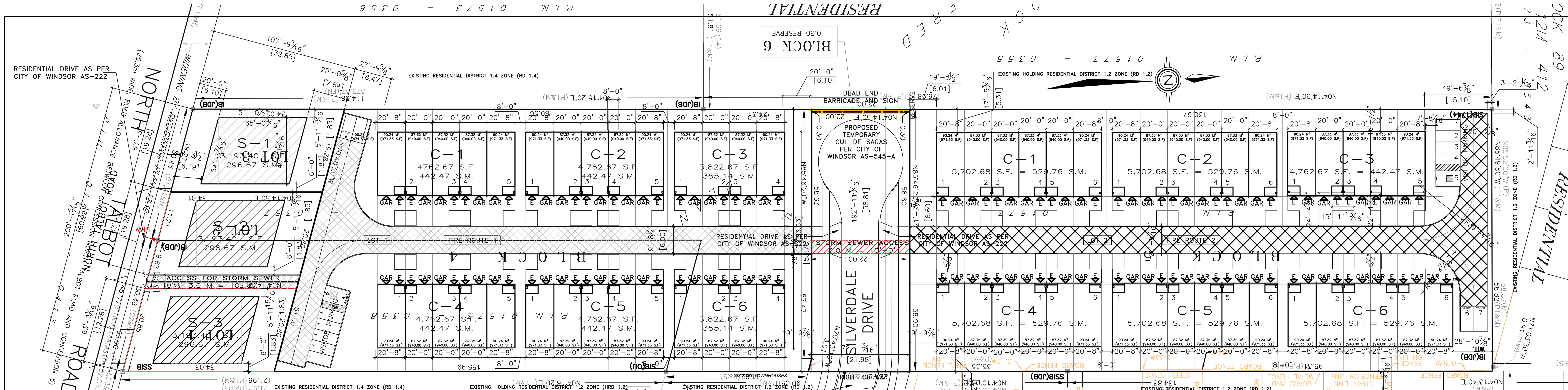
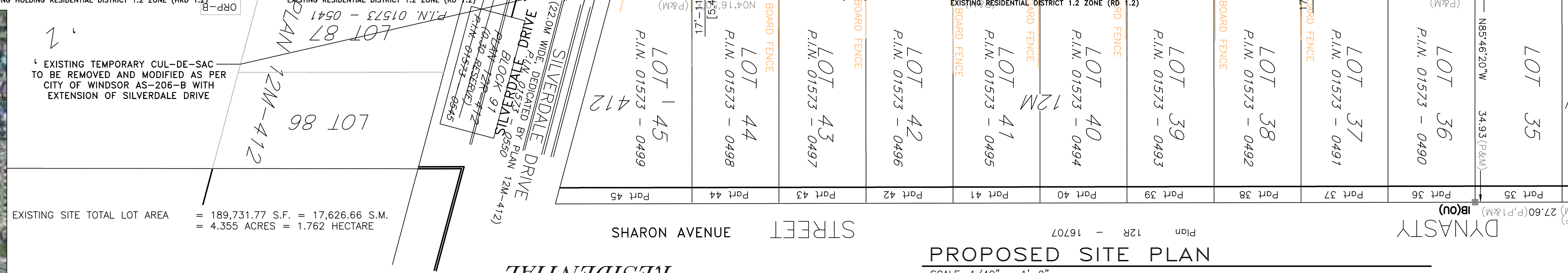
