

SITE STATISTICS

PARENT BY-LAW: ZONING BY-LAW NO. 6000-17
PROPOSED ZONING DESIGNATION: R8-077
SITE SPECIFIC BY-LAW: XXXX-08 (ZB-025-08)

1.0 SITE STANDARDS

SITE AREA	SITE AREA - BLOCK 29	APPROX. 27,310.14 sqm (6.75 ac)	2.73 ha
TOTAL SITE AREA	SITE AREA - BLOCK 30	APPROX. 16,953.79 sqm (4.19 ac)	1.70 ha
	SITE AREA - BLOCK 31	APPROX. 44,263.93 sqm (10.94 ac)	4.43 ha

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: 244.33	R: 325.07
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:		39351.01	16440.30	
PROPOSED DENSITY		202 units / 4.43 ha =	45.6 units per hectare (ha)	
FSI			0.889	

2.0 BUILDING STANDARDS

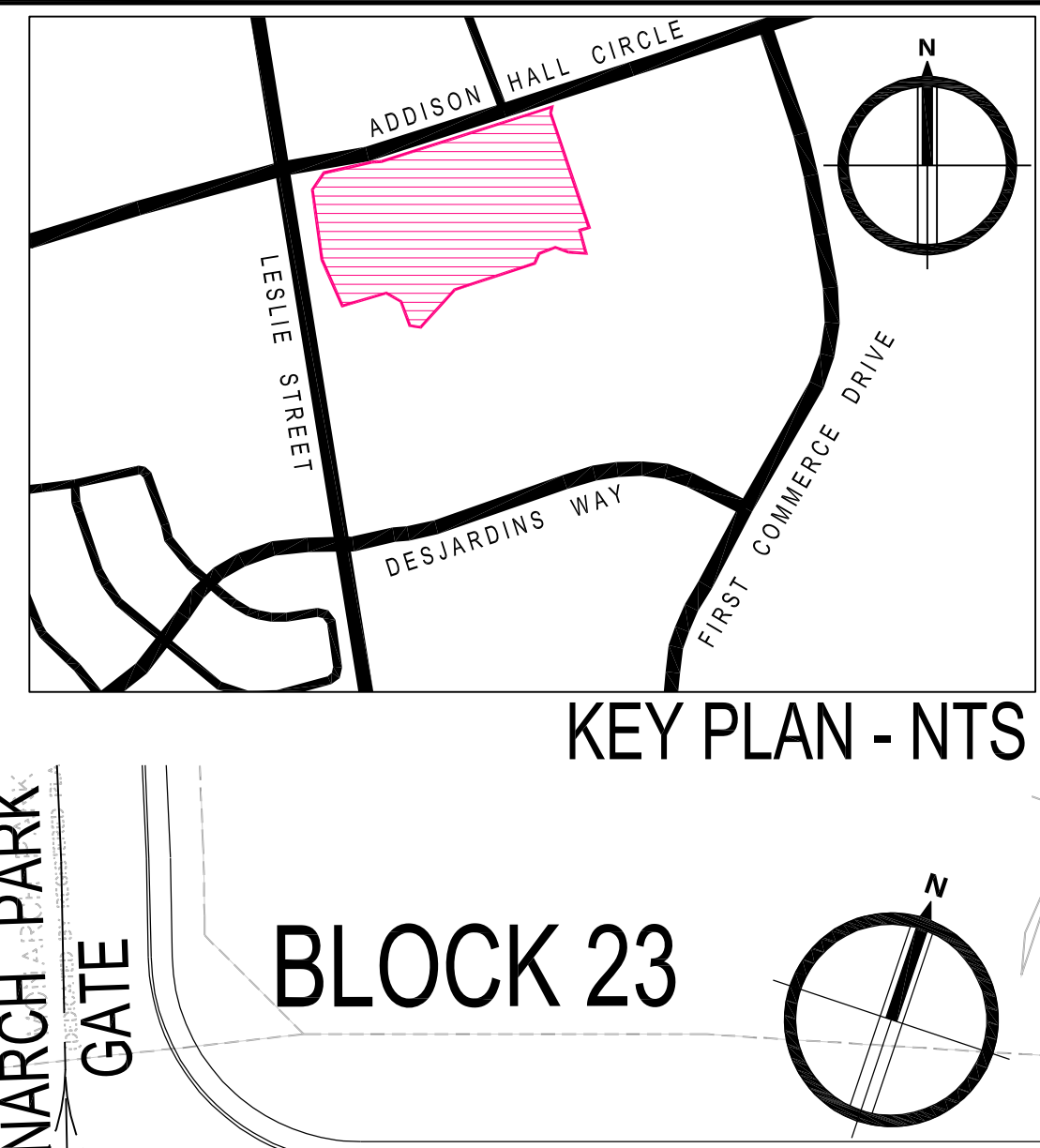
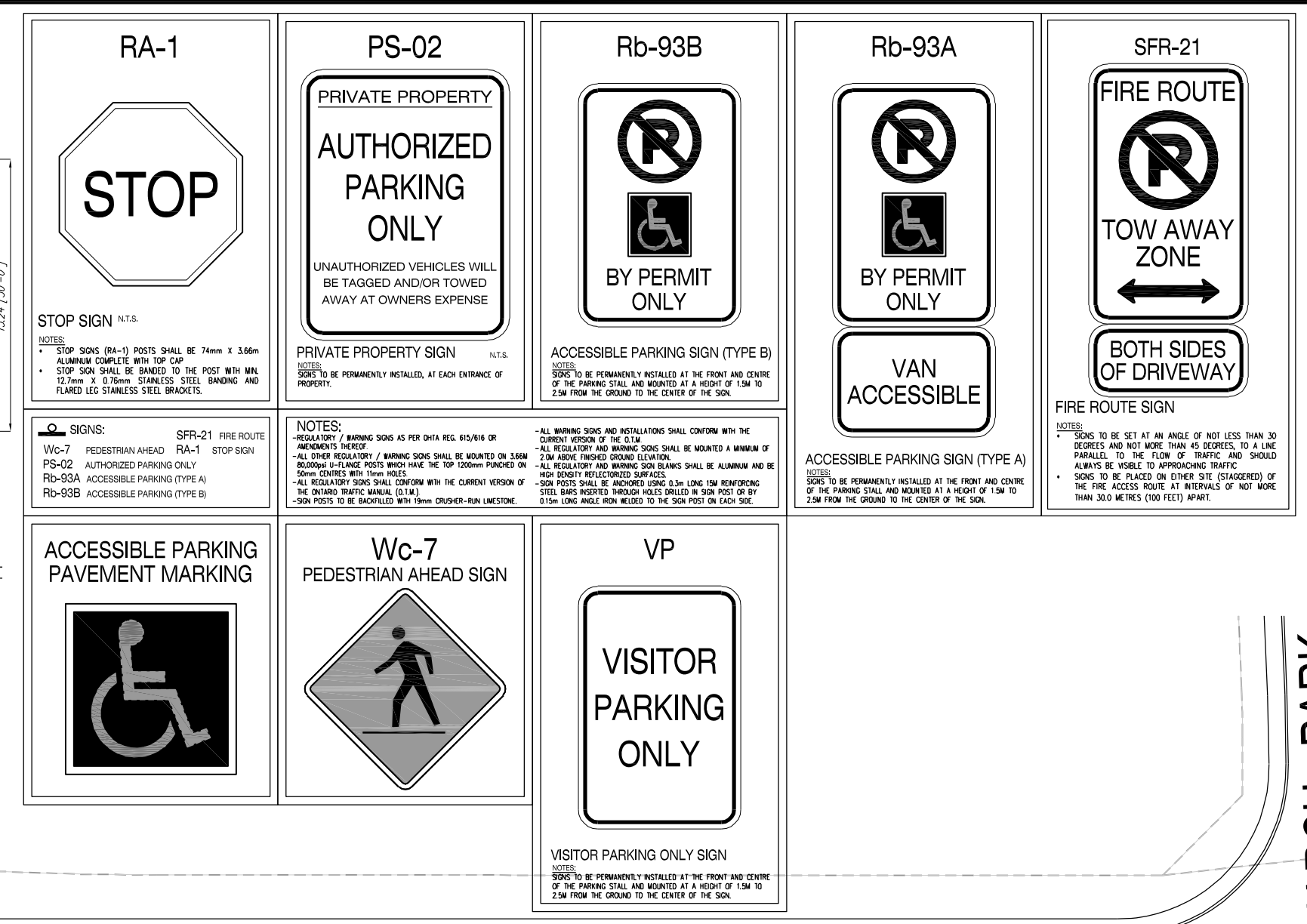
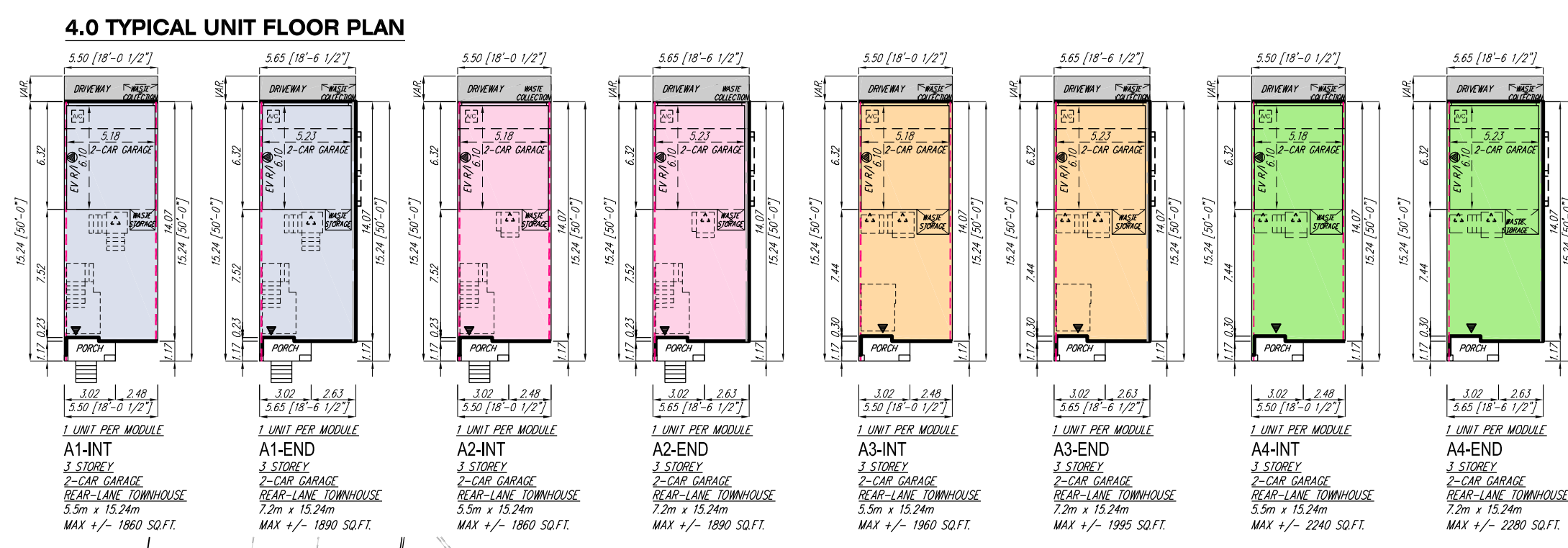
ZONING STANDARD	REQUIRED	PROPOSED
MINIMUM LOT FRONTAGE	70.0 m	-276.0 m (TOTAL PARCEL)
