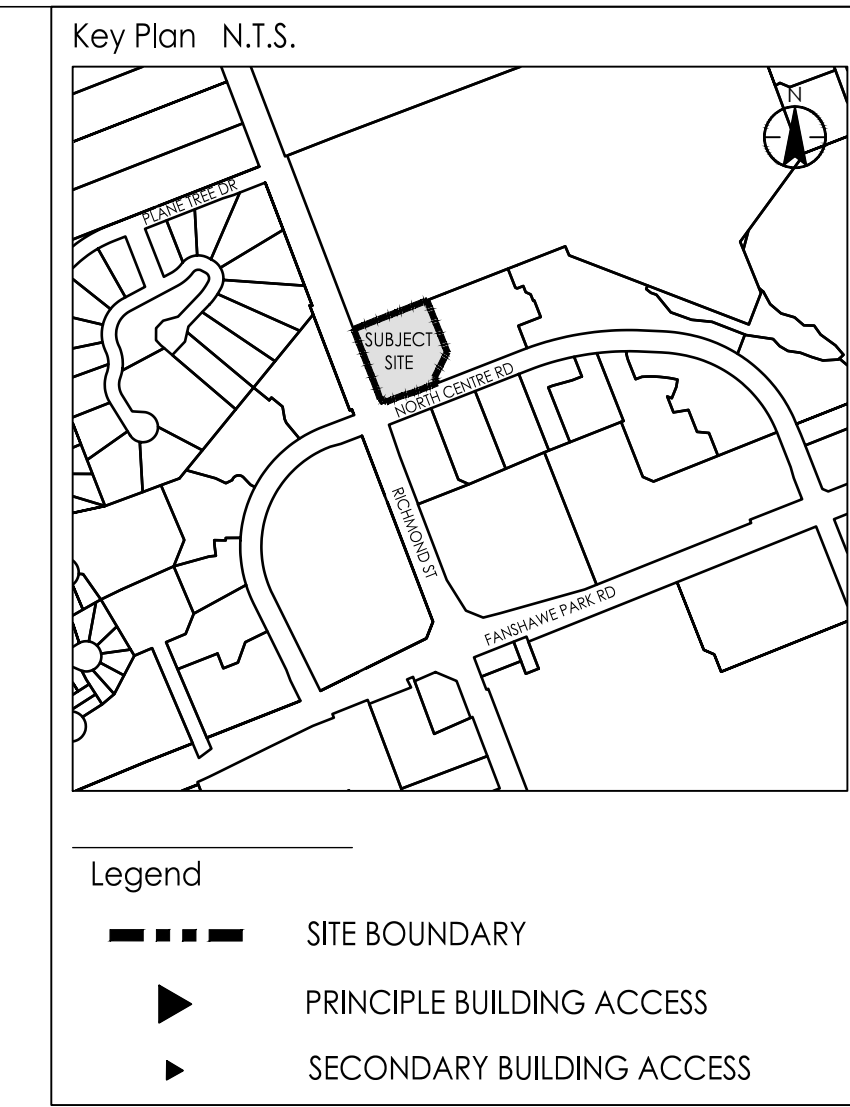
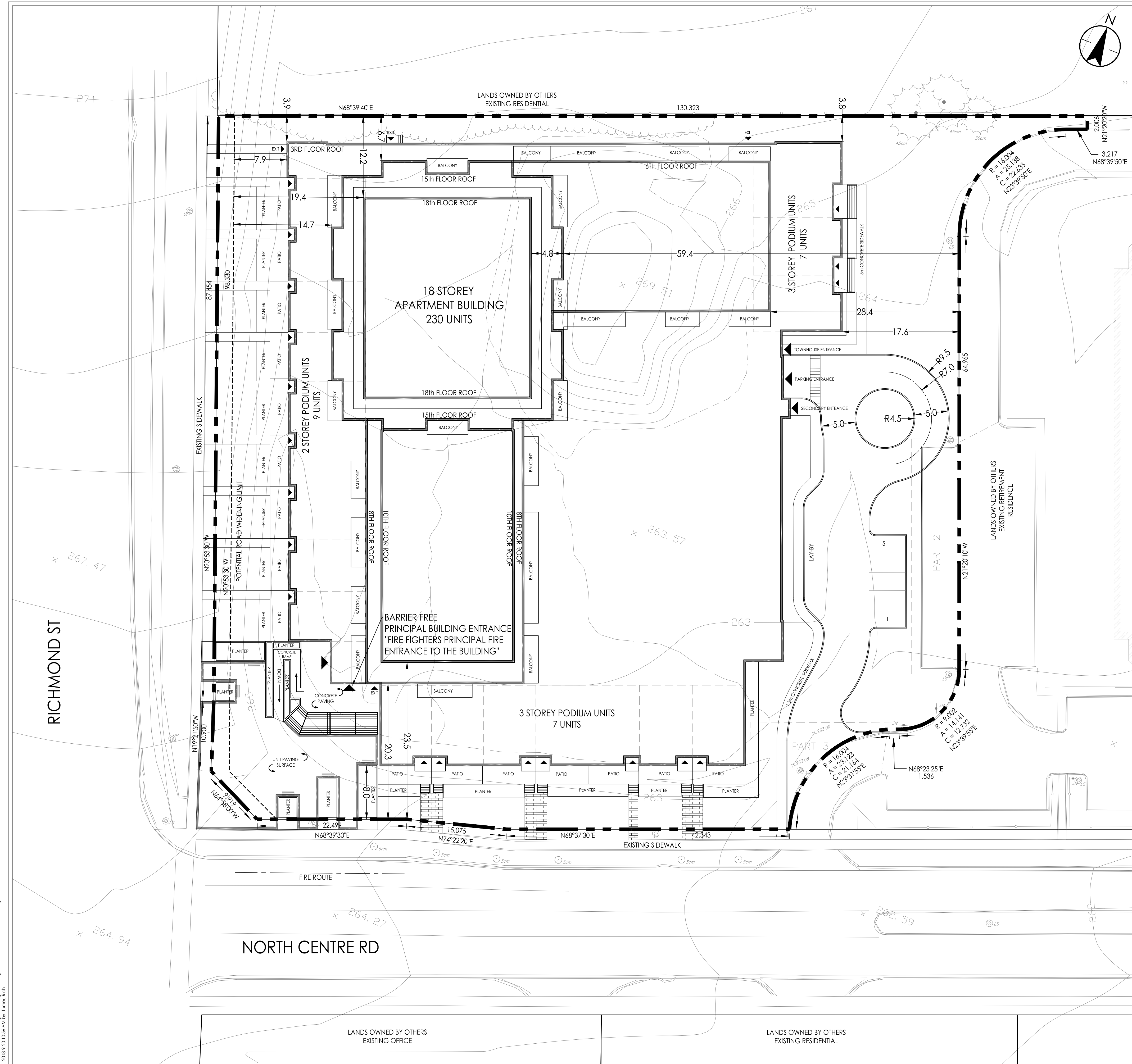


