

CONCEPT PLAN

01
DWG

PROJECT SITE
383 Clarke Road



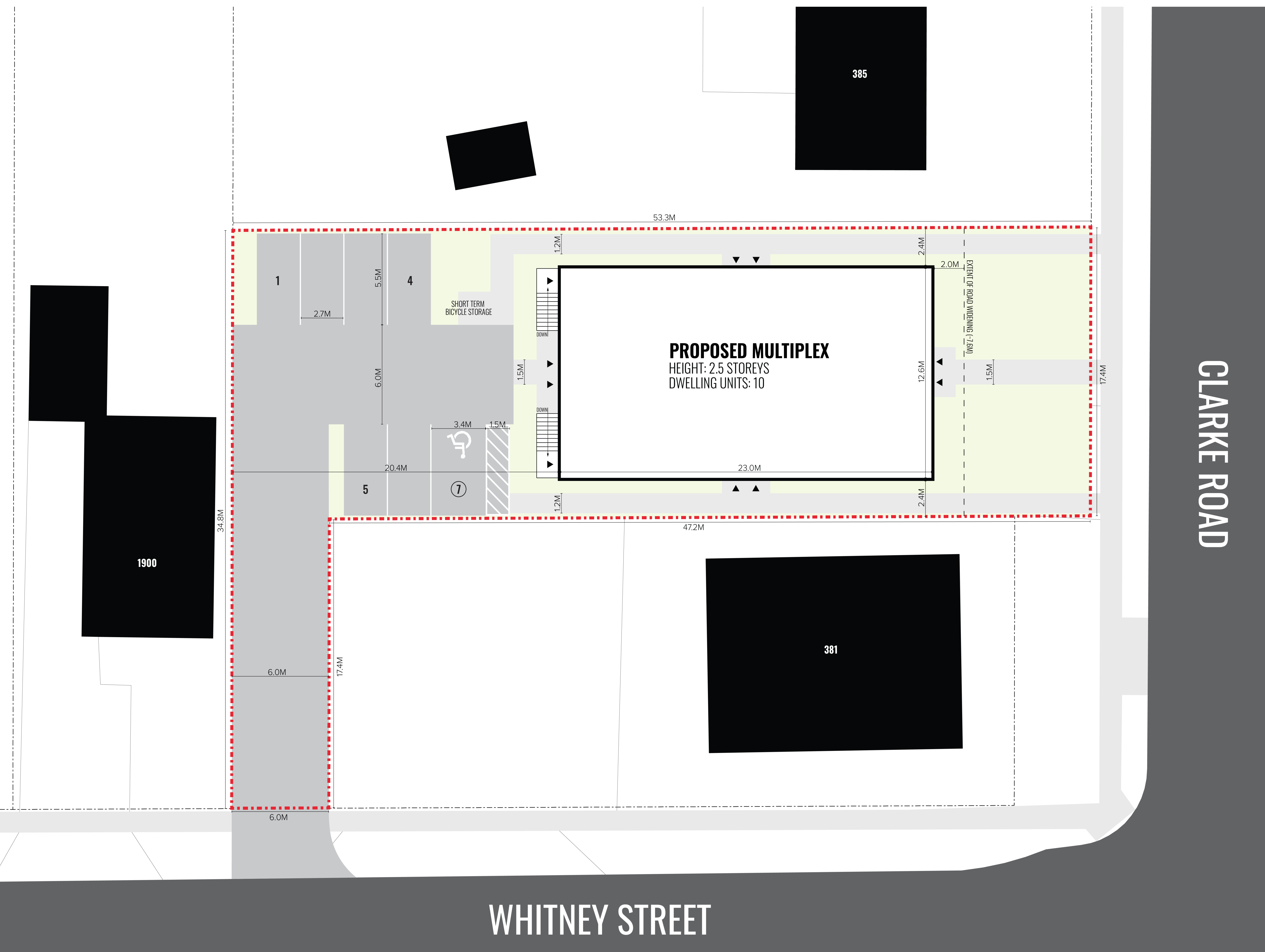
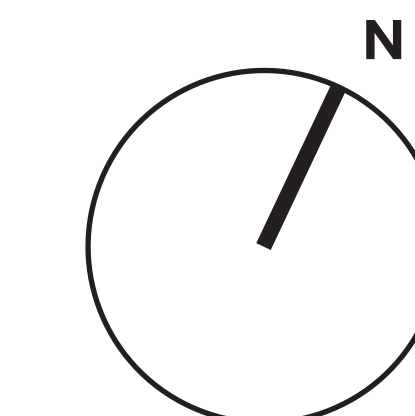
SITE DATA **R2-3/R8-4()**
ZONE

Regulations Required Proposed

Regulations	Required	Proposed
Permitted Uses:	Section 12.2	Apartment Building
Lot Area:	1,000m ² (min.)	1,032.63m ²
Lot Frontage:	30.0m (min.)	17.4m* (As Existing)
Front & Exterior Side Yard:	6 metres (19.7 feet) plus 1 metre (3.3 feet) per 10 metres (32.8 feet) of main building height or fraction thereof above the first 3.0 metres (9.8 feet)	Front Yard: 2.0m*
Interior Side & Rear Yard:	7.0m required	Interior Side Yard: 2.4m*
Landscaped Open Space:	4.5m required	Rear Yard: 20.4m
Lot Coverage:	30% (min.)	37%
Height:	40% (max.)	28%
Density:	13.0m (max.)	9.0m
Parking:	75uph (max.)	97uph*
	0.5/unit (5 required)	7 provided

* Requires special provision

Client: Dinal Peramune
Date: [07/11.2024]
Drawn By: D. Murphy
Plan Scale: nts
File No: 383C
Version: 1.0



CLARKE ROAD

WHITNEY STREET

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.