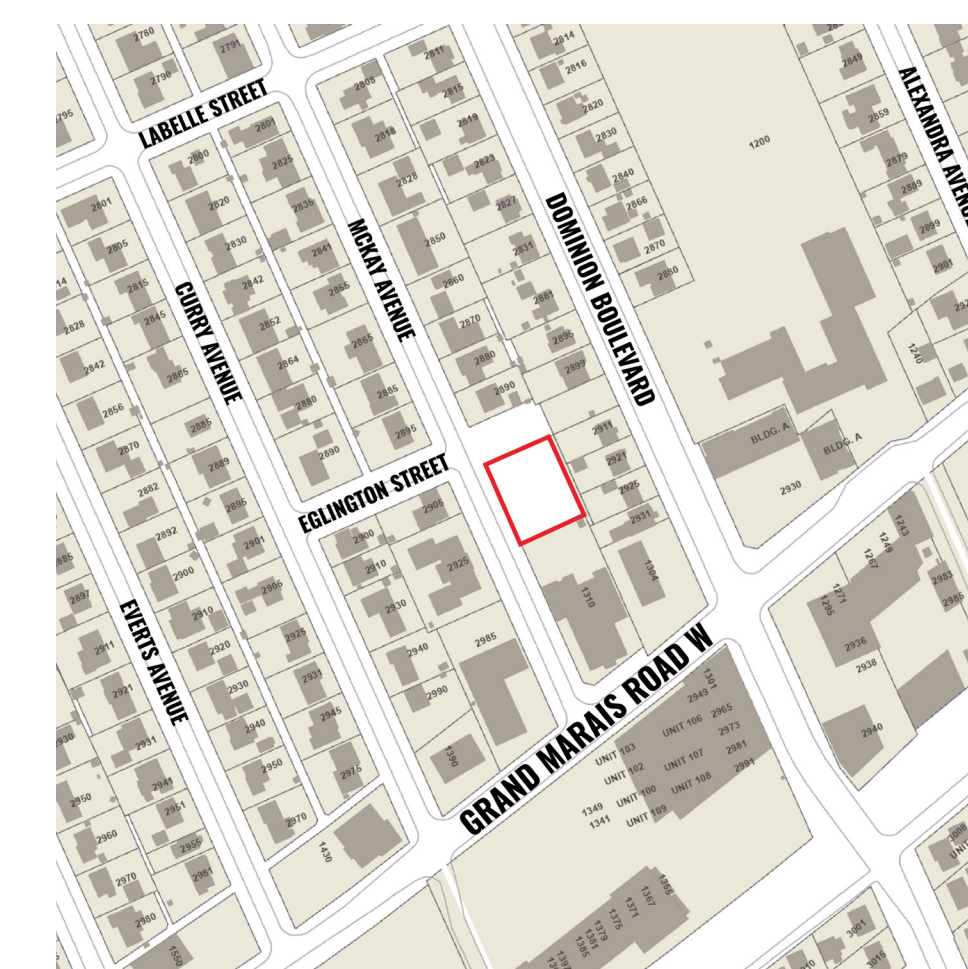


CONCEPT PLAN

01
DWG

PROJECT SITE
2916 McKay Avenue, Windsor ON



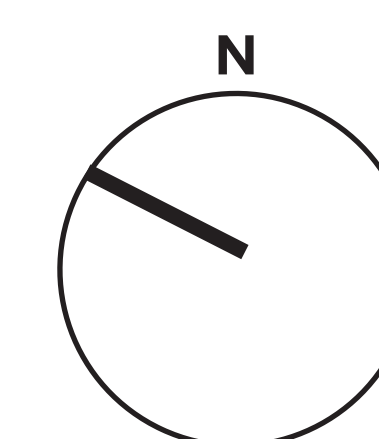
SITE DATA

RD3.1()
ZONE

Regulations	Required	Proposed
Permitted Uses:	See Subsection 12.11	Multiple Dwelling
Lot Area:	1,277m ² (min)	1,465.5m ²
Lot Frontage:	18.0m (min)	42.5m
Front Yard Depth:	6.0m (min)	*5.5m
Side Yard Depth:	No Windows: 3.0m (min) Windows: 6.0m (min)	3.0m* (Windows)
Rear Yard Depth:	7.5m (min)	8.9m
Landscaped Open Space:	35% (min)	41.9%
Lot Coverage:	35% (max)	23.2%
Building Height:	14.0m (max)	12.0m
Parking Spaces:	1.25 Spaces/Unit (min) 20 Spaces	118 Spaces/Unit *19 Spaces
Bicycle Parking:	2 spaces	2 spaces
Location of Parking:	Prohibited in a required front yard or required landscaped open space yard	*Parking permitted in front yard no closer than 3.0m to the lot line
Parking Setback from Intersection:	The parking of a vehicle within 6m of the intersection of any two streets	*Parking permitted within 3.0m the intersection of McKay Avenue and Eglinton Street
Additional Regulations:	Front Lot Line: Eglinton Street	*Front Lot Line: McKay Avenue

