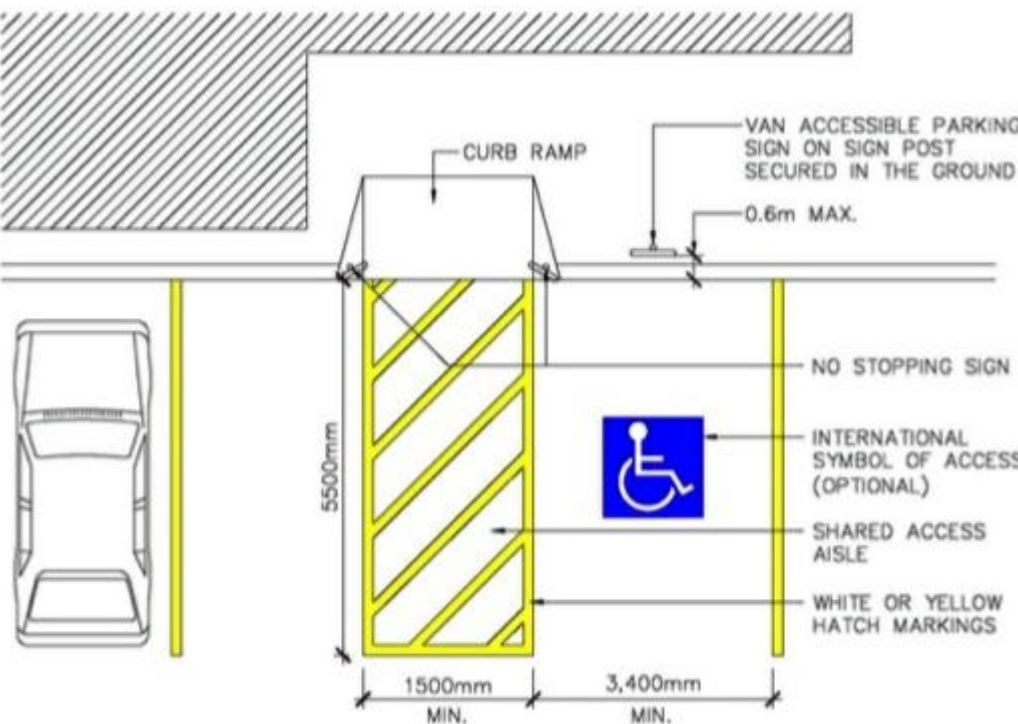




KEY MAP
N.T.S.

COMMISSIONERS ROAD WEST
ARTERIAL ROAD (CIVIC BOULEVARD)