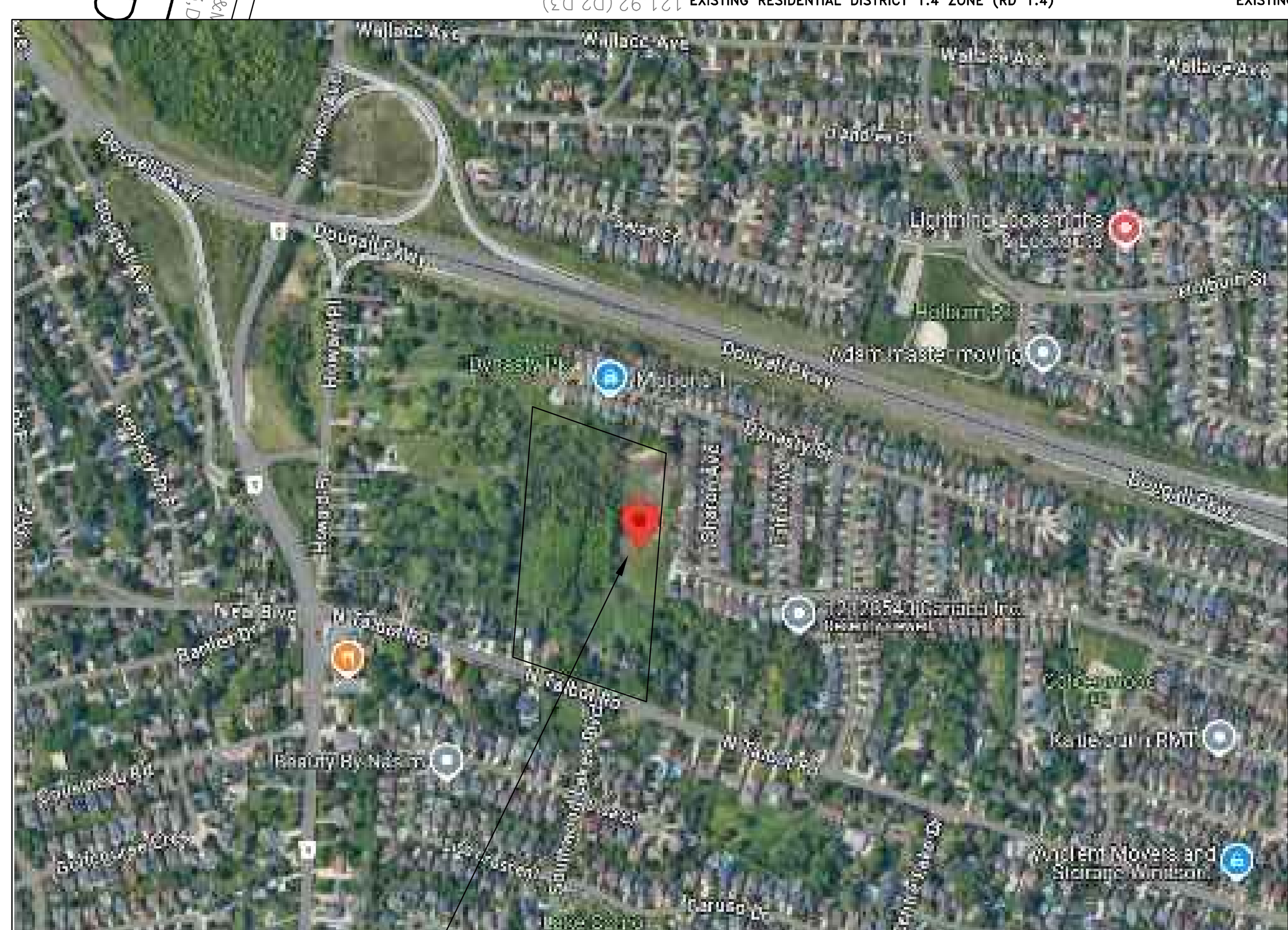






