

400 Southdale Road East, London

Statutory Public Meeting



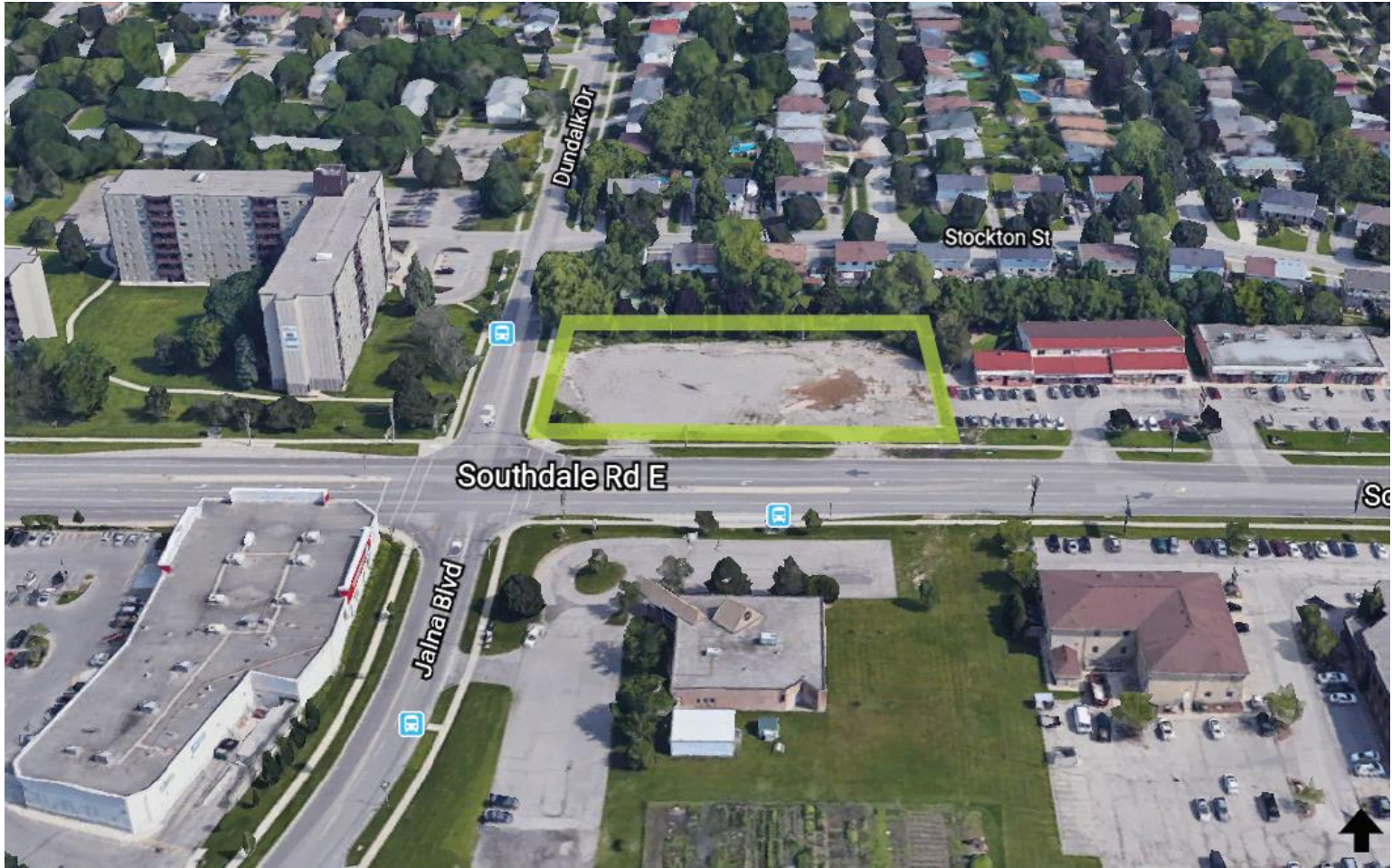
IBI GROUP

John Ariens MCIP, RPP

Julia Redfearn MCIP, RPP

400 Southdale Road East, London ON

July 26, 2021



Subject Lands & Surrounding Context

Supporting Studies:

