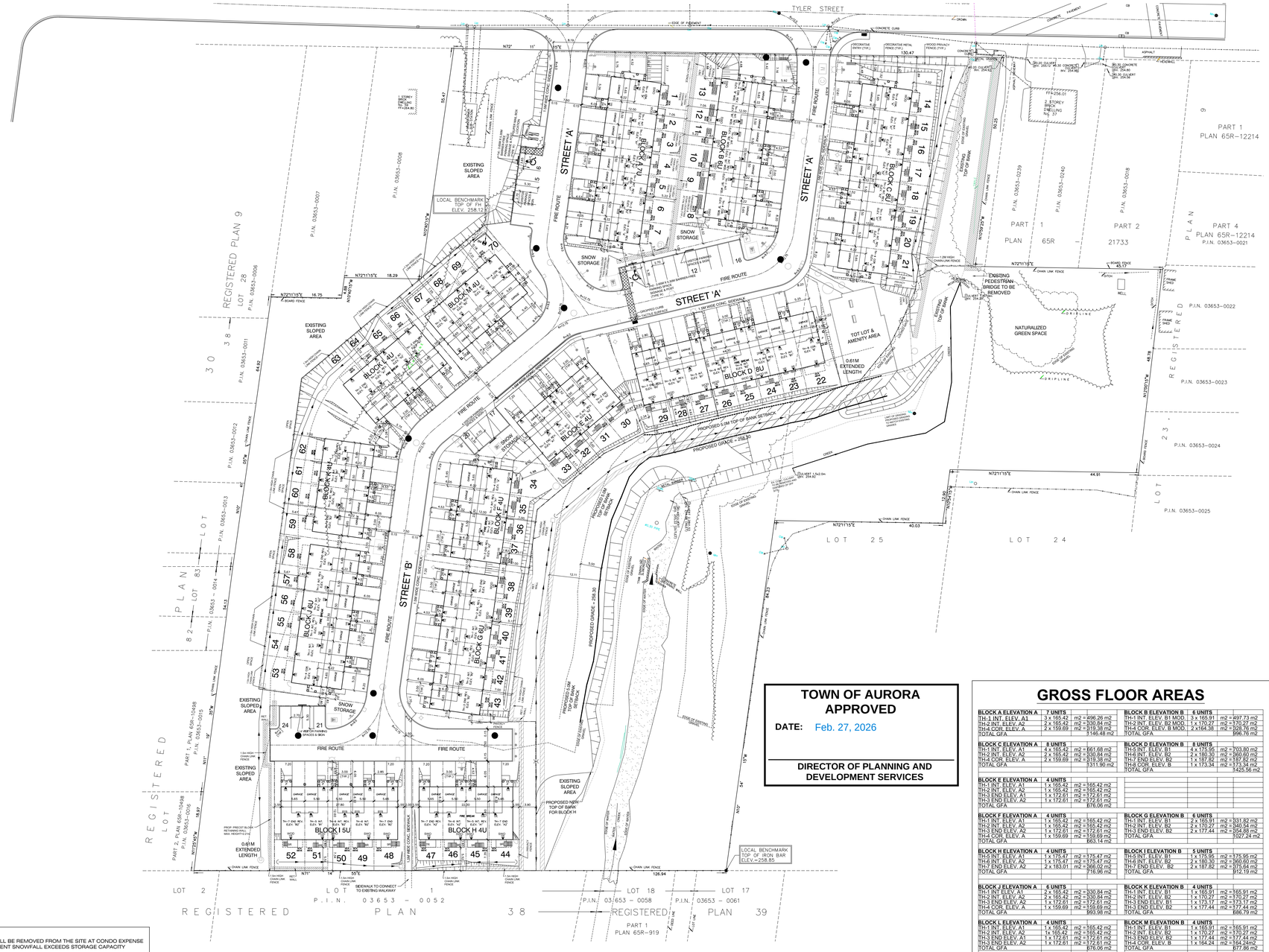


NOTE:
SNOW WILL BE REMOVED FROM THE SITE AT CONDO EXPENSE IN THE EVENT SNOWFALL EXCEEDS STORAGE CAPACITY

**TOWN OF AURORA APPROVED**

**DATE:** Feb. 27, 2026

**DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES**

## GROSS FLOOR AREAS

| BLOCK A ELEVATION A | 7 UNITS | | BLOCK B ELEVATION B | 6 UNITS | |
|---|---|---|---|---|---|
| TH-1 INT. ELEV. A1 | 3 x 165.42 | m2 = 496.26 m2 | TH-1 INT. ELEV. B1 MOD | 3 x 165.91 | m2 = 497.73 m2 |
| TH-2 INT. ELEV. A2 | 2 x 165.42 | m2 = 330.84 m2 | TH-2 INT. ELEV. B2 MOD | 1 x 170.27 | m2 = 170.27 m2 |
| TH-4 COR. ELEV. A | 2 x 159.69 | m2 = 319.38 m2 | TH-3 COR. ELEV. B MOD | 2 x 164.38 | m2 = 328.76 m2 |
| TOTAL GFA | | 1146.48 m2 | TOTAL GFA | | 996.76 m2 |
| **BLOCK C ELEVATION A** | **8 UNITS** | | **BLOCK D ELEVATION B** | **8 UNITS** | |
| TH-1 INT. ELEV. A1 | 4 x 165.42 | m2 = 661.68 m2 | TH-5 INT. ELEV. B2 | 4 x 175.95 | m2 = 703.80 m2 |
| TH-2 INT. ELEV. A2 | 2 x 165.42 | m2 = 330.84 m2 | TH-6 INT. ELEV. B2 | 2 x 180.30 | m2 = 360.60 m2 |
| TH-3 COR. ELEV. A | 2 x 159.69 | m2 = 319.38 m2 | TH-7 END ELEV. B2 | 1 x 187.82 | m2 = 187.82 m2 |
| TOTAL GFA | | 1311.90 m2 | TH-8 COR. ELEV. B | 1 x 173.34 | m2 = 173.34 m2 |
| | | | TOTAL GFA | | 1425.56 m2 |
| **BLOCK E ELEVATION A** | **4 UNITS** | | | | |
| TH-1 INT. ELEV. A1 | 1 x 165.42 | m2 = 165.42 m2 | | | |
| TH-2 INT. ELEV. A2 | 1 x 165.42 | m2 = 165.42 m2 | | | |
| TH-3 END ELEV. A1 | 1 x 172.61 | m2 = 172.61 m2 | | | |
| TH-3 END ELEV. A2 | 1 x 172.61 | m2 = 172.61 m2 | | | |
| TOTAL GFA | | 676.06 m2 | | | |
| **BLOCK F ELEVATION A** | **4 UNITS** | | **BLOCK G ELEVATION B** | **4 UNITS** | |
| TH-1 INT. ELEV. A1 | 1 x 165.42 | m2 = 165.42 m2 | TH-1 INT. ELEV. B1 | 2 x 165.91 | m2 = 331.82 m2 |
