

ZONING DATA CHART

GROSS SITE AREA: 3,2816 m ²		ASPHALT AREA: 16,538 m ²	
BUILDING AREA: 7,654.86 m ²		LANDSCAPED AREA: 8416 m ²	
ITEM	CSA5(6)*	REQUIRED	PROVIDED
1	PERMITTED USES	SEE PERMITTED USE NOTE ON SHEET SP1	SEE PERMITTED USE NOTE ON SHEET SP1
2	LOT FRONTAGE (m MIN)	100.0	128.3
3	LOT DEPTH (m MIN)	75.0	270.9
4	FRONT YARD AND EXTERIOR SIDE YARD SETBACK (m MIN)	0.0	1.51
5	REAR YARD AND INTERIOR SIDE YARD SETBACK (m MIN)	15.0	ABUTTING RESIDENTIAL ABUTTING OPEN SPACE 2.0*
6	LANDSCAPED OPEN SPACE (%) MINIMUM	10	25.6
7	LOT COVERAGE (%) MAX	30	23.3
8	HEIGHT MAXIMUM (m)	12	*40
9	GROSS FLOOR AREA (m ² MAX)	30,000	29,379
11	LOADING SPACE REQUIREMENTS	SEE LOADING REQUIREMENTS NOTE	SEE LOADING REQUIREMENTS NOTE
12	BIKE SPACE REQUIREMENTS	SEE PARKING REQUIREMENTS NOTE	SEE PARKING REQUIREMENTS NOTE
13	VEHICLE PARKING	SEE PARKING REQUIREMENTS NOTE	SEE PARKING REQUIREMENTS NOTE

*SITE SPECIFIC PROVISION REQUIRED

PARKING REQUIREMENTS

MINIMUM PARKING SPACE DIMENSIONS 2.7mX5.5m
 TYPE A 3.4mX5.5m
 TYPE B 2.4mX5.5m

APARTMENT PARKING REQUIRED: 1.25/UNIT 223 UNITS = 279 SPACES
 OFFICE-BUSINESS, SERVICE & PROFESSIONAL: 1/40m² 2,000m² = 50 SPACES
 COMMERCIAL PARKING REQUIRED: 1/20m² 5,580.28m² = 279 SPACES
 TOTAL NON-RESIDENTIAL PARKING REQUIRED: = 329 SPACES
 TOTAL PARKING REQUIRED: = 608 SPACES
 TOTAL PARKING PROVIDED: = 554* SPACES
 BUILDING PARKING: = 169 SPACES
 SURFACE PARKING: = 385 SPACES
 SHORT TERM BICYCLE PARKING REQUIRED: 7% OF REQUIRED SPACES = 24 SPACES
 SHORT TERM BICYCLE PARKING PROVIDED: = 136 SPACES
 LONG TERM BICYCLE PARKING REQUIRED: 0.75/RESIDENTIAL UNIT = 168 SPACES
 LONG TERM BICYCLE PARKING PROVIDED: = 168 SPACES
 B/F PARKING REQUIRED: 2+2% OF TOTAL PARKING REQUIRED PROVIDED = 15 SPACES
 8 TYPE 'A', 7 TYPE 'B'

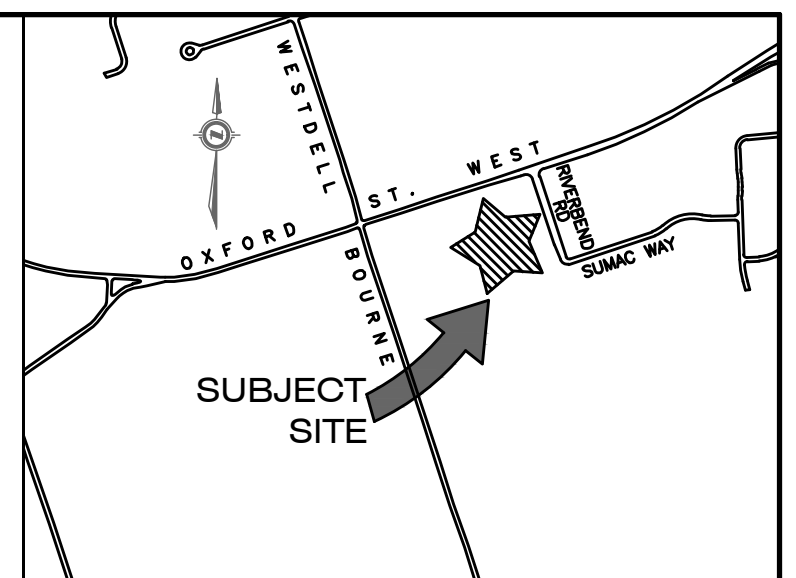
SHORT TERM BICYCLE PARKING REDUCTION:
 1 SPACE/5 BICYCLE SPACES OVER REQUIRED SHORT TERM BICYCLE SPACES 112/5 = 22 SPACE REDUCTION

