

Green Space:
14,855 ft²

Paved Area:
61,712 ft²

Mackenzie Street

STREET



DWG. NO.	REFERENCE	NO.	REVISION	BY	APPD	DATE
		1	---	JH	---	MM/DD/YY

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PROJECT-TEAM	APPD	DATE
---		MM/DD/YY
DATE: 2024-05-30		
DWN. BY: J. Henderson		
CHK'D BY:		
APP'D BY:		
APP'D BY:		

MINEWISE TECHNOLOGY LTD.

162 Mackenzie St
Site Plan

SCALE: NTS

ER No:

CRIO No:

MW3003-S001

Site Statistics

Address: McKim Map 1, Lot 5, Conc. 4

ZONING	① 20 STE. ANNE ROAD ② 30 STE. ANNE ROAD ③ 38 XAVIER STREET ④ 162 MACKENZIE STREET	Zoning Institutional Zoning Office Commercial Zoning Office Commercial Zoning Office Commercial	I(24) C4(16) C4(16) C4(16)					
LEGAL DESCRIPTION:	Part of Lot 5, Conc. 4, McKim Twp., Sudbury District							
ZONE STANDARDS:	REQUIRED/ALLOWED				PROVIDED			
	①	②	③	④	①	②	③	④
MIN. LOT AREA:	900 m ²	540 m ²	540 m ²	540 m ²	13141 m ²	7318 m ²	6815 m ²	9522 m ²
MIN. LOT FRONTAGE:	30.0 m	18.0 m	18.0 m	18.0 m	90.6 m	46.0 m	99.3 m	84.8 m
MIN. LOT DEPTH:	--	--	--	--	--	--	--	--
MIN. REQUIRED FRONT YARD:	15.0 m	6.0 m	6.0 m	6.0 m	24.3 m (EXIST.)	136.1m (EXIST.)	--	5.6 m (EXIST.)
MIN. REQUIRED REAR YARD:	10.0 m	7.5 m	7.5 m	7.5 m	8.5 m	4.1 m (EXIST.)	--	57.9 m
MIN. REQUIRED INTERIOR SIDE YARD:	10.0 m	SEE ZBL	SEE ZBL	SEE ZBL	4.6 m (EXIST.)	2.1 m (EXIST.)	--	26.2 m (EXIST.)
MIN. REQUIRED CORNER SIDE YARD:	15.0 m	4.5 m	4.5 m	4.5 m	--	--	--	18.0 m (EXIST.)
MAX. LOT COVERAGE:	50 %	50 %	50 %	50 %	36.0 %	18.0 %	--	17.7 %
MAX HEIGHT:	50.0 m	34.0 m	34.0 m	34.0 m	18.0 m	44.0 m	--	12.0 m
MIN. LANDSCAPED OPEN SPACE:	15 %	* SECTION 4.15	* SECTION 4.15	* SECTION 4.15	> 15 %	> 15 %	> 15 %	> 15 %
BUILDING SEPARATION:	15.0 m	--	--	--	13.0 m	13.0 m	--	24.3 m (EXIST.)
MAX GROSS FLOOR AREA:	--	--	--	--	--	--	0 m ²	--
PARKING VEHICLES:	RETAIL/RECREATION: (0.25/UNIT) 207 UNITS=52 MEDICAL: (1/20 SM NFA) 100 SM=5 INSTITUTIONAL: (1/20 SM NFA) 298 SM=15 72	MEDICAL: (1/30 SM NFA) 258 SM=9 INSTITUTIONAL USES: (1/40 SM NFA) 959 SM=23 PLACE OF WORSHIP: (1/30 SM NFA) 1010 SM=34 66	--	MEDICAL: (1/30 SM NFA) 77 SM=3 PERSONAL SERVICE SHOP: (1/33 SM NFA) 337 SM=10 RETAIL: (1/40 SM NFA) 167 SM=4 17	46 ON-SITE 26 OFF-SITE *** 72	50 ON-SITE 87 OFF-SITE ** 137	EXISTING 60	88 ON-SITE 88
BICYCLES:	10	2+(1/500 SM GFA) = 10	--	2+(1/500 SM GFA) = 14	10	10	--	14
ACCESSIBLE PARKING	FOR 72 AUTO SPACES = 2	FOR 155 AUTO SPACES = 4 FOR 66 AUTO SPACES = 2	--	FOR 222 AUTO SPACES = 5 FOR 119 AUTO SPACES = 3	4	4	--	4
LOADING SPACES	1	1	--	1	1	1	--	1
LANDSCAPED PARKING AREA	--	10 %	--	10 %	830 4430 = 18 %	858 2594 = 33 %	--	1650 5450 = 30 %

REFER TO ZONING BY-LAW 2010-100Z
 OFF-SITE PARKING SPACES TO BE PROVIDED FROM 162 MACKENZIE STREET.
 OFF-SITE PARKING SPACES TO BE PROVIDED FROM 30 STE. ANNE ROAD.
 = GROSS FLOOR AREA
 = NET FLOOR AREA
 = SQUARE METRE