

# PROJECT PROFILE - 122 BASELINE ROAD WEST, LONDON

## 61-Unit, Multi-Residential Affordable Housing Development


**HDC**  
 Housing Development Corporation, London

Prepared by:  
**Kimberly Wood**  
 Development Manager



VIEW FROM ACROSS BASELINE ROAD LOOKING NORTHEAST



VIEW FROM BASELINE ROAD LOOKING WEST



VIEW FROM PARKING LOT LOOKING SOUTH


**EllisDon**


 tillmann  
 architects ruth  
 robinson


 PROJECT  
 NORTH

# Project Site Overview



## LAND / ZONING ASSESSMENT:

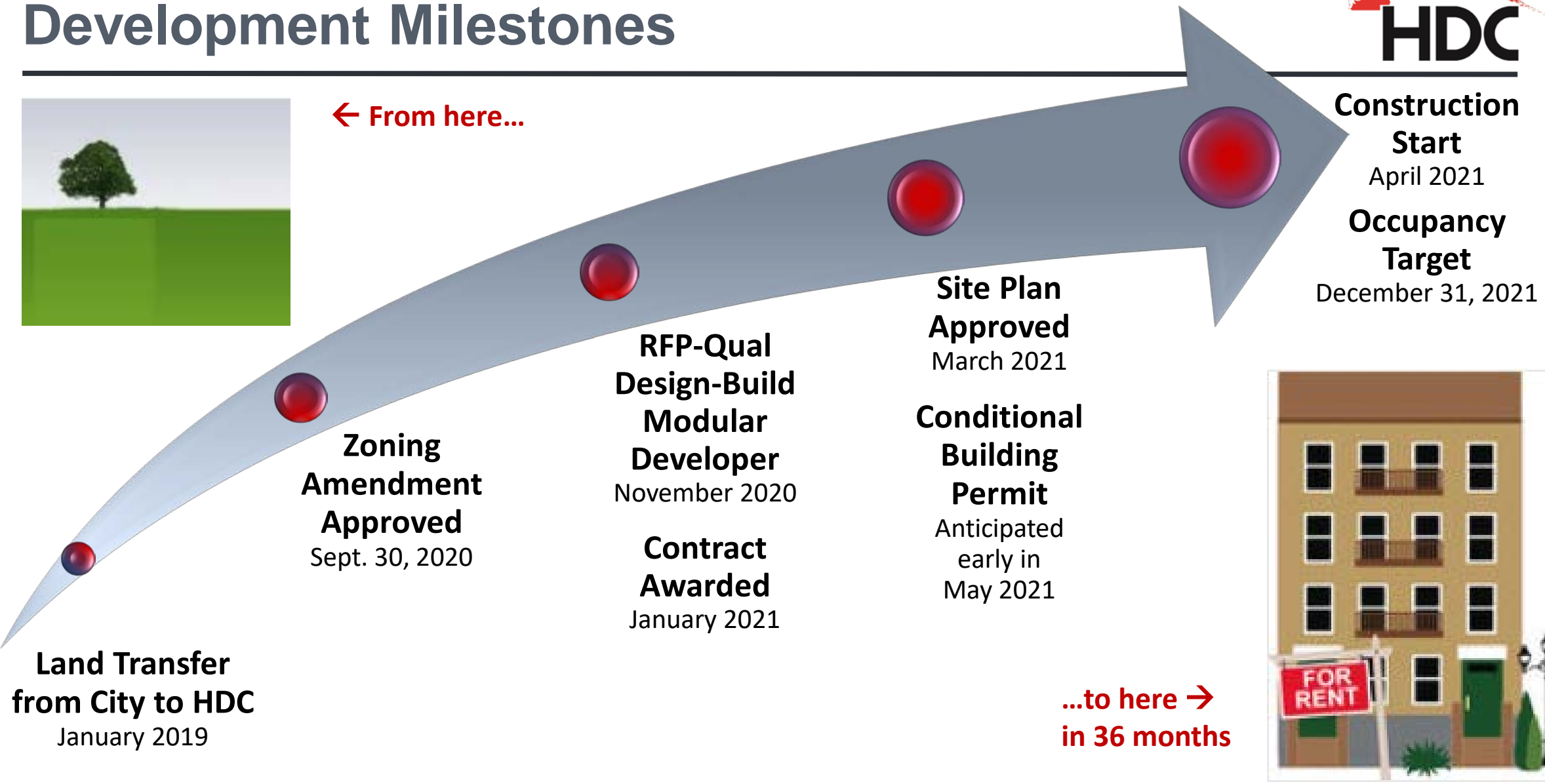
- 122 Baseline Road West = Vacant Land Parcel
- 1.513 Acres = 0.6123 Hectares
- Original Zoning provided for:
  - R8-3 Zone, Medium Density, Multi-Residential
  - Allowed for 65 units per hectare (39 Units)
- Zoning By-law Amendment achieved through HDC provides for:
  - R8-3\*B69 Bonus Zone permitting a low-rise, four-storey apartment building in return for the provision of Affordable Housing
  - Permitting 100 units per hectare (61 Units), and
  - Reduced vehicle parking of 61 spaces whereas 76 spaces would otherwise be required



