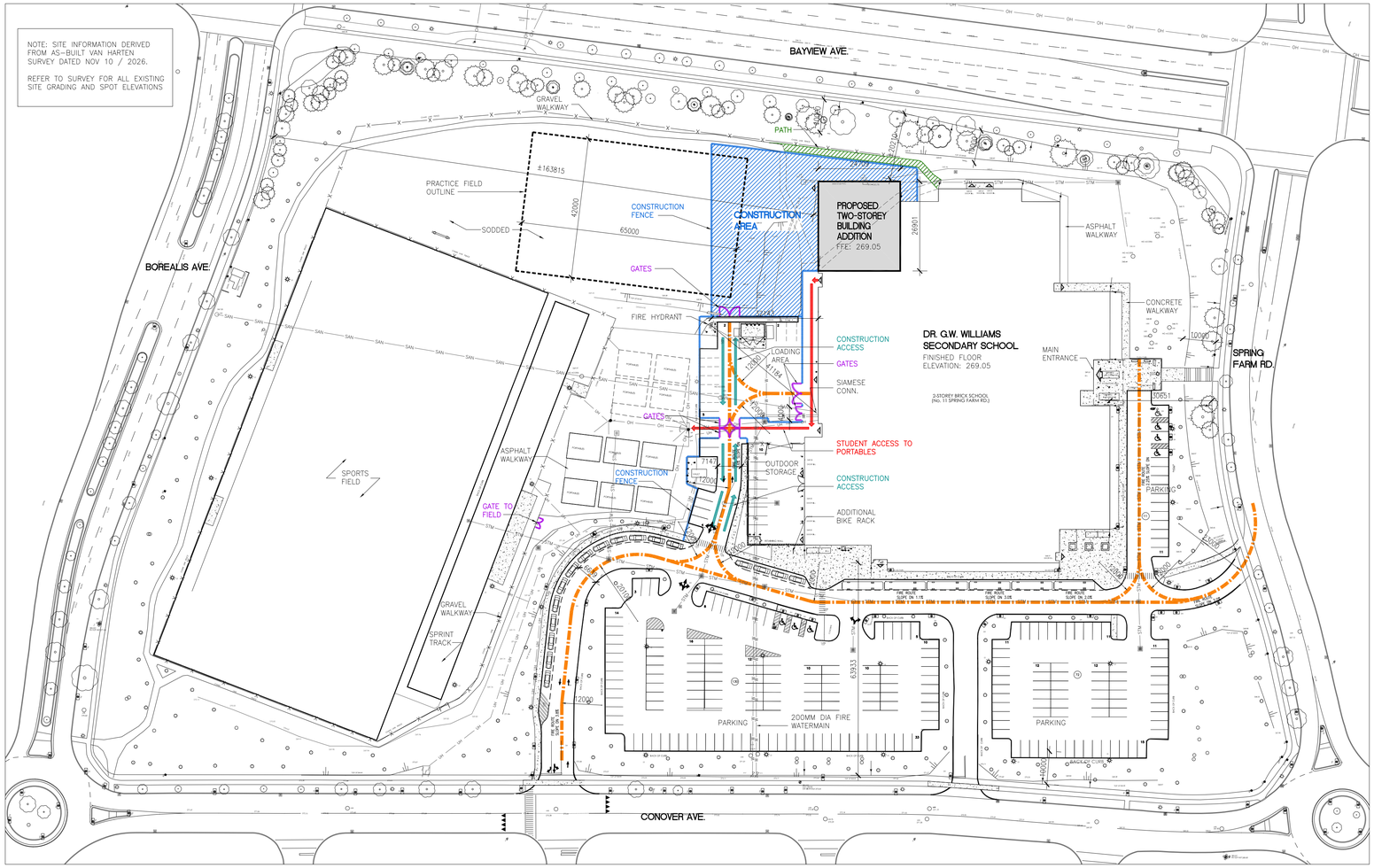
Scale:	Date:	Drawing:
As Noted	NOV 24 2026	A101A
Project: 26-40	Drawn By:	

DATE PLOTTED: NOV 24 2026

• PLOT SCALE: 1:1 AT 12"x36" SHEET SIZE. READ DRAWING ACCORDINGLY.
• PLOT SCALE: 1:2 AT 11"x17" SHEET SIZE. READ DRAWING ACCORDINGLY.

NOTE: SITE INFORMATION DERIVED FROM AS-BUILT VAN HARTEN SURVEY DATED NOV 10 / 2026.

