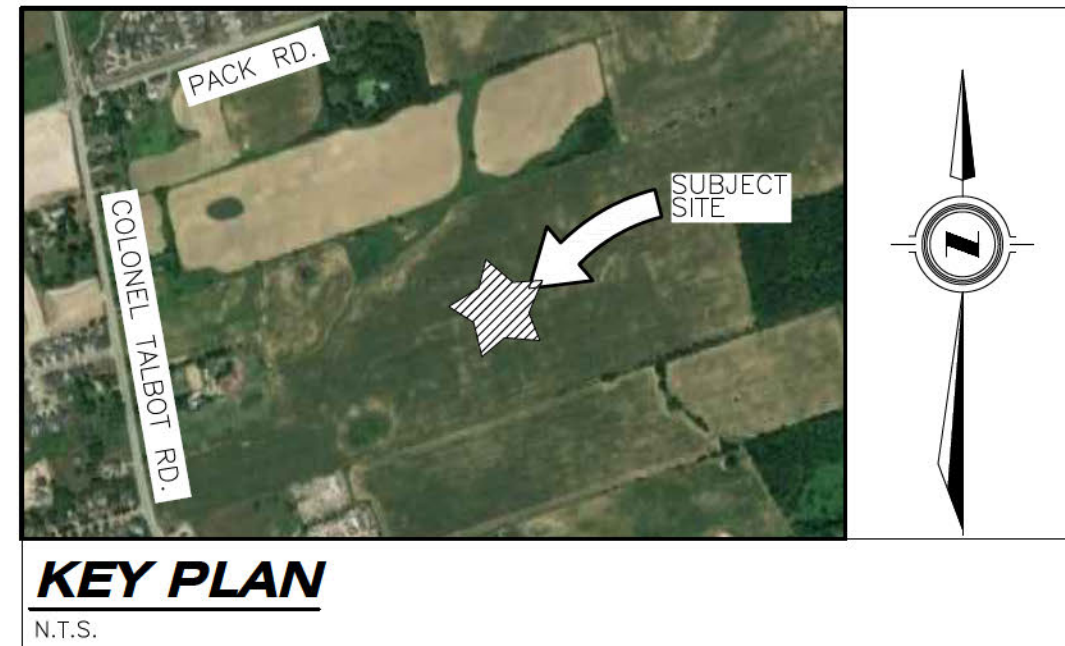


LEGAL INFORMATION

PART OF
**LOTS 73 CONCESSION NORTH OF THE
 EAST BRANCH OF TALBOT ROAD**
 (GEOGRAPHIC TOWNSHIP OF WESTMINSTER)
 IN THE
CITY OF LONDON
 REGIONAL MUNICIPALITY OF MIDDLESEX



LIST OF DRAWINGS

SHEET SP1	SITE PLAN & ZONING CHART
SHEET SP2	DETAILS

REFERENCE DOCUMENTS:

- LEGAL INFO OBTAINED PLAN OF SUBDIVISION PROVIDED BY STANTEC GEOMATICS LTD., DWGS DATED FEB. 16, 2022

ZONING DATA CHART

GROSS LOT AREA:	11,060.0m ²	BUILDING AREA:	3377.8m ²
ASPHALT:	2486.8m ²	LANDSCAPE AREA:	5060.0m ²
No. ITEM	REQUIRED	PROPOSED	
1 ZONES	RESIDENTIAL R9-7		
2 LOT AREA (m ² MIN.)	1000	11,060.0m ²	
3 LOT FRONTAGE (m MIN.)	30	134.8m	
7 FRONT YARD SETBACK	6.0m	9.0m	
7 EXTERIOR SIDE YARD SETBACK	6.0m	9.0m	
8 INTERIOR SIDE YARD SETBACK	9.0m	N/A	
10 REAR YARD SETBACK	9.0m	20.31m	
11 LOT COVERAGE (%)	40	30.5	
11 LANDSCAPE OPEN SPACE (% MIN.)	30	45.75	
12 HEIGHT (MAXIMUM)	N/A	22.5m	
12 DENSITY (UNIT/ha MAX.)	150	162*	

