

LEGEND	
	LTC / RETIREMENT HOME
	COMMERCIAL RETAIL (INCLUDING MIXED USE)
	RESTAURANT
	RESTAURANT (DRIVE-THRU)
	HOTEL
	PURPOSE BUILT RENTAL / COMMERCIAL
	COMMERCIAL + OFFICES
	LANDSCAPE AREA
	FIRE-ROUTE
	POST BOX LOCATION

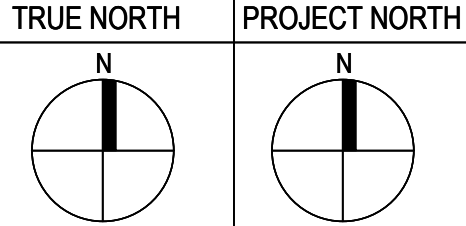
SITE STATISTICS		
	REQUIRED GENERAL COMMERCIAL C1)	PROPOSED
LOT AREA (MINIMUM)	N/A	9,275 ha.
LOT FRONTAGE (MINIMUM)	N/A	299.40 m
LOT COVERAGE (MAXIMUM)	N/A	29.4%
FRONT YARD SETBACK (M) (MINIMUM)	0.0 m	10.0 m
FRONT YARD SETBACK (M) (MAXIMUM)	3.0 m	17.0 m
INTERIOR SIDE YARD DEPTH (M) (MINIMUM)	0.0 m	2.0 m
INTERIOR SIDE YARD DEPTH (M) (MAXIMUM)	-	30.0 m
EXTERIOR SIDE YARD DEPTH (M) (MINIMUM)	-	4.0 m
EXTERIOR SIDE YARD DEPTH (M) (MAXIMUM)	3.0 m	-
REAR YARD (M) (MAXIMUM)	10.0 m	36.0 m
BUILDING HEIGHT (M) (MAXIMUM)	15.0 m (4 STOREYS)	6 STOREYS
LANDSCAPE AREA (M ²) (MINIMUM)	-	10969.35 m ²
LANDSCAPE STRIP (M) (MINIMUM)	3.0 m (WEST LOT LINE)	8.0 m
LANDSCAPE STRIP FOR DRIVE-THRU (M) (MIN.)	2.0 m	10.0 m
QUEUING SPACES (MINIMUM)	6	10
PARKING DIMENSIONS (M) (MINIMUM)	2.6 m X 5.4 m	2.6 m X 5.4 m
DRIVE AISLE (M) (MINIMUM)	6.0 m (Two-way Traffic)	7.3 m
PARKING COVERAGE (M) (MAXIMUM)	40%	±40%

