

LEGAL INFORMATION

PART OF
 LOT 24 PLAN 50
 PART 2 RP 33R-20457
 IN THE
 CITY OF LONDON
 COUNTY OF MIDDLESEX

ZONING DATA CHART

ITEM	R6-5	REQUIRED	PROVIDED
1	LOT AREA (m² MIN)	850.0	2,778.9
2	LOT FRONTAGE (m MIN)	10.0 (8.0**)	8.21***
3	LOT DEPTH (m MIN)	—	88.6
4	FRONT YARD SETBACK (m MIN)	6.0	6.0
5	EXTERIOR YARD SETBACK (m MIN)	6.0	n/o
6	INTERIOR YARD SETBACK (m MIN) NO WINDOWS TO HABITABLE ROOM	3.2*	3.2
7	INTERIOR YARD SETBACK (m MIN) WINDOWS TO HABITABLE ROOM	6.0	5.0***
8	REAR YARD SETBACK (m MIN)	6.0	5.0***
9	LANDSCAPED OPEN SPACE (%) MINIMUM	30.0	42.6
10	LOT COVERAGE (%) MAX	45.0	29.0
11	HEIGHT MAXIMUM (m)	12.0	7.2
12	DENSITY (UNITS/ha)	35 (22.0**)	36***
13	VEHICLE PARKING (RATE/COUNT)	1 PER UNIT / 10	2.0 PER UNIT / 20

*Section 10.3(1) - 0.4 metres (1.3 feet) per 1 metre (3.28 feet) of main building height or fraction thereof, but in no case less than 3 metres (9.8 feet) when the end wall of a unit contains no windows to habitable rooms, or 6.0 metres (19.7 ft.) when the wall of a unit contains windows to habitable rooms.
 **R6-2(15)
 ***ZONING DEFICIENCY

PARKING REQUIREMENTS

MINIMUM PARKING SPACE DIMENSIONS 2.7mX5.5m, TYPE A 3.4mX5.5m, TYPE B 2.4mX5.5m
 TOWNHOUSE REQUIRED PARKING 1 SPACES/UNIT = 10 SPACES
 TOTAL PROVIDED PARKING 2 SPACES/UNIT = 20 SPACES

WASTE REMOVAL

GARBAGE TO BE STORED AT EACH UNIT WITH WEEKLY ONSITE CURBSIDE COLLECTION

LEGEND

- ▲ ENTRANCE
- ▲ GARAGE DOOR
- ▨ PROPOSED BUILDING
- ▩ PROPOSED FIRE ROUTE (6.0m)

REFERENCE DOCUMENTS:

1. PARCEL FABRIC - CITY OF LONDON OPEN SOURCE DATA
2. BUILDING FOOTPRINT - 360 SMART DESIGN FOR GRAND OAK HOMES

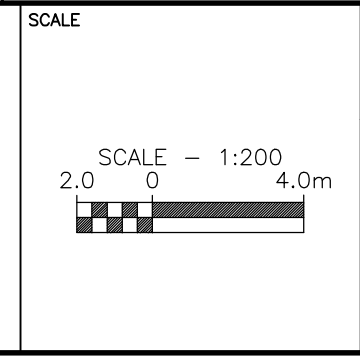
PARCELS, BUILDINGS AND EXISTING INFORMATION ARE APPROXIMATE AND FOR REFERENCE ONLY.
 CONCEPT IS PRELIMINARY AND HAS NOT BEEN REVIEWED BY THE CITY.
 THE PLAN IS COMPILED AND SHOULD NOT BE CONSIDERED A PLAN OF SURVEY.

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
DESIGN	SC	1	CONCEPT SITE PLAN FOR CLIENT DISCUSSION	20/10/23	SC	
DRAWN	SC	2	ISSUED FOR CONSULTATION	25/10/23	SC	
CHECKED	ND	3	REVISED BASED ON PRECON COMMENTS	14/02/24	SC	
APPROVED	ND	4	DRIVEWAY REVISED FOR SUBMISSION	14/08/24	SC	
DATE		5	REVISED FOR ZBA SUBMISSION	19/12/24	SC	
CAD						

STRIK BALDINELLI MONIZ
 sbm
 PLANNING - CIVIL - STRUCTURAL - MECHANICAL - ELECTRICAL
 1599 Adelaide St. N., Unit 301, London, Ontario, N5X 4E8
 Tel: (519) 471-6667 Fax: (519) 471-0034
 Email: sbm@sbmltd.ca