| TH-2 INT. ELEV. A2 | 1 x 165.42 | m2 = 165.42 m2 | TH-2 INT. ELEV. B2 | 2 x 177.72 | m2 = 355.44 m2 |
| TH-3 END ELEV. A1 | 1 x 172.61 | m2 = 172.61 m2 | TH-3 END ELEV. B2 | 2 x 177.44 | m2 = 354.88 m2 |
| TH-4 COR. ELEV. A | 1 x 159.69 | m2 = 159.69 m2 | TOTAL GFA | | 1027.24 m2 |
| TOTAL GFA | | 663.14 m2 | | | |
| **BLOCK H ELEVATION A** | **4 UNITS** | | **BLOCK I ELEVATION B** | **5 UNITS** | |
| TH-5 INT. ELEV. A1 | 1 x 175.47 | m2 = 175.47 m2 | TH-5 INT. ELEV. B1 | 1 x 175.95 | m2 = 175.95 m2 |
| TH-6 INT. ELEV. A2 | 1 x 175.47 | m2 = 175.47 m2 | TH-6 INT. ELEV. B2 | 2 x 180.30 | m2 = 360.60 m2 |
| TH-7 END ELEV. A2 | 2 x 163.01 | m2 = 326.02 m2 | TH-7 END ELEV. B2 | 2 x 187.82 | m2 = 375.64 m2 |
| TOTAL GFA | | 716.96 m2 | TOTAL GFA | | 912.19 m2 |
| **BLOCK J ELEVATION A** | **6 UNITS** | | **BLOCK K ELEVATION B** | **4 UNITS** | |
| TH-1 INT. ELEV. A1 | 2 x 165.42 | m2 = 330.84 m2 | TH-1 INT. ELEV. B1 | 1 x 165.91 | m2 = 165.91 m2 |
| TH-2 INT. ELEV. A2 | 2 x 165.42 | m2 = 330.84 m2 | TH-2 INT. ELEV. B2 | 1 x 170.27 | m2 = 170.27 m2 |
| TH-3 END ELEV. A2 | 1 x 172.61 | m2 = 172.61 m2 | TH-3 END ELEV. B1 | 1 x 173.17 | m2 = 173.17 m2 |
| TH-4 COR. ELEV. A | 1 x 159.69 | m2 = 159.69 m2 | TH-3 END ELEV. B2 | 1 x 177.44 | m2 = 177.44 m2 |
| TOTAL GFA | | 993.98 m2 | TOTAL GFA | | 686.79 m2 |
| **BLOCK L ELEVATION A** | **4 UNITS** | | **BLOCK M ELEVATION B** | **4 UNITS** | |
| TH-1 INT. ELEV. A1 | 1 x 165.42 | m2 = 165.42 m2 | TH-1 INT. ELEV. B1 | 1 x 165.91 | m2 = 165.91 m2 |
| TH-2 INT. ELEV. A2 | 1 x 165.42 | m2 = 165.42 m2 | TH-2 INT. ELEV. B2 | 1 x 170.27 | m2 = 170.27 m2 |
| TH-3 END ELEV. A1 | 1 x 172.61 | m2 = 172.61 m2 | TH-3 END ELEV. B1 | 1 x 173.17 | m2 = 173.17 m2 |
| TH-3 END ELEV. A2 | 1 x 172.61 | m2 = 172.61 m2 | TH-4 COR. ELEV. B | 1 x 164.24 | m2 = 164.24m2 |
| TOTAL GFA | | 676.06 m2 | TOTAL GFA | | 677.86 m2 |

