



### ZONING DATA CHART

410 SUNSET DR.  
ST. THOMAS, ON  
**SITE PLAN - PHASE 1 & 2**  
PREPARED BY EDGE ARCHITECTS LTD.  
JULY 22, 2022

**ZONING COMPLIANCE CHART**  
CURRENT ZONING: OFFICE RESIDENTIAL (AS NOTED ON CENTRAL ELGIN OFFICIAL PLAN)

USE	MULTI-RESIDENTIAL DEVELOPMENT + MIXED-USE REQUIRED	PHASE 1	PHASE 2
MINIMUM LOT AREA	---	18,234.4 m <sup>2</sup> (EXCLUDES PUMP STATION SITE AREA = 339.6 m <sup>2</sup> )	18,234.4 m <sup>2</sup> (EXCLUDES PUMP STATION SITE AREA = 339.6 m <sup>2</sup> )
LOT FRONTAGE	---	87.7m (@ KAREN ST)	87.7m (@ KAREN ST)
FRONT YARD SETBACK (S) **	---	34.8m (BUILDING 1)	N/A (BUILDING 2)
INT. SIDE YARD SETBACK (W) **	---	24.7m (BUILDING 1)	24.9m (BUILDING 2)
EXT. SIDE YARD SETBACK (E) **	---	14.1m (BUILDING 1)	22.9m (BUILDING 2)
REAR YARD SETBACK (N) **	---	66.8m (BUILDING 1)	10.1m (BUILDING 2)
BUILDING COVERAGE	---	BUILDING 1: 2,180.8 m <sup>2</sup> EXISTING BLDG: 442.5 m <sup>2</sup> TOTAL = 2,623.3 m <sup>2</sup>	BUILDING 1: 2,180.8 m <sup>2</sup> BUILDING 2: 1,142.3 m <sup>2</sup> TOTAL = 3,323.0 m <sup>2</sup>
GROSS FLOOR AREA	---	BUILDING 1 GFA: 8,481.7 m <sup>2</sup>	BUILDING 1 GFA: 8,481.7 m <sup>2</sup> BUILDING 2 GFA: 5,924.8 m <sup>2</sup>
LANDSCAPED	---	10,191.0 m <sup>2</sup> (EXCLUDES PUMP STATION SITE)	8,443.5 m <sup>2</sup> (EXCLUDES PUMP STATION SITE)
PARKING	---	<b>EXISTING PARKING:</b> APPROX. 45 SPACES  <b>PROPOSED PARKING:</b> 118 SPACES  <b>TOTAL PARKING:</b> 163 SPACES	<b>PROPOSED PARKING:</b> 222 SPACES  <b>1.25 SPACES/ UNIT</b>  <b>ASSUMING:</b> BUILDING 1: 105 UNITS BUILDING 2: 72 UNITS
BARRIER-FREE PARKING	---	8 SPACES 4 TYPE A; 4 TYPE B	11 SPACES (PROVIDED) 5 TYPE A; 6 TYPE B

**NOTE:**  
1. PROPERTY BOUNDARY INFORMATION FROM SURVEY PLAN FROM 'DONALD I. HOUGHTON'; DATED: SEPTEMBER 19, 1990.  
2. EXISTING SITE CONDITION AND SITE CONTEXT FROM TOPOGRAPHICAL BASE PLAN FROM 'STANTEC'; DATED: JUNE 09, 2009.  
3. PUMPING STATION PROPERTY BOUNDARY INFORMATION FROM SURVEY PLAN FROM 'FKS LAND SURVEYORS'; DATED: MARCH 14, 2011.

\*\* SETBACKS SHOWN ONLY FOR THE PROPOSED BUILDINGS

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TRUE NORTH

PROJECT NORTH

ISSUED FOR:  
SCHEMATIC DESIGN

DEVELOPED DESIGN  
SITE PLAN APPROVAL  
BUILDING PERMIT  
BIDDING/TENDER

NO.	REVISION DESCRIPTION	DATE

PRELIMINARY

NOT FOR CONSTRUCTION  
2022.07.22

# EDGE

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ARCHITECT'S SEAL

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PROJECT NAME

410 SUNSET DR MULTI-RES

410 SUNSET DR, ST. THOMAS, ON

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CLIENT

410 SUNSET INC.

49 KINGSPARK CRESCENT, LONDON, ON, N6H 4C3

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DRAWING TITLE

SITE PLAN

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PROJECT NUMBER	DRAWING NUMBER
22005	SP1.1

SCALE  
As indicated

SHEET SIZE  
24x36