ENGINEER'S STAMP
PRELIMINARY NOT FOR CONSTRUCTION

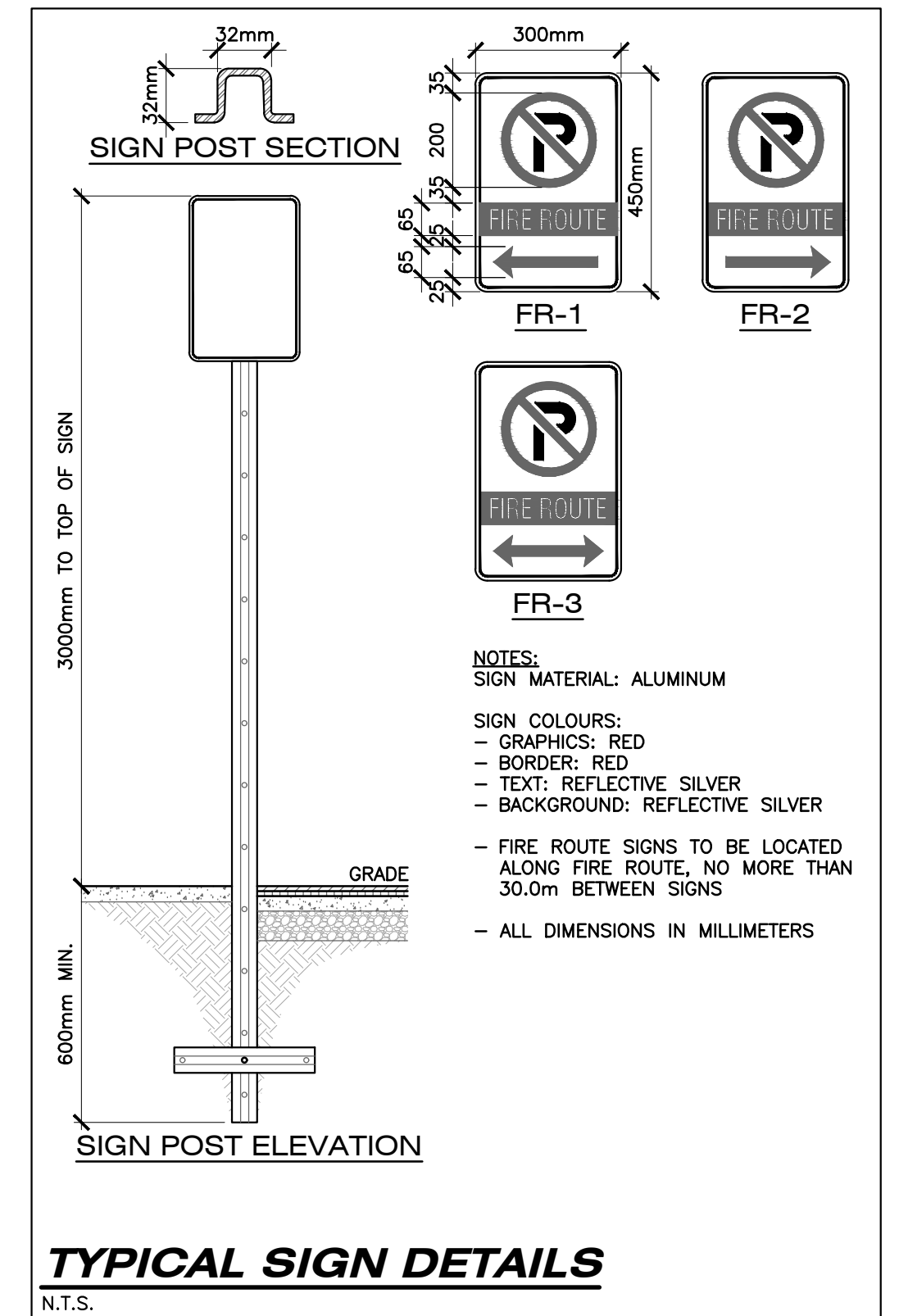
CLIENT
GRAND OAK HOMES
 1886 OXFORD STREET WEST UNIT 304
 LONDON, ON N6K 0J8
 P: 519.465.9544
 E: GRANDOAKHOMES@GMAIL.COM



TITLE
CONCEPT SITE PLAN AND ZONING CHART
 PROJECT No. **SBM-23-1749**
CLUSTER TOWNHOUSE DEVELOPMENT
 SHEET No. **SP1**
 PLAN FILE No. **—**
 459 HALE STREET
 LONDON, ON.

5/2023 JOHN SBM-23-1749 JORDAN COS HOMES - 459 HALE ST LONDON ON D0901 PING SBM-23-1749 459 HALE STREET (BAY) SITE PLAN 2024-08-14-09

S:\2023\John\SBM-23-1749\Drawings\03\Drawings\01\Plan\SBM-23-1749-459-HALE-STREET-DRAFT-SITE-PLAN-2024-09-14.dwg



LIST OF DRAWINGS	
SHEET SP1	SITE PLAN & ZONING CHART
SHEET SP2	DETAILS

AS CONSTRUCTED SERVICES	COMPLETION	No.	REVISIONS	D/M/Y	BY	CONSULTANT
	DESIGN	SC	1 FOR SUBMISSION	14/08/24	SC	
	DRAWN	SC	2 FOR ZBA SUBMISSION	19/12/24	SC	
	CHECKED	ND				
	APPROVED	ND				
	DATE		28/10/2024			
	CAD		23-1749			

sbm STRIK BALDINELLI MONIZ
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SCALE
N/A

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LEGEND & DETAILS
CLUSTER TOWNHOUSE DEVELOPMENT
459 HALE STREET
LONDON, ON.

PROJECT No.
SBM-23-1749
SHEET No.
SP2
PLAN FILE No.
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