

SITE STATS (FOR DISCUSSION PURPOSES ONLY)			
700 PARIS STREET, SUDBURY, ONTARIO			
LOT AREA	17,893.1 SQ.M	192,600.2 SF	100%
LOT COVERAGE (INC. CANOPIES, PROJECTIONS)			
PROPOSED	6,149.9 SQ.M	66,196.7 SF	34.4%
PROPOSED BUILDING A - RESIDENTIAL	2,382.8 SQ.M	25,648.3 SF	13.3%
PROPOSED BUILDING B - RESIDENTIAL	2,006.5 SQ.M	21,598.2 SF	11.2%
PROPOSED BUILDING C - RETIREMENT	1,101.0 SQ.M	11,851.4 SF	6.2%
EXTEND OF P1 GARAGE	659.5 SQ.M	7,098.9 SF	3.7%
TOTAL PROPOSED	6,149.9 SQ.M	66,196.7 SF	34.4%
LANDSCAPING			
PROPOSED	7,731.7 SQ.M	83,223.2 SF	43.2%
PAVED AREA (ASPHALT)			
PROPOSED	4,011.6 SQ.M	43,180.3 SF	22.4%
BUILDING HEIGHT			
PROPOSED BUILDING A	56 M	183.7 FT	
PROPOSED BUILDING B	68.2 M	223.7 FT	
PROPOSED BUILDING C	40 M	131.2 FT	
LOT FRONTAGE			
PROPOSED	232.9 M	764.1 FT	

BUILDING STATS	
PROPOSED UNIT COUNT	
BUILDING A - RESIDENTIAL	
1 BEDROOM	64 32.5%
2 BEDROOM	133 66.5%
3 BEDROOM	2 1.0%
TOTAL	199
BUILDING B - RESIDENTIAL	
1 BEDROOM	38 17.1%
2 BEDROOM	151 68.0%
3 BEDROOM	33 14.9%
TOTAL	222
BUILDING C - RETIREMENT	
TOTAL	109
HEALTH/MEDICAL SPACE 123.8 SQ.M	
TOTAL RESIDENTIAL UNITS PROVIDED	
109 RETIREMENT SUITES	
421 CONDO UNITS	

PARKING STATISTICS	
PARKING REQUIRED (INC 10% REDUCTION)**	
1.35 SPACES / RESIDENTIAL UNIT (BLDG A)	268.7 SPACES
1.35 SPACES / RESIDENTIAL UNIT (BLDG B)	299.7 SPACES
SPACES FOR RETIREMENT BUILDING**	51.2 SPACES
1 SPACE / 12.5 M2 OF RESTAURANT AREA***	20.7 SPACES
1 SPACE / 12.5 M2 OF CAFE AREA****	6.1 SPACES
TOTAL REQUIRED	646.4 SPACES
REQUIRED BARRIER FREE PARKING	
REQUIRED LOADING AREAS	12.9 SPACES
	3.0 SPACES
PROPOSED PARKING	
SURFACE PARKING	55 SPACES
P1 UNDERGROUND	166 SPACES
P2 UNDERGROUND	217 SPACES
P3 UNDERGROUND	210 SPACES
TOTAL PARKING PROPOSED	648 SPACES
PROPOSED BARRIER FREE SPACES	
PROPOSED LOADING AREA	15 SPACES
	3 SPACES
* 10% PARKING REDUCTION PERMITTED FOR LOCATION TO TRANSIT	
** 4 SPACES PLUS 0.5 SPACES FOR EACH OF THE FIRST 30 ROOMS PLUS 0.25 SPACES FOR EACH ADDITIONAL ROOM PLUS 1 SPACES FOR 20M2 FOR HEALTH/MEDICAL/PERSONAL SERVICE SPACE (123.8 M2 PROVIDED)	
*** RESTAURANT AREA (INCLUDING OUTDOOR PATIO) - 287.4 SQ.M	
**** CAFE AREA (NOT INCLUDING OUTDOOR PATIO) - 85.0 SQ.M	

