Planning Services
Box 5000, Station A
200 Brady Street
Sudbury, Ontario P3A 5P3

August 20, 2026 File: # PL-RZN-2026-00031

NOTICE OF APPLICATION

having been submitted to the City of Greater Sudbury

IN THE MATTER OF AN application under Section 34 of The Planning Act, R.S.O. 1990, Chapter P.13:

Applicants: Tulloch — Applicant; Panoramic Properties — Owner

Location: PIN 73596-0684(LT), Parcel 16139 SEC SES; Part Lot 7, Concession 1 McKim as in LT91154 except LT95108; Greater Sudbury;
PIN 73596-0725(LT), Parcel 14054 SEC SES; Part Lot 7 Concession 1 McKim as in LT78636 except LT95108; Greater Sudbury;
PIN 73596-0745 (LT), Parcel 17382 SEC SES; Part Lot 7 Concession 1 McKim as in LT99400; Greater Sudbury;
PIN 73596-0852(LT), Parcel 13075 SEC SES; Part Lot7 Concession 1 McKim as in LT73819 except LT76028, LT78636, LT81355, LT91154, LT95108, LT150358; Greater Sudbury;
PIN 73596-0471(LT), Parcel 36279 SEC SES; Part Lot 7 Concession 1 McKim Part 1 SR3783; Block B PL M264 McKim; S/T LT773594, LT773597; Greater Sudbury;
PIN 73596-0947(LT), Part Lot 75 Plan M264 McKim Parts 2 and 3, 53R21480; City of Greater Sudbury;
(1303, 1309 and 1315 Regent Street and 1310 Nesbitt Drive, Sudbury)

Application: An application has been received to amend City of Greater Sudbury Zoning By-law 2010-100Z by changing the zoning classification of the subject lands from “R3-1", Medium Density Residential and “C2(93)”, General Commercial Special to "R3-1 (S)", Medium Density Residential Special.

Proposal: The application would permit the development of a 15-storey multiple dwelling containing 154 dwelling units and enclosed parking, adjacent to Regent Street.

Any person interested in voicing comments on the application may write to the City of Greater Sudbury, Alex Singbush, Manager of Development Approvals, Planning Services Division, PO Box 5000, Station A, 200 Brady Street, Sudbury, ON P3A 5P3, (alex.singbush@greatersudbury.ca). If you are aware of any person interested or affected by these applications who has not received a copy of this notice, it would be appreciated if you would so inform them.

Please note: Comments submitted on these matters including the originator's name and address become part of the public record, may be viewed by the general public and may be published in a planning report, included in a Planning Committee Agenda and posted on the City's website.

La version française de ce document est disponible sur demande.

By submitting information, including print or electronic information, for presentation to City Council or Committee you are indicating that you have obtained the consent of persons whose personal information is included in the information to be disclosed to the public.

If a person or public body would otherwise have an ability to appeal the decision of the Council for the City of Greater Sudbury to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Greater Sudbury before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Greater Sudbury before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of the City of Greater Sudbury on the proposed zoning by-law amendment, you must make a written request to the City of Greater Sudbury, City Clerk, Box 5000, Station A, Sudbury, Ontario, P3A 5P3.

The owner of any land that receives this notice, where the land contains seven or more residential units, is requested to post a copy of this notice in a location that is visible to all of the residents.

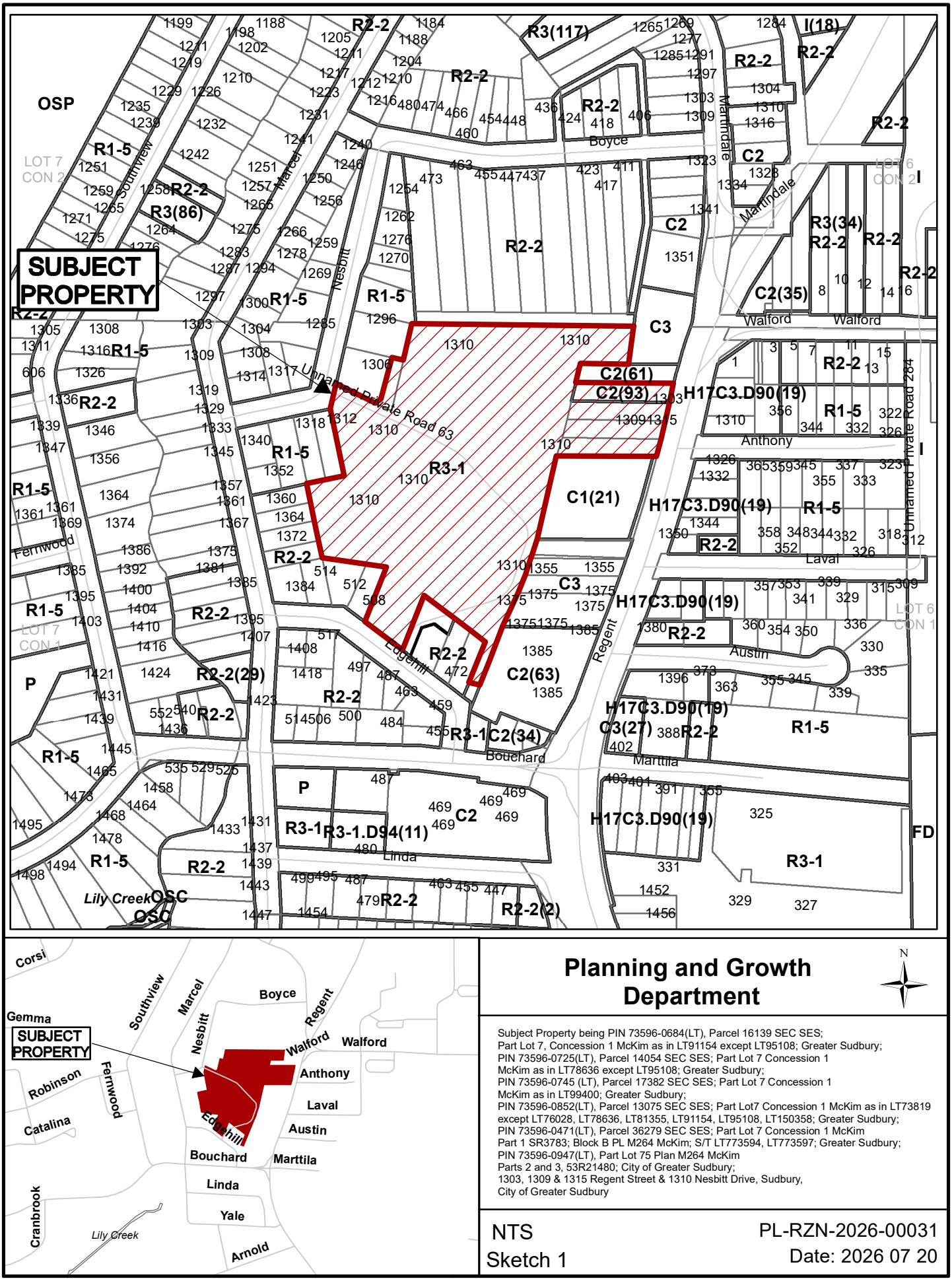
Additional information and material are available to the public for inspection from 8:30 a.m. to 4:30 p.m. Monday to Friday, excluding holidays at Tom Davies Square, 200 Brady Street (appointment required).

For more information, please call Wendy Kaufman, Senior Planner in Planning Services at 705-674-4455, Extension 4318.

Additional notice will be provided when the application is scheduled for a public meeting.

Alex Singbush, MCIP, RPP
Manager of Development Approvals

La version française de ce document est disponible sur demande.



Planning and Growth Department

N

Subject Property being PIN 73596-0684(LT), Parcel 16139 SEC SES;
Part Lot 7, Concession 1 McKim as in LT91154 except LT95108; Greater Sudbury;
PIN 73596-0725(LT), Parcel 14054 SEC SES; Part Lot 7 Concession 1
McKim as in LT78636 except LT95108; Greater Sudbury;
PIN 73596-0745 (LT), Parcel 17382 SEC SES; Part Lot 7 Concession 1
McKim as in LT99400; Greater Sudbury;
PIN 73596-0852(LT), Parcel 13075 SEC SES; Part Lot7 Concession 1 McKim as in LT73819
except LT76028, LT78636, LT81355, LT91154, LT95108, LT150358; Greater Sudbury;
PIN 73596-0471(LT), Parcel 36279 SEC SES; Part Lot 7 Concession 1 McKim
Part 1 SR3783; Block B PL M264 McKim; S/T LT773594, LT773597; Greater Sudbury;
PIN 73596-0947(LT), Part Lot 75 Plan M264 McKim
Parts 2 and 3, 53R21480; City of Greater Sudbury;
1303, 1309 & 1315 Regent Street & 1310 Nesbitt Drive, Sudbury,
City of Greater Sudbury

NTS
Sketch 1

PL-RZN-2026-00031
Date: 2026 07 20

PETER J. LESDOW ARCHITECT

4465 Drummond Road,
Niagara Falls,Ontario
Unit 11
L2E 6C5

tel: 905.357.1112
email: plesdow@cogeco.net

NESBITT DRIVE SOUTHEND APARTMENTS
NEW REGENT APARTMENTS

1310 Nesbitt Drive , Sudbury, Ontario



FROM SOUTHEAST



FROM NORTHEAST

DRAWING LIST

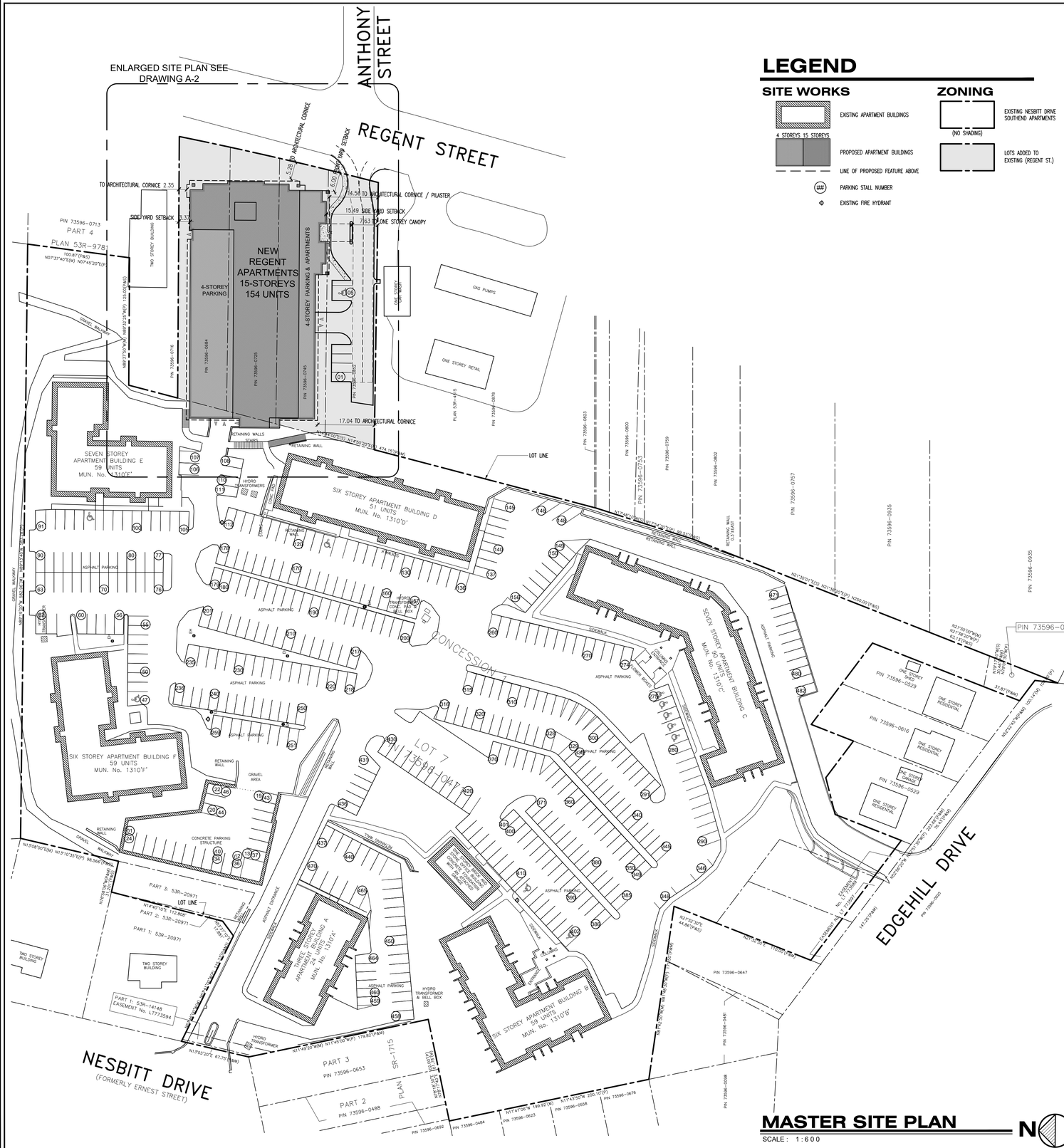
ARCHITECTURAL
Peter J. Lesdow Architect

A-1	MASTER SITE PLAN AND STATISTICS
A-2	SITE PLAN
A-3	GROUND FLOOR PLAN
A-4	SECOND FLOOR PLAN
A-5	THIRD TO FOURTH FLOOR PLAN
A-6	FIFTH FLOOR PLAN
A-7	SIXTH TO FOURTEENTH FLOOR PLAN
A-8	FIFTEENTH FLOOR PLAN
A-9	EAST ELEVATION
A-10	SOUTH ELEVATION
A-11	WEST ELEVATION
A-12	NORTH ELEVATION
A-13	BUILDING SECTION
A-14	ENLARGED UNIT PLANS
A-15	ENLARGED UNIT PLANS

SHADOW STUDIES
Peter J. Lesdow Architect

SH-1	SHADOW STUDIES MARCH 21
SH-2	SHADOW STUDIES MARCH 21
SH-3	SHADOW STUDIES MARCH 21/SEPTEMBER 21
SH-4	SHADOW STUDIES SEPTEMBER 21
SH-5	SHADOW STUDIES SEPTEMBER 21
SH-6	CONSTANT SHADOW AREA

NESBITT DRIVE SOUTHEND APARTMENTS
NEW REGENT APARTMENTS
1310 Nesbitt Drive , Sudbury, Ontario



MASTER SITE PLAN

SCALE : 1:600

N

LEGEND

SITE WORKS

- EXISTING APARTMENT BUILDINGS
- 4 STOREYS 15 STOREYS — PROPOSED APARTMENT BUILDINGS
- LINE OF PROPOSED FEATURE ABOVE
- (##) PARKING STALL NUMBER
- ◇ EXISTING FIRE HYDRANT

ZONING

- EXISTING NESBITT DRIVE SOUTHEND APARTMENTS (NO SHADING)
- LOTS ADDED TO EXISTING (REGENT ST.)



