Recommend root pruning by Certified Arborist at limit of new encroachment within the TPZ of Trees #3-#17, #20-#22, and #24

Recommend root pruning by Certified Arborist at limit of new encroachment within the TPZ of Trees #3-#17, #20-#22, and #24

#25 5.4 m
#23 1.8 m
#22 1.8 m
#24 1.8 m
#21 4.8 m
#20 2.4 m
#19 2.4 m
#18 3.0 m
#17 4.8 m
#16 3.0 m
#15 3.0 m
#14 2.4 m
#13 2.4 m
#12 2.4 m
#11 2.4 m
#10 2.4 m
#9 2.4 m
#8 2.4 m
#7 2.4 m
#6 2.4 m
#5 2.4 m
#4 3.0 m
#3 4.2 m
#2 2.4 m
#1 2.4 m
#36 3.0 m
#35 3.0 m
#34 2.4 m
#33 3.0 m
#32 2.4 m
#31 2.4 m
#30 2.4 m
#29 2.4 m
#28 3.6 m
#27 3.0 m
#26 3.6 m

EXISTING COMMERCIAL BUILDING
EXISTING GARAGE - WILL BE DEMOLISH

FUTURE EXTENSION
1 STOREY - ANIMAL HOSPITAL
APPROX. 107m² (1,150 sq ft)

PROPOSED REZONE TO PERMIT AN ANIMAL HOSPITAL WITH THE EXISTING BUILDING AND A PARKING AREA

EXISTING 1 STOREY HOUSE
APPROX. 76.5 m² (823 sq ft)

AMENITY AREA FOR CUSTOMERS

EXISTING GREEN AREA AND TREES

EXISTING RESIDENCE

PARKING ENTRANCE
PARKING EXIT

EXIT
EXISTING SETBACK LINE
BUILDING ENTRANCE
PROPERTY LINE

WHARNCLIFFE ROAD SOUTH

PRELIMINARY SITE PLAN
1 : 100

SITE STATISTICS
SITE AREA: 1,733.15m² (18,655.47ft²)
CURRUNT ZONE: R1 (R1-9) ZONE

BUILDING AREA: 184.13 m²
ASPHALT AREA: 640.70 m²
LANDSCAPE AREA: 799.72m²

SITE INFORMATION

PROPOSED ZONE	
LOT AREA	1733.15 m²
LOT FRONTAGE	26.5n
LOT DEPTH	73.2
FRONT YARD SETBACK	24.5m to 32.6m
INT. SIDEYARD SETBACK (N)	10.5m
INT. SIDEYARD SETBACK (S)	5.3n
REAR YARD SETBACK	20.6m to 21.4m
COVERAGE (MAX)	10.6%
GREEN AREA	48.4%
HEIGHT (MAX)	<7m
PARKING	11 SPACES
ASPHALT AREA	605.77m²

PARKING REQUIREMENTS
MINIMUM PARKING SPACE DIMENSIONS 2.7m x 5.5m
ACCESSIBLE TYPE TYPE A 3.4m x 5.5m & TYPE B 2.4m X 5.5m

PARKING REQUIRED:
ANIMAL HOSPITAL (1 SPACE PER 30m²) = 7 SPACES

PARKING PROVIDED:
ANIMAL HOSPITAL (1 SPACE PER 30m²) = 11 SPACES (INC. ACCESSIBILITY PARKING)
PARKING RATIO = 1 : 1.57

BARRIER FREE PARKING:
REQUIRED: 1 OF TOTAL PARKING REQUIRED = 1 SPACE
* O. Reg. 191/11: INTEGRATED ACCESSIBILITY STANDARDS 80.36, ONTARIO.
PROVIDED: 1 TYPE 'A' = 1 SPACE

WASTE REMOVAL
MEDICAL WASTE TO BE SORTED INTERNALLY AND TREATED BY ANIMAL HOSPITAL.
COMMON GARBAGE TO BE SORTED INTERNALLY AND PICK UP BY THE CITY OF LONDON.

