

OVERALL SITE DATA

- EXISTING GROSS SITE AREA: 10,054 s.m.
- NET SITE AREA BASED ON NEW PROPERTY LINES: 8,829 s.m.
- BUILDING AREA:
 - EXISTING BUILDING A: 263 s.m.
 - PROPOSED BUILDING B: 467.3 s.m.
 - PROPOSED BUILDING C: 1,458.6 s.m.
 - BUILDING AREA (406.9 s.m. GROUND FLOOR AREA)
 - TOTAL: 2,188.9 s.m.
- ASPHALT AREA: 5,604 s.m.

ITEM	A	Z-1 REQUIREMENTS	PROPOSED
4. ZONES	NSA4 (6)	NSA4 (6) / R9-7(**)	
5. LOT AREA (m ²) / LOT DEPTH (m) MIN		MINIMUM 40.0m	10,054 s.m. / 108m
6. LOT FRONTAGE (MIN.)		40.0m	60.3m
7. FRONT YARD (m)		0.0	BLDG B: 69.166m
8. EXTERIOR SIDE YARD - PETTY ROAD (m) MIN			BLDG B: 0.877m BLDG C: 2.1m
9. INTERIOR YARD (m) MIN.		3.0 m	BLDG B (SOUTH): 85.040m BLDG C (EAST): 2.6 SPACES BLDG C (SOUTH): 2.4m
10. EXTERIOR SIDE YARD - SOUTHDALE (MIN.)		0.0 m	BLDG B: 0.454m BLDG C: 65.1m
11. LOT COVERAGE MAX. (ON GROSS SITE)		30% MAX.	22% BEFORE RW 25% AFTER RW
12. LANDSCAPED OPEN SPACE (% MIN.)		15% MIN.	33% BEFORE RW 24% AFTER RW
13. HEIGHT (MAX.)		12.0 m MAX.	BLDG B: ~7.04m BLDG C: 6 STOREYS ~ 23.5m
14. PARKING REQ.		PARKING AREA STANDARD 3- RESTAURANT (FASTFOOD/TAKEOUT) = 1 PER 20m EXISTING TIM HORTONS = 263m/20 = 14 SPACES PROPOSED REST. = 467.3m/20 = 24 SPACES PROPOSED APARTMENT @ 0.5 SPACES/UNIT = 28 SPACES	TOTAL PROPOSED = 154 SPACES INCL: - TYPE A B/F = 3 SPACES - TYPE B B/F = 3 SPACES - PASSENGER LOADING = 2 SPACES - LOADING SPACE = 1 SPACE - TYP. SURFACE PARKING = 126 SPACES - TYP. COVERED PARKING = 19 SPACES
15. BICYCLE PARKING		NON-RESIDENTIAL REG'D BICYCLE @ 3 SPACES + 0.3 SPACES / 100 sqm GFA = 6 SPACES RESIDENTIAL SHORT TERM @ 0.1 = 6 SPACES LONG TERM @ 0.9 = 49 SPACES	NON-RESIDENTIAL = 14 SHORT TERM BICYCLES RESIDENTIAL = 6 SHORT TERM BICYCLES = 51 LONG TERM BICYCLES
16. PARKING SETBACK		3m FOR FRONT AND EXTERIOR YARDS	3m
17. GROSS FLOOR AREA (MAX.)		500 s.m. MAX. FOR EACH RESTAURANT	EXISTING BLDG A: 263 s.m. PROPOSED BLDG B: 467.3 s.m. PROPOSED BLDG C: 6,198.5 s.m.

LEGEND

- FIRE ACCESS ROUTE
- BICYCLE RACK
- ASPHALT PAVING
- CONC. SIDEWALK
- PROPOSED BUILDING
- FIRE FIGHTER / BARRIER FREE ENTRY
- PRINCIPAL / FIRE FIGHTER / BARRIER FREE ENTRY
- POLE LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- SOFFIT MOUNTED LIGHT FIXTURE
- FIRE ROUTE SIGN
- SOUND ATTENUATION BARRIER/PRIVACY FENCE
- CHAIN LINK FENCE

LEGAL DESCRIPTION

NOTE:
THE PURPOSE OF THIS DRAWING IS TO SHOW THE GENERAL LOCATION OF THE BUILDINGS, FIRE ROUTES, PARKING, SETBACKS, LIMITING DISTANCES, GARBAGE ENCLOSURES, SITE SIGNAGE AND THE GENERAL LOCATION AND ARRANGEMENT OF LANDSCAPED AREAS. IT'S INTENDED USE IS FOR BUILDING PERMIT AND SITE PLAN APPROVAL SUBMISSION ONLY.

THIS DRAWING CONTAINS INFORMATION PROVIDED BY OTHERS, IT MAY NOT BE COMPLETE OR CURRENT, AND IS COMPILED HERE FOR GENERAL COORDINATION AND CONVENIENCE ONLY.

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OTHER THAN FOR COMPLIANCE WITH THE ARCHITECTURAL CONCEPT, THE ARCHITECT HAS NOT REVIEWED THE DETAILS OR DESIGNS OF OTHERS AND ACCEPTS NO LIABILITY WHATSOEVER FOR INFORMATION PROVIDED BY OTHERS.

KEY SITE PLAN

1:1000
SCALE: NTS

Project No: 1176
Scale: AS NOTED
Dwn/Chkd. By: RA/PA
Date: AUG 15, 2021
Dwg. No: **A101**

OVERALL SITE PLAN

PROPOSED BLDG B
91 SOUTHDALE RD
LONDON, ON

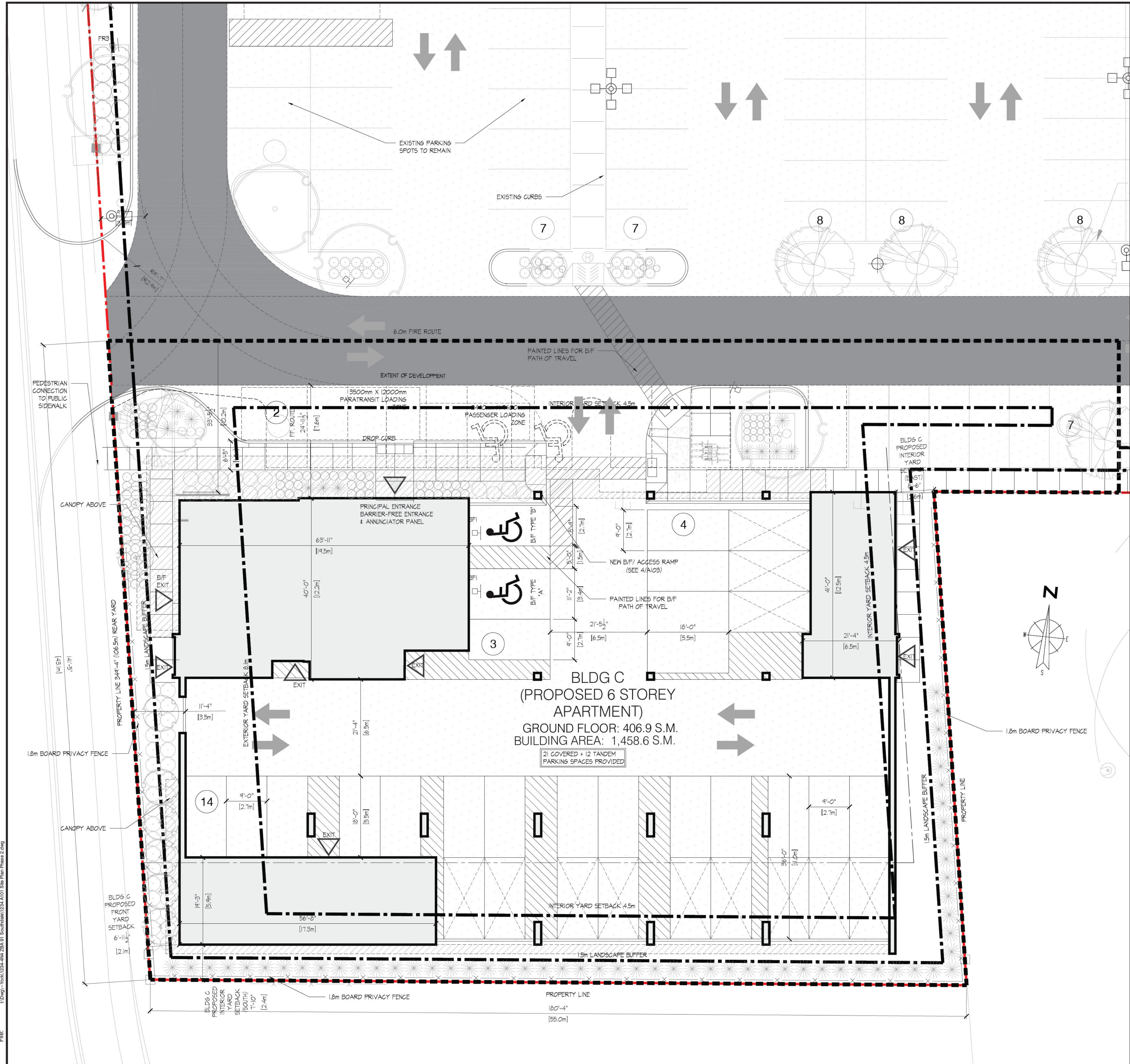
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1 OCT/021 ISSUED FOR CLIENT REVIEW
2 NOV/021 ISSUED FOR EPC
3 JAN/022 ISSUED FOR ZONING REVIEW
4 JUNE/022 ISSUED FOR SPA
5 OCT/24/22 ISSUED FOR SPA2

6 NOV/25/24 ISSUED FOR ZBA

10mm
1/2 inch

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BLDG C SITE DATA

- 1b. NET SITE AREA BASED ON NEW ZONING BOUNDARY: 2,504 s.m.
2. BUILDING AREA: PROPOSED BUILDING C: 1,458.6 s.m. BUILDING AREA (406.9 s.m. GROUND FLOOR AREA)
3. ASPHALT AREA IN NEW ZONING BOUNDARY: 1,316 s.m.