KEY PLAN
NOT TO SCALE

SITE PLAN LEGEND	
	ENTRANCE / EXIT
	BUILDING SETBACK LINE
	SIAMESE CONNECTION
	PROPOSED FIRE HYDRANT
	LIGHT STANDARD
	PROPOSED MOUNTED TRANSFORMER (REFER TO ELECTRICAL DRAWINGS)
	DEPRESSED CURB
	ASPHALT PAVEMENT (HEAVY DUTY AT FIRE ROUTE)
	MANHOLE
	CATCHBASIN
	DESIGNATED BARRIER FREE PARKING SPACE
CU	PROPOSED MECHANICAL CONDENSING UNIT ON CONCRETE HOUSEKEEPING PAD - SEE MECH DWGS
	SIDEWALK BARRIER FREE SLOPE
	FIRE ROUTE WITH HEAVY DUTY ASPHALT
	CONCRETE PAVEMENT AREA
	GRAVEL AREA
	DEMOLITION WORK
	SOFT LANDSCAPE AREA
	PROPOSED WALL
	SIDE WALK
	PAINTED STRIP / PEDESTRIAN CROSSING
CA	CONCRETE AREA (HARD LANDSCAPE)
	STOP SIGN
	EASEMENT FOR THE CITY
	ACCESSIBLE PARKING SIGN
	BOLLARD - 6" ø STEEL PILE FILLED WITH CONCRETE, WITH PLASTIC CAP
	BARRIER FREE ACCESS AS PER OBC 3.8. CONCRETE SIDE WALK WITH SLIP-RESISTANT, CONTINUOUS AND EVEN SURFACE, MINIMUM 3'-8" (1100 MM) UNINTERRUPTED WIDTH, GRADIENT NOT EXCEEDING 1 IN 20, WITH DEPRESSED CURB, WITH TACTILE SURFACE INDICATOR.

REAL NORTH | PROJECT NORTH

TYPICAL BARRIER FREE
TYPE A - 3.5MX5.5M
TYPE B - 2.5MX5.5M
ACCESS AISLE - 1.5 M

TYPICAL REGULAR 2.5MX5.5M

TYPICAL BICYCLE 0.6MX2.5M

TYPICAL LOADING SPACE 3.0MX7.5M

LOT / BUILDING INFORMATION						
TOTAL SITE AREA		17,635.23 M² (189,824.04 S.F.) 1.76 HA (4.36 ACRE)				
LOT	LAND AREA 0.00 M² 0.00 S.F.	LAND USE	RESIDENTIAL DWELLING UNITS	BUILDING FOOTPRINT AREA 0.00 M² (0.00 S.F)	RESIDENTIAL BUILDING GFA	LENGTH OF CURBING L.M.(L.FT.)
LOT 1	8,630.32 M² 92,895.99 S.F.	4-5 UNIT TOWNHOUSE COMPLEX 2-4 UNIT TOWNHOUSE COMPLEX	28 UNITS	2,480.16 M²	4,960.32 M²	376.30 L.M. (1,234.5 L.FT)
S-1	633.70 M² 6821.10 S.F.	DETACHED SINGLE FAMILY	1 UNIT	296.67 M²	593.34 M²	
S-2	633.70 M² 6821.10 S.F.	DETACHED SINGLE FAMILY	1 UNIT	296.67 M²	593.34 M²	
S3	633.70 M² 6821.10 S.F.	DETACHED SINGLE FAMILY	1 UNIT	296.67 M²	593.34 M²	
EASEMENT	103.63 M² 1,115.55 S.F.	EASEMENT	-	-	-	
LOT 2	7,708.99 M² 82,978.88 S.F.	5-6 UNIT TOWNHOUSE COMPLEX 1-5 UNIT TOWNHOUSE COMPLEX	35 UNITS	3,091.27 M²	6,182.54 M²	370.60 L.M. (1,147.0 L.FT)
SILVERDALE DRIVE	1,295.92 M² 13,949.17 S.F.	RIGHT OF WAY				161.85 L.M. (531.0 L.FT)
		TOTAL	66 UNITS	6,523.34 M²	13,046.68 M²	841.40 L.M. (2,760.49 L.FT)

