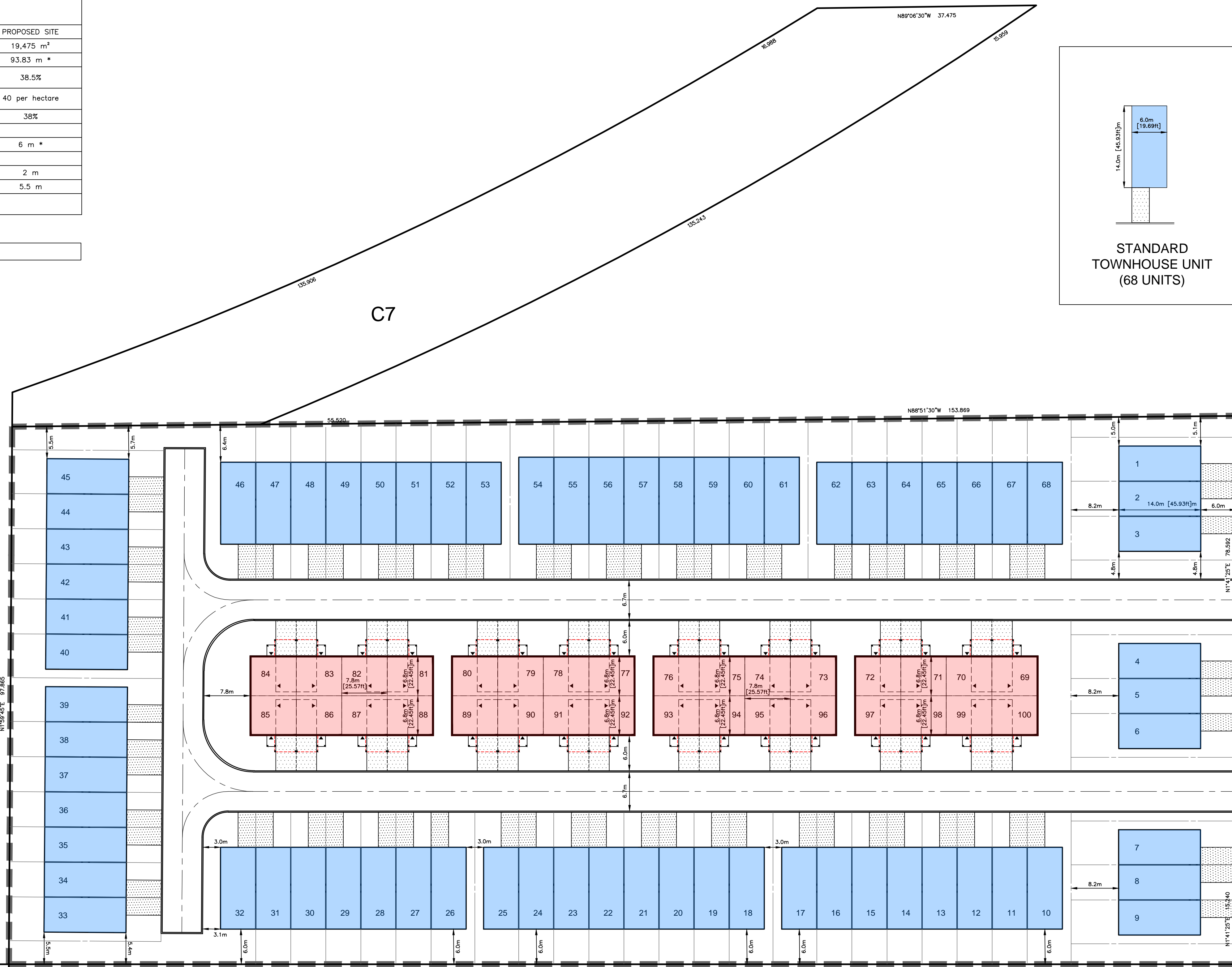
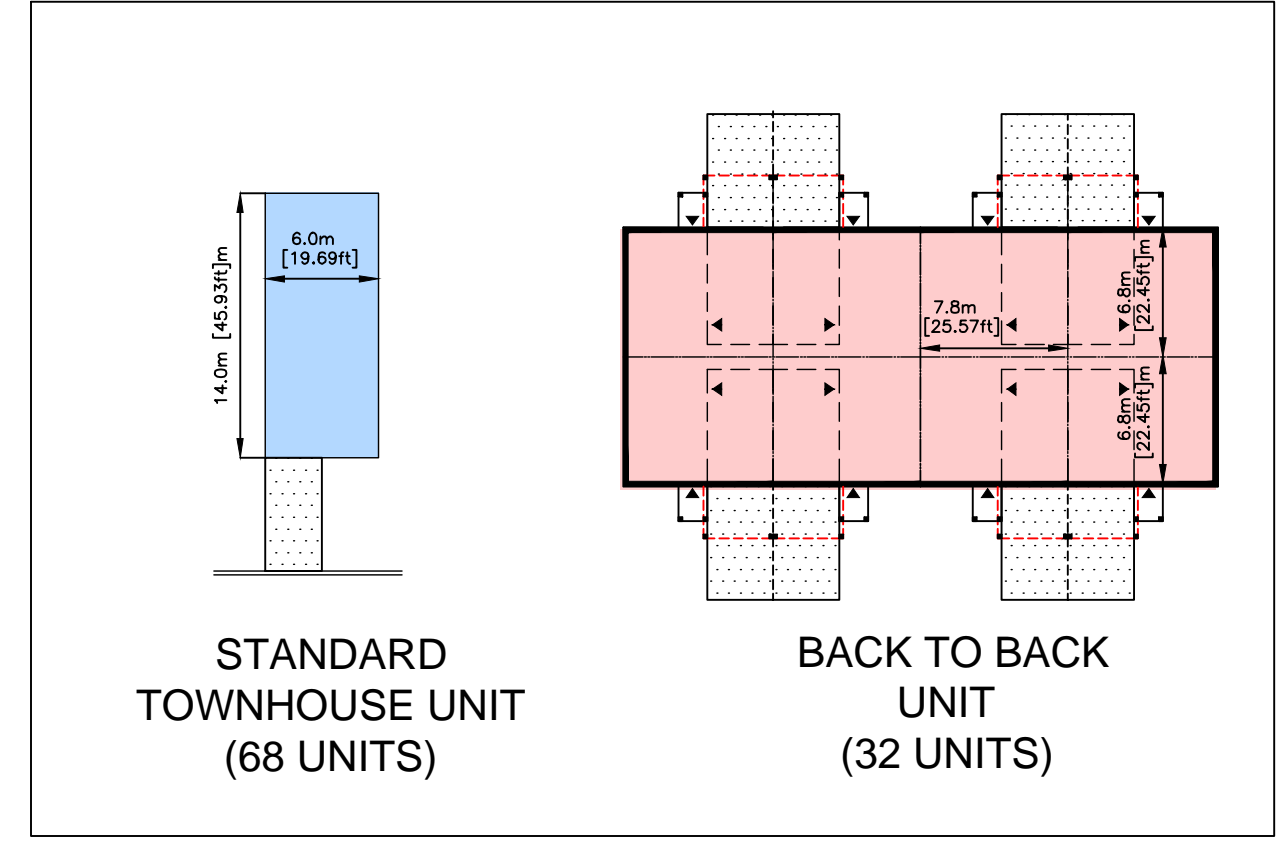
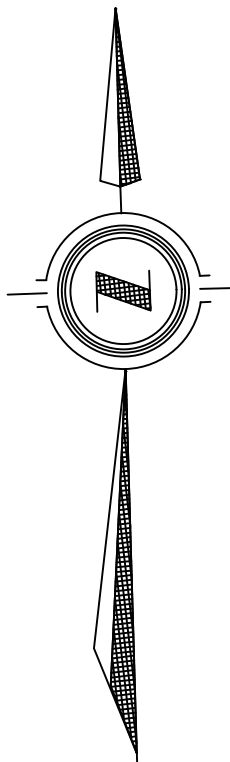


