

BROADWAY AVENUE

4356

4380

PROPOSED 1-STOREY DRIVE-THRU RESTAURANT
 GFA: 209.5 M²
 HEIGHT: 8M

COVERED PATIO AREA (55M²)

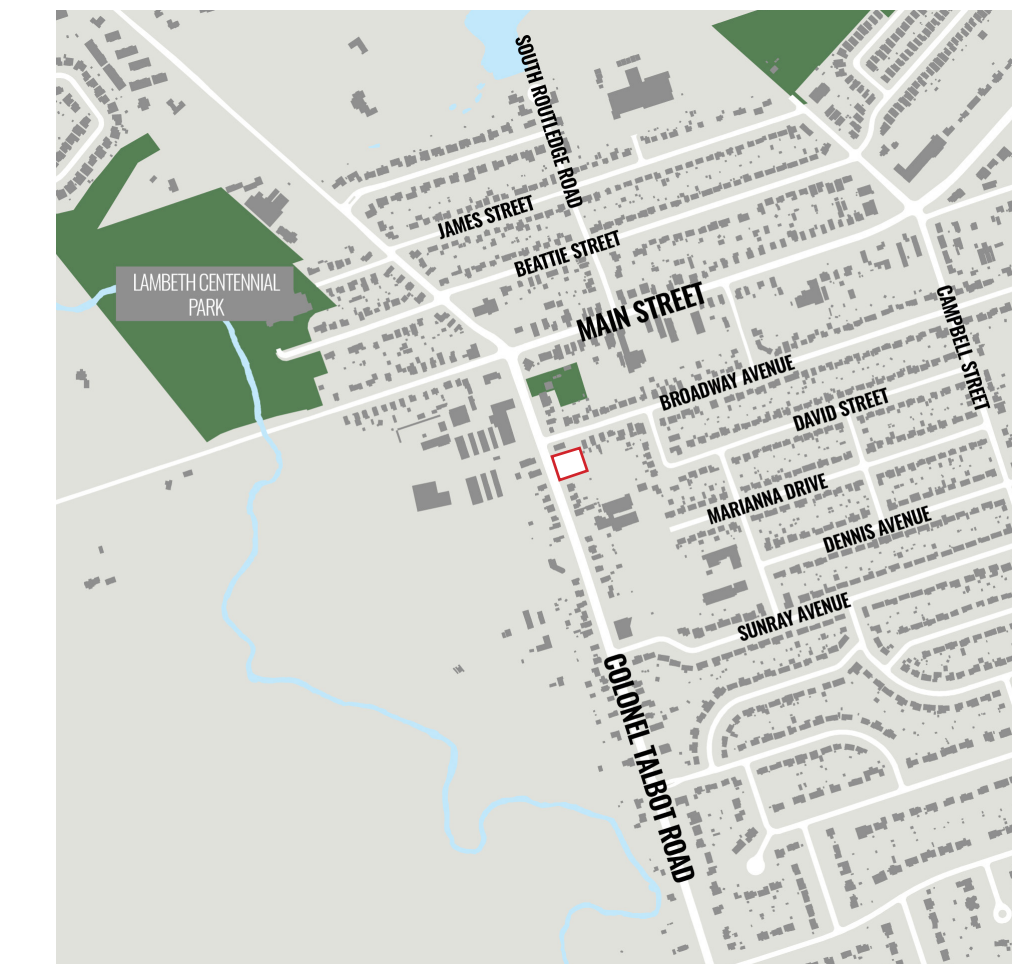
EXISTING DRIVEWAY ACCESS TO 4402 COLONEL TALBOT ROAD
 (MODIFIED TO ALLOW PARKING AND DRIVE-THRU ACCESS TO 4366 COLONEL TALBOT ROAD)

COLONEL TALBOT ROAD

CONCEPT PLAN

PROJECT SITE
 4366 Colonel Talbot Road

01
 DWG



SITE DATA

NSA5
 ZONE

Regulations	Required	Proposed
Permitted Uses:	Section 23.2	Restaurant
Lot Frontage:	25.0m (min)	31.8m
Lot Depth:	40.0m (min)	51.3m
Front and Exterior Side Yard:	0.0m (min)	1.0m
Interior Side Yard and Rear Yard:	Abutting a Residential Zone: 8.0m Abutting a Non-Residential Zone: 3.0 metres (9.8 feet) from any other zone boundary and 0.0 metres within the same NSA zone.	East: 27.8m South: 1.0m North: 5.0
Landscape OS:	15% (min)	30.2%
Lot Coverage:	30% (max)	12.8%
Height:	8.0m (max)	8.0m
Gross Floor Area:	2,000m ² (max)	209.5m ²
Gross Floor Area for Specific Uses:	Restaurants: 500.0m ² (max)	209.5m ²
Parking:	Restaurant: None Patio: None Stacking: 12 12 total parking spaces required	Parking: 15 Stacking: 10* 25 total provided

* Requires Special Provision

Client: Kevlar Development Group
 Date: [07.24.23]
 Drawn By: D. Murphy
 Plan Scale: rts
 File No: 4366CTR
 Version: 11



[siv-ik] PLANNING DESIGN

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Lot Boundary Disclaimer: Site dimensions have been derived from publicly available Parcel Data from The City of London. Siv-ik planning and design inc. makes no warranties or guarantees regarding the accuracy of the lot boundaries