MINIMUM LOT AREA	4.0 ha	4.43 ha (TOTAL SITE)
MAXIMUM BUILDING HEIGHT	13.0 m	10.65 m (1802/1803) / 12.45 m (1804)
MINIMUM BUILDING SEPARATION	3.0 m	3.10 m (Blk 10/11)
MIN. SIB - ENDIET. GARAGE TO RD. LANE	9.0 m	9.89 m (Blks 19/28)
MIN. SIB - RESIDENTIAL TO PRIVATE RD. (Internal)	6.5 m	6.62 m (Blks 5/6)
MIN. SIB - GARAGE TO PRIVATE RD.	11.5 m	11.6 m (Blks 12/15 & 13/14)
MIN. SIB - GARAGE TO PRIVATE RD. (Internal)	9.25 m	9.27 m (Blks 12/15 & 13/14)
MIN. SIB - GARAGE TO PRIVATE RD. (External)	0.95 m	0.97 m (Blk 11, #72)
MIN. SIB - GARAGE TO PRIVATE RD. FOR DWELLINGS ABUTTING LANDSCAPE BUFFER	1.8 m	2.61 m (Blk 8, #48 & #53)
MIN. SIB - GARAGE TO PRIVATE RD. FOR DWELLINGS ABUTTING LANDSCAPE BUFFER	1.5 m	1.5 m
MINIMUM WIDTH OF DWELLING	5.5 m	5.5 m
MAXIMUM ATTACHED UNITS	8.0	8.0
MAXIMUM COVERAGE	50.0%	37.14%
