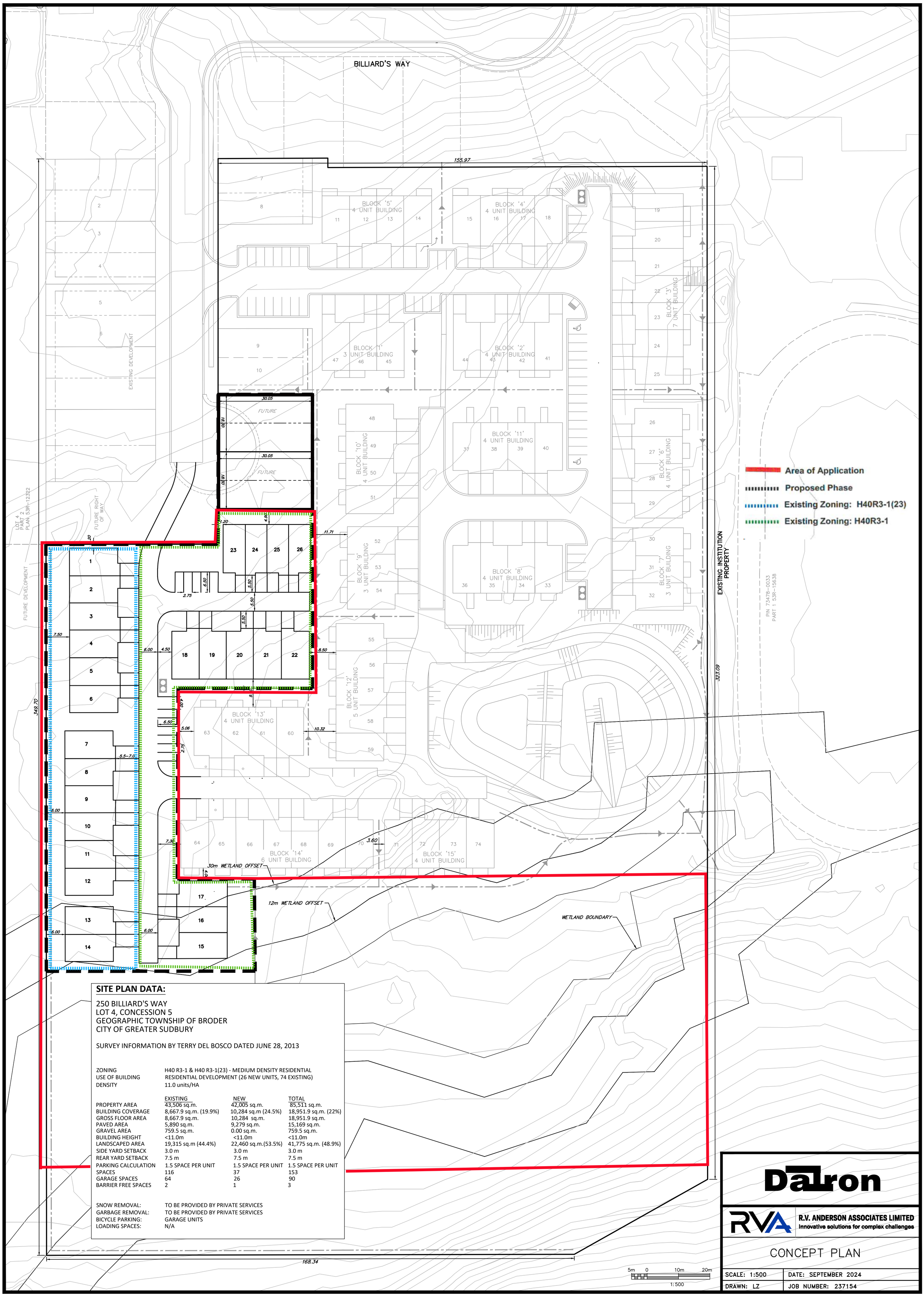

SITE PLAN DATA:

250 BILLIARD'S WAY
LOT 4, CONCESSION 5
GEOGRAPHIC TOWNSHIP OF BRODER
CITY OF GREATER SUDBURY

SURVEY INFORMATION BY TERRY DEL BOSCO DATED JUNE 28, 2013

ZONING	H40 R3-1 & H40 R3-1(23) - MEDIUM DENSITY RESIDENTIAL
USE OF BUILDING	RESIDENTIAL DEVELOPMENT (26 NEW UNITS, 74 EXISTING)
DENSITY	11.0 units/HA

	EXISTING	NEW	TOTAL
PROPERTY AREA	43,506 sq.m.	42,005 sq.m.	85,511 sq.m.
BUILDING COVERAGE	8,667.9 sq.m. (19.9%)	10,284 sq.m (24.5%)	18,951.9 sq.m. (22%)
GROSS FLOOR AREA	8,667.9 sq.m.	10,284 sq.m.	18,951.9 sq.m.
PAVED AREA	5,890 sq.m.	9,279 sq.m.	15,169 sq.m.
GRAVEL AREA	759.5 sq.m.	0.00 sq.m.	759.5 sq.m.
BUILDING HEIGHT	<11.0m	<11.0m	<11.0m
LANDSCAPED AREA	19,315 sq.m (44.4%)	22,460 sq.m.(53.5%)	41,775 sq.m. (48.9%)
SIDE YARD SETBACK	3.0 m	3.0 m	3.0 m
REAR YARD SETBACK	7.5 m	7.5 m	7.5 m
PARKING CALCULATION	1.5 SPACE PER UNIT	1.5 SPACE PER UNIT	1.5 SPACE PER UNIT
SPACES	116	37	153
GARAGE SPACES	64	26	90
BARRIER FREE SPACES	2	1	3

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

Dalron

R.V. ANDERSON ASSOCIATES LIMITED
Innovative solutions for complex challenges

CONCEPT PLAN

SCALE: 1:500	DATE: SEPTEMBER 2024
DRAWN: LZ	JOB NUMBER: 237154