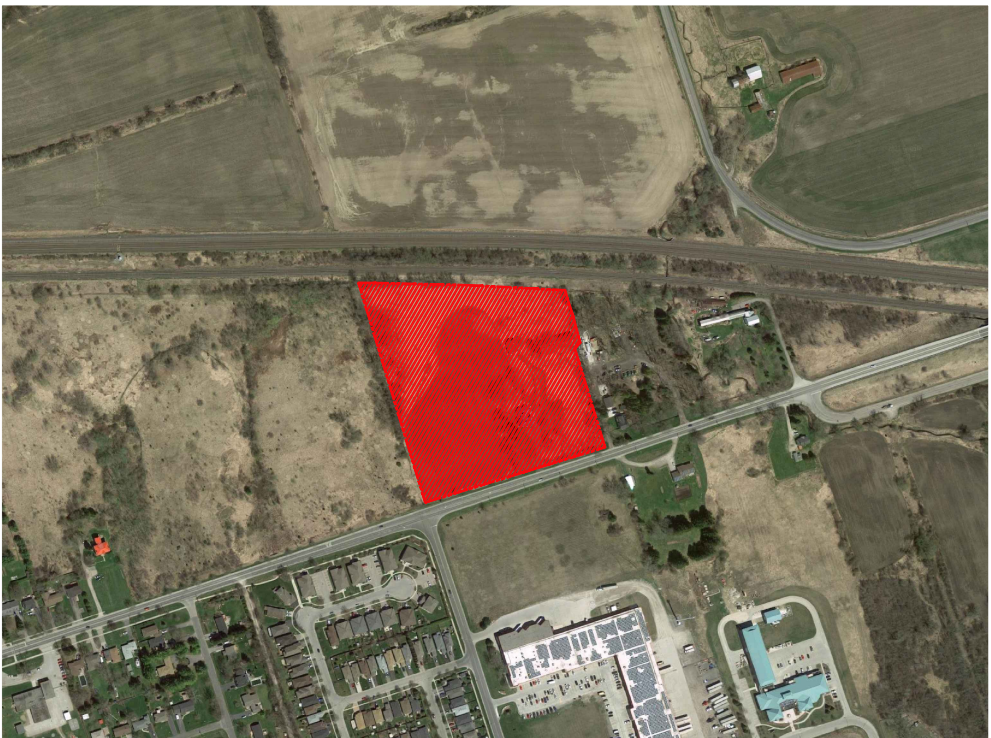


Attachment 6 - Concept Plan



SITE INFORMATION					
SITE AREA					
Total Site Area:		3.97ha			
PARKING RATES		REQUIRED			
Residential (Detached, Semi-detached):		2.0 p/unit			
Residential (Townhouses):		1.0 p/unit			
SETBACKS		F.Y.	C.Y.	S.Y.	R.Y.
Detached		4.5m	2.4m	1.2m	7.5m
Semi-Detached		4.5m	2.4m	1.2m	7.5m
Townhouses		4.5m	2.4m	1.2m	-
Street Townhouses		1.8m	1.8	0m	-
DEVELOPMENT STATISTICS					
RESIDENTIAL UNITS					
Detached:		6			
Semi-Detached:		4			
Townhouses:		68			
Street Townhouses:		24			
TOTAL:		102			
PARKING		Required		Provided	
Residential:		112		112	
Visitor:		26		42	
Subtotal:		138		154	
Mixed Use Barn Structure:		49			
TOTAL:		210			
OPEN SPACE					
Central Park		0.176ha			
Barn Plaza		0.085ha			
TOTAL:		0.26ha			
LAND CONVEYANCES					
Embankment		0.327ha			
Future Road Widening (King St)		0.097ha			
TOTAL:		0.42ha			

Sunnyside Village
540 King St,
Cobourg
Concept Plan



LEGEND	
	PROPERTY BOUNDARY
	ENVIRONMENTAL ZONE AND BUFFER
	FUTURE ROAD ROW WIDENING
	UNOPENED ROAD EMBANKMENT

14	REVISED CONCEPT PLAN	2023.11.27	JM
13	REVISED CONCEPT PLAN	2023.11.07	JM
12	REVISED CONCEPT PLAN	2023.08.23	UMG
11	REVISED CONCEPT PLAN	2023.05.30	UMG
10	REVISED CONCEPT PLAN	2023.05.15	UMG
9	REVISED CONCEPT PLAN	2022.04.07	UMG
8	REVISED CONCEPT PLAN	2022.03.29	UMG
7	REVISED CONCEPT PLAN	2022.02.22	UMG
6	REVISED CONCEPT PLAN	2022.02.18	UMG
5	REVISED CONCEPT PLAN	2021.09.08	TK
4	PREFERRED CONCEPT PLAN	2021.06.18	TK
3	CONCEPT PLAN	2021.05.11	TK
2	CONCEPT PLAN	2021.04.23	TK
1	BASE PLAN	2021.04.07	TK
No.	REVISION	DATE	BY

CLIENT
SUNNYSIDE VILLAGE INC.

FOTENN

Planning + Design

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616.789.4530

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DESIGNED

UMG/ ACJ

REVIEWED

UMG/ JM

DATE

2023.11.27

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