TOTAL PARKING DEFICIENCY = 32 SPACES DEFICIENT

*SITE SPECIFIC PROVISION REQUIRED

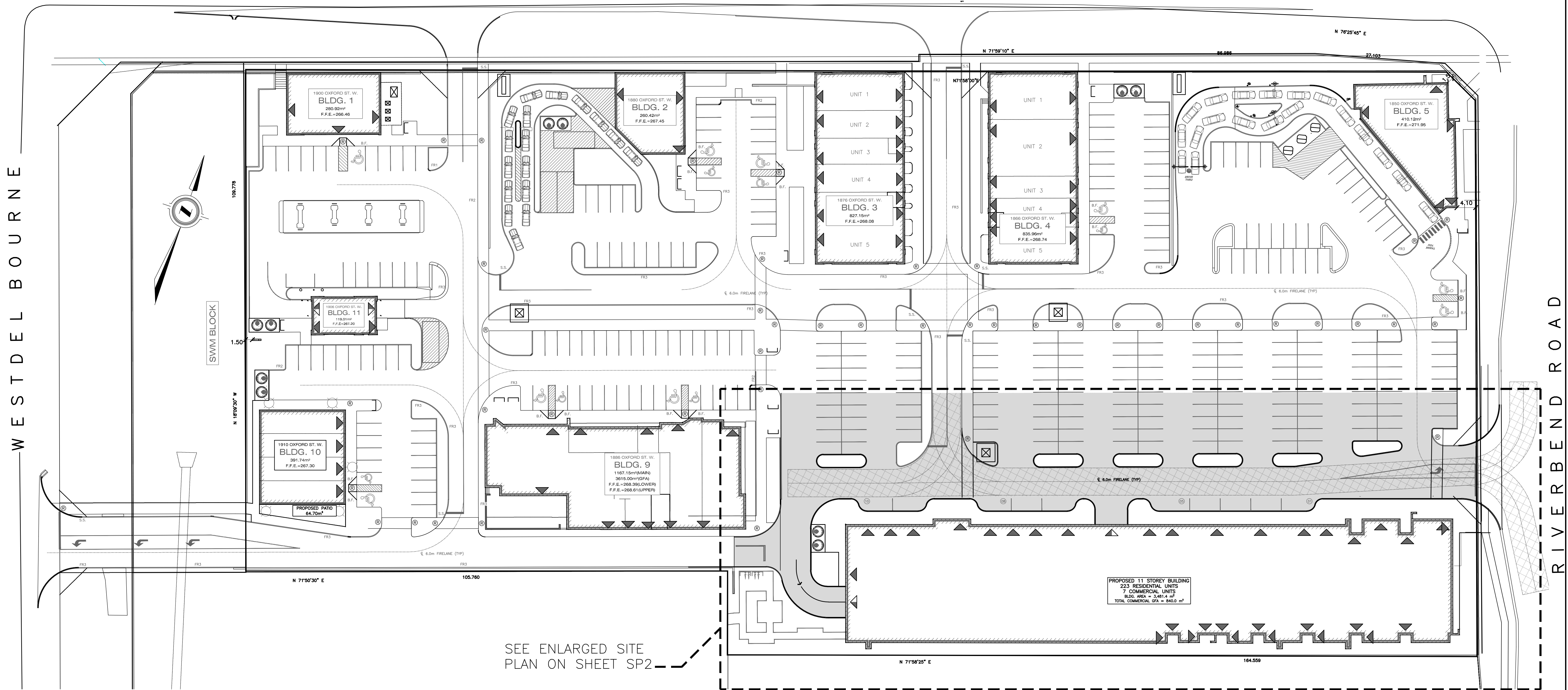
LEGEND:

- ▲ BUILDING ENTRANCE
- ▲ OVERHEAD DOOR
- ▨ PROPOSED LIGHT-DUTY ASPHALT
- ▨ PROPOSED CONCRETE
- ▨ EXISTING BUILDING
- ▨ PROPOSED BUILDING
- ▨ LIMITS OF SUBJECT PROPERTY
- ∇ VISITOR PARKING
- FIRE ROUTE
- FR-3 FIRE ROUTE SIGNAGE



KEY PLAN
N.T.S.

OXFORD STREET W



SEE ENLARGED SITE PLAN ON SHEET SP2

AS CONSTRUCTED SERVICES	COMPLETION	D/M/Y	BY	CONSULTANT:
DESIGN	BG	1	26/02/21	BG
DRAWN	BG	2	11/03/21	FS
CHECKED	ND	3	21/12/21	JSE
APPROVED	JSE			
DATE	11/08/2021			
CAD	20-3418			

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

SEAL FOR GENERAL CONFORMANCE WITH THE OBC AND MUNICIPAL SITE PLAN CONTROLS AND ZONING BY-LAWS

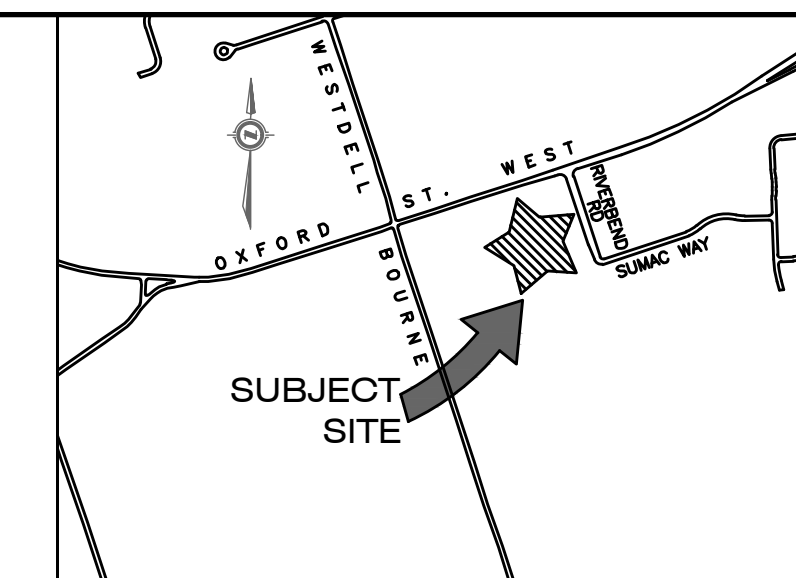
YORK DEVELOPMENTS
 303 RICHMOND ST #201
 LONDON, ONTARIO N6B 2H8

