



SITE PLAN DATA:

LOT 12, CONCESSION 3
GEOGRAPHIC TOWNSHIP OF NEELON
CITY OF GREATER SUDBURY

PROPOSED ZONING USE OF BUILDING	R3 - MEDIUM DENSITY RESIDENTIAL APARTMENT BUILDING (8 UNITS)	
	PROVIDED	REQUIRED
PROPERTY AREA	9,280 sq.m.	1,200 sq.m.
BUILDING COVERAGE	1,004 sq.m. (10.8%)	< 40%
GROSS FLOOR AREA	1,004 sq.m.	N/A
BUILDING HEIGHT	1 STOREY	< 11 m
LANDSCAPED AREA	7,237 sq.m. (79.1%)	> 30%
FRONT YARD SETBACK	15.0m	15.0 m
SIDE YARD SETBACK	3.7m	1.2m (PLUS 0.6m FOR EVERY STOREY)
REAR YARD SETBACK	216.7m	7.5m (MINOR VARIANCE REQUIRED)
PARKING CALCULATION	12	12 1.5 SPACES PER UNIT

PROPERTY USE:
NORTH - FUTURE DEVELOPMENT (FD)
EAST - SINGLE FAMILY (RS-S)
WEST - LOW DENSITY RESIDENTIAL TWO (R2)
SOUTH - BANCROFT DRIVE

**CONCEPTUAL ONLY
NOT FOR CONSTRUCTION**

**R.V. Anderson
Associates Limited**
Engineering • Architecture • Interiors

**BANCROFT-AVALON APARTMENTS
CONCEPTUAL SITEPLAN**

1:500

DATE: JANUARY 27, 2016

C.O.C.

JOB NUMBER: 153200