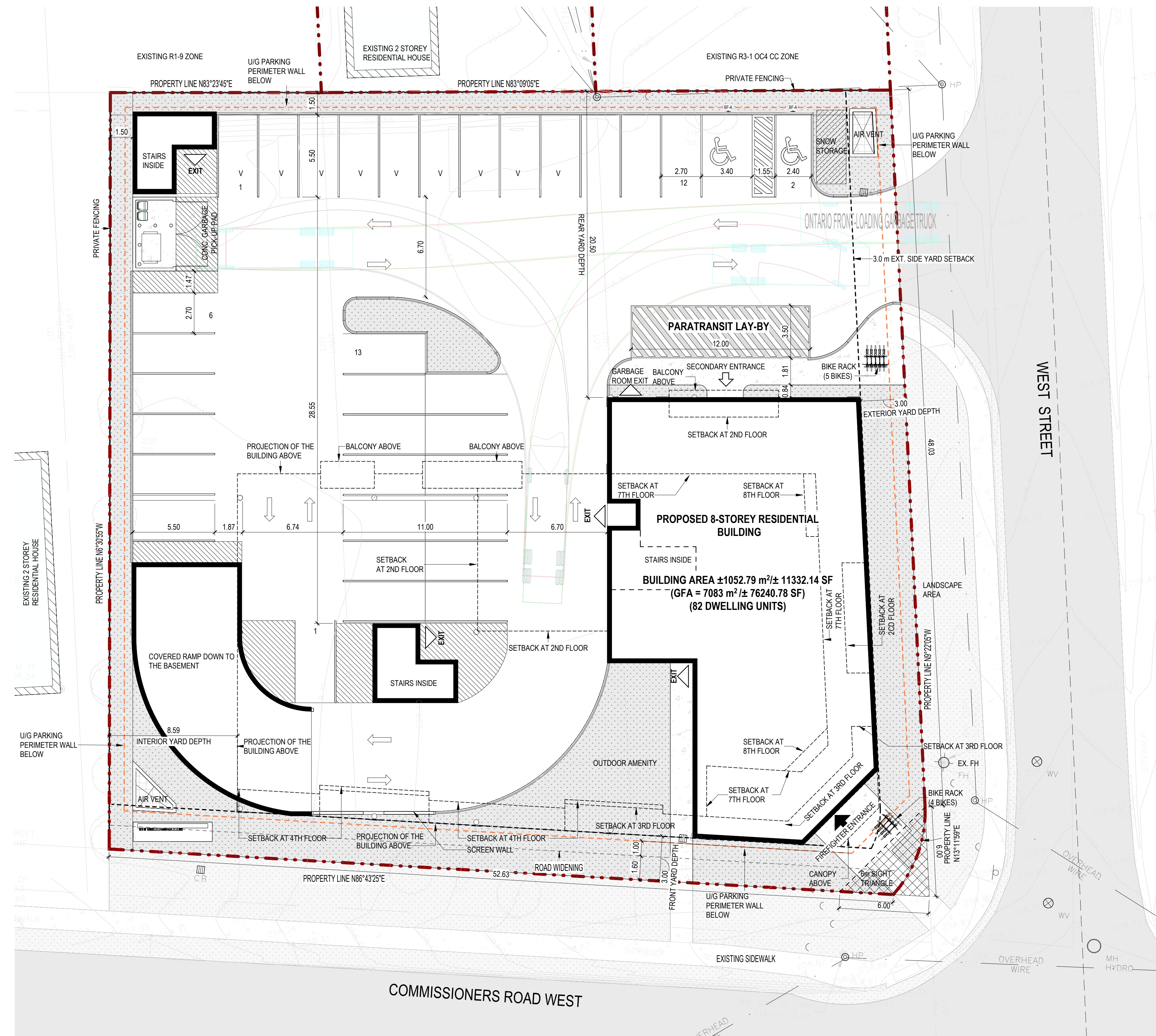




1 PRELIMINARY PROPOSED SITE PLAN
1 : 150



2 KEY PLAN
1 : 2000

ARCHITECTURAL SITE PLAN LEGEND

	PROPOSED NEW BUILDING
	CONCRETE SIDEWALK
	LANDSCAPED AREA
	PROPOSED ASPHALT
	PROPOSED PAINTED ASPHALT
	SNOW STORAGE
	PRINCIPAL ENTRANCE/ FIREFIGHTER ACCESS
	SECONDARY ENTRANCE
	BUILDING EXIT
	PROPOSED SIGN
	BARRIER-FREE PARKING SYMBOL
	RECYCLE CART
	DEEP WELL GARBAGE
	BICYCLE RACK
	FIRE-HYDRANT
	LIGHT STANDARD
	FIRE-DEPARTMENT CONNECTION
	DIRECTIONAL ARROWS
	MANHOLE
	BOLLARD
	CATCH BASIN (REFER TO SITE SERVICES DWG.)