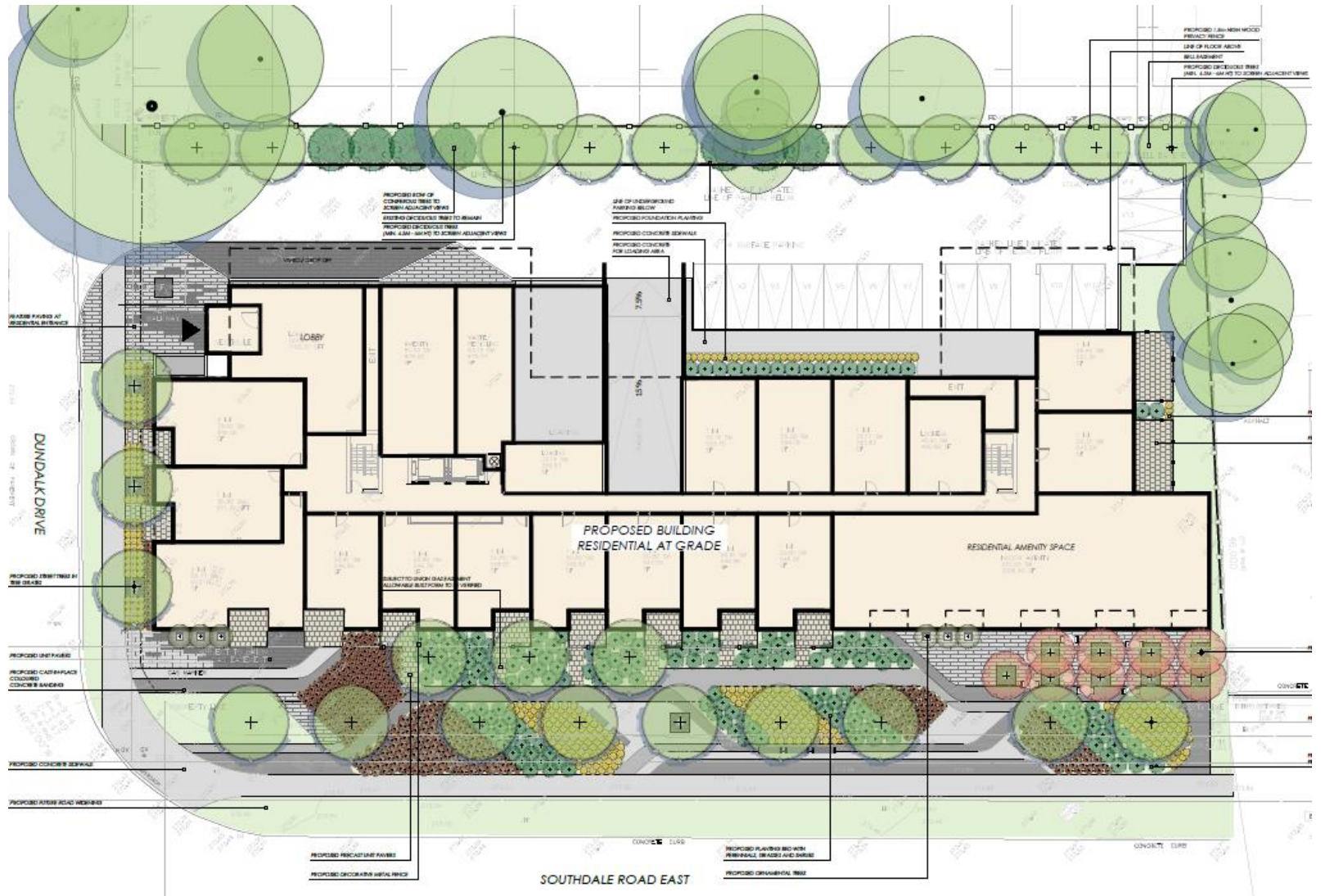
- Functional Servicing Report, prepared by Meritech Engineering
- Transportation Impact Assessment, prepared by Paradigm Transportation Solutions
- Planning Justification Report, prepared by IBI Group
- Urban Design Brief, prepared by IBI Group
- Shadow Study, prepared by RAW Design
- Tree Preservation and Landscape Plans, prepared by adesso design inc.
- Phase I and II Environmental Site Assessments, prepared by PGL Environmental Consultants
- Archaeological Background Study, prepared by AMICK Consultants Ltd

