

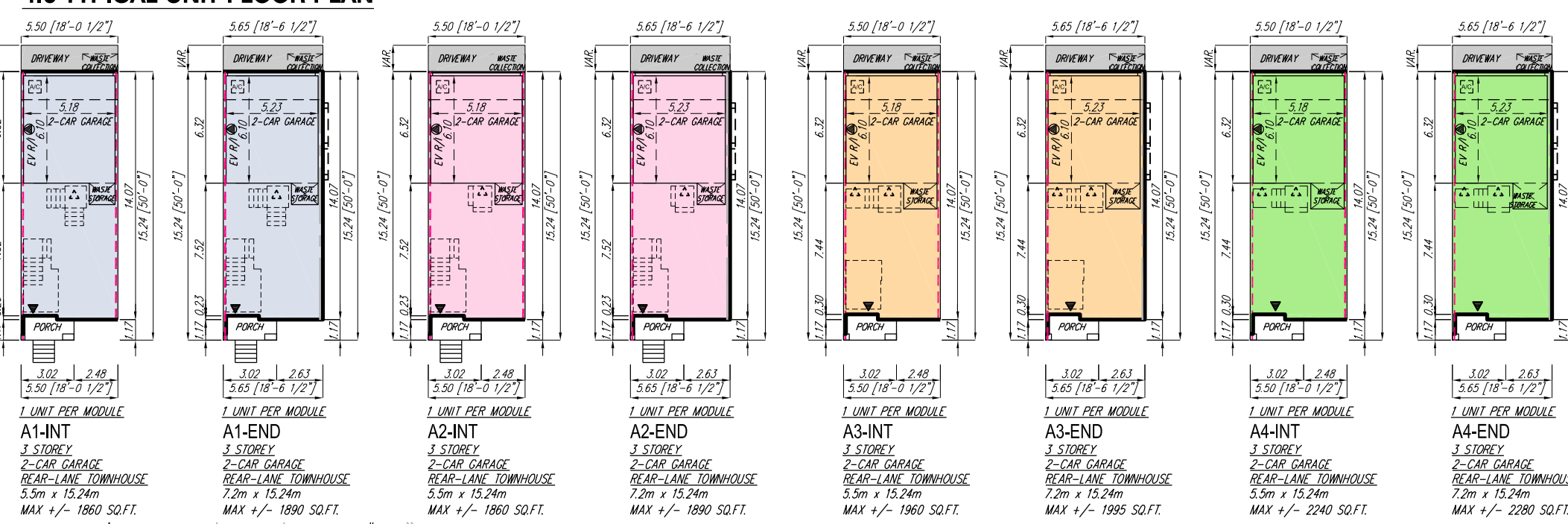
ENCLOSURE 1 THU JUN 25 2026 10:44 AM I:\PROJECTS\2025\225051\TREAS\225051DSP2.dwg

