

Tom Davies Square  
200 Brady St

Wednesday, September 25, 2024

PUBLIC HEARINGS

**A0084/2024**

**INTERNATIONAL BROTHERHOOD OF BOILERMAKERS**

Ward: 8

PINs 73570 0553 & 73570 0555, Survey Plan 53R-21754 Part(s) 3, 6 to 9, 12, Lot(s) Part 2, Subdivision 53M-1218, Lot Part 11, Concession 5, Township of Neelon, 771 Chalmers Street, Sudbury, [2010-100Z, M1-1 (Business Industrial)]

For relief from Part 8, Section 8.3, Table 8.2 By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to facilitate the construction of a building providing, firstly, a minimum front yard setback of 4.3m, where 9.0m is required, and secondly, a maximum height of 14.7m, where 12.0m is permitted.

**A0086/2024**

**LEGION PROPERTY HOLDINGS & MANAGEMENT LTD.**

Ward: 12

PIN 02132 0039, Surveys Plan 53R-9566 Part(s) 2 & Plan 53R-10292 Part(s) except 6, Lot(s) Part 5, Subdivision 28-SA, Lot Part 5, Concession 4, Township of McKim, 254 Lloyd Street, Sudbury, [2010-100Z, R2-3 (Low Density Residential Two)]

For relief from Part 6, Section 6.3, Table 6.4 By-law 2010-100Z, being the Zoning By-law for the City of Greater Sudbury, as amended, to permit the existing stairs and landing on the east side of the existing multiple dwelling providing an interior side yard setback of 0.0m, where 1.8m is required.

**A REMINDER... THE NEXT SCHEDULED MEETING IS  
THURSDAY, OCTOBER 10, 2024**



Box 5000, Station 'A', 200 Brady Street  
 Sudbury ON P3A 5P3  
 Tel. (705) 671-2489, Ext. 4376/4346  
 Fax (705) 673-2200

Office Use Only 2024.01.01	
A 0784/2024	
S.P.P. AREA	
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
NDCA REG. AREA	
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>

## City of Greater Sudbury APPLICATION FOR MINOR VARIANCE

**APPLICATION FEE: \$1,360.00 (includes \$320.00 legal notice fee)**  
**APPLICATION FEE FOR HEDGEROWS: \$409.00 (includes \$320.00 legal notice fee)**  
 CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

Personal information on this form is collected pursuant to the Planning Act, R.S.O. 1990 c.P.13. Any questions regarding the collection of this information may be directed to the Manager of Development Approvals. In accordance with Section 1.0.1 of the Planning Act, R.S.O. 1990 information and material required to be provided to a municipality or approval authority as part of this application shall be considered public information and shall be made available to the public.

**PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.**

1) The undersigned hereby applies to the Committee of Adjustment of the City of Greater Sudbury under Section 45 of the Planning Act R.S.O. 1990, c.P. 13 for relief, as described in this application, from the By-Law, as amended.

Registered Owner(s): INTERNATIONAL BROTHERHOOD OF BOILERMAKERS Email: \_\_\_\_\_  
 Mailing Address: 2413 Lasalle Blvd, Greater Sudbury Home Phone: \_\_\_\_\_  
 Business Phone: \_\_\_\_\_  
 City: Sudbury Postal Code: P3A 2A9 Fax Phone: \_\_\_\_\_

2) If the application will be represented by someone other than the registered owner(s) and/or the application is prepared and submitted by someone other than the registered owner(s), please specify.

Name of Agent: TULLOCH Email: \_\_\_\_\_  
 Mailing Address: 131 FIELDING ROAD Home Phone: \_\_\_\_\_  
 Business Phone: \_\_\_\_\_  
 City: LIVELY Postal Code: P3Y 1L7 Fax Phone: \_\_\_\_\_

Note: Unless otherwise requested, all communication will be sent to the agent, if any.

3) Names and mailing addresses of any mortgagees, holders of charges or other encumbrances. (Give full particulars to ensure that any individual, company, financial institution holding a mortgage, etc. on the subject lands can be notified of this application).

Name: N/A  
 Mailing Address: N/A  
 City: N/A Postal Code: N/A

4) Current Official Plan designation: Mixed Use Commercial Current Zoning By-law designation: M1-1

5) a) Nature and extent of relief from the Zoning By-law for which the application is being made. (If more than five variances are being sought, a schedule may be attached to the application form). Measurements must be in metric.

Variance To	By-law Requirement	Proposed	Difference
Maximum Height	12.0m	14.7m	2.7m
Minimum Front Yard Setback	9.0m	4.3m	4.7m

b) Is there an eave encroachment?  Yes  No If 'Yes', size of eaves: \_\_\_\_\_ (m)

c) Description of Proposal:  
 Development of a Union Hall for the Boilermakers Union containing a shop, offices, and educational and training spaces

d) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:  
 See attached cover letter.

6) Legal Description (include any abutting property registered under the same ownership).

PIN(s): 73570-0555 & 73570-0553		Township: NEELON	
Lot No.: PT LOT 11	Concession No.: 5	Parcel(s):	
Subdivision Plan No.:	Lot:	Reference Plan No.: 53R-21754	Part(s): 7 & 8
Municipal Address or Street(s): 771 CHALMERS STREET			3, 6, 9 & 12

7) Date of acquisition of subject land. 2023/01/31

8) Dimensions of land affected.

Frontage +/- 80m	(m)	Depth +/- 130	(m)	Area +/- 1300	(m <sup>2</sup> )	Width of Street 20	(m)
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9) Particulars of all buildings:

	Existing		Proposed	
Ground Floor Area:	N/A	(m <sup>2</sup> )	+/- 256	(m <sup>2</sup> )
Gross Floor Area:	""	(m <sup>2</sup> )	+/- 1530	(m <sup>2</sup> )
No. of storeys:	""		2	
Width:	""	(m)	+/- 24.6m	(m)
Length:	""	(m)	+/- 67.8	(m)
Height:	""	(m)	+/- 14.7	(m)

10) Location of all buildings and structures on or proposed for the subject lands (specify distances from side, rear and front lot lines).

