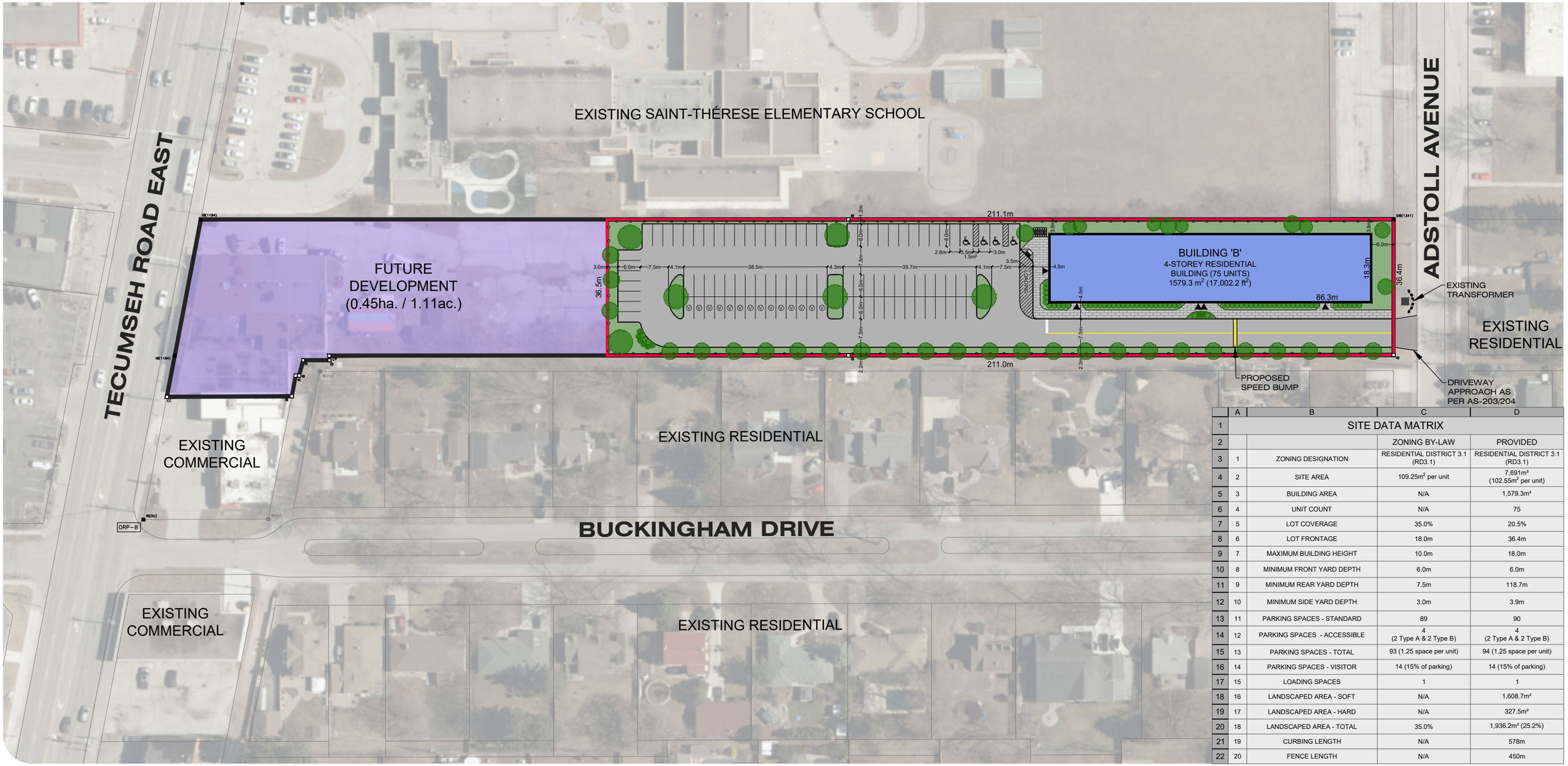


	A	B	C	D
1	SITE DATA MATRIX			
2			ZONING BY-LAW	PROVIDED
3	1	ZONING DESIGNATION	RESIDENTIAL DISTRICT 3.1 (RD3.1)	RESIDENTIAL DISTRICT 3.1 (RD3.1)
4	2	SITE AREA	109.25m² per unit	7,691m² (102.55m² per unit)
5	3	BUILDING AREA	N/A	1,579.3m²
6	4	UNIT COUNT	N/A	75
7	5	LOT COVERAGE	35.0%	20.5%
8	6	LOT FRONTAGE	18.0m	36.4m
9	7	MAXIMUM BUILDING HEIGHT	10.0m	18.0m
10	8	MINIMUM FRONT YARD DEPTH	6.0m	6.0m
11	9	MINIMUM REAR YARD DEPTH	7.5m	118.7m
12	10	MINIMUM SIDE YARD DEPTH	3.0m	3.9m
13	11	PARKING SPACES - STANDARD	89	90
14	12	PARKING SPACES - ACCESSIBLE	4 (2 Type A & 2 Type B)	4 (2 Type A & 2 Type B)
15	13	PARKING SPACES - TOTAL	93 (1.25 space per unit)	94 (1.25 space per unit)
16	14	PARKING SPACES - VISITOR	14 (15% of parking)	14 (15% of parking)
17	15	LOADING SPACES	1	1
18	16	LANDSCAPED AREA - SOFT	N/A	1,608.7m²
19	17	LANDSCAPED AREA - HARD	N/A	327.5m²
20	18	LANDSCAPED AREA - TOTAL	35.0%	1,936.2m² (25.2%)
21	19	CURBING LENGTH	N/A	578m
22	20	FENCE LENGTH	N/A	450m

2679264 ONTARIO INC.
5259 TECUMSEH ROAD EAST
REDEVELOPMENT

CONCEPT PLAN

APPLICANT'S LAND HOLDING (1.22ha. / 3.01ac.)

SUBJECT SITE (0.77ha. / 1.90ac.)

PROPOSED MULTIPLE RESIDENTIAL BUILDING (75 UNITS)

FUTURE DEVELOPMENT (0.45ha. / 1.11ac.)

PROPOSED SIDEWALK

PROPOSED LANDSCAPE

File Location:
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November, 09, 2026 5:30 PM

SOURCE: THE COUNTY OF ESSEX INTERACTIVE MAPPING (2025)

MAP/DRAWING INFORMATION
THIS DRAWING IS FOR INFORMATION PURPOSES ONLY.
ALL DIMENSIONS AND BOUNDARY INFORMATION SHOULD BE VERIFIED BY AN O.L.S PRIOR TO CONSTRUCTION.

CREATED BY: ESB
CHECKED BY: MAM
DESIGNED BY: ESB

SCALE: 1:1000 (11x17)

N W E S

COUNTERPOINT LAND DEVELOPMENT BY | DILLON CONSULTING

PROJECT: 24-7395
STATUS: DRAFT
DATE: 10/30/2026