SITE STATISTICS				
PARENT BYLAW: ZONING BY-LAW NO. 6000-17				
PROPOSED ZONING DESIGNATION: R6-677				
SITE SPECIFIC BY-LAW: XXXX-26 (ZBA-2025-06)				
1.0 SITE STANDARDS				
SITE AREA	SITE AREA - BLOCK 29 :		APPROX. 27,310.14 sm (6.75 ac) [2.73 ha]	
	SITE AREA - BLOCK 30 :		APPROX. 16,953.79 sm (4.19 ac) [1.70 ha]	
TOTAL SITE AREA :		APPROX. 44,263.93 sm (10.94 ac) [4.43 ha]		
PROPOSED				
DWELLING UNITS	BLOCK	UNITS	GFA (SQ.M.)	COVERAGE (SQ.M.)
	1	6	1211.27	488.67
	2	8	1612.61	L: 244.33 R: 405.80
	3	7	1411.94	569.40
	4	6	1042.56	L: 244.33 R: 244.33
	5	6	1215.73	L: 244.33 R: 244.33
	6	7	1417.05	L: 244.33 R: 325.07
	7	7	1417.05	L: 244.33 R: 325.07
	8	6	1042.56	L: 244.33 R: 244.33
	9	6	1042.84	L: 244.33 R: 244.33
	10	6	1211.27	488.67
	11	7	1411.94	569.40
	12	6	1168.53	L: 244.33 R: 244.33
	13	8	1555.38	L: 244.33 R: 405.80
	14	8	1612.61	L: 244.33 R: 405.80
	15	6	1211.27	L: 244.33 R: 244.33
	16	4	839.47	327.20
	17	8	1388.16	L: 244.33 R: 405.80
	18	8	1555.38	L: 244.33 R: 405.80
	19	7	1215.36	L: 244.33 R: 325.07
	20	8	1618.37	L: 244.33 R: 405.80
	21	6	1168.53	L: 244.33 R: 244.33
	22	4	813.09	327.20
	23	4	809.93	327.20
	24	6	1211.27	L: 244.33 R: 244.33
	25	8	1555.38	L: 244.33 R: 405.80
	26	7	1361.96	L: 325.07 R: 244.33
	27	8	1555.38	L: 244.33 R: 405.80
	28	6	1168.53	488.67
	29	6	1168.53	488.67
	30	6	1168.53	488.67
	31	6	1168.53	488.67
TOTAL:		202	39351.01	16440.30
PROPOSED DENSITY			202 units / 4.43 ha = 45.6 units per hectare (ha)	
FSI			0.889	

