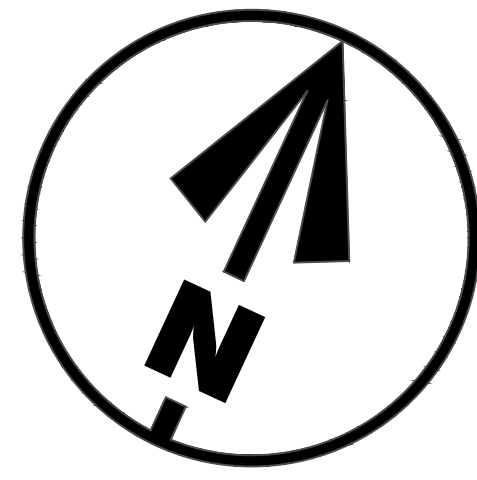




**PROPOSED KEY PLAN
BLOCK 20 - 420 ADDISON HALL CIRCLE -**

SITE STATISTICS EXISTING ZONING DESIGNATION: E-BP (443) PROPOSED ZONING DESIGNATION: E-BP (443)	PARKING DATA: PARKING SPACE: 2.7m x 5.3m = TYPICAL A = (BLDG AREA 6658 / 100) x 2 = 133.16 = 130 SPACES BARRIER FREE PARKING SPACE: 3.65m x 5.3m = 134 spaces x 3% = 4.02 spaces REQUIRED BARRIER FREE PARKING SPACES = 4 ELECTRIC VEHICLE CHARGING STATION SPACES: = 5 Potential spaces provided TOTAL REQUIRED PARKING SPACE = 138 TOTAL SUPPLIED PARKING SPACE = 130 BICYCLE PARKING REQUIREMENTS: = BICYCLE PARKING TO BE PROVIDED AT 2 SPACES + 0.25 SPACES/1000 Sq.M. OF GFA = (6059.70x0.25)/ 1000 Sq.M. = 1.51x2 = 3.04 = 4 BICYCLE SPACES LOADING SPACE: = O.H. LOADING DOOR (2.4m x 3.0m) = 12 = O.H. DRIVE-IN DOOR (3.6m x 4.2m) = 8 TOTAL DOORS = 20 FUTURE LOADING SPACE: = FUTURE O.H. LOADING DOOR (2.4m x 3.0m) = 3 = FUTURE O.H. DRIVE-IN DOOR (3.6m x 4.2m) = 4 FUTURE PROPOSED TOTAL DOORS = 7
SITE DATA LOT AREA: 19132.675 Sq.M. / 1.913 Ha / 4.727 Ac LOT FRONTAGE: 96.7 m BUILDING AREA: 5952 Sq.M. / 0.595 Ha / 1.4708 AC FUTURE PROPOSED BUILDING AREA: 2941 Sq.M. / 0.29 Ha / 0.726 AC 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: 70.46 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 Sq.M. / unit INDUSTRIAL AREA: 576.26 Sq.M. / unit	SIGNAGE LEGEND: = FIRE ROUTE SIGNAGE AS PER BY-LAW 4574-04-T SPACED AT MAX 23M SPACING = SIGNAGE IN LANDSCAPE AREAS TO BE ERCTED ON PERMANENT 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
LANDSCAPE STATS: LANDSCAPE AREA: FRONT YARD 363 Sq.M. REAR YARD 221 Sq.M. (N)SIDE YARD 521 Sq.M. (S)IDE YARD 818 Sq.M. TOTAL LANDSCAPE COVERAGE: 10.05%	
ADJACENT PROPERTIES ZONING: North: E-BP (443) South: E-BP (443) East: E-BP (443)	



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.
550 Highway 7, Unit 315
Richmond Hill, ONTARIO
L4B 3Z4
Tel: 289-597-3911

11	2022.10.27	Revised per SPA comments 3
10	2022.10.11	Revised per SPA comments 2
9	2022.08.11	Revised to show future proposed expansion stat
8	2022.07.18	Revised per M&E
7	2022.07.11	ISSUED FOR CITY REVIEW
6	2022.07.05	Revised as per city comments
5	2022.01.14	WEST ELEVATION CHANGES
4	2021.08.19	Issued for Site Plan Approval
3	2021.08.06	Issued for Site Plan Approval
2	2021.06.22	Plan flipped-Issued for review
1	2021.05.25	Issued for review
0	2021.05.12	Issued for review
NO.	DATE	DESCRIPTION

