

PARKING STATISTICS

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

EXISTING EASTERLY PARKING AREA	=	62 SPACES
EXISTING WESTERLY PARKING AREA	=	68 SPACES (INITIAL AGREEMENT TO TRANSFER)
TOTAL EXISTING PARKING	=	139 SPACES
PROPOSED DEVELOPMENT PROVIDED PARKING	=	48 SPACES
PROPOSED MUNICIPAL PARKING SPACES FOR TRANSFER	=	39 SPACES
REMAINING MUNICIPAL SPACES NO LONGER REQUIRED	=	29 SPACES
TOTAL MUNICIPAL PARKING TO BE REDEVELOPED	=	91 SPACES (62 EASTERLY LOT + 29 REMAINING WESTERLY LOT)
B/F PARKING	=	4 SPACES 2 TYPE 'A', 2 TYPE 'B'
TOTAL PARKING BETWEEN COMMERCIAL AND OPEN SPACE	=	139 SPACES

AREAS

PROPOSED REDEVELOPED PARKING AREA:	
ASPHALT AREA	505.4m ²
GRAVEL AREA	2,166.5m ²
THAMES VALLEY PARKWAY (TVP):	
PROPOSED PATHWAY TO BE BUILT	195.1m ²
REMEDICATION:	
EXISTING PARKING AREA	1,684.9m ²