KEY PLAN

SCALE : NOT TO SCALE

N

SITE STATISTICS

LOT AREA - FULL PROPERTY		EXISTING NESBITT DRIVE SOUTHEND APARTMENTS	LOTS ADDED TO EXISTING (REGENT ST.)
EXISTING NESBITT DRIVE SOUTHEND APARTMENTS PIN 73596-0471	40,513.1 m²		
LOTS ADDED TO EXISTING (REGENT ST.) PIN 73596-0684, PIN 73596-0725, PIN 73596-0745, PIN 73596-0852	4,705.5 m²		
	45,218.6 m² (4.52 Hectares)	40,513.1 m² (4.05 Hectares)	4,705.5m² (0.47 Hectares)

BUILDING GROUND COVER				
EXISTING NESBITT DRIVE SOUTHEND APARTMENTS				
APARTMENT A	598.8 m²			
APARTMENT B	1,029.3 m²			
APARTMENT C	1,524.2 m²			
APARTMENT D	1,062.4 m²			
APARTMENT E	910.0 m²			
APARTMENT F	1,081.7 m²			
OFFICE BUILDING	216.3 m²			
PARKING STRUCTURE	935.4 m²			
TOTAL EXISTING BUILDING AREA	7,358.0 m²	16.3%	7,358.0 m²	
NEW REGENT APARTMENTS AREA	2,706.2 m²	6.0%	79.3 m²	2,626.9 m²
TOTAL BUILDING LOT COVERAGE	10,064.2 m²	22.3%	7,437.3 m² 18.4%	2,626.9 m² 55.8%
ASPHALT AREA	17,708.2 m²	39.2%	16,980.3 m² 41.9%	727.9 m² 15.5%
LANDSCAPED AREA	17,446.3 m²	38.6%	16,095.6 m² 39.7%	1,350.7 m² 28.7%

NUMBER OF APARTMENT UNITS			
EXISTING NESBITT DRIVE SOUTHEND APARTMENTS			
APARTMENT A	24 Units		
APARTMENT B	59 Units		
APARTMENT C	90 Units		
APARTMENT D	51 Units		
APARTMENT E	59 Units		
APARTMENT F	59 Units		
TOTAL EXISTING UNITS	342 Units	342 Units	
NEW REGENT APARTMENTS	154 Units		154 Units
TOTAL APARTMENT UNITS	496 Units	342 Units	154 Units
DENSITY OF APARTMENTS	=109.7 Units/Hectare	=84.4 Units/Hectare	=327.7 Units/Hectare

PARKING PROVIDED

EXISTING NESBITT DRIVE APARTMENTS PARKING		
STANDARD PARKING SPACE		
AT GRADE	451 Spaces	
WITHIN STRUCTURE	22 Spaces	
DESIGNATED ACCESSIBLE PARKING		
AT GRADE	9 Spaces	
TOTAL PARKING PROVIDED	482 Spaces	
PARKING SPACES PER UNIT	482 spaces / 342 units	1.4 Spaces/Unit

NEW REGENT APARTMENTS		
STANDARD PARKING SPACE (2.75m x 6.00m TYPICAL)		
AT GRADE	4 Spaces	
WITHIN STRUCTURE	189 Spaces	
DESIGNATED ACCESSIBLE PARKING		
AT GRADE	1 Spaces	
WITHIN STRUCTURE	3 Spaces	
TOTAL PARKING PROVIDED	197 Spaces	
PARKING SPACES PER UNIT	197 spaces / 154 units	1.3 Spaces/Unit

BICYCLE PARKING

REGENT APARTMENTS

PROVIDED INDOOR STORAGE (SEE DRAWING A-3) 76 Spaces

Peter J. Lesdow
architect
4465 Drummond Road, Unit 11, Niagara Falls, Ontario L2E 6G5
telephone 905-357-1112
e-mail: plesdow@cogeco.net

ONTARIO ASSOCIATION OF ARCHITECTS
PETER J. LESDOW
LICENCE
3745

MASTER SITE PLAN AND STATISTIC

REVISIONS

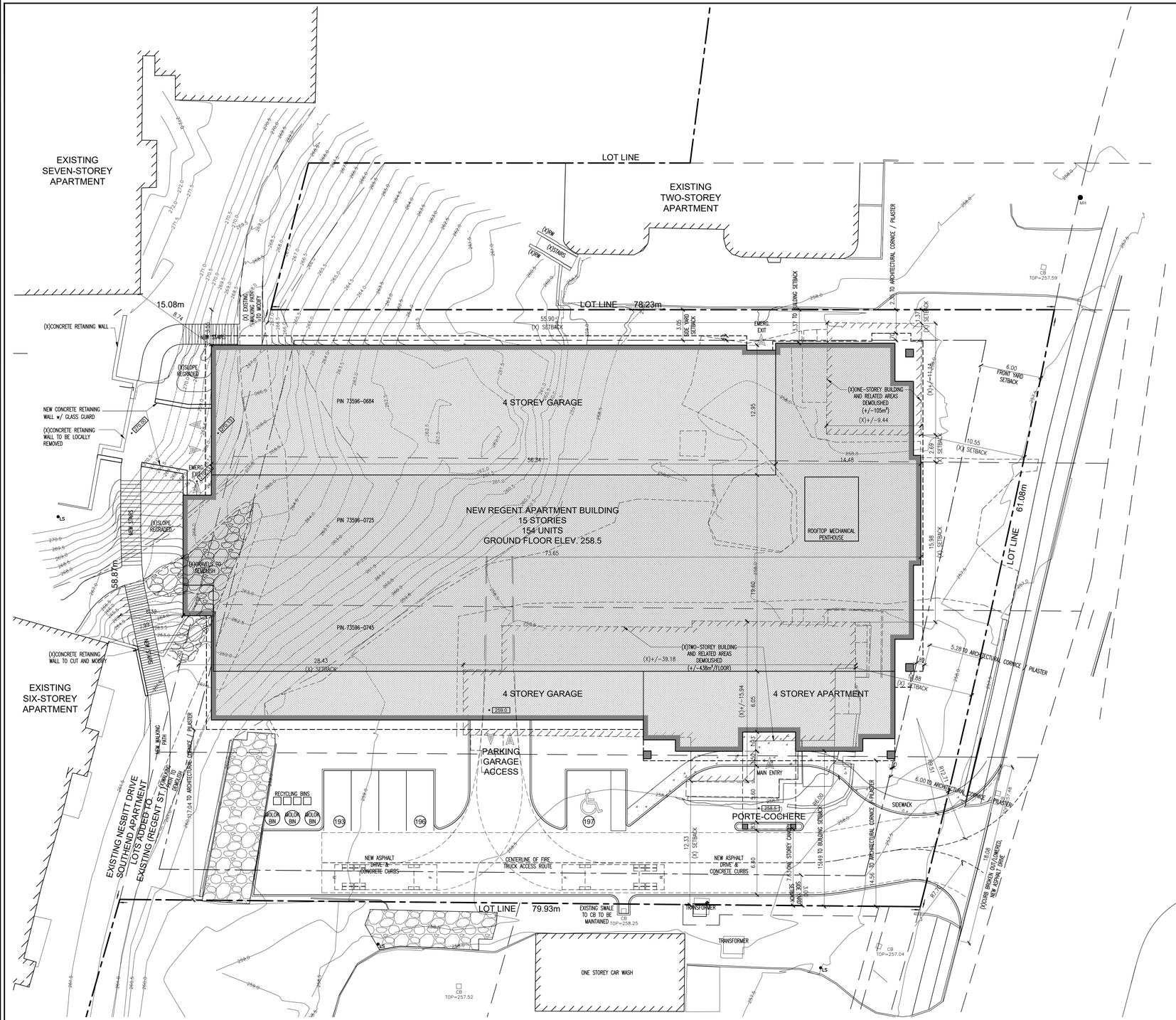
DATE	
Feb. 24/ 26	FOR REZONING
May 12/ 26	FOR REZONING
May 20/ 26	FOR REZONING
Jun. 23/ 26	FOR REZONING
Jul. 14/ 26	FOR REZONING - ADDED LANDS

NESBITT DRIVE SOUTHEND APARTMENTS
NEW REGENT APARTMENTS
1310 Nesbitt Drive, Sudbury, Ontario

DATE:	10/02/2026
SCALE:	AS NOTED
DRAWN BY:	MW/OD
CHECK BY:	PJL

23 – 07

A-1



LEGEND

- EXISTING APARTMENT BUILDINGS
- CONC. SURFACE
- 4 STOREYS, 15 STOREYS — PROPOSED APARTMENT BUILDING
- PARKING STALL NUMBER
- LINE OF PROPOSED FEATURE ABOVE

NOTE:
ALL AREAS NOT HATCHED TO BE NEW OR EXISTING GRASS
ALL SITE WORKS NEW UNLESS NOTED OTHERWISE (i.e. 'EXISTING')

SITE PLAN

SCALE : 1 : 200

N



KEY PLAN

SCALE : NOT TO SCALE

N

BUILDING STATISTICS

BUILDING GROUND COVER 6.0% OF TOTAL LOT AREA	2,706.2 m²	
BUILDING GROSS FLOOR AREA		
GROUND FLOOR	2,146.6 m²	
SECOND FLOOR	2,421.0 m²	
THIRD & FOURTH FLOOR 2703.2 m² x 2	5,406.4 m²	
FIFTH TO FIFTEEN FLOOR 1,612.4 m² x 11	17,736.4 m²	
TOTAL GROSS FLOOR AREA		27,710.4 m²
BUILDING HEIGHT		50.5 meters

APARTMENT UNIT COUNT SUMMARY

FLOOR	A Two Bedroom - 104m²	B Two Bedroom - 108m²	C Two Bedroom - 108m²	D One Bedroom - 89m²	E Two Bedroom - 108m²	F Two Bedroom - 100.1m²	G Two Bedroom - 93.4m²	H Two Bedroom - 98.7m²	I Two Bedroom - 103.5m²	
1	0	0	0	0	0	0	1	0		
2	0	0	0	0	1	1	1	1		
3	0	0	0	0	1	1	1	1		
4	0	0	0	0	1	1	1	1		
5	4	1	2	1	0	0	0	0		
6	9	1	2	1	0	0	0	0		
7	9	1	2	1	0	0	0	0		
8	9	1	2	1	0	0	0	0		
9	9	1	2	1	0	0	0	0		
10	9	1	2	1	0	0	0	0		
11	9	1	2	1	0	0	0	0		
12	9	1	2	1	0	0	0	0		
13	9	1	2	1	0	0	0	0		
14	9	1	2	1	0	0	0	0		
15	9	1	2	1	0	0	0	0		
TOTAL	94	11	22	11	3	3	4	3	154 UNITS	

PARKING REQUIREMENTS - PROPOSED BUILDING ONLY

To By-Law 2010-100Z Dwelling, multiple = 1.5 per Unit	154 Units	231 Spaces
TOTAL PARKING REQUIRED		231 Spaces

PARKING PROVIDED

STANDARD PARKING SPACE (2.75m x 6.00m TYPICAL)	
AT GRADE	4 Spaces
WITHIN STRUCTURE	192 Spaces
DESIGNATED ACCESSIBLE PARKING	
AT GRADE	1 Spaces
WITHIN STRUCTURE	3 Spaces
TOTAL PARKING PROVIDED	197 Spaces

1.27 PARKING SPACES PER UNIT

BICYCLE PARKING PROVIDED

PROVIDED INDOOR STORAGE (SEE DRAWING A-3)	76 Spaces

Peter J. Lesdow
architect
4465 Drummond Road, Unit 11, Niagara Falls, Ontario L2E 6C5
telephone 905-357-1112
e-mail: plesdow@cogeco.net

ONTARIO ASSOCIATION OF ARCHITECTS
PETER J. LESDOW
LICENCE
3745

SITE PLAN

REVISIONS

DATE	
Feb. 24/ 26	FOR REZONING
May 12/ 26	FOR REZONING
May 20/ 26	FOR REZONING
Jun. 23/ 26	FOR REZONING

NESBITT DRIVE SOUTHEND APARTMENTS
NEW
REGENT APARTMENTS
1310 Nesbitt Drive, Sudbury, Ontario

DATE: 10/02/2026
SCALE: AS NOTED
DRAWN BY: MW/OD
CHECK BY: PJL

23 – 07

A-2

A-A
3 13

LINE OF SLOPE

LANDING AT 1

UP 12R

UP 11R

LANDING AT 1B

STEP DN

MECHANICAL ROOM

SPRINKLER PUMP ROOM

ELECTRICAL ROOM

20

29

260.50 PARKING 1B

BICYCLE STORAGE ROOM 2
30 SPACES

TYPICAL BICYCLE SPACE
(1.8 m x .61 m)

UNEXCAVATED

15

RAMP UP

19

ELEV.

ELEV.

101
UNIT TYPE H

RAMP

RAMP

UP 10R

BICYCLE STORAGE ROOM 1
46 SPACES

TYPICAL BICYCLE SPACE
(1.8 m x .61 m)

LANDING

RAMP TO FLOOR LEVEL

09

11

12

14

RAMP UP

RAMP DOWN

GYM

259.00 PARKING 1A

UP 10R

DN 10R

01

07

08

UNEXCAVATED

258.5 GROUND FLOOR

MEETING ROOM

VESTIBULE

LOBBY

VEHICULAR ENTRY

LINE OF SLOPE

A-A
3 13

CANOPY

N

GROUND FLOOR PLAN

SCALE : 1 : 100

Peter J. Lesdow
architect

4465 Drummond Road, Unit 11, Niagara Falls, Ontario, L2E 6C5
telephone: 905-357-1112
e-mail: plesdow@cogeco.net

ONTARIO ASSOCIATION OF ARCHITECTS
PETER J. LESDOW
LICENCE
3745

GROUND FLOOR PLAN

REVISIONS

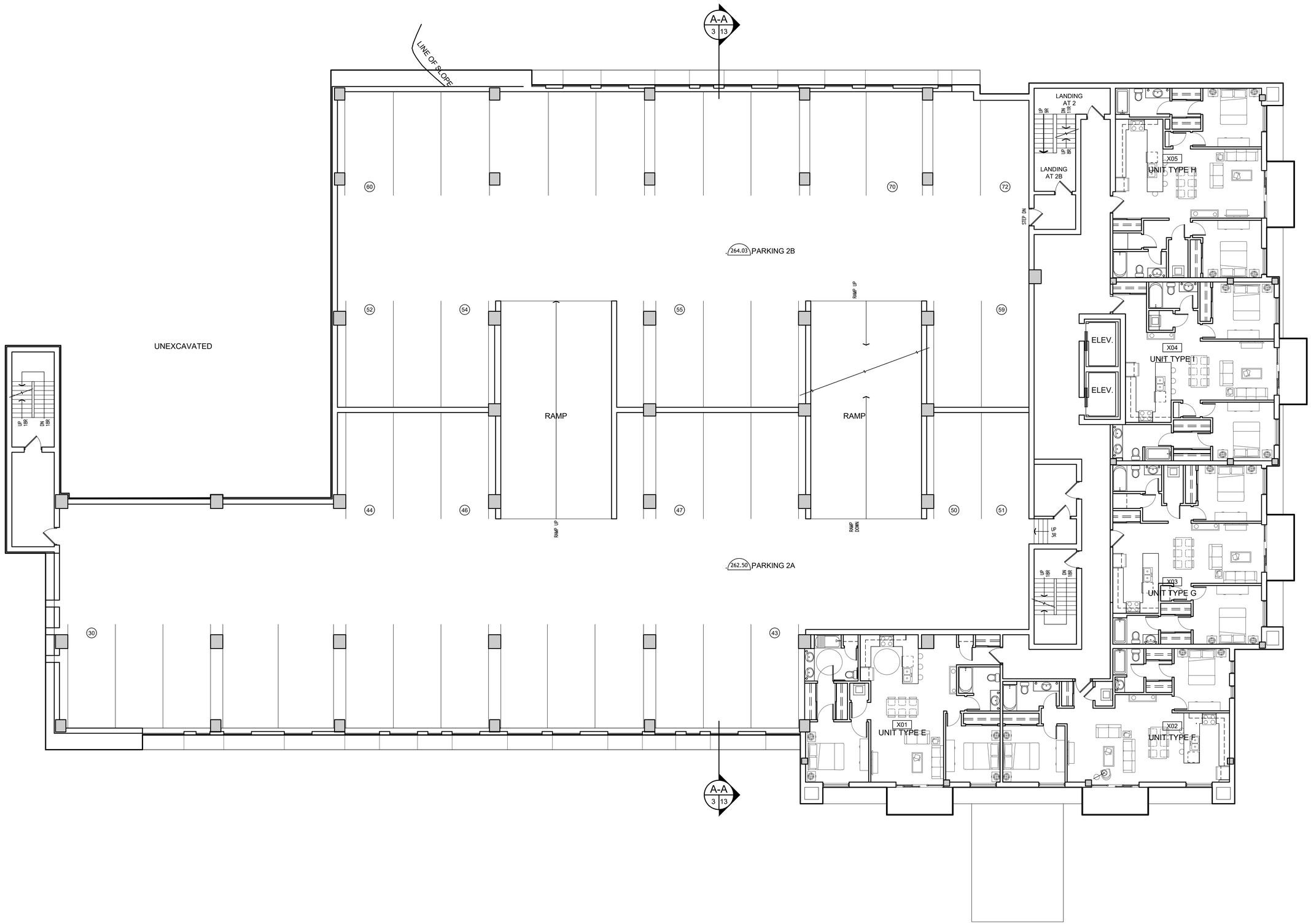
DATE	
Feb. 24 / 26	FOR REZONING
May 12 / 26	FOR REZONING
May 20 / 26	FOR REZONING
Jun. 23 / 26	FOR REZONING

NESBITT DRIVE SOUTHEND APARTMENTS
NEW
REGENT APARTMENTS
1310 Nesbitt Drive, Sudbury, Ontario

DATE:	10/02/2026
SCALE:	AS NOTED
DRAWN BY:	MW/OD
CHECK BY:	PJL

23 – 07

A-3



SECOND FLOOR PLAN

SCALE : 1 : 100

N

Peter J. Lesdow
architect
4465 Drummond Road, Unit 11, Niagara Falls, Ontario, L2E 6C5
telephone 905-357-1112
e-mail: plesdow@cogeco.net