## SITE STATISTICS

UNIT COUNT
5.50m TOWNHOUSE 3-ST UNITS = 44 UNITS
5.65m TOWN HOUSE 3-ST UNITS = 26 UNITS
TOTAL UNIT COUNT = 70 UNITS

GROSS SITE AREA = 29,415m² = 2.942ha APPROX. = 7.27 ACRES
NET SITE AREA = 16,329m² = 1.633ha APPROX. = 4.04 ACRES
AMENITY AREA = 376.82m²
APPROX. ROAD LENGTH = 349.36m

TOTAL NUMBER OF UNITS = 70 UNITS
DENSITY = 42.86 UNITS/ha 17.33 UNITS/ACRE

BUILDING COVERAGE = 4,762.00m² = 29.16%
PAVED AREA = 5,125.14m² = 31.38%
LANDSCAPED OPEN AREA = 5,944.11m² = 36.40%

TYPICAL UNIT DIMENSIONS
33 TH INTERIOR UNITS = 5.50m x 12.00m - 3 STOREY TOWNHOUSE (SLAB-ON-GRADE)
11 TH END UNITS = 5.65m x 12.00m - 3 STOREY TOWNHOUSE (SLAB-ON-GRADE)
9 TH CORNER UNITS = 5.65m x 12.00m - 3 STOREY TOWNHOUSE (SLAB-ON-GRADE)

11 TH INTERIOR UNITS = 5.50m x 12.60m - 3 STOREY TOWNHOUSE (SLAB-ON-GRADE)
5 TH END UNITS = 5.65m x 12.60m - 3 STOREY TOWNHOUSE (SLAB-ON-GRADE)
1 TH CORNER UNITS = 5.65m x 12.60m - 3 STOREY TOWNHOUSE (SLAB-ON-GRADE)

ROADS & VISITOR PARKING
MINIMUM PARKING SPACE = 2.70m x 5.30m
REQUIRED VISITOR PARKING SPACES = 21 SPACES
PROPOSED VISITOR PARKING SPACE = 24 SPACES
REQUIRED BARRIER-FREE PARKING SPACES = 1 SPACE
PROPOSED BARRIER-FREE PARKING SPACES = 2 SPACES

SNOW STORAGE AREA = 1,132.43m² = 6.93%

BLOCKS BUILDING AREAS
BLOCK A ELEVATION 'A' (7 UNITS) = 4995 SQFT = 464 m²
BLOCK B ELEVATION 'B' (6 UNITS) = 4404 SQFT = 409 m²
BLOCK C ELEVATION 'A' (8 UNITS) = 5703 SQFT = 530 m²
BLOCK D ELEVATION 'B' (8 UNITS) = 6110 SQFT = 568 m²
BLOCK E ELEVATION 'A' (4 UNITS) = 2871SQFT = 267 m²
BLOCK F ELEVATION 'A' (4 UNITS) = 2871 SQFT = 267 m²
BLOCK G ELEVATION 'B' (4 UNITS) = 4381 SQFT = 407 m²
BLOCK H ELEVATION 'A' (4 UNITS) = 3017 SQFT = 280 m²
BLOCK I ELEVATION 'B' (5 UNITS) = 3855 SQFT = 358 m²
BLOCK J ELEVATION 'A' (6 UNITS) = 4287 SQFT = 398 m²
BLOCK K ELEVATION 'B' (4 UNITS) = 2918 SQFT = 271 m²
BLOCK L ELEVATION 'A' (4 UNITS) = 2871 SQFT = 267 m²
BLOCK M ELEVATION 'B' (4 UNITS) = 2966 SQFT = 276 m²