Supporting Studies

Planning Application Series of Events:

Date	Event
September 18, 2020	Notice of Complete Application Received
November 18, 2020	Urban Design Peer Review Panel
December 9, 2020	Initiate Conversations with Housing Development Corporation
January 6, 2021	Public Comments Received from City of London
January 26, 2021	Revised 8-storey Development Proposal Submitted
February 3, 2021	IBI Group hosted a Community Information Meeting
March 3, 2021	Revised 7-storey Development Proposal Submitted

Project Status



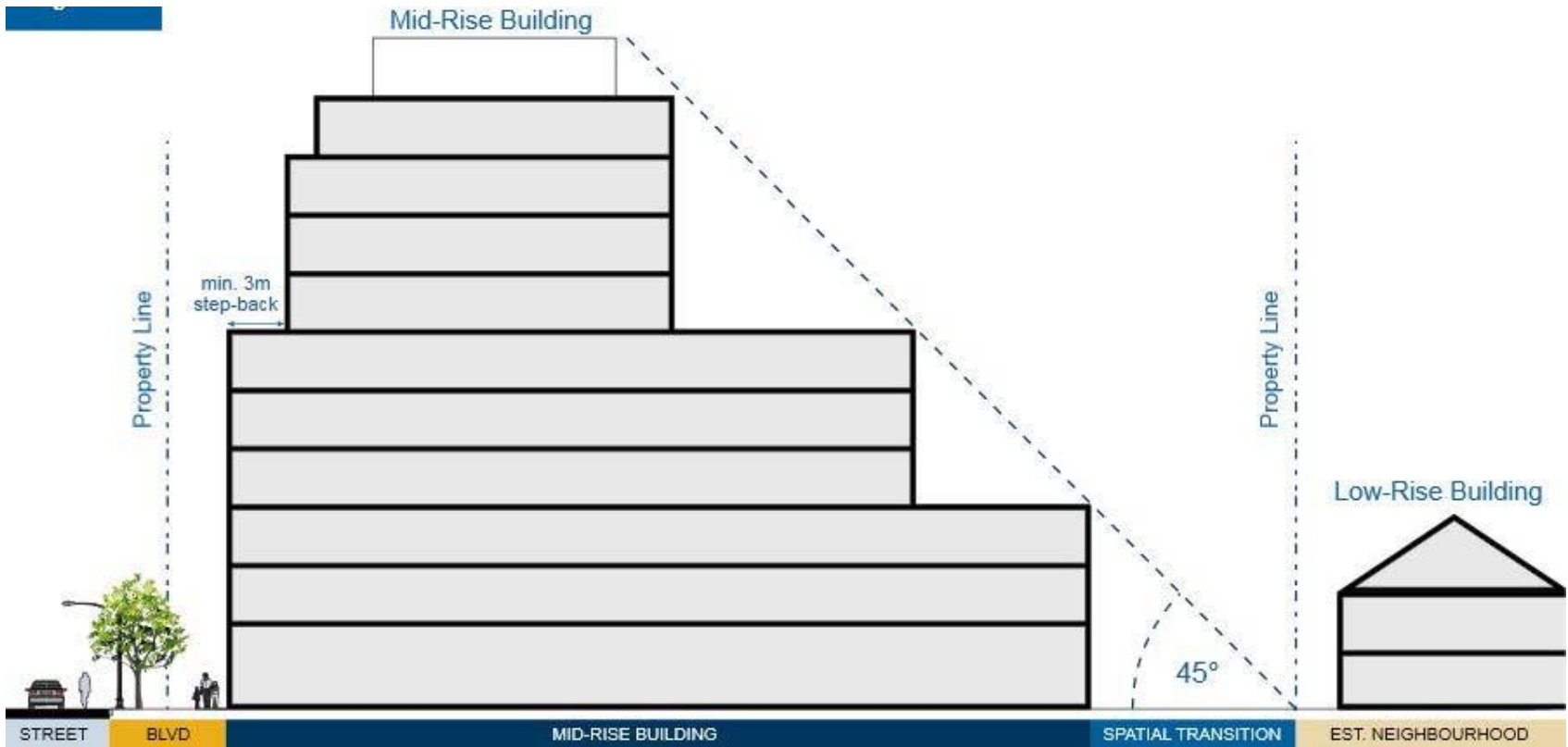
Proposed Development – Site Plan



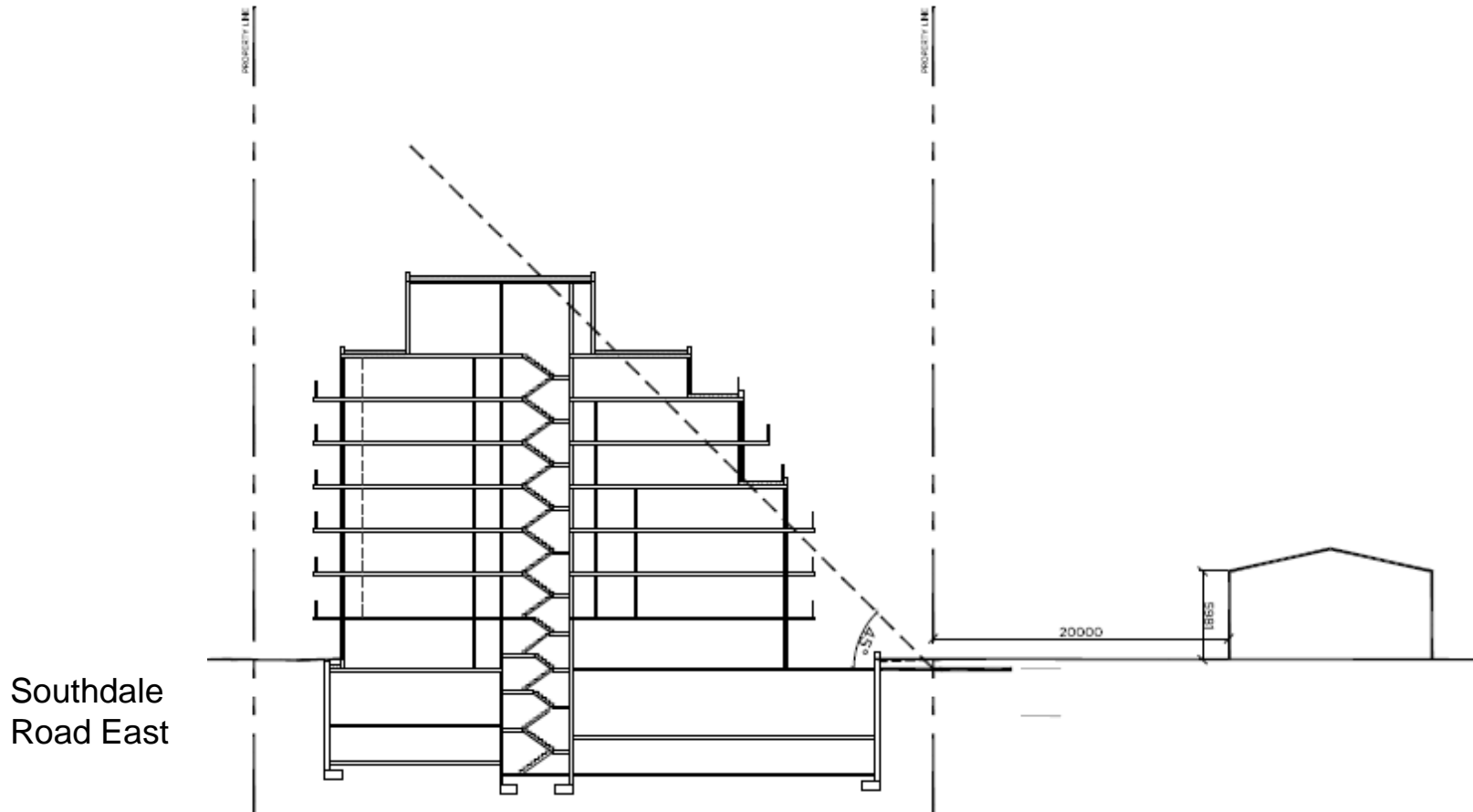
Proposed Development – Rendering

Public Concerns:

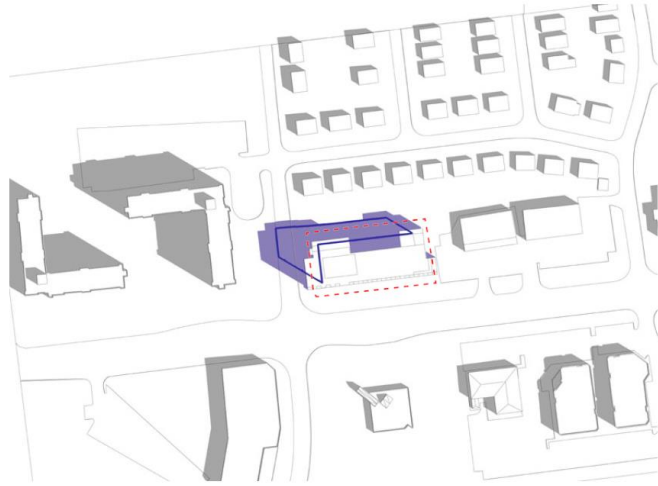
- Height
- Parking
- Density
- Massing
- Sun Shadow
- Traffic
- Zoning non-compliance