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 2018-05-01 10:55 AM by: Turner, Rich



- Legend**
- SITE BOUNDARY
  - ▶ PRINCIPLE BUILDING ACCESS
  - ▶ SECONDARY BUILDING ACCESS



Stantec  
 600-171 Queens Avenue  
 London ON N6A 5J7  
 Tel. 519-645-2007  
 www.stantec.com

**Liability Note**  
 The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.

Design Data:		
Zone:	h R9-7(1)	
Proposed Use:	High Density Residential (230 Unit Apartment Building)	
Site Area [m <sup>2</sup> ]	11,606.5 m <sup>2</sup> / 1.160 ha	
Gross Floor Area (m <sup>2</sup> )	TBD	
Regulation	Requirement	As Shown on Plan
Lot Area Minimum (m <sup>2</sup> )	1,000 m <sup>2</sup>	11,606.5 m <sup>2</sup>
Lot Frontage Minimum (m)	30.0 m	79.9 m
Front Yard Depth (m) - North Centre Road	7.0 m	8.0 m (3rd floor)
	9.0 m	20.3 m (8th floor)
	10.0 m	23.5 m (10th floor)
External Side Yard Depth (m) - Richmond Street North	9.0 m	7.9 m (3rd floor)*
	13.0 m	14.7 m (15th floor)
	14.0 m	19.4 m (18th floor)
Interior Side and Rear Yard Depth (m) Minimum (Tower)	4.8 m (Interior)	17.6 m (3rd floor)
	9.6 m	28.4 m (6th floor)
	21.6 m	59.4 m (15th floor)
	25.2 m	64.2 m (18th floor)
	7.0 m (Rear)	3.8 m (3rd floor)*
9.6 m	6.7 m (6th floor)*	
21.6 m	4.7 m (15th floor)*	
25.2 m	12.2 m (18th floor)*	
Landscaped Open Space (%) Minimum	30%	33.8%
Lot Coverage Maximum (%)	30%	59.5%*
Height Maximum (m)	12.0 m	62 m*
Density - Units per Hectare Maximum	150 uph	199 uph*
Off-Street Parking (Parking Area Number 1.2 or 3)	Units x 1.25 = 288	5 surface 308 Underground
Accessible Parking	2 + 2% of total parking = 9 Spaces	Type A = 13 Type B = 12 Total = 25 Spaces
Long-Term Bicycle Parking	0.75 per unit = 173	234

1 - GARBAGE TO BE STORED WITHIN THE BUILDING AND BROUGHT OUT TO GARBAGE STAGING AREA FOR PICK-UP.  
 2 - MAIL TO BE PROVIDED VIA A COMMON INDOOR ROOM UNIT IN ACCORDANCE WITH CANADA POST MULTI-UNIT POLICIES

Revision	By	Appd.	YY.MM.DD
2. BUILDING OPTION 2 FOR UDRP	RT	CH	18.06.13
1. FOR ZONING BY-LAW AMENDMENT APPROVAL	RT	CH	18.02.02
Issued	By	Appd.	YY.MM.DD
File Name: 161413525_rsp	RT	CH	RT
	Dwn.	Chkd.	Dsgn.
			17.10.13
			YY.MM.DD

Permit-Seal

Client/Project  
**THE TRICAR GROUP**  
  
 230 NORTH CENTRE ROAD  
  
 London, ON Canada  
  
 Title  
**SITE PLAN**

Project No. 161413525	Scale HORZ - 1 : 300	
Drawing No. 1	Sheet 1 of 1	Revision 0