## COMPREHENSIVE SITE ZONING SCHEDULE

| Unit Number | 1 | 2 | 3 | 4 | 5 | 6 | 7 | |
|---|---|---|---|---|---|---|---|---|
| Lot Area (m2) | 314.42 | 138.05 | 138.05 | 138.05 | 138.05 | 138.05 | 201.29 | |
| Total Lot Area (m2) | | | | | | | **1205.96** | |
| Minimum Front Yard Setback (m) | | | | | | | 6.00 | |
| Minimum Side Yard Setback (m) | | | | | | | 2.50 | |
| Minimum Rear Yard Setback (m) | | | | | | | 7.00 | |
| Lot Width (m) | 11.66 | 5.50 | 5.50 | 5.50 | 5.50 | 5.50 | 9.43 | |
| Townhouse Depth (m) | 12.00 | 12.00 | 12.00 | 12.00 | 12.00 | 12.00 | 12.00 | |
| Int. Gagage Width (m) | 5.26 | 3.00 | 3.00 | 3.00 | 3.00 | 3.00 | 5.26 | |
| Coverage (m2) | 67.80 | 66.00 | 66.00 | 66.00 | 66.00 | 66.00 | 67.80 | |
| Lot Coverage (%) | 21.56 | 47.80 | 47.80 | 47.80 | 47.80 | 47.80 | 34.95 | |
| Landscape Space Rear (m2) | 53.69 | 38.77 | 38.77 | 38.77 | 38.77 | 38.77 | 53.61 | |
| Landscaped Open Area (m2) | 103.70 | 12.58 | 11.56 | 11.56 | 11.56 | 11.56 | 38.16 | |
| **BLOCK B (6 Units)** | | | | | | | | |
| **Unit Number** | **8** | **9** | **10** | **11** | **12** | **13** | | |
| Lot Area (m2) | 205.63 | 138.05 | 138.05 | 138.05 | 138.05 | 200.49 | | |
| Total Lot Area (m2) | | | | | | **1063.32** | | |
| Minimum Front Yard Setback (m) | | | | | | 6.00 | | |
| Minimum Side Yard Setback (m) | | | | | | 2.50 | | |
| Minimum Rear Yard Setback (m) | | | | | | 7.00 | | |
| Lot Width (m) | 8.20 | 5.50 | 5.50 | 5.50 | 5.50 | 12.90 | | |
| Townhouse Depth (m) | 12.00 | 12.00 | 12.00 | 12.00 | 12.00 | 12.00 | | |
| Int. Gagage Width (m) | 5.26 | 3.00 | 3.00 | 3.00 | 3.00 | 5.26 | | |
| Coverage (m2) | 67.80 | 66.00 | 66.00 | 66.00 | 66.00 | 67.80 | | |
| Lot Coverage (%) | 33.00 | 48.00 | 48.00 | 48.00 | 48.00 | 22.00 | | |
| Landscape Space Rear (m2) | 57.81 | 38.77 | 38.77 | 38.77 | 38.77 | 77.60 | | |
| Landscaped Open Area (m2) | 37.60 | 12.58 | 11.56 | 11.56 | 12.58 | 110.58 | | |
| **BLOCK C (8 Units)** | | | | | | | | |
| **Unit Number** | **14** | **15** | **16** | **17** | **18** | **19** | **20** | **21** |
| Lot Area (m2) | 336.45 | 137.95 | 137.99 | 138.04 | 138.08 | 138.13 | 138.17 | 199.76 |
| Total Lot Area (m2) | | | | | | | | **1364.57** |
| Minimum Front Yard Setback (m) | | | | | | | | 6.00 |
| Minimum Side Yard Setback (m) | | | | | | | | 2.50 |
| Minimum Rear Yard Setback (m) | | | | | | | | 7.00 |
| Lot Width (m) | 12.61 | 5.50 | 5.50 | 5.50 | 5.50 | 5.50 | 5.50 | 8.22 |
| Townhouse Depth (m) | 12.00 | 12.00 | 12.00 | 12.00 | 12.00 | 12.00 | 12.00 | 12.00 |
| Int. Gagage Width (m) | 5.26 | 3.00 | 3.00 | 3.00 | 3.00 | 3.00 | 3.00 | 5.26 |
| Coverage (m2) | 67.80 | 66.00 | 66.00 | 66.00 | 66.00 | 66.00 | 66.00 | 67.80 |
| Lot Coverage (%) | 20.00 | 48.00 | 48.00 | 48.00 | 48.00 | 48.00 | 48.00 | 34.95 |
| Landscape Space Rear (m2) | 98.20 | 38.67 | 38.72 | 38.76 | 38.81 | 38.85 | 38.90 | 58.07 |
| Landscaped Open Area (m2) | 120.26 | 12.58 | 11.56 | 11.56 | 11.56 | 11.56 | 12.58 | 32.04 |
