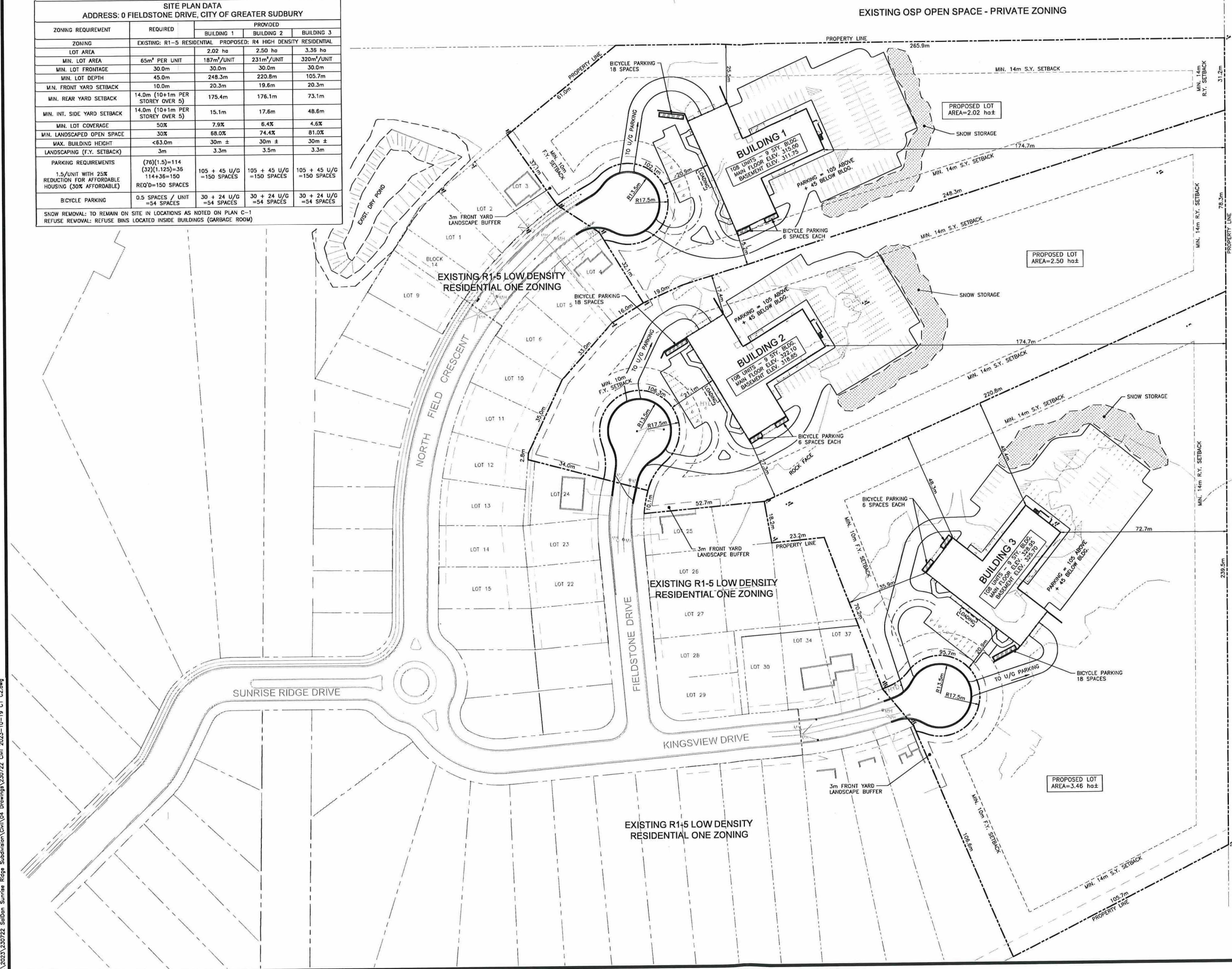


SITE PLAN DATA				
ADDRESS: 0 FIELDSTONE DRIVE, CITY OF GREATER SUDBURY				
ZONING REQUIREMENT	REQUIRED	PROVIDED		
		BUILDING 1	BUILDING 2	BUILDING 3
ZONING	EXISTING: R1-5 RESIDENTIAL	PROPOSED: R4 HIGH DENSITY	RESIDENTIAL	
LOT AREA		2.02 ha	2.50 ha	3.36 ha
MIN. LOT AREA	65m ² PER UNIT	187m ² /UNIT	231m ² /UNIT	320m ² /UNIT
MIN. LOT FRONTAGE	30.0m	30.0m	30.0m	30.0m
MIN. LOT DEPTH	45.0m	248.3m	220.8m	105.7m
MIN. FRONT YARD SETBACK	10.0m	20.3m	19.6m	20.3m
MIN. REAR YARD SETBACK	14.0m (10+1m PER STOREY OVER 5)	175.4m	176.1m	73.1m
MIN. INT. SIDE YARD SETBACK	14.0m (10+1m PER STOREY OVER 5)	15.1m	17.6m	48.6m
MIN. LOT COVERAGE	50%	7.9%	6.4%	4.6%
MIN. LANDSCAPED OPEN SPACE	30%	68.0%	74.4%	81.0%
MAX. BUILDING HEIGHT	<63.0m	30m ±	30m ±	30m ±
LANDSCAPING (F.Y. SETBACK)	3m	3.3m	3.5m	3.3m
PARKING REQUIREMENTS	(78/1.5)=114 (370/1.125)=36 114+36=150 REQ'D=150 SPACES	105 + 45 U/G =150 SPACES	105 + 45 U/G =150 SPACES	105 + 45 U/G =150 SPACES
1.5/UNIT WITH 25% REDUCTION FOR AFFORDABLE (30% AFFORDABLE)				
BICYCLE PARKING	0.5 SPACES / UNIT =54 SPACES	30 + 24 U/G =54 SPACES	30 + 24 U/G =54 SPACES	30 + 24 U/G =54 SPACES
SNOW REMOVAL: TO REMAIN ON SITE IN LOCATIONS AS NOTED ON PLAN C-1 REFUSE REMOVAL: REFUSE BINS LOCATED INSIDE BUILDINGS (GARBARO)				



KEY PLAN

ENGINEER'S SEAL:

23-10-19	1	ISSUED FOR TRAFFIC STUDY	KTN	JM	
23-05-17	0	ISSUED FOR RE-ZONING	KTN	JM	
DATE	REV.	REVISION	BY	APPROVED	

CLIENT:



CONSULTANT:



PROJECT TITLE:

**SUNRISE RIDGE
SUBDIVISION
SUDBURY, ON**

DRAWING TITLE:

SITE PLAN

KTN	JL / KN		JM
DRAWN	DESIGNED	CHECKED	APPROVED
1:750		MAY 17, 2023	
SCALE		DATE	
230722	1	C1	
PROJECT No.	REVISION	DRAWING	