



DRAFT PLAN OF CONDOMINIUM

PLAN 274 LOTS 16-21 & PART LOT 22 IDA
 LOTS 16-18 PARTS 19-22 N EVA & S. IDA
 SEXTON ST. CLOSED RP33R 10574 PARTS 1-3

MUNICIPALITY OF THAMES CENTRE
 COUNTY OF MIDDLESEX

SITE STATISTICS

	REQUIRED	PROPOSED**
EXISTING ZONING:	R1-5	
PROPOSED ZONING:	R3(L)	
LOT AREA (min)	250 m ²	166m ² *
LOT FRONTAGE (min)	6.0m	6.0m
FRONT YARD (min)	10m	6.0m*
INT. SIDE YARD (min)	3.0m	2.0m*
EXT. SIDE YARD	10m	2.0m*
REAR YARD	10m	6.0m*
LOT COVERAGE (max)	35%	57%*
HEIGHT	10.5 m	<10.5
LANDSCAPE	30%	43%
PARKING (TOTAL)	125 Spaces	134 Spaces

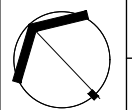
STACKED TOWNS

	REQUIRED	PROPOSED**
EXISTING ZONING:	R3(L)	
PROPOSED ZONING:	R3(L)	
LOT AREA (min)	250 m ²	4,963m ²
LOT FRONTAGE (min)	30.0 m	89.72m
FRONT YARD (min)	10m	7.29m*
INT. SIDE YARD (e) (min)	10m	3.00m*
INT. SIDE YARD (w) (min)	10m	3.00m*
REAR YARD	10m	30.5m
LOT COVERAGE (max)	35%	24%
HEIGHT	10.5 m	<10.5
LANDSCAPE	30%	65%
PARKING (TOTAL)	38 Spaces	50 Spaces
BARRIER-FREE	5 Spaces	5 Spaces

*DOES NOT COMPLY WITH ZONING

** SITE-SPECIFIC R3(L) ZONE

USE	LOT/BLOCK NO	AREA
STREET TOWNS	1-61	1.58 ha
STACKED TOWNS	1	0.50 ha
AMENITY AREA	2	0.07 ha
PARKLAND	3	0.91 ha
COMPENSATION PLANTING AREA	4	0.15 ha
SWM		0.12 ha
ROW		0.35 ha
TOTAL		3.69 ha



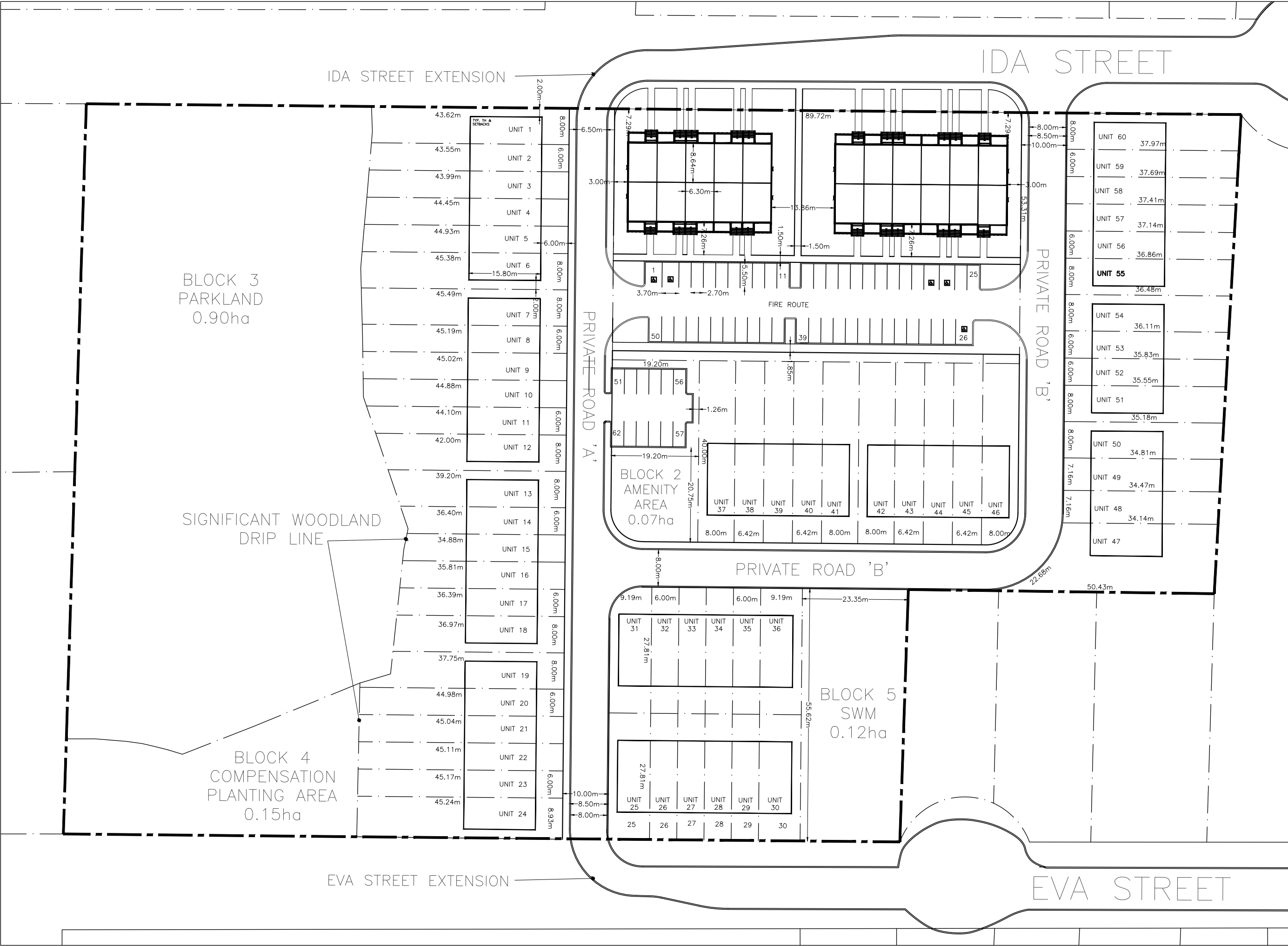
JEFF & DIANA HOUSE

EVA STREET



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DRAWN BY ML	PROJECT NO. CCI/THC/21-01
DATE APRIL 2024	SCALE 1:500



BLOCK 3
 PARKLAND
 0.90ha

SIGNIFICANT WOODLAND
 DRIP LINE

BLOCK 4
 COMPENSATION
 PLANTING AREA
 0.15ha

BLOCK 2
 AMENITY
 AREA
 0.07ha

BLOCK 5
 SWM
 0.12ha