ITEM	A	Z-1 REQUIREMENTS	PROPOSED
4. ZONES		R9-7(**)	R9-7(**)
5. LOT AREA (m2) / LOT DEPTH (m) MIN		MINIMUM 1,000s.m	2,504 s.m. /55.0m
6. LOT FRONTAGE (MIN.)		30.0m	43.1m
7. FRONT YARD (m) WHITE OAK RD		10.1m	N/A
8. EXTERIOR SIDE YARD - PETTY ROAD (m) MIN		8.1m	BLDG C: 2.1m
9. INTERIOR YARD (m) MIN.		4.5m	BLDG C (EAST): 2.6 BLDG C (SOUTH): 2.4m BLDG C (NORTH): 10.2m
10. EXTERIOR SIDE YARD - SOUTHDALE (MIN.)		10.1m	BLDG C: 65.1m
11. LOT COVERAGE MAX. (ON GROSS SITE)		30%	16% R9-7 (**) AREA ONLY (406.9/2,504)
12. LANDSCAPED OPEN SPACE (% MIN.)		30%	31% R9-7 (**) AREA ONLY
13. HEIGHT (MAX.)		SEE ZONE MAP	BLDG C: 6 STOREYS ~ 24m
14. PARKING REQ.		PROPOSED APARTMENT @0.5 SPACES/UNIT = 28 SPACES 4% B/F PARKING SPACES = 2 SPACES	TOTAL PROPOSED = 30 SPACES INCL: - TYPE A B/F = 1 SPACES - TYPE B B/F = 1 SPACES - PASSENGER LOADING=2 SPACES - TYP. SURFACE PARKING=7 SPACES - TYP. COVERED PARKING= 19 SPACES NOT INCL: - 12 COVERED TANDEM SPACES
15. BICYCLE PARKING		RESIDENTIAL SHORT TERM @ 0.1 = 6 SPACES LONG TERM @ 0.9 = 49 SPACES	RESIDENTIAL = 6 SHORT TERM BICYCLES = 51 LONG TERM BICYCLES
16. PARKING SETBACK		3m FOR FRONT AND EXTERIOR YARDS	COMPLIES
17. GROSS FLOOR AREA (MAX.)		-	PROPOSED BLDG C: 6,198.5 s.m.
18. DENSITY		150 UPH	223 UPH

- ### LEGEND
- FIRE ACCESS ROUTE
 - BICYCLE RACK
 - ASPHALT PAVING
 - CONC. SIDEWALK
 - PROPOSED BUILDING
 - FIRE FIGHTER/BARRIER FREE ENTRY
 - PRINCIPAL/BARRIER FREE ENTRY
 - POLE LIGHT FIXTURE
 - WALL MOUNTED LIGHT FIXTURE
 - SOFFIT MOUNTED LIGHT FIXTURE
 - FIRE ROUTE SIGN
 - SOUND ATTENUATION BARRIER/PRIVACY FENCE
 - CHAIN LINK FENCE

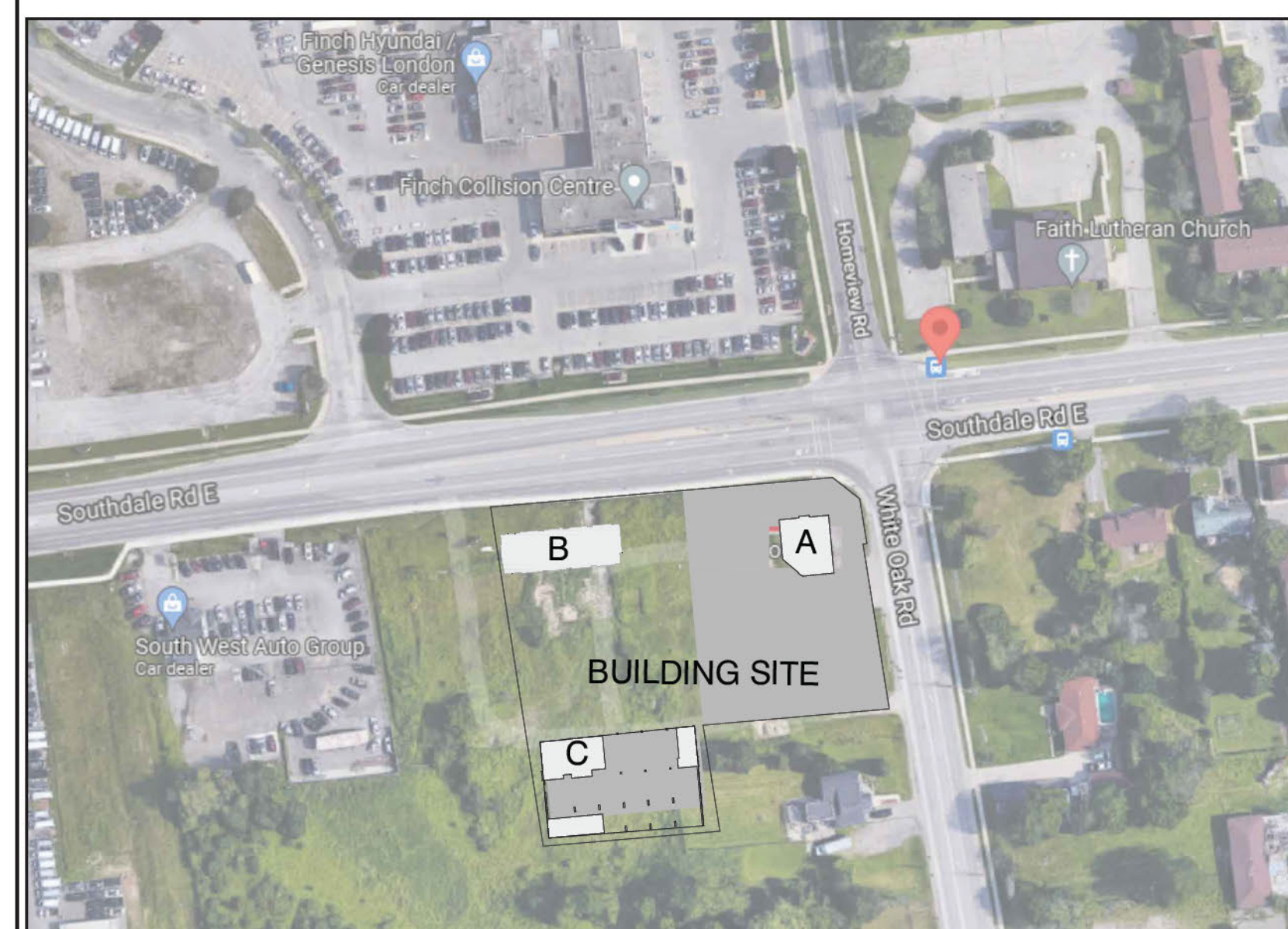
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PARTIAL SITE PLAN
SCALE 3/32" = 1'-0"

KEY SITE PLAN
SCALE NTS

1 OCT 8/21 ISSUED FOR CLIENT REVIEW
 2 NOV 1/21 ISSUED FOR EPC
 3 JAN 18/22 ISSUED FOR ZONING REVIEW
 4 JUNE 08/22 ISSUED FOR SFA
 5 OCT 24/22 ISSUED FOR SFA2

