

2353034 Ontario Ltd. - a Tridon managed company

presents

**Development Proposal:
609 William Street & 510 Central Avenue
City of London**



Planning & Environmental Committee Meeting

October 7th 2014

Location Map



Existing Structures

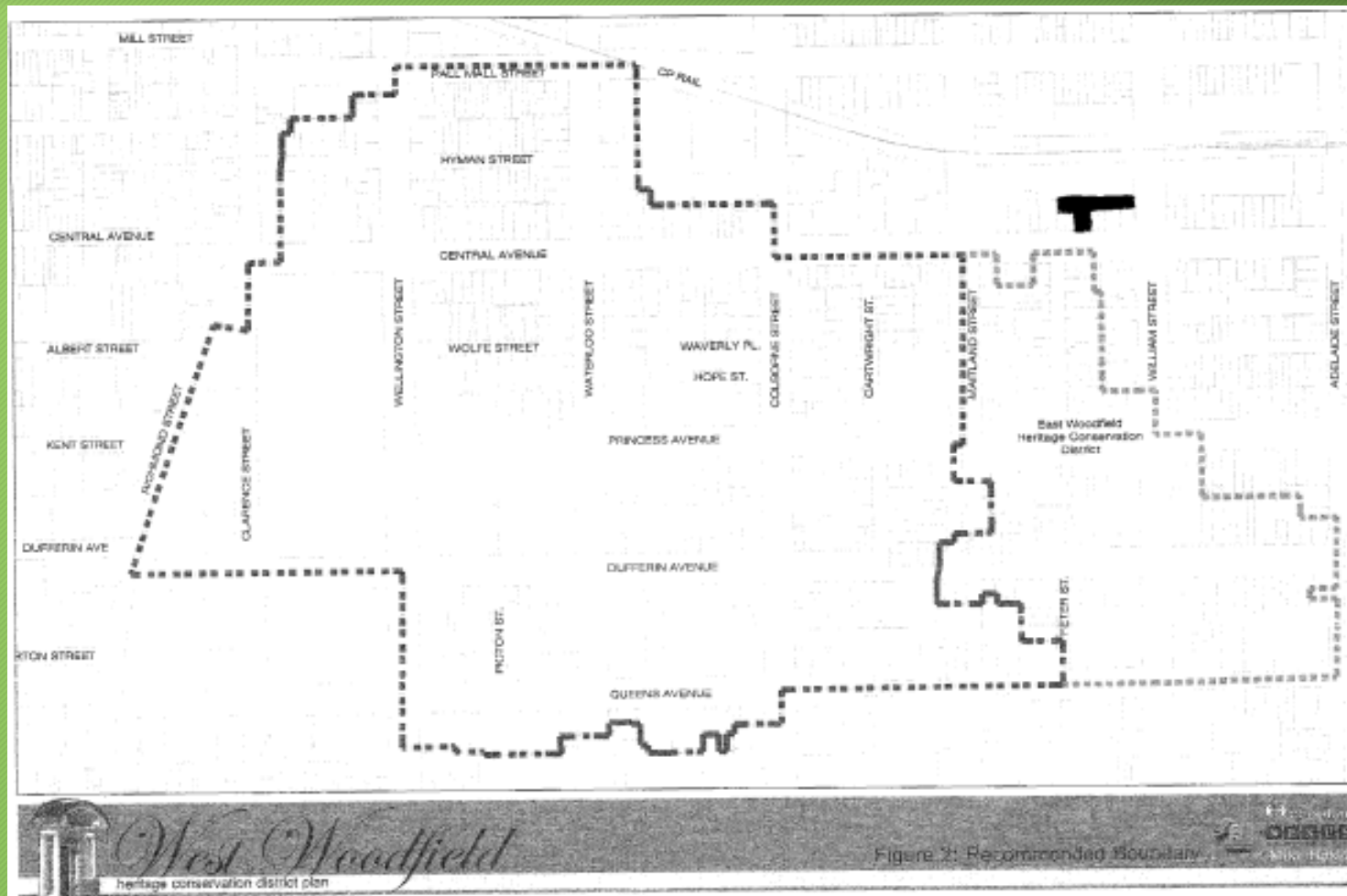
510 Central Avenue



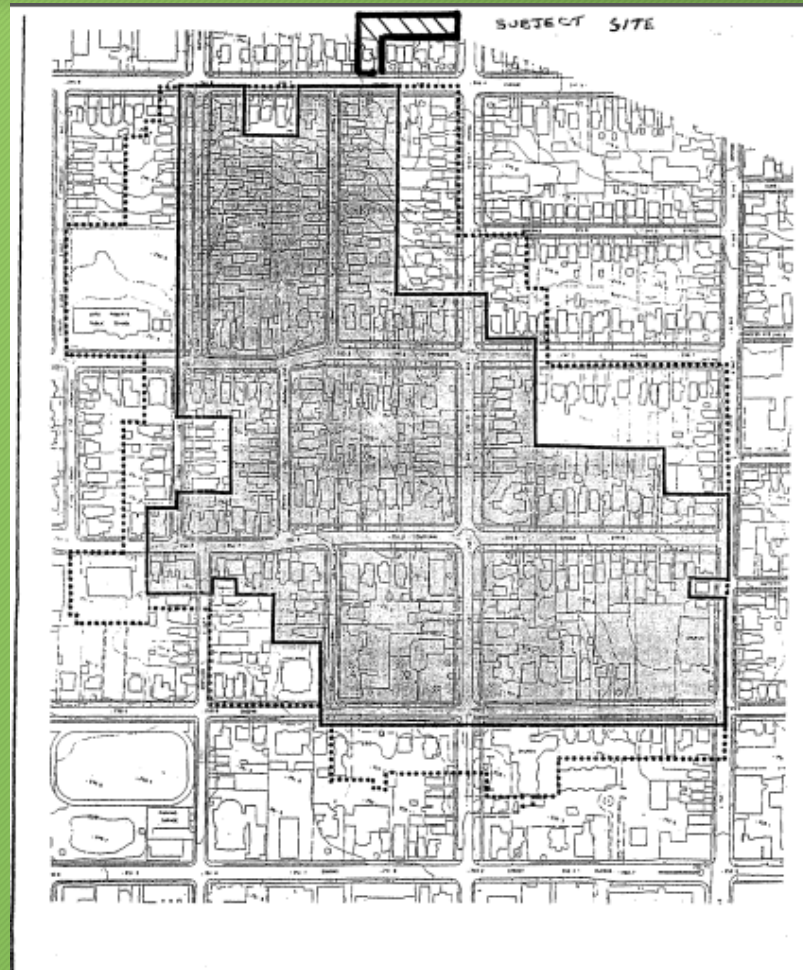
609 William Street



Woodfield Heritage Conservation District

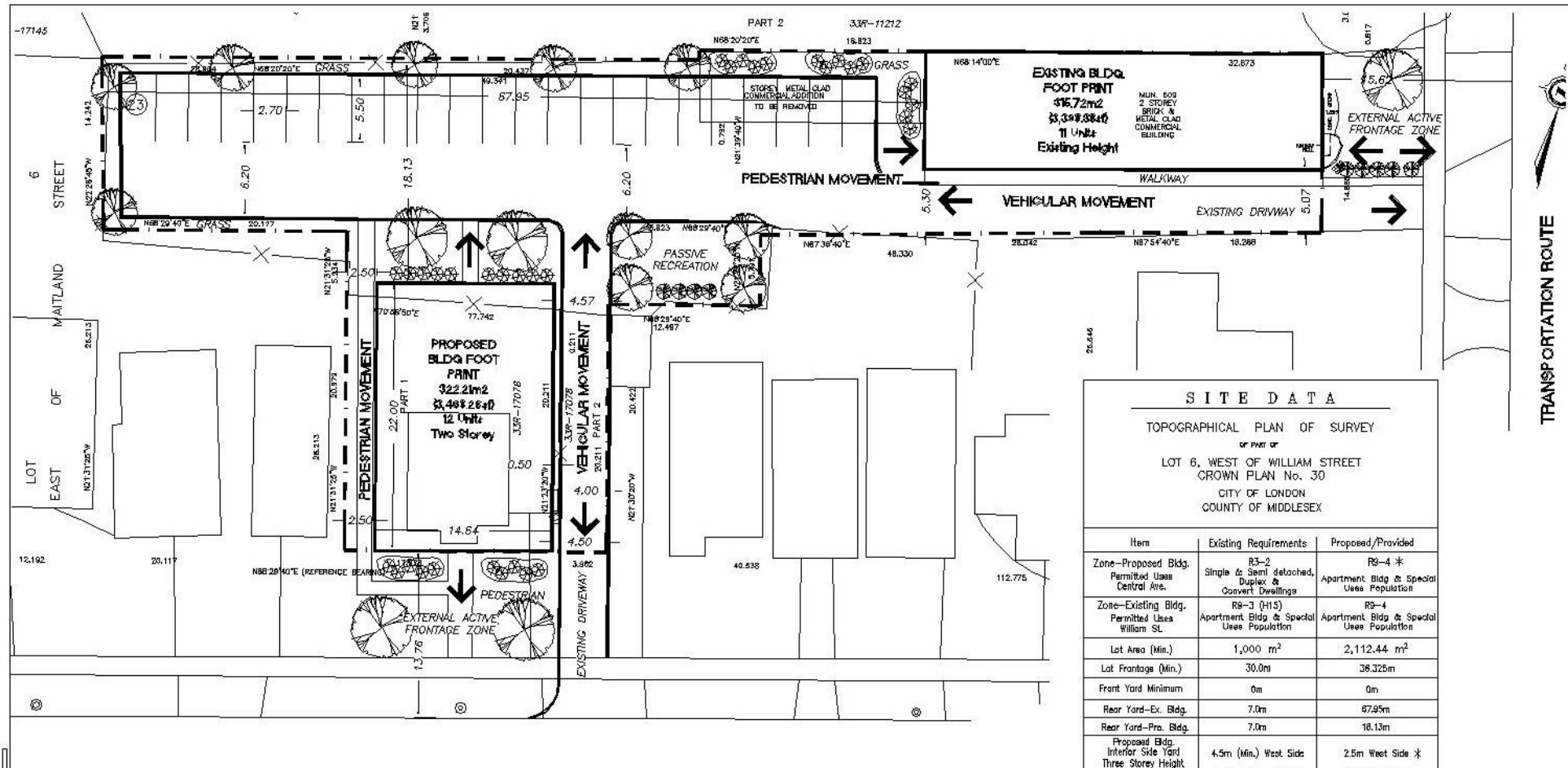


East Woodfield Heritage Conservation District