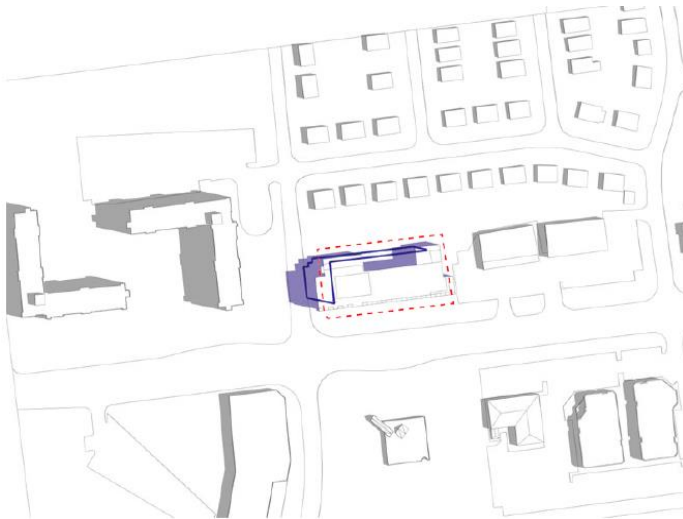
Cross Section Example – Angular Plane



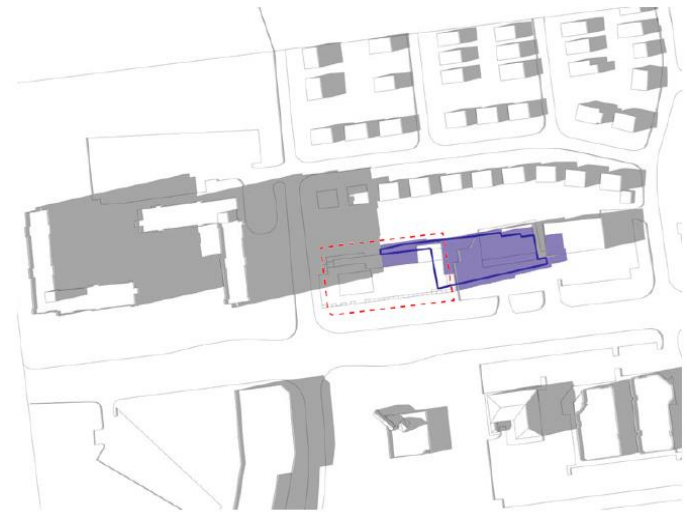
Cross Section – Proposed 45 Degree Angular Plane