11.3 RESIDENTIAL DISTRICT 2.3 (RD2.3)
11.3.1 PERMITTED USES
One Semi-Detached Dwelling, One Single Unit Dwelling, Townhome Dwelling
Any use accessory to the preceding uses
11.3.5 PROVISIONS

	SEMI-DETACHED DWELLING	SINGLE UNIT DWELLING	TOWNHOME DWELLING DWELLING
.1 Lot Width - minimum	15.0 m	12.0 m	20.0 m
.2 Lot Area - minimum	450.0 m2	360.0 m2	200.0 m2 per unit
.3 Lot Coverage - maximum	45.0%	45.0%	45.0%
.4 Main Building Height - maximum	9.0 m	9.0 m	9.0 m
.5 Front Yard Depth - minimum	6.0 m	6.0 m	6.0 m
.6 Rear Yard Depth - minimum	7.50 m	7.50 m	7.50 m
.7 Side Yard Width - minimum	1.20 m	1.20 m	1.20 m
.10 Gross Floor Area - main building - maximum	400 m2	400 m2	N/A

(B/L 101-2022 Jul 11/2022; B/L 55-2023 May 29/2023; B/L 52-2024 Apr 22/2024)

LEGEND			
①	NUMBERED PARKING SPACES		PROPOSED FIRE ROUTE
	RB-93 (ACCESSIBLE PARKING) SIGN (MIN. 0.3M X 0.45M @ 1.5M ABOVE GROUND)		ACCESSIBLE PARKING SPACE SYMBOL (MIN. 1.25M X 1.25M IN SIZE)
	PROPOSED BUILDING FOOTPRINT		CANTILEVER COMPONENT OF THE BUILDING
	PRINCIPLE ENTRANCE		GARAGE ENTRANCE
	PROPOSED RA-1 STOP SIGN		CURB CUT RAMP
	PROPOSED SIDEWALK		EXISTING SIDEWALK
	PROPERTY LINE		PROPOSED ASPHALT
	PROPOSED LANDSCAPE OPEN SPACE		EXISTING LANDSCAPE OPEN SPACE
	PROPOSED FIRE HYDRANT		EXISTING FIRE HYDRANT
	LOT FRONTAGE		ZONING SEPARATION LINE