Development Proposal Progression

Over a 2 year span

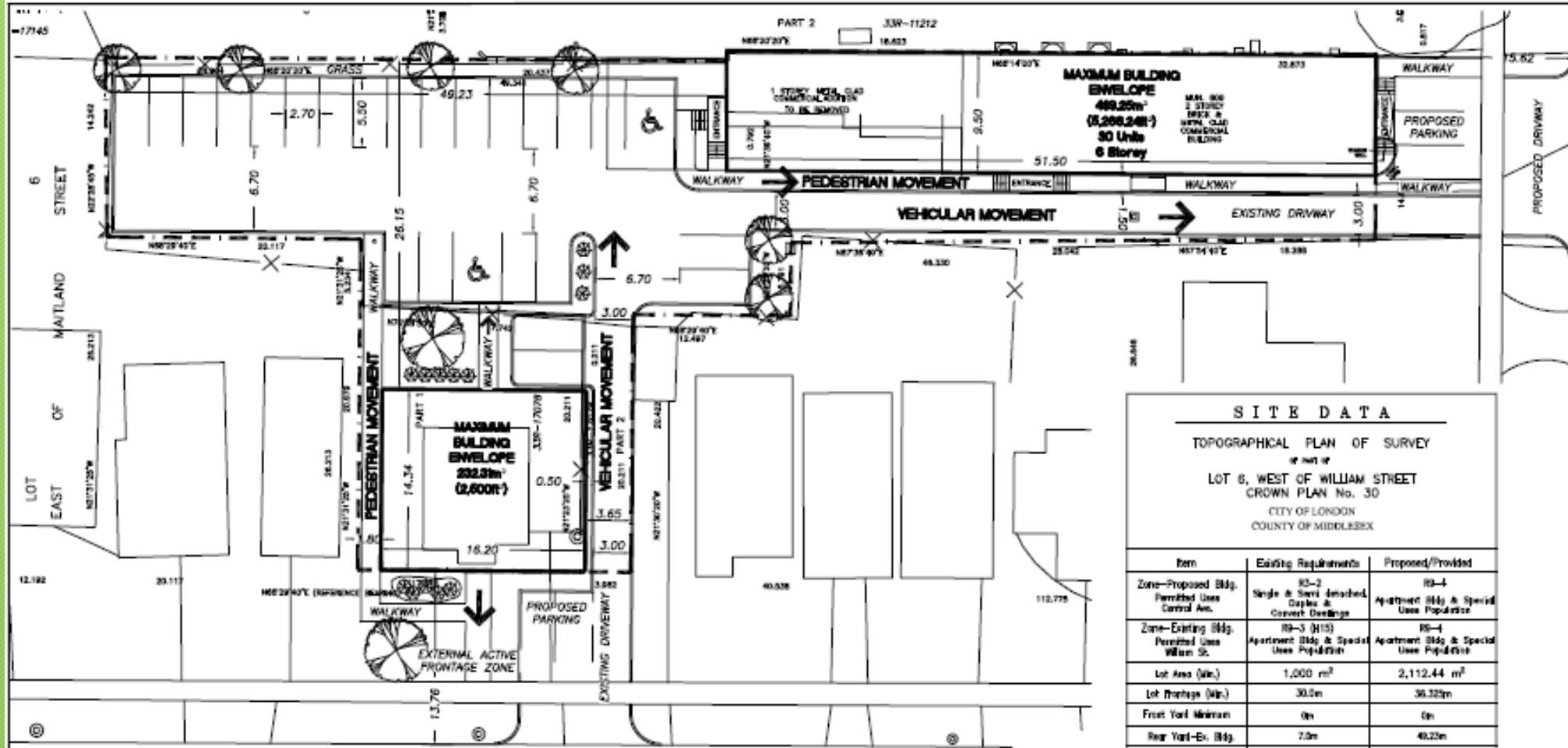


510 Central Avenue - 12 units, 322m² (3468ft²)

609 William Street - 11 units, 315m² (3398ft²)

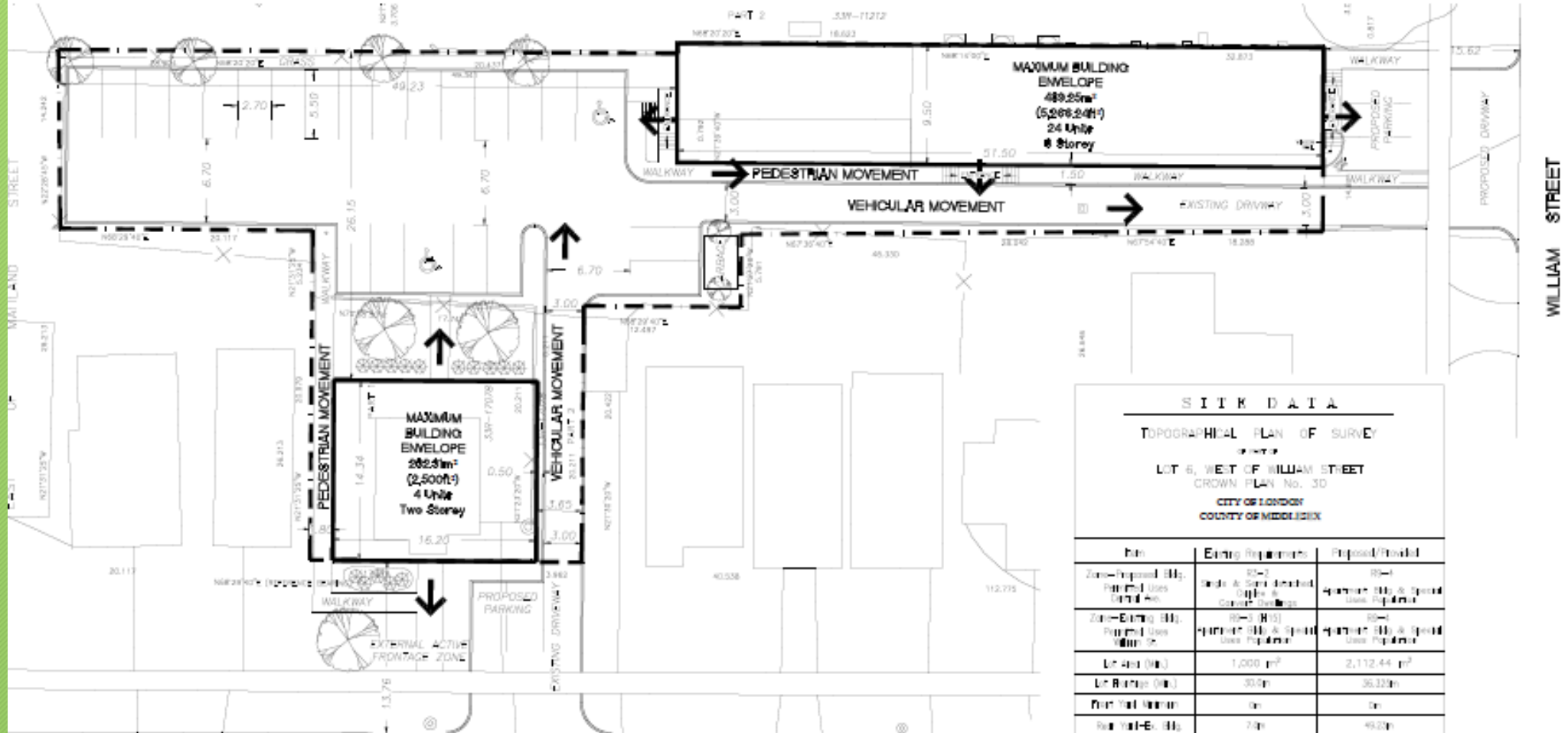
Issues & Concerns Raised

- INTENSITY OF DEVELOPMENT
- HEIGHT/LOSS OF LIGHT
- SIZE/DESIGN OF 510 CENTRAL BUILDING
- PARKING
- TRAFFIC
- STUDENT HOUSING
- GARBAGE LOCATION
- TYPES OF MEDICAL USES PROPOSED (CURRENT PROPOSAL)



