

**PROPOSED MEDICAL/
DENTAL OFFICE CONVERSION**
 HEIGHT: 1 STOREYS
 OFFICE GFA: 226.2M²
 DWELLING UNITS: 2 (BASEMENT)

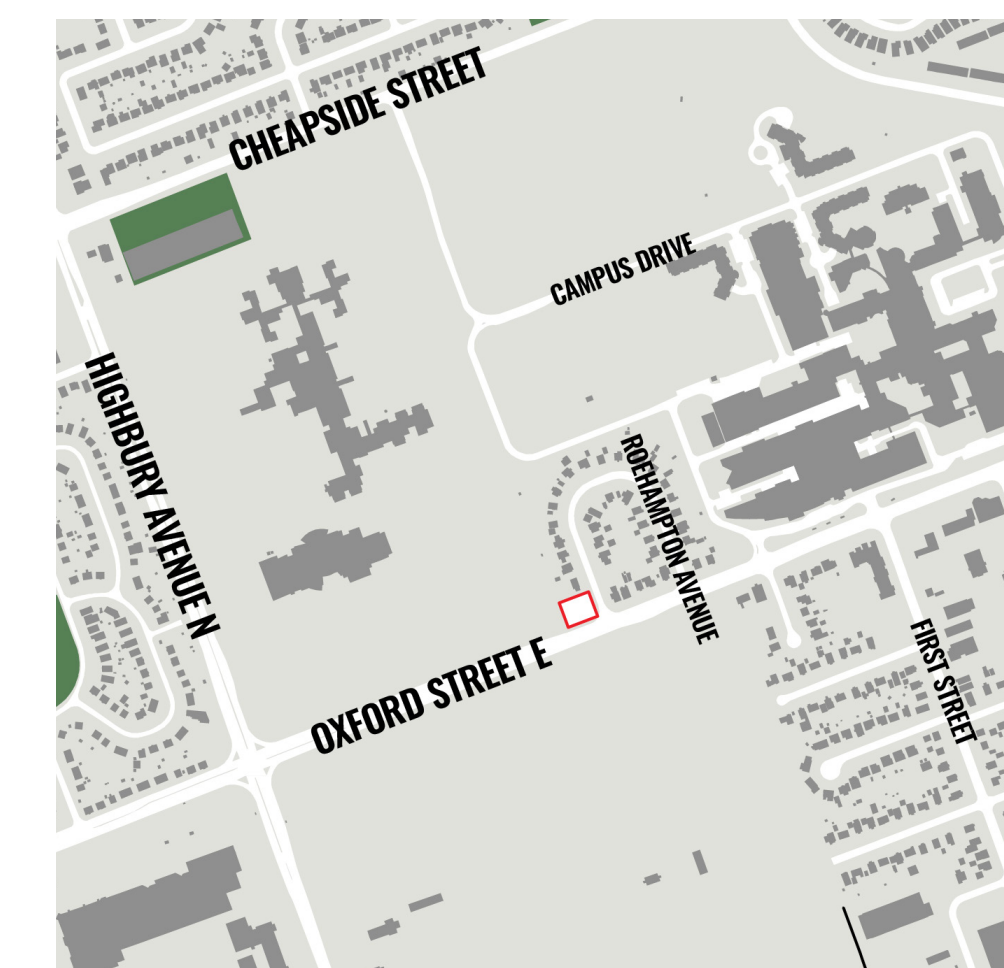
ROEHAMPTON AVENUE

OXFORD STREET EAST

CONCEPT PLAN

01
DWG

PROJECT SITE
1368 Oxford Street East



SITE DATA

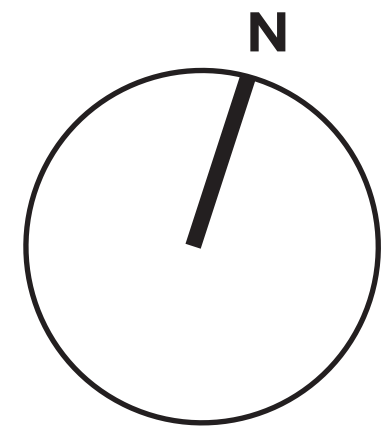
R1-9/0C5
ZONE

Regulations	Required	Proposed
Permitted Uses:	Section 5.2 & 17.2	Medical/Dental Office Dwelling Units
Lot Area:	690m ² (min.)	1,207m ²
Lot Frontage:	18.0m (min.)	31.6m
Front and Exterior Side Yard:	5.0m	Front: 11.5m (Existing) Exterior Side: 3.9m (Existing)
Interior Side Yard:	1.2m required	10.0m (Existing)
Rear Yard:	7.5m (min.)	6.8m (Existing)
Landscaped Open Space:	30% (min.)	67.3%
Lot Coverage:	35% (max.)	18.7%
Height:	12.0m (max.)	5.0m
Parking Area Coverage:	25% (max.)	13.8%
Parking:	Rapid Transit Corridor: 0 Required	5 provided

1.2 metres (3.9 feet) plus, for any portion of the side yard adjacent to a part of the building exceeding one storey in height, 0.6 metre (2.0 feet) for each storey or part thereof above one storey; except that, where no private garage is attached to the dwelling, one side yard shall be 3.0 metres (9.8 feet).

* Requires Special Provision

Client: Dr. Ashishkumar Patel
Date: [04.03.2024]
Drawn By: D. Murphy
Plan Scale: nts
File No: 1368OE
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Lot Boundary Disclaimer: Site dimensions have been assumed based on data provided by the City of London. Siv-ik planning and design inc. makes no warranties or guarantees regarding the accuracy of the lot boundaries.