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YORK DEVELOPMENTS

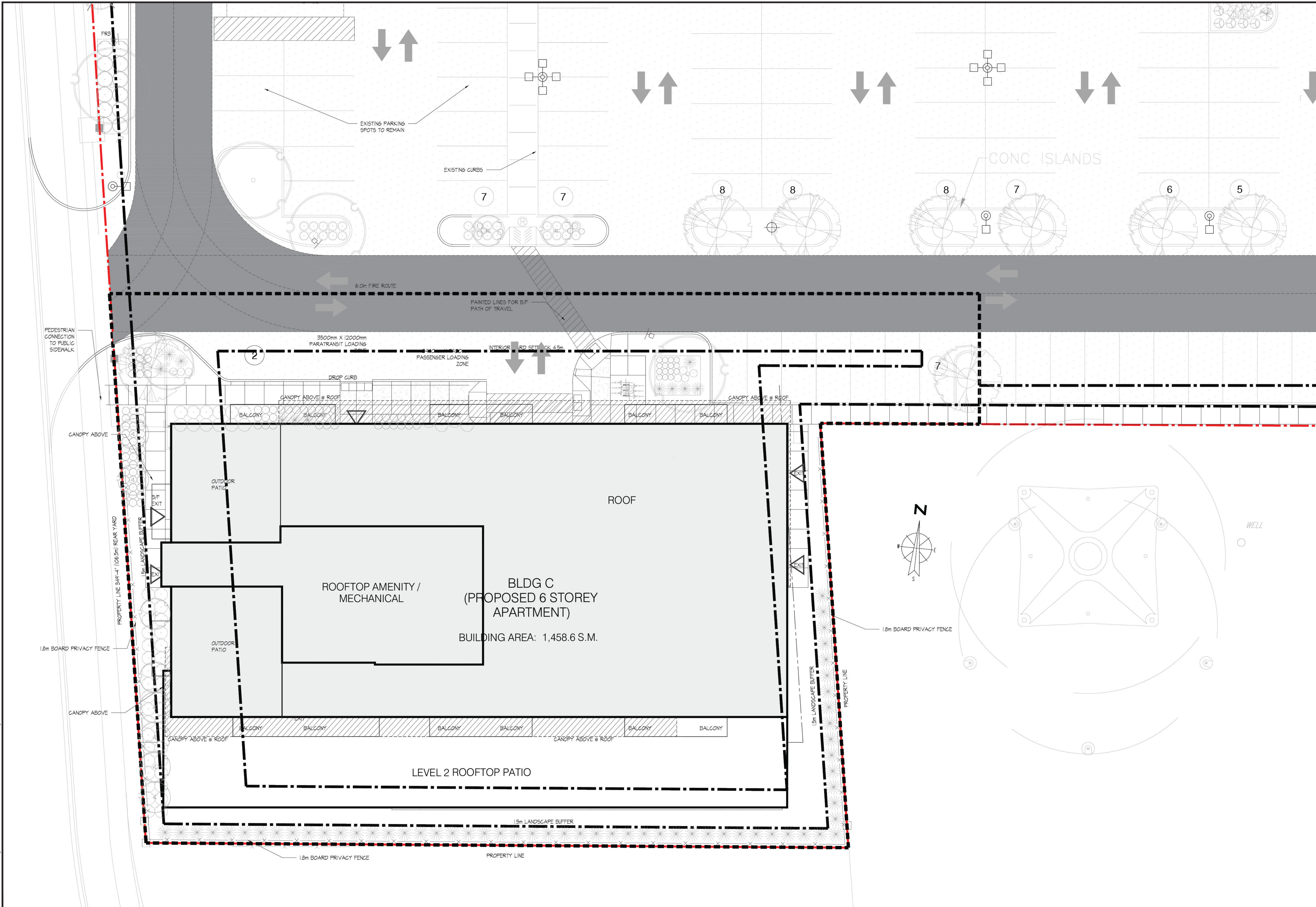
PARTIAL SITE PLAN
 PROPOSED BLDG B
 91 SOUTHDALE RD
 LONDON, ON

Project No: 1176
 Scale: 3/32"=1'0"
 Dwn/Chkd. By: RA/PA
 Date: AUG 15, 2021

Dwg. No:

A103

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A103
 PARTIAL SITE PLAN
 SCALE 3/32" = 1'-0"

1	OCT 8/21	ISSUED FOR CLIENT REVIEW
2	NOV 1/21	ISSUED FOR EPC
3	JAN 18/22	ISSUED FOR ZONING REVIEW
4	JUNE 08/22	ISSUED FOR SFA
5	OCT 24/22	ISSUED FOR SFA#2

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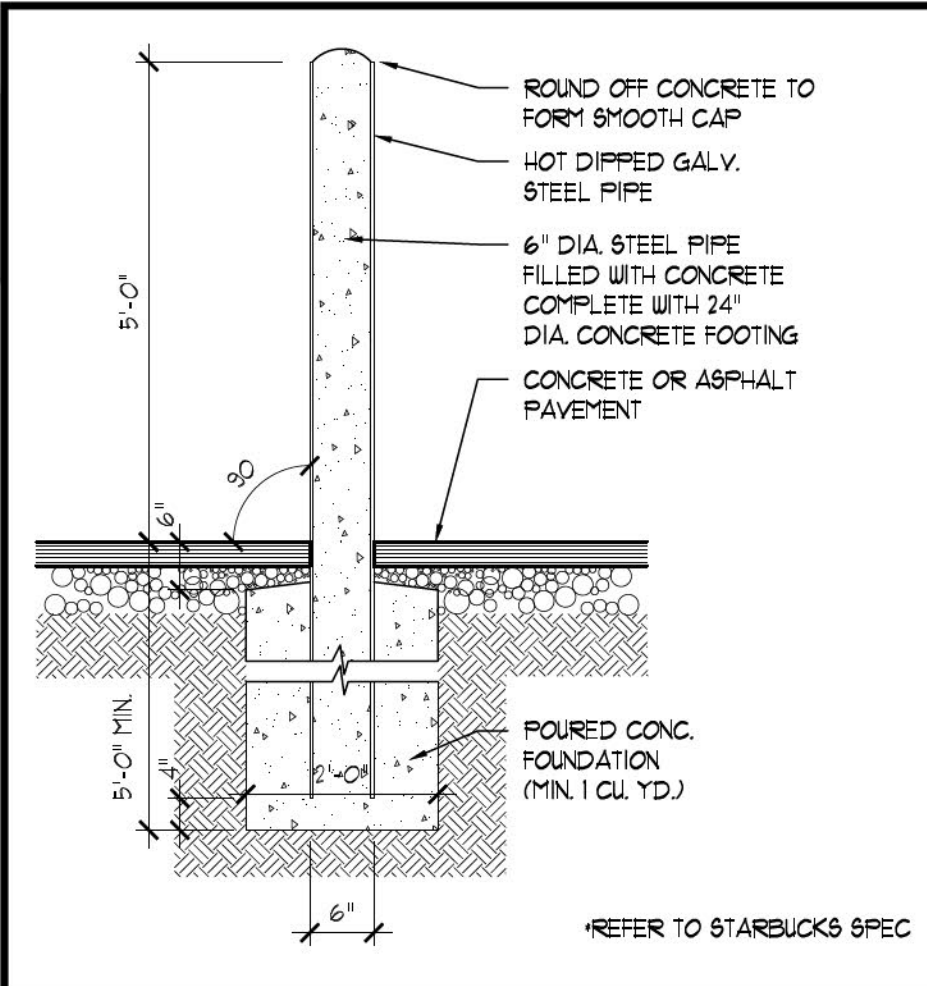
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PARTIAL SITE PLAN
 PROPOSED BLDG B
 91 SOUTHDALE RD
 LONDON, ON

