

SITE DATA CHART

GROSS SITE AREA		11,200.0 m ²
BUILDING FOOT PRINT: ALL UNITS		3,112.7 m ²
EXISTING ZONING: R1-10		
PROPOSED ZONING: R5-7		

ITEM	ZONES	REQUIRED	PROPOSED
1	PERMITS USES	SINGLE DETACHED DWELLINGS	MEDIUM DENSITY RESIDENTIAL DEVELOPMENT
2	LOT AREA (m ² , MINIMUM)	1000 m ²	11,200 m ²
3	LOT FRONTAGE (m, MINIMUM)	30m	92.8 m.
4	FRONT YARD DEPTH (m, MINIMUM)	6.0 m	3.0 m
5	REAR YARD DEPTH (m, MINIMUM)	6.0 m	6.0 m
6	INTERIOR SIDE YARD (m, MINIMUM)	6.0 m	6.0 m
7	LOT COVERAGE (% MAXIMUM)	45%	27.8%
8	LANDSCAPED OPEN SPACE (% MAXIMUM)	30%	44.0%
9	HEIGHT (m, MAXIMUM)	12.0m	3 STOREY UNITS HEIGHT - 8.5m MID-PEAK - 9.5m ABSOLUTE PEAK - 10.0m 4 STOREY BUILDINGS HEIGHT - 12.0m ABSOLUTE PEAK - 13.5m
10	VEHICLE PARKING		SEE CALCULATION PARKING CHART
11	DENSITY UNITS PER HECTARE	60	60