CANADA POST
THE DEVELOPMENT WILL RECEIVE MAIL TO MAIL BOX IN FRONT OF THE BUILDING

REFERENCE DOCUMENTS
1. PRE-APPLICATION CONSULTATION DOCUMENT ISSEUD BY THE CITY OF LONDON DATED FEB 07 2023.
2. CONCEPT PLAN BY OWNER. RECEIVED BY JULY 19 - 2023

LEGEND
PROPOSED SIGN, TYPE OF SIGN — GREEN AREA
PROPOSED FIRE ROUT (6.0m WIDE, 4.12.0m RADIUS) — PROPOSED ROAD
BUILDING ENTRANCE — PROPERTY LINE
CONCRETE SIDEWALK — SETBACK LINE

NORTH (SIDE) ELEVATION
1 : 50

EXISTING BUILDING
FUTURE EXTENTION

FINISHING MATERIAL ON NEW EXTENTION WALL TO FOLLOW THE EXISTING HOUSE DESIGN
APPROX. WINDOW LOCATION FOR PRELIMINARY CONCEPTUAL ELEVATION - OWNER TO CONFIRM CORRECT LOCATION.

Key Plan:
Site Plan:
North Arrow:
Consultant:
CS@CREATIVESTR.CA

General Notes:
[block of general construction notes]

PRELIMINARY FOR REVIEW ONLY
NOT FOR OFFICIAL SUBMISSIONS, PRICING AND/OR CONSTRUCTION

PLAN KEY
⊗ TREE RECOMMENDED FOR REMOVAL
⊕ RETAINED TREE
✳ CONIFEROUS TREE FOR REMOVAL
✻ RETAINED CONIFEROUS TREE
✶ REPLACEMENT TREE
⬭ RETAINED HEDGEROW
⊠⊠ HEDGEROW FOR REMOVAL
▭ TREE PROTECTION FENCE
◯ TREE PROTECTION ZONE

ISSUES/REVISION TABLE

No.	DATE	BY	REVISIONS
1	10/27/2023	ZI	

2	Aug 18, 2023	ISSUED FOR CITY PRE-CONSULTATION
No.	Date	Revision

Project:
ANIMAL HOSPITAL - LONDON

825 Wharncliffe Rd S, London, ON N6J 2N9

Drawing Title:
PRELIMINARY SITE PLAN

Drawn By: L.N.   Scale: AS INDICATED
Checked By: Plot Date: Aug 18, 2023
Project Date: JULY-2023
Project No: 2023-58