# Development Milestones



← From here...



**Land Transfer  
from City to HDC**  
January 2019

**Zoning  
Amendment  
Approved**  
Sept. 30, 2020

**RFP-Qual  
Design-Build  
Modular  
Developer**  
November 2020

**Contract  
Awarded**  
January 2021

**Site Plan  
Approved**  
March 2021

**Conditional  
Building  
Permit**  
Anticipated  
early in  
May 2021

**Construction  
Start**  
April 2021  
**Occupancy  
Target**  
December 31, 2021

...to here →  
in 36 months

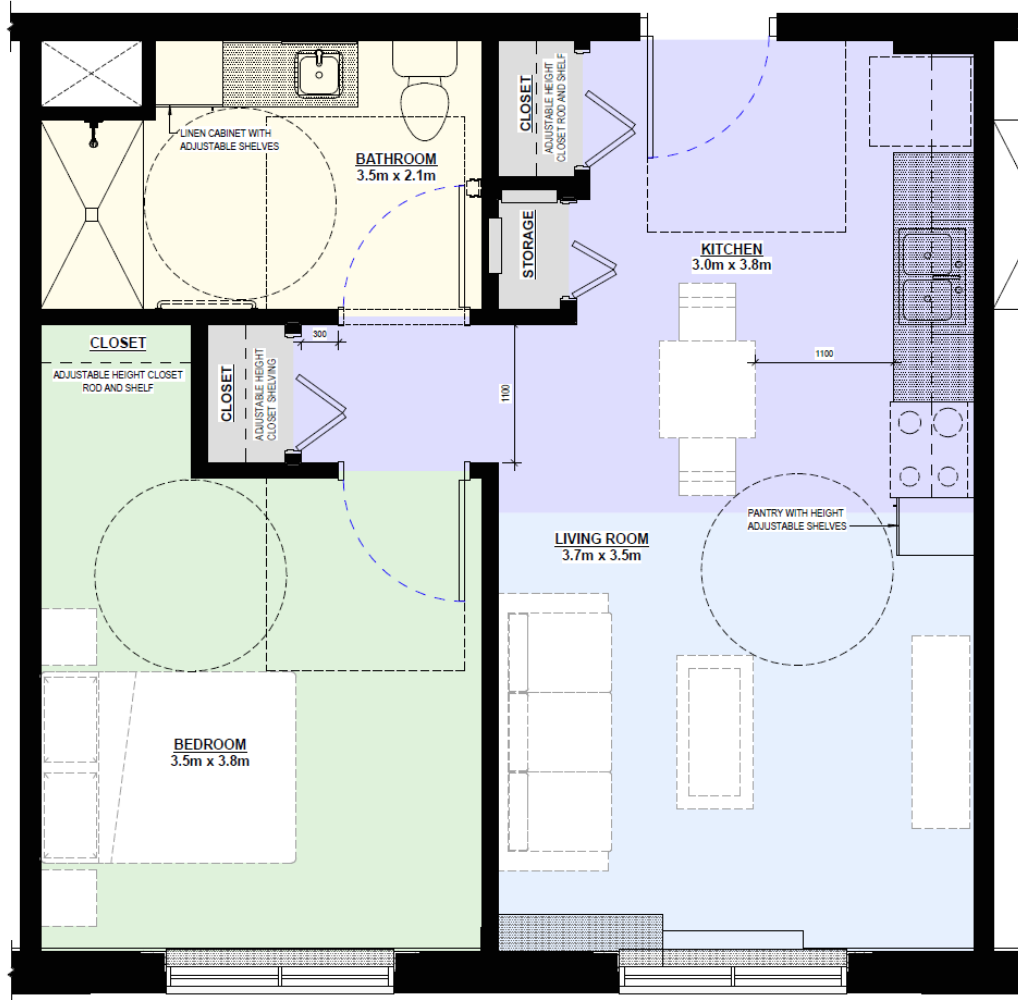


# Development Plan Overview



- Universal Accessibility principles applied to site and building design
- Site Amenities for Tenant use include:
  - front and rear yard leisure seating areas
  - active recreation areas / open greenspace
  - outdoor bicycle storage / pavilion
- Building Amenities for Tenant use include:
  - secured bicycle storage with charging stations for personal mobility equipment
  - multi-purpose room with Kitchenette
  - accessible laundry room and washroom
  - second floor terrace overlooking the rear yard
  - program rooms
- Residential Unit Configurations consist of:
  - 41 One-Bedroom Units (+/- 53m<sup>2</sup> / 570ft<sup>2</sup>)
  - 16 Two-Bedroom Units (+/- 64m<sup>2</sup> / 689ft<sup>2</sup>)
  - 4 Three-Bedroom Units (+/- 85m<sup>2</sup> / 915ft<sup>2</sup>)