LINE LEGEND

	PROPERTY LINE
	FIRE-ROUTE CENTERLINE
	SETBACK LINE
	ROAD WIDENING
	EXTENT OF UNDERGROUND PARKING
	PROPOSED WATER
	PROPOSED SANITARY
	PROPOSED STORM

UNIT COUNT

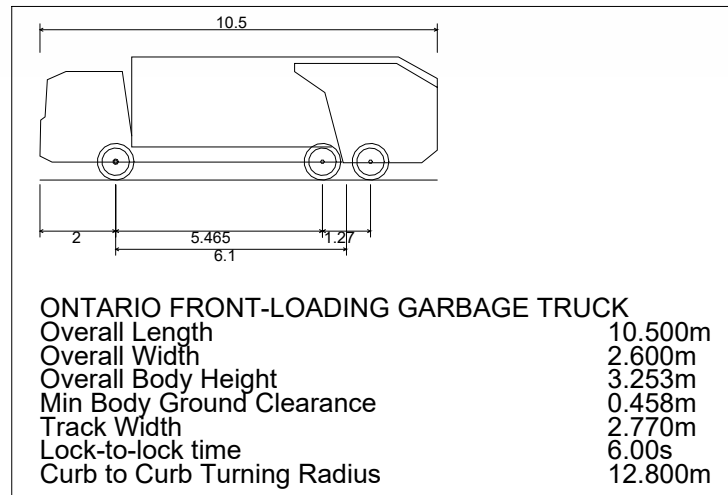
LEVEL	UNITS
Level 2	
1 BED	5
1BED + DEN	5
2 BED	1
2 BED + DEN	1
Level 3	
1 BED	6
1BED + DEN	5
2 BED + DEN	2
Level 4	
1 BED	6
1BED + DEN	5
2 BED + DEN	2
Level 5	
1 BED	6
1BED + DEN	5
2 BED + DEN	2
Level 6	
1 BED	6
1BED + DEN	5
2 BED + DEN	2
Level 7	
1 BED	1
1BED + DEN	2
2 BED	1
2 BED + DEN	5
Level 8	
1 BED	1
1BED + DEN	2
2 BED	1
2 BED + DEN	5