SITE PLAN
1 : 400

LEGEND

- PROPOSED BUILDING PODIUM FOOTPRINT
- PROPOSED BUILDING FOOTPRINT ABOVE PODIUM
- TOP FLOOR FOOTPRINT

NO.	DATE	REVISION	BY
1	JULY 29 2019	SCHEMATIC CONCEPTS	JMR/MDA
2	AUG. 7 2019	SCHEMATIC CONCEPTS	JMR/MDA
3	MAY 7 2021	PARKING GARAGE LAYOUT	CH
4	JUNE 18 2021	REVISED BLD. HEIGHTS	CH
5	JUNE 20 2023	FOR SUBMISSION	ACK
6			

COMMISSION:

PARIS STREET DEVELOPMENT

700 PARIS STREET, SUDBURY, ONTARIO

A.C.K
architects
STUDIO INC.

Architectural Office:
290 Glenvale Ave. St. Catharines, ON L2T 2L3
905-984-5545

SHEET TITLE:

SITE PLAN

Issued for Re-Zoning

Issued for Site Plan Agreement

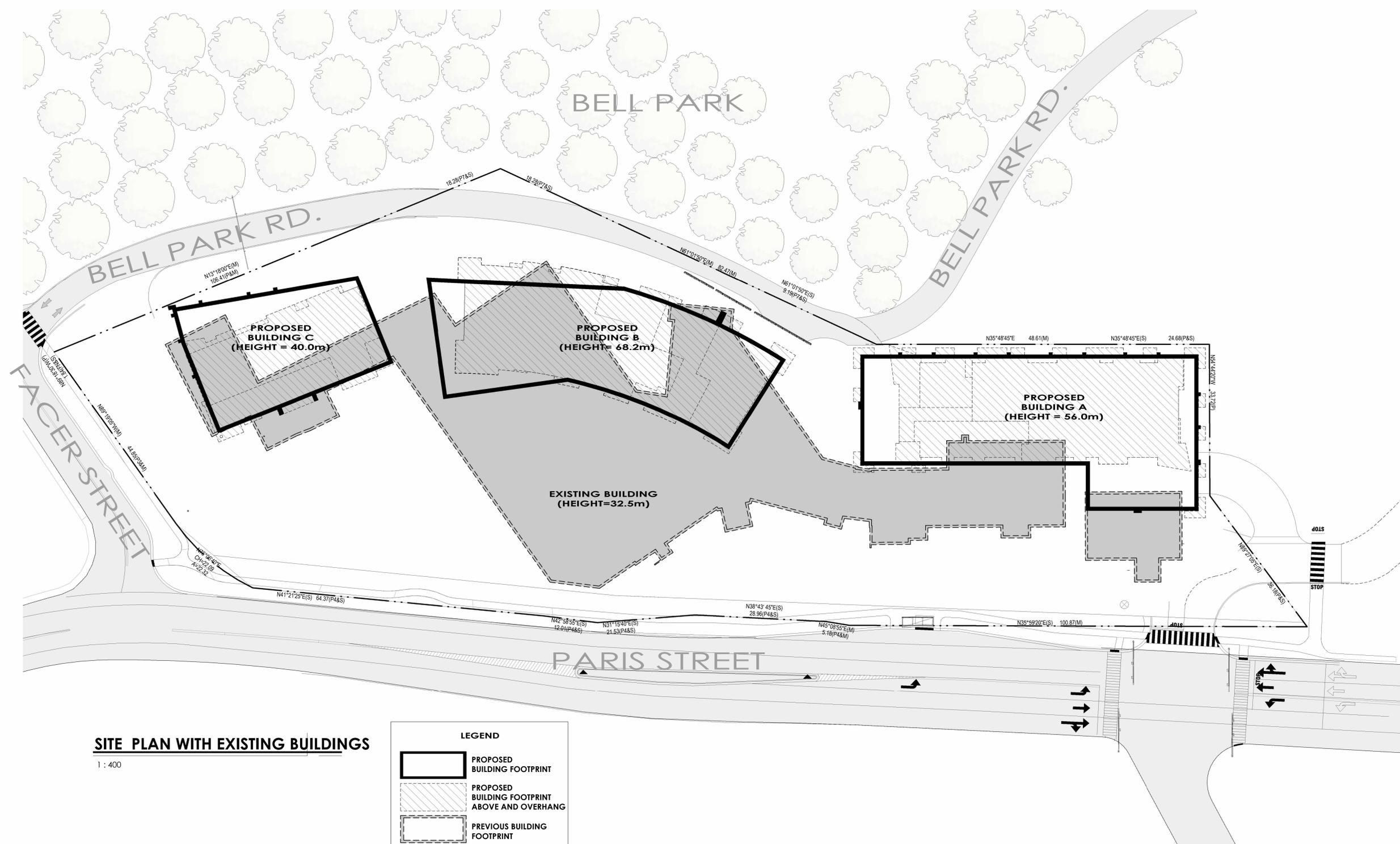
Issued for Permit

Issued for Tender

