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PROPOSED KEY PLAN
BLOCK 20 - 420 ADDISON HALL CIRCLE -

TOWN OF AURORA
APPROVED

DATE: Dec. 12, 2024

DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES

SITE STATISTICS:

EXISTING ZONING DESIGNATION: E-BP (443)
PROPOSED ZONING DESIGNATION: E-BP (443)

SITE DATA:

LOT AREA: 19132.975 SqM. / 1.913 Ha / 4.727 Ac
LOT FRONTAGE : 96.7 m
BUILDING AREA: 5952 SqM. / 0.595 Ha / 1.4708 AC
FUTURE PROPOSED BUILDING AREA: 30205SqM./0.30 Ha/0.746AC
FUTURE PROPOSED MEZZANINE AREA: 3245sM
COVERAGE PERCENTAGE: 31.1%
FUTURE COVERAGE PERCENTAGE: 15.3%
FUTURE PROPOSED TOTAL LOT COVERAGE PERCENTAGE: 46.4%

BUILDING SETBACKS:

FRONT (WEST)YARD: 5.00 m
REAR (EAST) YARD: 7.500 m
RIGHT SIDE (SOUTH) YARD: 22.90 m
LEFT SIDE (NORTH) YARD: 20.30 m
BLDG. HEIGHT: 10.65m
NUMBER OF STORIES: 1 STOREY WITH POTENTIAL PARTIAL MEZZANINE

FLOOR AREA DESIGNATION:

ADMINISTRATIVE AREA: 192.09 SqM. / unit
INDUSTRIAL AREA: 576.26 SqM. / unit

LANDSCAPE STATS:

LANDSCAPE AREA: FRONT YARD 640 SqM.
REAR YARD 186 SqM.
(N)SIDE YARD 445 SqM.
(S)SIDE YARD 7505qM.
TOTAL LANDSCAPE COVERAGE: 10.05%

ADJACENT PROPERTIES ZONING:

North: E-BP (443)
South: E-BO (443)
East: E-BP (443)

PARKING DATA:

PARKING SPACE: 2.7m x 5.3m – TYPICAL
EXISTING UNIT – 6657 SQ.M
EXTENSION – 3111 SQ.M
TOTAL – 9768 SQ.M

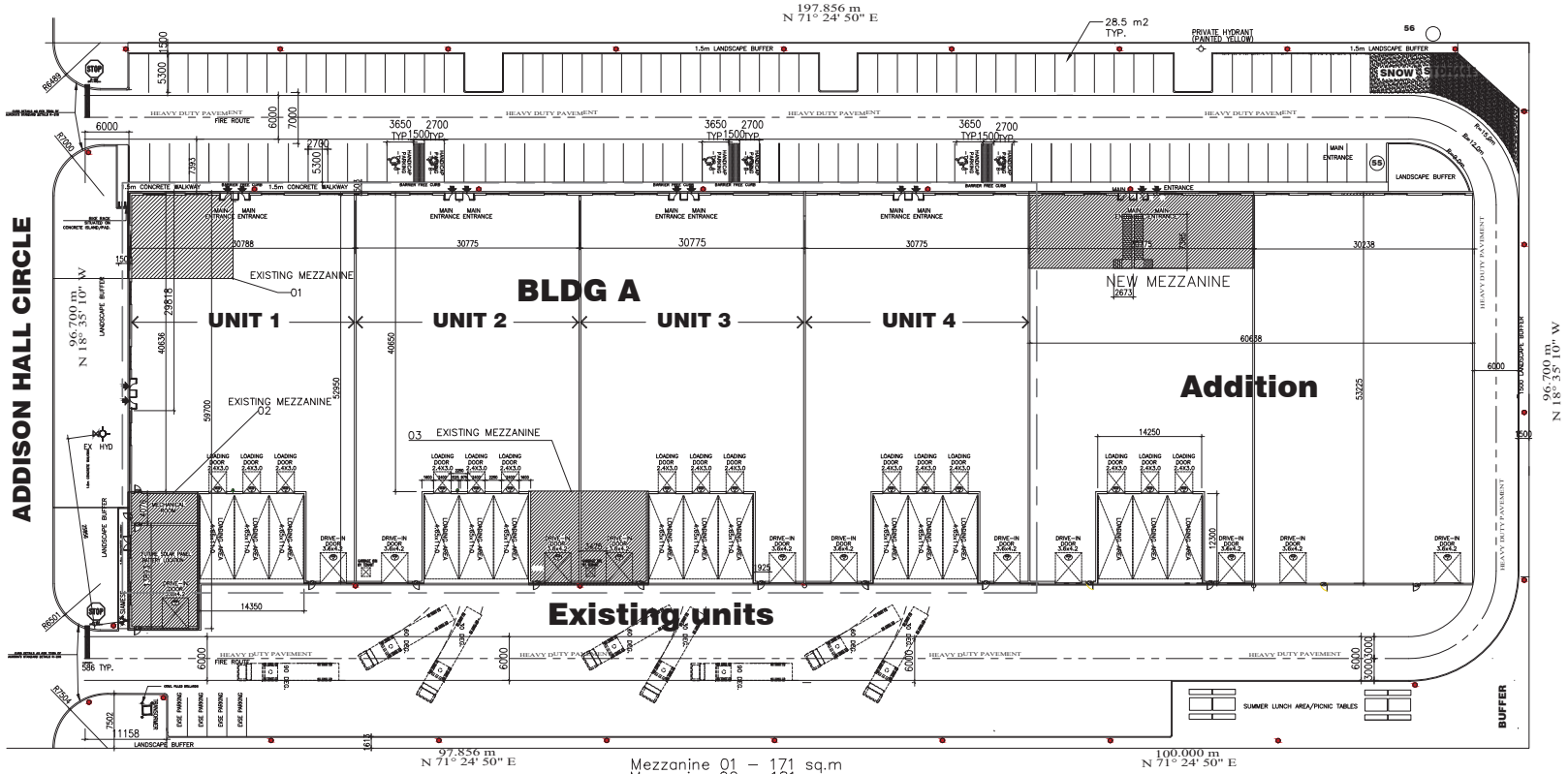
FIRST – 3000SQ.M / 100 X 2 SPACES = 60
SECOND – 3000SQ.M/ 100 X 1 SPACES = 30
REMAINING – 3768SQ.M/100 X 0.5 SPACES = 19
TOTAL REQUIRED = 109 SPACES
TOTAL PROVIDED = 115

