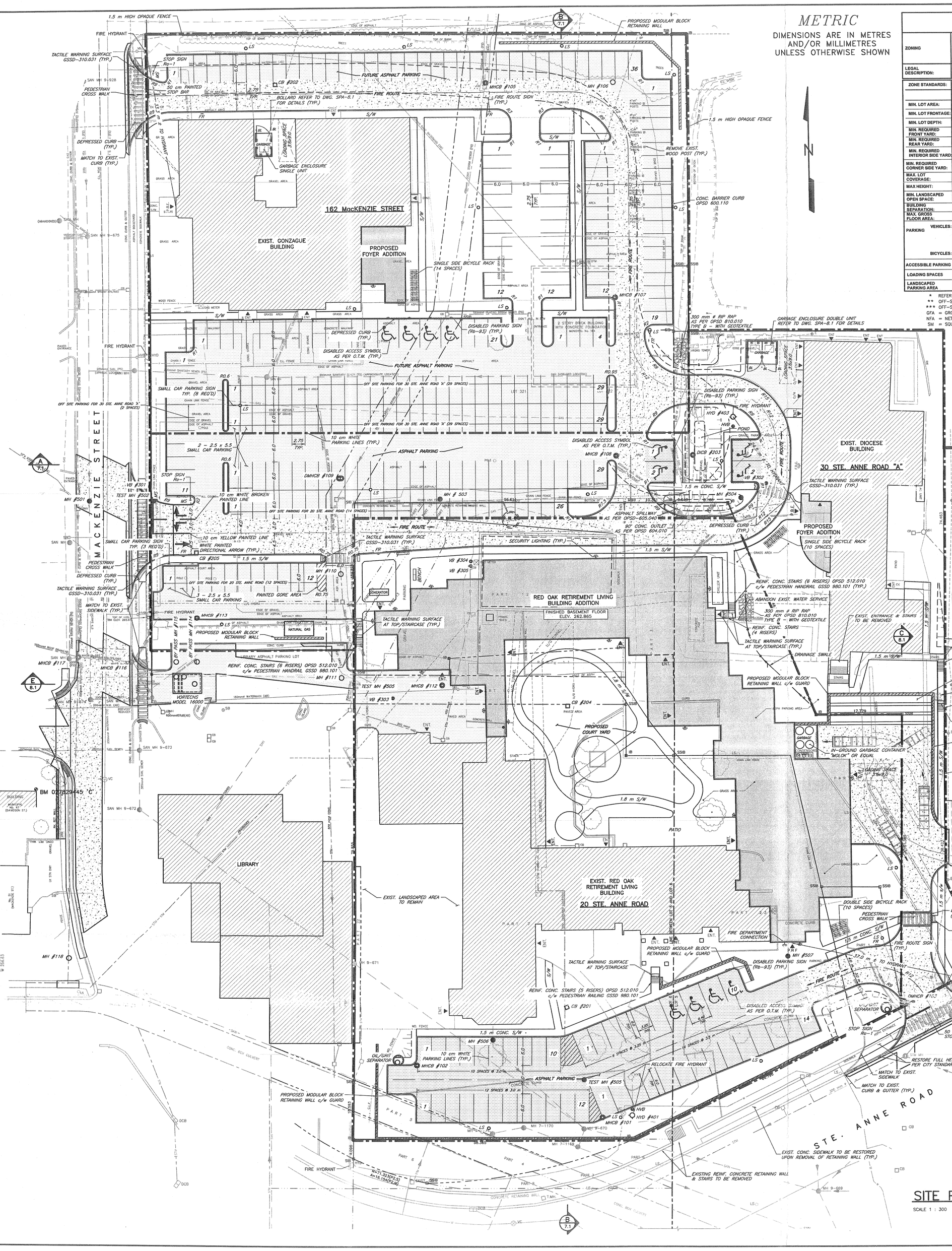
DWG NAME / FILE NO: AUTUMNWOOD DEVELOPMENT – ADDITION AND RENOVATIONS
C2S ENGINEERING INC.
CITY OF SUDBURY