510 Central Avenue - 4 units, 232m² (2500ft²)

609 William Street - 30 units, 489m² (5266ft²)



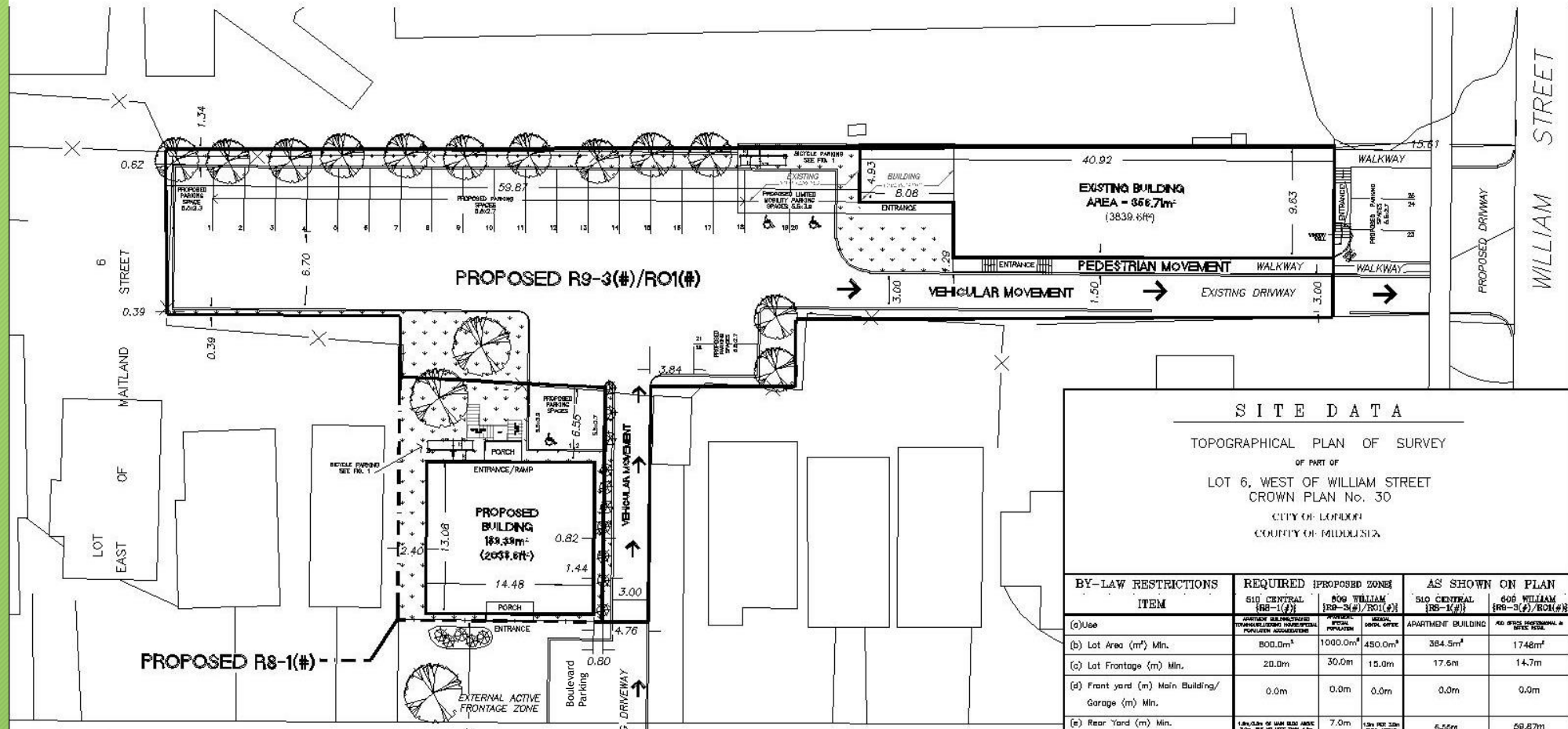
510 Central Avenue - 4 units, 232m² (2500ft²), two 2 bedrooms, two 3 bedrooms
 609 William Street - 24 units, 489m² (5266ft²)



510 Central Avenue - 4 units, 232m² (2500ft²), two 2 bedrooms, two 3 bedroom

Revised Plan

March 2014



SITE DATA
TOPOGRAPHICAL PLAN OF SURVEY
OF PART OF
LOT 6, WEST OF WILLIAM STREET
CROWN PLAN No. 30
CITY OF LONDON
COUNTY OF MIDDLESEX

BY-LAW RESTRICTIONS ITEM	PROPOSED ZONE		AS SHOWN ON PLAN	
	510 CENTRAL {RB-1(#)}	609 WILLIAM {RB-3(#)/RO1(#)}	510 CENTRAL {RB-1(#)}	609 WILLIAM {RB-3(#)/RO1(#)}
(a) Use	APARTMENT BUILDING (RESIDENTIAL/COMMERCIAL/INDUSTRIAL/POPULATION ACCOMMODATION)	APARTMENT BUILDING (RESIDENTIAL/COMMERCIAL/INDUSTRIAL/POPULATION ACCOMMODATION)	APARTMENT BUILDING	APARTMENT BUILDING
(b) Lot Area (m²) Min.	800.0m²	1000.0m²	384.5m²	1748m²
(c) Lot Frontage (m) Min.	20.0m	30.0m	17.6m	14.7m
(d) Front yard (m) Main Building/ Garage (m) Min.	0.0m	0.0m	0.0m	0.0m
(e) Rear Yard (m) Min.	1.5m (OR 50% OF MAX BLDG AREA 50% OF 45.0m OR 20.25m)	7.0m	6.55m	58.87m

510 Central Avenue - 5 units, 189m² (2038ft²) - four 2 bedrooms, one 1 bedroom
 609 William Street - Commercial unit, 356m² (3839ft²)