BARRIER FREE PARKING SPACE: 3.65m x 5.3m
– 115 spaces x 3% = 4 spaces

BICYCLE PARKING REQUIREMENTS:
– BICYCLE PARKING TO BE PROVIDED AT 2 SPACES + 0.25 SPACES/1000 Sq.M. OF GFA
– (9768 x 0.25)/ 1000 Sq.M. = 1.64+2 = 3.64
= 4 BICYCLE SPACES

LOADING SPACE:
– O/H. LOADING DOOR (2.4m x 3.0m)= 15
– O.H. DRIVE-IN DOOR (3.6m x 4.2m)= 12
TOTAL DOORS = 27

SIGNAGE LEGEND:
● = FIRE ROUTE SIGNAGE AS PER BY-LAW 4574-04.T SPACED AT MAX 23M SPACING.
– SIGNAGE IN LANDSCAPE AREAS TO BE ERECTED ON 2 WOOD POSTS AT A MIN. HEIGHT OF 2m AND MAX OF 2.75m
– SIGNAGE ON BUILDING FACE TO BE INSTALLED AT MIN 2m AND MAX 2.75m TALL.



Mezzanine 01 – 171 sq.m
Mezzanine 02 – 181 sq.m
Mezzanine 03 – 211 sq.m

New Mezzanine – 324 sq.m

PROPOSED SITE PLAN
- 420 ADDISON HALL CIRCLE -
SCALE: 1:300

PLAN OF SUBDIVISION REGISTERED PLAN 65M–3819 AND PART OF LOTS 23 and 24 CONCESSION 3 TOWN OF AURORA REGIONAL MUNICIPALITY OF YORK

SCALE 1 : 300
3m 2m 1m 0m 3m

PLAN OF SURVEY OF INFORMATION REFERENCED FROM LLOYD & PURCELL LTD, MAY 28, 2007

- Contractor must check and verify all dimensions on the site.
- All drawings,specifications and related documents are the property of ALMA ENGINEERING INC. and must be returned upon request.
- Reproduction of drawings, specifications and related documents in part or whole is forbidden without ALMA ENGINEERING INC. written permission.
- These drawings shall not be used for construction unless noted in the revision block below or approved by the Engineer.

ALMA ENGINEERING INC.
3601 Highway 7 East
Markham, ON
L3R 0M3
Tel: 289–597–3911

CUSTOMER

NO.	DATE	DESCRIPTION
0	2024.04.05	Issued for review

REVISIONS

PROJECT:
Proposed new Industrial Building
420 Addison Hall Circle,
Aurora, ON

DRAWING:
Proposed Site plan

SCALE:	ISSUED:
DRAWN BY: M. SABERI	
CHECKED BY: A. GHAZIZAHEDI	DRAWING NO:
DATE: 2021.05.12	A00
CADFILE:	