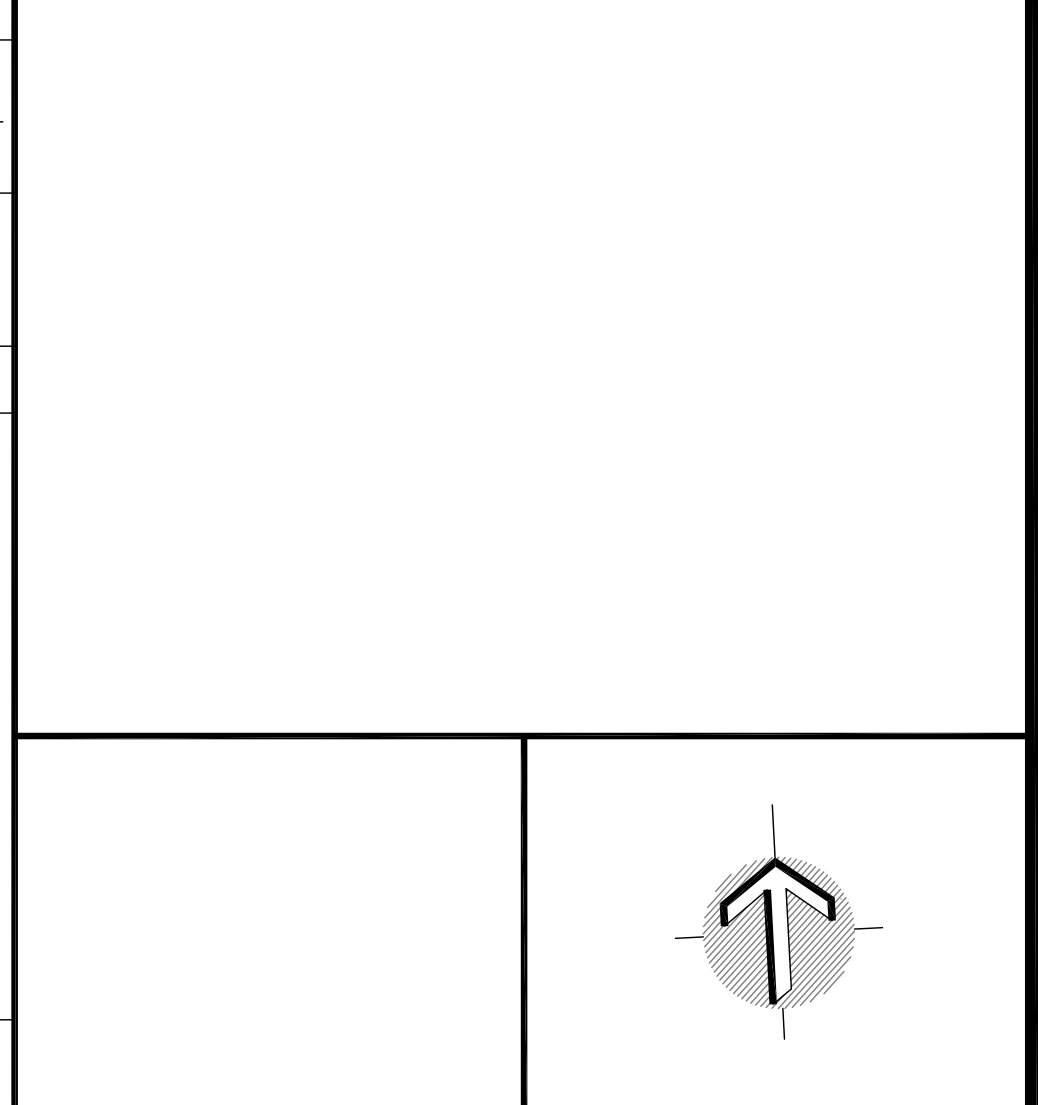


1 SITE PLAN  
SP1 SCALE 1:500

ZONING CATEGORY: COMMERCIAL CENTRE 1 ZONE (CC1)		PROPOSED	BY-LAW REQUIREMENTS
SITE AREA		38,559.74 SQ.M (9.5283 ACRES)	460 SQ.M (MIN)
SITE USAGE		STUDENT RESIDENCE	
LOT FRONTAGE		153.25 M	15.0 M (MIN)
LOT COVERAGE BUILDING FOOTPRINT AREA	EX. 1273 BUILDING	447.66 SQ.M	TOTAL: 3,967.34 SQ.M (10.28%)
	EX. 1283 BUILDING	707.76 SQ.M	
	EX. 1289 BUILDING	252.89 SQ.M	
	BUILDING-A	853.01 SQ.M	
	BUILDING-B	853.01 SQ.M	
FRONT YARD SETBACK NORTH - LONDON ROAD	BUILDING-A	55.12 M	12.0 M (MIN)
	BUILDING-B	100.71 M	
	BUILDING-C	117.94 M	
EXTERIOR YARD SETBACK WEST - AFTON ROAD	BUILDING-A	22.02 M	3.0 M (MIN) 6.0 M (MIN) ABUTS RESIDENTIAL
	BUILDING-B	22.02 M	
	BUILDING-C	81.02 M	
INTERIOR YARD SETBACK EAST	BUILDING-A	100.42 M	3.0 M (MIN) 6.0 M (MIN) ABUTS RESIDENTIAL
	BUILDING-B	103.92 M	
	BUILDING-C	49.52 M	
REAR YARD SETBACK	BUILDING-A	118.55 M	3.0 M (MIN) 12.0 M (MIN) ABUTS RESIDENTIAL
	BUILDING-B	65.14 M	
	BUILDING-C	52.84 M	
BUILDING HEIGHT	BUILDING-A	18.5 M (5-STOREY)	13.5 M (MAX)
	BUILDING-B	18.5 M (5-STOREY)	
	BUILDING-C	18.5 M (5-STOREY)	
LANDSCAPE AREA	10,949.65 SQ.M (28.39%)	10% (MIN)	
PARKING SPACES	438 SPACES INCLUDING ACCESSIBLE PARKING SPACES	EX. #1273 BUILDING RESTAURANT: 1/4.5 SQ.M OF PUBLIC SPACE =380.96/4.5 =85 SPACES	EX. #1283 BUILDING RESTAURANT: 1/4.5 SQ.M OF PUBLIC SPACE =425.03/4.5 =95 SPACES  EX. #1289 BUILDING RESTAURANT: 1/4.5 SQ.M OF PUBLIC SPACE =133.04/4.5 =30 SPACES  BLDG-A: 9-STOREY STUDENT RES: 0.2 PER BED =280 BEDS x 0.2 =56 SPACES  