TOTAL BUILDING AREA
BUILDING A - M = 225718.88 m ²

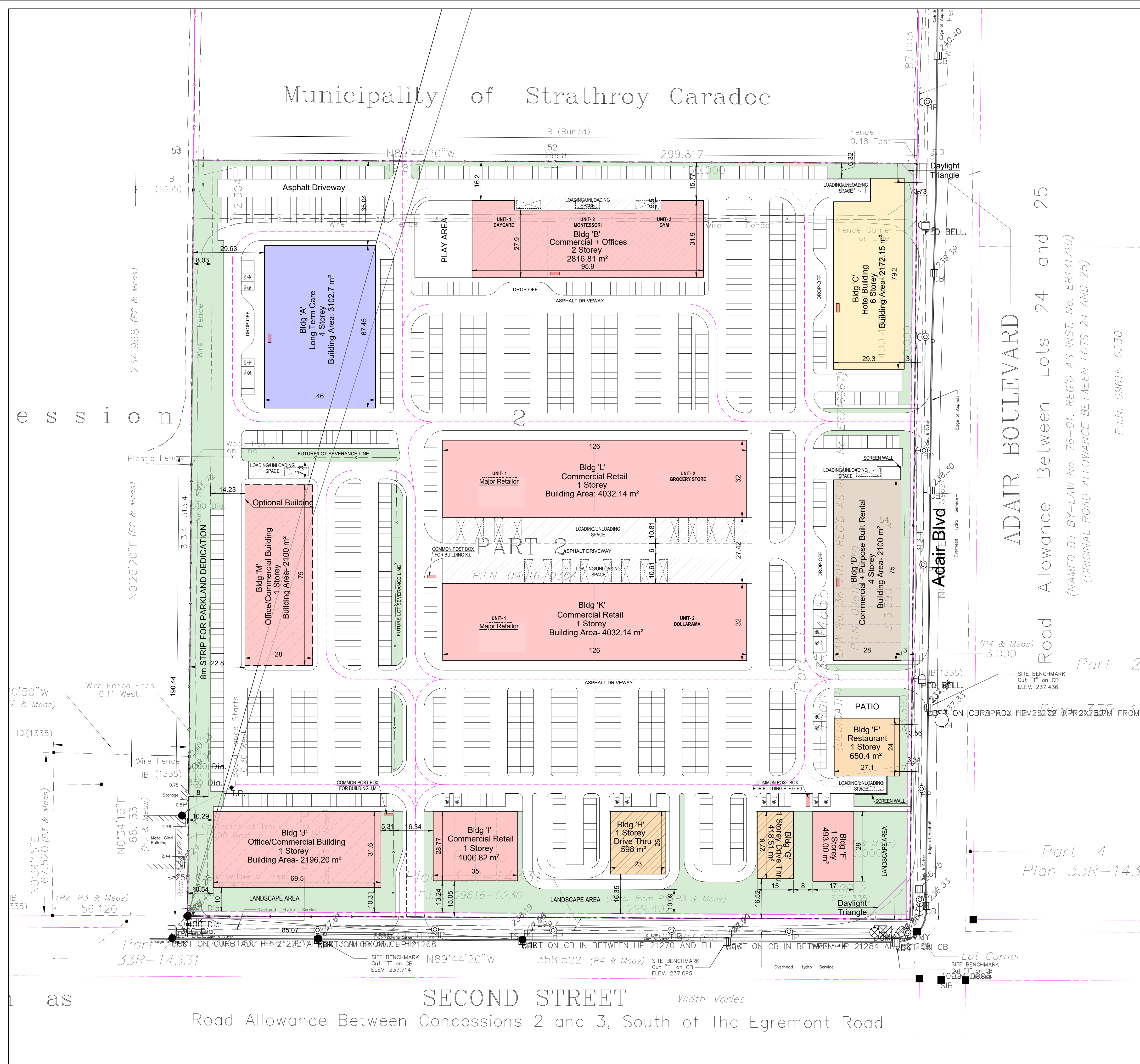
TOTAL GROSS FLOOR AREA (NO DEDUCTION) (ALL BUILDINGS)
BUILDING A - M = 55004.53 m ²