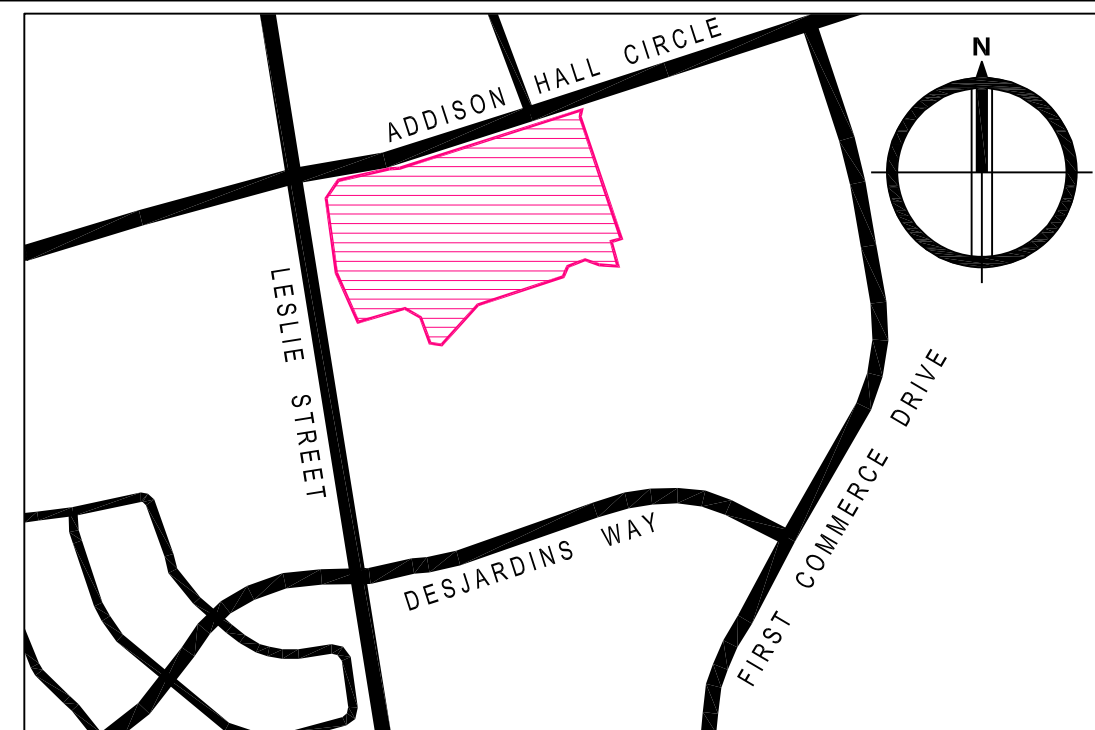
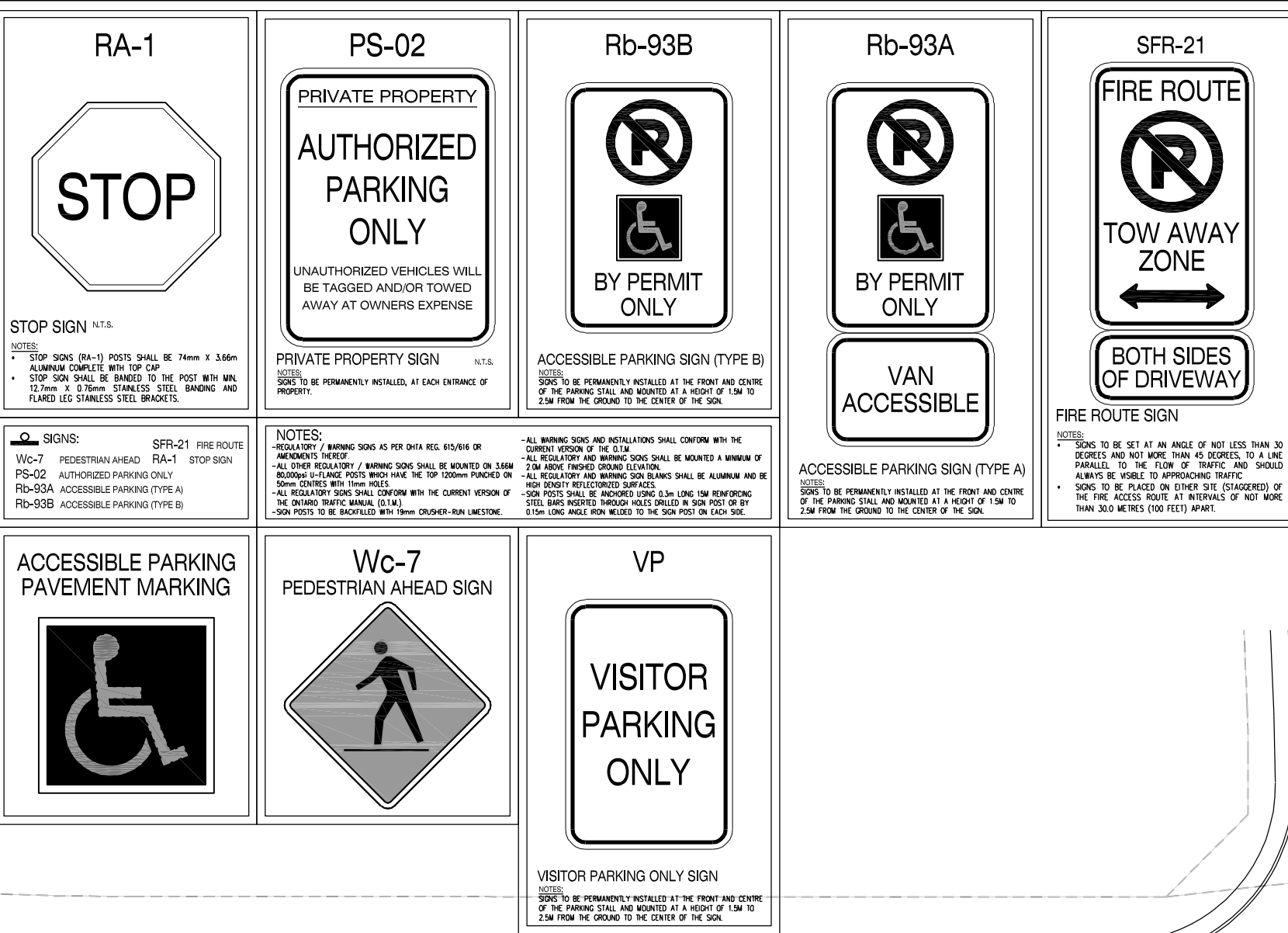
2.0 BUILDING STANDARDS				
ZONING STANDARD	R6-S7	REQUIRED	PROPOSED	
MINIMUM LOT FRONTAGE	(ADDISON HALL CIRCLE)	70.0 m	~276.0 m (TOTAL PARCEL)	
MINIMUM LOT AREA	(ADDISON HALL CIRCLE)	4.0 ha	4.43 ha (TOTAL SITE)	
MAXIMUM BUILDING HEIGHT	(ADDISON HALL CIRCLE)	13.0 m	10.65 m (1802/1803) / 12.45 m (1804)	
MINIMUM BUILDING SEPARATION	SIDE TO SIDE	3.0 m	3.10 m (Bk 10/11)	
	FRONT/REAR TO FRONT/REAR (DEP. BY RL)	9.0 m	9.89 m (Bk 18/19/20)	
	FRONT/REAR TO SIDE	6.5 m	6.62 m (Bk 5/6)	
	FRONT (1ST FLR) TO FRONT (2ND FLR) (NOT DEP. BY RL)	11.5 m	11.6 m (Bk 12/15 & 13/14)	
	FRONT (2ND FLR) TO FRONT (2ND FLR) (NOT DEP. BY RL)	9.25 m	9.27 m (Bk 12/15 & 13/14)	
MIN. SIB - END/EXT. GARAGE TO RD/LANE	(ADDISON HALL CIRCLE)	0.95 m	0.97 m (Bk 11, #72)	
MIN. SIB - RESIDENTIAL TO PRIVATE RD. (Internal)	(ADDISON HALL CIRCLE)	1.8 m	2.61 m (Bk 8, #48 & #53)	
MIN. SIB - GARAGE TO PRIVATE RD.	(ADDISON HALL CIRCLE)	1.5 m	1.5 m	
MIN. SIB - GARAGE TO PRIVATE RD. FOR DWELLINGS ABUTTING LANDSCAPE BUFFER	(ADDISON HALL CIRCLE)	5.3 m	5.5 m	
MINIMUM WIDTH OF DWELLING	(ADDISON HALL CIRCLE)	5.5 m	5.5 m	
MAXIMUM ATTACHED UNITS	(ADDISON HALL CIRCLE)	6.0	8.0	
