

# 1474 KILALLY ROAD

## PROJECT SUMMARY

www.siv-ik.ca/1474k | Developer: 2857236 Ontario Inc.



## Concept At-A-Glance

### USE



**RESIDENTIAL UNITS**

### PARKING



**VEHICLE SPACES**  
(36 RESIDENT STALLS AND  
2 VISITOR SPACES)

### HEIGHT



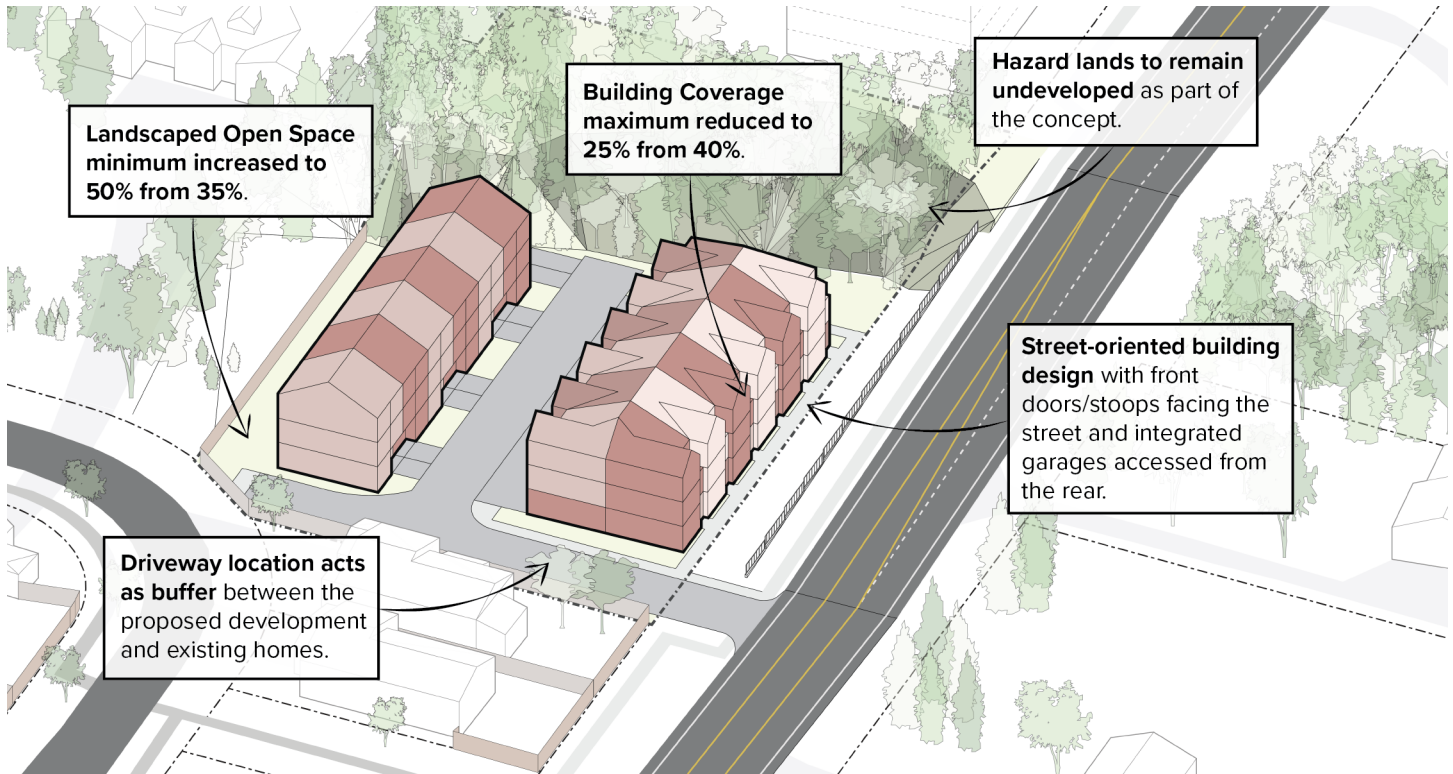
**STOREYS**  
(12.0m)

