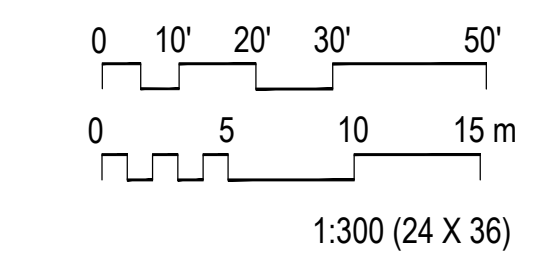
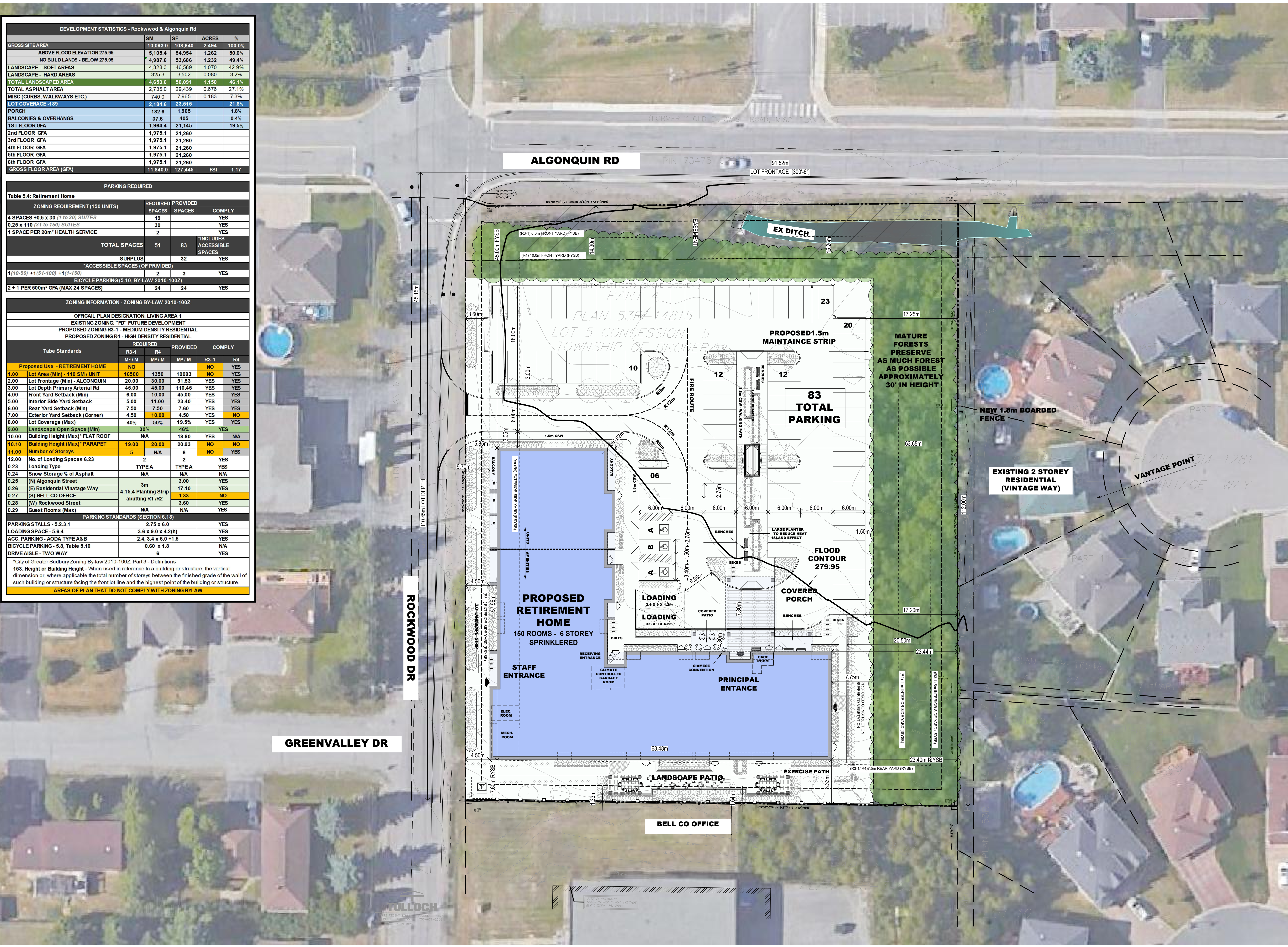