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

COSTUMER:

DRAWING:

Proposed Site plan

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

**The Planning
Partnership**

Urban Design FINAL Review

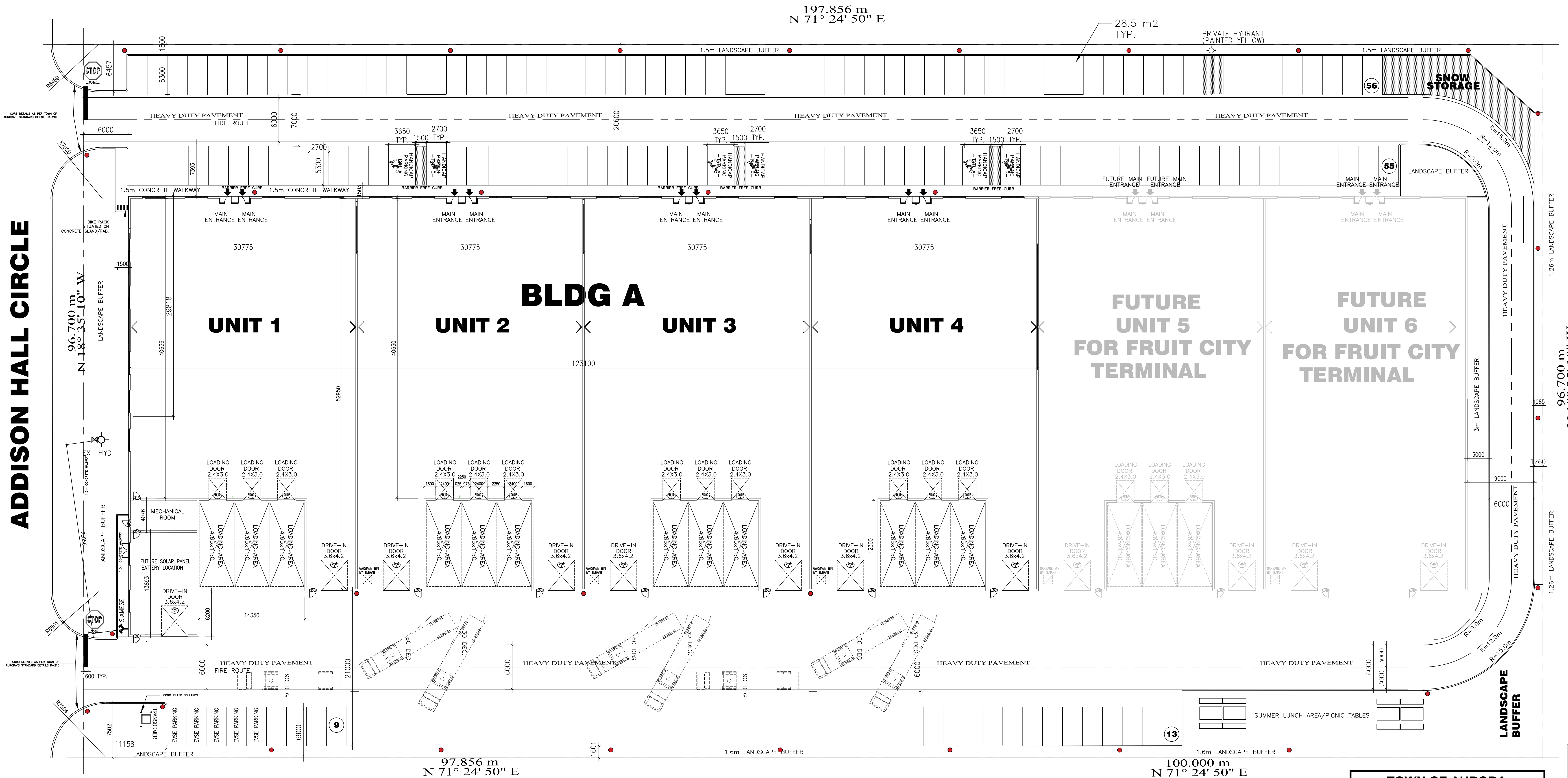
A final urban design review of this plan/
drawing was completed by The Planning
Partnership at the request of and to the
satisfaction of the Town of Aurora.

Reviewed by: *[Signature]*
Date: November 1, 2022

**TOWN OF AURORA
APPROVED**

DATE: Jan. 3, 2023

**DIRECTOR OF PLANNING AND
DEVELOPMENT SERVICES**



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