FIGURE 7.1
PARKING SPACE FOR PERSONS WITH DISABILITIES
TYPE A



SITE STATISTICS

CITY OF LONDON
EXISTING ZONE: RESIDENTIAL (R1-8)
PROPOSED ZONE: RESIDENTIAL (R9-3) SPECIAL PROVISION

ZONING PROVISIONS	REQUIRED	PROVIDED
PROPOSED USE	APARTMENT BUILDINGS & SPECIAL POPULATION'S ACCOMMODATIONS	APARTMENT BUILDING
LOT AREA	1,000m ²	<ul style="list-style-type: none"> 6,718.3m² (PRE-ROAD WIDENING) 0.67ha 5,758.4m² (POST-ROAD WIDENING) 0.58ha
LOT FRONTAGE (MIN.)	30.0m	104.65m (POST-ROAD WIDENING) COMMISSIONERS ROAD
LOT DEPTH (MIN.)	N/A	IRREGULAR
LOT COVERAGE (MAX.)	30%	<ul style="list-style-type: none"> 17.4% (1,166.5m²) (PRE-ROAD WIDENING) 20.3% (1,166.5m²) (POST-ROAD WIDENING)
LANDSCAPE OPEN SPACE (MIN.)	30%	<ul style="list-style-type: none"> 37.5% (2,156.7m²) (POST-ROAD WIDENING) LANDSCAPE: 1,676.8m² SIDEWALK: 479.9m²
BUILDING HEIGHT (MAX.)	TO BE IDENTIFIED ON ZONE MAP	21.0m
LOT DENSITY RATE/NUMBER	<ul style="list-style-type: none"> 100 + 18 (BONUS) = 118 UNITS / HECTARE FOR EVERY 70.0m² OF EXTERIOR COMMON OPEN SPACE PROVIDED AT GRADE IN EXCESS OF THE LANDSCAPED OPEN SPACE REQUIRED BY THE BY-LAW. THE DENSITY OF THE RESIDENTIAL DEVELOPMENT MAY BE INCREASED BY 3 UNITS PROVIDED (2159) - REQ'D (1727) = 432 432 / 70 = 6.17 * 3 = 18.5 	<ul style="list-style-type: none"> 100.0 uph (PRE-ROAD WIDENING) 115.5 uph (POST-ROAD WIDENING)
YARD ENCROACHMENTS	<ul style="list-style-type: none"> MAX. PROJECTION INTO REQUIRED YARDS CORNICE: 0.5m BALCONIES: 1.5m, PROVIDED THE PROJECTION IS NO CLOSER THAN 3m TO THE LOT LINE 	<ul style="list-style-type: none"> CORNICES: 0.3m BALCONIES (REYNOLDS): 1.8m AND IS 4.2m FROM LOT LINE BALCONIES (COMMISSIONERS): 0m AND IS 2.0m FROM LOT LINE
BUILDING SETBACKS		
FRONT YARD (ARTERIAL)	8.0m + 2.0m = 10.0m <ul style="list-style-type: none"> 8m PLUS 1m FOR EVERY 10m OF BUILDING HEIGHT ABOVE THE FIRST 3m (20.56-3) / 10 = 1.7m = 2.0m 	2.0m (COMMISSIONERS ROAD)
REAR YARD	6.0m + 15.0m = 21.0m <ul style="list-style-type: none"> 6m PLUS 1m PER 1m OF BUILDING HEIGHT OVER 6m, WHERE ZONE R9 ABUTS A ZONE R1 OR R2 (20.56 - 6 = 15m) 	20.0m
EXTERIOR SIDE YARD (LOCAL ST.)	6.0m + 2.0m = 8.0m <ul style="list-style-type: none"> 6m PLUS 1m FOR EVERY 10m OF BUILDING HEIGHT ABOVE THE FIRST 3m (20.56-3) / 10 = 1.7m = 2m 	35.8m (STEPHEN ST.) 4.2m (REYNOLDS RD. AT BALCONY EDGES)
INTERIOR SIDE YARD	6.0m + 15.0m = 21.0m <ul style="list-style-type: none"> 6m PLUS 1m PER 1m OF BUILDING HEIGHT OVER 6m, WHERE ZONE R9 ABUTS A ZONE R1 OR R2 (20.56 - 6 = 15m) 	N/A
PARKING SETBACKS	1.5m MIN. FROM ANY LOT LINE ABUTTING A R1 OR R2 ZONE	1.5m ALONG REAR YARD 3.0m ALONG STREETS 3.0m AT DAYLIGHT TRIANGLES

PARKING SCHEDULE

VEHICULAR PARKING REQUIRED:
RESIDENTIAL (0.5 PER UNIT) 0.5 x 67
TOTAL NO. OF PARKING SPACES REQUIRED..... 34 SPACES

VEHICULAR PARKING PROVIDED:
SURFACE:
STANDARD PARKING 72 SPACES
TOTAL NO. OF PARKING SPACES PROVIDED..... 72 SPACES

BARRIER FREE PARKING:
4% OF TOTAL NUMBER OF PARKING SPACES (13-100)
4% OF 72 = 2.9
TOTAL NO. OF B.F. PARKING SPACES REQUIRED..... 3 SPACES

B.F. SPACE TYPE A 1 SPACE
B.F. SPACE TYPE B 2 SPACES
TOTAL NO. OF B.F. PARKING SPACES PROVIDED..... 3 SPACES

BICYCLE PARKING:
LONG TERM PARKING (90% OF RES. UNITS) 61 SPACES
SHORT TERM PARKING (10% OF RES. UNITS) 7 SPACES
TOTAL BICYCLE SPACE REQUIRED..... 68 TOTAL

