

PERMITTED USES

- R6-5 ZONE:**
- Single detached dwelling;
 - Semi-detached dwelling;
 - Duplex dwelling;
 - Triplex dwelling;
 - Townhouse dwelling;
 - Stacked Townhouse dwelling;
 - Apartment buildings;
 - Fourplex dwelling;

PARKING REQUIREMENTS (DOWNTOWN)

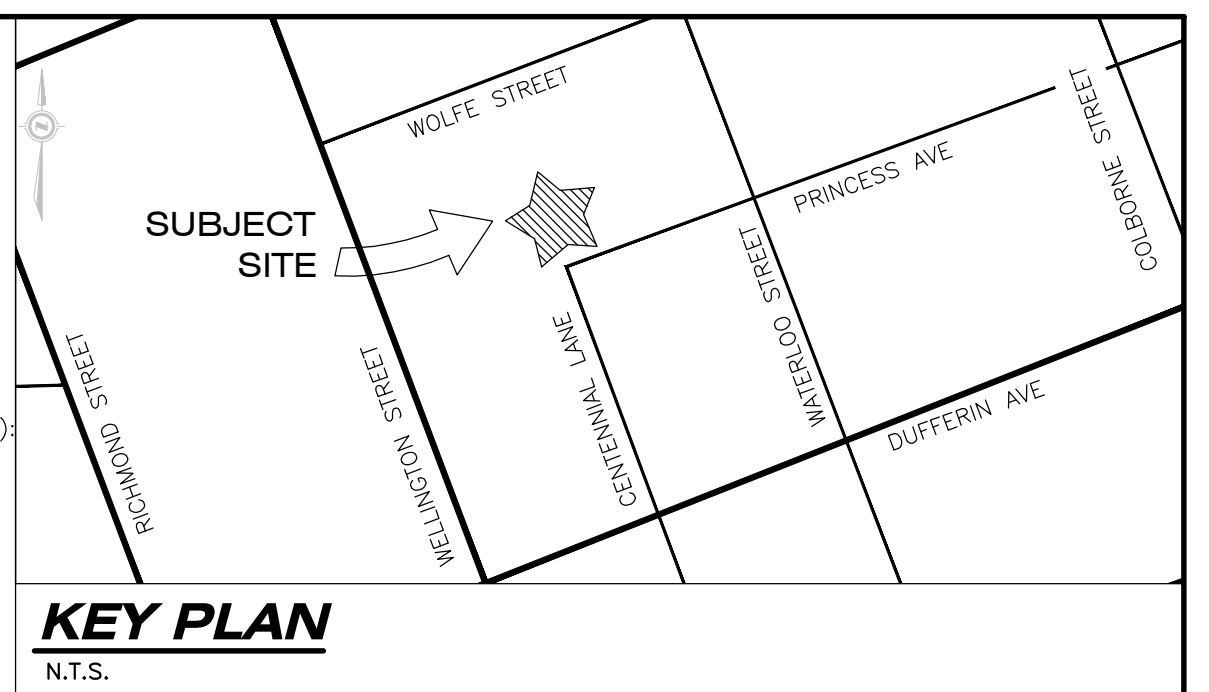
MINIMUM PARKING SPACE DIMENSIONS 2.7m X 5.5m, TYPE A 3.4m X 5.5m
 DOWNTOWN PARKING EXEMPTION: 0 SPACES REQUIRED
 TOTAL PROVIDED PARKING: 6 SPACES
 B/F PARKING PROVIDED: 1 SPACE
 VISITOR PARKING PROVIDED: 1 SPACE
 BICYCLE PARKING
 SHALL PROVIDE 1.0 BICYCLE PARKING SPACE PER RESIDENTIAL UNIT.
 REQUIRED BICYCLE PARKING: 9 SPACES
 PROVIDED BICYCLE PARKING: 9 SPACES

WASTE REMOVAL

GARBAGE PROPOSED TO BE PRIVATE COLLECTION.

REFERENCE DOCUMENTS:

- PLAN OF SURVEY PLAN NO. 8-L-6081 AGM PLOT DATE MAY 11, 2023



LEGAL INFORMATION

ALL OF
LOTS 5 & 6
 REGISTERED PLAN 225(E)
 IN THE
 CITY OF LONDON
 COUNTY OF MIDDLESEX

ZONING DATA CHART 300 PRINCESS AVE

GROSS SITE AREA: 747.6 m² EX. BUILDING AREA: 133.6 m²
 EXISTING UNIT COUNT: 6 PROPOSED BUILDING AREA: 218.1 m²
 PROPOSED UNIT COUNT: 9 ASPHALT AREA: 168.2 m²
 LANDSCAPED AREA: 361.3 m²

