

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

AREAS

TOTAL SITE AREA:	1310 ADELAIDE ST N = 6,445.9m ²	795 WINDERMERE RD = 6,281.9m ²
GROSS SITE AREA:	12,707.8m ²	
ROW WIDENING:	395.5m ²	
NET SITE AREA:	12,312.3m ²	
TVP:	933.4m ²	
CHANNEL AREA:	6,571.3m ²	
DEVELOPABLE AREA:	4,807.5m ²	
REQUIRED 2% PARKLAND DEDICATION:	GROSS SITE = 254.2m ²	NET SITE = 246.2m ²
DEVELOPABLE AREA = 96.2m ²		
PROPOSED PARKLAND DEDICATION:	TVP = 933.4m ²	GROSS SITE AREA = 7.3%
	NET SITE AREA = 7.6%	DEVELOPABLE AREA = 19.4%

ZONING DATA CHART

GROSS SITE AREA:	12,707.8 m ²	ASPHALT AREA:	2,970.1 m ²	GROSS
NET SITE AREA:	12,312.3 m ²		2,882.4 m ²	NET
DEVELOPABLE AREA:	4,807.5 m ²	LANDSCAPED AREA:	8,723.5 m ²	GROSS
BUILDING AREA:	975.3 m ²		7,477.2 m ²	NET
			1,164.7 m ²	DEV.

ITEM	NSA**	REQUIRED	PROVIDED
1	LOT AREA (m ² MIN)	N/A	12,312.3 NET SITE
2	LOT FRONTAGE (m MIN)	40.0	85.4 ADELAIDE ST N
3	LOT DEPTH (m MIN)	40.0	133.8 WINDERMERE RD
4	FRONT YARD AND EXTERIOR SIDE YARD SETBACK (m MIN)	ADELAIDE ST N 0.0 WINDERMERE RD 0.0	ADELAIDE ST N 20.45 WINDERMERE RD 28.66
5	REAR YARD AND INTERIOR SIDE YARD SETBACK (m MIN)	3.0	ABUTTING OPEN SPACE 34.5
6	LANDSCAPED OPEN SPACE (% MINIMUM)	15	60.7 NET SITE 68.6 GROSS SITE 24.2 DEV. SITE
7	LOT COVERAGE (%) MAX	30	7.9 NET SITE 7.7 GROSS SITE 20.3 DEV. SITE
8	HEIGHT MAXIMUM (m)	12	<12
9	GROSS FLOOR AREA (m ² MAX)	6,000	975.3

PARKING REQUIREMENTS

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

REQUIRED PARKING FAST FOOD	1/20m ² 517.0m ²	= 26 SPACES
STACKED DRIVE-THRU		= 12 SPACES
COMMERCIAL RETAIL	1/50m ² 458.3m ²	= 10 SPACES
TOTAL REQUIRED PARKING		= 48 SPACES
TOTAL PROVIDED PARKING		= 48 SPACES
B/F PARKING REQUIRED: 4% OF TOTAL PARKING REQUIRED		= 2 SPACES
B/F PROVIDED		2 TYPE 'A', 2 TYPE 'B'
BICYCLE PARKING: 3+(0.3/100m ²) OF GFA 975.3m ² = 3		= 6 SPACES
BICYCLE PARKING PROVIDED:		= 6 SPACES

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.

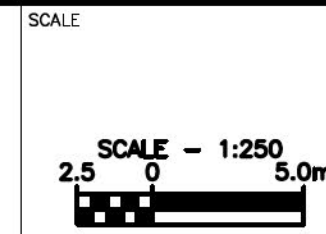
CONCEPTUAL DESIGN
 FOR DISCUSSION
 PURPOSES ONLY

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	JR	1	INITIAL DESIGN	16/07/21	JR	
DRAWN	JR	2	UPDATED LAYOUT INCLUDING CHANNELS	16/08/21	JR	
CHECKED	LK	3	UPDATED BASED ON CoF. & NEW CHANNELS	16/09/21	JR	
APPROVED	LK	4	REVISED LAYOUT WITH INTERNAL CHANNELS	11/03/21	JR	
DATE		5	UPDATED PARKING AND BUILDING AREAS	01/04/22	JR	
		6	UPDATED PER RECENT MUNICIPAL MEETING	26/08/22	JR	
CAD	21-0642	7	FOR CITY SUBMISSION	12/10/22	JR	

STRIK BALDINELLI MONIZ
 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
PRELIMINARY SITE PLAN & ZONING CHART
CONCEPTUAL SITE PLAN
 1310 ADELAIDE ST N & 795 WINDERMERE RD
 LONDON, ON.

PROJECT No.
SBM-21-0642

SHEET No.
SP1

PLAN FILE No.
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