SITE DATA: LOT 1			
EXISTING SITE ZONING:	RESIDENTIAL DISTRICT 1.2 (HRD1.2) AND RESIDENTIAL DISTRICT 1.4 (RD1.4)		
PROPOSED SITE ZONING:	RESIDENTIAL DISTRICT 2.3 (RD2.3)		
PERMITTED USE:	ONE SEMI-DETACHED DWELLING, ONE SINGLE UNIT DWELLING, TOWNHOME DWELLING AMONGST OTHER USES PERMITTED WITHIN THE RD2.3 ZONE		
PROPOSED USE:	TOWNHOME DWELLING		
DESCRIPTION:	REQUIRED:	PROVIDED:	ZONING COMPLIANCE:
MIN. LOT AREA:	200.0 M² PER UNIT (2152.78 FT²) TOTAL 28 UNITS = 5,600.00 M² (60,277.84 FT²) 0.56 HA (1.383 ACRE)	6,642.97 M² (71,504.38 FT²) 0.662 HECTARE (1.636 ACRE)	COMPLIES
MIN. FRONTAGE:	20 M (65.62 FT)	58.94 M	COMPLIES
MIN. INTERIOR SIDE YARD SETBACK (EAST YARD):	1.20 M (3.94 FT)	5.15 M	COMPLIES
MIN./MAX. FRONT YARD SETBACK (SOUTH YARD):	6 M (19.69 FT) / 7 M (22.97 FT)	6 M	COMPLIES
MIN. EXTERIOR REAR YARD SETBACK (NORTH YARD):	7.50 M (24.61 FT)	11.19 M	COMPLIES
MIN. INTERIOR SIDE YARD SETBACK (WEST YARD):	1.20 M (3.94 FT)	5.25 M	COMPLIES
LOT COVERAGE:	45 % MAX. = 2,989.34 M²	37.33 % (2,480.16 M²)	COMPLIES
MAIN BUILDING HEIGHT	9.0 M (29.53 FT)	9.0 M (29.53 FT)	COMPLIES
LANDSCAPE OPEN SPACE:	N/A	46.78 % (4,037.57 M²)	COMPLIES
PARKING FOR TOWNHOUSE DWELLING UNIT:	1 SPACES PER UNIT OF TOTAL 28 UNITS = 28 SPACES	56 SPACES (28 SPACES ON DRIVEWAY, 28 SPACES WITHIN GARAGE)	COMPLIES
VISITOR PARKING FOR TOWNHOUSE DWELLING UNIT:	N/A	5 SPACES	COMPLIES
ACCESSIBLE PARKING:	1 TYPE A PARKING SPACE REQUIRED WHEN THERE ARE PARKING SPACES BETWEEN 1 TO 25 IN PARKING AREA	1 TYPE A SPACE	COMPLIES
LOCATION OF PARKING SPACES:	FOR TOWNHOME DWELLING UNIT PARKING IS PERMITTED IN A REQUIRED SIDE, FRONT OR REAR YARD.	EXTERIOR REAR YARD	COMPLIES
BICYCLE PARKING:	0 BICYCLE PARKING SPACE REQUIRED WHEN THERE ARE PARKING SPACES BETWEEN 1 TO 9 IN PARKING AREA	0 SPACES	COMPLIES
LOCATION OF BICYCLE PARKING SPACES:	MIN. 2 M (6.56 FT) AWAY FROM AN ACCESSIBLE PARKING SPACE OR A SIDEWALK, AND PROHIBITED IN A REQUIRED YARD.	2.13 M (6.99 FT)	COMPLIES
CARPORT/GARAGE:	WHEN A WALL OF GARAGE FACES AN EXTERIOR LOT LINE THE SAID WALL SHALL BE MIN. 6 M (19.69 FT) AWAY FROM SUCH EXTERIOR LOT LINE.	12.44 M FROM THE EXTERIOR LOT LINE.	COMPLIES
PARKING AREA SEPARATION: FROM STREET LINE: (NORTH)	3 M (19.69 FT)	3 M (19.69 FT)	COMPLIES
PARKING AREA SEPARATION: FROM INTERIOR LOT LINE (WEST):	0.90 M (2.95 FT)	0.90 M (2.95 FT)	COMPLIES