| **BLOCK D (8 Units)** | | | | | | | | |
| **Unit Number** | **22** | **23** | **24** | **25** | **26** | **27** | **28** | **29** |
| Lot Area (m2) | 215.01 | 138.61 | 138.47 | 138.47 | 138.47 | 138.47 | 138.47 | 216.62 |
| Total Lot Area (m2) | | | | | | | | **1265.79** |
| Minimum Front Yard Setback (m) | | | | | | | | 6.00 |
| Minimum Side Yard Setback (m) | | | | | | | | 2.50 |
| Minimum Rear Yard Setback (m) | | | | | | | | 7.00 |
| Lot Width (m) | 8.20 | 5.50 | 5.50 | 5.50 | 5.50 | 5.50 | 5.50 | 9.43 |
| Townhouse Depth (m) | 12.60 | 12.60 | 12.60 | 12.60 | 12.60 | 12.60 | 12.60 | 12.60 |
| Int. Gagage Width (m) | 5.26 | 3.00 | 3.00 | 3.00 | 3.00 | 3.00 | 3.00 | 5.26 |
| Coverage (m2) | 71.25 | 69.30 | 69.35 | 69.35 | 69.35 | 69.35 | 69.35 | 71.25 |
| Lot Coverage (%) | 33.00 | 50.00 | 50.00 | 50.00 | 50.00 | 50.00 | 50.00 | 32.00 |
| Landscape Space Rear (m2) | 52.81 | 38.42 | 38.42 | 38.42 | 38.42 | 38.42 | 38.42 | 48.08 |
| Landscaped Open Area (m2) | 43.58 | 12.82 | 11.75 | 11.75 | 11.75 | 11.75 | 12.79 | 78.36 |
| **BLOCK E (4 Units)** | | | | | | | | |
| **Unit Number** | **30** | **31** | **32** | **33** | | | | |
| Lot Area (m2) | 252.19 | 141.28 | 137.73 | 180.36 | | | | |
| Total Lot Area (m2) | | | | **711.56** | | | | |
| Minimum Front Yard Setback (m) | | | | 6.00 | | | | |
| Minimum Side Yard Setback (m) | | | | 1.50 | | | | |
| Minimum Rear Yard Setback (m) | | | | 7.00 | | | | |
| Lot Width (m) | 11.32 | 5.50 | 5.50 | 7.20 | | | | |
| Townhouse Depth (m) | 12.00 | 12.00 | 12.00 | 12.00 | | | | |
| Int. Gagage Width (m) | 3.00 | 3.00 | 3.00 | 3.00 | | | | |
| Coverage (m2) | 67.80 | 66.00 | 66.00 | 67.80 | | | | |
| Lot Coverage (%) | 27.00 | 48.00 | 48.00 | 37.00 | | | | |
| Landscape Space Rear (m2) | 60.25 | 42.01 | 38.50 | 50.40 | | | | |
| Landscaped Open Area (m2) | 102.23 | 11.56 | 11.56 | 40.26 | | | | |
| **BLOCK F (4 Units)** | | | | | | | | |
| **Unit Number** | **34** | **35** | **36** | **37** | | | | |
| Lot Area (m2) | 229.70 | 141.02 | 137.77 | 180.36 | | | | |
| Total Lot Area (m2) | | | | **688.85** | | | | |
| Minimum Front Yard Setback (m) | | | | 6.00 | | | | |
| Minimum Side Yard Setback (m) | | | | 1.50 | | | | |
| Minimum Rear Yard Setback (m) | | | | 7.00 | | | | |
| Lot Width (m) | 8.29 | 5.50 | 5.50 | 7.20 | | | | |
| Townhouse Depth (m) | 12.00 | 12.00 | 12.00 | 12.00 | | | | |
| Int. Gagage Width (m) | 5.26 | 3.00 | 3.00 | 5.26 | | | | |
| Coverage (m2) | 67.80 | 66.00 | 66.00 | 67.80 | | | | |
| Lot Coverage (%) | 27.00 | 47.00 | 48.00 | 37.00 | | | | |
| Landscape Space Rear (m2) | 63.40 | 41.74 | 38.50 | 52.40 | | | | |
| Landscaped Open Area (m2) | 36.86 | 11.56 | 11.56 | 40.27 | | | | |
| **BLOCK G (6 Units)** | | | | | | | | |
| **Unit Number** | **38** | **39** | **40** | **41** | **42** | **43** | | |
| Lot Area (m2) | 180.36 | 137.78 | 137.77 | 137.78 | 137.78 | 173.59 | | |