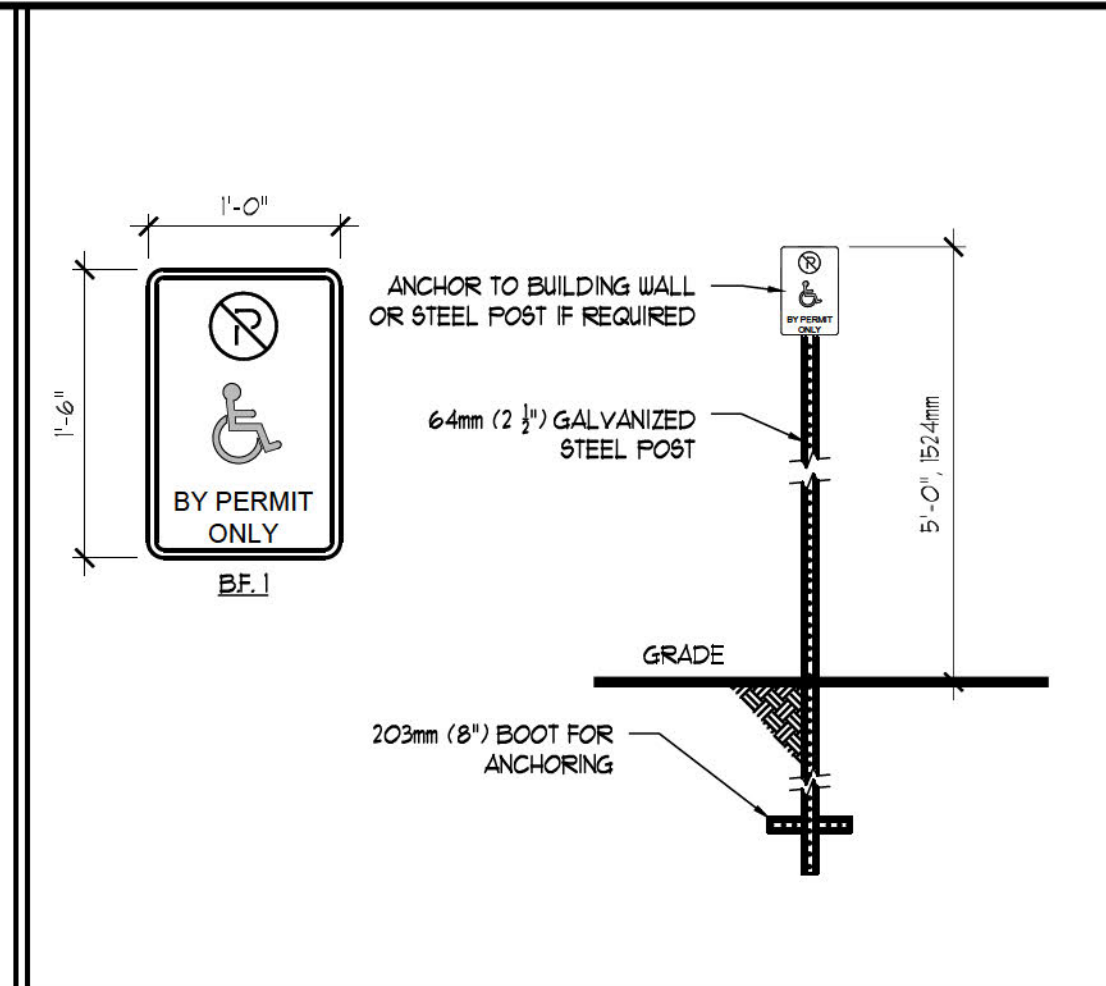


Project No: 1176
 Scale: 3/32" = 1'-0"
 Dwn/Chkd. By: RA/PA
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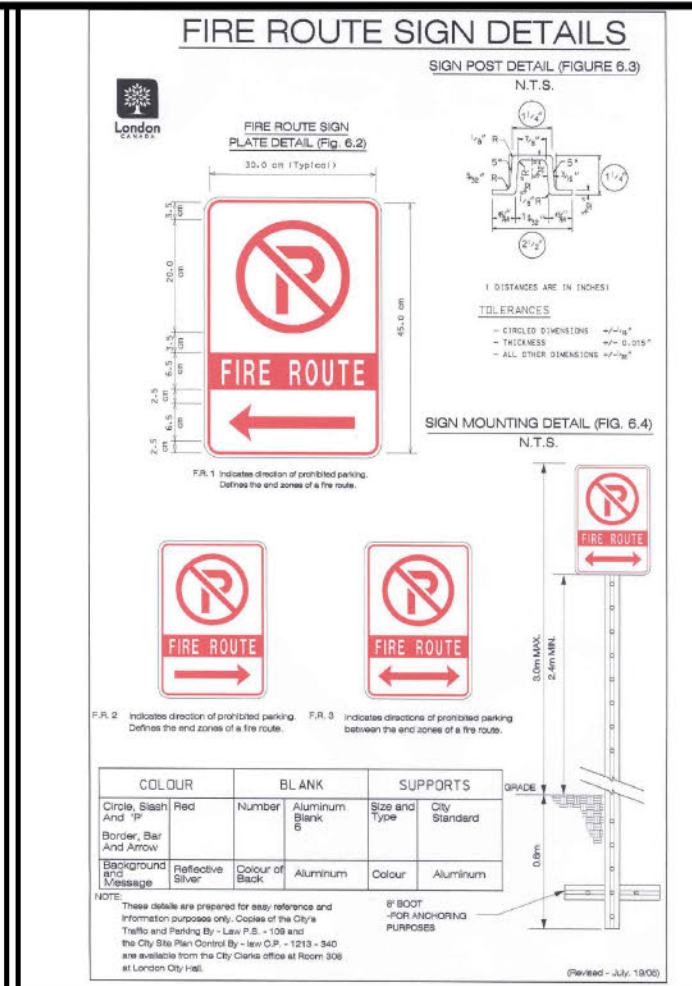
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A103



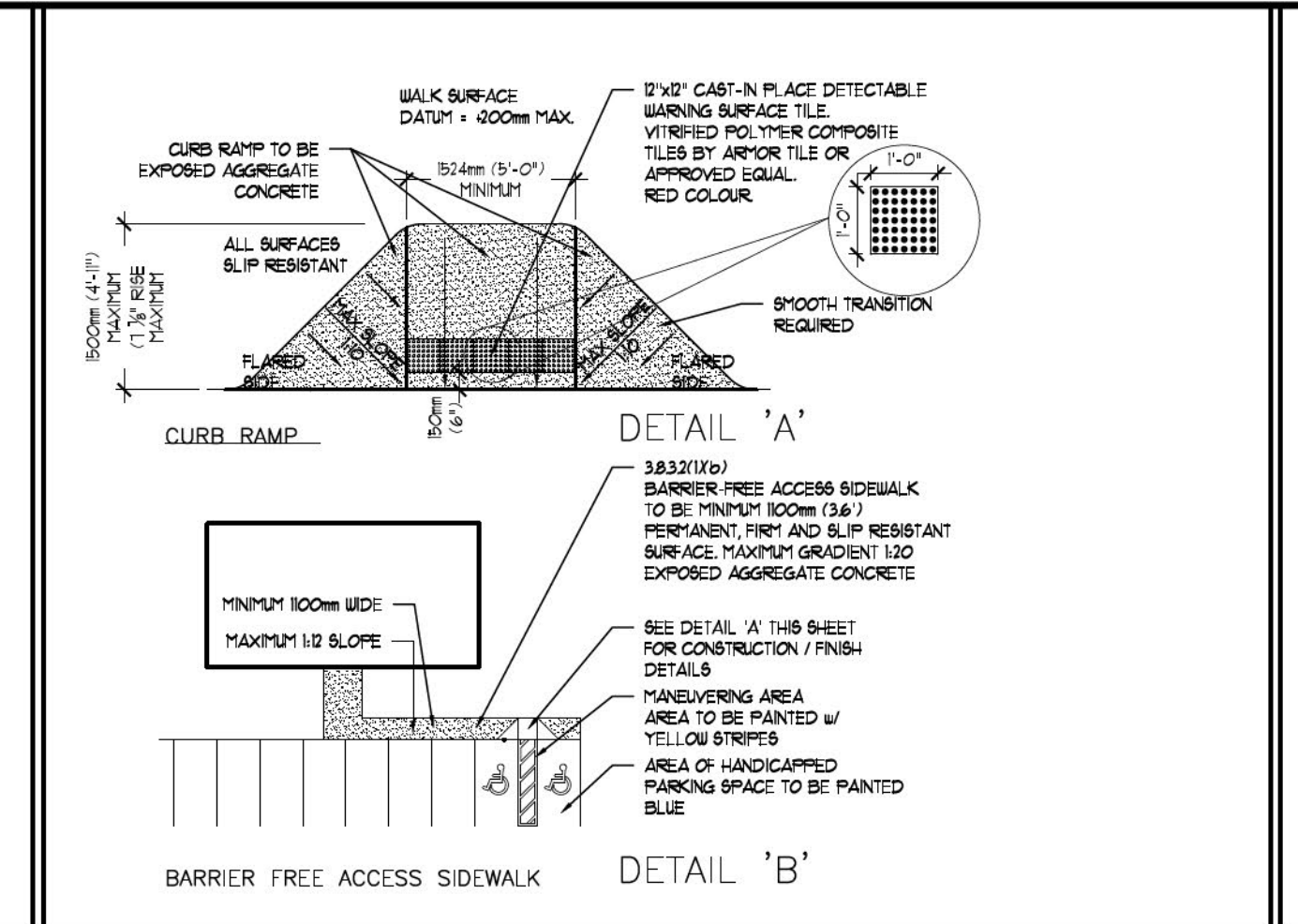
1 BOLLARD DETAIL
1/2" = 1'-0"



