# SITE STATISTICS

PARENT BYLAW: ZONING BY-LAW NO. 6000-17
PROPOSED ZONING DESIGNATION: R8
SITE SPECIFIC BY-LAW: XXXX-XX

## 1.0 SITE STANDARDS

| SITE AREA | SITE AREA - BLOCK 28 : | APPROX. 47,162.20 sm (11.654 ac) [4.716 ha] |
|---|---|---|

| | | PROPOSED | | |
|---|---|---|---|---|
| DWELLING UNITS | BLOCK | UNITS | GFA (SQ.M.) | COVERAGE (SQ.M.) |
| | 1 | 6 | 1042.56 | 488.67 |
| | 2 | 6 | 1042.56 | 488.67 |
| | 3 | 6 | 1042.56 | 488.67 |
| | 4 | 6 | 1042.56 | 488.67 |
| | 5 | 8 | 1388.16 | L: 244.33 R: 405.80 |
| | 6 | 9 | 1560.96 | L: 486.53 R: 244.33 |
| | 7 | 7 | 1215.36 | 569.40 |
| | 8 | 6 | 1042.56 | 488.67 |
| | 9 | 6 | 1042.56 | 488.67 |
| | 10 | 4 | 696.96 | 327.20 |
| | 11 | 8 | 1388.16 | L: 405.80 R: 244.33 |
| | 12 | 7 | 1215.36 | 569.40 |
| | 13 | 5 | 869.76 | 407.94 |
| | 14 | 6 | 1042.56 | 488.67 |
| | 15 | 6 | 1042.56 | 488.67 |
| | 16 | 5 | 869.76 | 407.94 |
| | 17 | 6 | 1042.56 | 488.67 |
| | 18 | 9 | 1560.96 | L: 244.33 R: 486.53 |
| | 19 | 8 | 1388.16 | L: 405.80 R: 244.33 |
| | 20 | 8 | 1388.16 | L: 244.33 R: 405.80 |
| | 21 | 8 | 1388.16 | L: 405.80 R: 244.33 |
| | 22 | 8 | 1388.16 | L: 244.33 R: 405.80 |
| | 23 | 7 | 1215.36 | 569.40 |
| | 24 | 7 | 1215.36 | 569.40 |
| | 25 | 7 | 1215.36 | 569.40 |
| | 26 | 5 | 869.76 | 407.94 |
| | 27 | 6 | 1042.56 | 488.67 |
| | 28 | 6 | 1042.56 | 488.67 |
| | 29 | 6 | 1042.56 | 488.67 |
| | 30 | 6 | 1042.56 | 488.67 |
| TOTAL: | | 198 | 34387.20 | 16113.23 |
| PROPOSED DENSITY | | 198 units / 4.716 ha = 41.98 units per hectare (ha) | | |
| FSI | | 0.729 | | |