# One-Bedroom Unit Configuration



**TYPICAL ONE-BEDROOM FLOOR PLAN**  
(+/- 53m<sup>2</sup> / 570ft<sup>2</sup>)



**ONE-BEDROOM UNIT - RENDERED IMAGE**

# One-Bedroom Unit Configuration



**ENTRANCE, KITCHEN AND DINING AREA**



**OPEN LIVING ROOM**

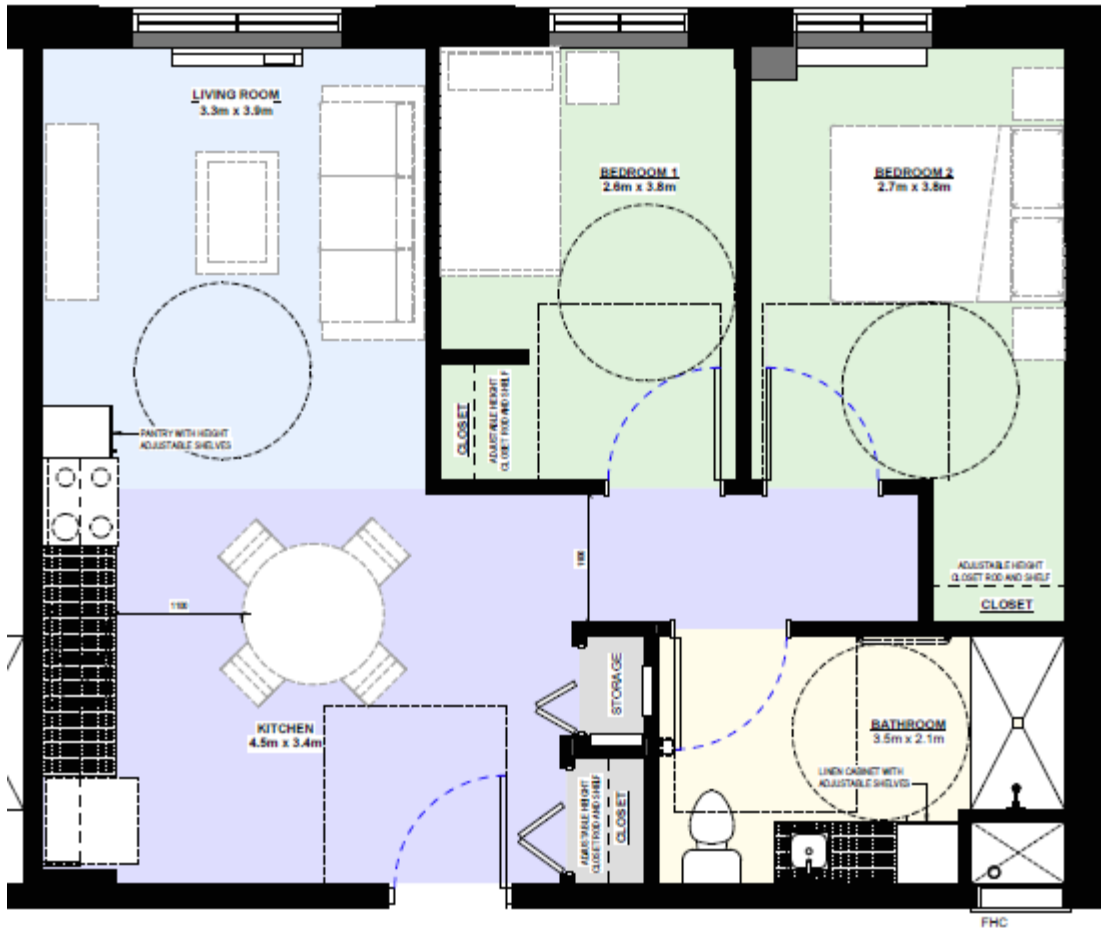


**BEDROOM**



**BATHROOM WITH ROLL-IN SHOWER**

# Two-Bedroom Unit Configuration



**TYPICAL TWO-BEDROOM FLOOR PLAN**  
(+/- 64m<sup>2</sup> / 689ft<sup>2</sup>)

**RENDERED IMAGE OF THE TWO-BEDROOM UNIT**

# Two-Bedroom Unit Configuration



**KITCHEN AND DINING AREA**



**OPEN LIVING ROOM**



**DINING ROOM AND ENTRANCE CLOSETS**



**BEDROOM #1**



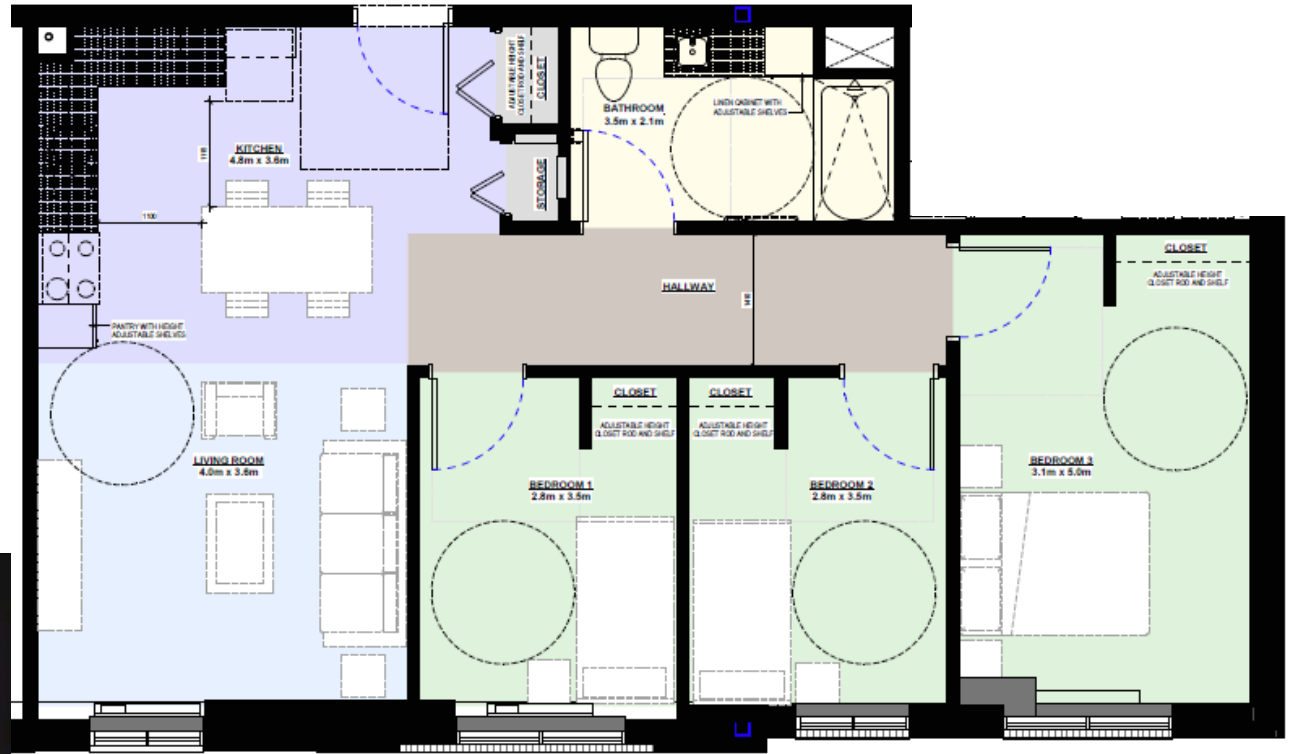
**BEDROOM #2**



**BATHROOM – 8 UNITS WITH ROLL-IN SHOWERS + 8 UNITS WITH BATHTUBS**



# Three-Bedroom Unit Configuration



**TYPICAL THREE-BEDROOM FLOOR PLAN**  
(+/- 85m<sup>2</sup> / 915ft<sup>2</sup>)