| Total Lot Area (m2) | | | | | | **955.06** | | |
| Minimum Front Yard Setback (m) | | | | | | 6.00 | | |
| Minimum Side Yard Setback (m) | | | | | | 1.50 | | |
| Minimum Rear Yard Setback (m) | | | | | | 7.00 | | |
| Lot Width (m) | 7.20 | 5.50 | 5.50 | 5.50 | 5.50 | 7.70 | | |
| Townhouse Depth (m) | 12.00 | 12.00 | 12.00 | 12.00 | 12.00 | 12.00 | | |
| Int. Gagage Width (m) | 3.00 | 3.00 | 3.00 | 3.00 | 3.00 | 3.00 | | |
| Coverage (m2) | 67.80 | 66.00 | 66.00 | 67.80 | 66.00 | 67.80 | | |
| Lot Coverage (%) | 37.00 | 48.00 | 48.00 | 48.00 | 48.00 | 39.00 | | |
| Landscape Space Rear (m2) | 50.40 | 38.50 | 38.50 | 38.50 | 38.50 | 48.40 | | |
| Landscaped Open Area (m2) | 40.23 | 11.56 | 11.56 | 11.56 | 11.56 | 35.56 | | |
| **BLOCK H (4 Units)** | | | | | | | | |
| **Unit Number** | **44** | **45** | **46** | **47** | | | | |
| Lot Area (m2) | 187.46 | 143.21 | 143.22 | 187.50 | | | | |
| Total Lot Area (m2) | | | | **661.39** | | | | |
| Minimum Front Yard Setback (m) | | | | 6.00 | | | | |
| Minimum Side Yard Setback (m) | | | | 2.50 | | | | |
| Minimum Rear Yard Setback (m) | | | | 7.00 | | | | |
| Lot Width (m) | 7.20 | 5.50 | 5.50 | 7.20 | | | | |
| Townhouse Depth (m) | 12.60 | 12.60 | 12.60 | 12.60 | | | | |
| Int. Gagage Width (m) | 3.00 | 3.00 | 3.00 | 3.00 | | | | |
| Coverage (m2) | 71.25 | 69.30 | 69.35 | 71.25 | | | | |
| Lot Coverage (%) | 38.00 | 48.00 | 48.00 | 38.00 | | | | |
| Landscape Space Rear (m2) | 53.23 | 40.64 | 40.64 | 53.22 | | | | |
| Landscaped Open Area (m2) | 41.13 | 11.54 | 11.54 | 41.13 | | | | |
| **BLOCK I (5 Units)** | | | | | | | | |
| **Unit Number** | **48** | **49** | **50** | **51** | **52** | | | |
| Lot Area (m2) | 187.51 | 143.26 | 143.25 | 143.26 | 187.55 | | | |
| Total Lot Area (m2) | | | | | **804.83** | | | |
| Minimum Front Yard Setback (m) | | | | | 6.00 | | | |
| Minimum Side Yard Setback (m) | | | | | 2.50 | | | |
| Minimum Rear Yard Setback (m) | | | | | 7.00 | | | |
| Lot Width (m) | 7.20 | 5.50 | 5.50 | 5.50 | 7.20 | | | |
| Townhouse Depth (m) | 12.60 | 12.60 | 12.60 | 12.60 | 12.60 | | | |
| Int. Gagage Width (m) | 3.00 | 3.00 | 3.00 | 3.00 | 3.00 | | | |
| Coverage (m2) | 71.25 | 69.30 | 69.35 | 71.25 | 71.25 | | | |
| Lot Coverage (%) | 38.00 | 48.00 | 48.00 | 38.00 | 38.00 | | | |
| Landscape Space Rear (m2) | 53.23 | 40.68 | 40.68 | 40.68 | 53.27 | | | |
| Landscaped Open Area (m2) | 41.13 | 12.28 | 11.54 | 11.54 | 41.13 | | | |
| **BLOCK J (6 Units)** | | | | | | | | |
| **Unit Number** | **53** | **54** | **55** | **56** | **57** | **58** | | |
| Lot Area (m2) | 209.34 | 140.52 | 140.53 | 140.52 | 140.52 | 183.96 | | |
| Total Lot Area (m2) | | | | | | **955.39** | | |
| Minimum Front Yard Setback (m) | | | | | | 6.00 | | |
| Minimum Side Yard Setback (m) | | | | | | 1.50 | | |
| Minimum Rear Yard Setback (m) | | | | | | 7.00 | | |
| Lot Width (m) | 8.20 | 5.50 | 5.50 | 5.50 | 5.50 | 7.20 | | |