	Existing		Proposed	
Front:	N/A	(m)	+/- 4.3m	(m)
Rear:	""	(m)	+/- 17.1m	(m)
Side:	""	(m)	+/- 5.4m	(m)
Side:	""	(m)	+/- 10m	(m)

11) What types of water supply, sewage disposal and storm drainage are available?

- Municipally owned & operated piped water system
- Municipally owned & operated sanitary sewage system
- Lake
- Individual Well
- Communal Well
- Individual Septic System
- Communal Septic System
- Pit Privy
- Municipal Sewers/Ditches/Swales

What type of access to the land?

- Provincial Highway
- Municipal Road
- Maintained Yearly
- Maintained Seasonal
- Right-of-way
- Water
- If access is by water only, provide parking and docking facilities to be used.

12) Date(s) of construction of all buildings and structures on the subject land.

N/A

13) Existing use(s) of the subject property and length of time it / they have continued.

Use(s): Vacant Length of time: N/A

14) Proposed use(s) of the subject property.

Same as #13  or, Office, Private Club

15) What is the number of dwelling units on the property? 0

16) If this application is approved, would any existing dwelling units be legalized?  Yes  No

If "yes", how many? \_\_\_\_\_

17) Existing uses of abutting properties: Veterinary clinic, light industrial uses, parking lot, bulk retail outlet

A0084/2024

18) To the best of your knowledge has the subject land ever been subject of a previous application for minor variance/permission?  Yes  No

If "yes", indicate the application number(s): \_\_\_\_\_ or, describe briefly, \_\_\_\_\_

19) Is the property the subject of a current application for Consent (i.e. severance) under Section 53 of the Planning Act, R.S.O. 1990 c.P.13?  Yes  No

If "yes", indicate application number(s) and status of application(s): \_\_\_\_\_

20) Is the property the subject of a current application for a Plan of Subdivision under Section 51 of the Planning Act, R.S.O. 1990, c.P.13, or its predecessors?  Yes  No

If "Yes", indicate application number(s) and status of application(s): \_\_\_\_\_

21) Is this property located within an area subject to the Greater Sudbury Source Protection Plan?  Yes  No

If "yes", provide details on how the property is designated in the Source Protection Plan. \_\_\_\_\_

**PART A: OWNER ACKNOWLEDGEMENT AND CONSENT**

I/We, INTERNATIONAL BROTHERHOOD OF BOILERMAKERS (please print all names), the registered owner(s) of the property described as PART LOT 11 CONCESSION 5 NEELON PARTS 7 & 8, 53R-21754; SUBJECT TO AN EASEMENT IN GROSS OVER PART 7, 53R21754 AS IN SD465907; CITY OF GREATER SUDBURY & PART LOT 2 53H1218 PARTS 3, 6, 9 & 12, 53R21754; S/T LT695635, LT695637, LT695639, LT695641; SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 3 & 6, 53R21754 AS IN SD465907; CITY OF GREATER SUDBURY in the City of Greater Sudbury;

**Collection, Use and Disclosure of Information:**

- a) acknowledge that personal information collected on this form is collected pursuant to the *Planning Act*, R.S.O. 1990, c.P.13 for the purpose of processing this planning application;
- b) acknowledge that it is the practice of the City of Greater Sudbury, in accordance with section 1.0.1 of the *Planning Act*, R.S.O. 1990, c.P.13, to provide public access to all planning applications and documents, including but not limited to reports, studies and drawings, required by the City of Greater Sudbury in support of this application ("Supporting Documentation") and provided to the City by me, my agents, my consultants and my solicitors;
- c) in accordance with the *Municipal Freedom of Information and Protection of Privacy Act*, consent to the use and disclosure of this application and any Supporting Documentation, inclusive of any personal information, to any person or entity, in any manner chosen by the City, including copying, posting on the City's website, advertising in a newspaper, routine distribution to members of council and in staff reports, or releasing to a third party upon third party request;
- d) grant the City permission to reproduce, in whole or in part, the application and Supporting Documentation for internal use, inclusion in staff reports, distribution to the public for the purpose of public consultation or any other use associated with the purpose of review and implementation of the application;

**Authority to Enter Land and Photograph**

- e) grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- f) acknowledge that, in the event of a third party appeal of this application (where applicable) to the Ontario Land Tribunal, the City of Greater Sudbury may not attend at the Ontario Land Tribunal hearing unless the City is provided with the City's required fee for attendance at the hearing;

**Appointment of Authorized Agent**

g) appoint and authorize TULLOCH (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions, and providing any approvals or consents and ratify, confirm, and adopt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf.

Dated this 30th day of August, 2024

X [Signature]  
(witness) RAY LECLAIR

X [Signature]  
signature of Owner(s) or Signing Officer or Authorized Agent  
Print Name: X STIRLING MUNN

\*I have authority to bind the Corporation

A0084/2024





Planners | Surveyors | Biologists | Engineers

August 30, 2024  
220808

Committee of Adjustment  
Tom Davies Square – City of Greater Sudbury  
200 Brady Street  
Sudbury, ON  
P3A 5P3

Re: Boilermakers Union Minor Variances

Dear Committee of Adjustment,

TULLOCH has been retained by the current owner of those lands known municipally as 771 Chalmers Street in Sudbury to facilitate a minor variance application to permit a maximum height of 14.7 metres where a maximum height of 12.0 metres is permitted in the M1-1 zone, and a front yard setback of 4.3 metres where a minimum of 9.0 metres is required.

This application is in response to second-round site plan circulation comments from City staff (which are included with this application).