| DEVELOPMENT STATISTICS - Rockwood & Algonquin Rd |          |         |          |        |
|--|----------|---------|----------|--------|
|  | SM       | SF      | ACRES    | %      |
| GROSS SITE AREA                                  | 10,093.0 | 108,640 | 2,494    | 100.0% |
| ABOVE FLOOD ELEVATION 275.95                     | 5,105.4  | 54,954  | 1,262    | 50.6%  |
| NO BUILDLANDS - BELOW 275.95                     | 4,987.6  | 53,686  | 1,232    | 49.4%  |
| LANDSCAPE - SOFT AREAS                           | 4,328.3  | 46,589  | 1,070    | 42.9%  |
| LANDSCAPE - HARD AREAS                           | 325.3    | 3,502   | 0.080    | 3.2%   |
| TOTAL LANDSCAPED AREA                            | 4,653.6  | 50,091  | 1,150    | 46.1%  |
| TOTAL ASPHALT AREA                               | 2,735.0  | 29,439  | 0.676    | 27.1%  |
| MISC (CURBS, WALKWAYS ETC.)                      | 740.0    | 7,965   | 0.183    | 7.3%   |
| LOT COVERAGE -189                                | 2,184.6  | 23,515  | 21.6%    |        |
| PORCH  | 182.6    | 1,965   | 1.8%     |        |
| BALCONIES & OVERHANGS                            | 37.6     | 405     | 0.4%     |        |
| 1ST FLOOR GFA                                    | 1,964.4  | 21,145  | 19.5%    |        |
| 2nd FLOOR GFA                                    | 1,975.1  | 21,260  |          |        |
| 3rd FLOOR GFA                                    | 1,975.1  | 21,260  |          |        |
| 4th FLOOR GFA                                    | 1,975.1  | 21,260  |          |        |
| 5th FLOOR GFA                                    | 1,975.1  | 21,260  |          |        |
| 6th FLOOR GFA                                    | 1,975.1  | 21,260  |          |        |
| GROSS FLOOR AREA (GFA)                           | 11,840.0 | 127,445 | FSI 1.17 |        |

| PARKING REQUIRED                         |                 |                 |                             |  |
|--|-----------------|-----------------|-----------------------------|--|
| Table 5.4: Retirement Home               |                 |                 |                             |  |
| ZONING REQUIREMENT (150 UNITS)           | REQUIRED SPACES | PROVIDED SPACES | COMPLY                      |  |
| 4 SPACES +0.5 x 30 (1 to 30) SUITES      | 19              |                 | YES                         |  |
| 0.25 x 110 (31 to 150) SUITES            | 30              |                 | YES                         |  |
| 1 SPACE PER 20m² HEALTH SERVICE          | 2               |                 | YES                         |  |
| TOTAL SPACES                             | 51              | 83              | *INCLUDES ACCESSIBLE SPACES |  |
| SURPLUS                                  |                 | 32              | YES                         |  |
| *ACCESSIBLE SPACES (OF PROVIDED)         |                 |                 |                             |  |
| 1/(10-50) +1/(51-100) +1/(1-150)         | 2               | 3               | YES                         |  |
| BICYCLE PARKING (5.10, BY-LAW 2010-100Z) |                 |                 |                             |  |
| 2 + 1 PER 500m² GFA (MAX 24 SPACES)      | 24              | 24              | YES                         |  |

