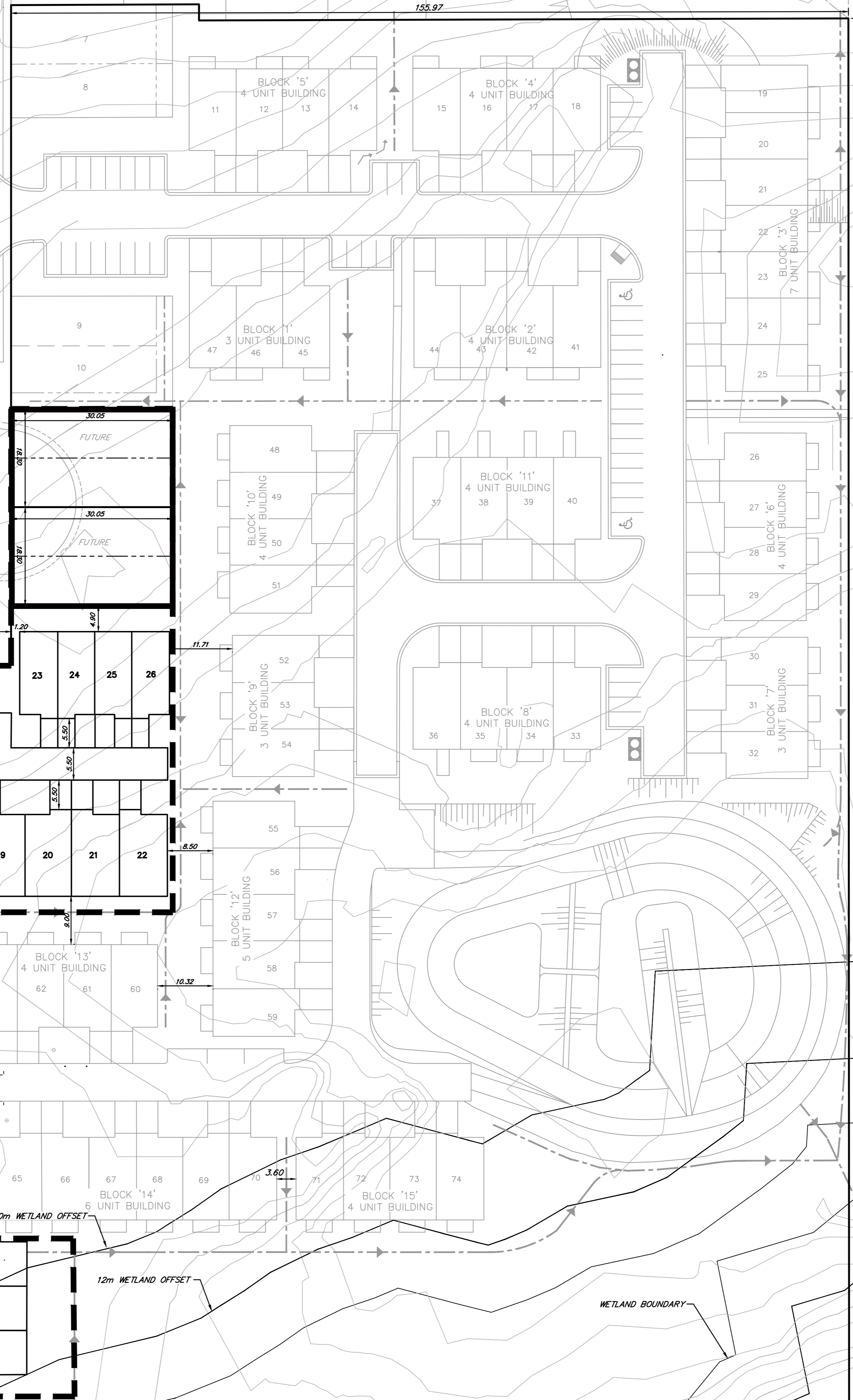


BILLIARD'S WAY

155.97



**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	5,890 sq.m.	9,279 sq.m.	15,169 sq.m.
PAVED AREA	759.5 sq.m.	0.00 sq.m.	759.5 sq.m.
GRAVEL AREA	<11.0m	<11.0m	<11.0m
BUILDING HEIGHT	19,315 sq.m. (44.4%)	22,460 sq.m.(53.5%)	41,775 sq.m. (48.9%)
LANDSCAPED AREA	3.0 m	3.0 m	3.0 m
SIDE YARD SETBACK	7.5 m	7.5 m	7.5 m
REAR YARD SETBACK	1.5 SPACE PER UNIT	1.5 SPACE PER UNIT	1.5 SPACE PER UNIT
PARKING CALCULATION	116	37	153
SPACES	64	26	90
GARAGE SPACES	2	1	3
BARRIER FREE SPACES			

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

EXISTING INSTITUTION PROPERTY

FIN 73478-0033  
 PART 1 53R-15638

323.09

LOT 4, PART 2  
 PLAN 53R-12332

FUTURE DEVELOPMENT

**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

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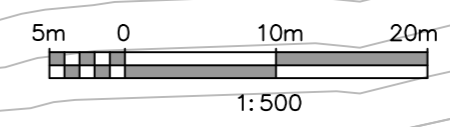
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 BICYCLE PARKING: GARAGE UNITS  
 LOADING SPACES: N/A

**Dalton**

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

CONCEPT PLAN

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



168.34