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 ALL WORKMANSHIP AND MATERIALS MUST CONFORM WITH O.R.C. AND U.M.C. STANDARDS AND BE APPROVED BY OWNER.
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No.	DATE	REVISION
10	DEC 14/23	REVISE PER CITY REVIEW COMMENTS
11	DEC 14/23	REVISE PER R.R.L.A. COMMENTS
12	JAN 10/24	REVISE CRU 2, RECH ROOM PER MTE
13	JAN 10/24	REVISE PER TRANSPORT COMMENTS
14	APR 18/24	REVISE TO EAST BECOM. WALL PER UTILITY A.961
15	APR 18/24	ADDRESS C #1 L APR 18/24
16	JUNE 12/24	REVISE COMMENTS FROM THE CONSULTANT
17	JUNE 12/24	REVISE PER R.R.L.A. CHANGE PER DRIVE-THRU
18	JUNE 12/24	ADD BARRIER-FREE PATH FROM DRIVE-THRU PARK



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Project Name
952 Southdale Road West, Proposed Commercial Development

Drawing Title
Site Plan Proposal, Site Data

DATE: JAN 1, 2023
 SCALE: AS NOTED
 DRAWN: CT.
 REVIEWED: BK.
 P.L.E. No: 2023-00044-0205
 PROJECT No: 2023-0004

SP1.0 SPA

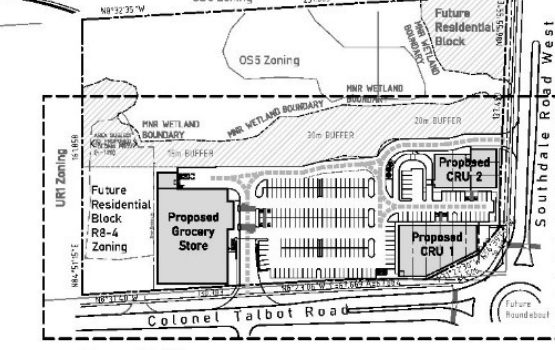
Site Data

By-Law Regulation	Required/Permitted	Proposed
Zoning/Use:	CSA (6)	CSA (6)
Lot Area Min.:	NA	39,849.89m ² (3.98 ha) Overall 36,721.31m ² (3.67 ha) *
Lot Frontage Min.:	30.0m	137.45m (Southdale Rd. W.)
Lot Depth Min.:	30.0m	251.06m
Front Yard Depth Min.:	1.0m	1.50m
Interior Side Yard Depth Min.:	Abutting a Residential Zone	8.0m (R6-4)
	Abutting a Non-Residential Zone	3.0m from any zone boundary & 0m within the same CSA zone (OS5)
	8.0m (R6-4)	89.56m
	3.0m from any zone boundary & 0m within the same CSA zone (OS5)	92.45m

By-Law Regulation	Required/Permitted	Proposed
Rear Yard Depth Min.:	Abutting a Residential Zone	2.0m (Future R6-4 Zoning)
	Abutting a Non-Residential Zone	3.0m from any zone boundary & 0m within the same CSA zone
	2.0m (Future R6-4 Zoning)	2.0m (@ Future Zoning Boundary)
	N/A	N/A
Exterior Side Yard Depth Min.:	1.0m	1.11m
Lot Coverage Max.:	30%	12.26% (4,503.83m ²) *
Landscape Open Space Min.:	10%	64.66% (23,745.42m ²)
Height Max.:	13.0m or 3 Storeys	8.0m
Gross Floor Area Max.:	5,000m ²	4,503.83m ²
Total Gross Floor Area for Office Use Max.:	600m ²	0.0

By-Law Regulation	Required/Permitted	Proposed
Total Gross Floor Area for all Supermarket Uses Max.:	3,251.60m ²	2,512.76m ²
Parking Area Setback Min.:	0.5m	0.51m
Off-Street Parking Min.:	Tier 1: (1/23m) = 34 Spaces (Restaurants) Tier 3: (1/53m) = 81 Spaces (Food Store, Shopping Centre) Total	105 Spaces
Barrier-Free Parking Min.:	2+2% = 6 Spaces	8 Spaces
Bicycle Parking Min.:	Tier 1: 5 Spaces (3 Spaces = 0.3 spaces/100m ²) Tier 3: 7 Spaces (3 Spaces = 0.1 spaces/100m ²)	10 Spaces

*N/C Future Proposed Residential Block (Coverage, Landscape Area based on this Area)



Overall Site
 SCALE: N.T.S.

Site Plan

SCALE: 1:300
 REFERENCE: SURVEY/BOUNDARY INFORMATION TAKEN FROM PLAN PREPARED BY ARCHIBALD, GRAY, MCKAY LTD. ONTARIO LAND SURVEYORS, P.L.E. No. 2017-180-9, PREPARED DEC. 8, 2008 AND PLAN INFORMATION PROVIDED BY OWNER.
 THIS PLAN TO READ IN CONJUNCTION WITH THE GRADING AND SITE SERVICES PLANS REFER TO LANDSCAPING PLAN FOR ALL LANDSCAPE FEATURES REFER TO GRADING AND SITE SERVICES PLANS FOR RETAINING WALLS.
 NOTE: SHOW STORAGE: SHOW TO BE REMOVED FROM SITE.