### DENSITY

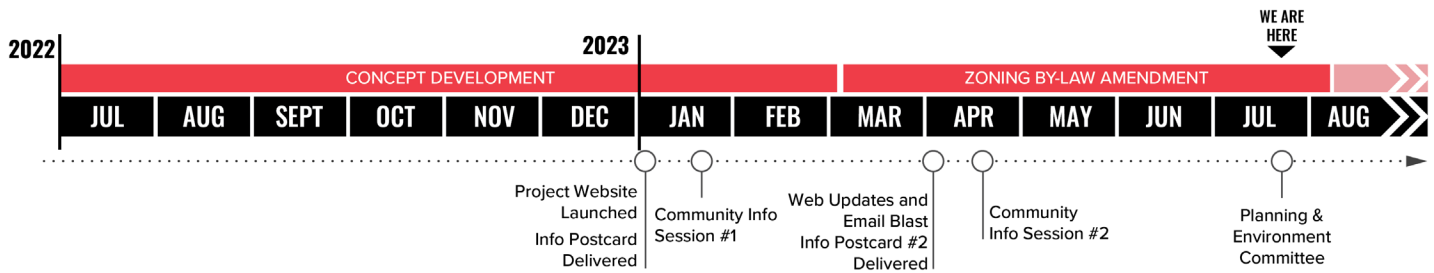


**36**  
**UNITS PER  
HECTARE**

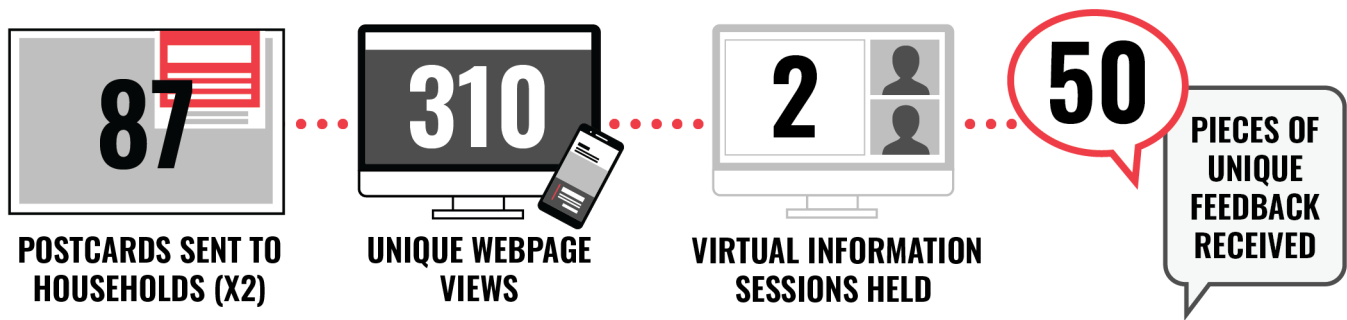
## Key Features



# Timeline



## Community Engagement by the Numbers



\*Includes feedback received from the Siv-ik project website feedback form, Virtual Community Information Meeting #1 and #2, and emails to info@siv-ik.ca. The count does not include any feedback sent directly to the City.

## Key Themes Heard and Our Response

### Site Layout

- The hazard lands will remain undeveloped as part of the development concept.
- According to the Tree Assessment Report, it was concluded that there is potential to preserve 68 out of the 108 existing trees.
- New tree plantings will be contemplated through the future landscape plan which will be prepared during the site plan control application process.

### Traffic

- The site access is proposed off of Kilally Road.
- The proposal represents a form of “gentle density”. Given that Kilally Road currently accommodates 5,500 vehicles per day, the proposal will not significantly alter existing vehicular traffic volumes.

### Grading

- As part of the Site Plan Control process, the developer will be required to provide a plan that ensures that all stormwater remains on site and does not runoff onto neighbouring properties.
- The existing hazard lands will not be touched as part of the grading for this development concept.

### Proposed Housing Type

- The developer has chosen to proceed with a 3-storey development vs. the 6-storey height allowed by the London Plan.
- The proposed driveway access along the west boundary of the site acts as a buffer between the proposed development and the existing homes.
- A new privacy fence will be constructed along portions of the north, east and west boundaries of the site.

### Contact Us

www.siv-ik.ca | info@siv-ik.ca