METRIC

DIMENSIONS ARE IN METRES AND/OR MILLIMETRES UNLESS OTHERWISE SHOWN



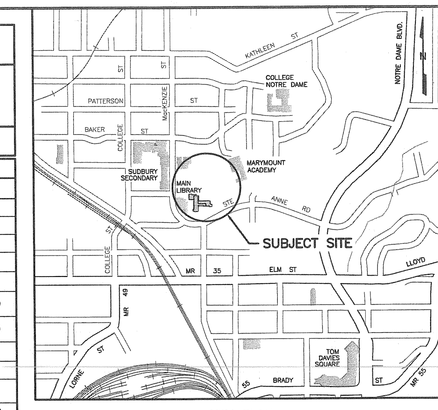
Site Statistics

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

ZONING	① 20 STE. ANNE ROAD	Zoning Institutional	I (24)
	② 30 STE. ANNE ROAD 'A'	Zoning Institutional	I
	③ 30 STE. ANNE ROAD 'B'	Zoning Institutional	I
	④ 162 MacKENZIE STREET	Zoning Office Commercial	C4(16)
LEGAL DESCRIPTION:	Part of Lot 5, Conc. 4, McKim Twp., Sudbury District		

ZONE STANDARDS:	REQUIRED/ALLOWED ①	②	③	④	PROVIDED ①	②	③	④
MIN. LOT AREA:	900 m²	900 m²	900 m²	540 m²	13141 m²	7318 m²	6815 m²	9522 m²
MIN. LOT FRONTAGE:	30.0 m	30.0 m	30.0 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	15.0 m	15.0 m	6.0 m	24.3 m (EXIST.)	136.1m (EXIST.)	–	5.6 m (EXIST.)
MIN. REQUIRED REAR YARD:	10.0 m	10.0 m	10.0 m	7.5 m	8.5 m	4.1 m (EXIST.)	–	57.9 m
MIN. REQUIRED INTERIOR SIDE YARD:	10.0 m	10.0 m	10.0 m	–	4.6 m (EXIST.)	2.1 m (EXIST.)	–	26.2 m (EXIST.)
MIN. REQUIRED CORNER SIDE YARD:	15.0 m	15.0 m	15.0 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	50.0 m	50.0 m	34.0 m	18.0 m	44.0 m	–	12.0 m
MIN. LANDSCAPED OPEN SPACE:	15 %	15 %	15 %	* SECTION 4.15	> 15 %	> 15 %	> 15 %	> 15 %
BUILDING SEPARATION:	15.0 m	15.0 m	15.0 m	–	13.0 m	13.0 m	–	24.3 m (EXIST.)
MAX GROSS FLOOR AREA:	–	–	–	2xLOT AREA	–	–	0 m²	–
PARKING VEHICLES:	RETIREMENT: (0.25/UNIT) 207 UNITS=52; MEDICAL: (1/25 SM NFA) 100 SM=5; NOTIFICATIONS: (1/25 SM NFA) 298 SM=15 — 72	MEDICAL: (1/25 SM NFA) 735 SM=37; OFFICES: (1/25 SM NFA) 2992 SM=100 — 137	–	MEDICAL: (1/25 SM NFA) 617 SM=31; OFFICES: (1/25 SM NFA) 505 SM= 17; (1/4 SEATS @ 180 SEATS)= 45 — 93	46 ON-SITE; 26 OFF-SITE *** — 72	50 ON-SITE; 87 OFF-SITE ** — 137	EXISTING 60	93 ON-SITE; 87 FOR OFF-SITE PARKING — 180
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 86 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 %	808 / 2594 = 33 %	–	1650 / 5450 = 30 %

* REFER TO ZONING BY-LAW 2010-1002
** OFF-SITE PARKING SPACES TO BE PROVIDED FROM 162 MacKENZIE STREET.
*** OFF-SITE PARKING SPACES TO BE PROVIDED FROM 30 STE. ANNE ROAD
GFA = GROSS FLOOR AREA
NFA = NET FLOOR AREA
SM = SQUARE METRE



KEY PLAN

GENERAL NOTES:

1. DIMENSIONS ARE IN METRES AND/OR MILLIMETRES UNLESS OTHERWISE SHOWN.
2. EXISTING SITE DETAIL AND ELEVATIONS SHOWN HEREON ARE BASED ON A COMPILED SURVEY COMPLETED BY TULLOCH ENGINEERING ON FEBURARY 13/2017.
3. ELEVATIONS ARE OF GEODETIC ORIGIN.
4. LOCATIONS OF ALL EXISTING UTILITIES ARE APPROXIMATE ONLY AND MUST BE CONFIRMED IN THE FIELD.
5. REFER TO DWG. SPA-8.1 FOR LEGEND.

