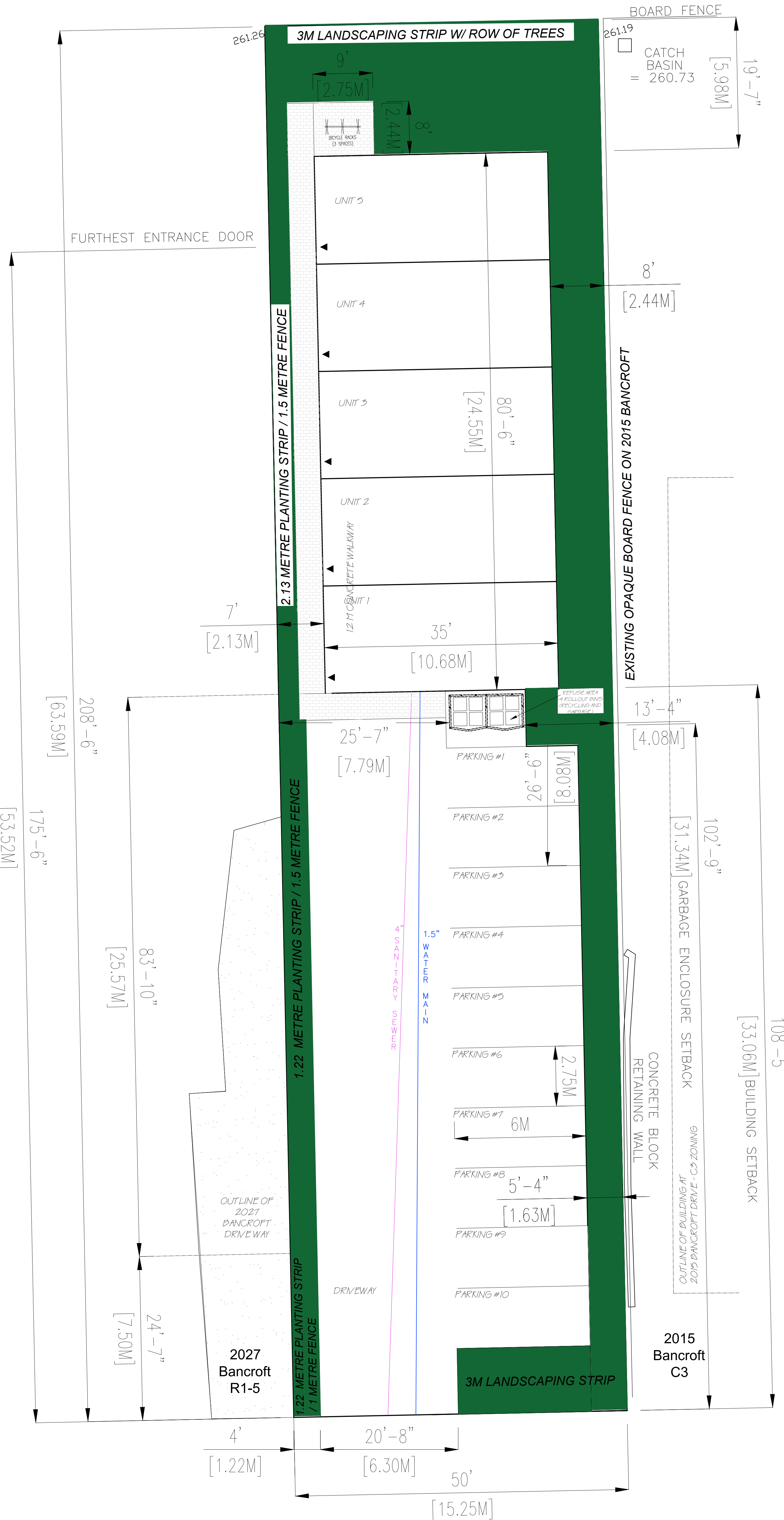


2019 BANCROFT DRIVE
PART OF LOT 12 CON 3 NEELON
CITY OF GREATER SUDBURY
JAN 2026

70 SECOND AVE
R1-5

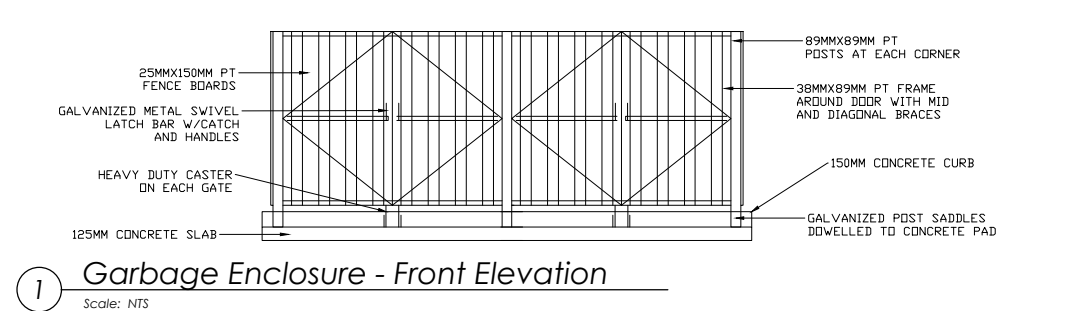
APPROXIMATE LOCATION OF UNMAPPED
WATERCOURSE AS NOTED BY NDCA



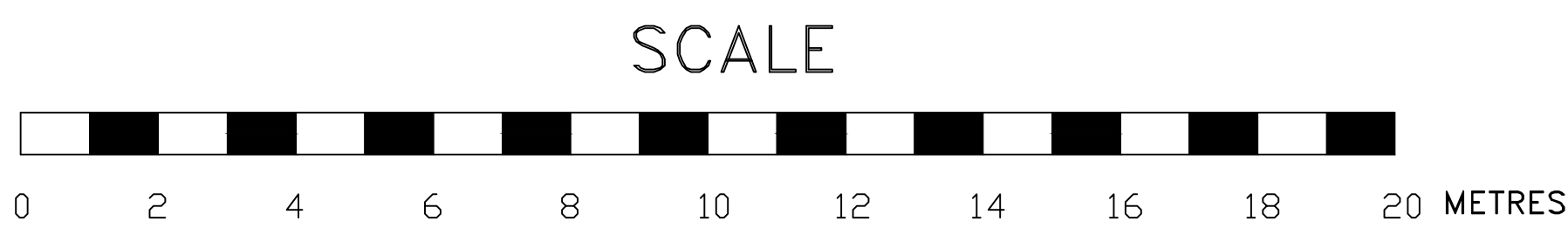
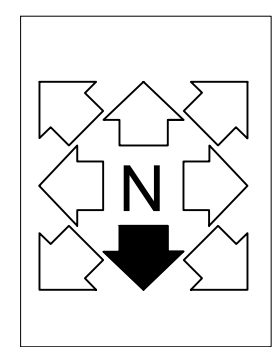
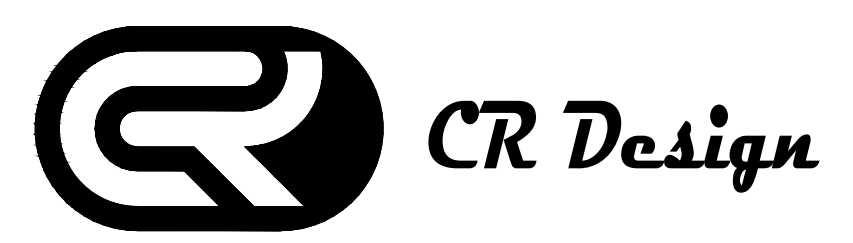
SITE STATISTIC TABLE		
CURRENT ZONING	R1-5	
PROPOSED ZONING	R3 SPECIAL	
	REQUIRED	PROVIDED FOR PROPERTY
LOT AREA		968.5 M2
LOT AREA PER UNIT	150 M2	193.7 M2
MAXIMUM NUMBER OF DWELLING UNITS	MAXIMUM OF 30	5
TOTAL LOT COVERAGE	40%	262.2 M2 27%
LOT FRONTAGE	18M	15.24M (50') VARIANCE FOR ROW DWELLINGS (TABLE 6.5)
LOT DEPTH	30M	63.55M (208'6")
BUILDING SETBACKS		
FRONT YARD	6M	33.06M (108'5")
REAR YARD	7.5M	5.98M (19'7") VARIANCE
SIDE YARD - L	1.8M	2.44M (8')
SIDE YARD - R	1.8M	2.13M (7')
