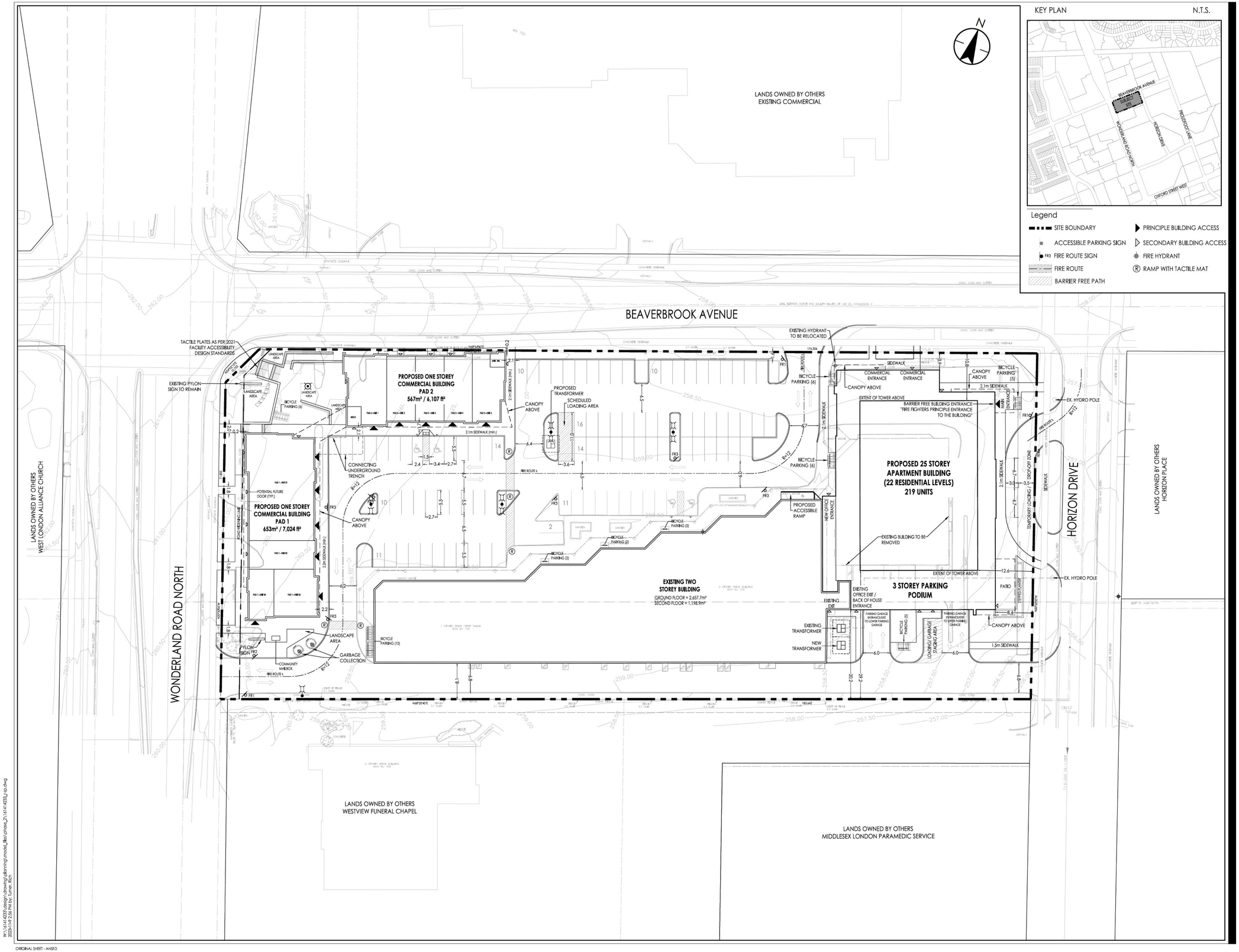

KEY PLAN N.T.S.

Legend

- SITE BOUNDARY
- ACCESSIBLE PARKING SIGN
- FR3 FIRE ROUTE SIGN
- FIRE ROUTE
- BARRIER FREE PATH
- PRINCIPLE BUILDING ACCESS
- SECONDARY BUILDING ACCESS
- FIRE HYDRANT
- Ⓡ RAMP WITH TACTILE MAT

Stantec
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London ON N6A 5J7
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Liability Note

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.

Design Data

Zone:	ASA1, ASA2, ASA3, ASA5, ASA6	
Proposed Use:	Commercial, Office & Residential	
Site Area (m²)	14,461.8 m² / 1.446 ha (incl. road widening - 322.6m²)	
Gross Floor Area (Commercial & Office) (m²)	5,222.0 m² (Commercial - 4,023.1m², Office - 1,198.9m²)	
Total Units	219 residential units + 5,222.0 m² Commercial & Office (53 units) = 272 Total Units	
Regulation	Requirement	As Shown on Plan
Lot Frontage Minimum (m)	30.0 m	71.8 m - Wonderland Rd
Lot Depth Minimum (m)	50.0 m	183.6 m
Front & Exterior Side Yard Depth (m) minimum	0.0 m	Front - Pad 1 0.2m Exterior - Pad 2 0.2 m
Interior Side & Rear Yard Depth (m) minimum	3.0 m from any other zone boundary and 0.0 m with the same ASA zone.	South limit - 8.1m (interior) East limit - Podium - 8.4 m (rear) East limit - Tower - 12.6 m (rear)
Landscaped Open Space (%) Minimum	15 %	23.5 %
Lot Coverage Maximum (%)	30 %	40.2 % *
Height Maximum (m)	12.0 m	86 m *
Density	t.b.d.	189 uph *
Gross Floor Area (m²) Maximum (Commercial & Office)	6,000	5,222.0 m²
Parking	N/A in Transit Village land use area	Surface = 98 Underground/Podium = 188 Total - 286
Accessible Parking	2 + 2% of total parking = 8 Spaces	Type A = 4 Type B = 4 Total = 8 Spaces (4 surface)
Bicycle Parking	Residential: 0.9 long-term bicycle parking spaces per residential unit and 0.1 short-term bicycle space per unit = 197 long-term & 22 short-term Commercial: 3 spaces plus 0.3 spaces for each 100m² GFA = 16 Office: 3 spaces plus 0.2 spaces for each 100m² GFA = 6	Residential: 200 long-term 22 short-term Commercial: 18 Office: 6

* ACHIEVED THROUGH ZBA
SNOW TO BE TRUCKED OFF SITE
GARBAGE STORED INTERNALLY AND BROUGHT OUT TO STAGING AREA ON PICK-UP DAY

Revision	By	Appd.	YY.MM.DD
1. FOR ZBA APPROVAL	RT	DH	23.02.24

Issued	By	Appd.	YY.MM.DD
File Name: 161414233_d-sp	RT Dwn.	DH Chkd.	RT Dsgn. 23.11.08

Permit-Seal

Client/Project
YORK DEVELOPMENTS

735 WONDERLAND ROAD NORTH

London, ON Canada

Title
SITE PLAN

Project No.	Scale	Revision
161414233	HORZ — 1 : 400 (4 0 8m)	
Drawing No.	Sheet	
1	1 of 2	0

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2023-11-7 2:59 PM by: Turner, Rich

ORIGINAL SHEET - ANSI D