**RENDERED IMAGE OF THE THREE-BEDROOM UNIT**



# Three-Bedroom Unit Configuration



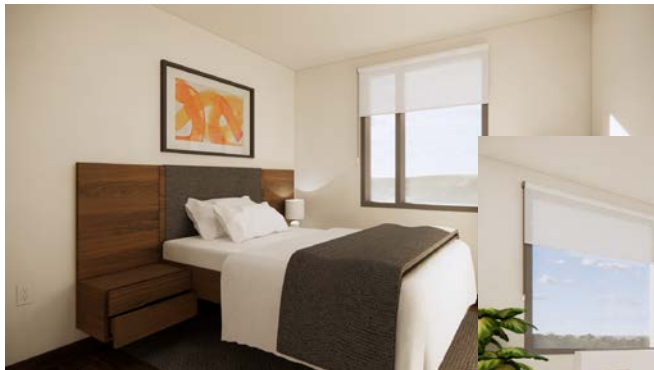
**ENTRANCE, KITCHEN AND DINING AREA**



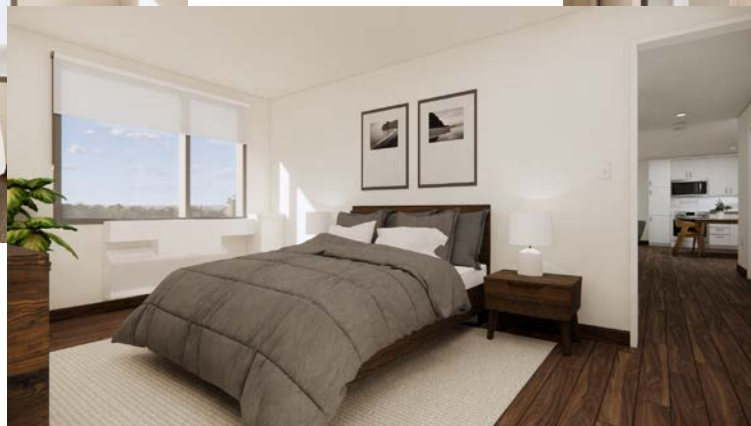
**OPEN KITCHEN, DINING, LIVING ROOM**



**DINING / LIVING AREA TO BEDROOMS**



**BEDROOM #1**



**BEDROOM #3**



**BEDROOM #2**

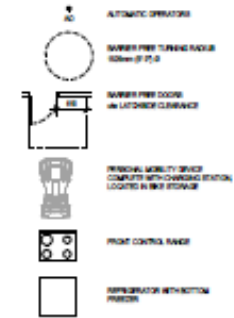


**BATHROOM WITH BATHTUB**

# 122 BASELINE ROAD WEST



## LEGEND



## ACCESSIBILITY FEATURES

- AUTOMATIC OPERATORS LOCATED AT ALL COMMON-USE ROOMS
- BIKE STORAGE ROOM COMPLETE WITH CHARGING STATIONS FOR PERSONAL MOBILITY DEVICES
- UNIVERSAL WASH ROOM LOCATED ON LEVEL 1
- ACCESSIBLE ROOF TERRACE ON LEVEL 2
- 50% ACCESSIBLE LAUNDRY ROOM EQUIPMENT
- OUTDOOR AMENITY SPACE
- OUTDOOR PAVILLION