BUILDING AREA		262.2 M2 (2822 SQ.FT)
GROSS FLOOR AREA		524.4 M2 (5644 SQ.FT)
STOREYS ABOVE GRADE		2
STOREYS BELOW GRADE		0
BUILDING HEIGHT	11M MAX.	7.5M
PARKING CALCULATION RATIO	1.5 PARKING PER UNIT - 8	10
BARRIER FREE SPACES	1 SPACE PER 10-50 PARKING SPACES PROVIDED	0 (TOWNHOUSE UNITS N/R TO BE BARRIER FREE O.B.C.) VARIANCE 5.2.3.5. TABLE 5.1.
BICYCLE SPACES	0.5 SPACES PER DWELLING UNIT	3
LOADING SPACES	N/A	N/A
WIDTH OF DRIVEWAY	6.3M	6.3M
WIDTH OF PARKING AISLES	6M	6.3M
PARKING SETBACK FROM STREET LINE	7.5M (R3 ZONE)	3M VARIANCE 5.2.4.3.D.
SITE TRIANGLE DIMENSION	N/A	N/A
LANDSCAPE OPEN SPACE %	30%	34% 325 M2
PLANTING STRIPS - WIDTH AND SCREENING DEVICE	EAST SIDE - 3 METRE OR 1.8 METRE WIDE WITH A SCREENING DEVICE	1.22M PLANTING WITH 1M OPAQUE FENCE (FROM 0M-7.5M) 1.22M PLANTING STRIP WITH 1.5M OPAQUE FENCE (FROM 7.5M TO 33.06M) 4.15, 4.5, 6.,