ITEM	R6-5 *	REQUIRED	PROVIDED
1	PERMITTED USES	SEE PERMITTED USE NOTE ON SHEET SP1	SEE PERMITTED USE NOTE ON SHEET SP1
2	LOT FRONTAGE (m MIN)	10	16.35
3	LOT DEPTH (m MIN)	----	45.72
4	LOT AREA (m ² MIN)	850.0	747.6 (EXISTING)*
5	FRONT YARD (LOCAL m MIN)	6.0	5.7 (EXISTING)*
6	EXTERIOR YARD (LOCAL m MIN)	6.0	N/A
7	INTERIOR YARD (m MIN)	4.8 (SECTION 10.3(1))	0.7 (EXISTING)*
8	REAR YARD (LOCAL m MIN)	4.8 (SECTION 10.3(1))	19.76
9	LANDSCAPED OPEN SPACE (% MIN)	30	48.3
10	LOT COVERAGE (m ² , MAX)	45	29.1
11	HEIGHT (m MAX)	12.0	±11.1m
12	DENSITY (UNITS PER HECTARE MAX)	35	128.6*
13	BIKE SPACE REQUIREMENTS	SEE PARKING REQUIREMENTS NOTE	SEE PARKING REQUIREMENTS NOTE
14	VEHICLE PARKING	SEE PARKING REQUIREMENTS NOTE	SEE PARKING REQUIREMENTS NOTE

ZONING DATA CHART 306 PRINCESS AVE

GROSS SITE AREA: 738.5 m² EX. BUILDING AREA: 129.5 m²
 EXISTING UNIT COUNT: 6 PROPOSED BUILDING AREA: 215.3 m²
 PROPOSED UNIT COUNT: 9 ASPHALT AREA: 168.4 m²
 LANDSCAPED AREA: 354.8 m²

ITEM	R6-5 *	REQUIRED	PROVIDED
1	PERMITTED USES	SEE PERMITTED USE NOTE ON SHEET SP1	SEE PERMITTED USE NOTE ON SHEET SP1
2	LOT FRONTAGE (m MIN)	10	16.35
3	LOT DEPTH (m MIN)	----	45.72
4	LOT AREA (m ² MIN)	850.0	738.5 (EXISTING)*
5	FRONT YARD (LOCAL m MIN)	6.0	5.77 (EXISTING)*
6	EXTERIOR YARD (LOCAL m MIN)	6.0	N/A
7	INTERIOR YARD (m MIN)	4.8 (SECTION 10.3(1))	1.0 (EXISTING)*
8	REAR YARD (LOCAL m MIN)	4.8 (SECTION 10.3(1))	19.96
9	LANDSCAPED OPEN SPACE (% MIN)	30	48.0
10	LOT COVERAGE (m ² , MAX)	45	29.2
11	HEIGHT (m MAX)	12.0	±11.1m
12	DENSITY (UNITS PER HECTARE MAX)	35	128.6*
13	BIKE SPACE REQUIREMENTS	SEE PARKING REQUIREMENTS NOTE	SEE PARKING REQUIREMENTS NOTE
14	VEHICLE PARKING	SEE PARKING REQUIREMENTS NOTE	SEE PARKING REQUIREMENTS NOTE

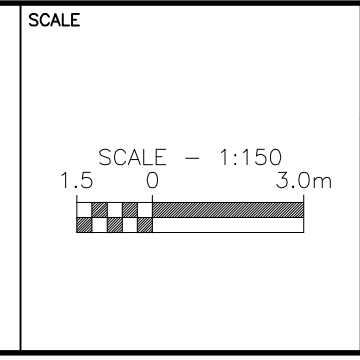
PARCELS, BUILDINGS AND EXISTING INFORMATION ARE APPROXIMATE AND FOR REFERENCE ONLY.
 CONCEPT IS PRELIMINARY AND HAS NOT BEEN REVIEWED BY THE CITY.
 THE PLAN IS COMPILED AND SHOULD NOT BE CONSIDERED A PLAN OF SURVEY.

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	JL	1	FOR CLIENT REVIEW	31/05/23	SC	
DRAWN	SC	2	FOR SUBMISSION	16/06/23	SC	
CHECKED	CM	3	FOR SUBMISSION	31/07/23	SC	
APPROVED	KK/NGJ					
DATE				28/07/2023		
CAD				23-0458		

STRIK BALDINELLI MONIZ
 PLANNING - CIVIL - STRUCTURAL - MECHANICAL - ELECTRICAL
 1599 Adelaide St. N, Unit 301, London, Ontario, N5X 4E8
 Tel: (519) 471-6667 Fax: (519) 471-0034
 Email: sbm@sbmltd.ca

ENGINEER'S STAMP
**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

CLIENT
DOMUS DEVELOPMENT



TITLE
SITE PLAN & ZONING CHART
PROPOSED ADDITION
 300 AND 306 PRINCESS AVE
 LONDON, ON.

PROJECT No.
SBM-23-0458

SHEET No.
SP1

PLAN FILE No.
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