The height and front yard relief is necessary for the following reasons:

- Topographic constraints (given the significant elevation change from the front lot line to the rear lot line)
- The building will house a crane and other tall heavy machinery, which are necessary components of the activities that would be taking place within the Union Hall
- To address the proposed building's proximity to the cul-de-sac

The reliefs are minor and appropriate for the orderly development of the property given that:

- The three-level tiering of the proposed building reduces visual impact from the abutting street and properties
- The uses and proposed height of the proposed building are compatible with and similar to the existing surrounding industrial and commercial uses

Sudbury Office 131 Fielding Rd., Lively, ON. P3Y 1L7

T: [REDACTED] | TF: 800.797.2997 | F: 705.671.9477



- The front yard setback leaves adequate space for the required 3.0m-wide landscape strip along the property frontage

Please find attached the following documents and supporting information in support of the application:

- Minor Variance Application Form
- Elevation Plan
- Site Plan
- Second Round Site Plan CGS Planning Comments
- Legal Property Description

We understand that this application requires an application fee. For payment of this fee, please contact us by calling [REDACTED] by emailing us.

Should there be any questions with respect to the above, please do not hesitate to contact the undersigned.

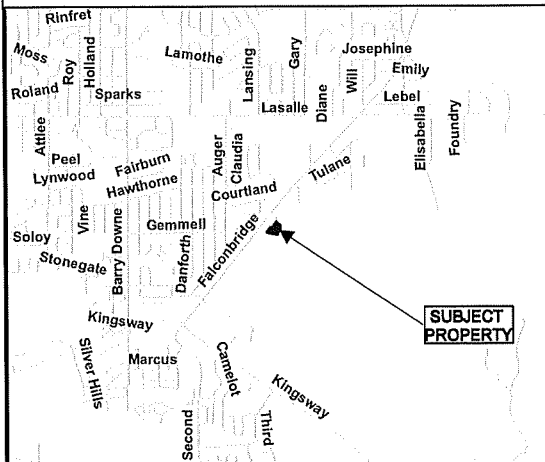
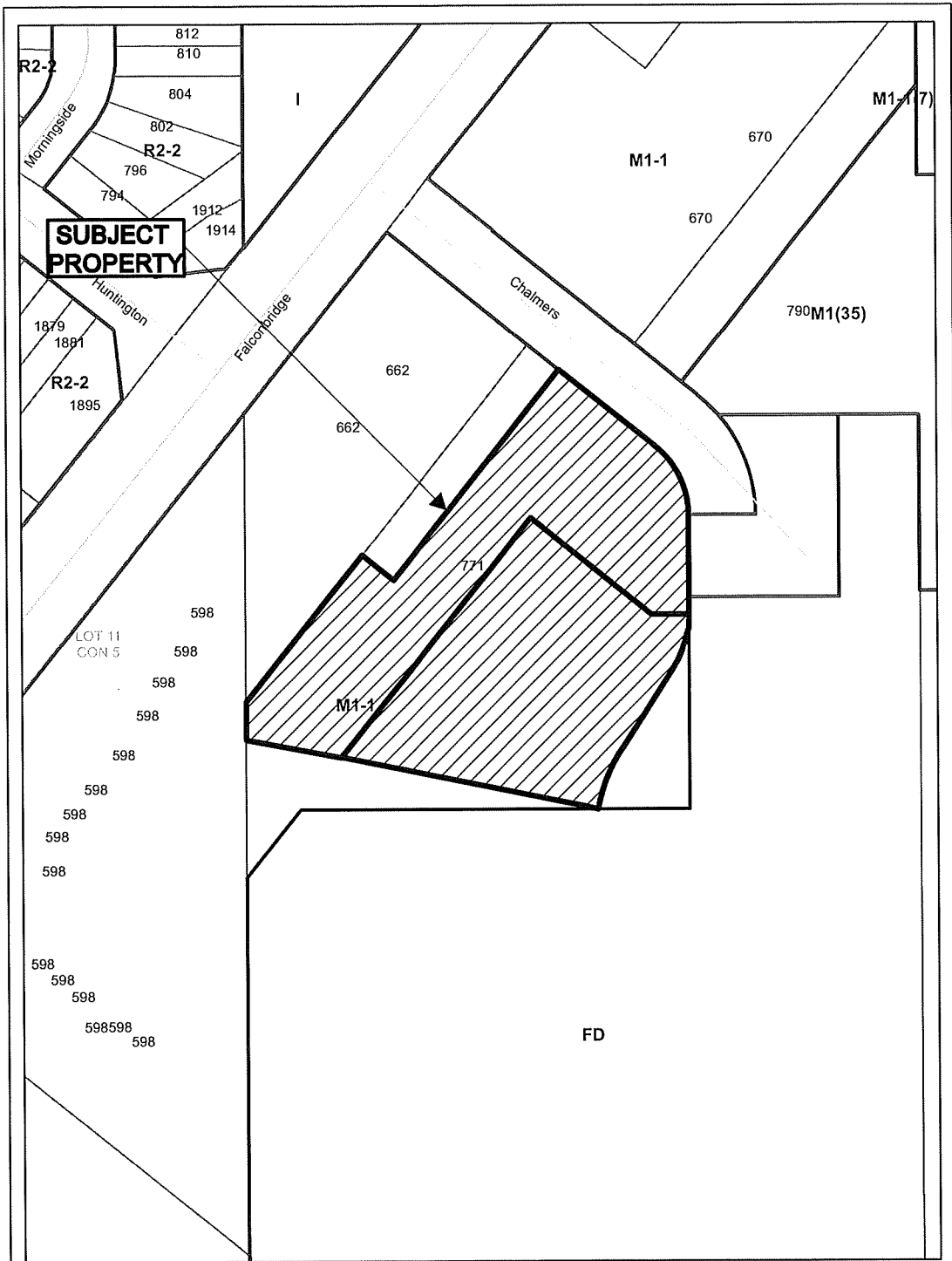
Respectfully submitted,