ONTARIO ASSOCIATION OF ARCHITECTS
PETER J. LESDOW
LICENCE
3745

SECOND FLOOR PLAN

REVISIONS

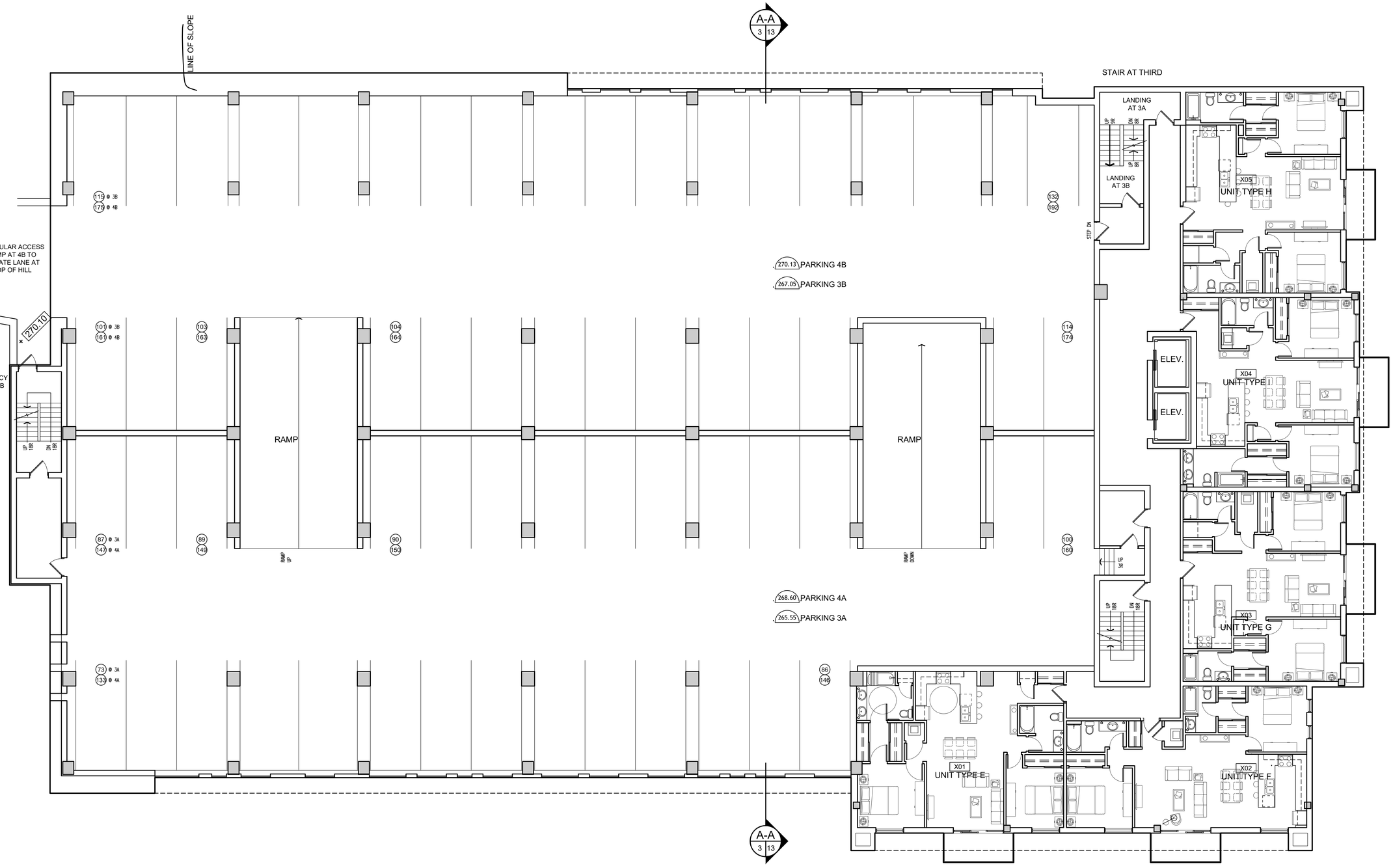
DATE	
Feb. 24/ 26	FOR REZONING
May 12/ 26	FOR REZONING
May 20/ 26	FOR REZONING
Jun. 23/ 26	FOR REZONING

NESBITT DRIVE SOUTHEND APARTMENTS
NEW
REGENT APARTMENTS
1310 Nesbitt Drive, Sudbury, Ontario

DATE:	10/02/2026
SCALE:	AS NOTED
DRAWN BY:	MW/OD
CHECK BY:	PJL

23 – 07

A-4



THIRD AND FOURTH FLOOR PLAN

SCALE : 1 : 100

N

Peter J. Lesdow
architect
4465 Drummond Road, Unit 11, Niagara Falls, Ontario, L2E 6C5
telephone: 905-357-1112
e-mail: plesdow@cogeco.net

ONTARIO ASSOCIATION OF ARCHITECTS
PETER J. LESDOW
LICENCE
3745

THIRD AND FOURTH FLOOR PLAN

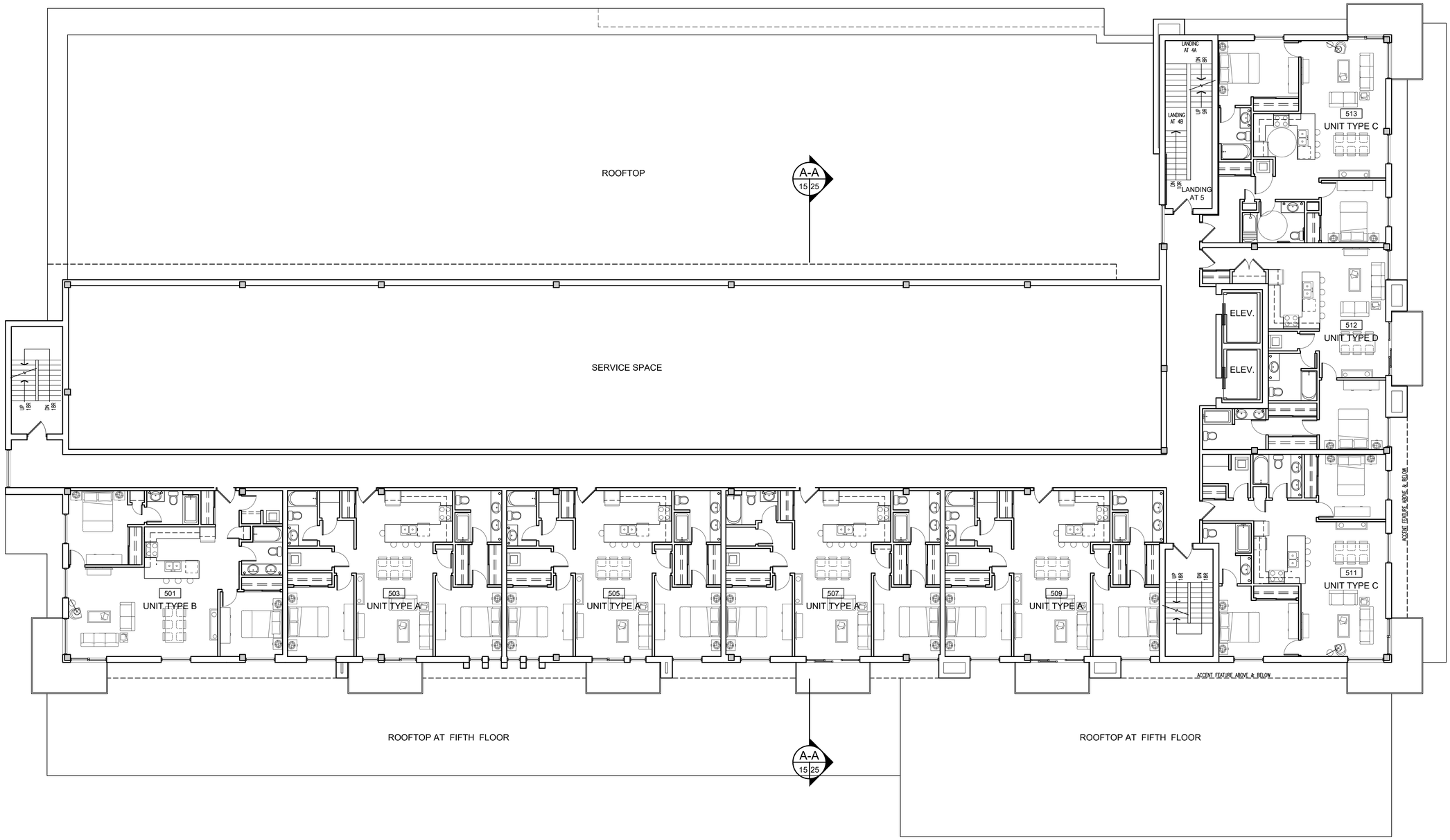
REVISIONS	DATE
FOR REZONING	Feb. 24/ 26
FOR REZONING	May. 12/ 26
FOR REZONING	May. 20/ 26
FOR REZONING	Jun. 23/ 26

NESBITT DRIVE SOUTHEND APARTMENTS
NEW
REGENT APARTMENTS
1310 Nesbitt Drive, Sudbury, Ontario

DATE:	10/02/2026
SCALE:	AS NOTED
DRAWN BY:	MW/OD
CHECK BY:	PJL

23 – 07

A-5



FIFTH FLOOR PLAN

SCALE : 1 : 100

N

Peter J. Lesdow
architect
4465 Drummond Road, Unit 11, Niagara Falls, Ontario, L2E 6C5
telephone 905-357-1112
e-mail: plesdow@cogeco.net

ONTARIO ASSOCIATION OF ARCHITECTS
PETER J. LESDOW
LICENCE
3745

FIFTH FLOOR PLAN

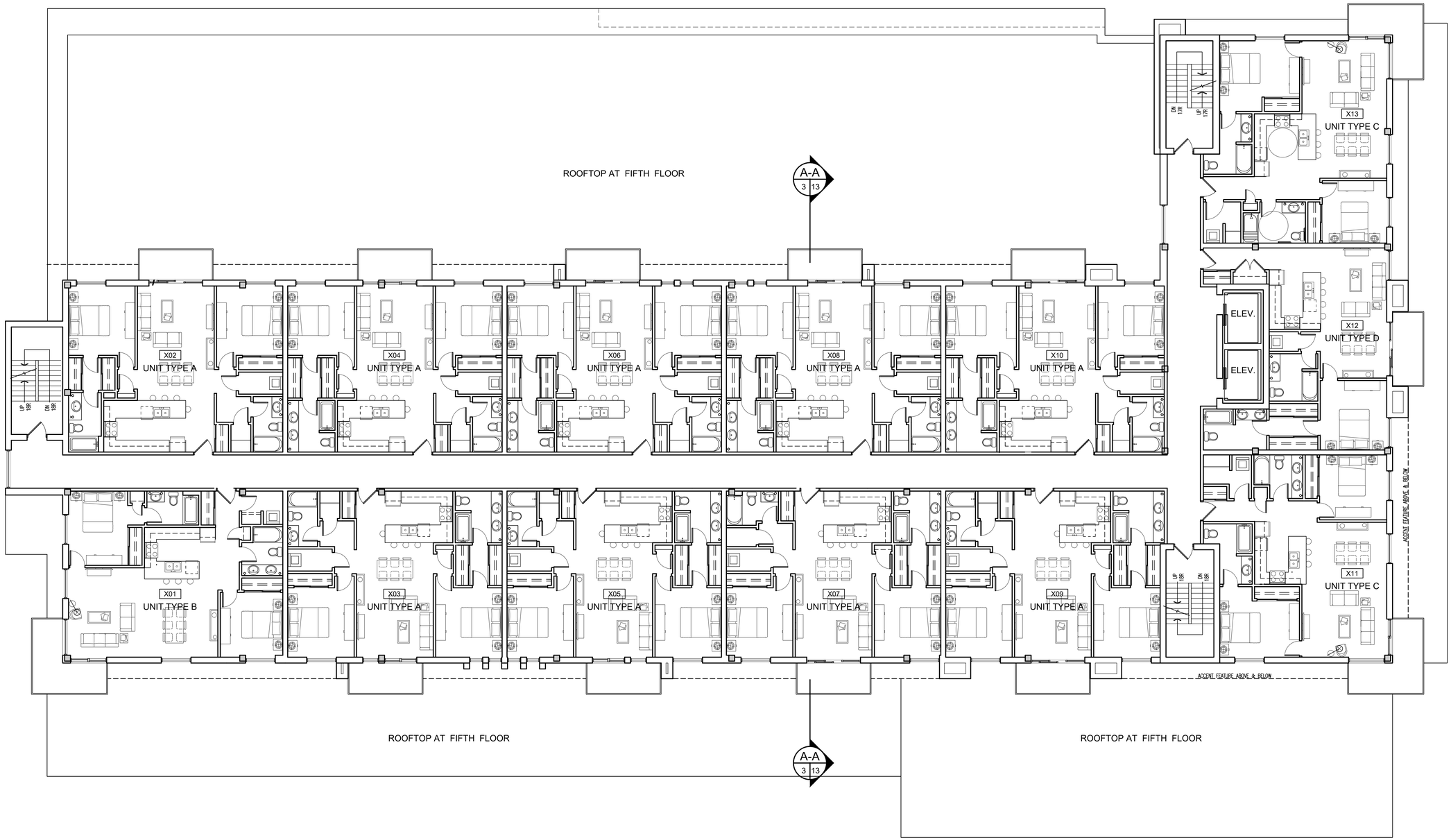
REVISIONS	DATE
FOR REZONING	Feb. 24/ 26
FOR REZONING	May 12/ 26
FOR REZONING	May 20/ 26
FOR REZONING	Jun. 23/ 26

NESBITT DRIVE SOUTHEND APARTMENTS
NEW
~~RESIDENTIAL APARTMENTS~~
1310 Nesbitt Drive, Sudbury, Ontario

DATE:	10/02/2026
SCALE:	AS NOTED
DRAWN BY:	MW/OD
CHECK BY:	PJL

23 – 07

A-6



SIXTH TO FOURTEENTH FLOOR PLAN

SCALE : 1 : 100

N

Peter J. Lesdow
architect
4465 Drummond Road, Unit 11, Niagara Falls, Ontario, L2E 6C5
telephone: 905-357-1112
e-mail: plesdow@cogeco.net

ONTARIO ASSOCIATION OF ARCHITECTS
PETER J. LESDOW
LICENCE
3745

SIXTH TO FOURTEENTH FLOOR PLAN

REVISIONS

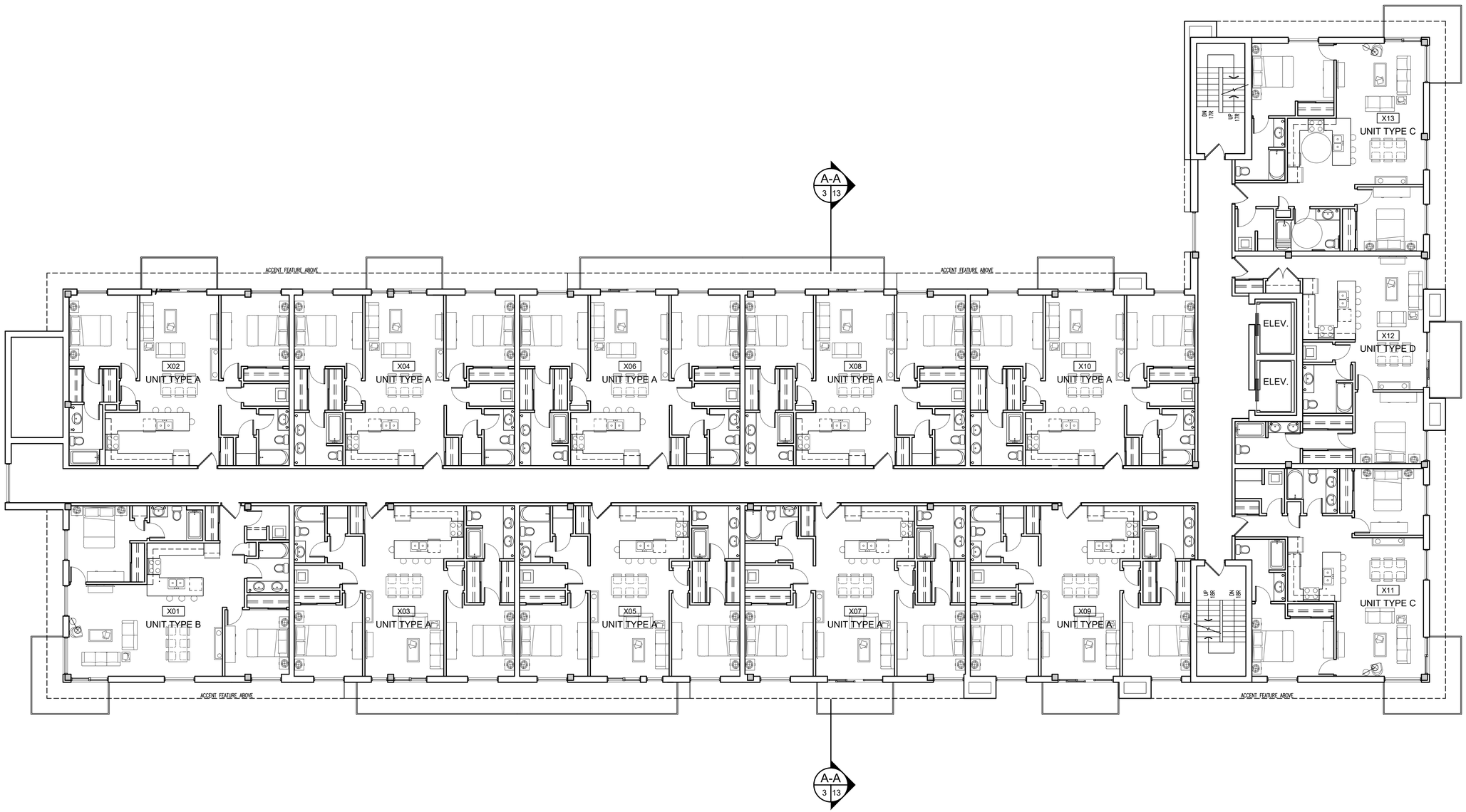
DATE	
Feb. 24/ 26	FOR REZONING
May 13/ 26	FOR REZONING
May 20/ 26	FOR REZONING
Jun. 23/ 26	FOR REZONING

NESBITT DRIVE SOUTHEND APARTMENTS
NEW
REGENT APARTMENTS
1310 Nesbitt Drive, Sudbury, Ontario

DATE:	10/02/2026
SCALE:	AS NOTED
DRAWN BY:	MW/OD
CHECK BY:	PJL

23 – 07

A-7



FIFTEENTH FLOOR PLAN

SCALE : 1 : 100

N

Peter J. Lesdow
architect
4465 Drummond Road, Unit 11, Niagara Falls, Ontario, L2E 6C5
telephone: 905-357-1112
e-mail: plesdow@cogeco.net