*ZONING DEFICIENCY

PARKING DATA CHART

OFF-STREET VEHICLE PARKING			
No. ITEM	REQUIREMENT	REQUIRED	PROPOSED
1 RESIDENTIAL	0.5/UNIT (176 UNITS)	88 SPACES	274 SPACES
2 TIER 1	1/20m ² (99.6m ²)	5 SPACES	
3 B.F. PARKING	2+2% OF TOTAL REQUIRED PARKING (294 SPACES)	8 SPACES	8 SPACES (4 TYPE A, 4 TYPE B)
4 TOTAL	SEE ABOVE	93 SPACES	274 SPACES
BICYCLE PARKING			
No. ITEM	REQUIREMENT	REQUIRED	PROPOSED
1 TIER 1	3+0.3/100m ² (99.6m ²)	4 SPACES	5 SPACES
2 RESIDENTIAL (SHORT TERM)	0.1/UNIT (176 UNITS)	18 SPACES	22 SPACES
3 RESIDENTIAL (LONG TERM)	0.9/UNIT (176 UNITS)	158 SPACES	202 SPACES

*ALL PURPOSED VEHICLE & BICYCLE PARKING ASSUMED TO BE SPLIT EVENLY BTWN BLDGS.

LEGEND

SYMBOL:	DESCRIPTION:
	PRINCIPAL BARRIER FREE ENTRANCE & FIRE FIGHTER ACCESS ENTRANCE
	SECONDARY BARRIER FREE ENTRANCE
	EMERGENCY EXIT
	PROPOSED SIGNAGE: REFER TO DETAILS FOR MORE INFO. ALL SIGNAGE TO BE ATTACHED TO ADJACENT WALL OR CURB NO SIGN SHALL IMPEDE THE SIDEWALK CLEAR WIDTHS
	PROPOSED BUILDING
	PROPOSED SNOW STORAGE
	PROPOSED BARRIER FREE S/W ACCESS CURB RAMP, REFER TO DETAILS FOR ADDITIONAL INFO.
	FIRE DEPARTMENT CONNECTION
	PROPOSED FIRE HYDRANT

#	ISSUED FOR	DATE
01	ISSUED FOR CLIENT REVIEW	2023.05.01
02	ISSUED FOR CLIENT REVIEW	2023.05.24
03	ISSUED FOR SPC	2023.06.02
04	ISSUED FOR ZBA	2023.12.06
05	RE-ISSUED FOR ZBA	2024.01.15

PROJECT:
**6 STOREY APARTMENT BLDGS
 (88 UNITS EA.)
 6555-6595 ROYAL MAGNOLIA
 AVE. LONDON, ON**

CLIENT:
 *TENDER INQUIRIES CONTACT
 Name: York Developments c/o
 Address: 303 Richmond St. #201, London, ON
 Phone: 519-433-7587
 E-mail: info@yorkdev.ca

