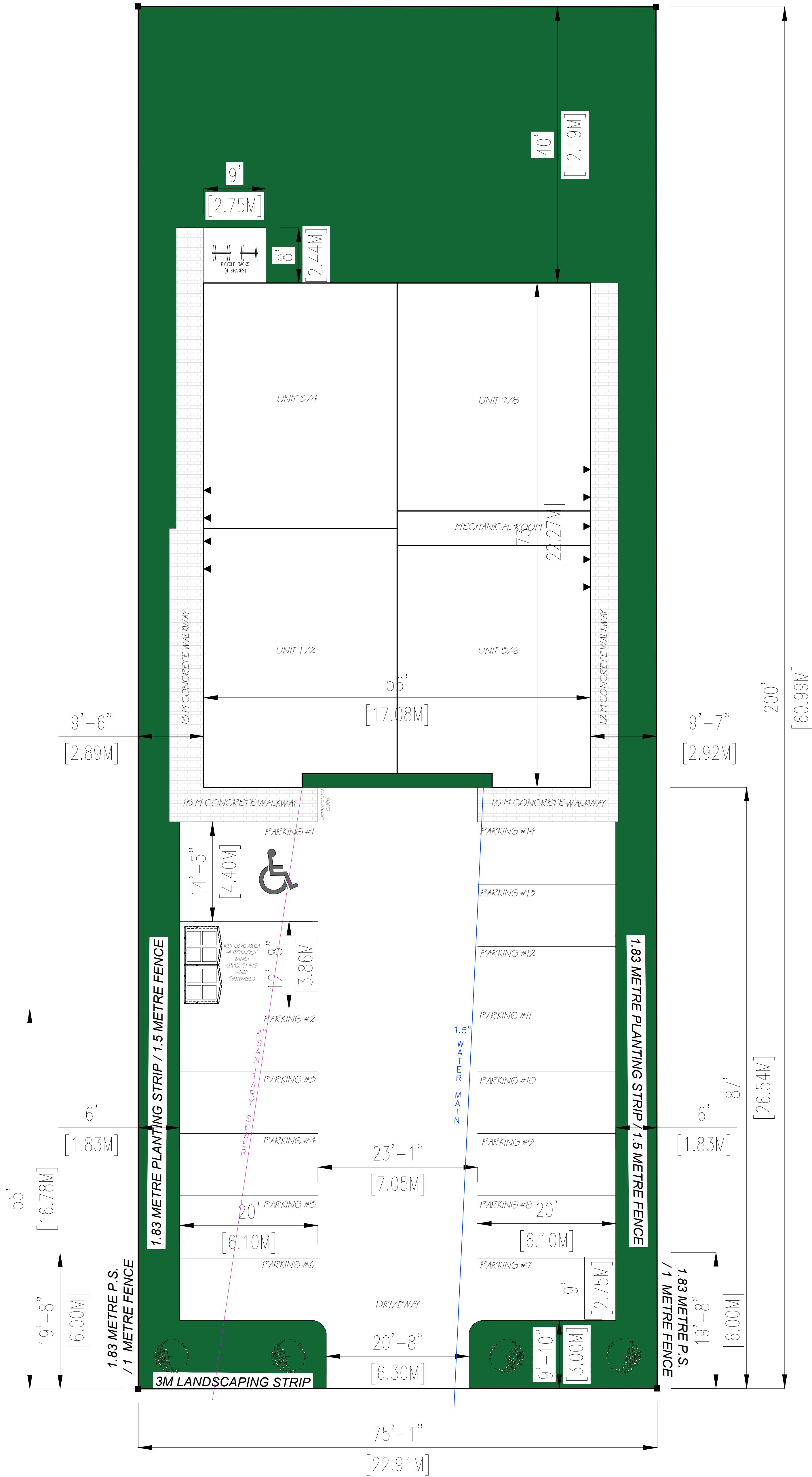
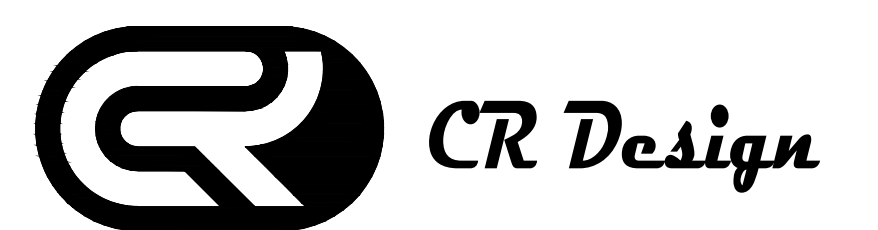
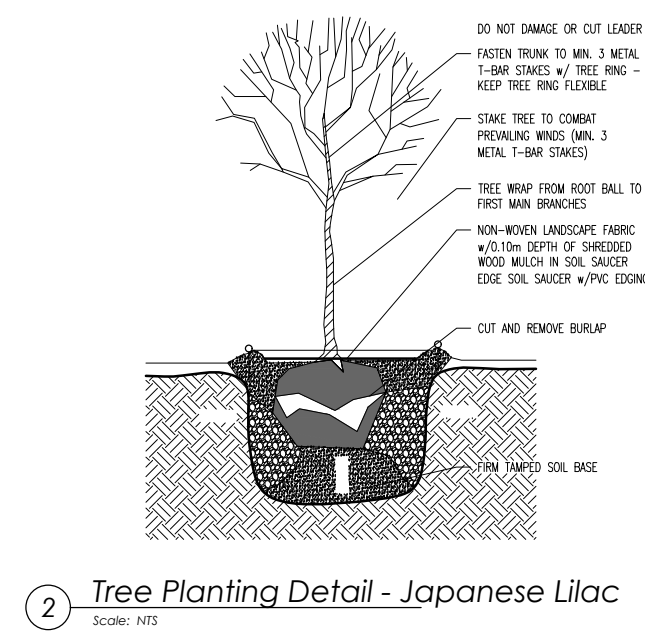