ONTARIO ASSOCIATION OF ARCHITECTS
PETER J. LESDOW
LICENCE
3745

FIFTEENTH FLOOR PLAN

REVISIONS

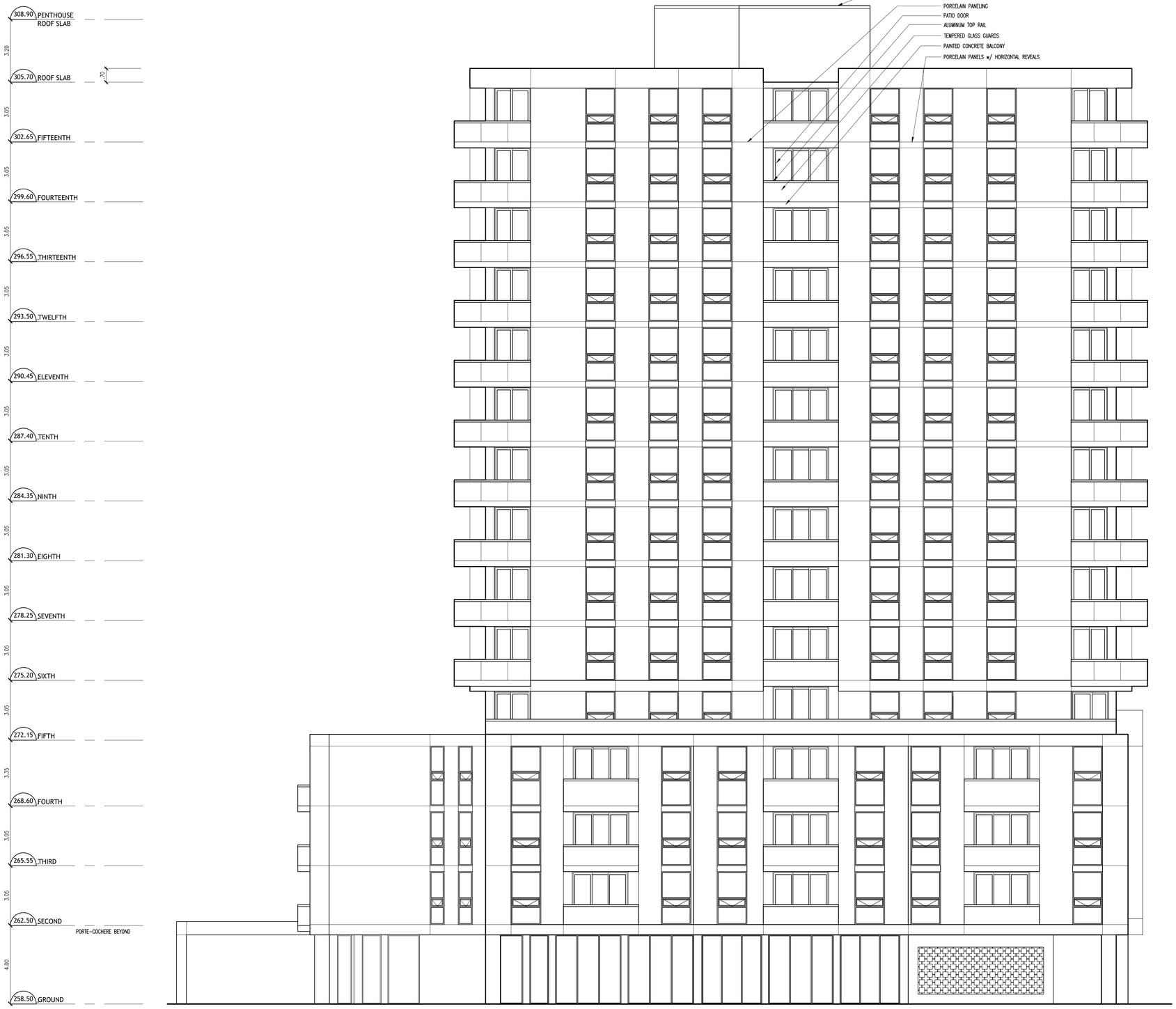
DATE	
Feb. 24/ 26	FOR REZONING
May 13/ 26	FOR REZONING
May 20/ 26	FOR REZONING
Jun. 23/ 26	FOR REZONING

NESBITT DRIVE SOUTHEND APARTMENTS
NEW RESIDENTIAL APARTMENTS
1310 Nesbitt Drive, Sudbury, Ontario

DATE:	10/02/2026
SCALE:	AS NOTED
DRAWN BY:	MW/OD
CHECK BY:	PJL

23 – 07

A-8



EAST ELEVATION

SCALE : 1 : 100

Peter J. Lesdow
architect
4465 Drummond Road, Unit 11, Niagara Falls, Ontario, L2E 6C5
telephone: 905-357-1112
e-mail: plesdow@cogeco.net

ONTARIO ASSOCIATION OF ARCHITECTS
PETER J. LESDOW
LICENCE
3745

EAST ELEVATION

REVISIONS

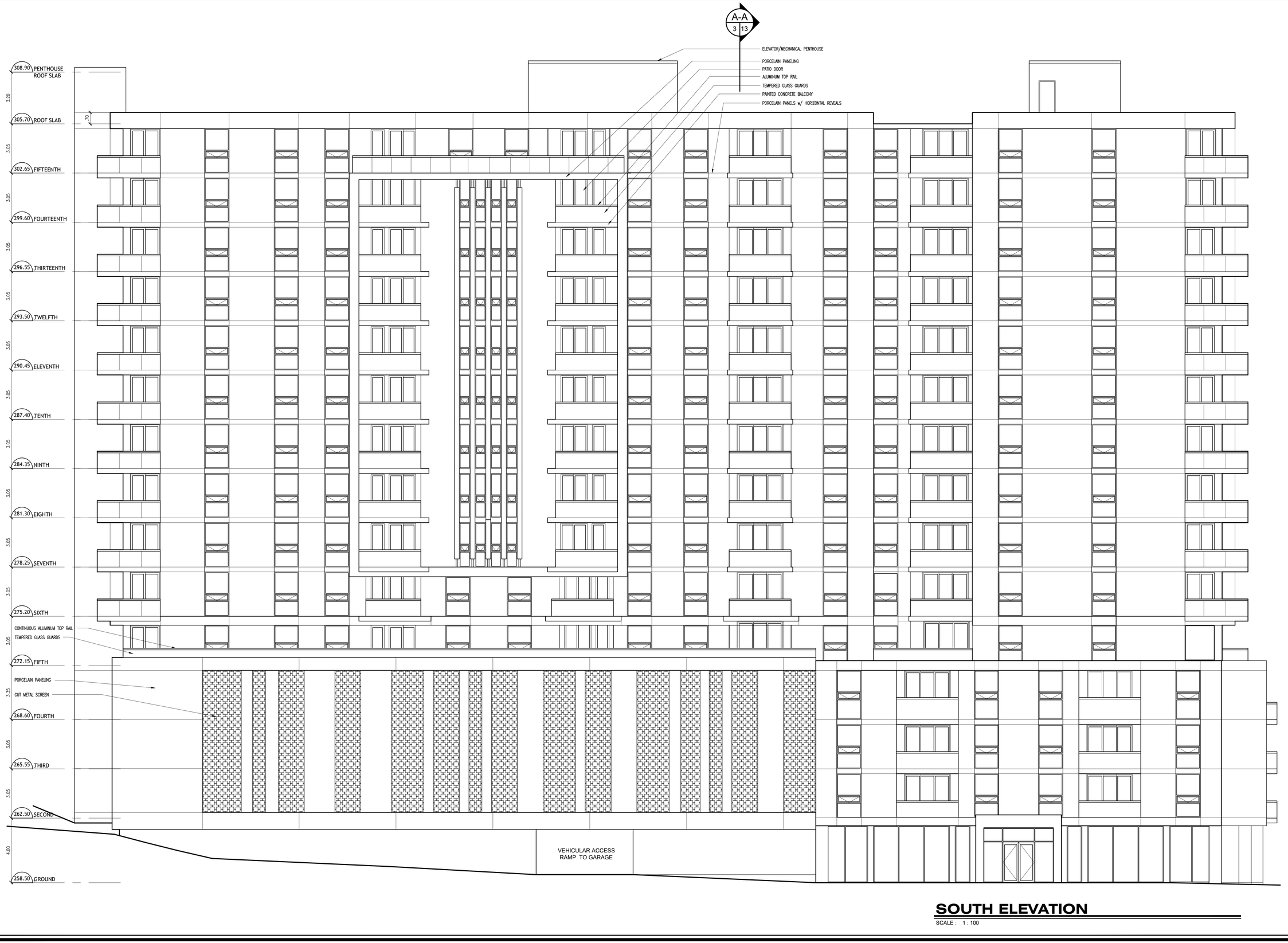
DATE	
Feb. 24 / 26	FOR REZONING
May 12 / 26	FOR REZONING
May 20 / 26	FOR REZONING
Jun. 23 / 26	FOR REZONING

NESBITT DRIVE SOUTHEND APARTMENTS
NEW
REGENT APARTMENTS
1310 Nesbitt Drive, Sudbury, Ontario

DATE:	10/02/2026
SCALE:	AS NOTED
DRAWN BY:	MW/OD
CHECK BY:	PJL

23 – 07

A-9



SOUTH ELEVATION

SCALE : 1 : 100

Peter J. Lesdow
architect
4465 Drummond Road, Unit 11, Niagara Falls, Ontario, L2E 6C5
telephone: 905-357-1112
e-mail: plesdow@cogeco.net

ONTARIO ASSOCIATION OF ARCHITECTS
PETER J. LESDOW
LICENCE
3745

SOUTH ELEVATION

REVISIONS

DATE	
Feb. 24/ 26	FOR REZONING
May 12/ 26	FOR REZONING
May 20/ 26	FOR REZONING
Jun. 23/ 26	FOR REZONING

NESBITT DRIVE SOUTHEND APARTMENTS
NEW
REGENT APARTMENTS
1310 Nesbitt Drive, Sudbury, Ontario

DATE:	10/02/2026
SCALE:	AS NOTED
DRAWN BY:	MW/OD
CHECK BY:	PJL

23 – 07

A-10



WEST ELEVATION

SCALE : 1 : 100

Peter J. Lesdow
architect
4465 Drummond Road, Unit 11, Niagara Falls, Ontario, L2E 6C5
telephone: 905-357-1112
e-mail: plesdow@cogeco.net

ONTARIO ASSOCIATION OF ARCHITECTS
PETER J. LESDOW
LICENCE
3745

WEST ELEVATION

REVISIONS

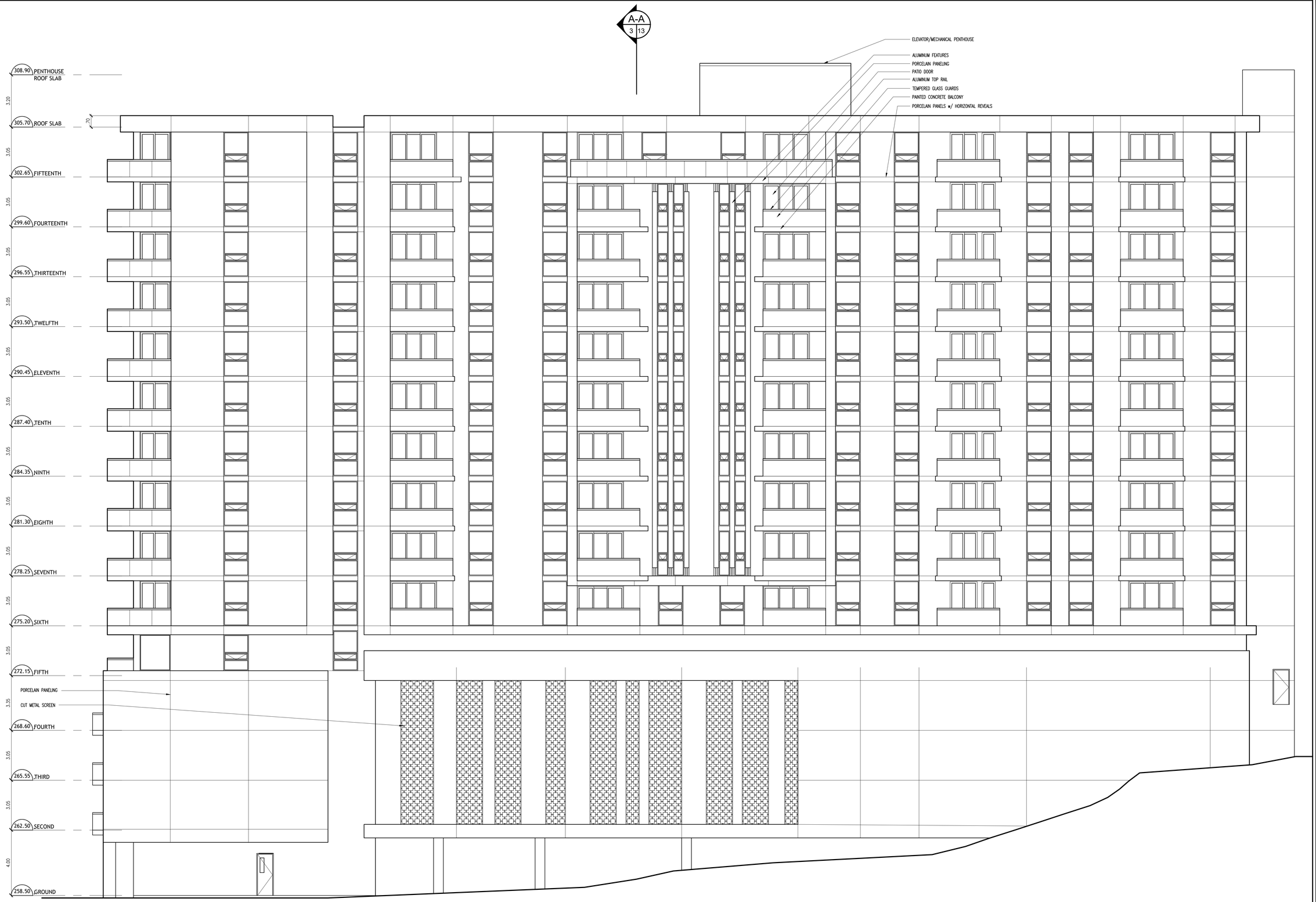
DATE	
Feb. 24/ 26	FOR REZONING
May 12/ 26	FOR REZONING
May 20/ 26	FOR REZONING
Jun. 23/ 26	FOR REZONING

NESBITT DRIVE SOUTHEND APARTMENTS
NEW
REGENT APARTMENTS
1310 Nesbitt Drive, Sudbury, Ontario

DATE:	10/02/2026
SCALE:	AS NOTED
DRAWN BY:	MW/OD
CHECK BY:	PJL

23 – 07

A-11



NORTH ELEVATION

SCALE : 1 : 100

Peter J. Lesdow
architect
4465 Drummond Road, Unit 11, Niagara Falls, Ontario, L2E 6C5
telephone: 905-357-1112
e-mail: plesdow@cogeco.net

ONTARIO ASSOCIATION OF ARCHITECTS
PETER J. LESDOW
LICENCE
3745

NORTH ELEVATION

REVISIONS

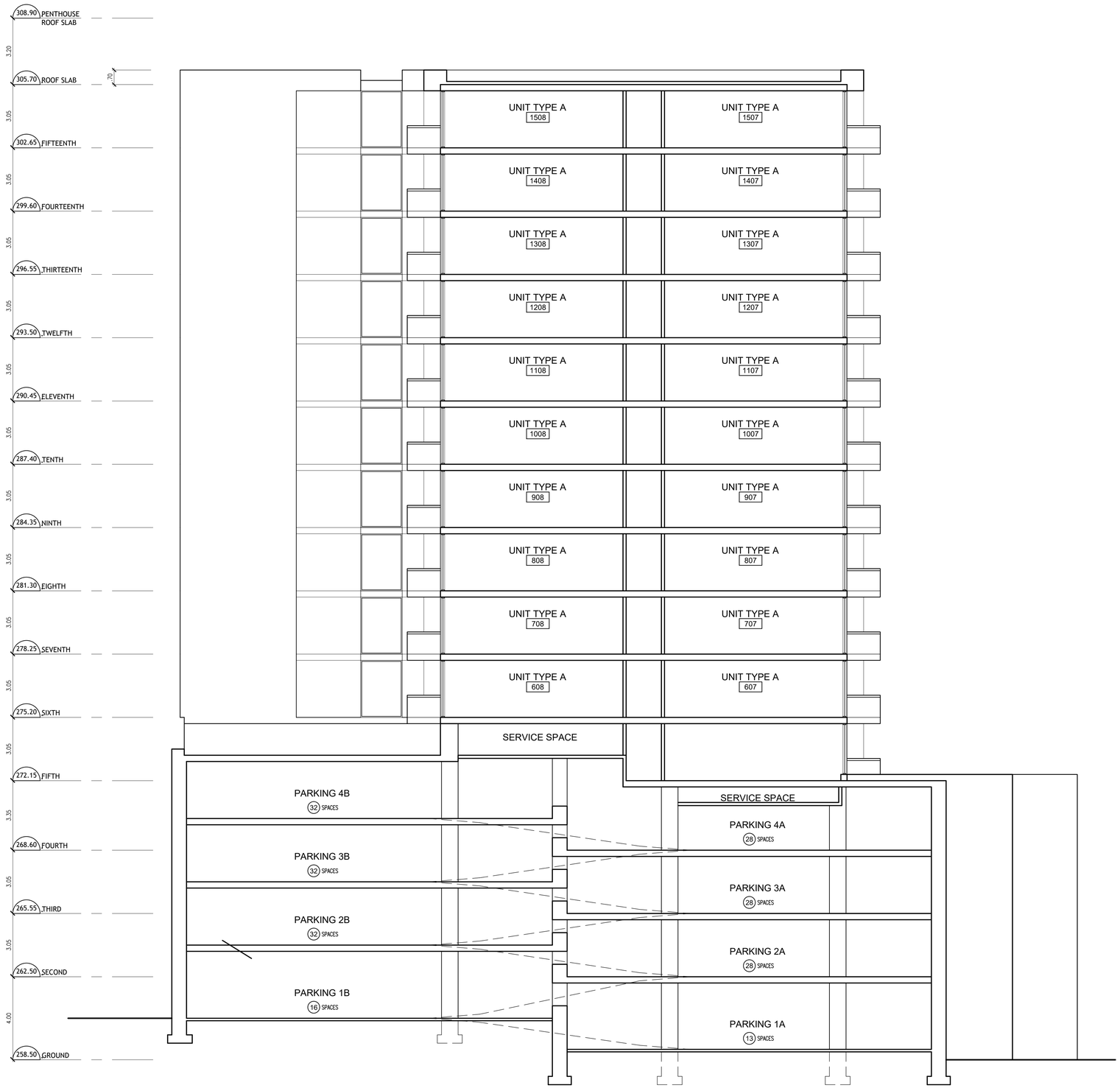
DATE	
Feb. 24/ 26	FOR REZONING
May 12/ 26	FOR REZONING
May 20/ 26	FOR REZONING
Jun. 23/ 26	FOR REZONING

