

# CONCEPT PLAN

**01**  
DWG

**PROJECT SITE**  
538 Southdale Road E

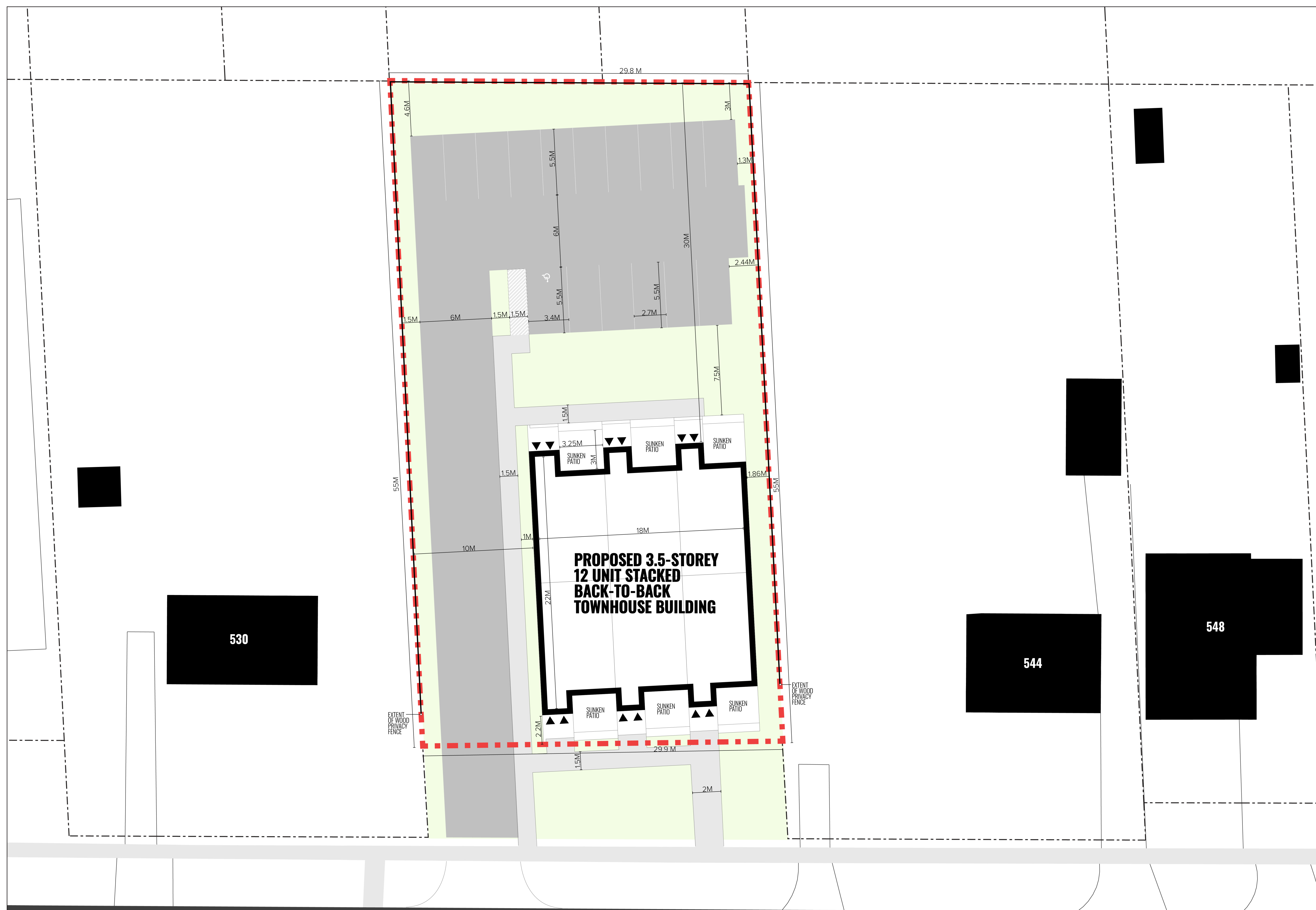


## SITE DATA

**R5-7**  
ZONE

Regulations	Req'd	Proposed
<b>Permitted uses:</b>	• Cluster Townhouse Dwellings • Cluster Stacked Townhouse Dwellings	Cluster Stacked Townhouse Dwellings
<b>Lot Area:</b>	1000.0m2 (min.)	1644.5m2
<b>Lot Frontage:</b>	30.0m (min.)	29.9m*
<b>Front Yard:</b>	8.0m	2.2m*
<b>Side Yard:</b>	0.5m / 1.0m (6m req.)	West: 10m/ East: 1.86m*
<b>Rear Yard:</b>	0.5m / 1.0 m (6m req.)	28.5m
<b>Landscape OS:</b>	30% (min.)	32%
<b>Lot Coverage:</b>	45% (max.)	29%
<b>Height:</b>	12.0m	12.0m
<b>Density:</b>	60uph (max.)	74 uph*
<b>Parking:</b>	1.5/unit (18 req.)	1.33/unit (16 total)*

\* - Requires Special Provision



**PROPOSED 3.5-STOREY  
12 UNIT STACKED  
BACK-TO-BACK  
TOWNHOUSE BUILDING**

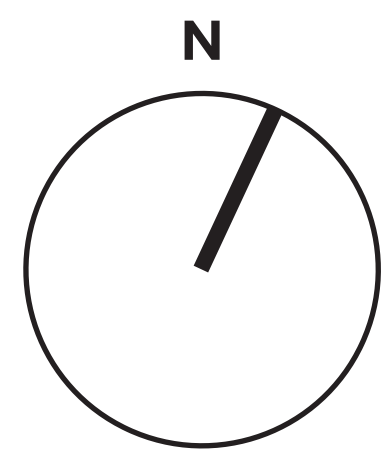
**530**

**544**

**548**

**SOUTHDALE ROAD E**

**Client:** Mansion Homes  
**Date:** 24.01.2022  
**Drawn By:** J. Smolarek  
**Plan Scale:** nts  
**File No:** 2021-538SE  
**Version:** 1/1



**[siv-ik]** PLANNING DESIGN  
Contact Us  
www.siv-ik.ca  
info@siv-ik.ca  
519.694.6924

Lot Boundary Disclaimer: Site dimensions have been assumed based on data provided by the owner. Siv-ik planning and design inc. makes no warranties or guarantees regarding the accuracy of the lot boundaries.

COPYRIGHT NOTICE  
Copyright © 2022 by [siv-ik] planning and design inc. The information contained in this document is the intellectual property of [siv-ik]. Reproduction of any portion of this document or use of the intellectual ideas contained within it for any other purpose is prohibited without the written consent of [siv-ik].