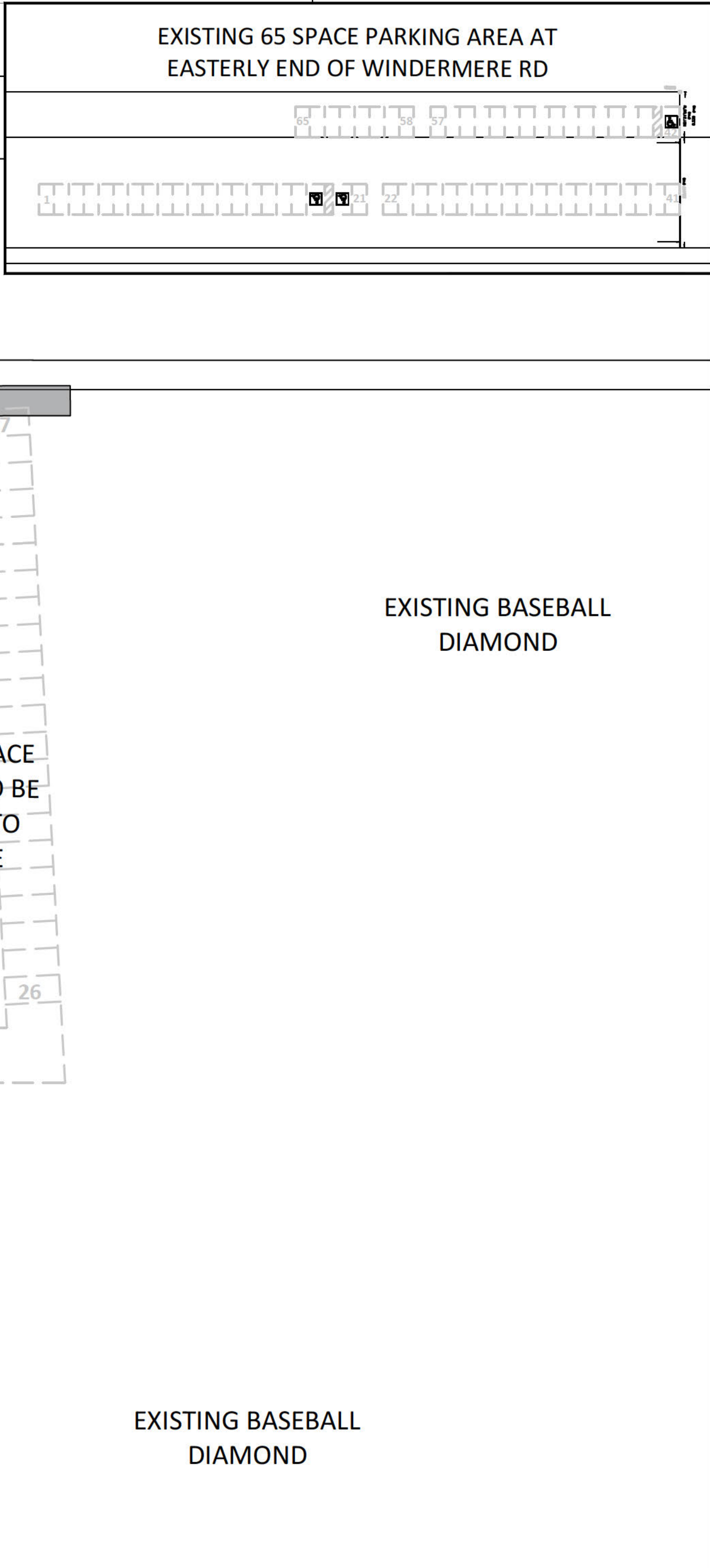
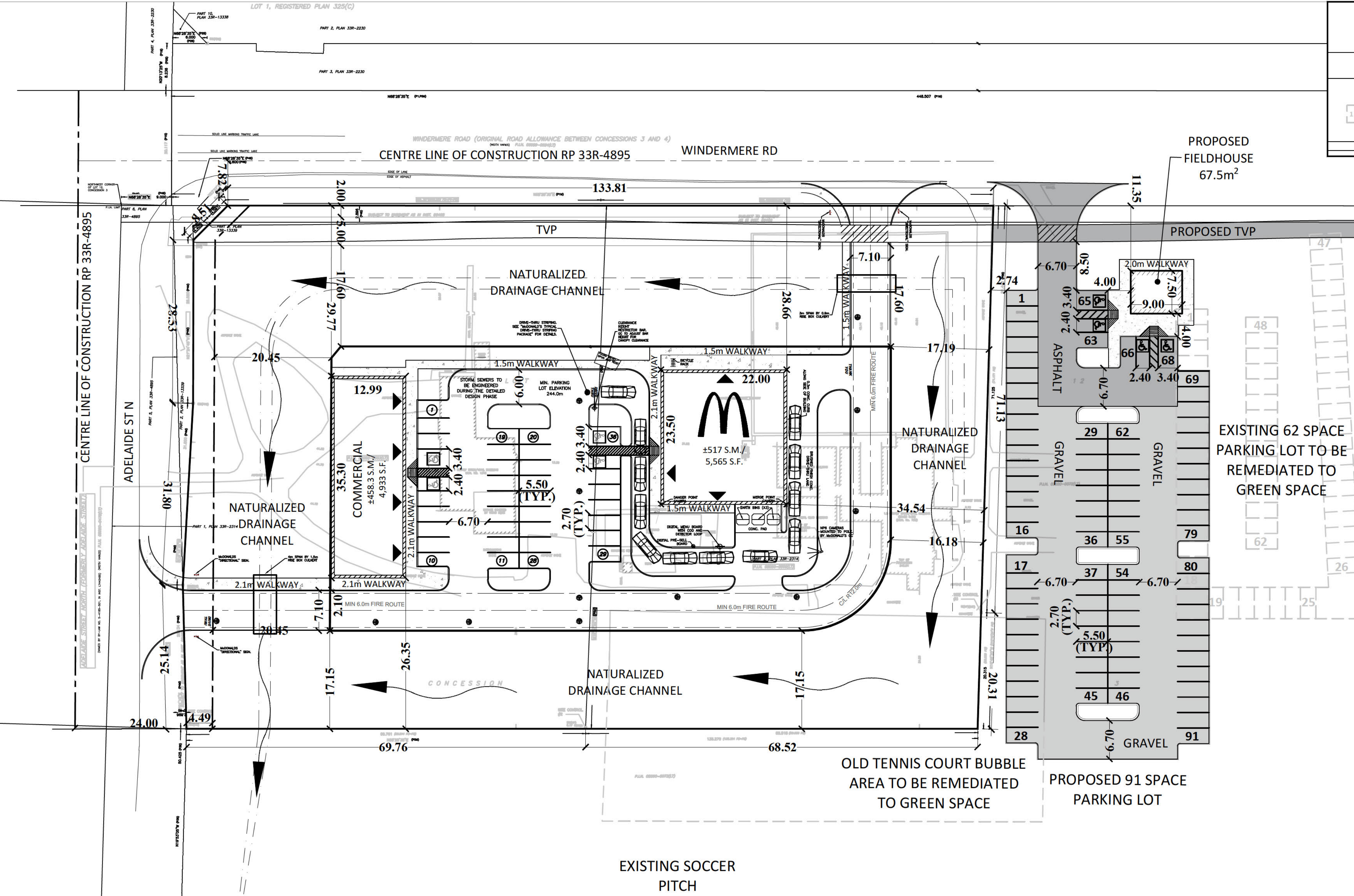
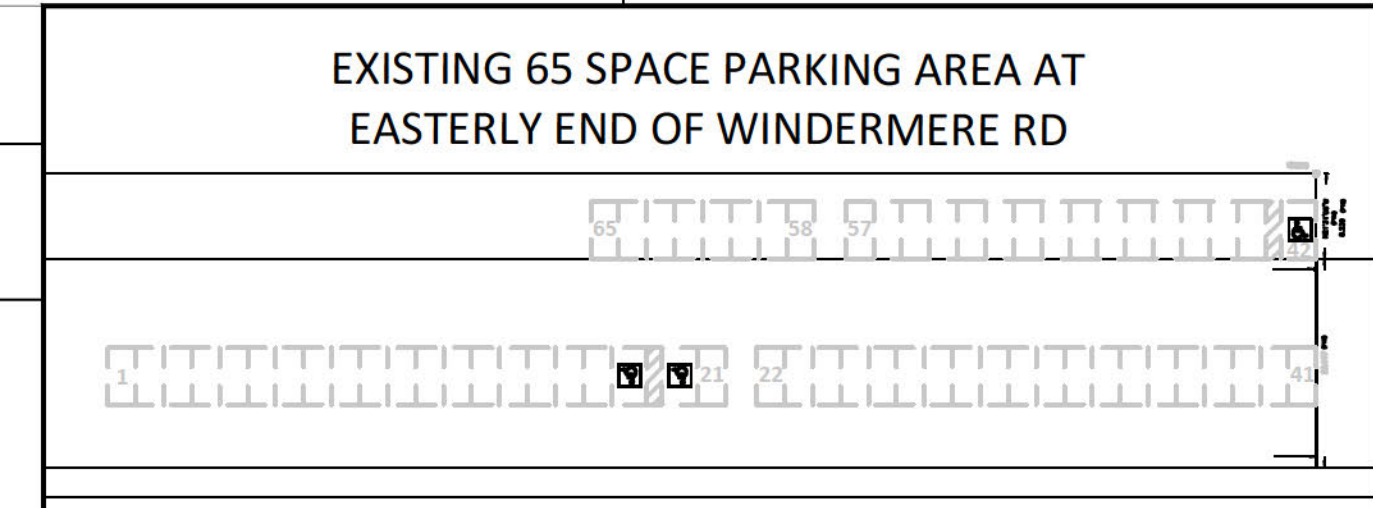
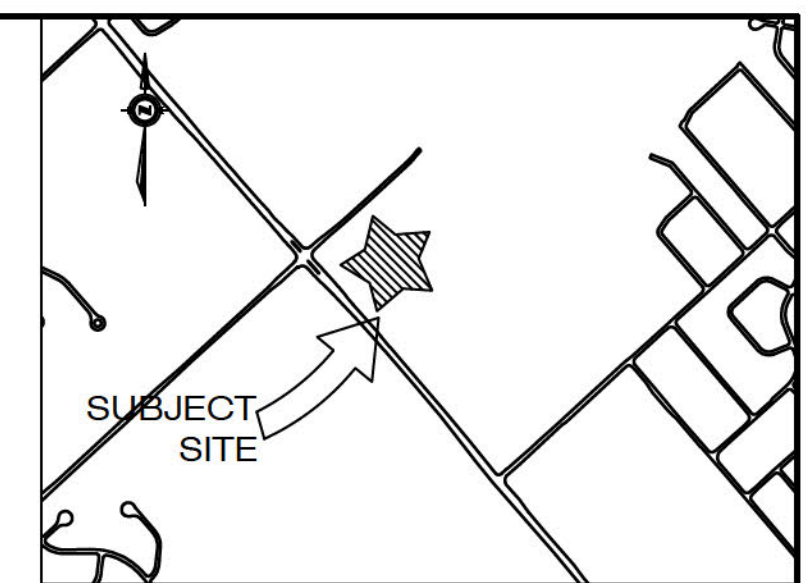
DISCLAIMER:
 1. THIS IS A COMPILED PLAN AND SHOULD NOT BE CONSIDERED A PLAN OF SURVEY.
 2. CONCEPT PLAN IS PRELIMINARY AND HAS NOT BEEN REVIEWED BY THE CITY.