| ZONING INFORMATION - ZONING BY-LAW 2010-100Z      |                                      |                     |        |        |     |  |
|---|--------------------------------------|---------------------|--------|--------|-----|--|
| OFFICIAL PLAN DESIGNATION: LIVING AREA 1          |                                      |                     |        |        |     |  |
| EXISTING ZONING: "FD" FUTURE DEVELOPMENT          |                                      |                     |        |        |     |  |
| PROPOSED ZONING R3-1 - MEDIUM DENSITY RESIDENTIAL |                                      |                     |        |        |     |  |
| PROPOSED ZONING R4 - HIGH DENSITY RESIDENTIAL     |                                      |                     |        |        |     |  |
| Table Standards                                   | REQUIRED                             | PROVIDED            | COMPLY |        |     |  |
|   | R3-1                                 | R4                  | R3-1   | R4     |     |  |
|   | M² / M                               | M² / M              | M² / M | M² / M |     |  |
| Proposed Use - RETIREMENT HOME                    | NO                                   | NO                  | NO     | YES    |     |  |
| 1.00 Lot Area (Min) - 110 SM / UNIT               | 16500                                | 1350                | 10093  | NO     | YES |  |
| 2.00 Lot Frontage (Min) - ALGONQUIN               | 20.00                                | 30.00               | 91.53  | YES    | YES |  |
| 3.00 Lot Depth Primary Arterial Rd                | 45.00                                | 45.00               | 110.45 | YES    | YES |  |
| 4.00 Front Yard Setback (Min)                     | 6.00                                 | 10.00               | 45.00  | YES    | YES |  |
| 5.00 Interior Side Yard Setback                   | 5.00                                 | 11.00               | 23.40  | YES    | YES |  |
| 6.00 Rear Yard Setback (Min)                      | 7.50                                 | 7.50                | 7.60   | YES    | YES |  |
| 7.00 Exterior Yard Setback (Corner)               | 4.50                                 | 10.00               | 4.50   | YES    | NO  |  |
| 8.00 Lot Coverage (Max)                           | 40%                                  | 50%                 | 19.5%  | YES    | YES |  |
| 9.00 Landscaped Open Space (Min)                  | 30%                                  | 46%                 |        | YES    | YES |  |
| 10.00 Building Height (Max)* PARAPET              | N/A                                  | 18.00               |        | YES    | N/A |  |
| 10.10 Building Height (Max)* PARAPET              | 19.00                                | 20.00               | 20.93  | NO     | NO  |  |
| 11.00 Number of Storeys                           | 5                                    | N/A                 | 6      | NO     | YES |  |
| 12.00 No. of Loading Spaces 6.23                  | 2                                    | 2                   |        | YES    | YES |  |
| 0.23 Loading Type                                 | TYPE A                               | TYPE A              |        | YES    | YES |  |
| 0.24 Snow Storage % of Asphalt                    | N/A                                  | N/A                 |        | N/A    | N/A |  |
| 0.25 (N) Algonquin Street                         | 3m                                   | 3.00                |        | YES    | YES |  |
| 0.26 (E) Residential Vinatage Way                 | 4.15.4 Planting Strip abutting R1/R2 | 17.10               |        | YES    | YES |  |
| 0.27 (S) BELL CO OFFICE                           |                                      | 1.33                |        | NO     | NO  |  |
| 0.28 (W) Rockwood Street                          |                                      | 3.60                |        | YES    | YES |  |
| 0.29 Guest Rooms (Max)                            | N/A                                  | N/A                 |        | YES    | YES |  |
| PARKING STANDARDS (SECTION 6.1.8)                 |                                      |                     |        |        |     |  |
| PARKING STALLS - 5.2.3.1                          |                                      | 2.75 x 6.0          |        | YES    |     |  |
| LOADING SPACE - 5.6.4                             |                                      | 3.6 x 9.0 x 4.2(h)  |        | YES    |     |  |
| ACC. PARKING - AODA TYPE A&B                      |                                      | 2.4, 3.4 x 6.0 +1.5 |        | YES    |     |  |
| BICYCLE PARKING - 5.8, Table 5.10                 |                                      | 0.60 x 1.8          |        | N/A    |     |  |
| DRIVE AISLE - TWO WAY                             |                                      | 6                   |        | YES    |     |  |

\*City of Greater Sudbury Zoning By-law 2010-100Z, Part 3 - Definitions  
**153. Height or Building Height** - When used in reference to a building or structure, the vertical dimension or, where applicable the total number of storeys between the finished grade of the wall of such building or structure facing the front lot line and the highest point of the building or structure.  
**AREAS OF PLAN THAT DO NOT COMPLY WITH ZONING BY-LAW**



| ISSUE | BY | DESCRIPTION       | DATE     |
|-------|----|-------------------|----------|
| 1     | DB | ZONING SUBMISSION | 22-03-18 |
| 0     | DB | SPART MEETING     | 21-02-19 |
|       |    |                   | 21-08-20 |

GENERAL NOTES  
 GENERAL NOTES:  
 DO NOT SCALE DRAWINGS. USE ONLY DIMENSIONS MARKED ISSUED FOR CONSTRUCTION. VERIFY CONFIGURATIONS & DIMENSIONS ON SITE BEFORE BEGINNING WORK. NOTIFY ARCHITECT IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES.

DEVELOPMENT CONSULTANT:  
 API  
 ARCHITECTS  
 CONSULTANTS

ARCHITECT:  
 SAI  
 SAPIUS  
 ARCHITECTS

PROJECT CONTACT:  
 11415537 Canada Inc  
 10158 Jane Street  
 Maple, Ontario  
 Canada  
 L6A 3K1

ROCKWOOD DRIVE  
 ALGONQUIN  
 ONTARIO ASSOCIATION  
 OF ARCHITECTS  
 LUIS BRUNUS SAPIUS  
 LICENSE  
 6866

**ROCKWOOD & ALGONQUIN RETIREMENT HOME**  
 ROCKWOOD 2672 XXXX, ALGONQUIN 2597 XXXX 2759  
 CLOSEST INTERSECTION ROCKWOOD DRIVE & ALGONQUIN ROAD, SUDBURY, ONTARIO, CANADA

DRAWING TITLE  
**SITE PLAN**

|             |         |           |    |            |                 |
|-------------|---------|-----------|----|------------|-----------------|
| BY          | DB      | CHECKED   | LS | ISSUED FOR | SEE TABLE ABOVE |
| PROJECT NO. | 521-024 | SHEET NO. |    |            |                 |
| SCALE       | 1:300   |           |    |            |                 |

**A-100**