| Townhouse Depth (m) | 12.00 | 12.00 | 12.00 | 12.00 | 12.00 | 12.00 | | |
| Int. Gagage Width (m) | 5.26 | 3.00 | 3.00 | 3.00 | 3.00 | 3.00 | | |
| Coverage (m2) | 67.80 | 66.00 | 66.00 | 66.00 | 66.00 | 67.80 | | |
| Lot Coverage (%) | 32.00 | 47.00 | 47.00 | 47.00 | 47.00 | 34.00 | | |
| Landscape Space Rear (m2) | 57.49 | 41.25 | 41.25 | 41.25 | 41.25 | 54.01 | | |
| Landscaped Open Area (m2) | 38.40 | 12.58 | 11.56 | 11.56 | 12.58 | 40.25 | | |
| **BLOCK K (4 Units)** | | | | | | | | |
| **Unit Number** | **59** | **60** | **61** | **62** | | | | |
| Lot Area (m2) | 183.96 | 140.53 | 140.53 | 280.74 | | | | |
| Total Lot Area (m2) | | | | **745.76** | | | | |
| Minimum Front Yard Setback (m) | | | | 6.00 | | | | |
| Minimum Side Yard Setback (m) | | | | 1.50 | | | | |
| Minimum Rear Yard Setback (m) | | | | 7.00 | | | | |
| Lot Width (m) | 7.20 | 5.50 | 5.50 | 6.46 | | | | |
| Townhouse Depth (m) | 12.00 | 12.00 | 12.00 | 12.00 | | | | |
| Int. Gagage Width (m) | 3.00 | 3.00 | 3.00 | 3.00 | | | | |
| Coverage (m2) | 67.80 | 66.00 | 66.00 | 67.80 | | | | |
| Lot Coverage (%) | 37.00 | 47.00 | 47.00 | 24.00 | | | | |
| Landscape Space Rear (m2) | 54.00 | 41.25 | 41.25 | 110.67 | | | | |
| Landscaped Open Area (m2) | 40.25 | 11.56 | 11.56 | 80.36 | | | | |
| **BLOCK L (4 Units)** | | | | | | | | |
| **Unit Number** | **63** | **64** | **65** | **66** | | | | |
| Lot Area (m2) | 273.96 | 141.92 | 141.35 | 183.04 | | | | |
| Total Lot Area (m2) | | | | **742.27** | | | | |
| Minimum Front Yard Setback (m) | | | | 6.00 | | | | |
| Minimum Side Yard Setback (m) | | | | 1.50 | | | | |
| Minimum Rear Yard Setback (m) | | | | 7.50 | | | | |
| Lot Width (m) | 7.93 | 5.50 | 5.50 | 7.20 | | | | |
| Townhouse Depth (m) | 12.00 | 12.00 | 12.00 | 12.00 | | | | |
| Int. Gagage Width (m) | 3.00 | 3.00 | 3.00 | 3.00 | | | | |
| Coverage (m2) | 67.80 | 66.00 | 66.00 | 67.80 | | | | |
| Lot Coverage (%) | 25.00 | 47.00 | 47.00 | 37.00 | | | | |
| Landscape Space Rear (m2) | 100.59 | 41.53 | 41.53 | 54.36 | | | | |
| Landscaped Open Area (m2) | 80.65 | 11.82 | 11.82 | 40.68 | | | | |
| **BLOCK M (4 Units)** | | | | | | | | |
| **Unit Number** | **67** | **68** | **69** | **70** | | | | |
| Lot Area (m2) | 185.04 | 141.35 | 141.35 | 205.92 | | | | |
| Total Lot Area (m2) | | | | **673.66** | | | | |
| Minimum Front Yard Setback (m) | | | | 6.00 | | | | |
| Minimum Side Yard Setback (m) | | | | 1.50 | | | | |
| Minimum Rear Yard Setback (m) | | | | 7.50 | | | | |
| Lot Width (m) | 7.20 | 5.50 | 5.50 | 8.40 | | | | |
| Townhouse Depth (m) | 12.00 | 12.00 | 12.00 | 12.00 | | | | |
| Int. Gagage Width (m) | 3.00 | 3.00 | 3.00 | 3.00 | | | | |
| Coverage (m2) | 67.80 | 66.00 | 66.00 | 67.80 | | | | |
| Lot Coverage (%) | 37.00 | 47.00 | 47.00 | 33.00 | | | | |
| Landscape Space Rear (m2) | 54.35 | 41.53 | 41.53 | 67.48 | | | | |
| Landscaped Open Area (m2) | 40.68 | 11.82 | 11.82 | 35.50 | | | | |