REFER TO SURVEY FOR ALL EXISTING SITE GRADING AND SPOT ELEVATIONS



1 A102 CONSTRUCTION MANAGEMENT SITE PLAN

1:750

LEGEND:

B/C	BOTTOM OF CURB
T/C	TOP OF CURB
C.L.F.	CHAIN LINK FENCE
LIGHT STANDARD	LS
HYDRO POLE	HP
GUY WIRE	GW
HYDRO VAULT	VAULT
GATE	
SIGN	SN
FIRE HYDRANT	FH
WATER VALVE	WV
CATCHBASIN	CB
MANHOLE	MH
BOLLARD	B
GAS METER	GM
EXISTING ELEVATION	×206.55
FENCELINE	X X X X X X
OVERHEAD HYDRO	OH OH OH OH
SANITARY SEWER	SAN SAN SAN
STORM SEWER	STM STM STM
TOP OF BANK	

NOTES:

1. DURING SCHOOL OPERATION, THE DRIVEWAYS WILL BE FENCED, WITH GATES FOR STUDENT ACCESS BETWEEN EXISTING PORTABLES AND SCHOOL BUILDING. FULL TIME SUPERVISION WILL BE REQUIRED TO OPEN AND CLOSE GATES.
2. CONSTRUCTION VEHICLES WILL BE ONLY PERMITTED ON THE PROPERTY AT DESIGNATED TIMES BEFORE AND AFTER SCHOOL HOURS; ALL CONSTRUCTION VEHICLES WILL BE ESCORTED ON SITE BY CONSTRUCTION PERSONNEL (FLAG PERSON/GUARD).
3. THE FIRE ROUTE MUST BE UNOBSTRUCTED AT ALL TIMES (DURING AND OUTSIDE CONSTRUCTION HOURS).
4. THE FIRE ROUTE SHALL BE MAINTAINED IN GOOD REPAIR (FOR EXAMPLE, DAMAGES CAUSED BY CONSTRUCTION ACTIVITIES.)
5. THE FIRE ROUTE SHALL BE MAINTAINED CLEAR OF DEBRIS (FROM CONSTRUCTION AND VEHICLE ACTIVITY) THAT MAY CAUSE DAMAGE TO FIRE DEPARTMENT AND OTHER VEHICLES.
6. NO MATERIALS, EQUIPMENT, VEHICLES, ETC. MAY BE STATIONARY IN THE FIRE ROUTE AT ANY TIME. THIS INCLUDES THE AREA DESIGNATED AS A TURN-AROUND (HAMMER HEAD) FOR FIRE TRUCK VEHICLES.
7. OPENINGS IN THE FIRE ROUTE FOR EMERGENCY ACCESS SHALL NOT BE IMPEDED BY SECURED FENCING/GATES AT ANY TIME DURING OR OUTSIDE CONSTRUCTION HOURS (NO LOCKS, TIES, RESTRAINTS, ETC.). THE FENCE/GATE TO THE CONSTRUCTION AREA MAY BE SECURED (TIES, PAD LOCKS, ETC.) PROVIDED SECURING MEASURES ARE READILY REMOVABLE BY FIRE CREWS.
8. GATE OPENINGS ACROSS THE FIRE ROUTE MUST MAINTAIN A 6M WIDTH.
9. A 4M WIDE OPENING SHALL BE PROVIDED IN THE FENCING TO PROVIDE ACCESS TO THE FIRE DEPARTMENT CONNECTIONS. OPENING SHALL PROVIDE DIRECT UNIMPEDED ACCESS TO THE CONNECTIONS FROM A FIRE TRUCK SUCH THAT THERE ARE NO OBSTACLES TO NAVIGATE HOSE LENGTHS AROUND (SUCH AS BUT NOT LIMITED TO FIXED FENCING).
10. FENCING SHALL NOT OBSTRUCT FIRE DEPARTMENT VEHICLES FROM NAVIGATING THE TURN-AROUND AREA.