Issued for Construction:

DRAWN BY:	JMR	DWG. No.
CHECKED BY:	MDA	
DATE:	JUNE 19 2023	
SCALE:	AS SHOWN	
PROJECT No.:	2010-205	

.SP1



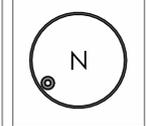
SITE PLAN WITH EXISTING BUILDINGS
1 : 400

LEGEND

- PROPOSED BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT ABOVE AND OVERHANG
- PREVIOUS BUILDING FOOTPRINT

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SITE PLAN WITH EXISTING BUILDINGS

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.SP1.1



P1 PARKING LEVEL
166 SPACES
(6 BARRIER FREE SPACES)

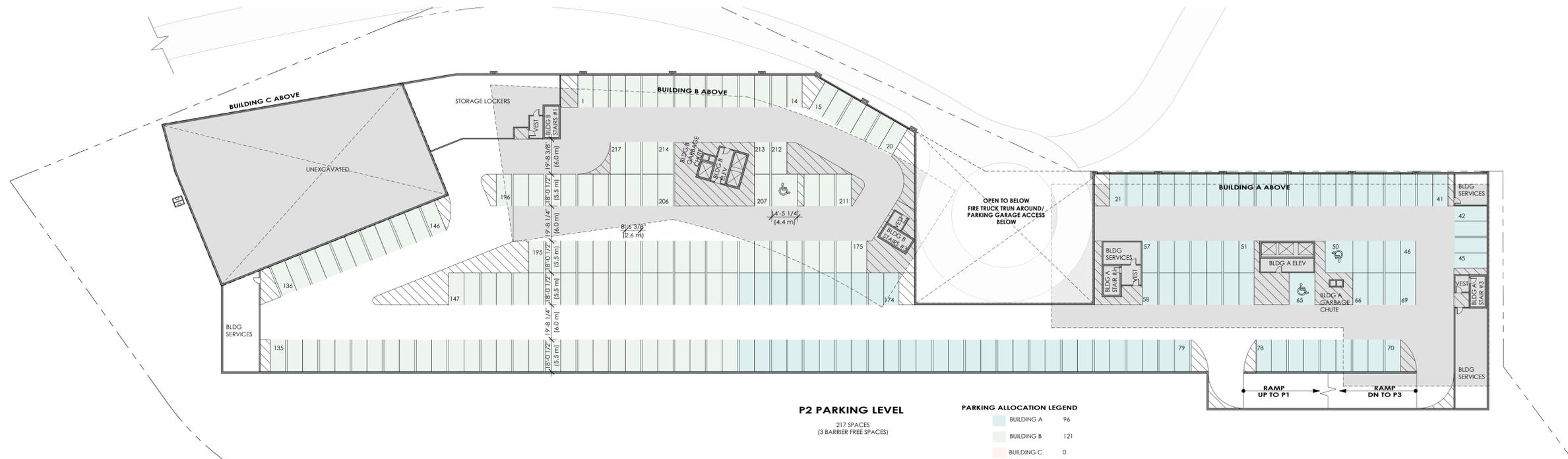
PARKING ALLOCATION LEGEND

BUILDING A	47
BUILDING B	73
BUILDING C	46

PARKING LEVEL 1 PLAN

1" = 30'-0"