TOTAL UNIT COUNT

TYPE	UNITS
1 BED	31
1BED + DEN	29
2 BED	3
2 BED + DEN	19
TOTAL UNIT COUNT: 82	

ZONING REGULATIONS

EXISTING ZONE: AUTOMOBILE SERVICE STATION - S1 ZONE			
PERMITTED USES - S1 ZONE VARIATION: A) AUTOMOBILE SERVICE STATIONS; B) GAS BARS.			
MUNICIPAL STREET ADDRESS: 219 COMMISSIONERS ROAD WEST, LONDON, ON.			
PROPOSED ZONE: R9-7(L)			
PROPOSED BUILDING AREA: 1052.79 m ²		PROPOSED ASPHALT AREA: 1029.64 m ²	
ITEM	REGULATIONS	REQUIRED	PROPOSED
1	ZONE VARIATIONS	R9-7	R9-7(L)
2	PERMITTED USES	A) APARTMENT BUILDINGS; B) LODGING HOUSE CLASS 2 (Z-1-93172) C) SENIOR CITIZENS APARTMENT BUILDINGS; D) HANDICAPPED PERSONS APARTMENT BUILDINGS; E) CONTINUUM OF CARE FACILITIES (Z-1-91915)	APARTMENT BUILDING
3	LOT AREA (m ²) MINIMUM	1,000 m ²	2786.62 m ²
4	LOT FRONTAGE (m) MINIMUM	30.0 m	52.63
5	FRONT YARD DEPTH (m) MINIMUM (COMMISSIONERS INTERPRETED AS FRONT LOT LINE)	PLUS 1.0 METRES (3.3 FEET) PER 10.0 METRES (32.8 FEET) OF MAIN BUILDING HEIGHT OR FRACTION THEREOF ABOVE THE FIRST 3.0 METRES (9.9 FEET)	11.0m 3.8m
6	REAR YARD DEPTH (m) MINIMUM (COMMISSIONERS INTERPRETED AS FRONT LOT LINE)	1.2 METRES (3.9 FEET) PER 3.0 METRES (9.8 FEET) OF MAIN BUILDING HEIGHT OR FRACTION THEREOF, BUT IN NO CASE LESS THAN 7.0 METRES (23.0 FEET) 6.0 METRES (19.7 FEET) PLUS 1.0 METRE (3.3 FEET) PER 1.0 METRE (3.3 FEET) IN HEIGHT FOR ALL PORTIONS OF A BUILDING ABOVE 6.0 METRES (19.7 FEET) IN HEIGHT WHERE THE RESIDENTIAL R9 ZONE ADJUTS LANDS ZONED RESIDENTIAL R1 OR RESIDENTIAL R2 (Z-1-00761)	28.0m 29.50 m
7	INTERIOR SIDE YARD DEPTH (m) MINIMUM (COMMISSIONERS INTERPRETED AS FRONT LOT LINE)	1.2 METRES (3.9 FEET) METRES (9.8 FEET) OF MAIN BUILDING HEIGHT OR FRACTION THEREOF, BUT IN NO CASE LESS THAN 4.5 METRES (14.8 FEET) 6.0 METRES (19.7 FEET) PLUS 1.0 METRE (3.3 FEET) PER 1.0 METRE (3.3 FEET) IN HEIGHT FOR ALL PORTIONS OF A BUILDING ABOVE 6.0 METRES (19.7 FEET) IN HEIGHT WHERE THE RESIDENTIAL R9 ZONE ADJUTS LANDS ZONED RESIDENTIAL R1 OR RESIDENTIAL R2 (Z-1-00761)	28.0m 8.59m
8	EXTERIOR SIDE YARD DEPTH (m) MINIMUM (COMMISSIONERS INTERPRETED AS FRONT LOT LINE)	PLUS 1.0 METRES (3.3 FEET) PER 10.0 METRES (32.8 FEET) OF MAIN BUILDING HEIGHT OR FRACTION THEREOF ABOVE THE FIRST 3.0 METRES (9.9 FEET)	11.0m 3.0m
9	LOT COVERAGE (%) MAXIMUM	30% PLUS UP TO 10% ADDITIONAL IF THE LANDSCAPED OPEN SPACE PROVIDED IS INCREASED 1% FOR EVERY 1% IN COVERAGE OVER 30%	37.6%
10	LANDSCAPED OPEN SPACE % MINIMUM	30.00%	29.4%
11	HEIGHT (m) MAXIMUM	N/A	28
12	GROUND FLOOR HEIGHT (MINIMUM)	4.0m	4.0m
13	DENSITY - UNITS PER HECTARE MAXIMUM	150	293
14	GROSS FLOOR AREA:	N/A	7083 m ²
15	PARKING REQUIREMENTS	RESIDENTIAL PARKING REQUIRED: 1 SPACES/UNIT (82*1 = 82 SPACES) BIF SPACES REQUIRED (4% OF TOTAL): 4 SPACES VISITOR PARKING REQUIRED (10% OF TOTAL): 9 SPACES	RESIDENTIAL PARKING PROPOSED: SURFACE: 34 SP UNDERGROUND: 48 SP TOTAL: 82 SPACES INCL. 4 BIF AND 9 VISITOR PS
16	BICYCLE PARKING	RESIDENTIAL BIKE SPACES LONG-TERM: 0.9/UNIT (82 * 0.9 = 74) SHORT-TERM: 0.1/UNIT (82*0.1 = 8)	RESIDENTIAL PROPOSED: LONG-TERM: 74 SPACES LONG-TERM BICYCLE PARKING LOCATED INSIDE OF THE BUILDING - UNDERGROUND FLOOR SHORT-TERM: 8 SPACES TOTAL: 83 SPACES