BENCH MARK NOTE: ELEV. 261.360 m

ELEVATIONS SHOWN HEREON ARE GEODETIC DERIVED FROM THE SPECIFIED CONTROL POINT 027829445 C HAVING AN ELEVATION OF 261.834 METRES.

A – PLAN, SECTION, ELEVATION, OR DETAIL NUMBER
SP-1.1 – DRAWING NUMBER WHERE ABOVE IS DRAWN OR TAKEN

SNOW STORAGE:

SNOW CLEARED FROM PARKING AREAS AND WALKWAYS SHALL BE STORED ALONG THE SIDES OF THE PROPOSED PAVED PARKING AREA OR SHALL BE REMOVED FROM THE SITE. STORED SNOW SHALL NOT OBSTRUCT TRAFFIC AND PEDESTRIAN PATHS.

APPLICABLE STANDARD DRAWINGS & SPECIFICATIONS:

– SEE DRAWING SP-8.1

GENERAL CONSTRUCTION NOTES & LEGEND:

– SEE DRAWING SP-8.1

LIST OF DRAWINGS:

SPA-1.1 MASTER SITE PLAN
SPA-2.1 SITE SERVICING PLAN
SPA-3.1 SITE GRADING PLAN
SPA-4.1 LIGHTING PLAN AND DETAILS
SPA-5.1 LANDSCAPING DETAILS
SPA-6.1 SILTATION CONTROL PLAN
SPA-7.1 SITE SECTIONS
SPA-8.1 MISCELLANEOUS SECTIONS & DETAILS
SPA-9.1 STE. ANNE ROAD RETAINING WALL

RECEIVED NOV 2 7 2018 PLANNING SERVICES

THIS IS SCHEDULE "A" TO THE ATTACHED AGREEMENT DATED OCTOBER 4, 2019 BETWEEN THE CITY AND RED OAK VILLA 2015 INC.

SITE PLAN

SCALE 1 : 300

DRAWING NOT TO BE SCALED
100 mm ON ORIGINAL DRAWING

AUTUMNWOOD DEVELOPMENT ADDITION AND RENOVATIONS

RED OAK VILLA
FOR SITE PLAN AMENDMENT
MASTER SITE PLAN

SCALE: AS NOTED
CONTRACT NO.: SUD-1195
CAD/FILE NUMBER:
PAGE NO.: SPA-1.1

C2S ENGINEERING
• CIVIL INFRASTRUCTURE • LAND DEVELOPMENT •
• ROADS & BRIDGES • BUILDINGS • WATER RESOURCES •
• PROJECT MANAGEMENT •

DATE: 2017-01-15
DRAWN: J.D.S.
DESIGNED: T.A.
CHECKED: N.M.C.
ENGINEER:
APPROVED:

CAUTION

– ALL UTILITIES ARE NOT SHOWN ON THE SITE PLAN ON THIS DRAWING.
– WHERE UTILITIES ARE SHOWN, LOCATIONS ARE NOT GUARANTEED
– LOCATION & SIZE OF ALL UTILITIES TO BE VERIFIED IN THE FIELD.

REVISIONS

DATE	DETAILS	BY
MAY. 16, 2018	REVISED AS PER APRIL 13, 2018 CITY REVIEW COMMENTS.	N.M.C.
AUG. 17, 2018	REVISED AS PER JULY 12, 2018 CITY REVIEW COMMENTS.	N.M.C.
OCT. 4, 2018	REVISED VORTECHS O.G.S. LAYOUT.	N.M.C.
NOV. 15, 2018	REVISIONS AS PER NOVEMBER 7, 2018 CITY COMMENTS	N.M.C.

NOTES

1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE INDICATED.
2. ⊕ DENOTES BUILDINGS PLOTTED FROM O.L.S. PLAN.
3. ALL WATER SERVICES ARE 19mm CU. UNLESS OTHERWISE NOTED.
4. ALL WATER CONNECTIONS ARE 20mm CU. UNLESS OTHERWISE NOTED.
5. ALL SANITARY SEWER CONNECTIONS ARE 100mm PVC SDR28 UNLESS OTHERWISE NOTED.

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