MAXIMUM COVERAGE	(1844/20 m)	50.0%	37.14%	
FRONT YARD	(ADDISON HALL CIRCLE)	6.0 m	6.45 m (Bk 11, #69-72 - 1ST FLR)	
	(FOR PORCH WITH HABITABLE SPACE ABOVE)	5.0 m	5.29 m (Bk 11, #69-72 - 2ND FLR)	
EXT. SIDE YARD	(LESLIE ST)	8.19 m (Bk 1, #1)		
INTERIOR SIDE YARD	(TO BLOCK 31)	20.0 m	21.94 m (Bk 25-27)	
	(TO BLOCK 31)	12.5 m	12.58 m (Bk 27, #178)	
REAR YARD	(BLOCK 7 - EP ZONE)	8.5 m	8.74 m (Bk 28, #179)	
	(FROM SIDE YARD)	6.0 m	6.36 m (Bk 3, #21)	
OPEN PORCHES / UNENCLOSED DECKS:				
FRONT YARD	(ADDISON HALL CIRCLE)	2.0 m, 0.6 m from LUL	0.76 m (Bk 11)	
EXT. SIDE YARD	(LESLIE ST)	2.0 m, 0.6 m from LUL	No Encroachment	
INT. SIDE YARD	(TO BLOCK 31)	NOT PERMITTED	No Encroachment	
	(TO BLOCK 31)	NOT PERMITTED	No Encroachment	
REAR YARD	(BLOCK 7 - EP ZONE)	3.7 m, 3.8 m from LUL	No Encroachment	
MINIMUM LANDSCAPE OPEN SPACE	(1141/18 m)	N/A	25.77%	
MIN. LANDSCAPING STRIP @ FRONT & INTERIOR	(ADDISON HALL CIRCLE)	3.0 m	3.0 m	
MIN. LANDSCAPED BUFFER ABUTTING BLOCK 31	(ADDISON HALL CIRCLE)	20.0 m	21.94 m (Bk 25-27)	
MIN. AMENITY SPACE	(202 UNITS)	2000 sm	2090 sm	
MIN. SETBACK FROM DAYLIGHT TRIANGLE	(ADDISON HALL CIRCLE)	6.0 m	6.3 m (Bk 1, #1)	
MAX. PROJ. OF STEPS FROM FRONT WALL	(ADDISON HALL CIRCLE)	2.5 m	2.29 m (Bk 11)	