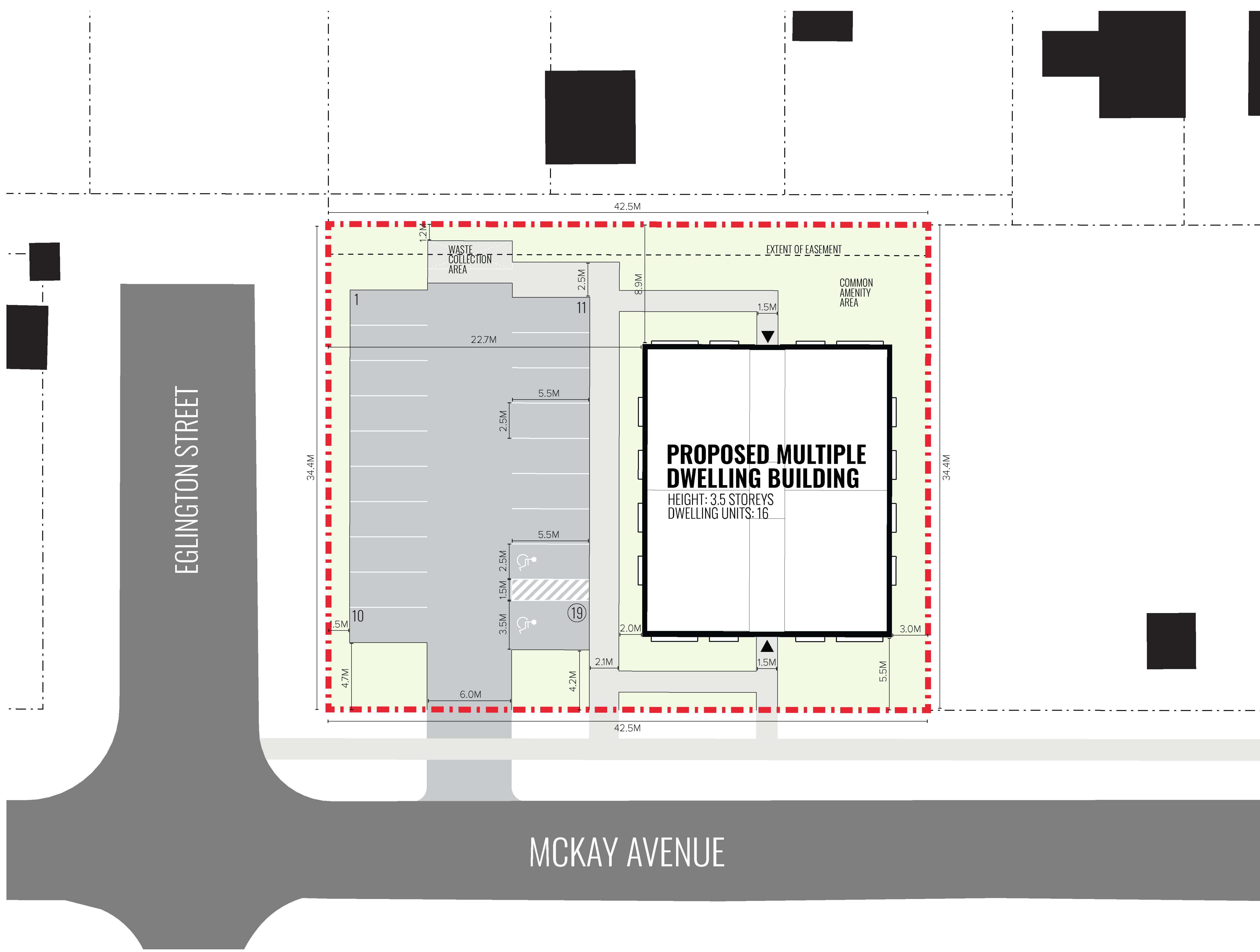
*Requires Special Provision

Client:	Masotti Construction Inc.
Date:	05.01.2026
Drawn By:	C. Taylor
Plan Scale:	nts
File No.:	2916m
Version:	2.0



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