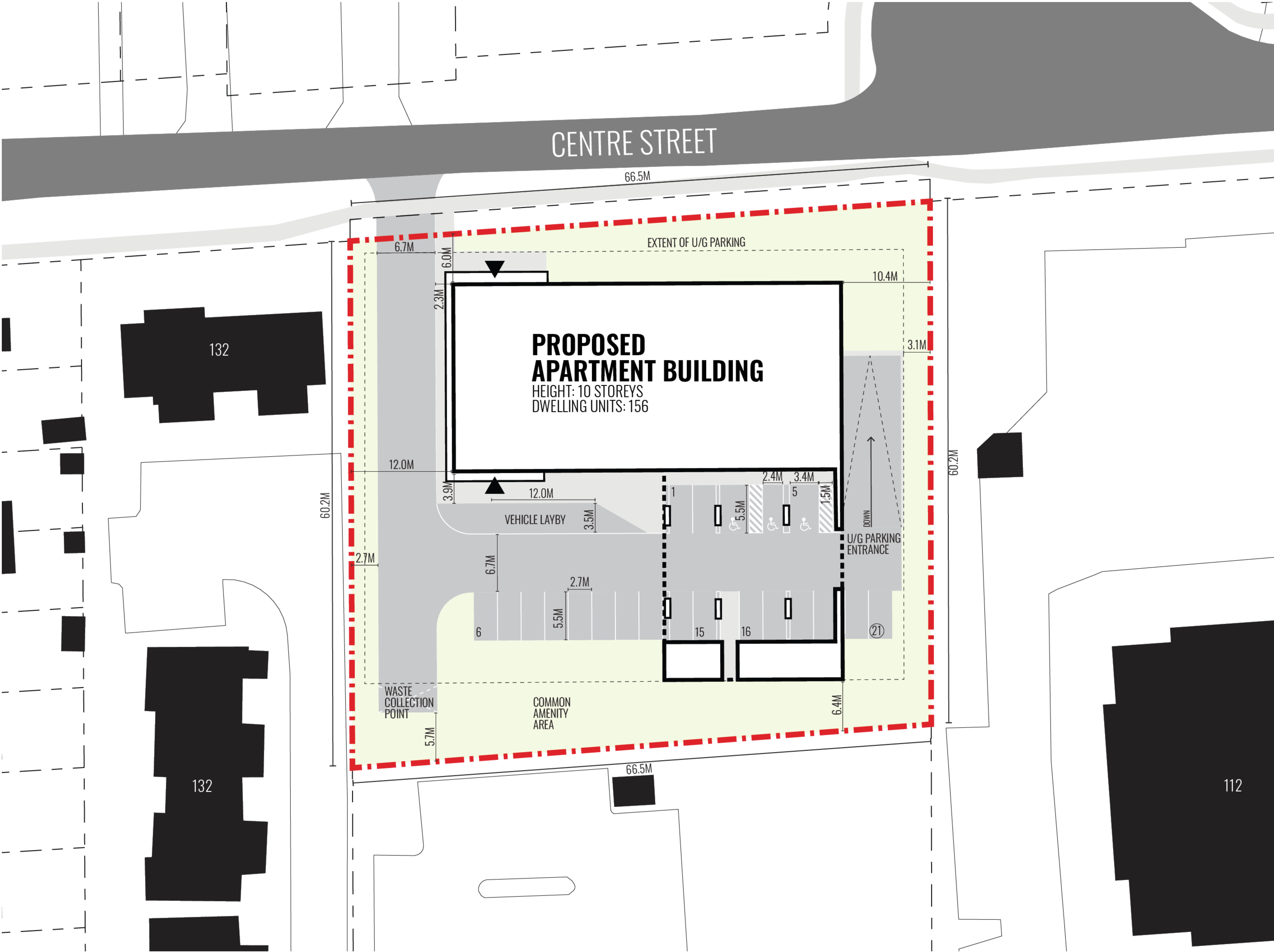




CONCEPT PLAN

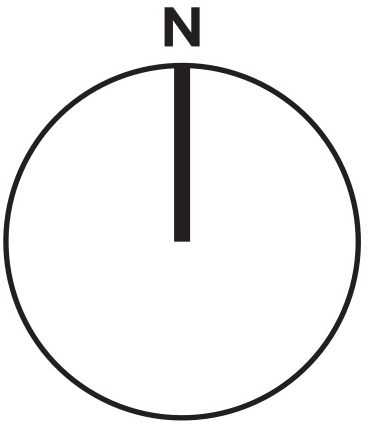
PROJECT SITE
119 & 127 Centre Street, London ON



SITE DATA

Regulations	Required	Proposed
Permitted Uses:	See Subsection 13.2	Apartment Building
Lot Area:	1,000m ² (min)	4,152m ²
Lot Frontage:	30.0m (min)	66.5m
Front Yard Depth:	6.0m plus 1.0m per 10.0m of main building height or fraction thereof above the first 3.0m	10.0m (min)
Interior Side Yard Depth:	1.2m per 3.0m of main building height or fraction thereof, but in no case less than 4.5m	14.4m (min)
Rear Yard Depth:	1.2m per 3.0m of main building height or fraction thereof, but in no case less than 7.0m	14.4m (min)
Landscaped Open Space:	30% (min)	40.3%
Lot Coverage:	40% (max)	33.7%
Building Height:	See Zone Map	37.0m
Density:	150uph	381uph
Parking Spaces:	0.5 Spaces/Unit (min)	0.76 Spaces/ Unit
Bicycle Parking:	Long-term: 0.9 Spaces/Unit	Short-term: 16 Spaces

Client:	Kingsdale Development Inc.
Date:	02.27.2026
Drawn By:	C. Taylor
Plan Scale:	nts
File No:	119c
Version	2.0



[siv-ik] PLANNING / DESIGN

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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.

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