

Existing mall building to consist of majority retail and office space, as well as institutional (hospital-related) and recreational (gym) space. Accessory light industrial space could be located in this facility, subject to land use compatibility.

Potential for standalone or accessory light industrial uses, retail and office space, and other shopping centre uses. restrictions on outdoor storage areas are proposed

Future Development Area to be part of future master planning exercise for the lands

Note: alignment of MacIsaac Drive / Old Burwash Road and connection to Algonquin Road not constructed as shown

2004 Approved Site Plan / Development Concept Plan to facilitate amendment for revised provisions/ additional light industrial use permission

LEGAL DESCRIPTION
PLAN OF PARTS OF LOT 6,
CONCESSION 1, TOWNSHIP OF
BRODER, TOWNSHIP
CITY OF SUDBURY,
REGIONAL MUNICIPAL OF SUDBURY.

SITE INFORMATION

DESCRIPTION	DATA
ZONING (1:5000 MAP 3.2 AND BRODER MAP 17)	MIXED-2
USES PERMITTED	SHOPPING CENTRE
REQUIREMENTS	
LOT AREA (NO PREPARE)	2,220,464 SF (61.0 ACRES)
LOT FRONTAGE REQUIRED	329 FT. MIN.
LOT DEPTH REQUIRED	329 FT. MIN.
FRONT YARD DEPTH REQUIRED	49.0 FT. MIN.
CORNER SIDE YARD WIDTH	32.0 FT. MIN.
REAR YARD DEPTH	32.0 FT. MIN.
LOT COVERAGE (MAX. 50 %)	0.7 % (305,046 S.F.)
BUILDING HEIGHT (MAX. 40 FT.)	14.5 FT. TO 26.5 FT.
NUMBER OF FLOORS (MAX. 2 STOREYS)	BASEMENT + ONE
MINIMUM LANDSCAPE OPEN AREA REQUIRED (5 %)	333,048 SF
MINIMUM PARKING SPACE REQUIRED (1 SPACE PER 200 SF. OF NET FLOOR AREA)	1462
PARKING SPACES PROVIDED	1462

SITE DATA

EXISTING	GROSS AREA	NET AREA
PROPOSED BASEMENT FLOOR	EXISTING	21,655 S.F.
PROPOSED MAIN FLOOR	EXISTING	163,916 S.F.
TOTAL FLOOR AREA		185,571 S.F.
PROPOSED RENOVATED MALL	GROSS AREA	NET AREA
PROPOSED BASEMENT FLOOR	EXISTING	21,655 S.F.
PROPOSED MAIN FLOOR	EXISTING	163,916 S.F.
TOTAL FLOOR AREA		185,571 S.F.
PROPOSED DEPARTMENT STORE	GROSS AREA	NET AREA
PROPOSED MAIN FLOOR	EXISTING	163,916 S.F.
TOTAL FLOOR AREA		185,571 S.F.
PROPOSED DEPARTMENT STORE	GROSS AREA	NET AREA
PROPOSED MAIN FLOOR	EXISTING	163,916 S.F.
TOTAL FLOOR AREA		185,571 S.F.
PROPOSED DEPARTMENT STORE	GROSS AREA	NET AREA
PROPOSED MAIN FLOOR	EXISTING	163,916 S.F.
TOTAL FLOOR AREA		185,571 S.F.

SITE PLAN LEGEND

SYMBOL	DESCRIPTION
[Symbol]	NEW SPOT ELEVATION
[Symbol]	NEW ASPHALT PAVING
[Symbol]	NEW CONCRETE PATTERNED SIDEWALK
[Symbol]	PROPOSED BUILDING EXTENSION
[Symbol]	NEW GRASSED AREAS
[Symbol]	EXISTING CURBS TO BE REMOVED
[Symbol]	NEW CONCRETE CURBS
[Symbol]	HANDICAPPED PARKING SPACE (14.5'x20')
[Symbol]	TRANSFORMER C/W CHAIN LINK ENCLOSURE
[Symbol]	GARBAGE COMPACTOR C/W CONC. APRON
[Symbol]	GARBAGE BIN C/W ENCLOSURE
[Symbol]	DIRECTION OF STORM DRAINAGE
[Symbol]	EXISTING NEW RIP RAP
[Symbol]	EXISTING LAMP STANDARD TO BE REMOVED
[Symbol]	EXISTING LAMP STANDARD
[Symbol]	EXIST. BUILDING AREA LIGHTING TO BE REMOVED
[Symbol]	NEW BUILDING AREA/SECURITY LIGHTING
[Symbol]	EXISTING TREES/SHRUBS TO BE REMOVED
[Symbol]	PROPOSED DECIDUOUS TREE
[Symbol]	PROPOSED CONIFEROUS TREE
[Symbol]	PROPOSED SHRUB OR BUSH

RECEIVED
JUL 27 2004
PLANNING SERVICES

Nicholls
Yellowega
Bélanger
architects - architects

SOUTHRIDGE MALL ADDITION
SUDBURY, ONTARIO
SITE PLAN, KEY PLAN AND
DETAILS

THIS IS SCHEDULE "A" TO THE
ATTACHED AGREEMENT DATED
NOVEMBER 30TH, 2004
BETWEEN THE CITY AND
920706 ONTARIO LIMITED
(Southridge Mall Addition)

LIST OF DRAWINGS

NO.	DESCRIPTION
A-01	ARCHITECTURAL
A-02	SITE PLAN, KEY PLAN, AND DETAILS
A-03	LANDSCAPING PLAN, SCHEDULES AND DETAILS
A-04	LANDSCAPING SECTIONS
A-05	LANDSCAPING SECTIONS
A-06	EXISTING LANDSCAPING CONDITIONS

A-01

ISSUED FOR SITE PLAN CONTROL AGREEMENT APRIL 26, 2004