SCALE: 1:400
 4.0 0 8.0m

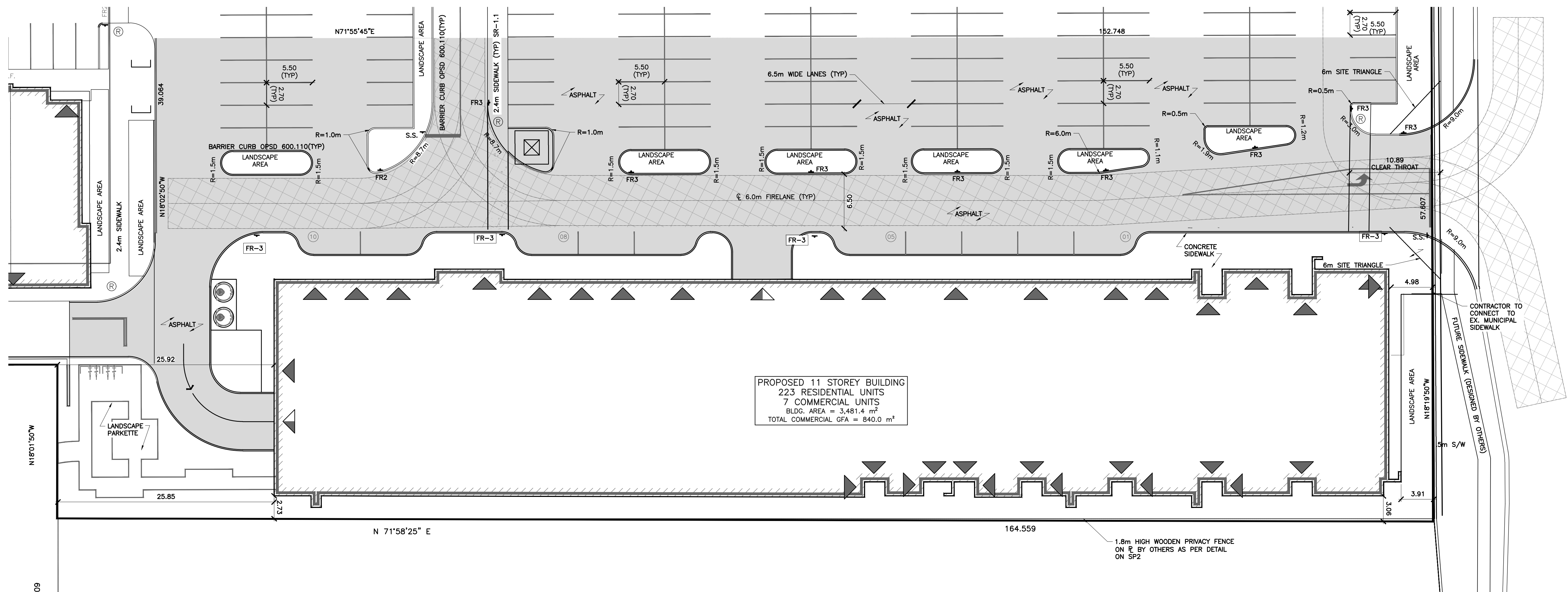
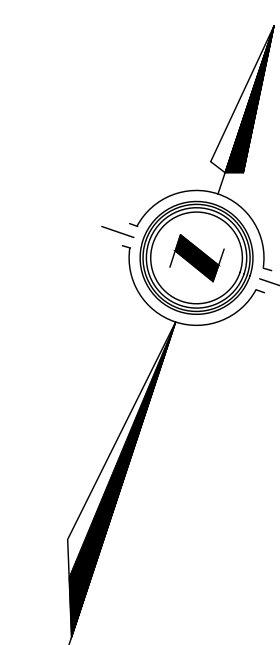
OVERALL SITE PLAN & ZONING CHART

PROJECT LOCATION:
PROPOSED COMMERCIAL DEVELOPMENT
 1826 & 1854 OXFORD STREET WEST
 LONDON, ON.

PROJECT No.: **SBM-20-3418**
 SHEET No.: **SP1**
 PLAN FILE No.: —



KEY PLAN
N.T.S.



RIVERBEND ROAD

AS CONSTRUCTED SERVICES	COMPLETION	D/M/Y	BY	CONSULTANT:
DESIGN	BG	1	26/02/21	BG
DRAWN	BG	2	11/03/21	FS
CHECKED	ND	3	21/12/21	JSE
APPROVED	JSE			
DATE	11/08/2021			
CAD	20-3418			

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

YORK DEVELOPMENTS
 303 RICHMOND ST #201
 LONDON, ONTARIO N6B 2H8

SCALE: 1:250

ENLARGED SITE PLAN
 PROJECT LOCATION: **PROPOSED COMMERCIAL DEVELOPMENT**
 1826 & 1854 OXFORD STREET WEST
 LONDON, ON.

PROJECT No.: **SBM-20-3418**
 SHEET No.: **SP2**
 PLAN FILE No.: **-**