**Vanessa Smith, M.Pl., RPP**

Project Manager | Senior Planner

A0084/2024



## Application for Minor Variance or Permission



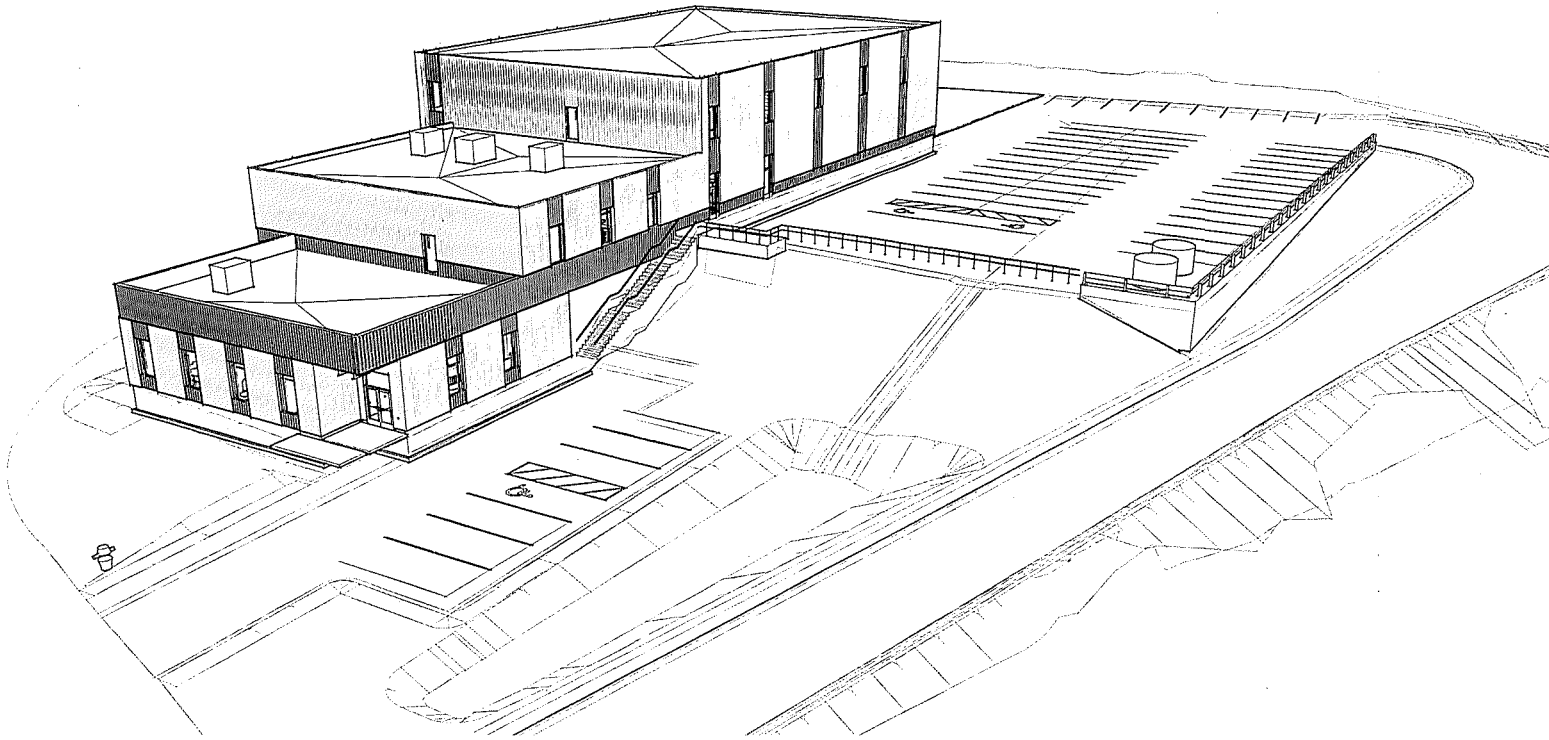
Subject Property being Firstly: PIN 73570-0553, Part Lot 2, Plan53M-1218, Parts 3, 6, 9 and 12, Plan 53R-21754, Part Lot 11, Concession 5, Township of Neelon; and Secondly: PIN 73570-0555, Part Lot 11, Concession 5, Parts 7 and 8 on Plan 53R-21754, Township of Neelon, 771 Chalmers Street, Sudbury, City of Greater Sudbury

Sketch 1, NTS  
NDCA

A0084/2024  
Date: 2024 09 06







**CENTRELINE ARCHITECTURE**  
 158 Elgin Street, Suite 201  
 Sudbury, ON P3C 3N5  
 705-618-1767

CLIENT

INTERNATIONAL  
 BROTHERHOOD OF  
 BOILERMAKERS LOCAL 128

PROJECT

IBB LOCAL 128 NEW SUDBURY  
 FACILITY

771 Chalmers Street, Sudbury, ON

STATUS

ISSUED FOR INFORMATION

ISSUED DATE

MAY 13, 2024

PROJECT TEAM

DRAWING LIST

**ARCHITECT**  
 CENTRELINE ARCHITECTURE  
 158 ELGIN STREET, SUITE 201  
 SUDBURY, ON P3C 3N5  
 705-618-1767

**CIVIL**  
 TULLOCH ENGINEERING  
 1942 REDENT B STREET, UNIT L  
 BRANTFORD, ON P7C 5W6  
 705-822-8307

**ELECTRICAL**  
 SUPPA ENGINEERING  
 342 GARDNER STREET  
 NORTH BAY, ON P1B 3Z7  
 705-764-3751

*A0084/2024  
 Sketch 4*

PROJECT NUMBER

Project No. 2023-010



Greater Sudbury  
www.greatersudbury.ca  
Box 5000, Station 'A', 200 Brady Street  
Sudbury ON P3A 5P3  
Tel. (705) 671-2489, Ext. 4376/4346  
Fax (705) 673-2200

Office Use Only 2024.01.01	
A0081012024	
S.P.P. AREA	
YES	NO <input checked="" type="checkbox"/>
NDCA REG. AREA	
YES	NO <input checked="" type="checkbox"/>

**City of Greater Sudbury**  
**APPLICATION FOR MINOR VARIANCE**

APPLICATION FEE: \$1,360.00 (includes \$320.00 legal notice fee)  
APPLICATION FEE FOR HEDGEROWS: \$409.00 (includes \$320.00 legal notice fee)  
CASH, DEBIT OR CHEQUE MADE PAYABLE TO: CITY OF GREATER SUDBURY

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**PLEASE PRINT. SCHEDULES MAY BE INCLUDED, IF NECESSARY.**

1) The undersigned hereby applies to the Committee of Adjustment of the City of Greater Sudbury under Section 45 of the Planning Act R.S.O. 1990, c.P. 13 for relief, as described in this application, from the By-Law, as amended.