510 Central Avenue - *previous proposed front elevation*

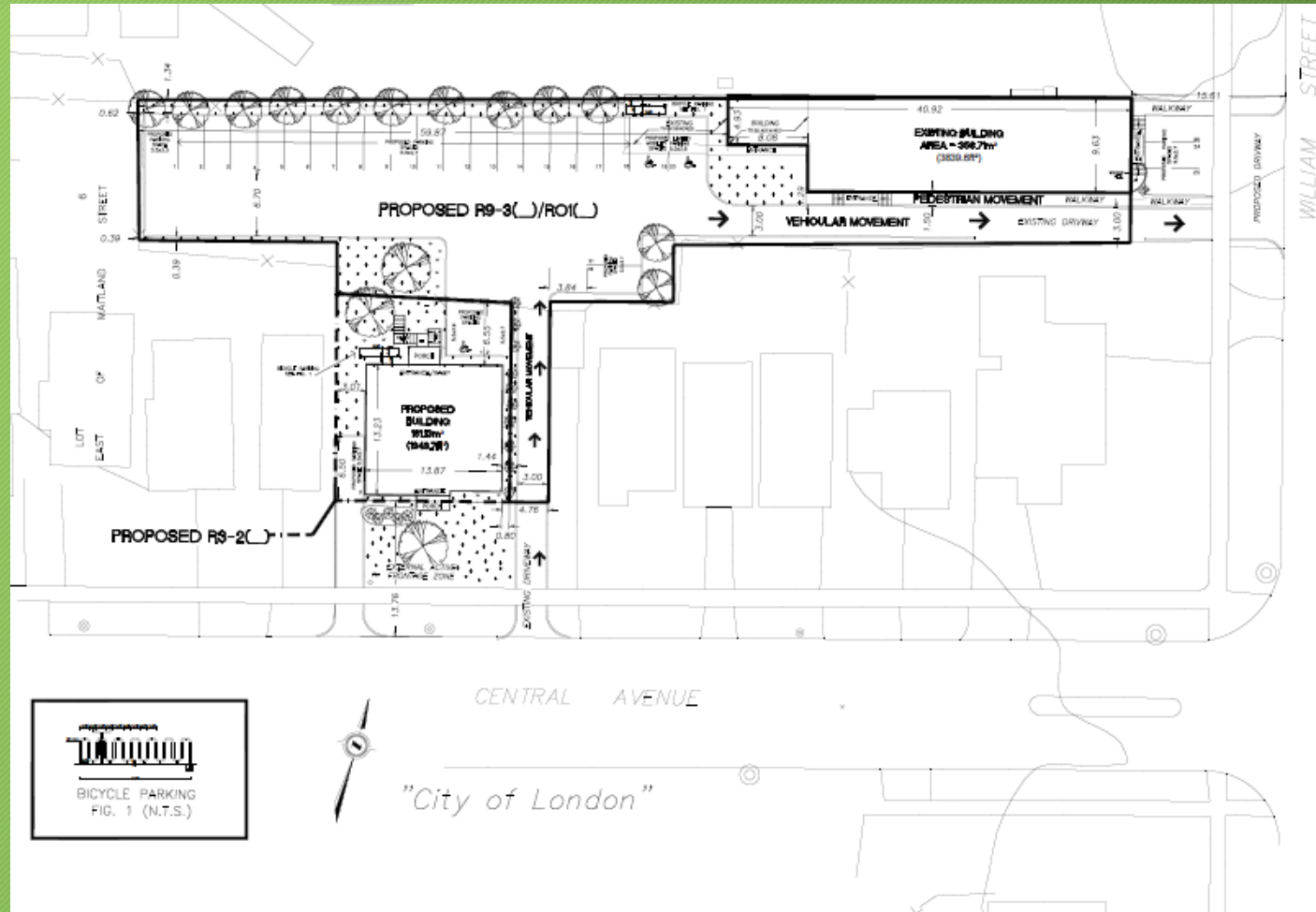


*510 Central Avenue
London, ON*

After the Neighbourhood Meeting

September 2014

510 Central - proposed site plan



510 Central Avenue - *other design considerations*



510 Central - *proposed design*



FRONT ELEVATION OPT. 3

510 CENTRAL AVE (SEPT. 26/14)