NESBITT DRIVE SOUTHEND APARTMENTS
NEW
REGENT APARTMENTS
1310 Nesbitt Drive, Sudbury, Ontario

DATE:	10/02/2026
SCALE:	AS NOTED
DRAWN BY:	MW/OD
CHECK BY:	PJL

23 – 07

A-12



BUILDING SECTION

SCALE : 1 : 100

A-A
3 | 13

Peter J. Lesdow
architect
4465 Drummond Road, Unit 11, Niagara Falls, Ontario, L2E 6C5
telephone: 905-357-1112
e-mail: plesdow@cogeco.net

ONTARIO ASSOCIATION OF ARCHITECTS
PETER J. LESDOW
LICENCE
3745

BUILDING SECTION A-A

REVISIONS

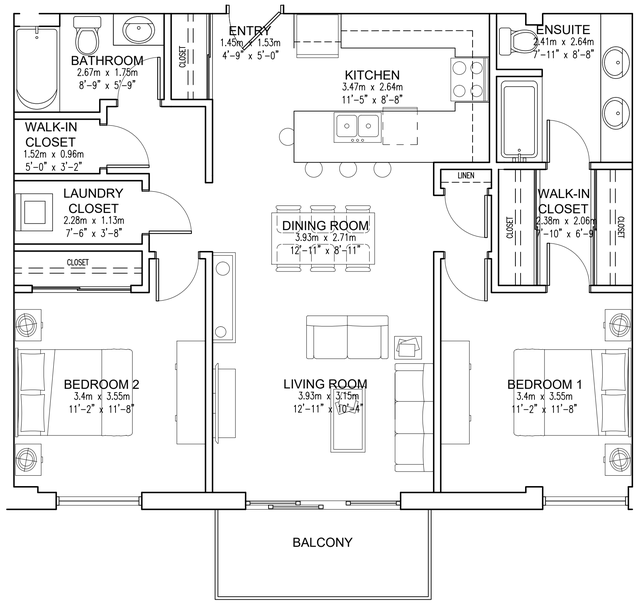
DATE	
Feb. 24/ 26	FOR REZONING
May 12/ 26	FOR REZONING
May 20/ 26	FOR REZONING
Jun. 23/ 26	FOR REZONING

NESBITT DRIVE SOUTHEND APARTMENTS
NEW
~~PROPOSED APARTMENTS~~
1310 Nesbitt Drive, Sudbury, Ontario

DATE:	10/02/2026
SCALE:	AS NOTED
DRAWN BY:	MW/OD
CHECK BY:	PJL

23 – 07

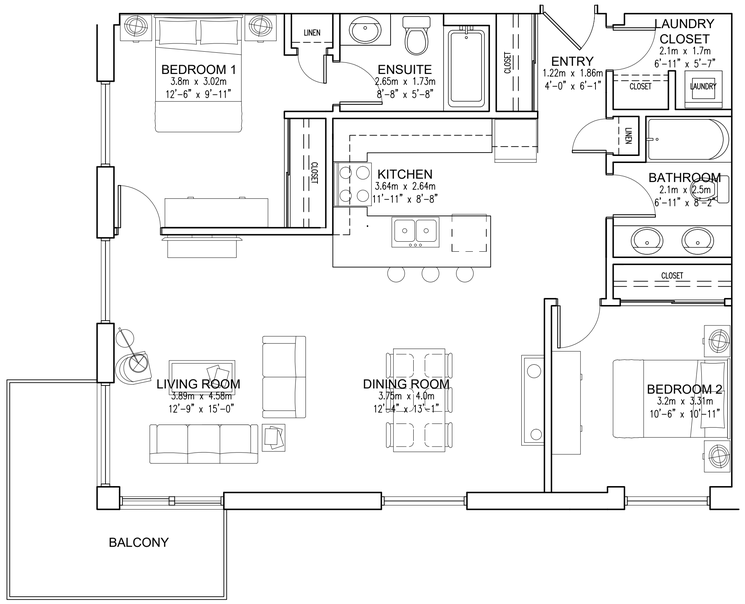
A-13



UNIT TYPE A

AREA: 104m²

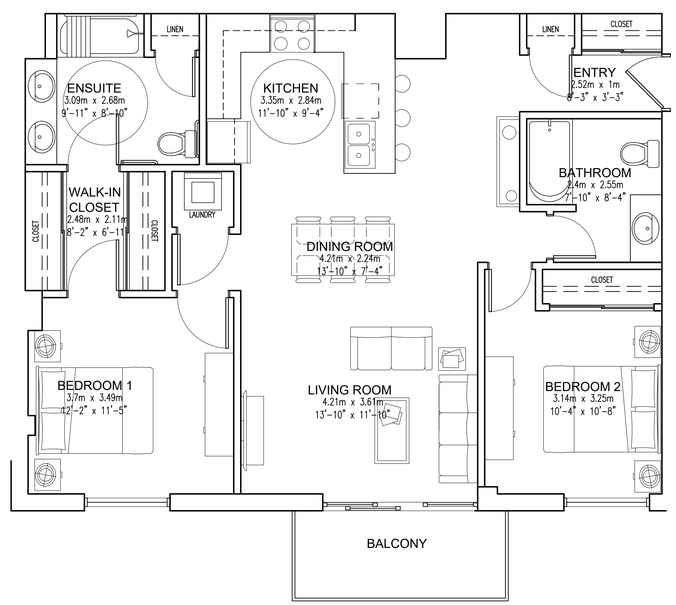
SCALE : 1 : 5 0



UNIT TYPE B

AREA: 108m²

SCALE : 1 : 5 0

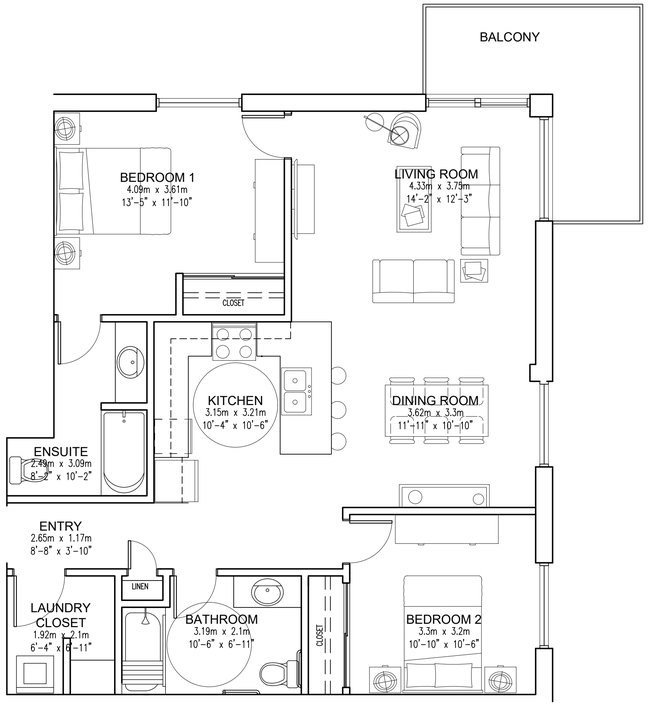


UNIT TYPE E

AREA: 108m²

SCALE : 1 : 5 0

BARRIER FREE

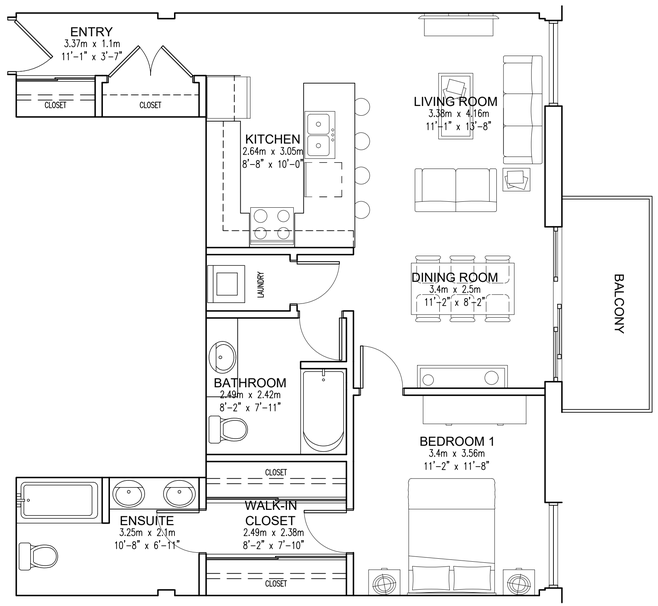


UNIT TYPE C

AREA: 108m²

SCALE : 1 : 5 0

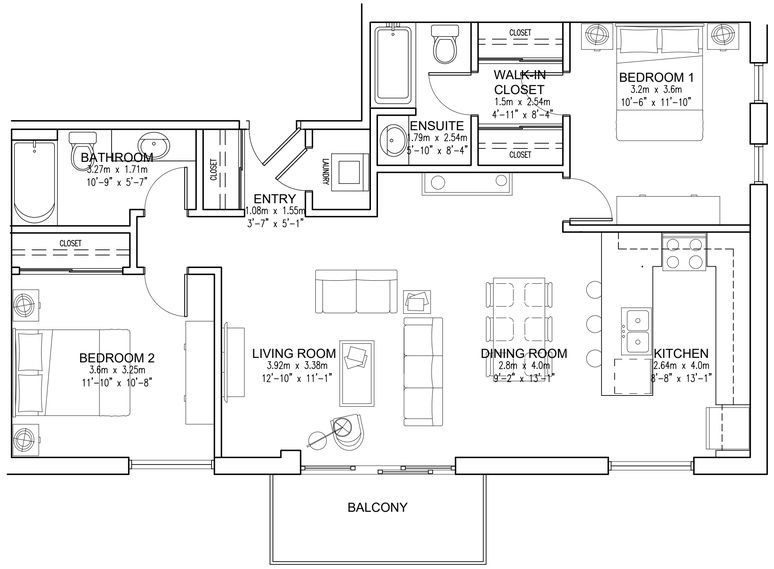
BARRIER FREE



UNIT TYPE D

AREA: 89m²

SCALE : 1 : 5 0



UNIT TYPE F

AREA: 100.1m²

SCALE : 1 : 5 0

Peter J. Lesdow
architect
4465 Drummond Road, Unit 11, Niagara Falls, Ontario, L2E 6C5
telephone 905-357-1112
e-mail: plesdow@cogeco.net

ONTARIO ASSOCIATION OF ARCHITECTS
PETER J. LESDOW
LICENCE
3745

ENLARGED UNIT PLANS

REVISIONS

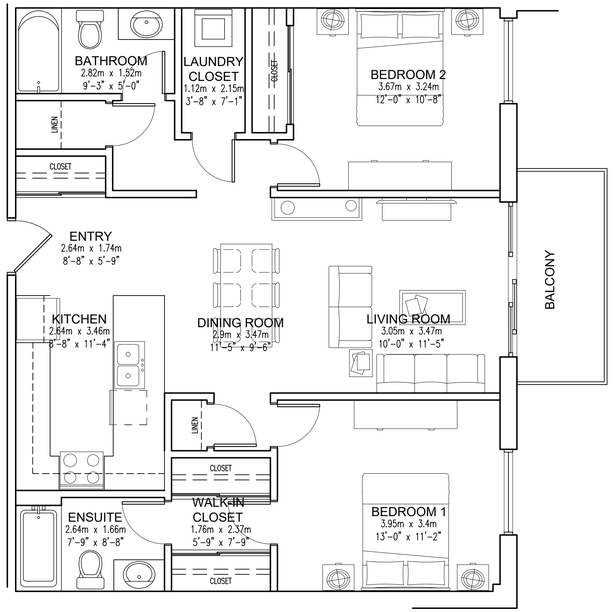
DATE	
Feb. 24/ 26	FOR REZONING
May 12/ 26	FOR REZONING
May 26/ 26	FOR REZONING
Jun. 23/ 26	FOR REZONING

NESBITT DRIVE SOUTHEND APARTMENTS
NEW
REGENT APARTMENTS
1310 Nesbitt Drive, Sudbury, Ontario

DATE:	10/02/2026
SCALE:	AS NOTED
DRAWN BY:	MW/OD
CHECK BY:	PJL

23 – 07

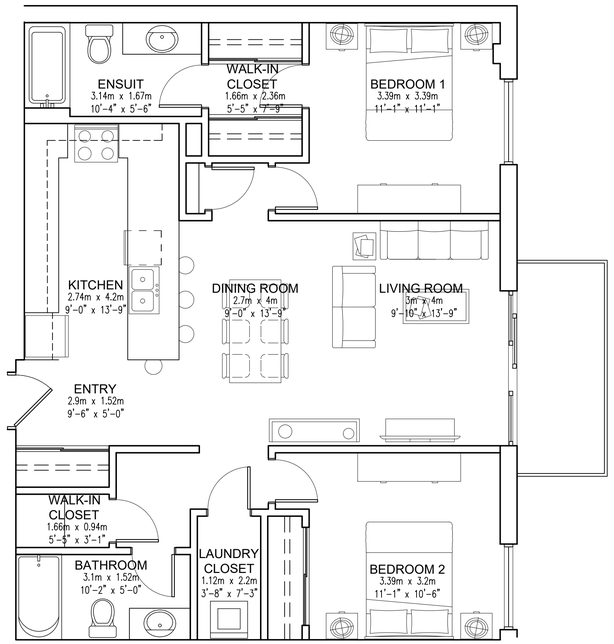
A-14



UNIT TYPE G

AREA: 93.4m²

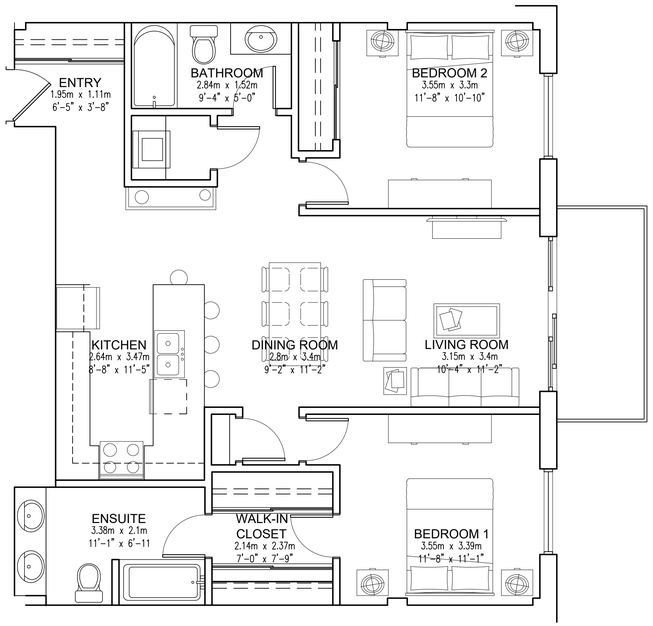
SCALE : 1:50



UNIT TYPE H

AREA: 98.7m²

SCALE : 1:50



UNIT TYPE I

AREA: 103.5m²

SCALE : 1:50

Peter J. Lesdow
architect
4465 Drummond Road, Unit 11, Niagara Falls, Ontario, L2E 6C5
telephone: 905-357-1112
e-mail: plesdow@cogeco.net