SITE DATA: LOT-2			
EXISTING SITE ZONING:	RESIDENTIAL DISTRICT 1.2 (HRD1.2) AND RESIDENTIAL DISTRICT 1.4 (RD1.4)		
PROPOSED SITE ZONING:	RESIDENTIAL DISTRICT 2.3 (RD2.3)		
PERMITTED USE:	ONE SEMI-DETACHED DWELLING, ONE SINGLE UNIT DWELLING, TOWNHOME DWELLING AMONGST OTHER USES PERMITTED WITHIN THE RD2.3 ZONE		
PROPOSED USE:	TOWNHOME DWELLING		
DESCRIPTION:	REQUIRED:	PROVIDED:	ZONING COMPLIANCE:
MIN. LOT AREA:	200.0 M² PER UNIT (2152.78 FT²) TOTAL 28 UNITS = 5,600.00 M² (60,277.84 FT²) 0.56 HA (1.383 ACRE)	7,689.66 M² (82,770.80 S.F.) 0.77 HA (1.90 AC)	COMPLIES
MIN. FRONTAGE:	20 M (65.62 FT)	58.81 M	COMPLIES
MIN. INTERIOR YARD SETBACK (EAST YARD):	1.20 M (3.94 FT)	5.31 M	COMPLIES
MIN./MAX. FRONT YARD SETBACK (SOUTH YARD):	6 M (19.69 FT) / 7 M (22.97 FT)	6 M	COMPLIES
MIN. REAR YARD SETBACK (NORTH YARD):	7.50 M (24.61 FT)	15.33 M	COMPLIES
MIN. INTERIOR YARD SETBACK (WEST YARD):	1.20 M (3.94 FT)	5.47 M	COMPLIES
LOT COVERAGE:	45 % MAX. = (3,460.34 M²)	40.10 % (3,091.27 M²)	COMPLIES
MAIN BUILDING HEIGHT	9.0 M (29.53 FT)	9.0 M (29.53 FT)	COMPLIES
LANDSCAPE OPEN SPACE:	N/A	44.93 % (3,463.82 M²)	COMPLIES
PARKING FOR TOWNHOUSE DWELLING UNIT:	1 SPACES PER UNIT OF TOTAL 35 UNITS = 35 SPACES	70 SPACES (35 SPACES ON DRIVEWAY, 35 SPACES WITHIN GARAGE)	COMPLIES
VISITOR PARKING FOR TOWNHOUSE DWELLING UNIT:	N/A	4 SPACES	COMPLIES
ACCESSIBLE PARKING:	1 TYPE A PARKING SPACE REQUIRED WHEN THERE ARE PARKING SPACES BETWEEN 1 TO 25 IN PARKING AREA	1 TYPE A SPACE	COMPLIES
LOCATION OF PARKING SPACES:	FOR TOWNHOME DWELLING UNIT PARKING IS PERMITTED IN A REQUIRED SIDE, FRONT OR REAR YARD.	REAR YARD	COMPLIES
BICYCLE PARKING:	0 BICYCLE PARKING SPACE REQUIRED WHEN THERE ARE PARKING SPACES BETWEEN 1 TO 9 IN PARKING AREA	0 SPACES	COMPLIES
LOCATION OF BICYCLE PARKING SPACES:	2 M (6.56 FT) AWAY FROM AN ACCESSIBLE PARKING SPACE OR A SIDEWALK, AND PROHIBITED IN A REQUIRED YARD.	2.13 M (7.19 FT)	COMPLIES
CARPORT/GARAGE:	WHEN A WALL OF GARAGE FACES AN EXTERIOR LOT LINE THE SAID WALL SHALL BE MIN. 6 M (19.69 FT) AWAY FROM SUCH EXTERIOR LOT LINE.	12.44 M FROM THE EXTERIOR LOT LINE.	COMPLIES
PARKING AREA SEPARATION: (FROM INTERIOR LOT LINE) FROM STREET LINE: (NORTH)	0.90 M (2.95 FT)	0.90 M (2.95 FT)	COMPLIES
PARKING AREA SEPARATION: (FROM INTERIOR LOT LINE) FROM INTERIOR LOT LINE (WEST):			