## LEGEND

- P — STREET LIGHT PEDESTAL
- STREET LIGHT
- HYDRANT
- TRANSFORMER
- VALVE CHAMBER
- WATER SERVICE
- CATCH BASIN
- STM & SAN CONNECT
- SINGLE STM & SAN
- SWALE DIRECTION
- CABLE TV PEDESTAL
- BELL PEDESTAL
- SUPER MAIL BOX
- STOP SIGN RA-1 INSTALLED PER TOWN OF AURORA STD.
- SIGN FOR FIRE ACCESS ROUTE & NO PARKING INSTALLED PER TOWN OF AURORA STD.
- EXTERIOR DOOR LOCATION
- SIDE WINDOW LOCATION
- EMBANKMENT 3:1 MAX SLOPE
- HYDRO
- FF — FINISHED FLOOR ELEVATION
- TBW — TOP OF BASEMENT WALL
- BF — BASEMENT FLOOR ELEVATION
- UF — UNDERSIDE OF FOOTING
- UFG — UNDERSIDE OF FTG.-GAR
- UFR — UNDERSIDE OF FTG.-REAR
- WOD — WALK OUT DECK
- WOB — WALK OUT BASEMENT
- SWO — SEMI WALK OUT
- REV — REVERSE PLANS
- 2R,3R — NUMBER OF RISERS
- 000.00 — PROPOSED ELEVATION
- (000.00) — EXISTING ELEVATION
- RAIN WATER LEADER LOCATION
- STREET LIGHT PEDESTAL

BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MINIMUM DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO RELOCATE AT THEIR OWN EXPENSE.

| No. | Description | Date | Rev. |
|---|---|---|---|
| 14 | ISSUED FOR SPA 4TH SUBMISSION | FEB.14/25 | KH |
| 13 | ISSUED FOR SPA 3RD SUBMISSION | JAN.31/24 | KH |
| 12 | ISSUED FOR SPA 2ND SUBMISSION | APR.26/23 | KH |
| 11 | UPDATED SITE PLAN PER ENG. | APR.04/23 | KH |
| 10 | UPDATED SITE PLAN PER TOWNS SPA 1ST SUBMISSION COMMENTS | SEPT.01/22 | KH |
| 9 | ISSUED FOR SPA | MAR.08/22 | KH |
| 8 | UPDATED CHART TO SHOW LOT COVERAGE | SEPT.09/21 | KH |
| 7 | ADDED DIMENSIONS. | JUN.09/21 | AMM |
| 6 | UPDATED BUILDING HEIGHTS | MAR.17/21 | AMM |
| 5 | ADDED SITE STATS | JUL.15/20 | AMM |
| 4 | UPDATED SITE PLAN PER TOWNS ZONING COMMENTS | NOV.13/19 | AMM |
| 3 | UPDATED SITE PLAN PER ENG. | OCT.21/19 | AMM |
| 2 | ADDED CHANNEL BEHIND BLOCK G | JUN.10/19 | AMM |
| 1 | ISSUED FOR SPA COORDINATION | | AMM |

REGISTERED PERSON:
D.W. CASSIDY & CO.

FIRM BCIN 28461

I JAMIE LOPES have reviewed and take responsibility for this design.

Signature

BCIN 28757 Date: 2025-09-09


Cassidy + Company
Residential Design Consultants

60 RANDALL DRIVE UNIT 11
AJAX ONTARIO L1S 6L3
TEL. (905) 619-1270


Client Name: CHARLIEVILLE DEVELOPMENTS LTD (ANDRIN HOMES)

Project Name:
LOT 26 AND PART OF LOTS 24, 25 & 27
REGISTERED PLAN 9
45 TYLER STREET

TOWN OF AURORA
REGIONAL MUNICIPALITY OF YORK

Sheet Title:
CONCEPTUAL SITE PLAN

| Drawn by: | Checked by: | Date: |
|---|---|---|
| KH | SST | FEB. 2025 |

Scale: 1 : 500

Project No.: 2013-44

Drawing No.: A1