68,548 S.F



P2 PARKING LEVEL
217 SPACES
(3 BARRIER FREE SPACES)

PARKING ALLOCATION LEGEND

BUILDING A	96
BUILDING B	121
BUILDING C	0

PARKING LEVEL 2 PLAN

1" = 30'-0"

86,442 S.F

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700 PARIS STREET, SUDBURY, ONTARIO



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SHEET TITLE:

UNDERGROUND PARKING LEVEL P1 AND P2

Issued for Re-Zoning

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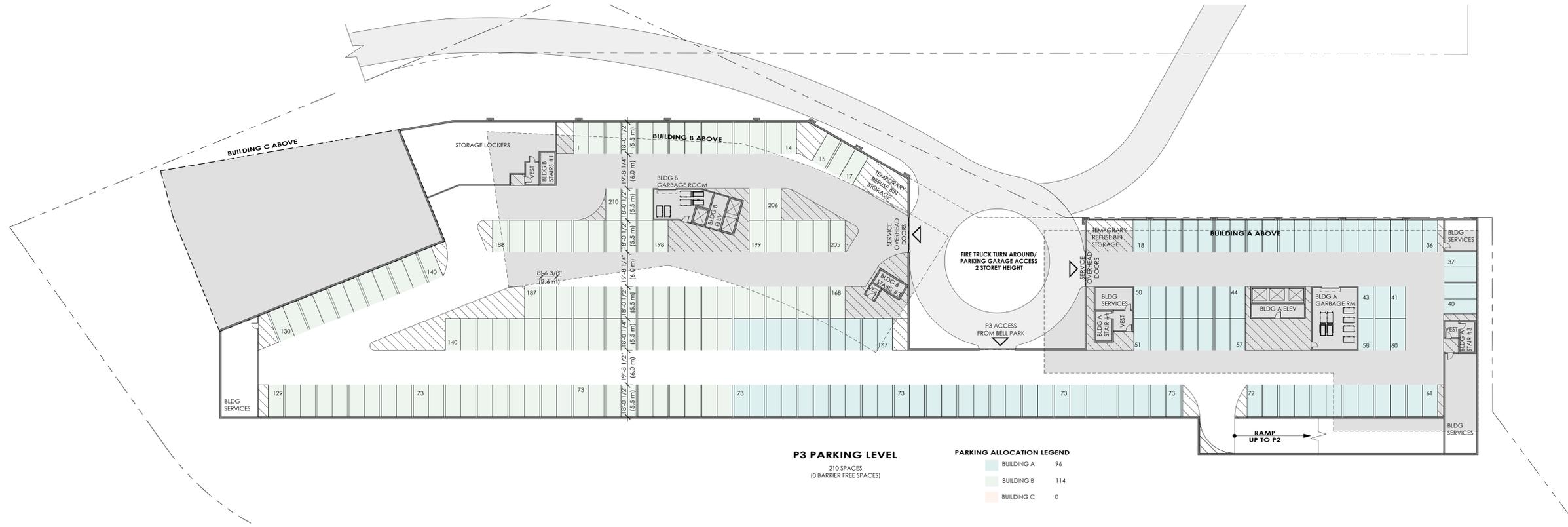
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.UG1



P3 PARKING LEVEL
210 SPACES
(0 BARRIER FREE SPACES)

PARKING ALLOCATION LEGEND

BUILDING A	96
BUILDING B	114
BUILDING C	0

PARKING LEVEL 3 PLAN
1" = 30'-0"
86,442 S.F

All contractors and/or trades shall verify all dimensions, notes, site and report any discrepancies prior to commencement of the work. This drawing not to be scaled, all drawings, prints and related documents are the property of the architect and must be returned upon request. Reproduction of drawings and related documents in part or in whole is strictly forbidden without written consent. Drawings to be for the purpose for which they are issued.

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SHEET TITLE:
UNDERGROUND PARKING LEVEL P3

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