LANDSCAPE AREA AT PUBLIC ROADS	3 METRE WIDE LANDSCAPE AREA ALONG ROAD	3 METRE WIDE LANDSCAPE AREA ALONG ROAD
PRIVACY YARDS	7.5M TABLE 6.5	2.44M WHERE 7.5M PRIVACY YARD REQUIRED FOR ONE WALL OF EACH UNIT TABLE 6.5 (5) LOCATED WITHIN FRONT YARD (VARIANCE - 4.2.9)
LOCATION OF REFUSE AREA	INTERIOR YARD (AS PER 4.2.9)	
FIRE HYDRANTS	N/A	N/A
FIRE ACCESS ROUTE	N/A	N/A
FIRE FLOWS	N/A	N/A

NOTE: BUILDING IS A PART 9 BUILDING WHICH DOES REQUIRE FIRE FLOWS. NEARBY HYDRANTS ARE SHOWN ON ATTACHED OPEN DATA PORTAL - WATER / HYDRANT AT 2047 BANCROFT IS APPROXIMATELY 250' (76M) FROM CENTER OF FRONT PROPERTY LINE

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



Garbage Enclosure - Front Elevation



PROJECT	5 UNIT MULTIPLE DWELLING BUILDING	DRAWN	RW	SHEET	
ADDRESS	2019 BANCROFT DRIVE, SUDBURY	CHECKED	RW	PROJECT #	
TITLE	Plot Plan	DATE	2026-01-21	DRAWING	PP
		SCALE	1/8"=1'-0"		