Registered Owner(s): Legion Property Holdings & Management Ltd. Email: [Redacted]  
Mailing Address: 14 Thorncliffe Court Home Phone: [Redacted]  
City: Sudbury ON. Postal Code: P3A 5E9 Business Phone: [Redacted]  
Fax Phone: [Redacted]

2) If the application will be represented by someone other than the registered owner(s) and/or the application is prepared and submitted by someone other than the registered owner(s), please specify.

Name of Agent: Kristin Beites (Sheild Consulting Engineers Ltd) Email: [Redacted]  
Mailing Address: 130 Paris Street Home Phone: [Redacted]  
City: Sudbury Postal Code: P3E 3E1 Business Phone: [Redacted]  
Fax Phone: [Redacted]

Note: Unless otherwise requested, all communication will be sent to the agent, if any.

3) Current Official Plan designation: Living Area 1 Current Zoning By-law designation: R2-3

4) a) Nature and extent of relief from the Zoning By-law for which the application is being made. (If more than five variances are being sought, a schedule may be attached to the application form). Measurements must be in metric.

Variance To	By-law Requirement	Proposed	Difference
1. Side yard setback for exit stair	1.8m	0m	1.8m

b) Is there an eave encroachment? Yes  No  If 'Yes', size of eaves: \_\_\_\_\_ (m)

c) Description of Proposal: EXISTING SINCE 1999

A building permit is being sought to legalize an existing dwelling unit, which has resulted in relief needed for the exit stair encroachment

5) Provide reason why the proposal cannot comply with the provisions of the Zoning By-law:

Due to the irregular shape of the lot and the proximity of the house to the property line, the existing exit stair for the upper unit currently has a 0m lot line setback (and encroaches onto the neighbouring lot) We are looking to get a variance to allow this condition. We have attached an easement agreement with the neighbour for reference

6) Legal Description (include any abutting property registered under the same ownership).

PIN(s): 02132-0039		Township: McKim	
Lot No.: Lot 5	Concession No.:	Parcel(s):	
Subdivision Plan No.:	Lot:	Reference Plan No.:	Part(s): part 2
Municipal Address or Street(s): 254 Lloyd Street			

7) Date of acquisition of subject land. January 2022

8) Dimensions of land affected.

Frontage 39 (m) Depth 39 (m) Area 1326 (m<sup>2</sup>) Width of Street 20m (m)

9) Particulars of all buildings:

	Existing	Proposed
Ground Floor Area:	<u>281.9</u> stairs & landing: (m <sup>2</sup> )	(m <sup>2</sup> )
Gross Floor Area:	<u>344.3</u> width 1.04m (m <sup>2</sup> )	(m <sup>2</sup> )
No. of storeys:	<u>2</u> length 4.06m	
Width:	<u>16.39m</u> landing only: (m)	(m)
Length:	<u>23.65</u> width 1.04m (m)	(m)
Height:	<u>7m</u> length 1.27m (m)	(m)

10) Location of all buildings and structures on or proposed for the subject lands (specify distances from side, rear and front lot lines).

	Existing	Proposed
Front:	<u>0.27m</u> (m)	<u>0.27m</u> (m)
Rear:	<u>9m</u> (m)	<u>9m</u> (m)
Side:	<u>0</u> (m)	<u>0</u> (m)
Side:	<u>0</u> (m)	<u>0</u> (m)

11) What types of water supply, sewage disposal and storm drainage are available?

- Municipally owned & operated piped water system
- Municipally owned & operated sanitary sewage system
- Lake
- Individual Well
- Communal Well
- Individual Septic System
- Communal Septic System
- Pit Privy
- Municipal Sewers/Ditches/Swales

What type of access to the land?

- Provincial Highway
- Municipal Road
- Maintained Yearly
- Maintained Seasonal
- Right-of-way
- Water
- If access is by water only, provide parking and docking facilities to be used.

12) Date(s) of construction of all buildings and structures on the subject land.

1949

13) Existing use(s) of the subject property and length of time it / they have continued.

Use(s): Residential Length of time: since 1949

14) Proposed use(s) of the subject property.

Same as #13  or, \_\_\_\_\_

15) What is the number of dwelling units on the property? three (building permit is being obtained for third unit)

16) If this application is approved, would any existing dwelling units be legalized?  Yes  No

If "yes", how many? 1

17) Existing uses of abutting properties: residential

A0086/2024

18) To the best of your knowledge has the subject land ever been subject of a previous application for minor variance/permission?  Yes  No

If "yes", indicate the application number(s): \_\_\_\_\_ or, describe briefly, \_\_\_\_\_

19) Is the property the subject of a current application for Consent (i.e. severance) under Section 53 of the Planning Act, R.S.O. 1990 c.P.13?  Yes  No

If "yes", indicate application number(s) and status of application(s): \_\_\_\_\_

20) Is the property the subject of a current application for a Plan of Subdivision under Section 51 of the Planning Act, R.S.O. 1990, c.P.13, or its predecessors?  Yes  No

If 'Yes', indicate application number(s) and status of application(s): \_\_\_\_\_

21) Is this property located within an area subject to the Greater Sudbury Source Protection Plan?  Yes  No

If "yes", provide details on how the property is designated in the Source Protection Plan. \_\_\_\_\_

**PART A: OWNER ACKNOWLEDGEMENT AND CONSENT**

I/We, Legion Property Holdings & Management Ltd. (please print all names), the registered owner(s) of the property described as 254 Lloyd Street in the City of Greater Sudbury:

**Collection, Use and Disclosure of Information:**

- a) acknowledge that personal information collected on this form is collected pursuant to the *Planning Act*, R.S.O. 1990, c.P.13 for the purpose of processing this planning application;
- b) acknowledge that it is the practice of the City of Greater Sudbury, in accordance with section 1.0.1 of the *Planning Act*, R.S.O. 1990, c.P.13, to provide public access to all planning applications and documents, including but not limited to reports, studies and drawings, required by the City of Greater Sudbury in support of this application ("Supporting Documentation") and provided to the City by me, my agents, my consultants and my solicitors;
- c) in accordance with the *Municipal Freedom of Information and Protection of Privacy Act*, consent to the use and disclosure of this application and any Supporting Documentation, inclusive of any personal information, to any person or entity, in any manner chosen by the City, including copying, posting on the City's website, advertising in a newspaper, routine distribution to members of council and in staff reports, or releasing to a third party upon third party request;
- d) grant the City permission to reproduce, in whole or in part, the application and Supporting Documentation for internal use, inclusion in staff reports, distribution to the public for the purpose of public consultation or any other use associated with the purpose of review and implementation of the application;

**Authority to Enter Land and Photograph**

- e) grant the City permission to attend, photograph and conduct inspections of the lands subject to this application as part of the City's review and processing of this application;
- f) acknowledge that, in the event of a third party appeal of this application (where applicable) to the Ontario Land Tribunal, the City of Greater Sudbury may not attend at the Ontario Land Tribunal hearing unless the City is provided with the City's required fee for attendance at the hearing;

**Appointment of Authorized Agent**

g) appoint and authorize Kristin Beites (please print name of Agent), to act as my/our agent with regard to this application to the City of Greater Sudbury, including but not limited to receiving all correspondence, attending at any hearings, fulfilling any conditions, and providing any approvals or consents and ratify, confirm, and adopt as my/our own, the acts, representations, replies and commitments made by the agent on my/our behalf.

Dated this 05 day of September, 202024

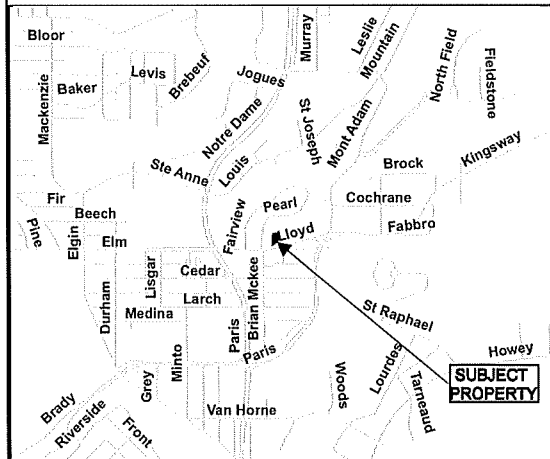
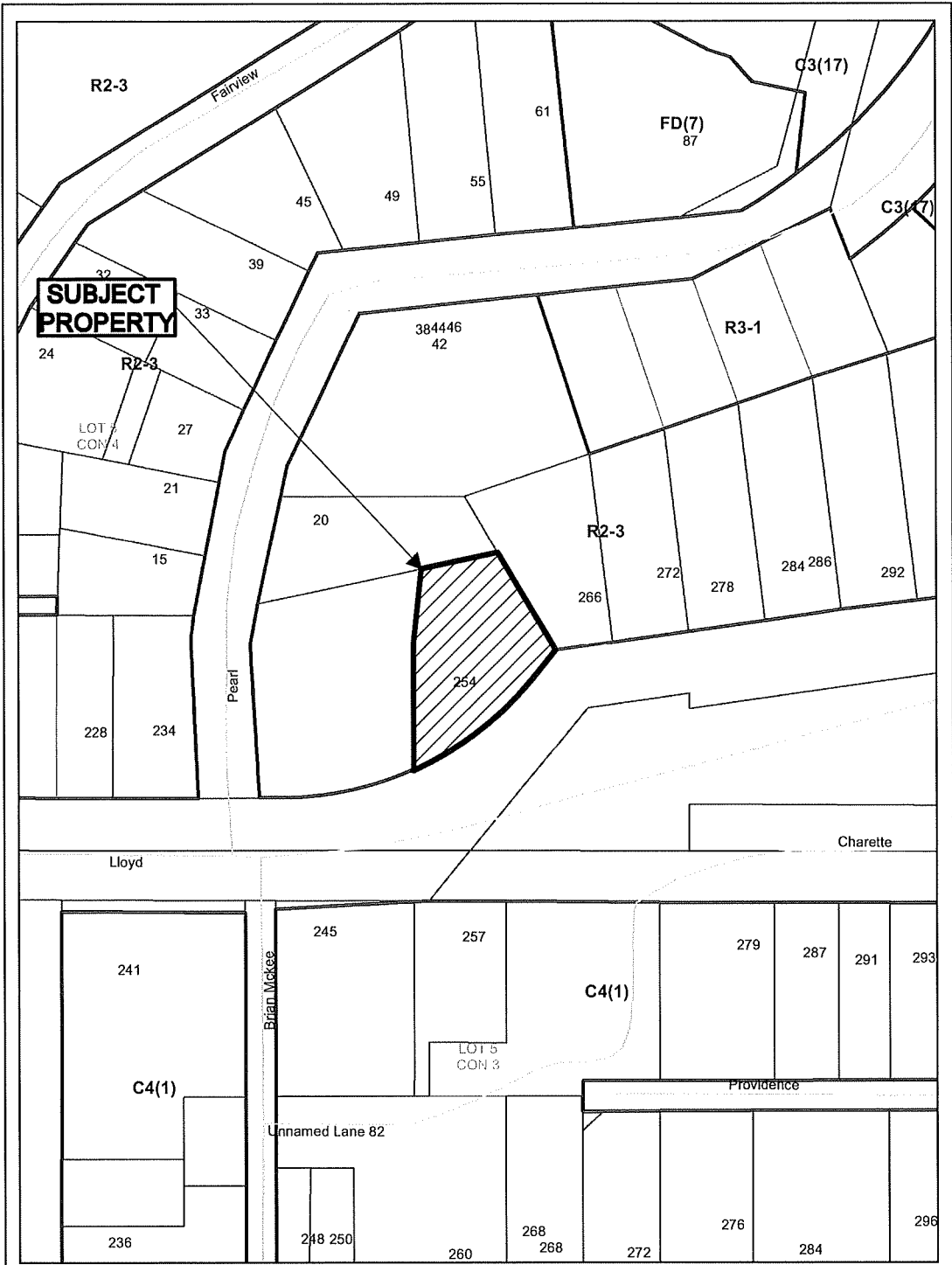
[Signature]  
(witness)