FRONT YARD	6.0 m	6.45 m (Blk 11, #89-72 - 1ST FLR)
EXT. SIDE YARD	5.0 m	5.29 m (Blk 11, #89-72 - 2ND FLR)
REAR YARD	8.0 m	8.19 m (Blk 1, #1)
INTERIOR SIDE YARD	20.0 m	21.94 m (Blks 25-27)
REAR YARD	12.5 m	12.58 m (Blk 27, #178)
REAR YARD	8.5 m	8.74 m (Blk 28, #179)
REAR YARD	6.0 m	6.36 m (Blk 3, #21)
OPEN PORCHES / UNENCLOSED DECKS:		
FRONT YARD	2.0 m, 0.6 m from LUL	0.76 m (Blk 11)
EXT. SIDE YARD	2.0 m, 0.6 m from LUL	No Encroachment
INT. SIDE YARD	NOT PERMITTED	No Encroachment
REAR YARD	3.7 m, 3.8 m from LUL	No Encroachment
MINIMUM LANDSCAPING OPEN SPACE	N/A	25.77%
MIN. LANDSCAPING STRIP @ FRONT & INTERIOR	3.0 m	3.0 m
MIN. LANDSCAPED BUFFER ABUTTING BLOCK 31	20.0 m	21.94 m (Blks 25-27)
MIN. AMENITY SPACE	2000 sqm	2090 sqm
MIN. SETBACK FROM DAYLIGHT TRIANGLE	6.0 m	6.3 m (Blk 1, #1)
MAX. PROJ. OF STEPS FROM FRONT WALL	2.5 m	2.29 m (Blk 11)