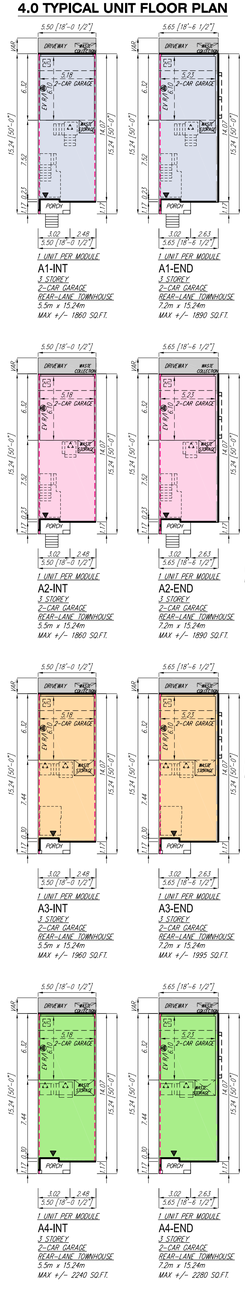
## 2.0 BUILDING STANDARDS

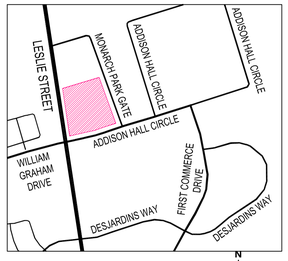
| ZONING STANDARD | R8-577 | REQUIRED | PROPOSED |
|---|---|---|---|
| MINIMUM LOT FRONTAGE | (MONARCH PARK GATE?) | 30.0 m | ~245.0 m (TOTAL PARCEL) |
| MINIMUM LOT AREA | | 180.0 sqm | 47,162.0 sqm (TOTAL SITE) |
| MAXIMUM BUILDING HEIGHT | | 10.0 m | 10.65 m (A2/A3) // 12.45 m (A4) (TBD) |
| MINIMUM BUILDING SEPARATION | | 1.2 m | 3.60 m |
| MIN. S/B - RESIDENTIAL TO PRIVATE RD. | | 1.8 m | 4.84 m (Blk 25-169 & Blk 19-124) |
| MIN. S/B - GARAGE TO PRIVATE RD. | | 5.3 m | 5.4 m (Blk 12-73) |
| MIN. S/B - EMPLOYMENT ZONE | | 20.0 m | N/A (BLOCK 27?) |
| MINIMUM WIDTH OF DWELLING | | 6.0 m | 5.5 m |
| MAXIMUM ATTACHED UNITS | | 8.0 | 9.0 (Blk 6 & Blk 18) |
| MAXIMUM COVERAGE | (16113.23) | 50.0% | 34.17% |
| SETBACKS & ENCROACHMENTS: FRONT YARD | (MONARCH PARK GATE?) | 7.5 m | 6.0 m (Blks 4 to7) |
| EXT. SIDE YARD | (ADDISON HALL CIRCLE?) | 6.0 m | 7.4 m (Blk 10) |
| INTERIOR SIDE YARD | (BLOCK 27) | 1.5 m | 6.05 m (Blks 1 to 4) |
| REAR YARD | (LESLIE ST?) | 7.5 m | 16.89 m (Blk 1-1) |
| OPEN PORCHES / UNENCLOSED DECKS: FRONT YARD | (MONARCH PARK GATE?) | 2.5 m, 4.5 m from Front L/L | No Encroachment |
| EXT. SIDE YARD | (ADDISON HALL CIRCLE?) | 2.5 m, 3.0 m from Ext. L/L | No Encroachment |
| INT. SIDE YARD | (BLOCK 27) | NOT PERMITTED | N/A |
| REAR YARD | (LESLIE ST?) | 3.7 m, 3.8 m from Rear L/L | No Encroachment |
| STEPS: FRONT YARD | (MONARCH PARK GATE?) | 2.0 m, 4.5 m from Front L/L | 4.0 m from Front L/L |
| EXT. SIDE YARD | (ADDISON HALL CIRCLE?) | 2.0 m, 2.1 m from Ext. L/L | No Encroachment |
| INT. SIDE YARD | (BLOCK 27) | 2.0 m, 0.3 m from Rear L/L | No Encroachment |
| MINIMUM LANDSCAPE OPEN SPACE | (17043.05 sqm) | N/A | 36.13% |
| MIN. LANDSCAPING STRIP @ FRONT & INTERIOR | | 3.0 m | 4.0 m (incl. sidewalk, not steps)<br>6.0 m (to dwelling) |
| MIN. AMENITY SPACE | (198 UNITS) | 18.0 sqm/unit = 3,564.0 sqm | 1,281.95 sqm (6.47 sqm/unit) |
| SNOW STORAGE | | N/A | 606 sqm = 1.28% |

## 3.0 SITE CIRCULATION

| ZONING STANDARD | REQUIRED | PROPOSED |
|---|---|---|
| MIN. INGRESS / EGRESS WIDTH (PER LANE) | 3.5 m | 3.5 m |
| FIRE ACCESS ROUTE | | |
| MIN. CLEAR WIDTH | 6.0 m | 6.5 m |
| MIN. CENTRE LINE TURNING RADIUS | 12.0 m | 12.25 m |
| MIN. OVERHEAD CLEARANCE | 5.0 m | UNLIMITED |
| MIN. MANEUVERING AISLE (90 DEG SPACES) | 7.0 m | 6.5 m |
| VEHICULAR PARKING REQUIREMENTS | | |
| TOWNHOUSE DWELLING (198 UNITS) | 1.5 / UNIT = 297 | 4.0 / UNIT = 792 |
| VISITOR PARKING (NON BARRIER-FREE) | [20%=60 (inclusive of 1.5/un)] | 46 (exclusive of 1.5/un) |
| VISITOR PARKING - BARRIER-FREE | 2+2% = 8 | 10 |
| TOTAL PARKING | 305 SPACES | 848 SPACES |
| MINIMUM PARKING SPACE 90 DEG | 2.70 m X 5.30m | 2.70 m X 5.30m |
| 0 DEG (PARALLEL) | 2.70 m X 6.50m | 2.70 m X 6.50m |
| IN GARAGE (PER SPACE) | 2.70 m X 5.30m | 2.50 m X 5.30m (DBL@ 5.18m x 6.1m) |
| ACCESSIBLE PARKING | | |
| MIN. ACCESSIBLE PARKING SPACE - TYPE A | 3.65 m X 5.3m | 3.65 m X 5.3m |
| MIN. ACCESSIBLE PARKING SPACE - TYPE B | 2.7 m X 5.3m | 2.7 m X 5.3m |

