

ZONING DATA CHART

GROSS SITE AREA: 32,816.0 m ²		ASPHALT AREA: 17,292.3 m ²	
BUILDING GROUND AREA: 7,718.7 m ²		LANDSCAPED AREA: 7,805.0 m ²	
ITEM	CSA(S)	REQUIRED	PROVIDED
1	LOT FRONTAGE (m MIN)	100.0	128.0
2	LOT DEPTH (m MIN)	75.0	270.4
3	FRONT YARD AND EXTERIOR SIDE YARD SETBACK (m MIN)	0.0	3.34
4	REAR YARD AND INTERIOR SIDE YARD SETBACK (m MIN)	3.0	ABUTTING OPEN SPACE 3.0
5	LANDSCAPED OPEN SPACE (%) MINIMUM	10	23.8
6	LOT COVERAGE (%) MAX	30	23.5
7	HEIGHT MAXIMUM (m)	15	~33*
8	GROSS FLOOR AREA (m ² MAX)	30 000	35,624.7*
9	TOTAL GROSS FLOOR AREA FOR OFFICE USES AS A PROPORTION OF TOTAL GROSS FLOOR AREA (%) MAX	25	5.6

† A.022/19
 †† A.062/18
 ††† A.012/21
 * ZONING DEFICIENCY

PARKING REQUIREMENTS

MINIMUM PARKING SPACE DIMENSIONS 2.7mX5.5m, TYPE A 3.4mX5.5m, TYPE B 2.4mX5.5m
 SHOPPING CENTRE 1/500m² = 103 SPACES
 OFFICE (NON-MENTAL/DENTAL) 1/100m² 2000.00m² = 20 SPACES
 REQUIRED STACKING SPACES (FAST FOOD) = 24 SPACES
 APARTMENT RESIDENTIAL 0.5/UNIT = 112 SPACES
 TOTAL PARKING REQUIRED = 259 SPACES
 PROVIDED STACKED PARKING = 36 SPACES
 PROVIDED PARKING = 512 SPACES
 B/F PARKING REQUIRED: 2+2% OF TOTAL PARKING REQUIRED = 8 SPACES
 PROVIDED = 8 TYPE 'A', 7 TYPE 'B'
 BICYCLE PARKING:
 SHOPPING CENTRE 3+0.3/100m² (5,125.1/100)*0.3 = 16 = 19 SPACES
 OFFICE 3+0.2/100m² (2000/100)*0.2 = 4 = 7 SPACES
 APARTMENT RESIDENTIAL: 0.9/UNIT LONG TERM = 201 SPACES
 APARTMENT RESIDENTIAL: 0.1/UNIT SHORT TERM = 23 SPACES
 TOTAL REQUIRED = 250 SPACES
 BICYCLE PARKING PROVIDED = 256 SPACES

LOADING ZONE REQUIREMENTS

*LOADING SPACES MUST BE MINIMUM 3.6mX9.0m WITH VERTICAL CLEARANCE OF 4.25m FOR CSA ZONING
 TOTAL SPACES REQUIRED ON LOT 9494m² = 3 SPACES REQUIRED
 TOTAL SPACES PROVIDED ON LOT = 5 SPACES PROVIDED

WASTE REMOVAL

GARBAGE TO BE STORED EXTERNALLY IN DEEP WELL GARBAGE CONTAINERS AND OWNER TO ARRANGE SITE PICK-UP AND REMOVAL.

BUILDING CLASS.

COMMERCIAL - GROUP E OCCUPANCY, PART 3 OF THE ONTARIO BUILDING CODE

CANADA POST

THIS DEVELOPMENT WILL RECEIVE MAIL TO A NEAR-BY SUPERBOX AS LOCATED BY CANADA POST.

CITY BENCHMARKS:

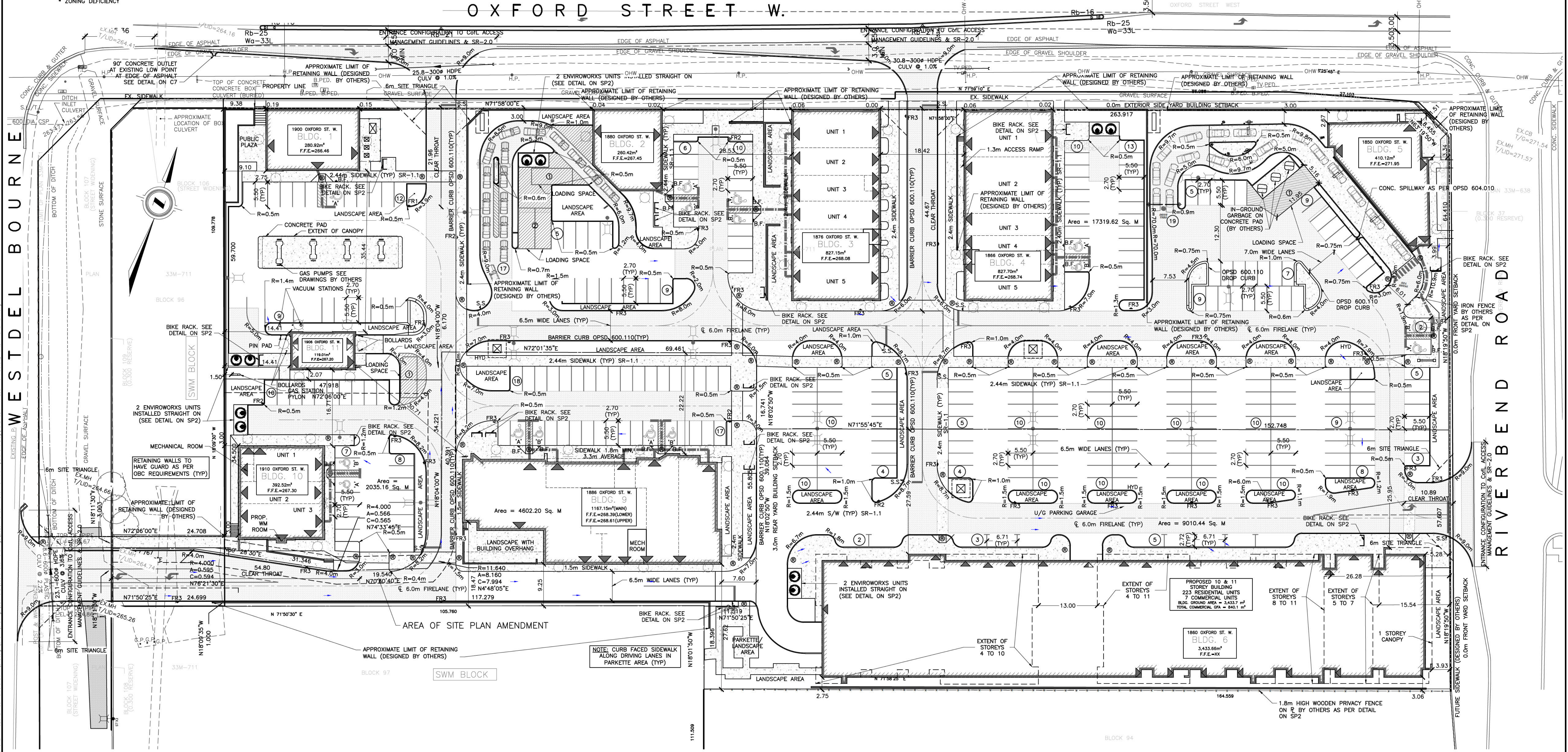
MONUMENT No.: BM02-130
 LOCATION: ONCE STOREY BRICK HOUSE, MUNICIPAL No. 1929 OXFORD STREET WEST (FORMERLY COMMISSIONERS ROAD WEST), BOLT SET IN THE EAST FACE OF HOUSE, 0.10m NORTH OF THE SOUTHEAST CORNER OF THE HOUSE.
 GEODETIC ELEVATION: 265.593m
 MONUMENT No.: BM02-65
 LOCATION: BRICK WALL AT THE SOUTHWEST CORNER OF THE WEST LEG OF CHESTNUT HILL AND COMMISSIONERS ROAD WEST, BOLT SET IN THE NORTH FACE OF WALL 1.04m WEST OF THE EAST END AND 0.09m ABOVE GROUND.
 GEODETIC ELEVATION: 259.683

LEGAL INFORMATION

ALL OF BLOCKS 95, & 110 AND PART OF BLOCK 37
 PLAN No. 33M-711
 IN THE CITY OF LONDON
 COUNTY OF MIDDLESEX

KEY PLAN
 N.T.S.

OXFORD STREET W.



AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT:
		14	ISSUED FOR BUILDING 5 REVISION	08/11/18	JSF	<p>PLANNING - CIVIL - STRUCTURAL - MECHANICAL - ELECTRICAL 1599 Adelaide St. N, Unit 301, London, Ontario, N5X 4E8 Tel: (519) 471-6867 Fax: (519) 471-0034 Email: sbm@sbmltd.ca</p>
		15	RE-ISSUED FOR BUILDING 5 REVISION	21/11/18	JSF	
		16	ISSUED FOR MINOR VARIANCE	05/02/19	JSE	
		17	ISSUED TO CITY OF LONDON	10/04/19	JSF	
		18	ISSUED FOR CCN #C03	22/05/19	JSE	
		19	PYLON SIGN LOCATION FOR CLIENT REVIEW	16/07/20	JSF	
		20	SITE STATISTICS TABLE REVISIONS	17/10/22	SC	
		21	UPDATED PER BLDG. 10 CHANGES	24/05/23	JR	
		22	UPDATED BLDG. 6 TO APARTMENT BUILDING	30/10/23	JR	

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
 4.0m 8.0m

SITE PLAN

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

PROJECT No.:	SBM-17-2331
SHEET No.:	SP1
PLAN FILE No.:	