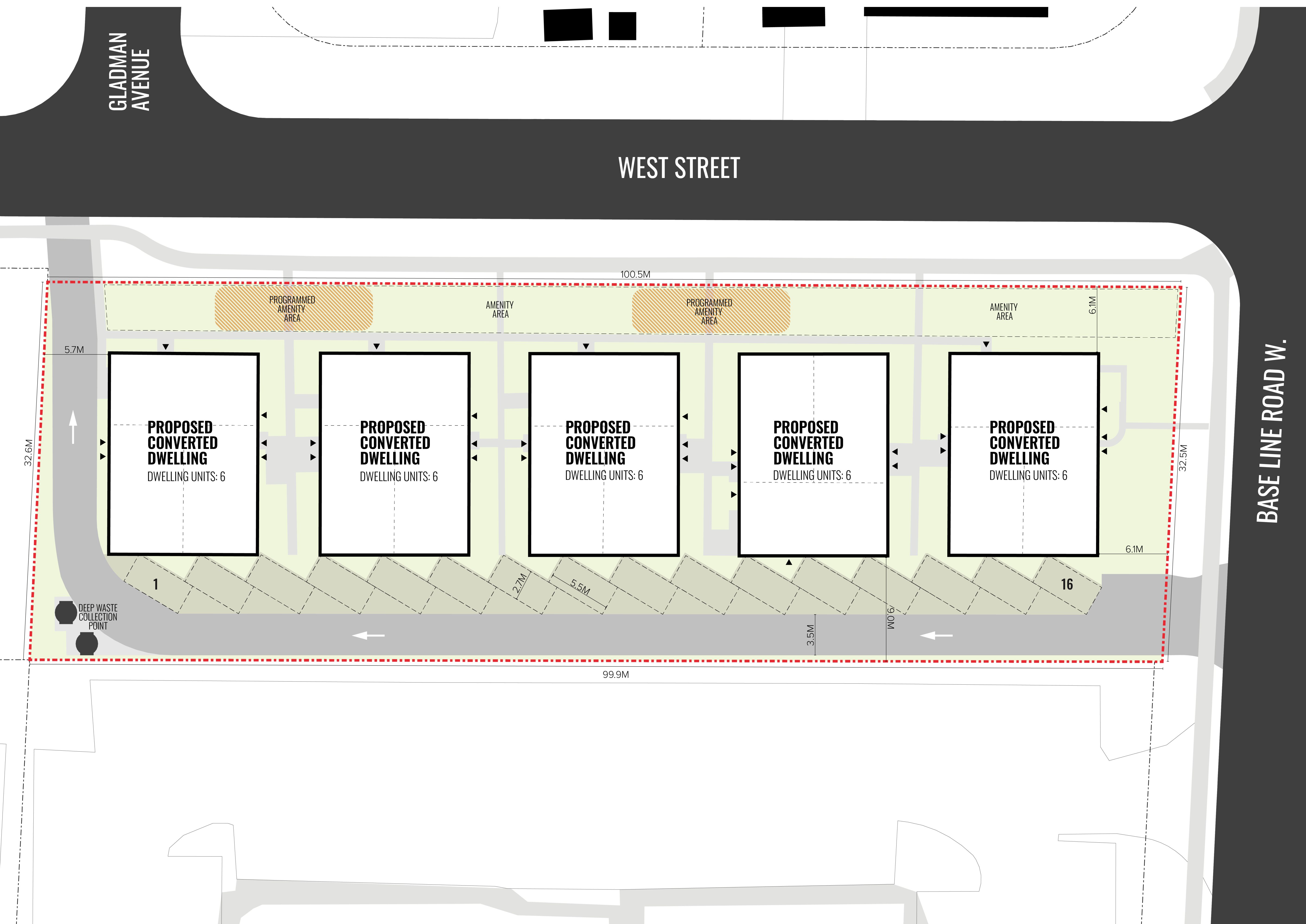


GLADMAN AVENUE

WEST STREET

BASE LINE ROAD W.



CONCEPT PLAN

01 DWG

PROJECT SITE
145 Base Line Road West



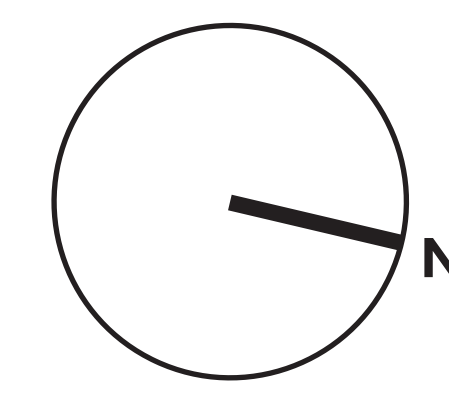
SITE DATA

R3-1() ZONE

Regulations	Standard R3-1 (Existing)	Proposed R3-1()
Permitted Uses:	Section 7.2	Cluster Converted Dwellings in addition to the permitted uses in Section 7.2*
Lot Area:	180m ² /unit (min.)	108m ² /unit*
Lot Frontage:	12.0m (min.)	32.5m
Front Yard:	6m (min.)	6.1m (as existing)
Interior Side:	0.0m (min.)	9m (as existing)
Rear Yard:	6.0m (min.)	5.7m (as existing)
Open Space:	20% (min.)	39.7% (as existing)
Lot Coverage:	45% (max.)	35.1% (as existing)
Height:	12m (max.)	5m (as existing)
Parking Area Coverage:	35% (max.)	24.8% (as existing)
Parking:	0.5/unit (15 required)	16 (0.53/unit)

* Requires special provision

Client: 1000915350 Ontario Inc.
 Date: [09.04.2024]
 Drawn By: D. Murphy
 Plan Scale: nts
 File No: 145BL
 Version: 1.0



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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.