



**SITE PLAN DATA:**

1876,1882, 1890 BANCROFT DRIVE  
 LOT 12, CONCESSION 4  
 GEOGRAPHIC TOWNSHIP OF MCKIM  
 CITY OF GREATER SUDBURY

SURVEY INFORMATION BY ADRIAN BORTOLUSSI DATED XXXX

ZONING	R1-5 - LOW DENSITY RESIDENTIAL
USE OF BUILDING	RESIDENTIAL DEVELOPMENT (40 NEW UNITS, 1 EXISTING)
DENSITY	22.8 units/HA

  

PROPERTY AREA	TOTAL	17,970.8 sq.m.
BUILDING COVERAGE		5,465.5 sq.m. (30.4%)
GROSS FLOOR AREA		5,465.5 sq.m.
PAVED AREA		3,772.5 sq.m.
GRAVEL AREA		0 sq.m.
BUILDING HEIGHT		1 STOREY
LANDSCAPED AREA		6,794.9 sq.m. (37.8%)
FRONT YARD SETBACK		6.0 m
SIDE YARD SETBACK		3.6 m
REAR YARD SETBACK		7.5 m
PARKING CALCULATION		1.5 SPACE PER UNIT
SPACES		91
BARRIER FREE SPACES		1

  

SNOW REMOVAL:	TO BE PROVIDED BY PRIVATE SERVICES
GARBAGE REMOVAL:	TO BE PROVIDED BY PRIVATE SERVICES
BICYCLE PARKING:	GARAGE UNITS
LOADING SPACES:	N/A

**LEGEND**

PROPOSED	DENOTES PROPOSED WORKS
EXISTING	DENOTES EXISTING INFORMATION
+	DENOTES EXISTING UTILITY POLE LOCATION
256.23	DENOTES EXISTING ELEVATION
256.23	DENOTES PROPOSED FINISHED GRADE ELEVATION
▼	DENOTES ENTRY/EXIT POINT
---	FIRE ROUTE = CENTERLINE
---	PROPOSED DITCH
---	1.8m CHAINLINK FENCE
■	HEAVY DUTY ASPHALT
■	LIGHT DUTY ASPHALT
→	DENOTES PROPOSED DIRECTION OF SURFACE DRAINAGE
□	SOD AREA

NOTE: EACH UNIT TO INCLUDE GARAGE WITH PARKING SPACE

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	<b>BANCROFT AVALON</b> <b>CONCEPTUAL PLAN</b>
SCALE: 1:400	DATE: JUNE 2023
DRAWN: L.Z.	JOB NUMBER: 153200