510 Central Avenue - *proposed front elevation*



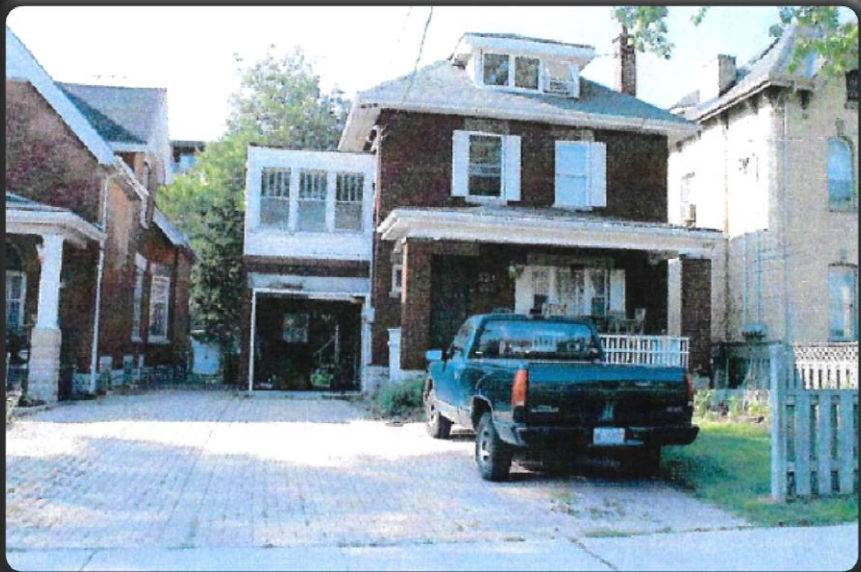
510 Central Avenue



2008 Aerial Photo



Existing Neighbourhood Parking Arrangements



524 Central Ave.



524 & 526 Central Ave.

Existing Neighbourhood Parking Arrangements

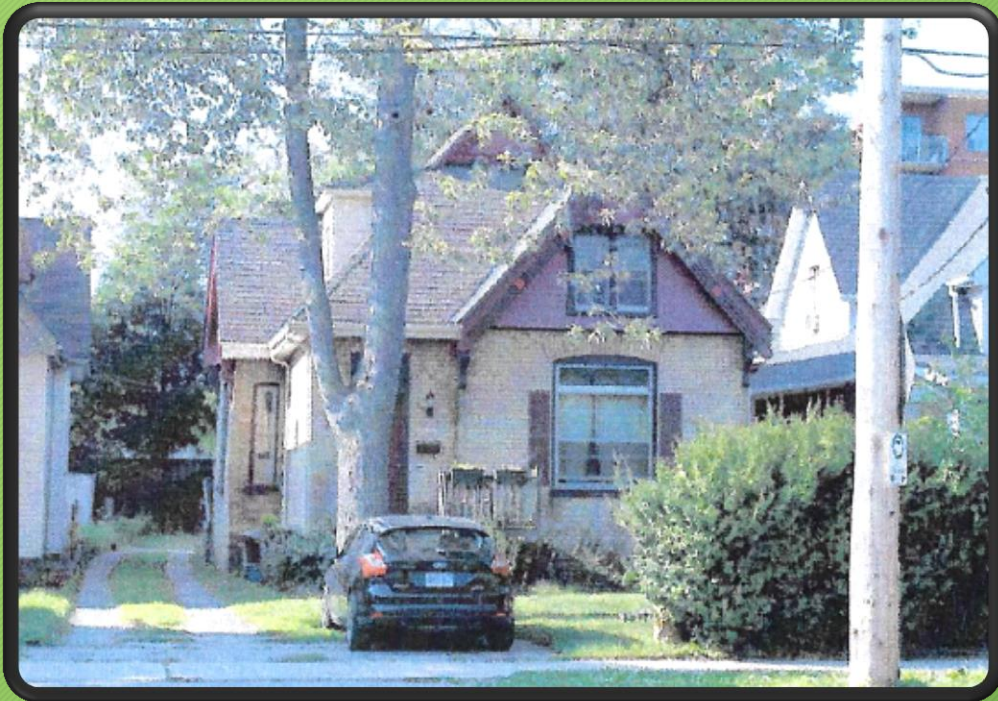


506 & 508 Central Ave.