Saddia Tombran  
signature of Owner(s) or Signing Officer or Authorized Agent  
Print Name: SADDIA TOMBRAN

\*I have authority to bind the Corporation

A0086/2024





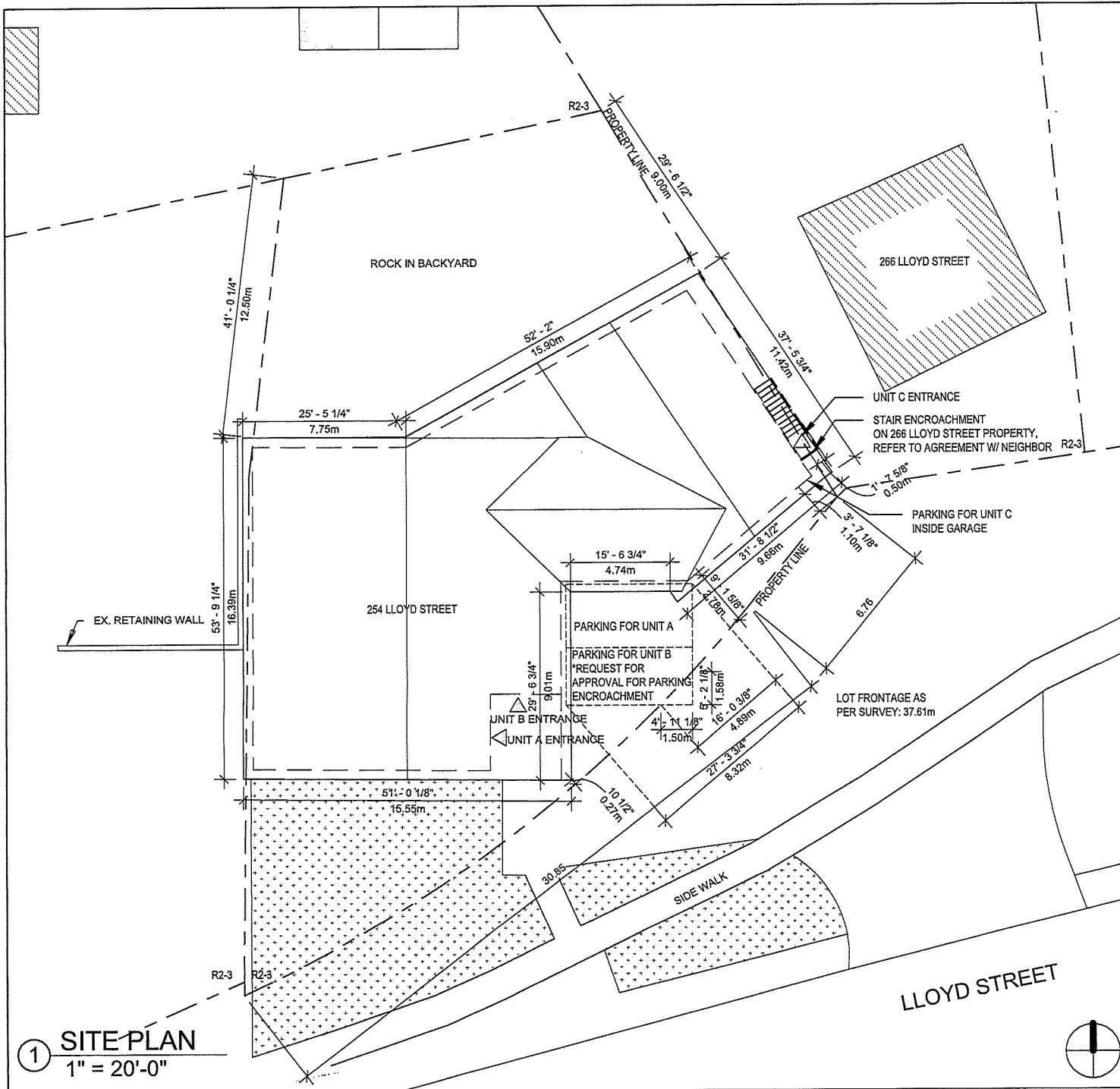
**Application for Minor  
Variance or Permission**

N

Subject Property being PIN 02132-0039,  
Part Lot 5, Plan 28-SA,  
Part 2, Plan 53R-9566, except Part 6,  
Plan 53R-10292, Part Lot 5, Concession 4,  
Township of McKim,  
254 Lloyd Street, Sudbury,  
City of Greater Sudbury

Sketch 1, NTS  
NDCA

A0086/2024  
Date: 2024 09 10



Rev.	REVISION DESCRIPTION	REV. BY	DATE
0	ISSUED FOR PERMIT	APR	2024-07-24
1	ISSUED FOR MINOR VARIANCE	APR	2024-09-05

THIS DRAWING WAS ENGINEERED AND PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT SO NAMED. THIS DESIGN IS THE PROPERTY OF THE ENGINEER. ANY USE OF THIS DRAWING BY THE NAMED CLIENT OR OTHER PARTY FOR THE PURPOSE OF RESALE IS STRICTLY PROHIBITED. ANY USE WHICH A THIRD PARTY MAKES OF THE INFORMATION ON THIS DRAWING OR THE ENGINEERING WORK CONTAINED HEREIN IS THE RESPONSIBILITY OF SUCH THIRD PARTY. THE ENGINEER ACCEPTS NO RESPONSIBILITIES FOR DAMAGES, IF ANY, SUFFERED BY ANY THIRD PARTY AS A RESULT OF THE ILLEGAL USE OF THIS INFORMATION



