

634 COMMISSIONERS ROAD W.

PROJECT SUMMARY

www.siv-ik.ca/634cw | **Developer:** Royal Premier Homes

Updated Development Proposal

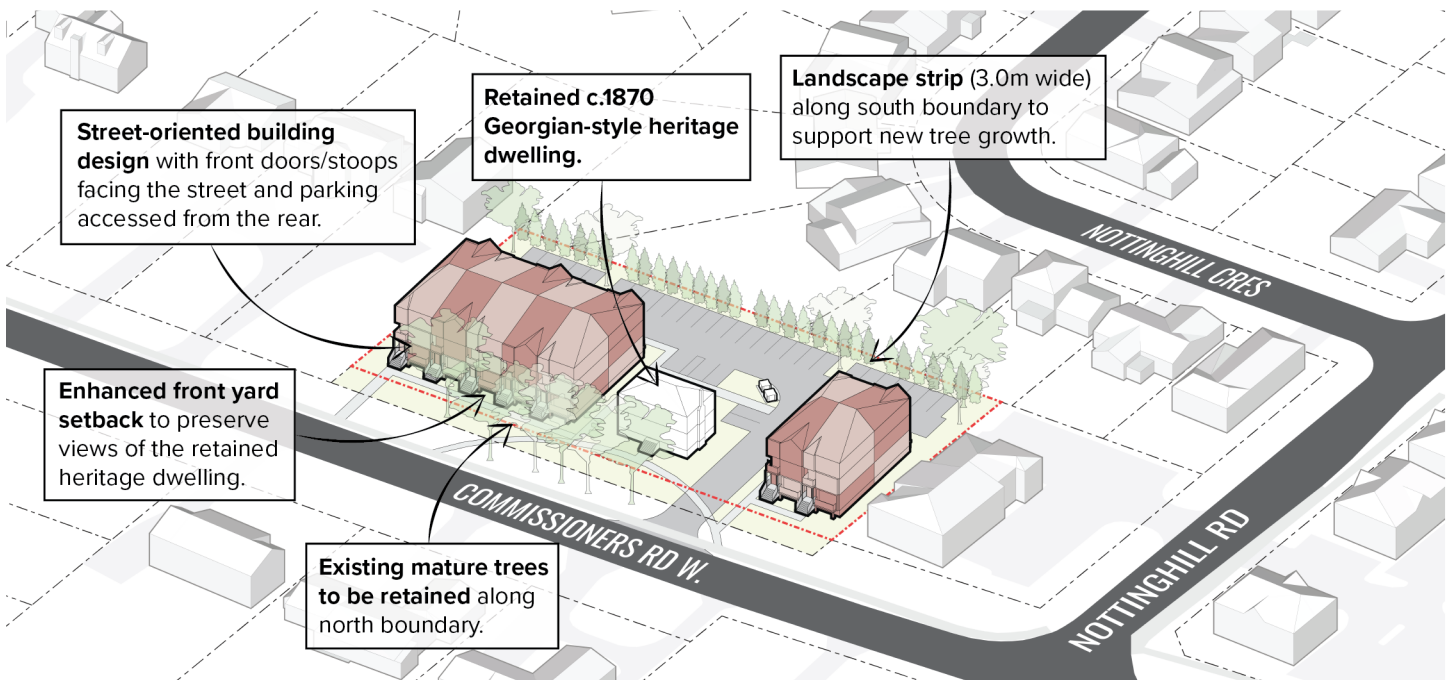
In January 2023, the City of London approved a zoning change for 634 Commissioners Road W., converting it from Residential R1 to Residential R5. This allowed for a 3-storey townhouse project that also preserved the existing c.1870 heritage dwelling. Since then, the housing market in London has shifted significantly. To better respond to current market needs, Royal Premier Homes, the developer, is now planning a new stacked townhouse development, which will increase the amount of dwelling units while providing a more “attainable” housing product.