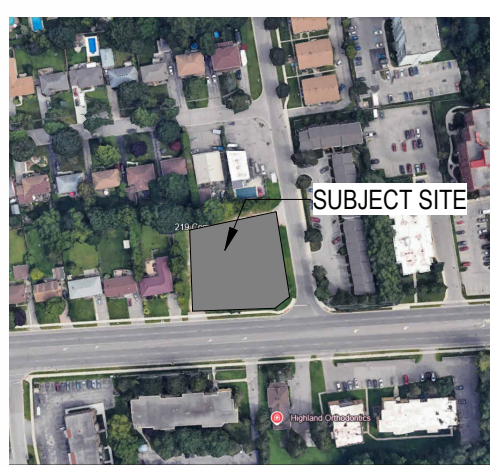
PARKING SCHEDULE

LEVEL	SPACES
Level -1	48
Level 1	34
TOTAL PARKING	82

BICYCLE SCHEDULE

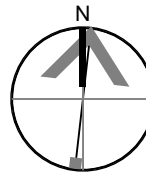
LEVEL	SPACES	TYPE
LEVEL 1	9	SHORT-TERM
LEVEL -1	74	LONG-TERM
TOTAL BIKE SPACES:	83	

Key Plan:



Site Plan:

North Arrow:



Consultant:



CS@CREATIVESTR.CA

Seal:

Seal:

General Notes:

IT IS THE RESPONSIBILITY OF THE OWNER, GENERAL AND/OR TENANT CONTRACTOR AND ALL SUB-TRADES TO BE FAMILIAR WITH THE PROJECT AS A WHOLE. ALL DISCREPANCIES AND DIMENSIONAL ERRORS ON THE PLANS AND RELATED DOCUMENTS MUST BE REPORTED TO CREATIVE STRUCTURES (CS) PRIOR TO COMMENCING ANY WORK.
DO NOT SCALE. DRAWING FOR CONSTRUCTION DRAWINGS MUST HAVE ORIGINAL CONSULTANTS STAMP AND SIGNATURE. ALL CONSTRUCTION IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF CREATIVE STRUCTURES.
THESE DRAWINGS AND ALL DETAILS ARE FOR THIS PROJECT ONLY AND SHOULD NOT BE USED FOR ANY OTHER WORK.
IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND / OR OMISSIONS TO CREATIVE STRUCTURES LTD. PRIOR TO COMMENCING WORK. ALL DIMENSIONS AND LEVELS ARE APPROXIMATE AND SHOULD BE CONFIRMED BY OWNER AND GENERAL CONTRACTOR PRIOR TO CONSTRUCTION.
ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT BUILDING CODE REGULATIONS AND BYLAWS HAVING JURISDICTION.
THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION UNTIL IT HAS BEEN STAMPED BY CREATIVE STRUCTURES LTD. AND A BUILDING PERMIT HAS BEEN ISSUED AND MARKED "ISSUED FOR CONSTRUCTION". THE DRAWINGS SHALL NOT BE USED FOR PRICING, COSTING, OR TENDER UNLESS INDICATED IN THE REVISION COLUMN AND THESE DRAWINGS ARE NOT COMPLETE AND ANY PRICES BASED ON THESE DRAWINGS MUST INCLUDE ALLOWANCES FOR THIS WITH NO LIABILITY ON CREATIVE STRUCTURES LTD.
CONSTRUCTION TO BE ACCORDING TO BEST COMMON PRACTICE.
CONTRACTOR IS FULLY RESPONSIBLE FOR MATTERS AFFECTING CONSTRUCTION.
ANY MATERIAL ALTERATIONS CARRIED OUT DURING CONSTRUCTION BY THE CONTRACTOR OR ASSOCIATED SUB-CONTRACTOR SHALL BE CONFORMED WITH THE ENGINEER PRIOR TO INSTALL. FAILURE TO DO SO RESULTS IN FULL CONTRACTOR RESPONSIBILITY FOR SYSTEMS AFFECTED.

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

2	MAR.11, 2026	ISSUED FOR CLIENT REVIEW
1	DEC.08, 2025	ISSUED FOR CLIENT REVIEW
No.	Date	Revision

ISSUES/REVISION TABLE

Project:

**219 COMMISSIONERS
ROAD WEST**

219 COMMISSIONERS R. W., LONDON, ON

Drawing Title:

**PRELIMINARY
PROPOSED SITE PLAN**

Drawn By: M.S./Y.P. Scale: AS INDICATED

Checked By: W.S. Plot Date: AUG 27, 2026

Project Date: Nov, 2025

Project No: 2025-55

Drawing No:

Revision

A100

2