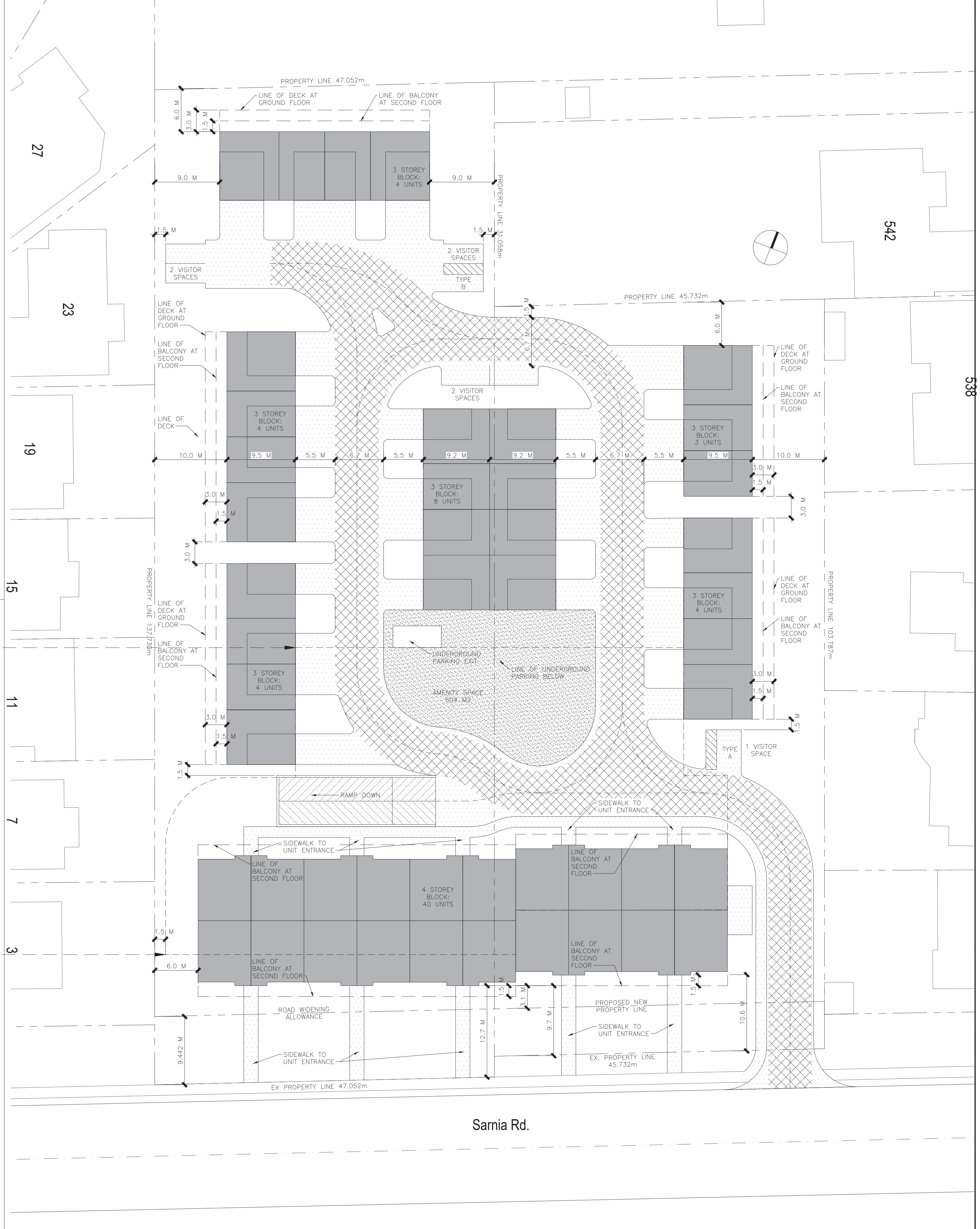
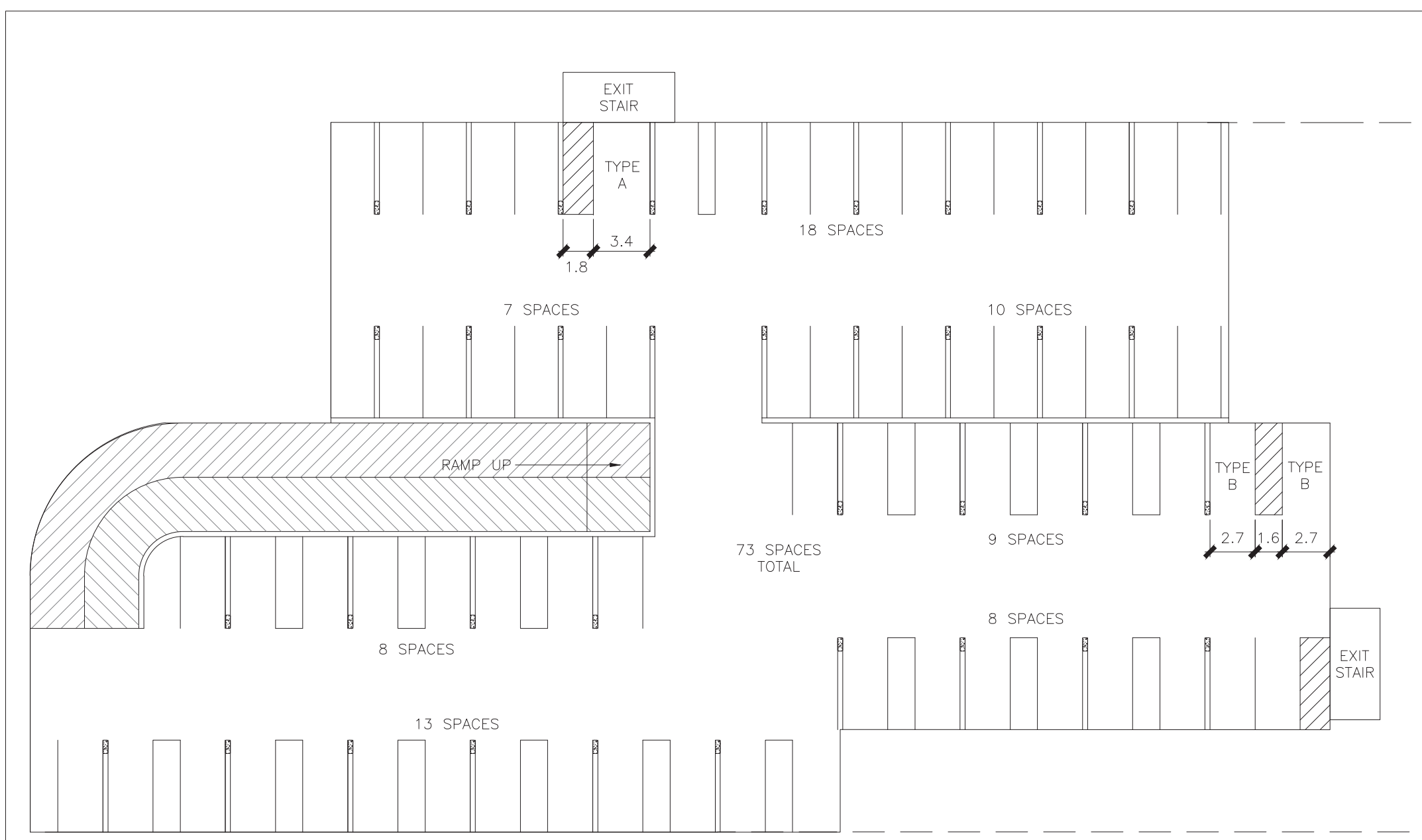
PARKING CHART

ITEM	ZONES	REQUIRED	PROPOSED
1	RESIDENTIAL	RESIDENTIAL PARKING SPACES: 67 UNITS x 1 VISITOR PARKING SPACES: ACCESSIBLE SPACES:	RESIDENTIAL PARKING SPACES: VISITOR PARKING SPACES: ACCESSIBLE SPACES:
		67 SPACES 07 SPACES 5 SPACES	137 SPACES 07 SPACES 5 SPACES
		SURFACE PARKING: UNDERGROUND PARKING: TOTAL:	71 SPACES 73 SPACES 144 SPACES
		TOTAL:	74 SPACES

DENSITY

GROSS SITE AREA: 11,200m² (1.12 HA)
 RESIDENTIAL TOTAL: 67 UNITS
 PROPOSED DENSITY: 60 UNITS PER HECTARE

RESIDENTIAL UNITS TO CONTAIN NOT MORE THAN 3 BEDROOMS



NOTES

LEGEND

- FIRE ROUTE
- PROPOSED BUILDING
- PROPOSED PAVING

ISSUED

DATE	DESCRIPTION	No.
2023-02-08	ZONING APPLICATION	1

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299 SARNIA RD RESIDENTIAL DEVELOPMENT

299 SARNIA RD, LONDON ON
 DRAWING TITLE:
SITE PLAN

CHECKED: M.B.
 DRAWN: MFPJ
 PROJECT No. 2131

SCALE: AS NOTED **A010**