New Concept-At-A-Glance

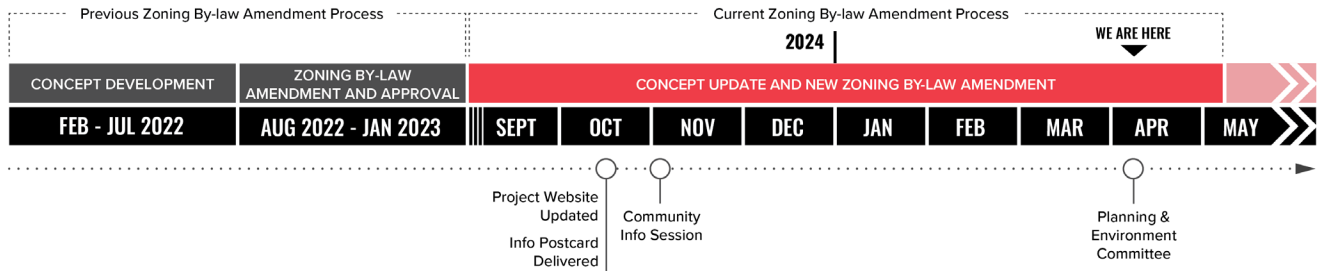
Units	29
Parking	33 Vehicle Spaces (29 Resident Stalls & 4 Visitor Stalls)
Height	3.5 Storeys (12.0m)
Density	67 units per hectare

Key Features

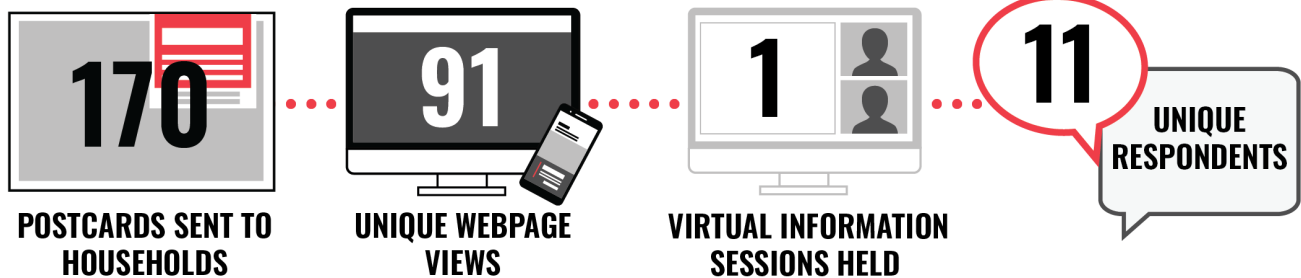
The new concept carries forward many of the positive/key design attributes of the previously approved townhouse project. Some of those key design features are identified below:



Timeline



Community Engagement by the Numbers



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

Frequently Asked Questions

Why the change?

- The characteristics of the housing market in London have changed significantly since the original townhouse proposal was conceived.
- The new concept will allow for an increase in the amount of dwelling units and provide a more “attainable” housing product for Londoners, while maintaining a similar built form to the original proposal.

How has traffic been considered?

- The new concept still represents a form of “gentle density” that will not significantly alter vehicular traffic volumes along Commissioners Road.
- The new site access is proposed in a similar location as the previous concept, which will allow for safe separation from the intersection of Nottinghill Road and Commissioners Road East.

How will the design updates impact us?

- Royal Premier Homes has chosen to stick with a 3.5-storey building height, which actually fits within the 12.0m height maximum that was previously approved.
- The existing c.1870 Georgian-Style dwelling continues to be incorporated into the development plan.
- The east and west side-yard setbacks have been increased from 1.8m to 3m.
- The front facade of new buildings continues to be generally in line with the front face of the existing heritage dwelling, and setback from Commissioners Road to help preserve mature trees.
- An enhanced 3m “landscape strip” has been included along the rear lot line to allow for better tree/canopy growth than the typical 1.5m strip.

Contact Us

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