CONCEPTUAL DESIGN FOR DISCUSSION PURPOSES ONLY

LEGAL INFORMATION

PART OF
 CON 3 PT LOT 12 RP 33R2314 PT
 PART 1 REG &
 CON 3 PT LOT 12 RP 33R2314
 PART 2
 IN THE
 CITY OF LONDON
 COUNTY OF MIDDLESEX

KEY PLAN
 N.T.S.

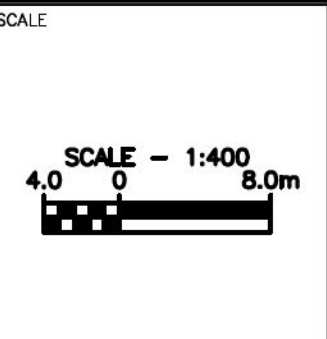


AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
	DESIGN	JR	1	INITIAL DESIGN FOR CLIENT REVIEW	26/08/22	JR
	DRAWN	JR	2	EDITED FIELDHOUSE SIZE PER CITY COMMENTS	23/09/22	JR
	CHECKED	MP	3	FOR SUBMISSION	13/10/22	JR
	APPROVED	MP	4	UPDATED FIELDHOUSE LOCATION	20/10/22	JR
	DATE			20/10/2022		
	CAD			21-0642		

STRIK BALDINELLI MONIZ
 sbm
 PLANNING - CIVIL - STRUCTURAL - MECHANICAL - ELECTRICAL
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 Email: sbm@sbmltd.ca

ENGINEER'S STAMP
PRELIMINARY NOT FOR CONSTRUCTION

CLIENT
2796539 ONTARIO INC.
 ROYAL PREMIER DEVELOPMENT
 425-509 COMMISSIONERS ROAD W
 LONDON, ON
 N6J 1Y5



TITLE
AREA CONTEXT PLAN
MUNICIPAL PARKING & TVP DEVELOPMENT
 815 WINDERMERE RD
 LONDON, ON.

PROJECT No.	SBM-21-0642
SHEET No.	SP1
PLAN FILE No.	