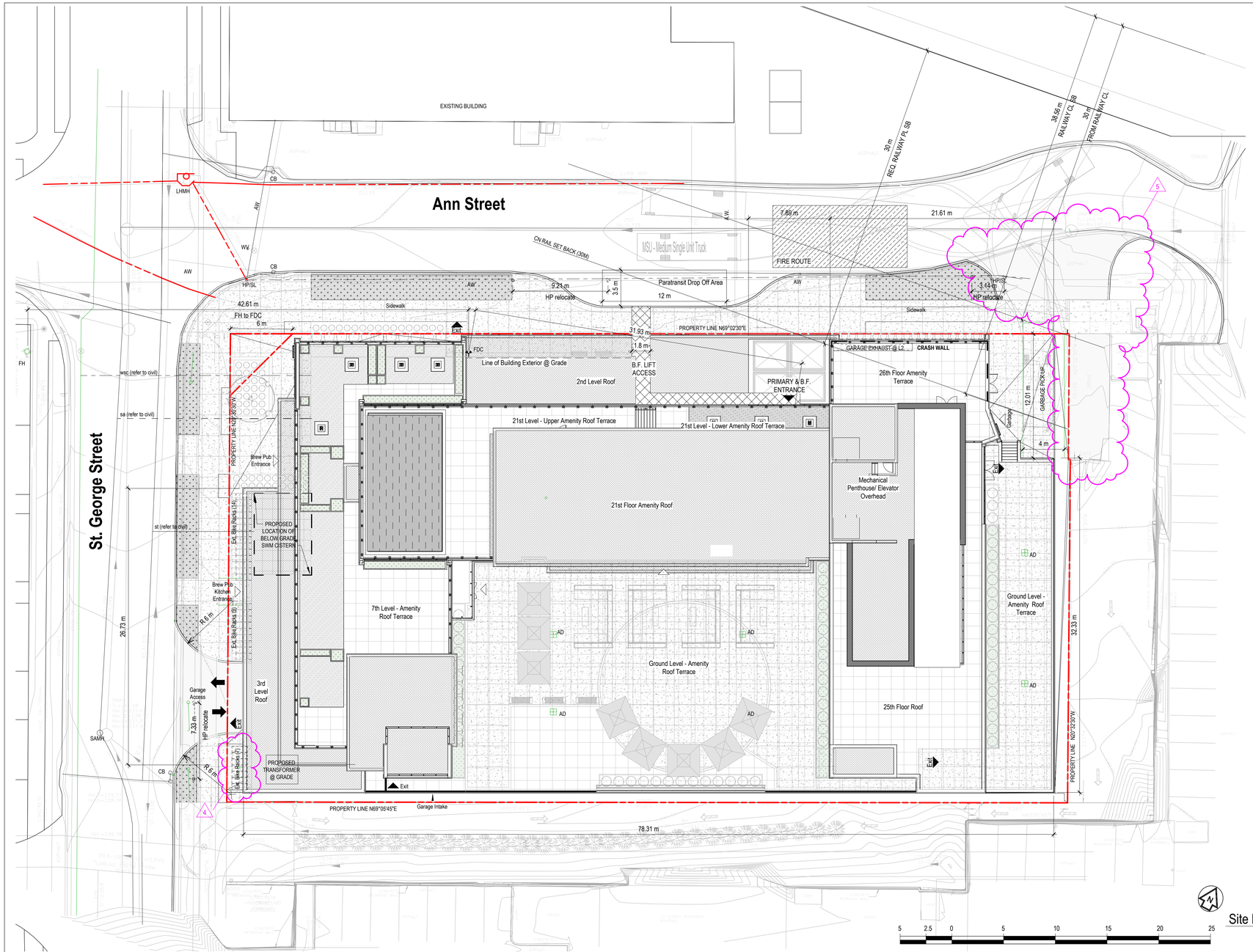

Site Plan
1 : 200
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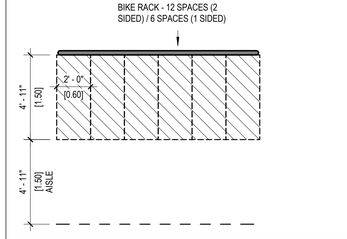
A1.4



BIKE PARKING

Site Legend

Symbol	Description	Symbol	Description
	PROPERTY LINE		BARRIER-FREE PATH OF TRAVEL EXTERIOR WALKWAY
	SETBACK LINE, REFER TO SITE DEVELOPMENT STATISTICS		ACCESSIBLE PARKING SIGN
P.F.B.E.	PRINCIPAL, FIRE FIGHTING AND BARRIER-FREE ENTRANCE	C.B.	BATCH BASIN, REFER TO CIVIL
Description	SECONDARY ENTRANCE OR EXIT	M.H.	MAN HOLE, REFER TO CIVIL
	FIRE ROUTE	F.H.	FIRE HYDRANT, REFER TO CIVIL
F.R.	FIRE ROUTE SIGN	W	WATER METER, REFER TO CIVIL AND PLUMBING
		G	GAS METER, REFER TO CIVIL AND PLUMBING