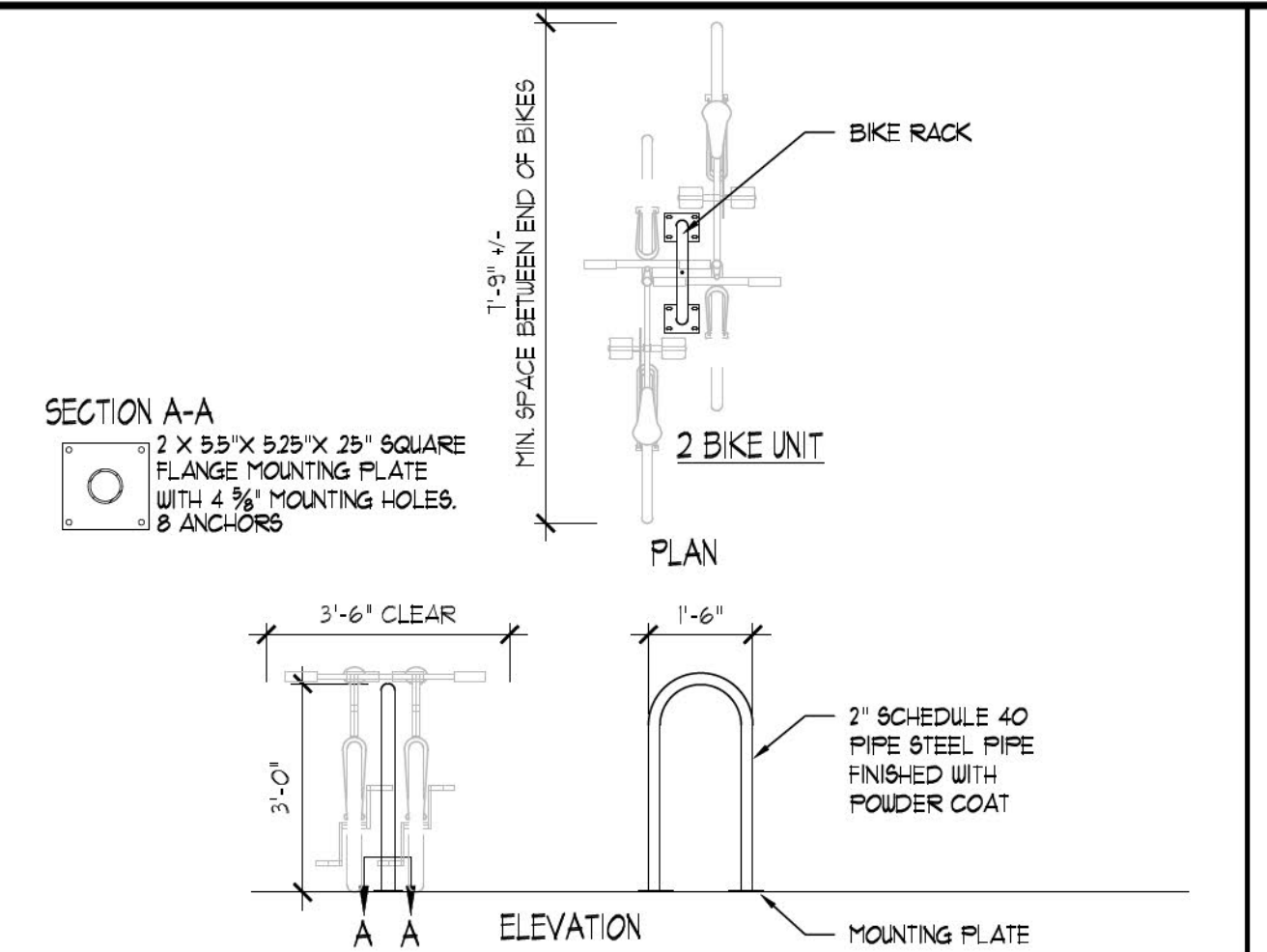
2 BARRIER FREE PARKING SIGN
1" = 1'-0"



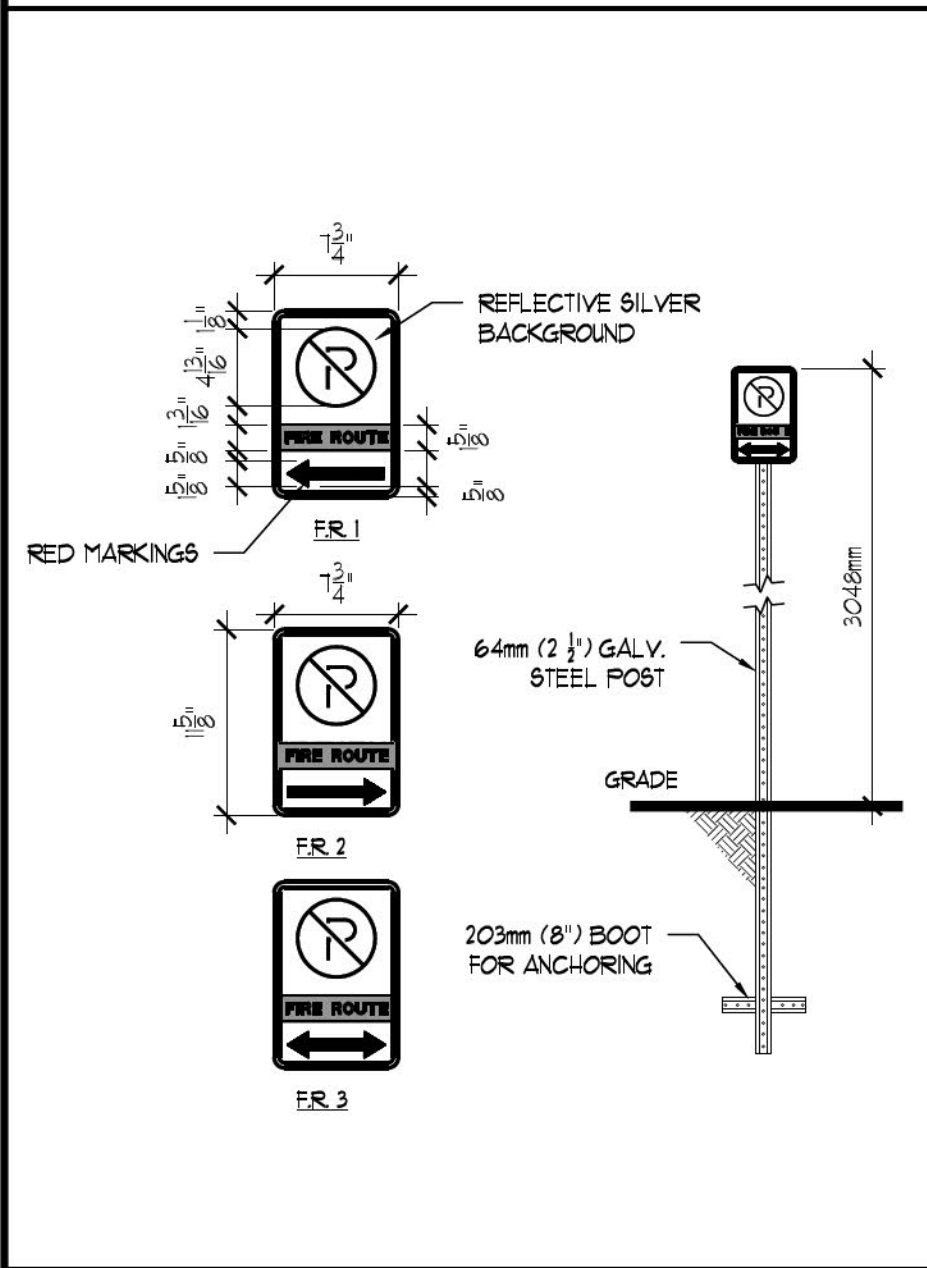
3 FIRE ROUTE SIGN DETAIL
3/8" = 1'-0"