INTERIOR (LONG TERM) 61 SPACES
SURFACE PARKING (SHORT TERM) 8 SPACES
TOTAL BICYCLE SPACES PROVIDED..... 69 SPACES

RESIDENTIAL UNIT COUNT

	1 BEDROOM	2 BEDROOM	TOTAL
1st FLOOR	0	7	7
2nd FLOOR	1	11	12
3rd FLOOR	1	11	12
4th FLOOR	1	11	12
5th FLOOR	1	11	12
6th FLOOR	1	11	12
TOTAL	5	62	67

BUILDING AREA SUMMARY

1st FLOOR	1,166.5m ²
2nd FLOOR	1,143.3m ²
3rd FLOOR	1,143.3m ²
4th FLOOR	1,143.3m ²
5th FLOOR	1,143.3m ²
6th FLOOR	1,143.3m ²
TOTAL BUILDING AREA	6,883m²

SITE PLAN
1 : 200

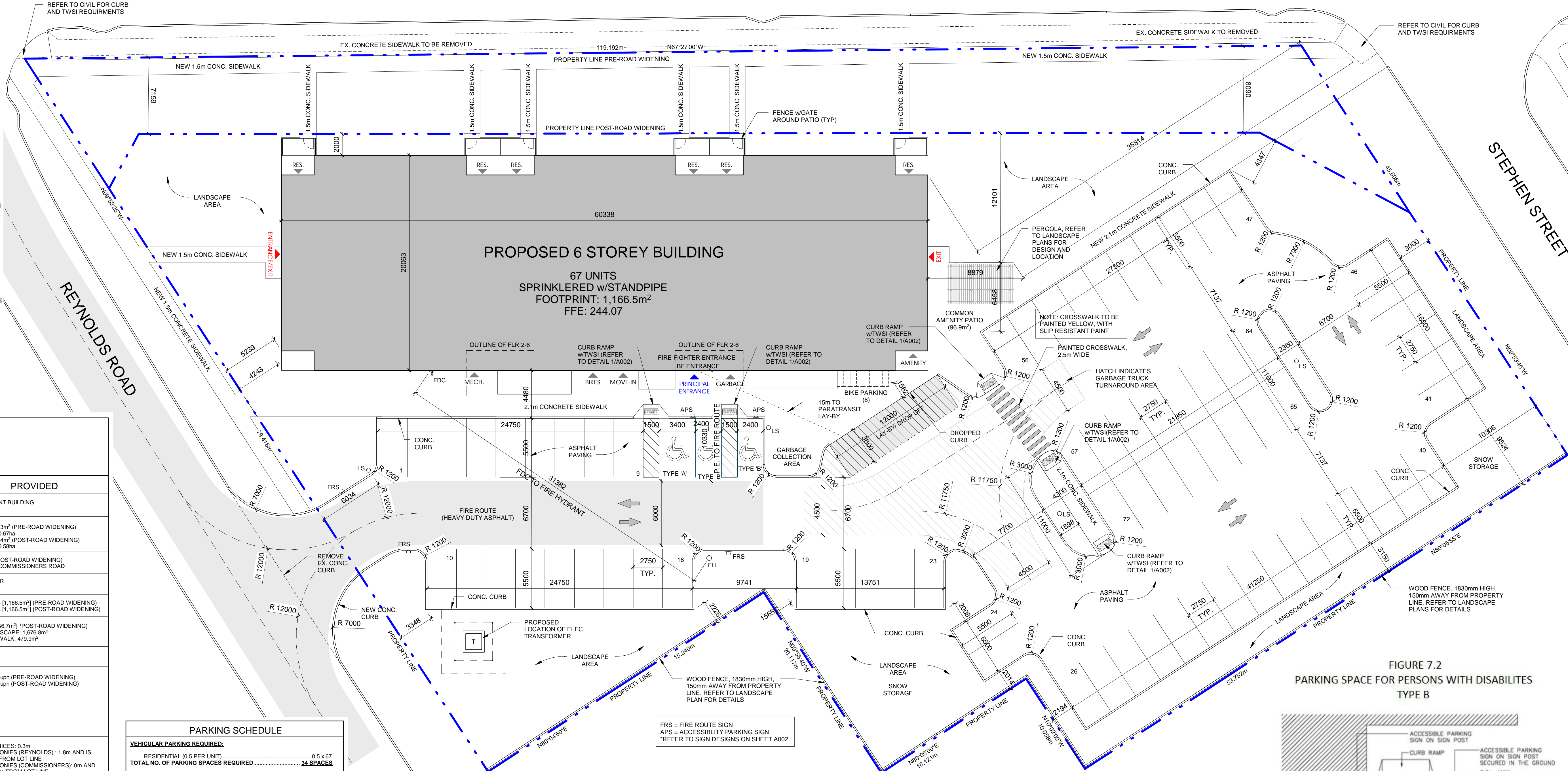
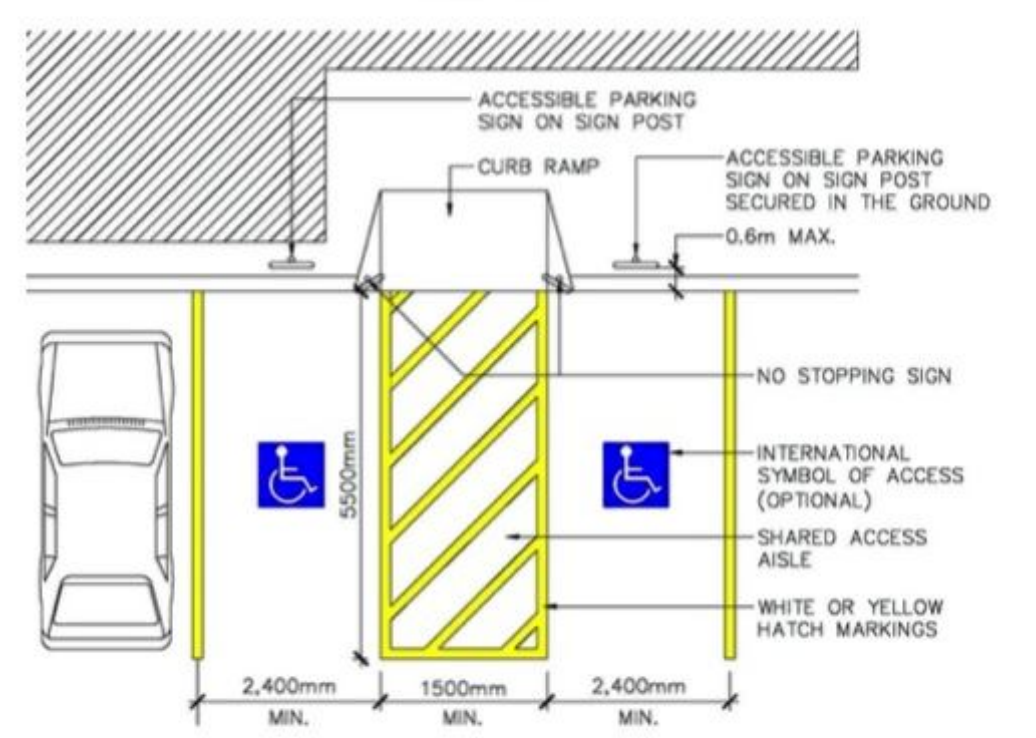


FIGURE 7.2
PARKING SPACE FOR PERSONS WITH DISABILITIES
TYPE B



(SEE ALSO THE TRAFFIC AND PARKING BY-LAW)

PROGRESSIVE ARCHITECTS, LTD.
5255 COUNTY RD. 42, UNIT C, WINDSOR ON, N8N2M1 TEL: 519-256-1607

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ONTARIO ASSOCIATION OF ARCHITECTS
SAAD A. KHALAF
LICENCE 1997

TRICAR
THE HEIGHT OF LIVING

8		16	
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6		14	
5		13	
4		12	
3		11	
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1	NOV. 25.24	ZBA SUBMISSION	9
rev.	date	issued for	rev. date issued for

project:
PROPOSED APARTMENTS
address: 1398 COMMISSIONERS RD. W, LONDON, ON.
sheet name:
SITE PLAN

project no.:
24-0097
sheet no.:
A001