505 Central Ave.

Existing Neighbourhood Parking Arrangements

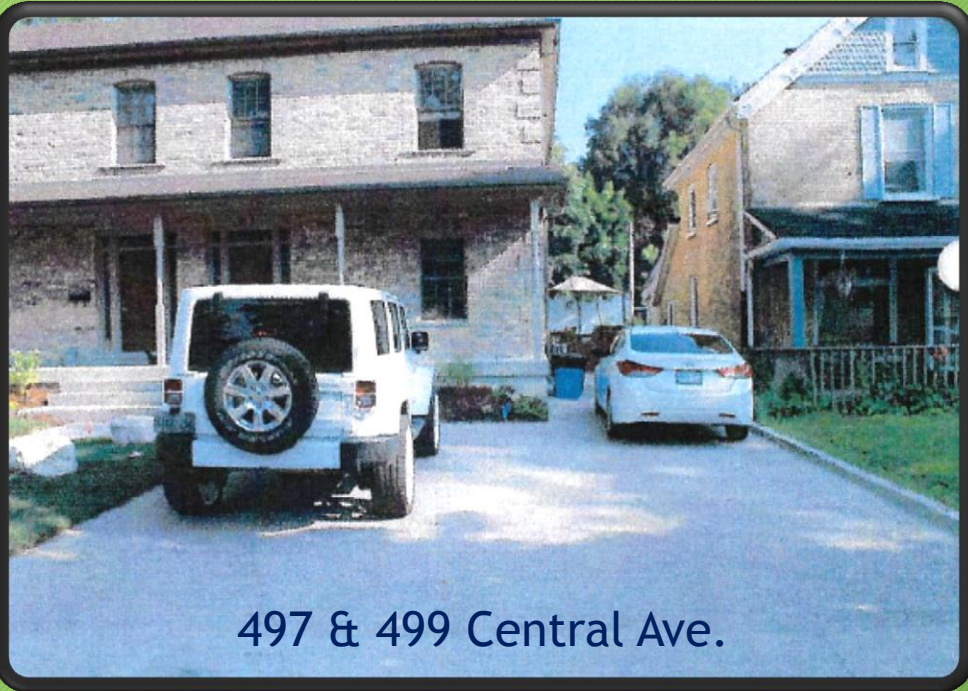


502 Central Ave.

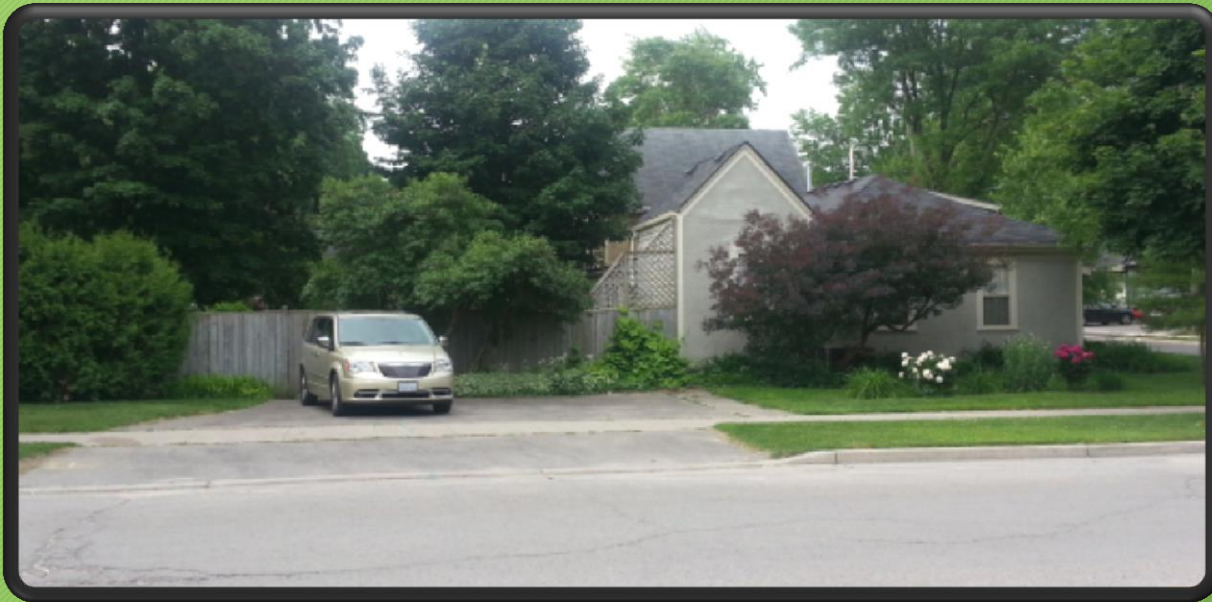


501 Central Ave.

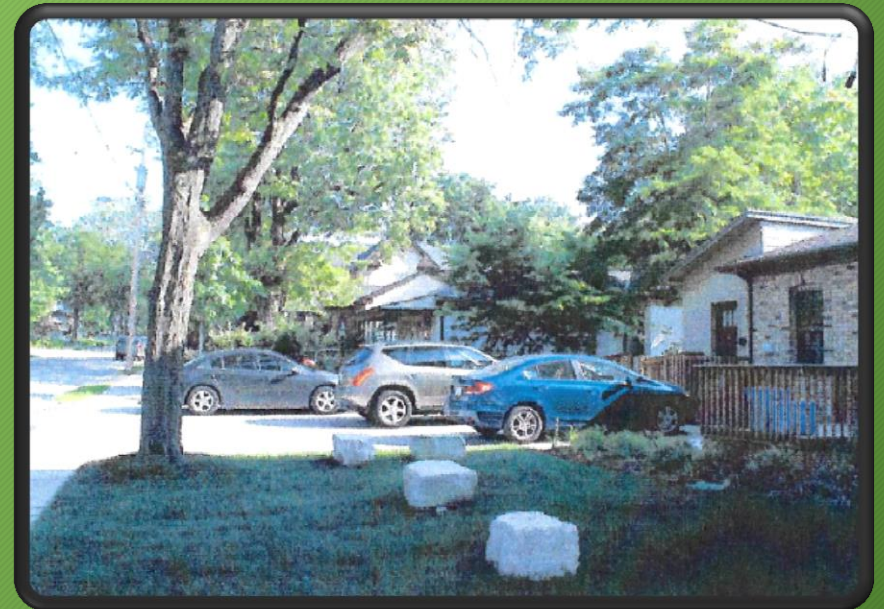
Existing Neighbourhood Parking Arrangements



Existing Neighbourhood Parking Arrangements



66 Palace St.
(parking on Central)



60 Palace St.