Drawing No.: A-1.0   Revision: 1

DAVEY RESOURCE GROUP
A Division of The Davey Tree Expert Company

TITLE: Pre-Construction Assessment
825 Wharncliffe Rd South, London ON N6J 2N9

CLIENT: Nisrine Sakka

DRAWING NO.:   SCALE: 1:200
JOB NO.:   SHEET: 1 of 3

Tree Map Number	Species	Botanical	DBH (cm) @ 1.4 m	Tree Ownership	Minimum Tree Protection Distance (m)	Health	Structure	Overall Condition	Crown Width (m)	Deadwood (%)	Construction Impact (None, Low, Medium, High)	Action	Permit Required? (Y/N)	Recommendations	Notes and Observations
1	Colorado Blue Spruce	Picea pungens	20	Private	2.4	G	G	G	2	5	N	Preserve	N	TPF	
2	Apple	Malus species	15	Private	2.4	G	G	G	3	10	N	Preserve	N	TPF	5 / 8 / 10 / 8
3	Black Walnut	Juglans nigra	69	Neighbour	4.2	G	G	G	4	15	L	Injure	N	TPF	
4	European Horsechestnut	Aesculus hippocastanum	44	Neighbour	3.0	G	P	F	3	10	L	Injure	N	TPF	
5	Manitoba Maple	Acer negundo	25	Neighbour	2.4	G	G	G	2	5	L	Injure	N	TPF	
6	Manitoba Maple	Acer negundo	24	Neighbour	2.4	G	G	G	2	10	L	Injure	N	TPF	
7	Manitoba Maple	Acer negundo	20	Neighbour	2.4	G	G	G	2	5	L	Injure	N	TPF	
8	Manitoba Maple	Acer negundo	18	Neighbour	2.4	G	G	G	1.5	5	L	Injure	N	TPF	
9	Manitoba Maple	Acer negundo	14	Neighbour	2.4	G	G	G	1	10	L	Injure	N	TPF	
10	Manitoba Maple	Acer negundo	12	Neighbour	2.4	G	G	G	1	10	L	Injure	N	TPF	
11	Manitoba Maple	Acer negundo	10	Neighbour	2.4	G	G	G	1	5	L	Injure	N	TPF	
12	Manitoba Maple	Acer negundo	10	Neighbour	2.4	G	G	G	1	5	L	Injure	N	TPF	
13	Manitoba Maple	Acer negundo	10	Neighbour	2.4	G	G	G	1	5	L	Injure	N	TPF	
14	Manitoba Maple	Acer negundo	15	Neighbour	2.4	G	G	G	1	10	L	Injure	N	TPF	
15	Norway Spruce	Picea abies	40	Neighbour	3.0	G	G	G	2	15	L	Injure	N	TPF	Est DBH
16	Norway Spruce	Picea abies	42	Neighbour	3.0	G	G	G	2	15	L	Injure	N	TPF	Est DBH
17	Black Walnut	Juglans nigra	74	Neighbour	4.8	G	G	G	4	10	M	Injure	Y	TPF Permit required	Est DBH
18	Manitoba Maple	Acer negundo	43	Private	3.0	G	G	G	4	5	H	Remove	N		30 / 32 / 26
19	Manitoba Maple	Acer negundo	30	Private	2.4	G	F	F	3	15	H	Remove	N		
20	Colorado Blue Spruce	Picea pungens	22	Neighbour	2.4	G	G	G	1.5	20	L	Injure	N	TPF	Est DBH
21	Black Walnut	Juglans nigra	80	Neighbour	4.8	G	G	G	4.5	15	L	Injure	Y	TPF Permit required	Est DBH
22	Juniper	Juniperus species	5	Private	1.8	G	G	G	0.5	5	L	Injure	N	TPF	
23	Juniper	Juniperus species	5	Private	1.8	P	P	P	0.5	100	L	Remove	N		Dead
24	Juniper	Juniperus species	5	Private	1.8	G	G	G	0.5	0	L	Injure	N	TPF	
25	Black Walnut	Juglans nigra	82	Neighbour	5.4	G	G	G	5	15	N	Preserve	N	TPF	Est DBH
26	Manitoba Maple	Acer negundo	60	Neighbour	3.6	F	F	F	4	30	N	Preserve	N	TPF	Est DBH
27	Black Walnut	Juglans nigra	38	Private	3.0	G	G	G	3	10	N	Preserve	N	TPF	
28	Black Walnut	Juglans nigra	55	Neighbour	3.6	G	G	G	3	15	N	Preserve	N	TPF	Est DBH
29	Manitoba Maple	Acer negundo	25	Private	2.4	G	G	G	2	5	N	Preserve	N	TPF	
30	Manitoba Maple	Acer negundo	15	Private	2.4	G	G	G	2	5	N	Preserve	N	TPF	
31	Manitoba Maple	Acer negundo	15	Private	2.4	G	G	G	2	5	N	Preserve	N	TPF	
32	Manitoba Maple	Acer negundo	22	Private	2.4	G	F	F	2	25	N	Preserve	N	TPF	Dead Top
33	Manitoba Maple	Acer negundo	50	Private	3.0	G	G	G	3	15	N	Preserve	N	TPF	30 / 25 / 32
34	Black Walnut	Juglans nigra	25	Private	2.4	G	G	G	2	10	N	Preserve	N	TPF	25 / 25
35	Black Walnut	Juglans nigra	35	Private	3.0	G	G	G	3	15	H	Remove	N		25 / 25
36	Eastern White Cedar	Thuja occidentalis	37	Private	3.0	G	G	G	2.5	10	H	Remove	N		10/15/8/10/8/15/12/10/15/14

PLAN KEY

⊗ TREE RECOMMENDED FOR REMOVAL

⊕ RETAINED TREE

✸ CONIFEROUS TREE FOR REMOVAL

❋ RETAINED CONIFEROUS TREE

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⊠⊠ HEDGEROW FOR REMOVAL

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No.	DATE	BY	REVISIONS
1	10/27/2023	ZI	