3.0 SITE CIRCULATION				
ZONING STANDARD		REQUIRED	PROPOSED	
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. MANUEVERING AISLE (90 DEG SPACES) (0000A-26)		6.5 m	6.5 m	
VEHICULAR PARKING REQUIREMENTS				
TOWNHOUSE DWELLING (202 UNITS) (0000A-26)		2.0 / UNIT = 404	2.0 / UNIT = 404 + 46 driveway spots = 450	
VISITOR PARKING (NON B-F) (0000A-26)		48	48	
VISITOR PARKING - BARRIER-FREE (0000A-26)		10	10	
TOTAL PARKING		467 SPACES	508 SPACES	
MINIMUM PARKING SPACE		9 DEEP: 2.70 m X 5.30m 3 DEEP (PARALLEL): 2.70 m X 6.50m IN GARAGE (PER SPACE): 2.50 m X 5.30m	2.70 m X 5.30m 2.70 m X 6.50m DOUBLE CAR @ 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



BLOCK 28



KEY PLAN - NTS

BLOCK 23

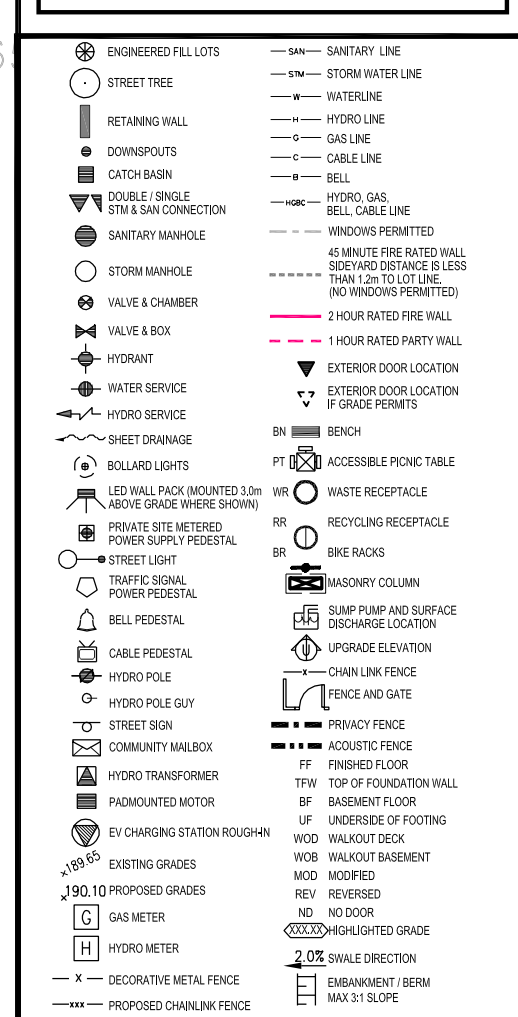
LESLIE STREET

ADDISON HALL CIRCLE

MONARCH PARK GATE



TOWN OF AURORA
APPROVED
DATE: Jun 29, 2026
DIRECTOR OF PLANNING AND
DEVELOPMENT SERVICES



COORDINATED WITH REVISIONS RETAINING WALL
PREPARED PER 1ST SUB COMMENTS & COORDINATIONS
ISSUED FOR SPATIAL SUBMISSION

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN
AND THE REQUIREMENTS SET OUT IN THE
CONTRACT DOCUMENTS AND THE REQUIREMENTS SET OUT IN THE
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25 & 55 ADDISON HALL CIRCLE
TREASURE HILL - 225051
AURORA, ON
K2: 1:500
K3: 1:500
225051DSP2.dwg

FOR SPA SUBMISSION UNIT COUNT: 202
LAST UPDATED: JUNE 25, 2026

BLOCK 7
COMMON ELEMENT CONDO TENURE (TBC)