COMMERCIAL RETAIL: 1/20 SQ.M =853.01 SQ.M / 20 =43 SPACES  BLDG-B: 9-STOREY STUDENT RES: 0.2 PER BED =315 BEDS x 0.2 =63 SPACES  BLDG-C: 9-STOREY STUDENT RES: 0.2 PER BED =315 BEDS x 0.2 =63 SPACES  TOTAL: =435 PARKING SPACES REQ'D
PARKING STALL DIMENSIONS	3.0 X 5.5 M	3.0 X 5.5 M	
BARRIER-FREE STALL DIMENSIONS	3.4 X 5.5 M AND 3.0 X 5.5 M	3.4 X 5.5 M AND 3.0 X 5.5 M	
BARRIER-FREE SPACES	21 SPACES	-	
LOADING AREA SPACES	3 SPACES	3 SPACES	
LOADING AREA DIMENSIONS	3.5 X 9.0 M	3.5 X 9.0 M	

GENERAL NOTES:  
 1) ALL DRAWINGS AND DESIGNS ARE COPYRIGHTED AND PROPERTY OF CANTAM GROUP LIMITED AND CANNOT BE REPRODUCED EXCEPT WITH SPECIFIC WRITTEN CONSENT FROM THE DESIGNER.  
 2) CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS OF THE PROJECT AND MUST REPORT ANY DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION.  
 3) DO NOT SCALE DRAWINGS.

NO.	DESCRIPTIONS	YYYY/MM/DD
R1	PRE-CONSULTATION MEETING	2014 / 01 / 21
R2	PRE-CONSULTATION MEETING	2015 / 11 / 25
R3	PRE-CONSULTATION MEETING	2016 / 10 / 26
R4	ISSUED FOR SITE PLAN APPLICATION	2017 / 11 / 17
R5	ISSUED FOR OPA, ZBA	2019 / 12 / 18



PROJECT COORDINATOR:  
**CANTAM**  
*Group Ltd.*  
 PLANNING & BUILDING CONSULTANTS  
 850 TAPSCOTT ROAD, UNIT # 51, TORONTO, ON M1X 1N4  
 TEL: 416-335-3353 - FAX: 416-335-7967

SITE:  
 1273-1289 LONDON ROAD, SARNIA, ON

PROJECT:  
 PROPOSED 9-STOREY MIXED-USE  
 BUILDINGS FOR COMMERCIAL AND  
 STUDENT RESIDENCE

DRAWING:  
**SITE PLAN**

DATE: 2014 / 01 / 21 SPA  
 SCALE: AS SHOWN DRAWING NO.  
 DRN BY: JC  
 CHK BY: MB

**SP1**