ONTARIO ASSOCIATION OF ARCHITECTS
PETER J. LESDOW
LICENCE
3745

ENLARGED UNIT PLANS

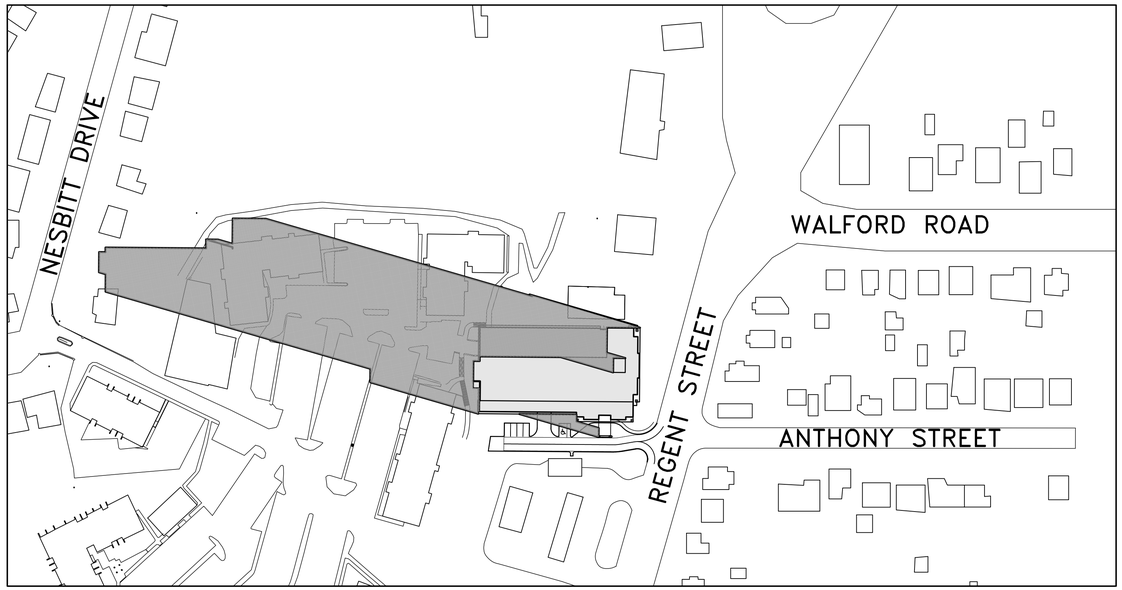
REVISIONS	DATE
FOR REZONING	Feb. 24/ 26
FOR REZONING	May 12/ 26
FOR REZONING	May 26/ 26
FOR REZONING	Jun. 23/ 26

NESBITT DRIVE SOUTHEND APARTMENTS
NEW
REGENT APARTMENTS
1310 Nesbitt Drive, Sudbury, Ontario

DATE:	10/02/2026
SCALE:	AS NOTED
DRAWN BY:	MW/OD
CHECK BY:	PJL

23 – 07

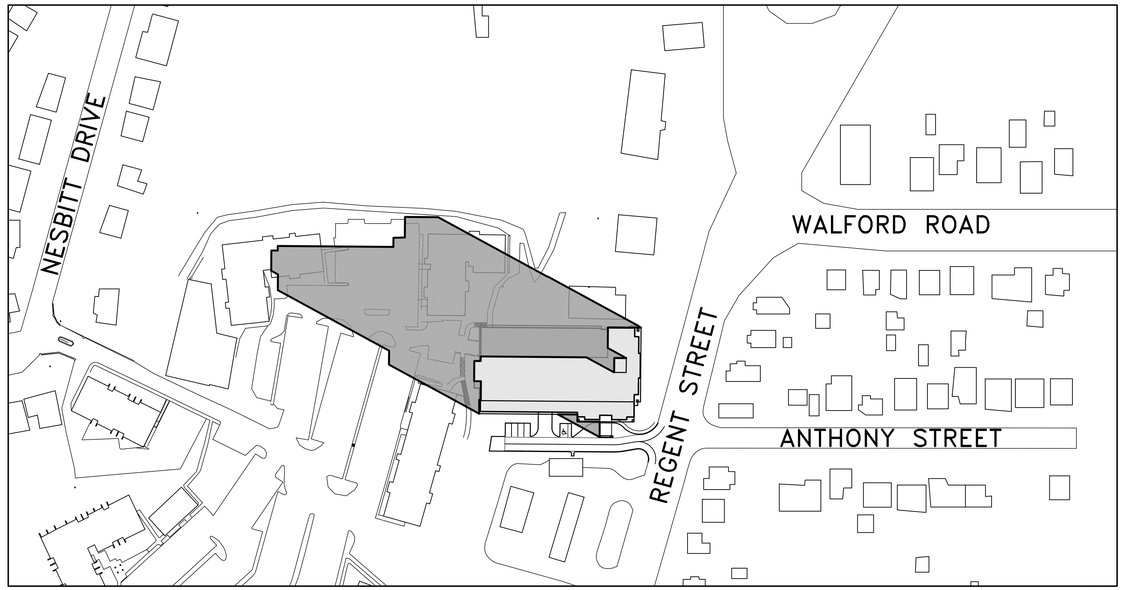
A-15



MARCH 21 9:00 AM

SCALE : 1:1250

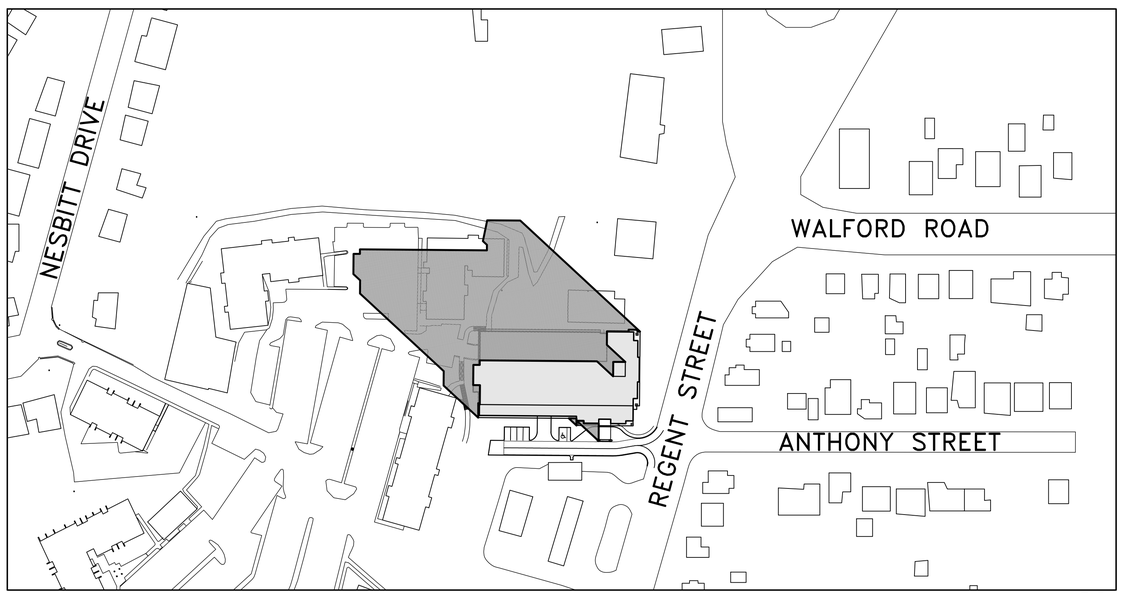
N



MARCH 21 10:00 AM

SCALE : 1:1250

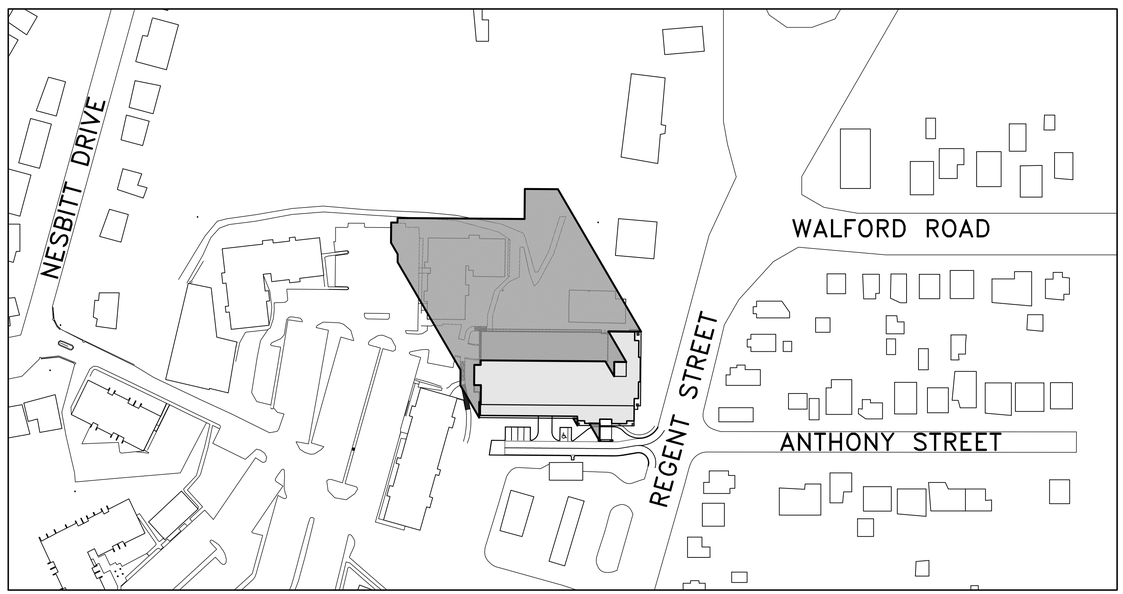
N



MARCH 21 11:00 AM

SCALE : 1:1250

N



MARCH 21 12:00 AM

SCALE : 1:1250

N

Peter J. Lesdow
architect
4465 Drummond Road, Unit 11, Niagara Falls, Ontario, L2E 6C5
telephone 905-357-1112
e-mail: plesdow@cogeco.net

ONTARIO ASSOCIATION OF ARCHITECTS
PETER J. LESDOW
LICENCE
3745

SHADOW STUDY

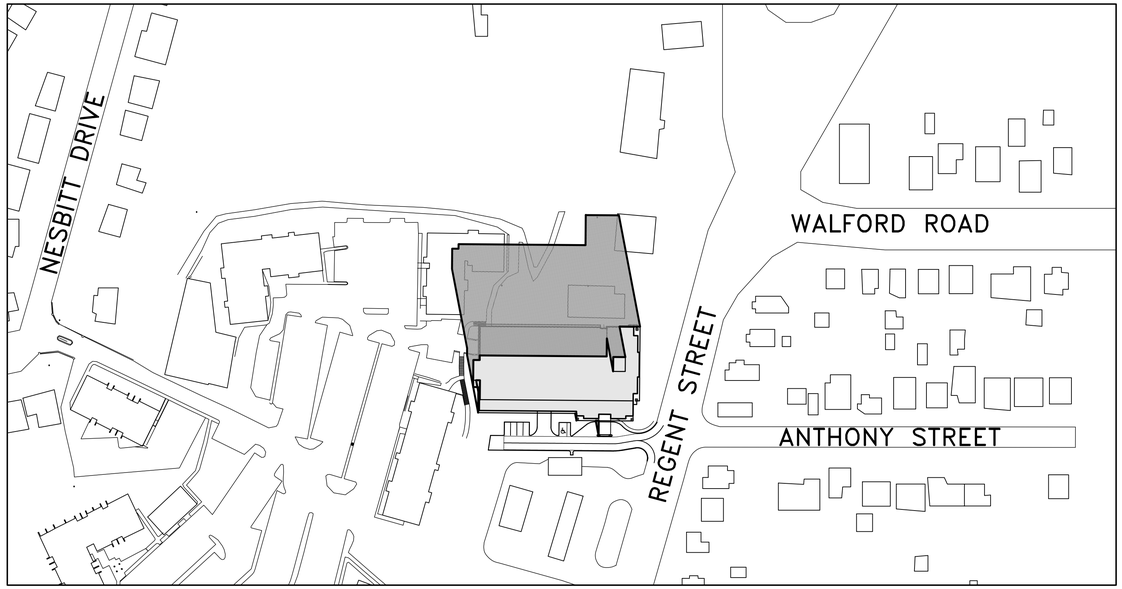
REVISIONS	DATE
FOR REZONING	Feb 24/ 26

NESBITT DRIVE SOUTHEND APARTMENTS
NEW
REGENT APARTMENTS
1310 Nesbitt Drive, Sudbury, Ontario

DATE:	17/02/2026
SCALE:	AS NOTED
DRAWN BY:	OD
CHECK BY:	PJL

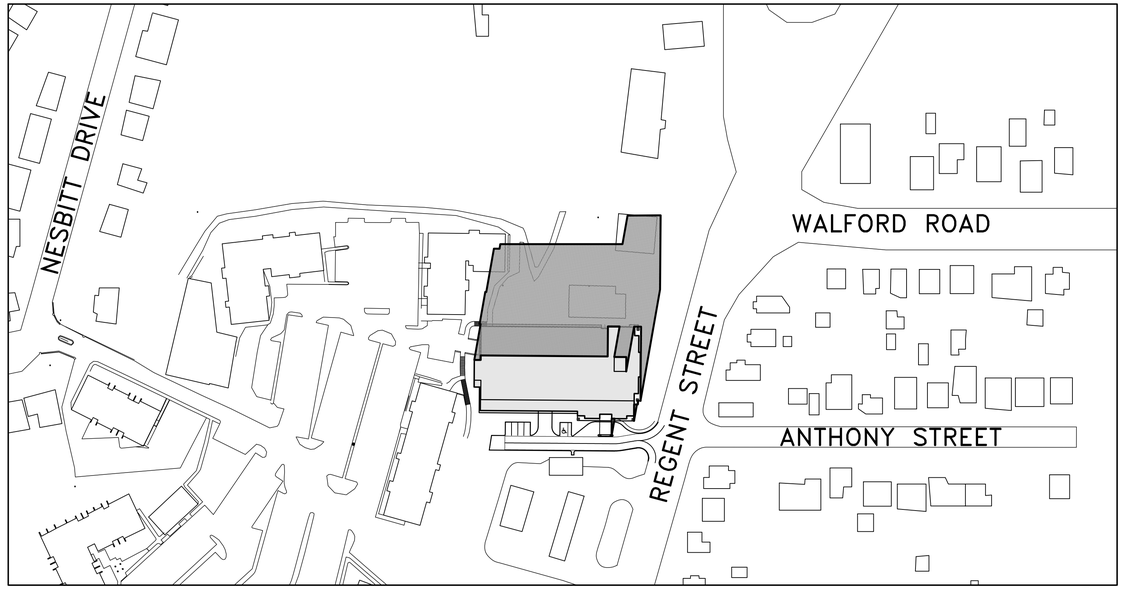
23 – 07

SH-1



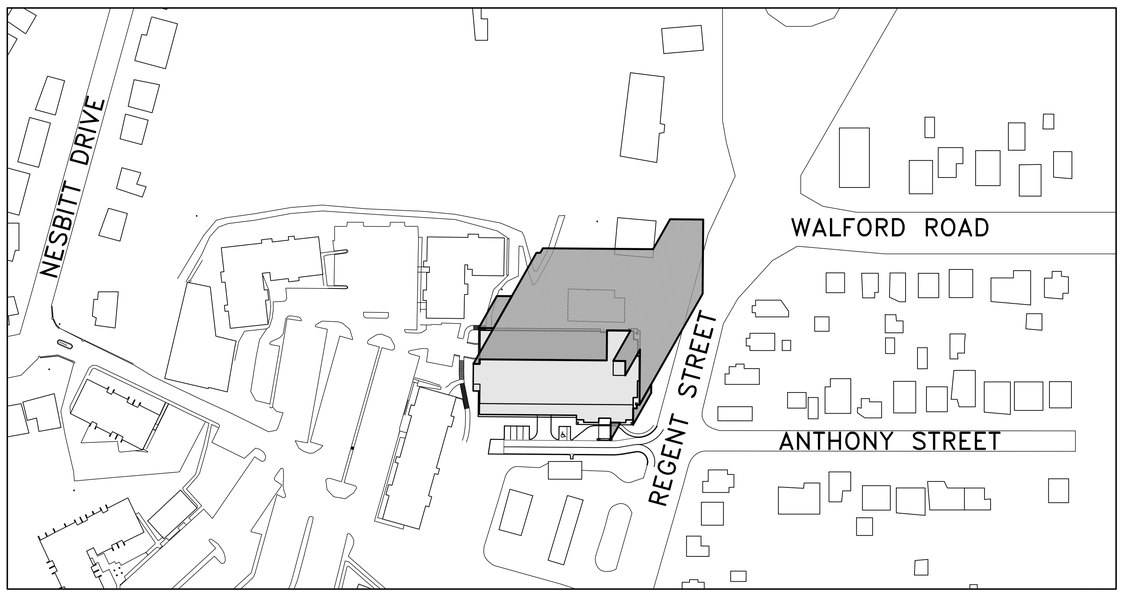
MARCH 21 01:00 PM

SCALE : 1:1250



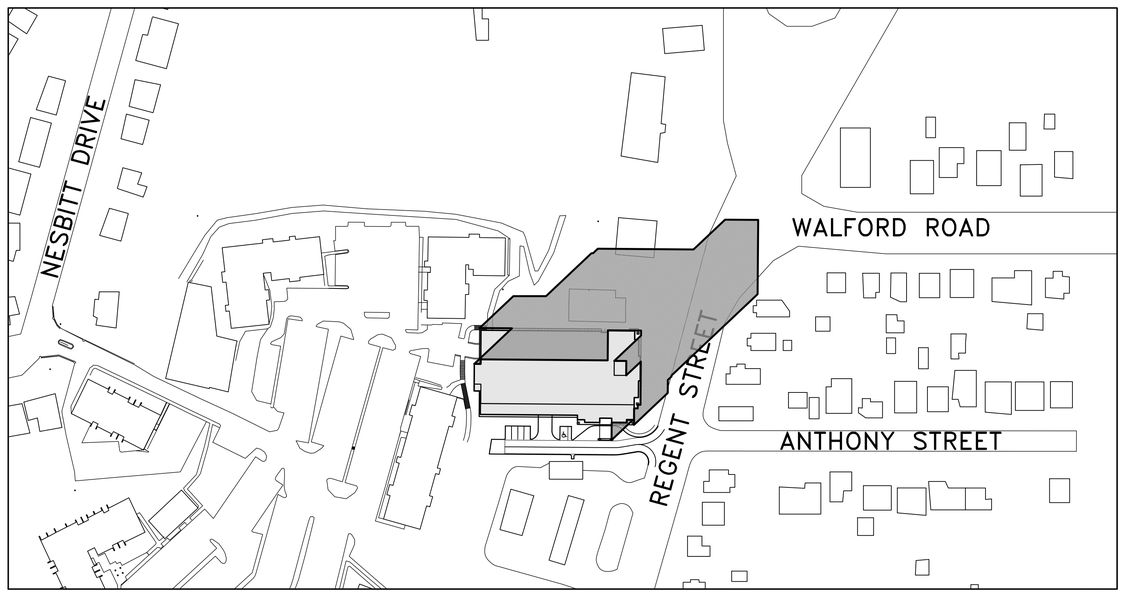
MARCH 21 02.00 PM

SCALE : 1:1250



MARCH 21 03.00 PM

SCALE : 1:1250



MARCH 21 04.00 PM

SCALE : 1:1250

Peter J. Lesdow
architect
4465 Drummond Road, Unit 11, Niagara Falls, Ontario, L2E 6C5
telephone 905-357-1112
e-mail: plesdow@cogeco.net