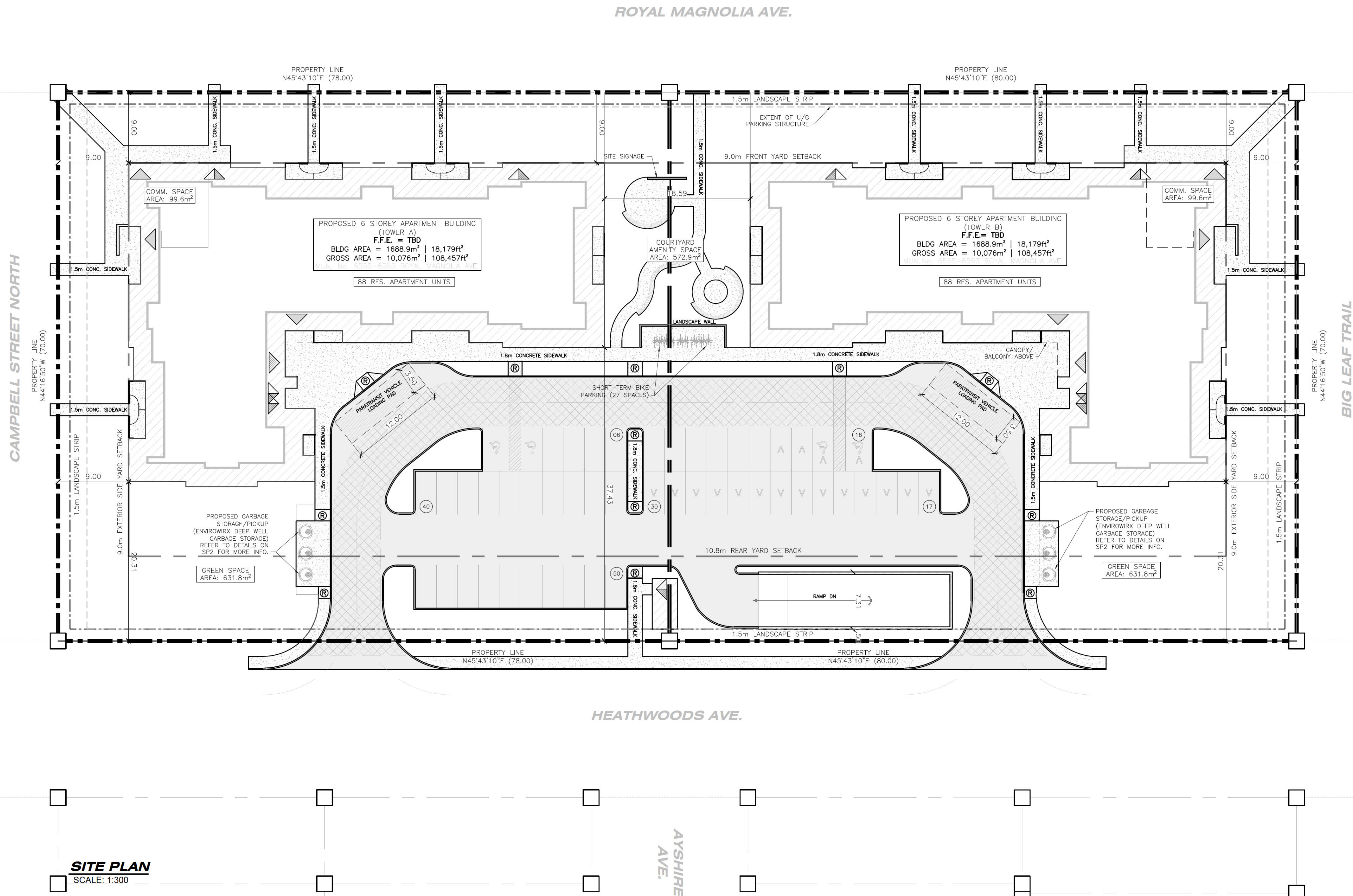


DRAWING DESCRIPTION
SITE PLAN & ZONING CHART

PROJECT #XX-XX P.D.T.A.
 SBM-23-0700
 SCALE: AS INDICATED
 REVIEWED: P.D.T.A.
 DRAWN: OMP DWG #

SP1

DISCLAIMER:
 1. THIS IS A COMPILED PLAN AND SHOULD NOT BE CONSIDERED A PLAN OF SURVEY.
 2. CONCEPT PLAN IS PRELIMINARY AND HAS NOT BEEN REVIEWED BY THE CITY.
**CONCEPTUAL DESIGN
 FOR ZONING APPROVAL
 PURPOSES ONLY**



SITE PLAN
 SCALE: 1:300