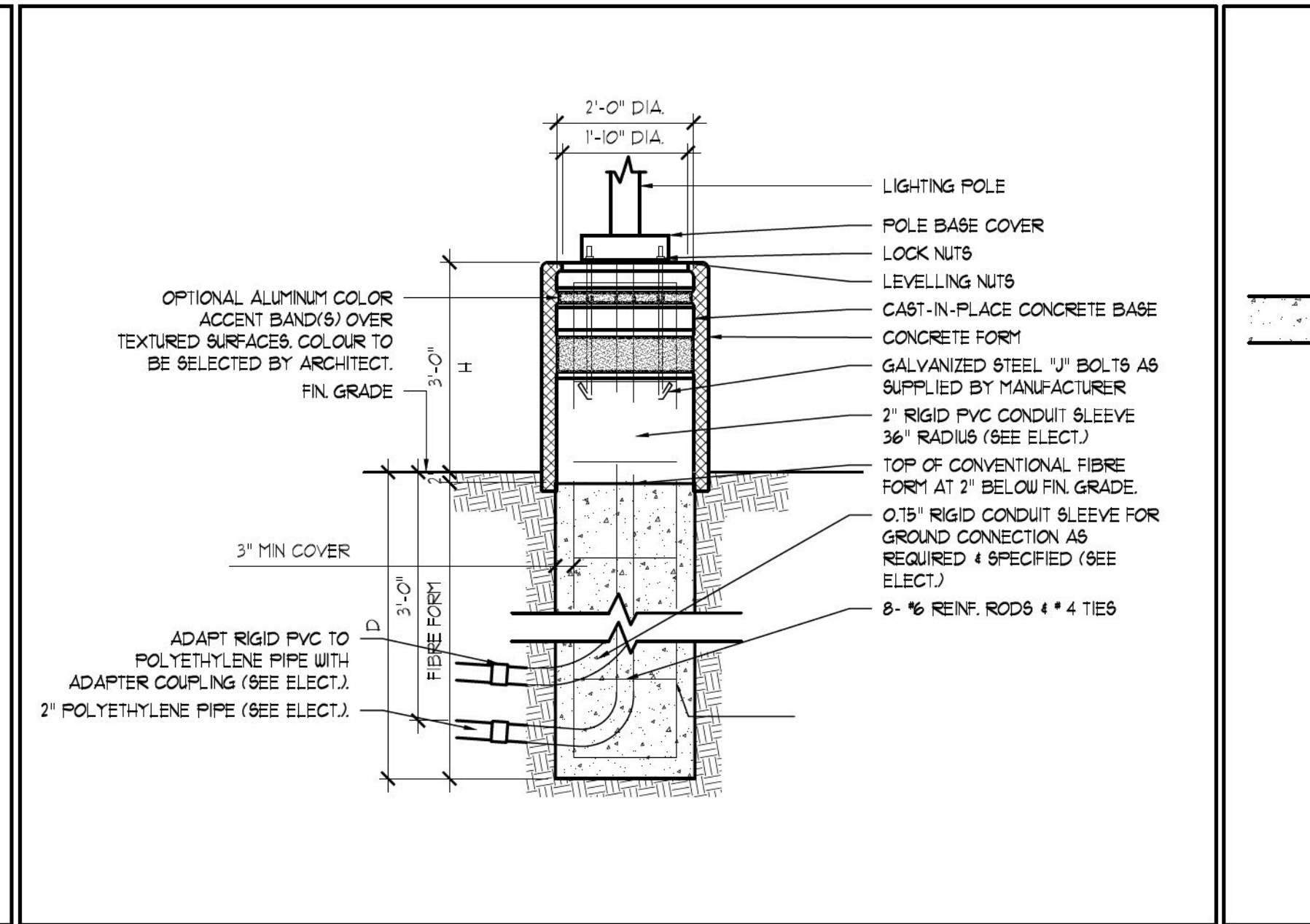
4 CURB RAMP + BARRIER FREE ACCESS DETAIL
3/8" = 1'-0"



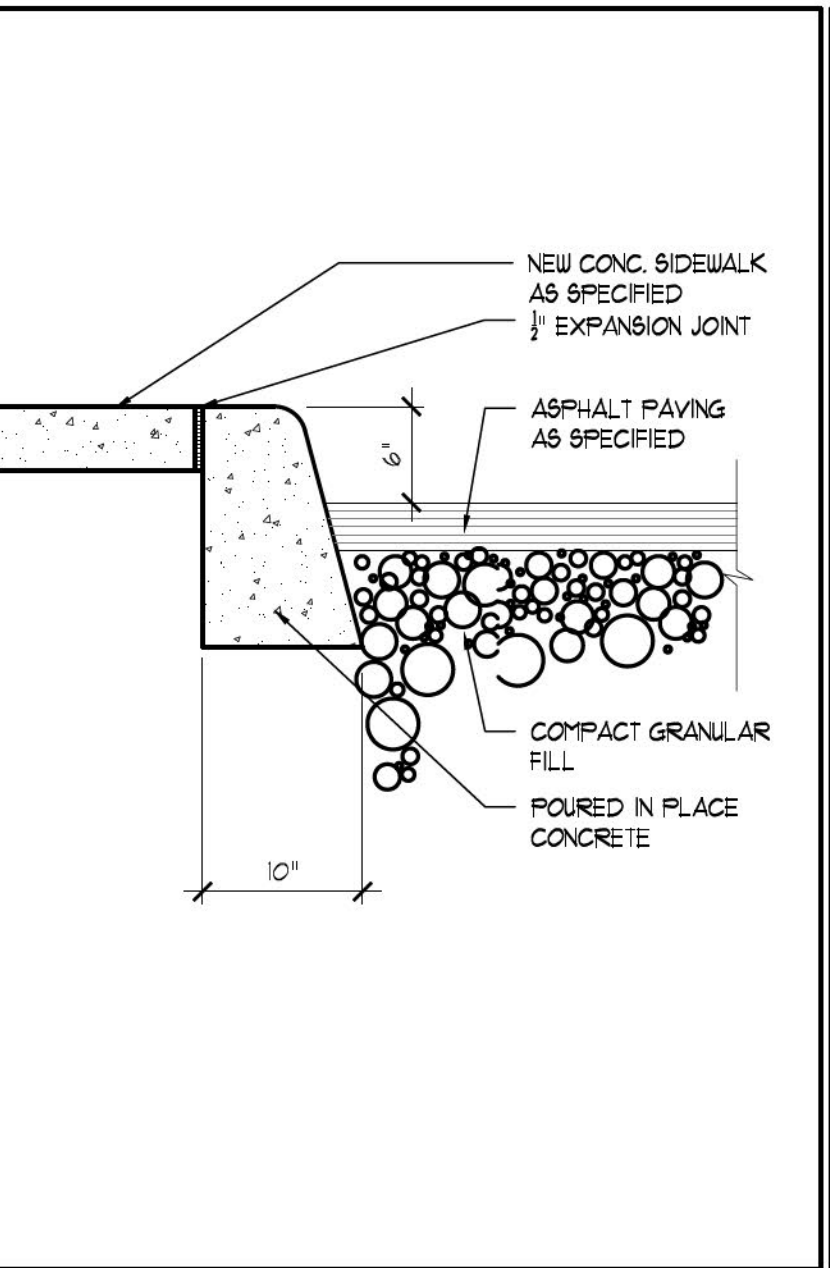
5 BIKE RACK DETAILS
3/8" = 1'-0"



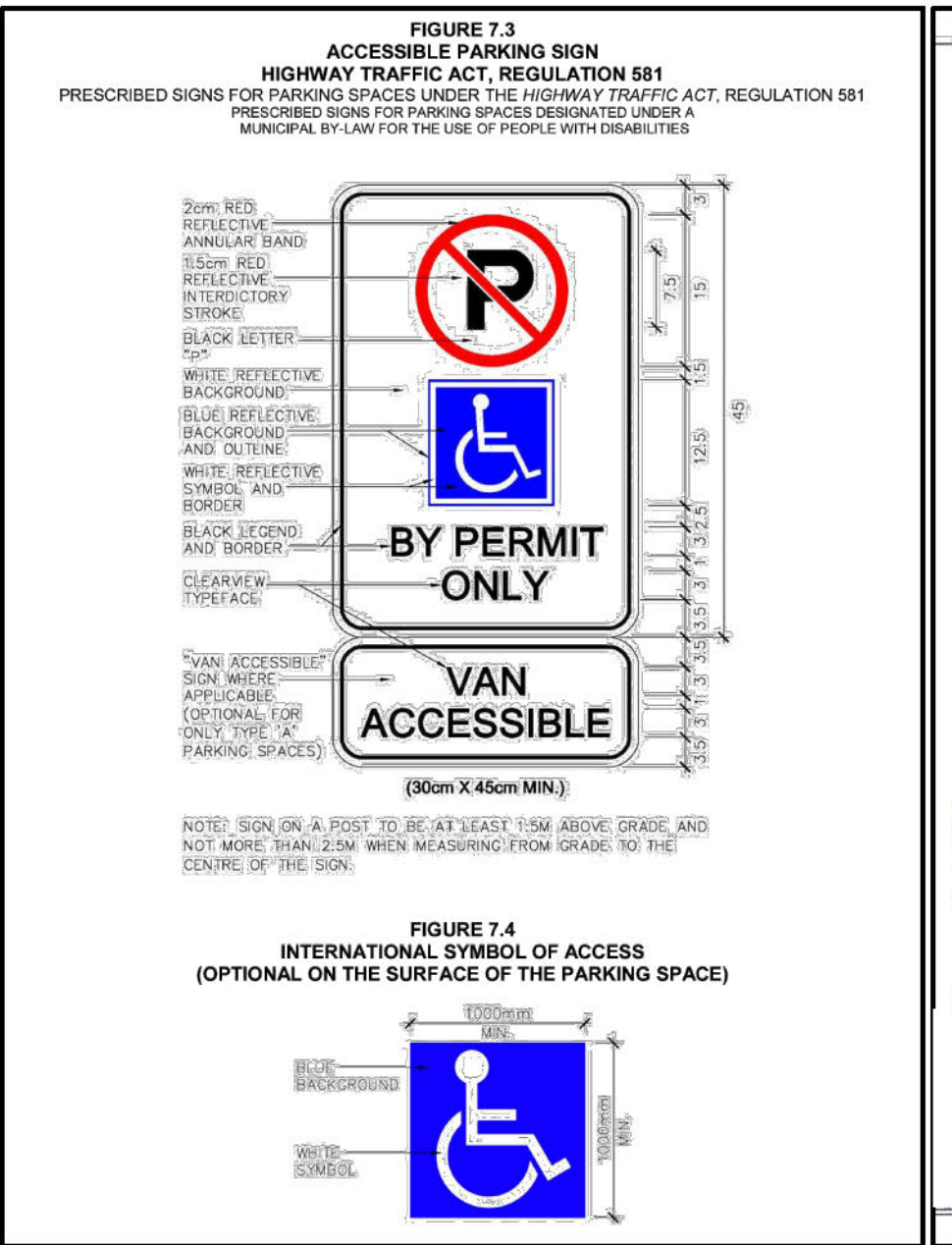
6 FIRE ACCESS ROUTE SIGNS
1" = 1'-0"