ONTARIO ASSOCIATION OF ARCHITECTS
PETER J. LESDOW
LICENCE
3745

SHADOW STUDY

REVISIONS

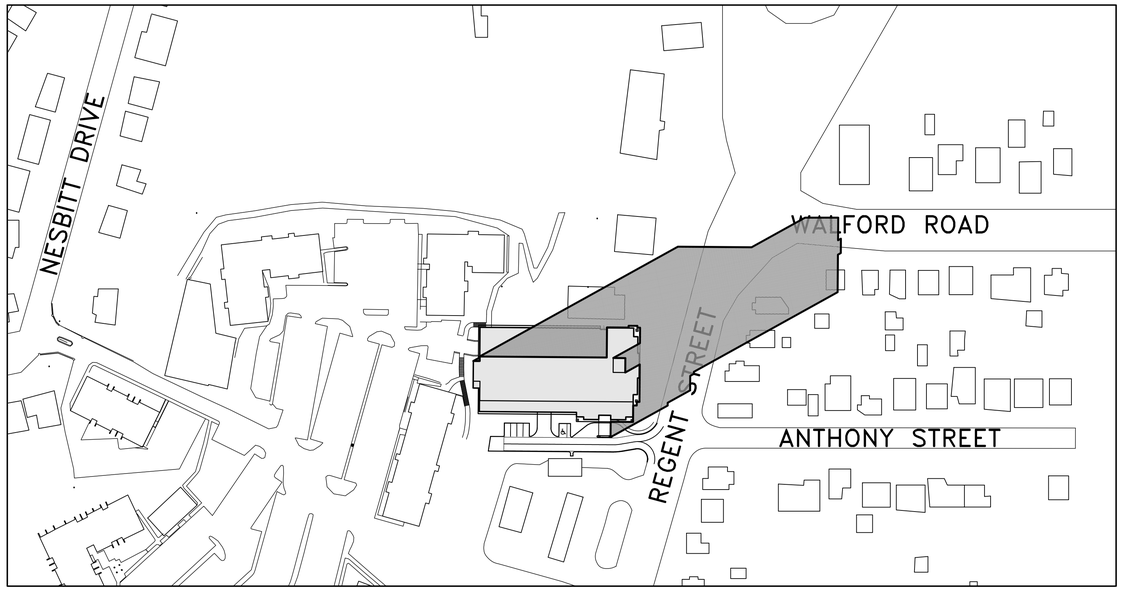
DATE	
Feb 24/ 25	FOR REZONING

NESBITT DRIVE SOUTHEND APARTMENTS
NEW
REGENT APARTMENTS
1310 Nesbitt Drive, Sudbury, Ontario

DATE:	DD/MMM/00
SCALE:	AS NOTED
DRAWN BY:	OD
CHECK BY:	PJL

23 – 07

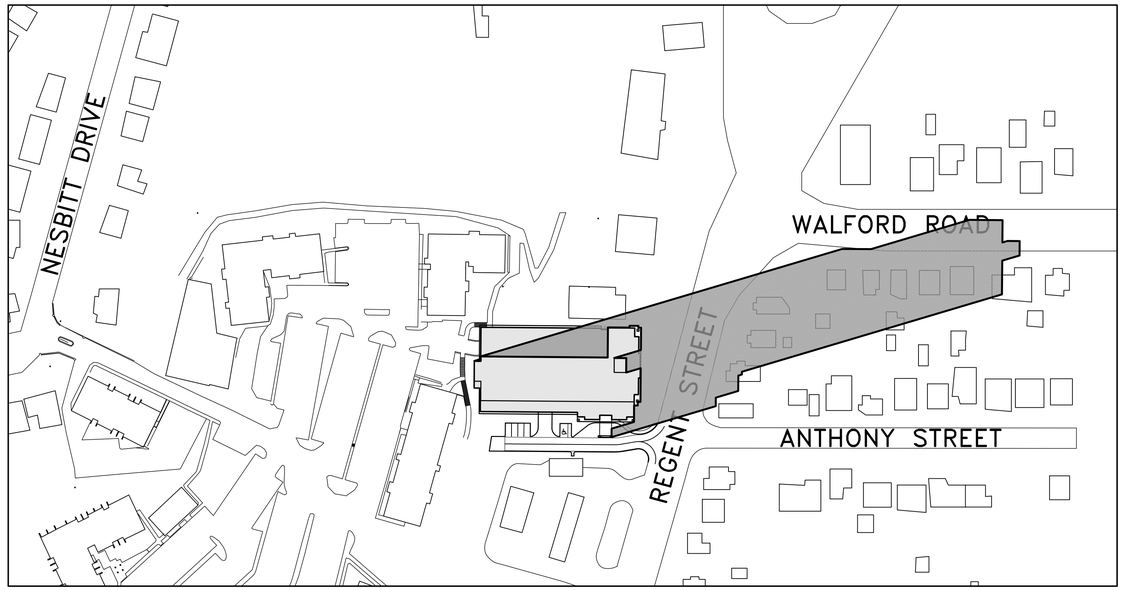
SH-2



MARCH 21 05.00 PM

SCALE : 1:1250

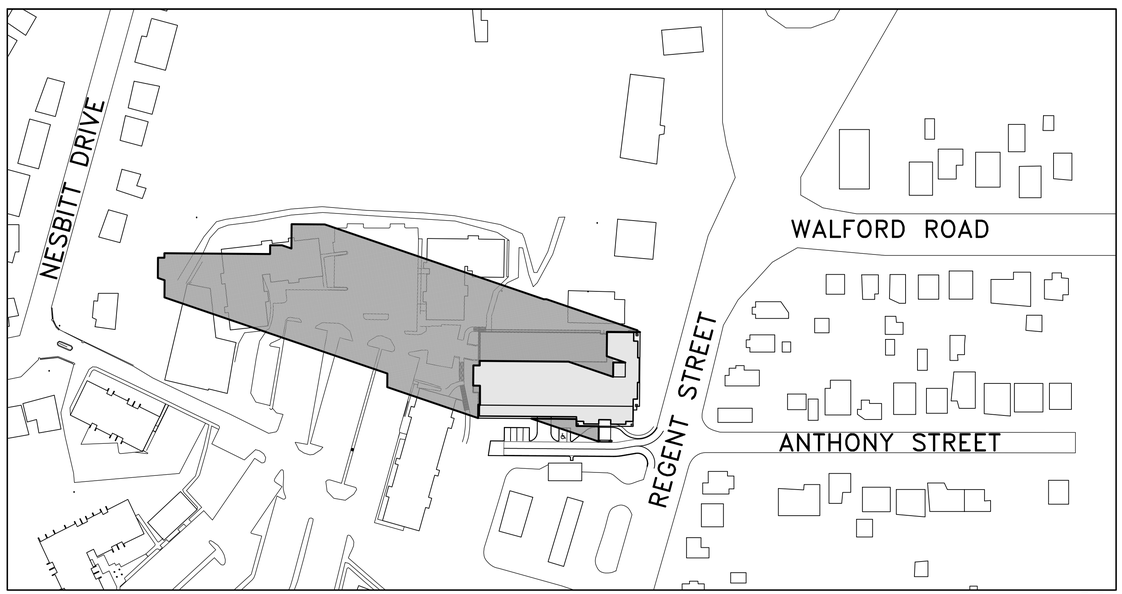
N



MARCH 21 06.00 PM

SCALE : 1:1250

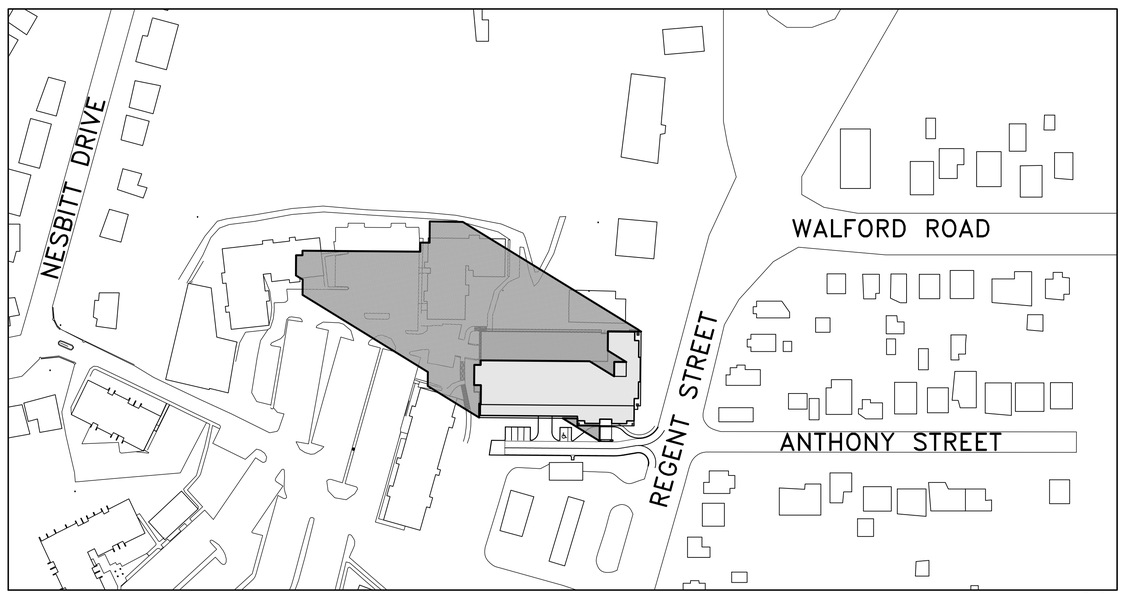
N



SEPTEMBER 21 9:00 AM

SCALE : 1:1250

N



SEPTEMBER 21 10:00 AM

SCALE : 1:1250

N

Peter J. Lesdow
architect
4465 Drummond Road, Unit 11, Niagara Falls, Ontario, L2E 6C5
telephone 905-357-1112
e-mail: plesdow@cogeco.net

ONTARIO ASSOCIATION OF ARCHITECTS
PETER J. LESDOW
LICENCE
3745

SHADOW STUDY

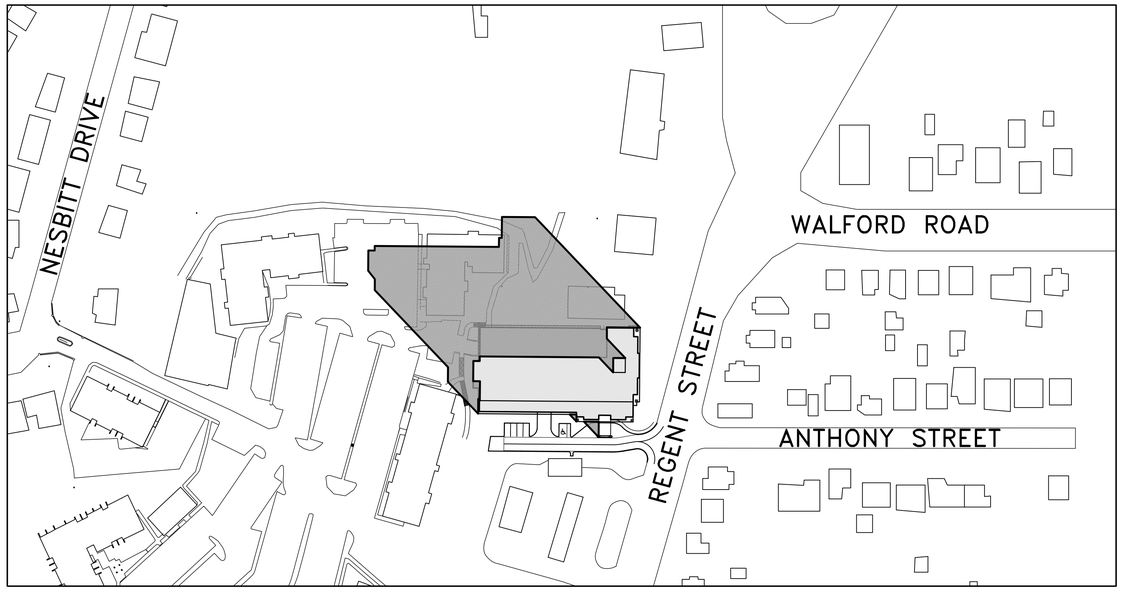
REVISIONS	DATE
FOR REZONING	Feb 24/ 26

NESBITT DRIVE SOUTHEND APARTMENTS
NEW
REGENT APARTMENTS
1310 Nesbitt Drive, Sudbury, Ontario