AREA CALCULATIONS WITH PARKING CALCULATIONS:		
BUILDING COUNT & USE	REQUIRED PARKING	
BUILDING - A 4 STOREY - USE: RETIREMENT HOME/ LONG TERM CARE HOME		
BUILDING AREA: 33397.18 m ² (3102.7 m ²) NO. OF BEDS ON ALL FLOORS: 192 GFA (NO DEDUCTION) = 12410.8 m ²	PARKING RATIO: 1 Per 2.5 Beds (1/2.5 = 0.4) 0.4 X 192 = 76.8	77
BUILDING - B 2 STOREY - USE: COMMERCIAL RETAIL + OFFICES		
1ST FLOOR AREA: 30319.89 m ² (2816.81 m ²) (COMMERCIAL USE) 2ND FLOOR AREA: 30319.89 m ² (2816.81 m ²) (OFFICE USE) GFA (NO DEDUCTION) = 5633.62 m ²	PARKING RATIO: 1 Per 30 m ² (1/30 = 0.03) 0.03 X 2816.81 = 84	168
BUILDING - C 6 STOREY - USE: HOTEL		
BUILDING AREA: 23380.83 m ² (2172.15 m ²) NO. OF ROOMS ON ALL FLOORS: 200 GFA (NO DEDUCTION) = 13032.9 m ²	PARKING RATIO: 1.25 Per ROOM TO LET 1.25 X 200 = 250	250
BUILDING - D 4 STOREY - USE: PURPOSE BUILT RENTALS		
1st FLOOR AREA: 52132.74 m ² (2100 m ²) (1 STOREY COMMERCIAL + RETAIL) 2nd - 4th FLOOR AREA: 67812.54 m ² (6300 m ²) (3 STOREY PURPOSE BUILT RENTAL) NO. OF UNITS ON ALL FLOORS: 52 GFA (NO DEDUCTION) = 8400 m ²	PARKING RATIO: 1 Per 30 m ² (1/30 = 0.03) 0.03 X 2100 = 70	133
BUILDING - E 1 STOREY - USE: RESTAURANT		
BUILDING AREA: 7000.84 m ² (650.4 m ²) GFA (NO DEDUCTION) = 650.4 m ²	PARKING RATIO: 1 Per 10 m ² (1/10 = 0.1) 0.1 X 650.32 = 65	65
BUILDING - F 1 STOREY - USE: BANK		
BUILDING AREA: 5306.60 m ² (493.00 m ²) GFA (NO DEDUCTION) = 493.00 m ²	PARKING RATIO: 1 Per 30 m ² (1/30 = 0.03) 0.03 X 493 = 15	15
BUILDING - G 1 STOREY - USE: RESTAURANT (DRIVE-THRU)		
BUILDING AREA: 4504.80 m ² (418.51 m ²) GFA (NO DEDUCTION) = 418.51 m ²	PARKING RATIO: 1 Per 12 m ² (1/12 = 0.08) 0.08 X 418.51 = 35	35
BUILDING - H 1 STOREY - USE: RESTAURANT (DRIVE-THRU)		
BUILDING AREA: 6436.81 m ² (598 m ²) GFA (NO DEDUCTION) = 598 m ²	PARKING RATIO: 1 Per 12 m ² (1/12 = 0.08) 0.08 X 598 = 47	47
BUILDING - I 1 STOREY - USE: COMMERCIAL RETAIL (INCLUDING MIXED USE)		
BUILDING AREA: 10837.32 m ² (1006.82 m ²) GFA (NO DEDUCTION) = 1006.82 m ²	PARKING RATIO: 1 Per 30 m ² (1/30 = 0.03) 0.03 X 1006.82 = 34	34
BUILDING - J 1 STOREY - USE: OFFICE / COMMERCIAL		
BUILDING AREA: 23639.7 m ² (2196.2 m ²) GFA (NO DEDUCTION) = 2196.2 m ²	PARKING RATIO: 1 Per 30 m ² (1/30 = 0.03) 0.03 X 2196.2 = 73.2	73
BUILDING - K 1 STOREY - USE: COMMERCIAL RETAIL (INCLUDING MIXED USE)		
BUILDING AREA: 43401.59 m ² (4032.14 m ²) GFA (NO DEDUCTION) = 4032.14 m ²	PARKING RATIO: 1 Per 30 m ² (1/30 = 0.03) 0.03 X 4032.14 = 121	121
BUILDING - L 1 STOREY - USE: COMMERCIAL RETAIL (INCLUDING MIXED USE)		
BUILDING AREA: 43401.59 m ² (4032.14 m ²) GFA (NO DEDUCTION) = 4032.14 m ²	PARKING RATIO: 1 Per 30 m ² (1/30 = 0.03) 0.03 X 4032.14 = 121	121
BUILDING - M 1 STOREY - USE: OFFICE / COMMERCIAL		
BUILDING AREA: 22604.21 m ² (2100 m ²) GFA (NO DEDUCTION) = 2100 m ²	PARKING RATIO: 1 Per 30 m ² (1/30 = 0.03) 0.03 X 2100 = 63	63
TOTAL REQUIRED PARKING = 1202		
TOTAL PROPOSED PARKING = 1162		

VEHICULAR PARKING			
USE	RATIO	REQUIRED	PROPOSED
BARRIER-FREE PARKING	400-500 REQUIRED PARKINGS	8 TYPE 'A' & 6 TYPE 'B'	8 TYPE 'A' & 6 TYPE 'B'
LOADING SPACE			22



Municipality of Strathroy-Caradoc



as SECOND STREET
Road Allowance Between Concessions 2 and 3, South of The Egremont Road

ADAIR BOULEVARD

Road Allowance Between Lots 24 and 25

(NAMED BY BY-LAW No. 76-01, REG'D AS INST. No. ER131710)
(ORIGINAL ROAD ALLOWANCE BETWEEN LOTS 24 AND 25)

P.I.N. 09616-0230

(P4 & Meas)
3.000

Part 4
Plan 33R-143

R1	2026-07-15	ZBA SUBMISSION
R0	2026-04-28	ZBA SUBMISSION
	DATE	ISSUED FOR



PROJECT NAME
LAND DEVELOPMENT PROJECT
700 ADAIR BLVD. STRATHROY

DRAWING NAME
CONCEPTUAL SITE PLAN

DRAWN BY RB	PROJECT NO. 26.029
CHECKED BY HK	PROJECT DATE 2026-04-16
Scale 1:750	Drawing no. A101
SHEET SIZE 841X594 (A1)	PROJECT NORTH