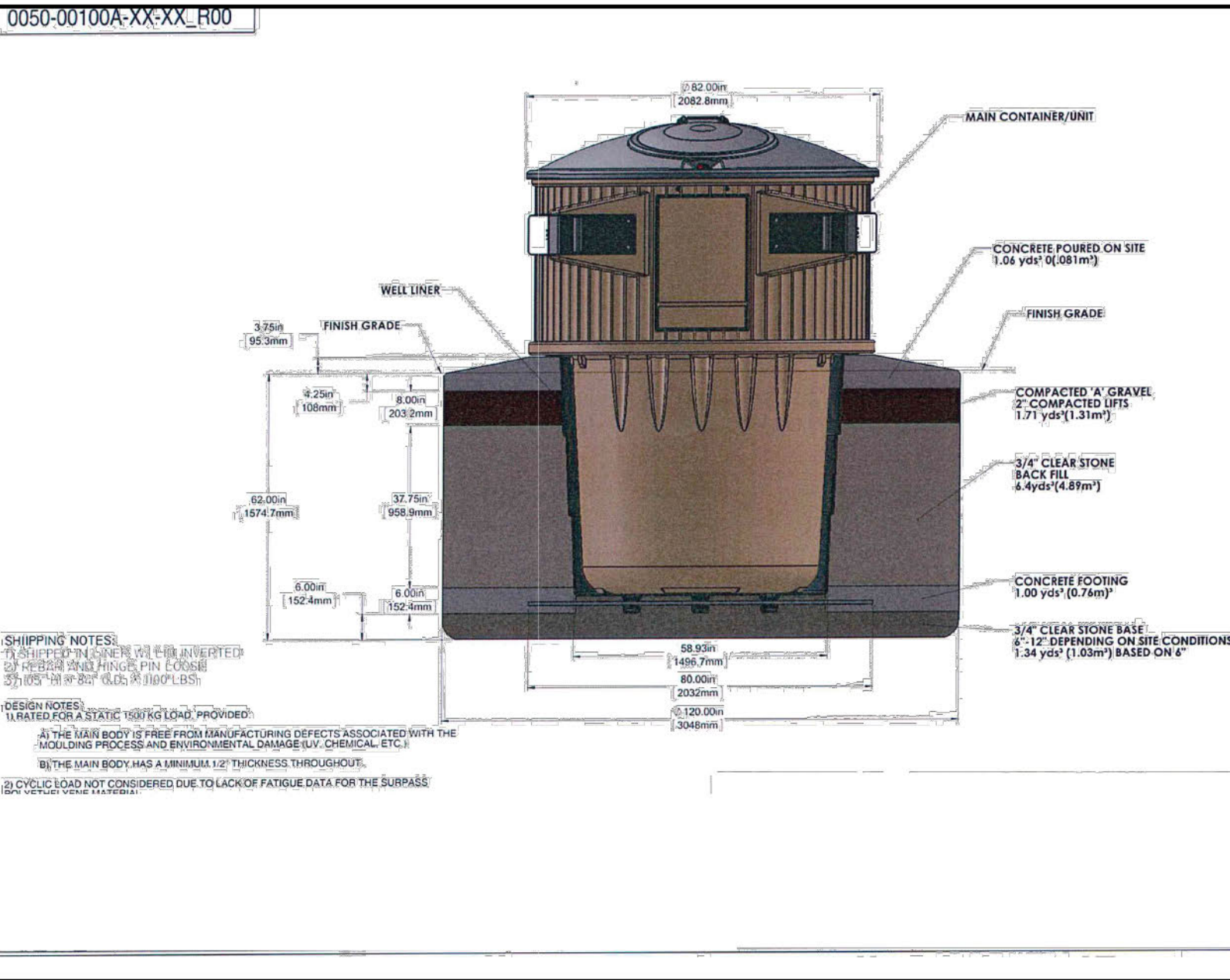
7 TYP. LIGHT STANDARD BASE DETAIL
1/2" = 1'-0"



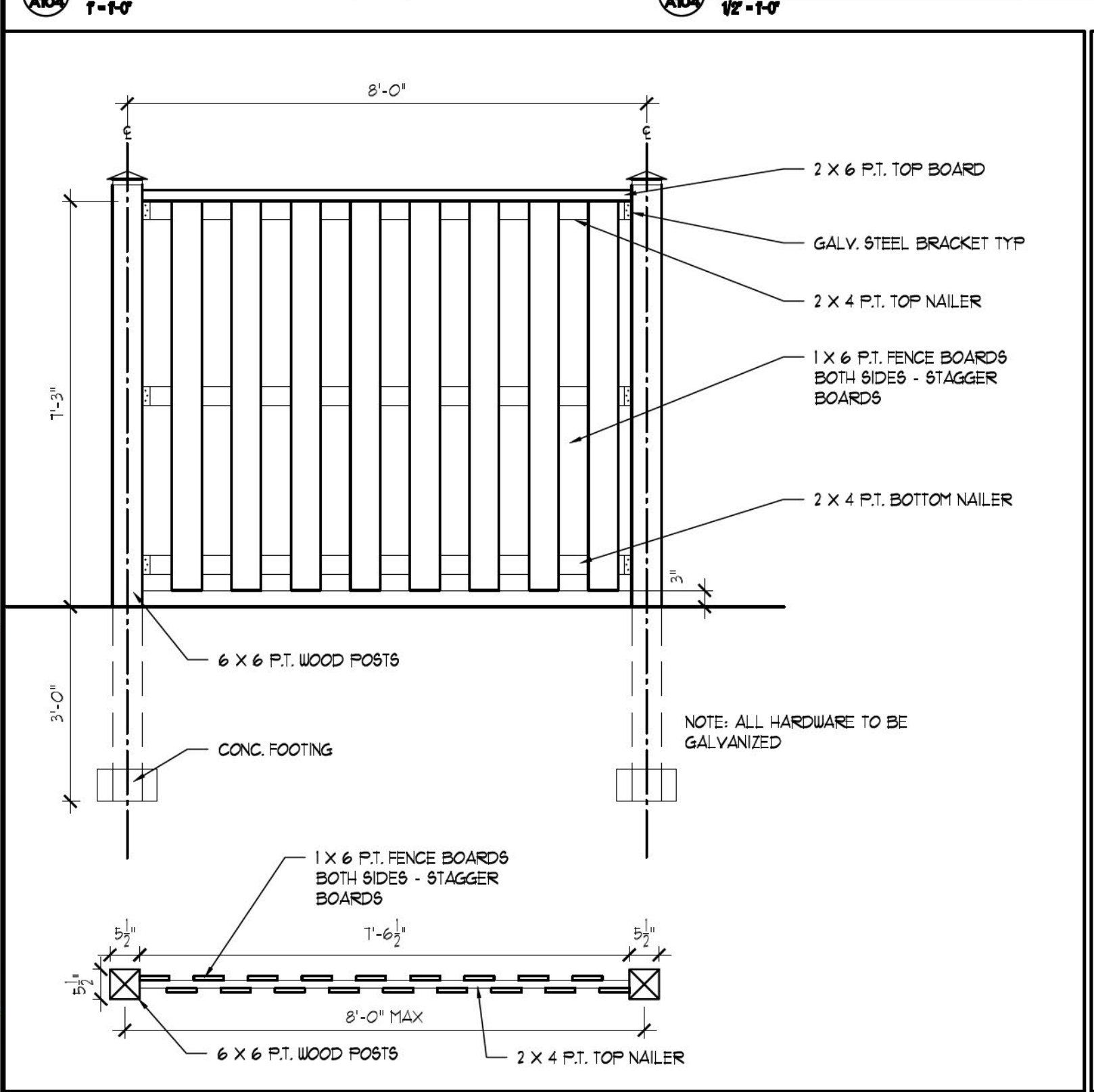
8 TYPICAL CONCRETE CURB DETAIL
1" = 1'-0"



