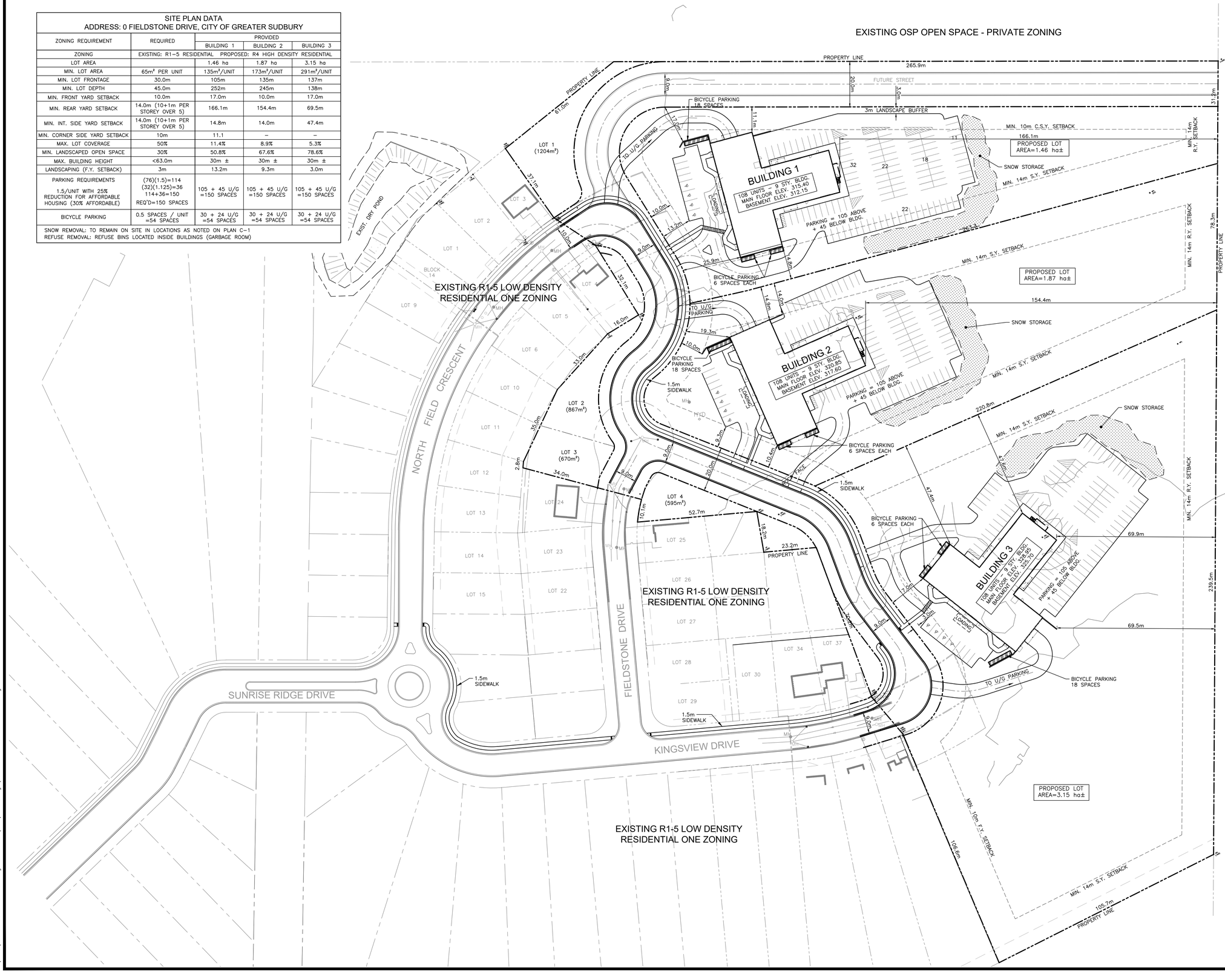
SITE PLAN DATA
ADDRESS: 0 FIELDSTONE DRIVE, CITY OF GREATER SUDBURY

ZONING REQUIREMENT	REQUIRED	PROVIDED		
		BUILDING 1	BUILDING 2	BUILDING 3
ZONING	EXISTING: R1-5 RESIDENTIAL PROPOSED: R4 HIGH DENSITY RESIDENTIAL			
LOT AREA		1.46 ha	1.87 ha	3.15 ha
MIN. LOT AREA	65m² PER UNIT	135m²/UNIT	173m²/UNIT	291m²/UNIT
MIN. LOT FRONTAGE	30.0m	105m	135m	137m
MIN. LOT DEPTH	45.0m	252m	245m	138m
MIN. FRONT YARD SETBACK	10.0m	17.0m	10.0m	17.0m
MIN. REAR YARD SETBACK	14.0m (10+1m PER STOREY OVER 5)	166.1m	154.4m	69.5m
MIN. INT. SIDE YARD SETBACK	14.0m (10+1m PER STOREY OVER 5)	14.8m	14.0m	47.4m
MIN. CORNER SIDE YARD SETBACK	10m	11.1	–	–
MAX. LOT COVERAGE	50%	11.4%	8.9%	5.3%
MIN. LANDSCAPED OPEN SPACE	30%	50.8%	67.6%	78.6%
MAX. BUILDING HEIGHT	<63.0m	30m ±	30m ±	30m ±
LANDSCAPING (F.Y. SETBACK)	3m	13.2m	9.3m	3.0m
PARKING REQUIREMENTS 1.5/UNIT WITH 25% REDUCTION FOR AFFORDABLE HOUSING (30% AFFORDABLE)	(76)(1.5)=114 (32)(1.125)=36 114+36=150 REQ'D=150 SPACES	105 + 45 U/G =150 SPACES	105 + 45 U/G =150 SPACES	105 + 45 U/G =150 SPACES
BICYCLE PARKING	0.5 SPACES / UNIT =54 SPACES	30 + 24 U/G =54 SPACES	30 + 24 U/G =54 SPACES	30 + 24 U/G =54 SPACES

SNOW REMOVAL: TO REMAIN ON SITE IN LOCATIONS AS NOTED ON PLAN C-1
REFUSE REMOVAL: REFUSE BINS LOCATED INSIDE BUILDINGS (GARBAGE ROOM)



EXISTING OSP OPEN SPACE - PRIVATE ZONING

KEY PLAN

ENGINEER'S SEAL:

DATE	REV.	REVISION	BY	APP'D
24-10-29	3	PER CITY COMMENTS	TP	JML
24-05-24	2	REVISIONS PER CITY COMMENTS	TP	JML
23-10-19	1	ISSUED FOR TRAFFIC STUDY	KTN	JML
23-05-17	0	ISSUED FOR RE-ZONING	KTN	JML

CLIENT:

SALDAN CONSTRUCTION GROUP
DESIGN • BUILD • RENOVATE • MANAGE

CONSULTANT:

TULLOCH

PROJECT TITLE:

SUNRISE RIDGE SUBDIVISION SUDBURY, ON

DRAWING TITLE:

SITE PLAN

DRAWN	DESIGNED	CHECKED	APPROVED
KTN	JL / KN		JML
SCALE: 1:750		DATE: MAY 17, 2023	

PROJECT No.	REVISION	DRAWING
230722	3	C1

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