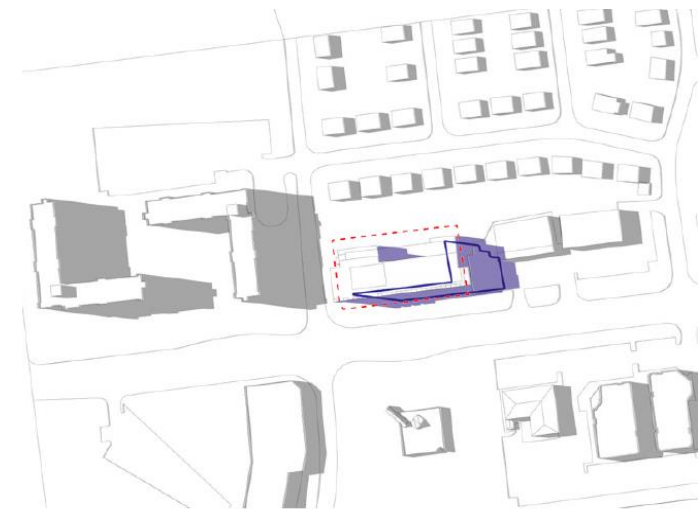
March 21 @ 10:18 am



June 21 @ 10:18 am

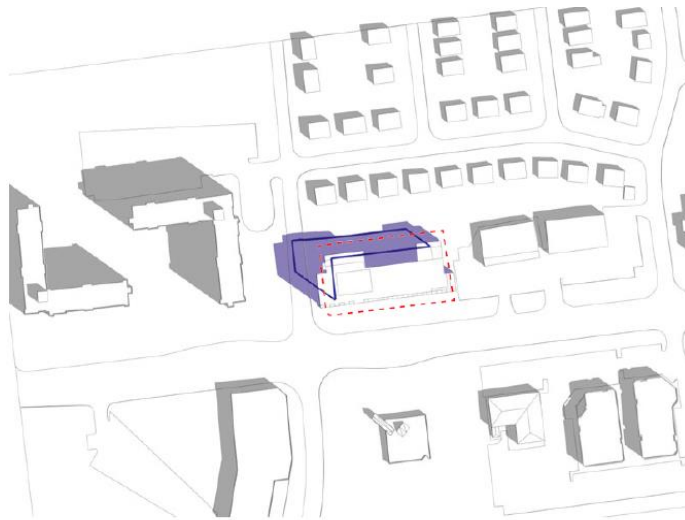


March 21 @ 6:18 pm

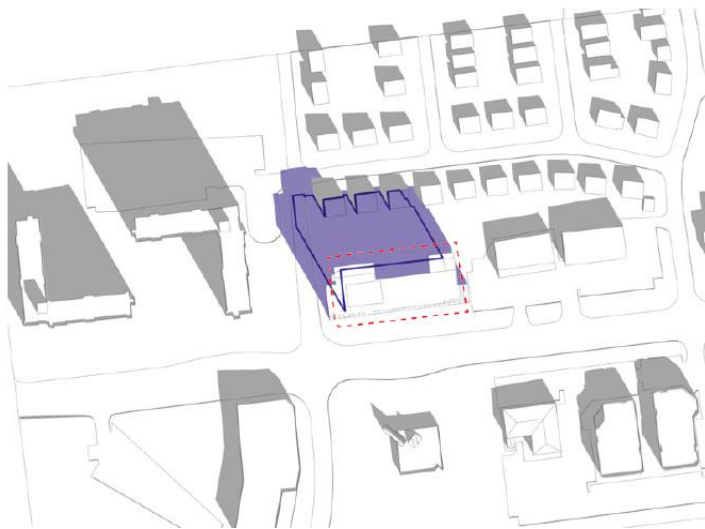


June 21 @ 6:18 pm

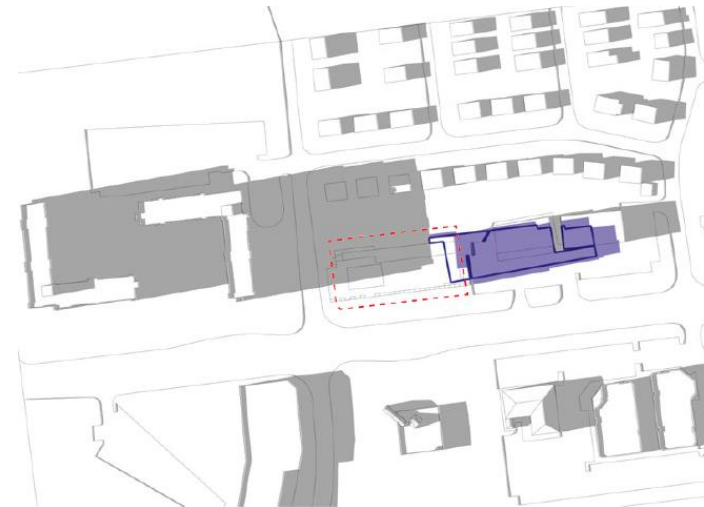
Shadow Studies – March/June



September 21 @ 10:18 am



December 21 @ 10:18 am

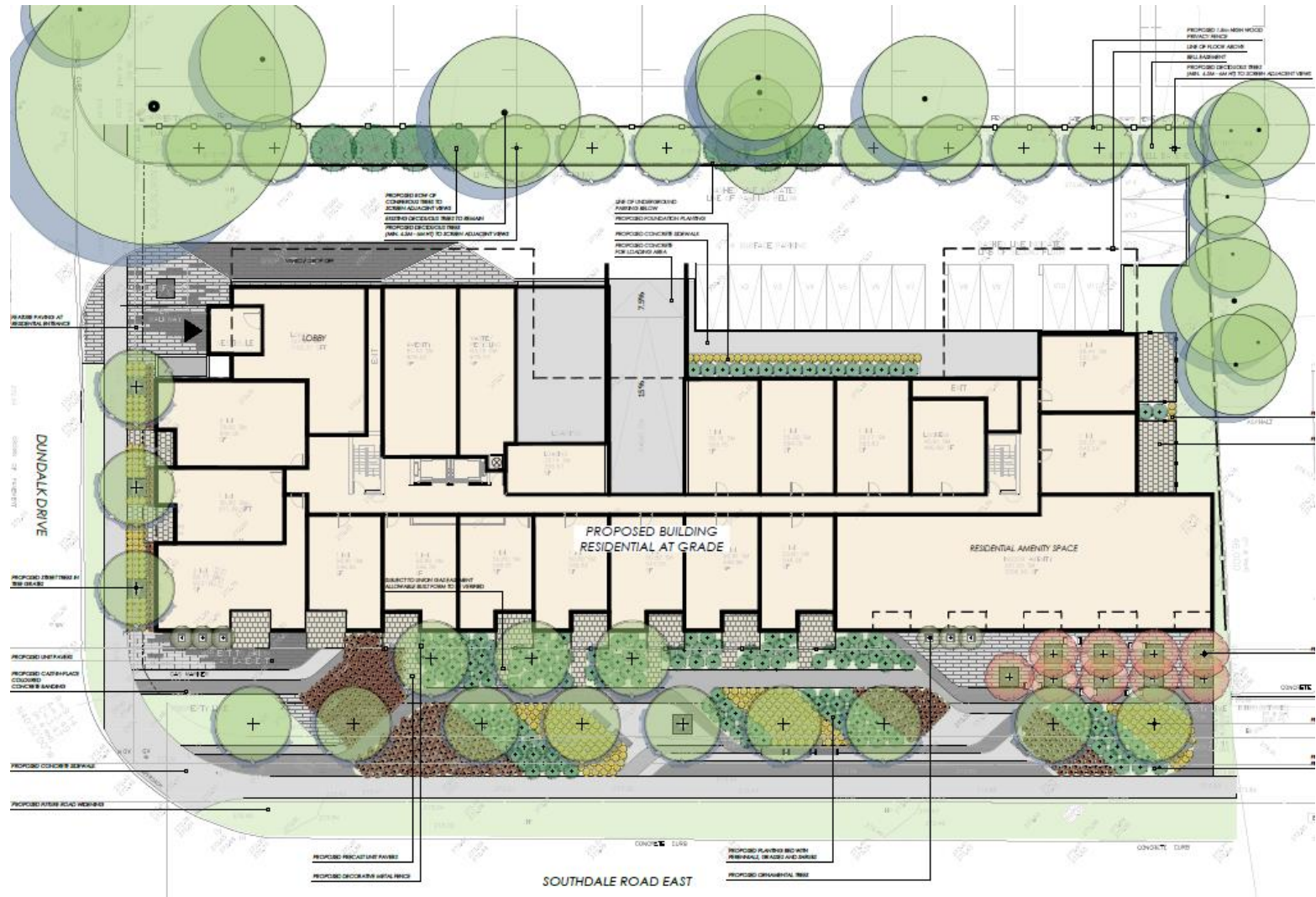


September 21 @ 6:18 pm



December 21 @ 4:18 pm

Shadow Studies – September/December



Landscape Plan - Buffer

Transportation Impact and Parking Supply:

- 1.06 parking spaces per unit are proposed (193 parking spaces)
- 206 bicycle parking spaces are proposed
- Continued acceptable levels of service
- The driveway location does not create a safety concern
- No remedial measures to the study area intersections