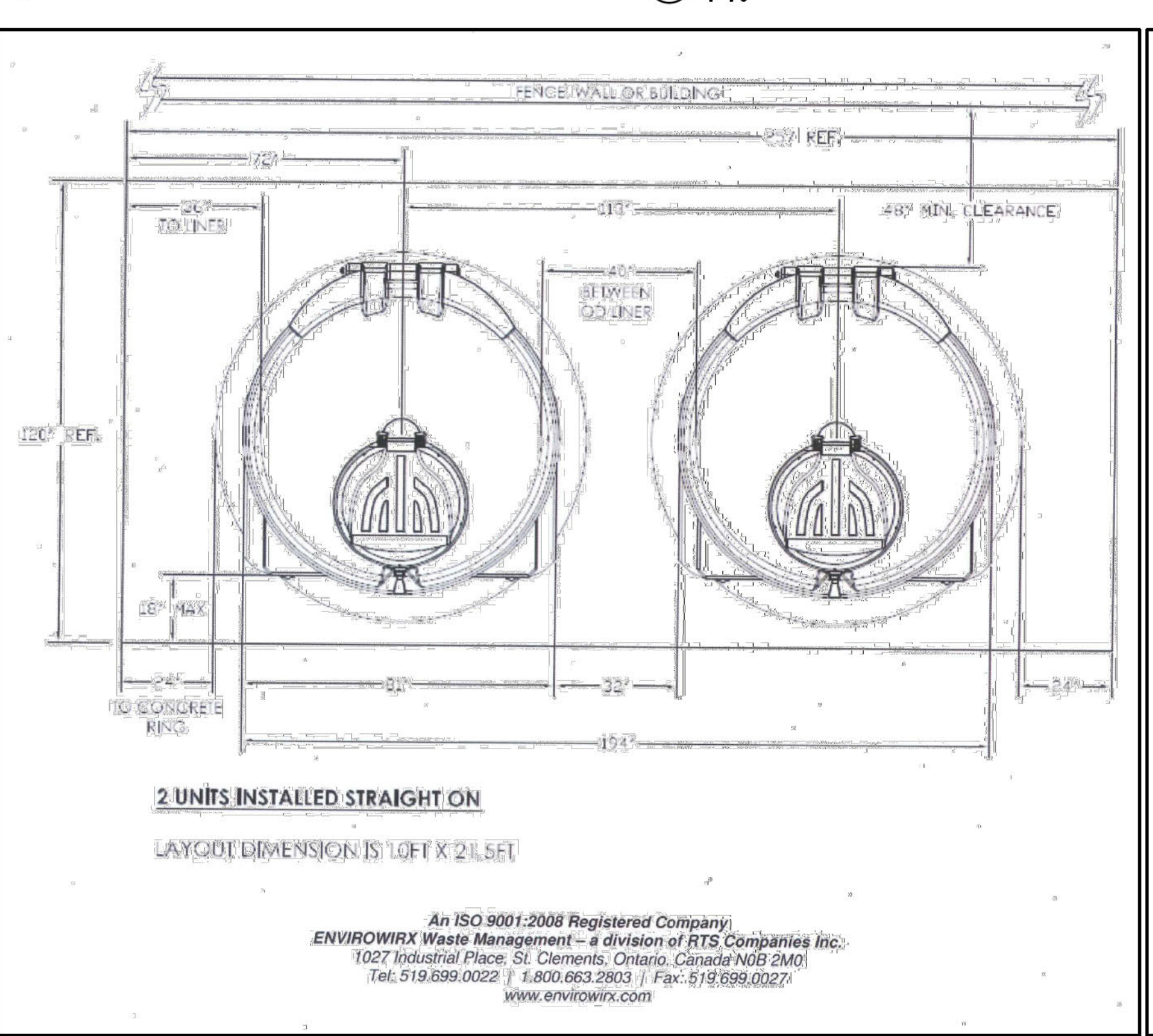
9 ACCESSIBLE PARKING SIGN
3/8" = 1'-0"



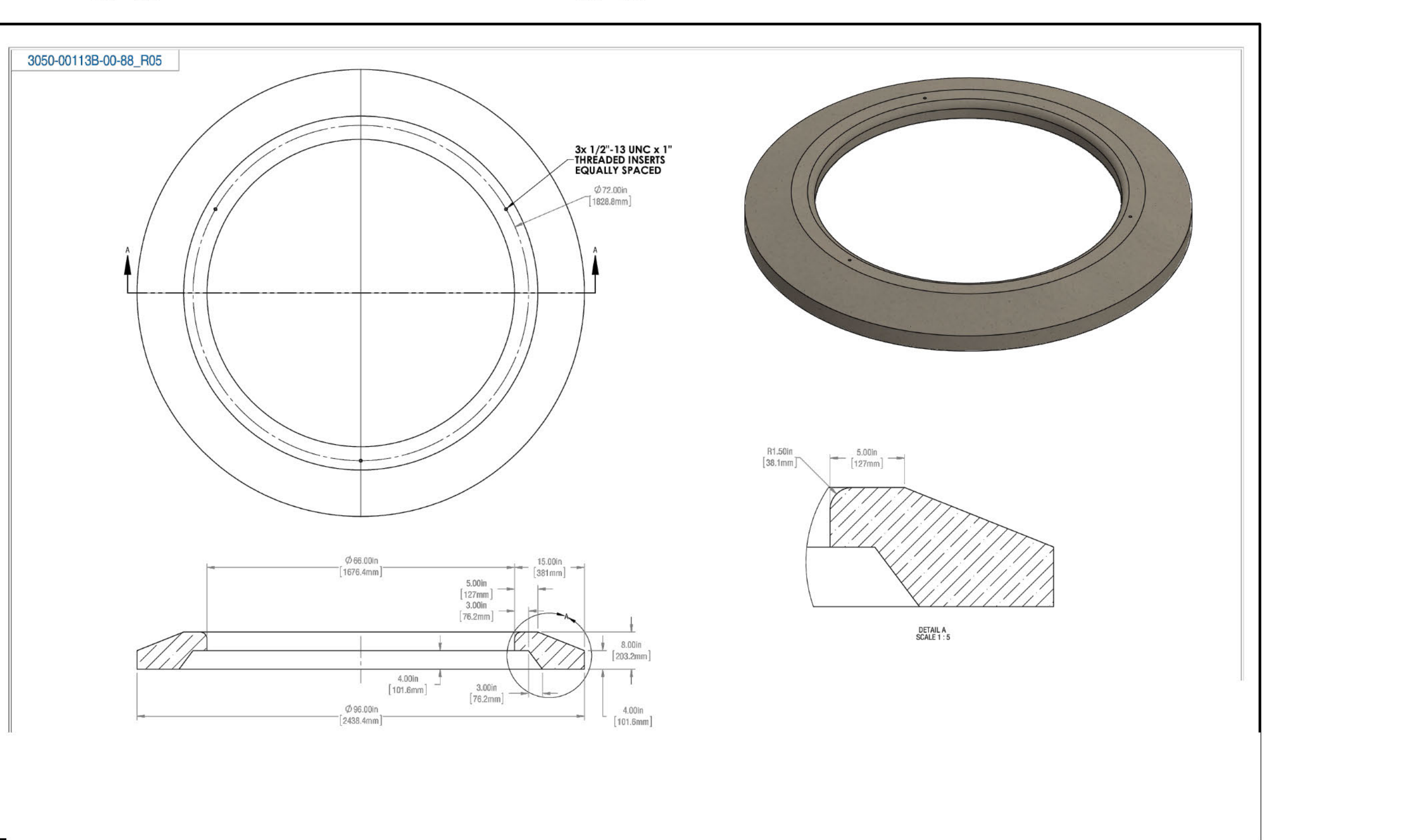
10 DEEP WASTE UNIT SECTION DETAIL
3/8" = 1'-0"



11 WOOD PRIVACY FENCE DETAIL
1/2" = 1'-0"



12 DEEP WASTE UNIT W/ GARBAGE TRAP
1/2" = 1'-0"



13 DEEP WASTE UNIT W/ GARBAGE TRAP
1/2" = 1'-0"

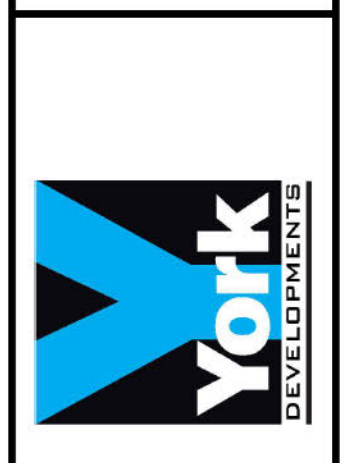
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1	OCT 8/21	ISSUED FOR CLIENT REVIEW
2	NOV 1/21	ISSUED FOR EPC
3	JAN 19/22	ISSUED FOR ZONING REVIEW
4	JUNE 09/22	ISSUED FOR SPA
5	OCT 24/22	ISSUED FOR SPA#2
6	NOV 29/24	ISSUED FOR ZBA



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SITE PLAN DETAILS
PROPOSED BLDG B
91 SOUTHDALE RD
LONDON, ON



Project No: 1176
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 Dwn/Chkd. By: RA/PA
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Dwg. No: **A104**