LOT-1 - BUILDING INFO.					
TOTAL LOT AREA:	6,622.02 M² (71,278.87 FT²) = 0.662 HECTARE (1.636 ACRE)				
PROPOSED BUILDING:	FOOTPRINT AREA	VERTICAL DOWNWARD PROJECTION OF ROOF	GROSS FLOOR AREA	HEIGHT / NO. OF STOREY	UNITS
TOWNHOUSE COMPLEX 1	442.47 M² (4,762.67 FT²)	34.58 M² (372.22 FT²)	884.94 M² (9,525.34 FT²)	< 14 M (36.09 FT) / 2 STOREY	5 UNITS
TOWNHOUSE COMPLEX 2	442.47 M² (4,762.67 FT²)	34.58 M² (372.22 FT²)	884.94 M² (9,525.34 FT²)	< 14 M (36.09 FT) / 2 STOREY	5 UNITS
TOWNHOUSE COMPLEX 3	355.14 M² (3,822.67 FT²)	27.76 M² (298.64 FT²)	710.28 M² (7,645.34 FT²)	< 14 M (36.09 FT) / 2 STOREY	4 UNITS
TOWNHOUSE COMPLEX 4	442.47 M² (4,762.67 FT²)	34.58 M² (372.22 FT²)	884.94 M² (9,525.34 FT²)	< 14 M (36.09 FT) / 2 STOREY	5 UNITS
TOWNHOUSE COMPLEX 5	442.47 M² (4,762.67 FT²)	34.58 M² (372.22 FT²)	884.94 M² (9,525.34 FT²)	< 14 M (36.09 FT) / 2 STOREY	5 UNITS
TOWNHOUSE COMPLEX 6	355.14 M² (3,822.67 FT²)	27.76 M² (298.64 FT²)	710.28 M² (7,645.34 FT²)	< 14 M (36.09 FT) / 2 STOREY	4 UNITS
TOTAL	2,480.16 M² (26,696.02 FT²)	342.65 M² (3,687.76 FT²)	6,862.02 M² (73,854.32 FT²)	< 14 M (36.09 FT) / 2 STOREY	28 UNITS
DETACHED HOUSES S-1 + S-2 + S-3					
DETACHED HOUSES S-1	296.67 M² (3,193.40 FT²)	27.76 M² (298.64 FT²)	593.34 M² (6,386.80 FT²)	< 14 M (36.09 FT) / 2 STOREY	1 UNIT
DETACHED HOUSES S-2	296.67 M² (3,193.40 FT²)	27.76 M² (298.64 FT²)	593.34 M² (6,386.80 FT²)	< 14 M (36.09 FT) / 2 STOREY	1 UNIT
DETACHED HOUSES S-3	296.67 M² (3,193.40 FT²)	27.76 M² (298.64 FT²)	593.34 M² (6,386.80 FT²)	< 14 M (36.09 FT) / 2 STOREY	1 UNIT
TOTAL PARKING SPACES:	56 SPACES + 5 STANDARD SURFACE VISITOR PARKING SPACES + 1 TYPE A ACCESSIBLE PARKING SPACE = TOTAL = 63 SPACE STANDARD SURFACE PARKING SPACES ON DRIVEWAY = 28 - FOR TOWNHOUSE + 6 - FOR DETACHED HOUSE = 37 STANDARD SURFACE PARKING SPACES WITHIN GARAGE = 28 - FOR TOWNHOUSE + 6 - FOR DETACHED HOUSE = 37				
BUILDING USE AND OCCUPANCY:	RESIDENTIAL GROUP "C"				