PROPOSED RESIDENTIAL SITE DATA		
OF LOT 1, BLOCK 4; PART OF PARK AVENUE REGISTERED PLAN NO. 80; PART OF LOTS 26 TO 30 INCLUSIVE AND 48; PART OF CANADA SOUTHERN RAILWAY; PART OF CREDIT VALLEY RAILWAY REGISTERED PLAN NO. 209.		
CURRENT ZONING - R7		
PROPOSED ZONING - R5		
	REQUIRED	PROPOSED SITE
MINIMUM LOT AREA	750 m ²	19,475 m ²
MINIMUM LOT FRONTAGE	21 m	93.83 m *
MAXIMUM LOT COVERAGE	40%	38.5%
MAXIMUM NUMBER OF DWELLING UNITS	75 per hectare	40 per hectare
MAXIMUM ROOF AREA	55%	38%
MINIMUM FRONT YARD DEPTH	6 m	
MINIMUM REAR YARD DEPTH	9 m	6 m *
MINIMUM SIDE YARD DEPTH		
INTERIOR SIDE YARD	2 m	2 m
EXTERIOR SIDE YARD	5 m	5.5 m
MINIMUM NUMBER OF PARKING SPACES PER DWELLING UNIT	1.25	

* SITE SPECIFIC ZONING REQUIRED

TOTAL LENGTH OF CONDO ROAD	= ±485m
TOTAL NUMBER OF UNITS	=100

TALBOT STREET



PARK AVENUE (CLOSED)

WAREHOUSE STREET

R3-3

R3

R3

s:\del19-039 - Park Avenue.dwg

EXISTING SERVICES	DRAWING #, SOURCE	DATE	AS CONSTRUCTED SERVICES	COMPLETION	DETAILS	No.	REVISIONS	DATE	CONSULTANT
					DESIGN BY ***	1	CLIENT COORDINATION	FEB 22/21	DEVENG
					DRAWN BY RP				
					CHECKED BY CD				
					F.BK. ***				

CONSULTANT OR DIVISION

London Office
41 Adelaide St. N., Unit 71
(519) 672-8310

Paris Office
31 Mechanic St., Unit 301
(519) 442-1441

CONSULTING CIVIL ENGINEERS

ENGINEER'S STAMP

SCALE

SCALE - 1:400

TITLE

ST. THOMAS REXTON DEVELOPMENTS
ST. THOMAS, ONTARIO

PARK AVENUE CONCEPT 4

PROJECT No. DEL19-039

SHEET No. 4

PLAN FILE No.

FILE: DEL19-039 - PARK AVENUE.DWG