## 4.0 TYPICAL UNIT FLOOR PLAN

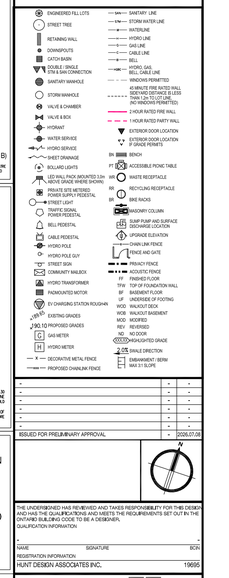





KEY PLAN - NTS

SIGNS:
W0-7 PEDESTRIAN AHEAD
PS-02 AUTHORIZED PARKING ONLY
Rb-93A ACCESSIBLE PARKING (TYPE A)
Rb-93B ACCESSIBLE PARKING (TYPE B)
SFR-21 FIRE ROUTE
RA-1 STOP SIGN

NOTES:
- ALL SIGNS AND INSTALLATIONS SHALL CONFORM WITH THE LATEST EDITION OF O.T.M. BOOK 5
- ALL REGULATORY AND WARNING SIGNS SHALL BE MOUNTED A MINIMUM OF 2.0M ABOVE PAVED GROUND SURFACE.
- ALL SIGN POSTS OR SUPPORTING STRUCTURES SHALL BE ALUMINUM AND BE SIGNS (SERIES 900) TYPE HS(ST).
- ALL REGULATORY SIGNS SHALL CONFORM WITH THE CURRENT VERSION OF THE ONTARIO TRAFFIC MANUAL BOOK 5.
- SIGN POSTS TO BE SCUFFLED WITH 75mm CRUSHED ROM LIMESTONE.
- ALL WARNING SIGNS AND INSTALLATIONS SHALL CONFORM WITH THE LATEST EDITION OF O.T.M. BOOK 5.
- ALL REGULATORY AND WARNING SIGNS SHALL BE MOUNTED A MINIMUM OF 2.0M ABOVE PAVED GROUND SURFACE.
- ALL SIGN POSTS OR SUPPORTING STRUCTURES SHALL BE ALUMINUM AND BE SIGNS (SERIES 900) TYPE HS(ST).
- SIGN POSTS SHALL BE UNCOVERED USING BLACK LINE COM PROTECTIVE COATING AND SHALL BE PROTECTED FROM CORROSION BY A 75mm THICK CRUSHED ROM MELGOTE TO THE SIGN POST IN EACH CASE.

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| ISSUED FOR PRELIMINARY APPROVAL | - | 2026.07.09 |

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.
QUALIFICATION INFORMATION: -
NAME SIGNATURE BCIN
REGISTRATION INFORMATION:
HUNT DESIGN ASSOCIATES INC. 19695

HUNT DESIGN ASSOCIATES INC.
www.huntdesign.ca
8966 Woodbine Ave, Markham, ON L3R 0J7
T 905.737.5133 email: hdai@huntdesign.ca

Title: CONCEPTUAL SITE PLAN
Municipal Address: LESLIE ST. & ADDISON HALL CIR.
Plan No.:
**TREASURE HILL - 226013**
BLOCK 28, AURORA, ON.

| Drawn By | Checked By | Scale | Lot / Page Number |
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# FOR SPA SUBMISSION

LAST UPDATED: JULY 08, 2026

**UNIT COUNT: 198 (SCHEME D)**

**COMMON ELEMENT CONDO TENURE (TBC)**

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