LEVEL 1 FLOOR PLAN



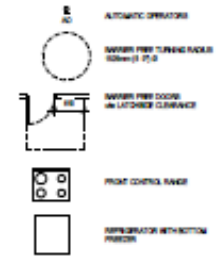
SCALE: As Indicated  
APRIL 27, 2021



# 122 BASELINE ROAD WEST



## LEGEND



## ACCESSIBILITY FEATURES

- AUTOMATIC OPERATORS LOCATED AT ALL COMMON USE ROOMS
- BIKE STORAGE ROOM COMPLETE WITH CHARGING STATIONS FOR PERSONAL MOBILITY DEVICES
- UNIVERSAL WASH ROOM LOCATED ON LEVEL 1
- ACCESSIBLE ROOF TERRACE ON LEVEL 2
- 50% ACCESSIBLE LAUNDRY ROOM EQUIPMENT
- OUTDOOR AMENITY SPACE
- OUTDOOR PAVILLION

LEVEL 2 FLOOR PLAN



SCALE: As Indicated  
APRIL 27, 2021

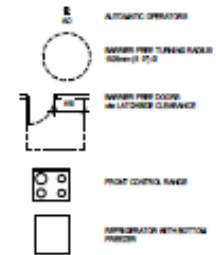


SK-202

# 122 BASELINE ROAD WEST



## LEGEND



## ACCESSIBILITY FEATURES

- AUTOMATIC OPERATORS LOCATED AT ALL COMMON-USE ROOMS
- BIKE STORAGE ROOM COMPLETE WITH CHARGING STATIONS FOR PERSONAL MOBILITY DEVICES
- UNIVERSAL WASH ROOM LOCATED ON LEVEL 1
- ACCESSIBLE ROOF TERRACE ON LEVEL 2