DATE:	17/02/2026
SCALE:	AS NOTED
DRAWN BY:	OD
CHECK BY:	PJL

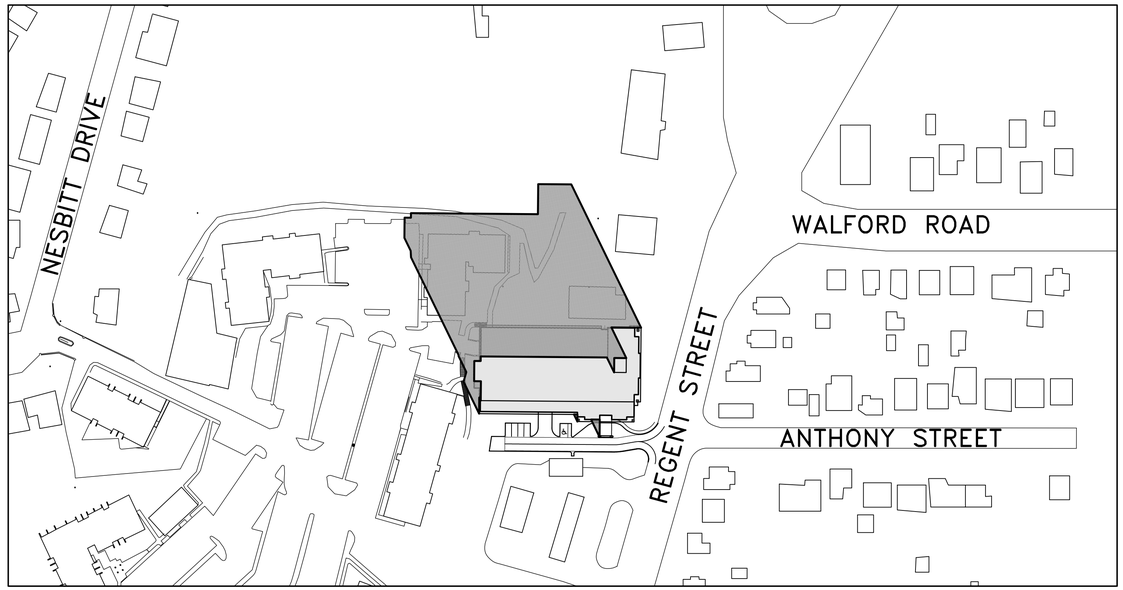
23 – 07

SH-3



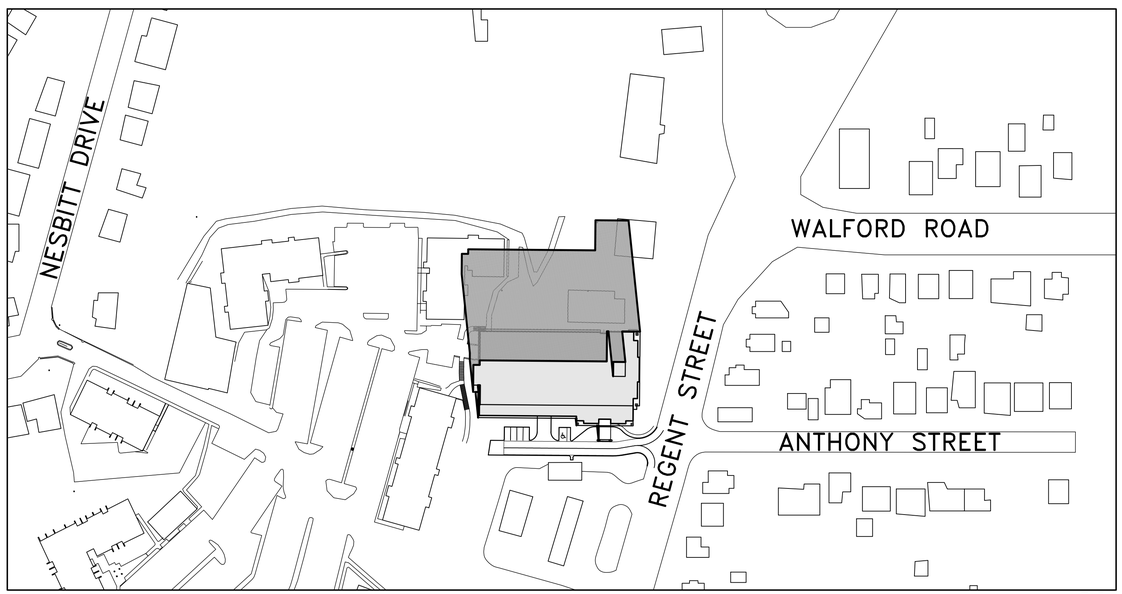
SEPTEMBER 21 11:00 AM

SCALE : 1:1250



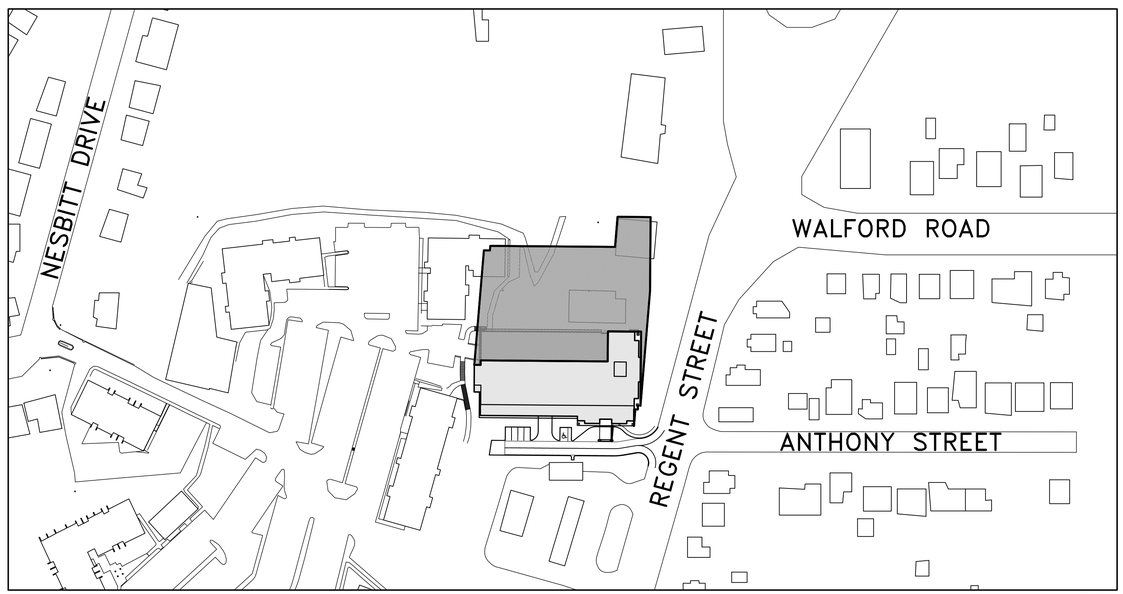
SEPTEMBER 21 12:00 AM

SCALE : 1:1250



SEPTEMBER 21 01:00 PM

SCALE : 1:1250



SEPTEMBER 21 02.00 PM

SCALE : 1:1000

Peter J. Lesdow
architect
4465 Drummond Road, Unit 11, Niagara Falls, Ontario, L2E 6C5
telephone 905-357-1112
e-mail: plesdow@cogeco.net

ONTARIO ASSOCIATION OF ARCHITECTS
PETER J. LESDOW
LICENCE
3745

SHADOW STUDY

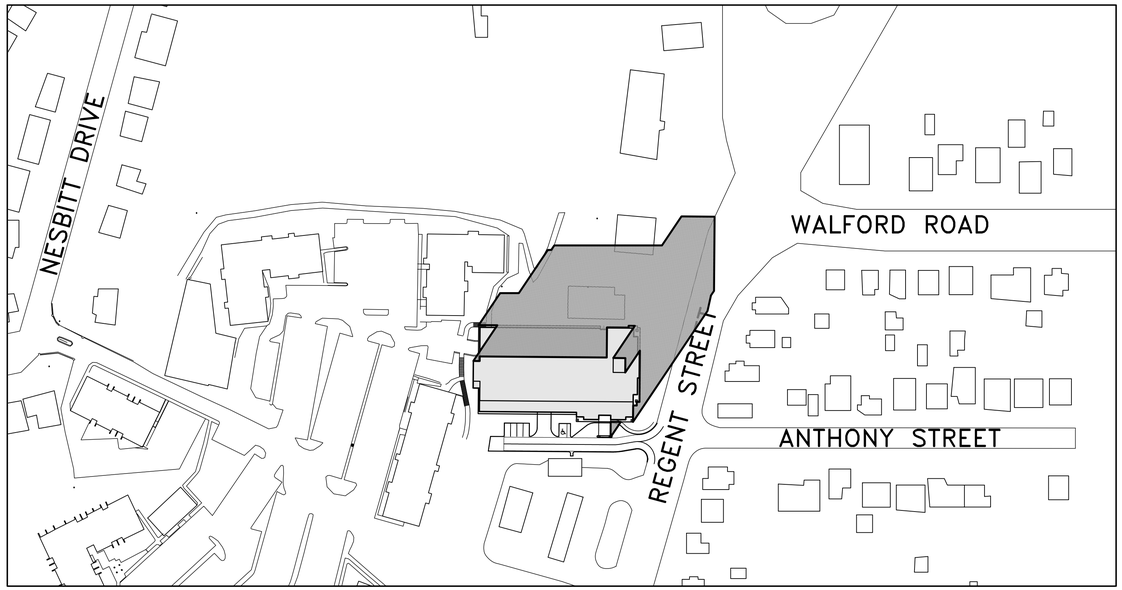
REVISIONS	DATE
FOR REZONING	Feb 24/ 26

NESBITT DRIVE SOUTHEND APARTMENTS
NEW
REGENT APARTMENTS
1310 Nesbitt Drive, Sudbury, Ontario

DATE:	17/02/2026
SCALE:	AS NOTED
DRAWN BY:	OD
CHECK BY:	PJL

23 – 07

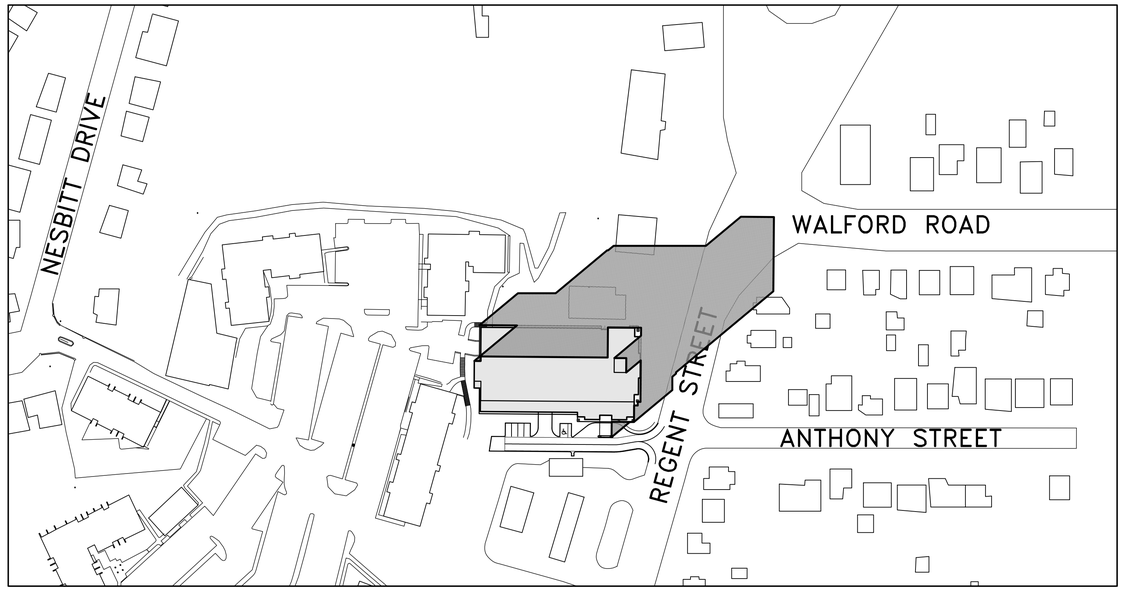
SH-4



SEPTEMBER 21 03.00 PM

SCALE : 1:1250

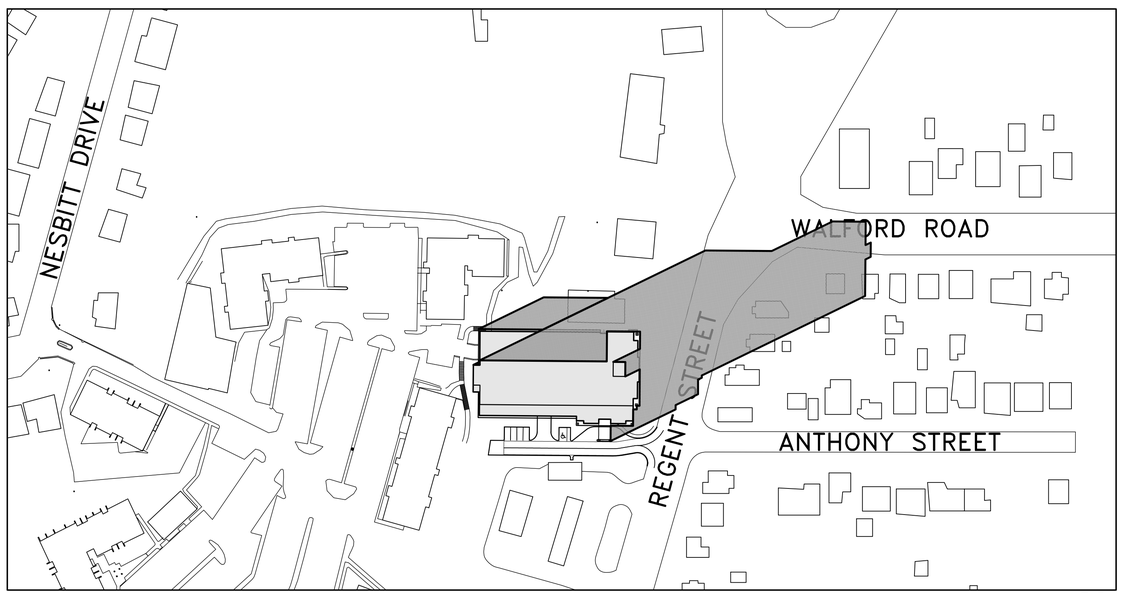
N



SEPTEMBER 21 04.00 PM

SCALE : 1:1250

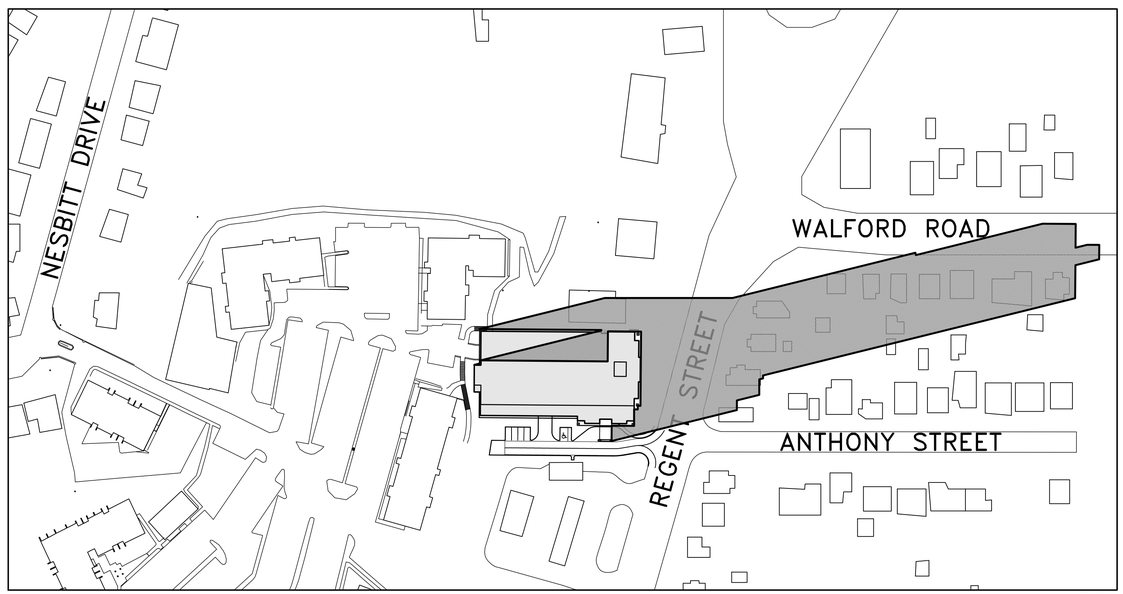
N



SEPTEMBER 21 05.00 PM

SCALE : 1:1250

N



SEPTEMBER 21 06.00 PM

SCALE : 1:1250

N

Peter J. Lesdow
architect
4465 Drummond Road, Unit 11, Niagara Falls, Ontario, L2E 6C5
telephone 905-357-1112
e-mail: plesdow@cogeco.net

ONTARIO ASSOCIATION OF ARCHITECTS
PETER J. LESDOW
LICENCE
3745

SHADOW STUDY

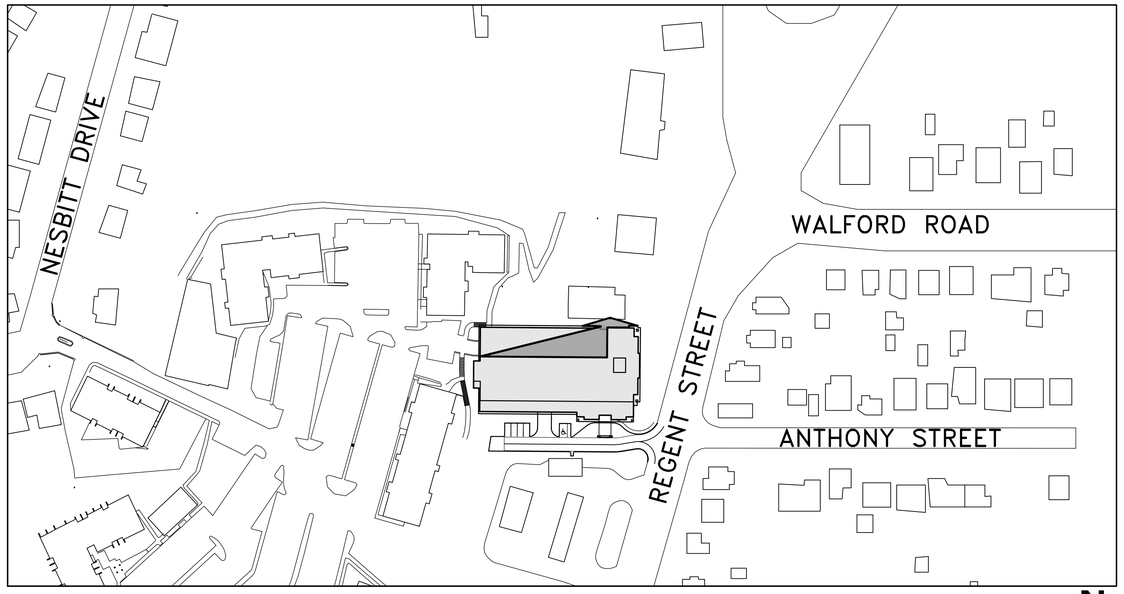
REVISIONS	DATE
FOR REZONING	Feb 24/ 25

NESBITT DRIVE SOUTHEND APARTMENTS
NEW
REGENT APARTMENTS
1310 Nesbitt Drive, Sudbury, Ontario

DATE:	DD/MMM/00
SCALE:	AS NOTED
DRAWN BY:	OD
CHECK BY:	PJL

23 – 07

SH-5



CONSTANT SHADOW AREA

SCALE : 1:1250

N

Peter J. Lesdow
architect
4465 Drummond Road, Unit 11, Niagara Falls, Ontario, L2E 6C5
telephone 905-357-1112
e-mail: plesdow@cogeco.net

ONTARIO ASSOCIATION OF ARCHITECTS
PETER J. LESDOW
LICENCE
3745

SHADOW STUDY

REVISIONS	DATE
FOR REZONING	Feb 24 / 26

NESBITT DRIVE SOUTHEND APARTMENTS
NEW
REGENT APARTMENTS
1310 Nesbitt Drive, Sudbury, Ontario

DATE:	17/02/2026
SCALE:	AS NOTED
DRAWN BY:	OD
CHECK BY:	PJL

23 – 07

SH-6