LOT-2 - BUILDING INFO.					
TOTAL LOT AREA:	7,708.99 M² (82,978.88 S.F.) = 0.77 HA (1.90 AC)				
PROPOSED BUILDING:	FOOTPRINT AREA	VERTICAL DOWNWARD PROJECTION OF ROOF	GROSS FLOOR AREA	HEIGHT / NO. OF STOREY	UNITS
TOWNHOUSE COMPLEX 1	529.76 M² (5,702.29 FT²)	46.11 M² (496.32 FT²)	1,059.52 M² (11,404.58 FT²)	< 14 M (36.09 FT) / 2 STOREY	6 UNITS
TOWNHOUSE COMPLEX 2	529.76 M² (5,702.29 FT²)	46.11 M² (496.32 FT²)	1,059.52 M² (11,404.58 FT²)	< 14 M (36.09 FT) / 2 STOREY	6 UNITS
TOWNHOUSE COMPLEX 3	442.47 M² (4,762.71 FT²)	34.58 M² (372.22 FT²)	884.94 M² (9,525.41 FT²)	< 14 M (36.09 FT) / 2 STOREY	5 UNITS
TOWNHOUSE COMPLEX 4	529.76 M² (5,702.29 FT²)	46.11 M² (496.32 FT²)	1,059.52 M² (11,404.58 FT²)	< 14 M (36.09 FT) / 2 STOREY	6 UNITS
TOWNHOUSE COMPLEX 5	529.76 M² (5,702.29 FT²)	46.11 M² (496.32 FT²)	1,059.52 M² (11,404.58 FT²)	< 14 M (36.09 FT) / 2 STOREY	6 UNITS
TOWNHOUSE COMPLEX 6	529.76 M² (5,702.29 FT²)	46.11 M² (496.32 FT²)	1,059.52 M² (11,404.58 FT²)	< 14 M (36.09 FT) / 2 STOREY	6 UNITS
TOTAL	3,091.27 M² (33,274.15 FT²)	236.31 M² (2,543.62 FT²)	6,182.54 M² (66,548.31 FT²)	-	35 UNITS
NOTES: 1 ALL FIRE DEPARTMENT SIGNAGE TO BE COMPLETED AFTER CONSTRUCTION IN COORDINATION WITH FIRE DEPARTMENT. 2. ALL ACCESSIBLE PARKING SPACES TO HAVE RB-93 SIGNS INSTALLED. 3. ALL LIGHTING TO BE DARK SKY COMPLIANT. 4. FIRE ROUTE TO BE IN COMPLIANCE WITH OBC REQUIREMENTS.					
TOTAL PARKING SPACES:	70 SPACES + 4 STANDARD SURFACE PARKING SPACES + 1 TYPE A ACCESSIBLE PARKING SPACE 35 STANDARD SURFACE PARKING SPACES FOR TOWNHOUSE ON DRIVEWAY 35 STANDARD SURFACE PARKING SPACES FOR TOWNHOUSE WITHIN GARAGE.				
BUILDING USE AND OCCUPANCY:	RESIDENTIAL GROUP "C"				

CHINTAN VIRANI ARCHITECT INC.
CHINTAN J. VIRANI
B. ARCH. | OAA, MRAIC, | AIA | COAI
9898 HOLLY CRESCENT, WINDSOR, ONTARIO. CANADA N8R 1Z3
PHONE: (519)979-9017
CELL: (519) 567-1800
FAX: (519) 979-4909
EMAIL:chintan@chintan.ca
WWW.CHINTAN.CA

NO.	ISSUED FOR	NO.
19.		
18.		
17.		
16.		
15.		
14.		
13.		
12.		
11.	STATISTICS CORRECTED AS PER PLANNER EMAIL	JUNE 09/2026
10.	ZONING REVISED AS PER PLANNER	JUNE 08/2026
09.	3.0 M EASEMENT ADDED AS PER CITY'S COMMENT	JAN. 21/2026
08.	REVISED STATISTICS AS PER PLANNER'S COMMENTS	OCT. 28/2025
07.	REVISED STATISTICS AS PER PLANNER'S COMMENTS	SEP. 16/2025
06.	OWNER'S & PLANNER'S REVIEW	JULY 05/2025
05.	OWNER'S REVIEW	JUNE 17/2025
04.	OWNER'S REVIEW	JUNE 12/2025
03.	OWNER'S REVIEW	APR. 02/2025
02.	OWNER'S REVIEW	FEB. 18/2025
01.	OWNER'S REVIEW	FEB. 12/2025

PROJECT

670-690 NORTH TALBOT ROAD
WINDSOR, ON N9G 2X8

NORTH TALBOT AT SILVERDALE DRIVE

DRAWING TITLE

PROPOSED SITE PLAN

OPTION-4

NOTE:
- DO NOT SCALE DRAWINGS.
- ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON THE JOB SITE.
- ANY AND ALL DISCREPANCIES TO BE REPORTED TO THE ARCHITECT.
- ALL DRAWINGS REMAIN THE PROPERTY OF THE ARCHITECT.

A. DETAIL NO.
B. LOCATION SHEET
C. DETAILED ON

PROJECT NO.	2505	DRAWN BY	B.P./K.V.
DATE	FEBRUARY 2025	CHECKED BY	CJV

DRAWING NO.

SP-2