

ONTARIO BUILDING CODE CLASSIFICATION - GROUP C (RESIDENTIAL OCCUPANCY)

- BUILDING SIZE AND CONSTRUCTION RELATIVE TO GROUP C OCCUPANCY (3.2.2.43A)
- THE BUILDING IS SPRINKLERED
 - THE BUILDING IS NOT MORE THAN 6 STOREYS IN BUILDING HEIGHT
 - THE BUILDING HAS A HEIGHT OF NOT MORE THAN 18 METRES, MEASURED BETWEEN THE FLOOR LEVEL OF THE FIRST STOREY AND THE FLOOR LEVEL OF THE UPPERMOST STOREY THAT IS NOT A ROOFTOP ENCLOSURE
 - THE BUILDING HAS A BUILDING AREA OF NOT MORE THAN 1800 m² IF 5 STOREYS IN BUILDING HEIGHT
 - THE BUILDING IS OF COMBUSTIBLE OR NONCOMBUSTIBLE CONSTRUCTION
 - FLOOR ASSEMBLIES - FIRE SEPARATIONS - 1 HOUR RATING
 - ROOF ASSEMBLIES - 1 HOUR RATING
 - THE FIRE SEPARATION OF EXITS SHALL BE A 1.5 HOUR RATING CONSISTING OF NONCOMBUSTIBLE CONSTRUCTION
 - LOADBEARING WALLS, COLUMNS AND ARCHES - 1 HOUR RATING

Multiple Residential Development

Falconbridge Road | Sudbury, Ontario

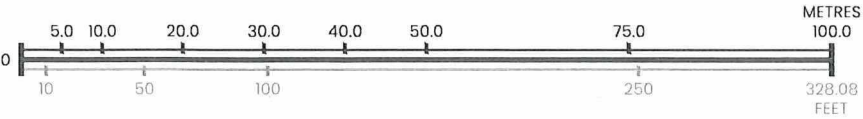
Conceptual Site Plan | High Density Residential

23034

SKO

October 28, 2024

1mm = 0.5m (1:500)



EXISTING PROPERTY ZONING CLASSIFICATION

- GENERAL COMMERCIAL - C2(74)
- PERMITTED USES - SINGLE STOREY OFFICE

PROPOSED PROPERTY ZONING CLASSIFICATION

- HIGH DENSITY RESIDENTIAL (R4)
- PERMITTED USES - MULTIPLE DWELLING (MAXIMUM 150 UNITS / HECTARE)

PROPOSED BUILDING CONCEPT AND CONFIGURATION

A 5 STOREY MULTIPLE RESIDENTIAL DWELLING COMPLEX CONSISTING OF 52 UNITS (0.4336 hectares x 150 units / hectare = 65)

SITE INFORMATION

- PROPERTY AREA = 4336.25 m² (1.072 acres / 0.4336 hectares)
- PROPERTY AREA WITHIN PROPOSED YARD SETBACKS = 1961.39 m² (0.485 acres / 0.1961 hectares)

REQUIRED YARD SETBACKS AND SPECIAL PROVISIONS FOR PROPOSED R4 ZONING

FRONT YARD SETBACK (NORTHWEST / FALCONBRIDGE ROAD):
15.0 METRES (PRIMARY ARTERIAL ROAD) (EXISTING C2(74) - 15.0 METRES)

REAR YARD SETBACK (SOUTHEAST / R1-5 ADJACENT):
15.0 METRES (MATCH EXISTING C2(74) - 15.0 METRES)
-OR-
10.0 METRES (5 STOREYS + 1.0 m FOR EACH ADDITIONAL STOREY ABOVE 5 STOREYS ABOVE FINISHED GRADE - R4 STANDARD)

INTERIOR SIDE YARD SETBACK (SOUTHWEST / NORTHEAST / R1-5 ADJACENT):
15.0 METRES (MATCH EXISTING C2(74) - 15.0 METRES)
-OR-
10.0 METRES (5 STOREYS + 1.0 m FOR EACH ADDITIONAL STOREY ABOVE 5 STOREYS ABOVE FINISHED GRADE - R4 STANDARD)

MAXIMUM LOT COVERAGE - 50% (24.0% COVERAGE - 1037 m²)

MINIMUM LANDSCAPED OPEN SPACE - 30% (30.3% PROVIDED - 1314 m²)

MAXIMUM BUILDING HEIGHT - 63.0 METRES

MINIMUM VEHICLE PARKING REQUIREMENTS

1.5 PARKING SPACES / RESIDENTIAL UNIT LESS 10% WHEN LOT IS DIRECTLY ADJUTING MUNICIPAL TRANSIT ROUTE =
(1.5 x 52 DWELLING UNITS) - (10% 'GOVA' REDUCTION)
78 RESIDENTIAL - (8 'GOVA') = 78 - 8
70 PARKING SPACES REQUIRED

63 PARKING SPACES PROVIDED
(PROPOSED PARKING RATIO OF 1.2 SPACES / UNIT)

A MINIMUM OF 2 ACCESSIBLE PARKING SPACES ARE REQUIRED

MINIMUM BICYCLE PARKING REQUIREMENTS
(52 RESIDENTIAL UNITS)

0.5 SPACES / DWELLING UNIT = 26 SPACES

LOADING SPACE REQUIREMENTS

1 LOADING SPACE REQUIRED FOR MULTIPLE DWELLING COMPLEX CONTAINING 50 UNITS OR MORE.
1 LOADING SPACE PROVIDED

SUMMARY LISTING OF NON-COMPLIANCE ITEMS APPLICABLE TO PROPOSED ZONING CLASSIFICATION

1. REQUIRED PARKING RATIO IS 1.5 PARKING SPACES / UNIT. REQUESTING A RATIO OF 1.2 PARKING SPACES / UNIT
2. REQUIRED FRONT YARD SETBACK = 15.0m ALONG ARTERIAL ROAD. REQUESTING 6.0m FRONT YARD SETBACK



RECEIVED

OCT 29 2024

PLANNING SERVICES