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FIRE ROUTE

1	NOV 20 2026	ISSUED FOR SPA

Revisions, Issues

Project:
ADDITION & RENOVATIONS

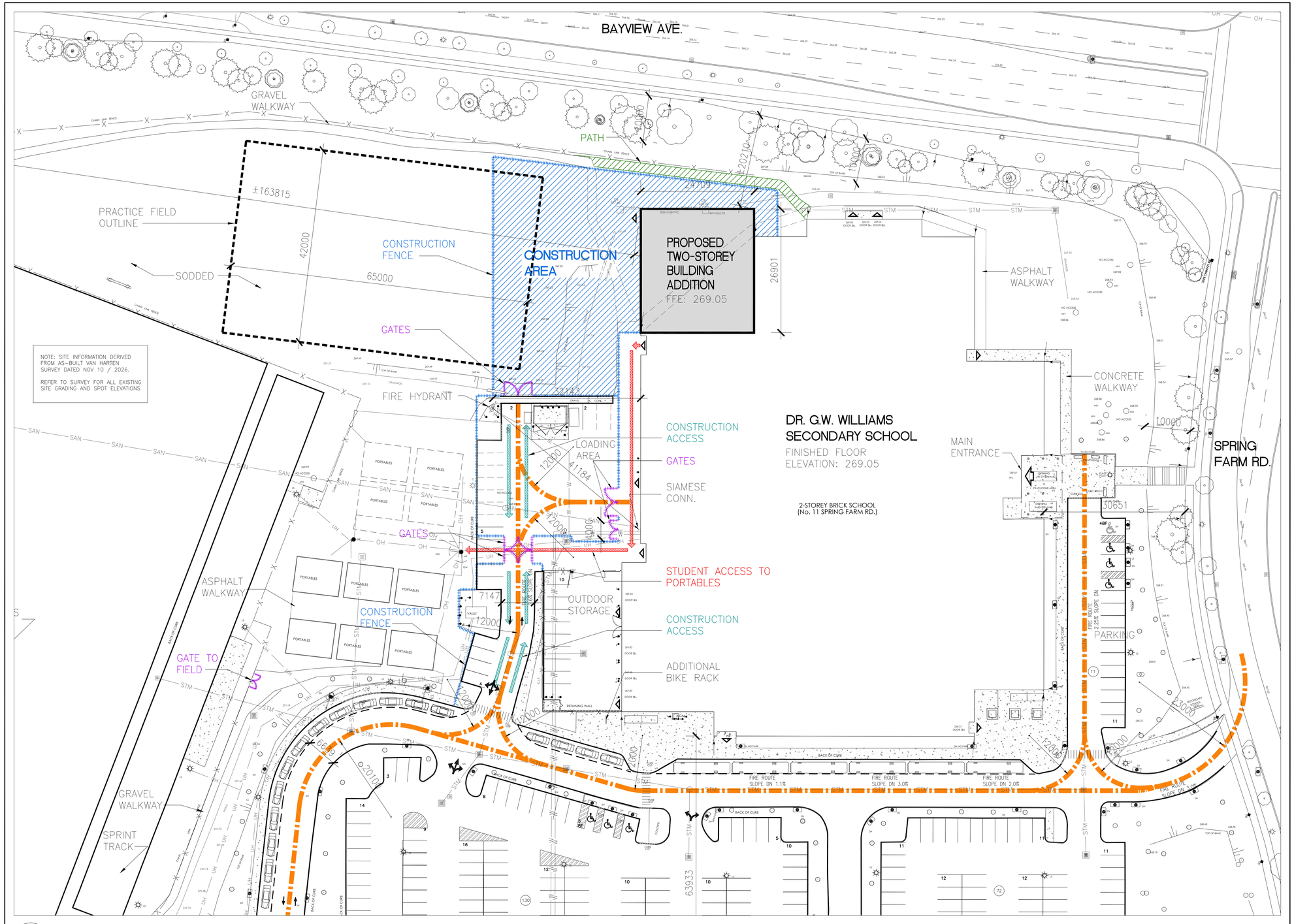
DR. G.W. WILLIAMS SS
11 SPRING FARM ROAD
AURORA, ON L4G 7M5

Title:
CONSTRUCTION MANAGEMENT PLAN

Scale:	Date:	Drawing:
As Noted	OCT 06 2026	A102
Project: 26-40	Drawn By:	

DATE PLOTTED: NOV 23 2026

• PLOT SCALE: 1:1 AT 24"x36" SHEET SIZE. READ DRAWING ACCORDINGLY.
• PLOT SCALE: 1:2 AT 11"x17" SHEET SIZE. READ DRAWING ACCORDINGLY.



1 CONSTRUCTION MANAGEMENT PLAN ENLARGEMENT
A102A 1:400

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FIRE ROUTE

1	NOV 20 2026	ISSUED FOR SPA

Revisions, Issues

Project:
ADDITION & RENOVATIONS

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11 SPRING FARM ROAD
AURORA, ON L4G 7M5

Title:
CONSTRUCTION MANAGEMENT PLAN ENLARGEMENT

Scale:	Date:	Drawing:
As Noted	NOV 24 2026	A102A
Project: 26-40	Drawn By:	

DATE PLOTTED: NOV 24 2026

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