- 20% ACCESSIBLE LAUNDRY ROOM EQUIPMENT
- OUTDOOR AMENITY SPACE
- OUTDOOR PAVILLION

LEVEL 3 FLOOR PLAN



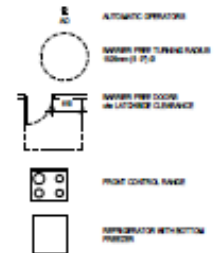
SCALE: As Indicated  
APRIL 27, 2021



# 122 BASELINE ROAD WEST



## LEGEND



## ACCESSIBILITY FEATURES

- AUTOMATIC OPERATORS LOCATED AT ALL COMMON USE ROOMS
- SWEEP STORAGE ROOM COMPLETE WITH CHARGING STATIONS FOR PERSONAL MOBILITY DEVICES
- UNIVERSAL WASHROOM LOCATED ON LEVEL 1
- ACCESSIBLE ROOF TERRACE ON LEVEL 2
- 50% ACCESSIBLE LAUNDRY ROOM EQUIPMENT
- OUTDOOR AMENITY SPACE
- OUTDOOR PAVILLION

LEVEL 4 FLOOR PLAN



SCALE: As Indicated  
APRIL 27, 2021



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## Questions?



For Rental Information:

**Call (519) 661-HOME**

for the City of London Homeless Prevention Co-ordinated Access Hotline



**London**  
CANADA