62 LEVESQUE STREET
 LOT 1 REGISTERED PLAN M-187
 CITY OF GREATER SUDBURY
 2025



SITE STATISTIC TABLE		
CURRENT ZONING	R1-5	
PROPOSED ZONING	R3 SPECIAL	
	REQUIRED	PROVIDED FOR PROPERTY
LOT AREA		1396 M2
LOT AREA PER UNIT	110 M2	174.5 M2
MAXIMUM NUMBER OF DWELLING UNITS	MAXIMUM OF 30	8
TOTAL LOT COVERAGE	40%	373 M2 (27%)
LOT FRONTAGE	18M	22.9M (75'1")
LOT DEPTH	30M	60.95M (200')
BUILDING SETBACKS		
FRONT YARD	6M	26.5M (87')
REAR YARD	7.5M	12.2M (40')
SIDE YARD - L	1.8M	2.89M (9'6")
SIDE YARD - R	1.8M	2.92M (9'7")
BUILDING AREA		373 M2 (4033 SQ.FT.)
GROSS FLOOR AREA		746 M2 (8076 SQ.FT.)
STOREYS ABOVE GRADE		2
STOREYS BELOW GRADE		0
BUILDING HEIGHT	11M MAX.	8.33M
PARKING CALCULATION RATIO	1.5 PARKING PER UNIT - 12	14
BARRIER FREE SPACES	1 SPACE PER 10-50 PARKING SPACES PROVIDED	1
BICYCLE SPACES	0.5 SPACES PER DWELLING UNIT	4
LOADING SPACES	N/A	N/A
WIDTH OF DRIVEWAY	6.3M	6.3M
WIDTH OF PARKING AISLES	6M	7.1M
PARKING SETBACK FROM STREET LINE	3M	3M (VARIANCE REQ'D - 5.2, 4.3, (D) 6M SETBACK REQ'D)
SITE TRIANGLE DIMENSION	N/A	N/A
LANDSCAPE OPEN SPACE %	30%	41% (571 M2)
PLANTING STRIPS - WIDTH AND SCREENING DEVICE	3 METRE WIDE ABUTTING R1 PROPERTY	1.8M WITH OPAQUE FENCE
LANDSCAPE AREA AT PUBLIC ROADS	3 METRE WIDE LANDSCAPE AREA ALONG ROAD	3 METRE WIDE LANDSCAPE AREA ALONG ROAD
PRIVACY YARDS	N/A	N/A
LOCATION OF REFUSE AREA	INTERIOR YARD (AS PER 4.2.9)	LOCATED WITHIN FRONT YARD (VARIANCE REQ'D)
FIRE HYDRANTS	N/A	N/A
FIRE ACCESS ROUTE	N/A	N/A
FIRE FLOWS	N/A	N/A

OWNER TO ENTER INTO AGREEMENT WITH CGS FOR CURBSIDE GARBAGE PICKUP (\$90/UNIT ANNUALLY) OWNER RESPONSIBLE TO HAVE GARBAGE PLACED AT CURB ON GARBAGE COLLECTION DAY



PROJECT	8 UNIT MULTIPLE DWELLING BUILDING	DRAWN	RW	SHEET	
ADDRESS	62 LEVESQUE STREET, SUDBURY	CHECKED	RW	PROJECT #	
TITLE	Plot Plan	DATE	2025-12-10	SCALE	1/8"=1'-0"
					PP