3.0 SITE CIRCULATION

ZONING STANDARD	REQUIRED	PROPOSED
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)	6.5 m	6.5 m

VEHICULAR PARKING REQUIREMENTS	REQUIRED	PROPOSED
TOWNHOUSE DWELLING	2.0 / UNIT = 404	2.0 / UNIT = 404 + 46 driveway spots = 450
VISITOR PARKING (NON B-F)	48	48
VISITOR PARKING - BARRIER-FREE	10	10
TOTAL PARKING	467 SPACES	508 SPACES
MINIMUM PARKING SPACE	2.70 m X 5.30 m	2.70 m X 5.30 m
IN GARAGE PER SPACE	2.50 m X 5.30 m	DOUBLE CAR @ 5.18m X 6.1m

ACCESSIBLE PARKING	REQUIRED	PROPOSED
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



FOR SPA SUBMISSION UNIT COUNT: 202
 LAST UPDATED: JUNE 25, 2026
 COMMON ELEMENT CONDO TENURE (TBC)

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN AND GRADING PLAN AND THE REQUIREMENTS SET OUT IN THE CHARTERED BUILDING CODE TO BE A DESIGNER.

DATE: 2026.06.25
 DESIGN ASSOCIATES INC. 19895

HUNT DESIGN ASSOCIATES INC.
 www.huntdesign.ca
 8066 Woodbine Ave., Markham, ON L3R 0U7
 T 905.737.5133 email: hdsai@huntdesign.ca

SITING AND GRADING PLAN
 PART 4, PLAN #501-34568
 25 & 55 ADDISON HALL CIRCLE
TREASURE HILL - 225051
 AURORA, ON

Scale: 1:500
 225051.DWG