DAVEY RESOURCE GROUP
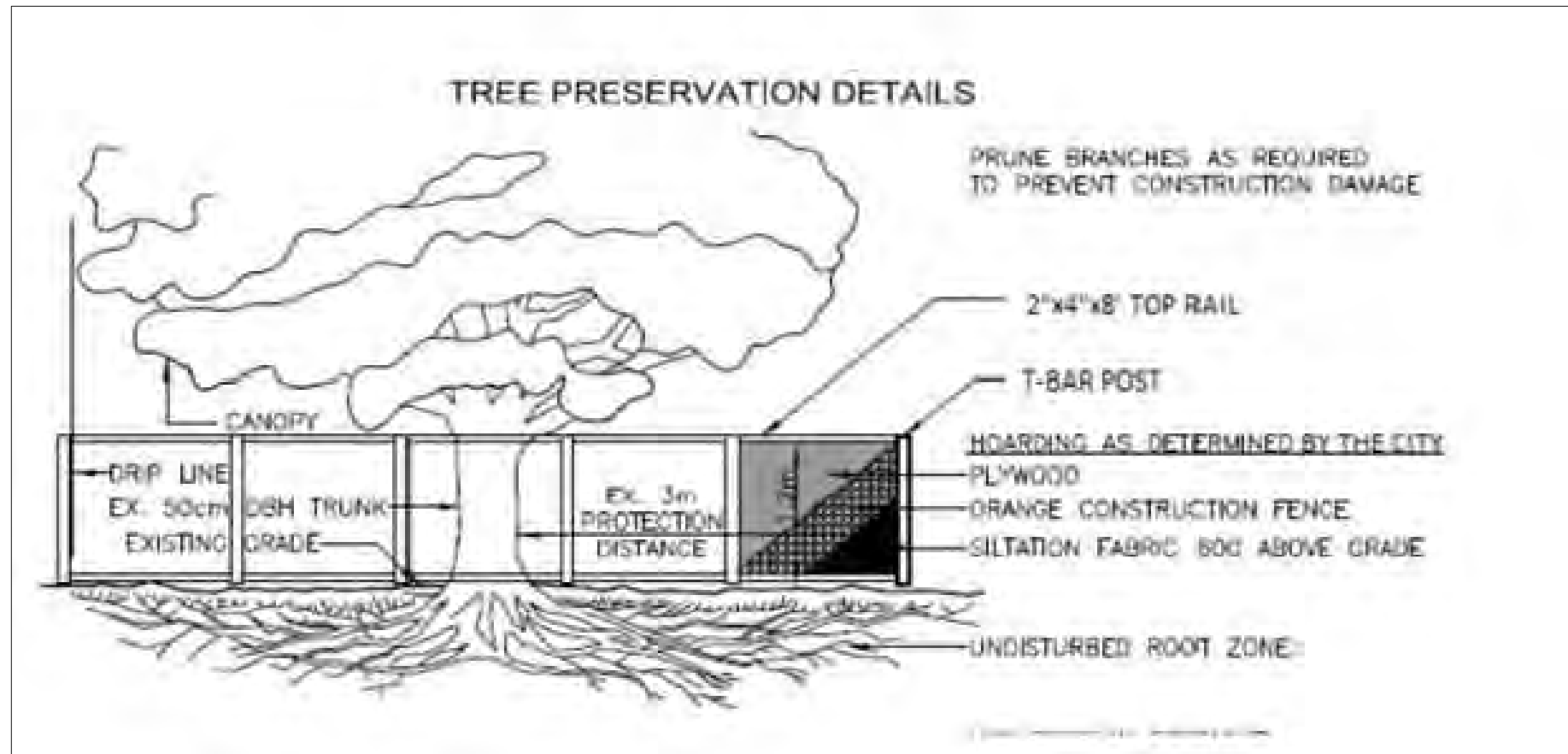A Division of The Davey Tree Expert Company

N

TITLE:
Pre-Construction Assessment
825 Wharncliffe Rd South, London ON N6J 2N9

CLIENT:
Nisrine Sakka

DRAWING NO.:

JOB NO.:

SCALE: 1:200

SHEET: 2 of 3

TREE PRESERVATION DETAILS

PRUNE BRANCHES AS REQUIRED TO PREVENT CONSTRUCTION DAMAGE

2"x4"x8' TOP RAIL

T-BAR POST

HOARDING AS DETERMINED BY THE CITY
- PLYWOOD
- ORANGE CONSTRUCTION FENCE
- SILTATION FABRIC 600 ABOVE GRADE

CANOPY

DRIP LINE
EX. 50cm DBH TRUNK
EXISTING GRADE

Ex. 3m PROTECTION DISTANCE

UNDISTURBED ROOT ZONE

TREE PROTECTION ZONE

No grade change, storage of materials or equipment is permitted within this TPZ. Tree protection barrier must not be moved or altered in any way without the written authorization from the City.
For information contact City of London at:
(519) 661-2500 ext ????

London
CANADA

PLAN KEY

Symbol	Description
⊗	TREE RECOMMENDED FOR REMOVAL
⊕	RETAINED TREE
✳	CONIFEROUS TREE FOR REMOVAL
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