Site Development Statistics

183 ANN STREET, LONDON, ONTARIO

	ITEM	REQUIRED (Proposed Zone)	As Shown on Plan
1	ZONE - PROPOSED BUILDING PERMITTED USES	R10-5 / CC4(7) / B-86 - Apt. Building / Restaurant Use	B-86 - Apt. Building / Restaurant Use
2	LOT AREA (m²) Min.	N/A	3,679.5m² (0.367ha)
3	LOT FRONTAGE (m) Min.	N/A	45.26m
4	FRONT YARD DEPTH (m) Min.	0m	1.6m (South) / 6.3m (North)
5	REAR YARD DEPTH (m) Min.	0m	1.24m
6	INTERIOR YARD DEPTH (m) Min.	0m	0.84m
7	EXTERIOR YARD DEPTH (m) Min.	0m	0.1m
8	LOT COVERAGE (%) Max.	97%	3104m² / 3679.5m² = 85%
9	LANDSCAPE OPEN SPACE (% Min.)	0%	434m² / 3679.5m² = 12% (+1844m² ROOFTOP)
10	HEIGHT (m) Max.	23 Storeys or 84m	27 Storeys & 92.4m
11	Number of Units per Lot	N/A	241
12	DENSITY (max.)	603 uph (603x 0.367ha) = 221	(241 + (400/100)) = 245 / 0.367ha = 668 uph

Site Development Statistics

183 ANN STREET, LONDON, ONTARIO

	ITEM	REQUIRED (Proposed Zone)	As Shown on Plan
13	GROSS FLOOR AREA (m²) Max. (Craft Brewery/Restaurant)	500 m² (5,381 ft²)	400 m² (4,305 ft²)
14	OFF-STREET PARKING Min. (rate/number)	180 Spaces (min.)	197
15	BARRIER FREE OFF-STREET PARKING	101-200 Parking Spaces = 1 + (0.03 x 197) = 7	8 (4 Type A & 4 Type B)
16	Electric Vehicle Parking	197 x 5% = 10	10
17	Visitor Parking Spaces	1 per 10 units. 241/10 = 25	25
18	BICYCLE PARKING Min. (rate/number)	0.9 Long-Term (LT) & 0.1 Short-Term (ST) PDU + 3 spaces + 0.3/100m² Commercial area (217+25+5 = 247 Total)	LT = 241 x 0.9= 217 / ST = 241 x 0.1 = 25 / Com. = 3 + (4x0.3) = 5 (247 Total)
19	Bedrooms per Unit (max.)	5	4

SITE PLAN NOTES:

1. ALL SITE WORKS INDICATED ON THIS DRAWING INCLUDING BUT NOT LIMITED TO PARKING LAYOUT, CURBS, BARRIER FREE DETAILS, LANDSCAPING AND SITE SERVICING CONTAINS SITE SURVEY AND OTHER CONSULTANT INFORMATION PROVIDED BY OTHERS AND IS SHOWN HERE FOR GENERAL COORDINATION AND CONVENIENCE ONLY AND DOES NOT FORM PART OF THE ARCHITECT'S OR CONSULTANT ENGINEER'S SCOPE OF WORK FOR THIS CONTRACT.
2. REFER ALSO TO LANDSCAPE ARCHITECT, CIVIL CONSULTANT AND SPA DRAWINGS SUBMITTED UNDER SEPARATE ISSUE FOR SITE GRADING, GEODETIC ELEVATIONS, STORMWATER MANAGEMENT AND OTHER SITE RELATED INFORMATION.
3. ALL CLEARANCES TO ELECTRICAL CONDUCTORS AS SET OUT IN THE 2012 OBC DIV.B-3.1.19.1 'ELECTRICAL CONDUCTOR CLEARANCES TO BUILDINGS' SHALL BE MAINTAINED.
4. GARBAGE TO BE BROUGHT OUTSIDE AT TIME OF COLLECTION. TYPICAL STORED IN GARBAGE ROOM.
5. HARD SURFACE GRADING FROM B.F. CURB RAMP TO B.F. ENTRANCE TO HAVE DISTINCT COLOUR AND TEXTURE, REFER TO LANDSCAPE DRAWINGS.
6. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL CONSULTANT DRAWINGS AND SPECIFICATIONS.
7. BARRIER-FREE PATH OF TRAVEL TO HAVE A GRADIENT NO MORE THAN 5% SLOPE AND BE MINIMUM 1100mm WIDE WITH NO OBSTRUCTION FOR MINIMUM 1980mm. SURFACE TO BE PERMANENT FIRM AND SLIP RESISTANT.

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DAVID YURASZ
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ISSUE		
NO.	DATE	DESCRIPTION
5	2026.05.20	SPA Comments
4	2026.05.05	Issued for SPA 2
3	2025.12.04	Issued for Client Review
1	2025.11.14	Issued for SPA
NO.	DATE	DESCRIPTION
REVISION		

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NOTE: THIS DRAWING IS TO BE READ IN CONJUNCTION WITH CONSULTANT DRAWINGS AND DOCUMENTATIONS WHICH ARE APPLICABLE TO THE LISTED PROJECT.

THE CONTRACTOR SHALL THOROUGHLY CHECK AND VERIFY ALL LEVELS - DATUMS - DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCY AND/OR OMISSION SHALL BE REPORTED TO THE ARCHITECT PRIOR TO CONSTRUCTION. WRITTEN DOCUMENTATION / SPECIFICATIONS SHALL TAKE PRECEDENT OVER ARCHITECTURAL DRAWINGS.

PROJECT NAME

Ann Street Student Housing
183 Ann Street, London, Ontario

DRAWING TITLE

Site Plan

DRAWING INFO.

Project Number	18-032
Date	2026.05.05
Scale	As indicated
Drawn by	AC
Checked by	AC

SHEET NO.

A1.3