- Slightly reduced parking supply is justifiable based on alternative assessments of parking supply and demand and feasible TDM opportunities to reduce auto-usage and parking demand.

Current Zone: Automobile Service Station

Proposed Zone: Residential R10 Special Provision Bonus (R10-5()*B-) Zone

- Modifications to the parent zone results in a functional site design that implements the proposed development scheme
- Provide the City of London at no financial cost with ownership of 4 new one-bedroom units in exchange for a height and density bonus

Consistency/Conformity with Planning Policy:

- Consistent with the Provincial Policy Statement, 2020
- Conforms with the urban design policies of the London Plan
- Conforms with the infilling/compatibility policies of the London Plan
- Implements appropriate redevelopment at the intersection of a Neighbourhood Connector and Civic Boulevard
- Fully supports alternative transportation methods and public transit
- Implements good planning principles
- Is an appropriate candidate for density and height bonusing

Consistency/Conformity with Planning Policy

The Proposed Development:

- Makes efficient use of the subject lands at a high profile location;
- Enhances and activates a pedestrian-oriented streetscape within a vehicular-dominated transportation corridor;
- Supports multi-modal connections;
- Reinforces continuity in built form in the area with high quality design; and,
- Visually integrates the built form with the existing character along Southdale Road East and makes compatible transitions between lower-density properties adjacent to the site.

Conclusions

Thank you! Questions?