**SITE PLAN**  
**254 LLOYD STREET**  
**TRIPLEX**  
**LEGION PROPERTIES**  
**254 LLOYD STREET**  
**SUDBURY, ON.**

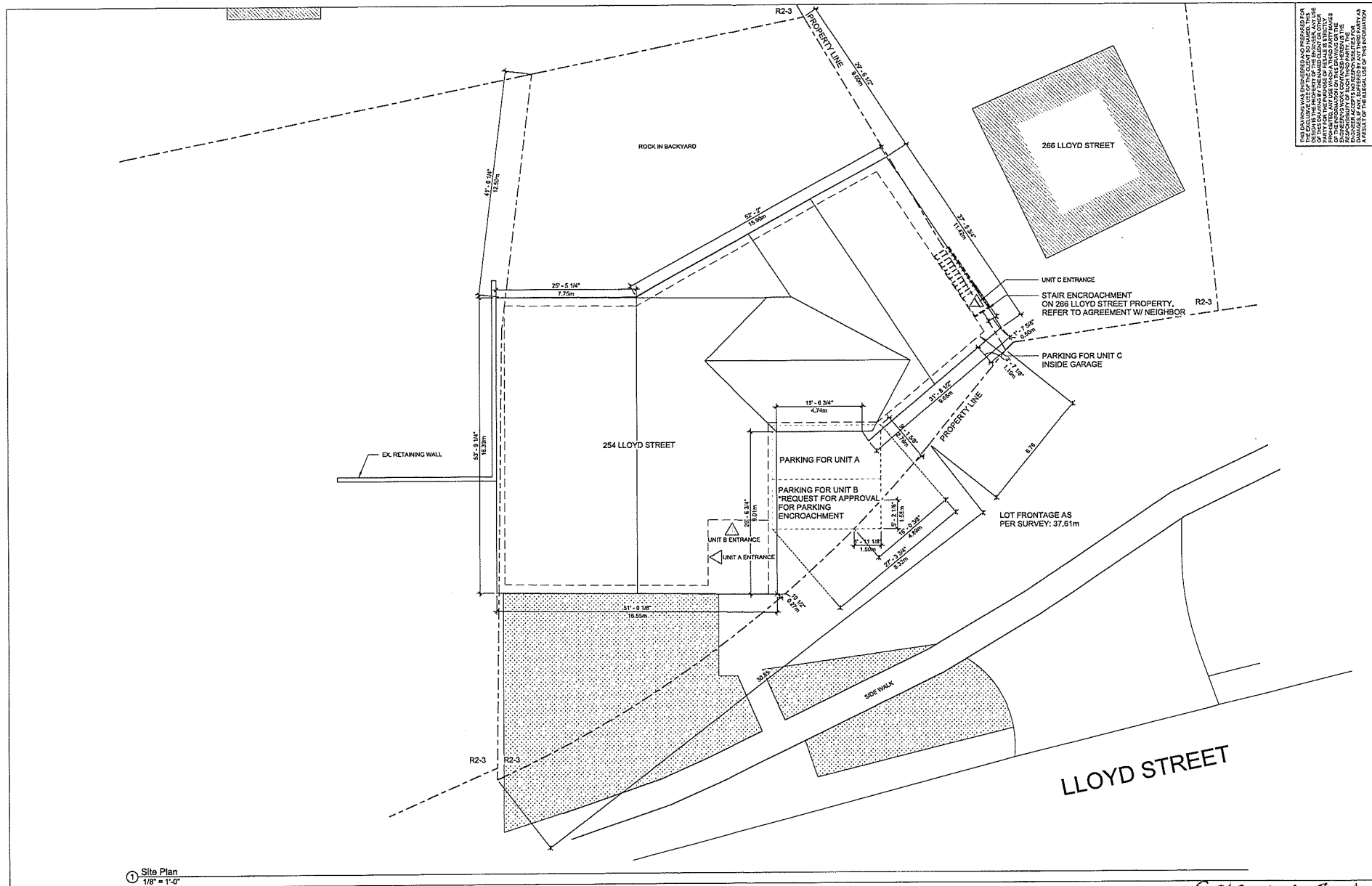
DRAWN BY: D.MISTRY  
 APPROVED BY: K. BEITES

SCALE: 1" = 20'-0"  
 DATE: 09/05/2024

DRAWING NUMBER: A1.00

① **SITE PLAN**  
 1" = 20'-0"

*A0086/2024 sketch 2*



THIS DRAWING WAS ENGINEERED AND INSEALD FOR THE CITY OF SAN FRANCISCO. THE ENGINEER'S SEAL IS A REQUIREMENT OF THE PUBLIC WORKS ACT AND THE ENGINEER'S SEAL IS A REQUIREMENT OF THE PUBLIC WORKS ACT. THE ENGINEER'S SEAL IS A REQUIREMENT OF THE PUBLIC WORKS ACT. THE ENGINEER'S SEAL IS A REQUIREMENT OF THE PUBLIC WORKS ACT.

REVISIONS  
 0- ISSUED FOR PERMIT - 2024-07-24  
 1- ISSUED FOR BIDDING - 2024-09-05



PROJECT NUMBER	3708	CLIENT NAME	LEGION PROPERTIES
PROJECT TITLE	254 LLOYD STREET TRIPLEX	SITE	254 LLOYD STREET SUDBURY, CA
REVISION NUMBER	1	DRAWN BY	DJ.MISTRY
DATE	08/05/2024	CHECKED BY	K.BETTES
SCALE	1/8" = 1'-0"	APPROVED BY	K.BETTES

1 Site Plan  
 1/8" = 1'-0"

A008612024 Sketch 3