

1140 SUNNINGDALE ROAD EAST

PROJECT SUMMARY

www.siv-ik.ca/1140se

Developer: Royal Premier Developments



Proposal At-A-Glance

USE

42

RESIDENTIAL UNITS

250m²

COMMERCIAL SPACE
(PROPOSED FLORIST SHOP)

PARKING

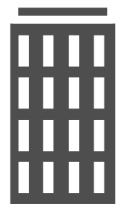
74

VEHICLE SPACES
(64 RESIDENT SPACES AND
10 COMMERCIAL SPACES)

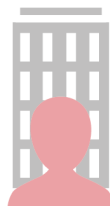
32

**SECURE BICYCLE
PARKING SPACES**

HEIGHT & DENSITY



4
STOREYS
(15.7m)



98.2
**UNITS PER
HECTARE**

BONUSING

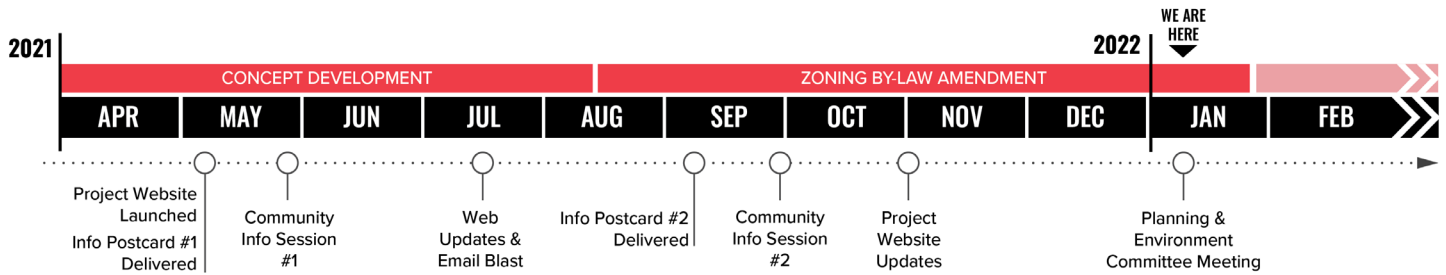


**2 AFFORDABLE
HOUSING UNITS**
(ONE-BEDROOM UNITS
WITH **80%** AVERAGE
MARKET RENT FOR
50 YEARS)

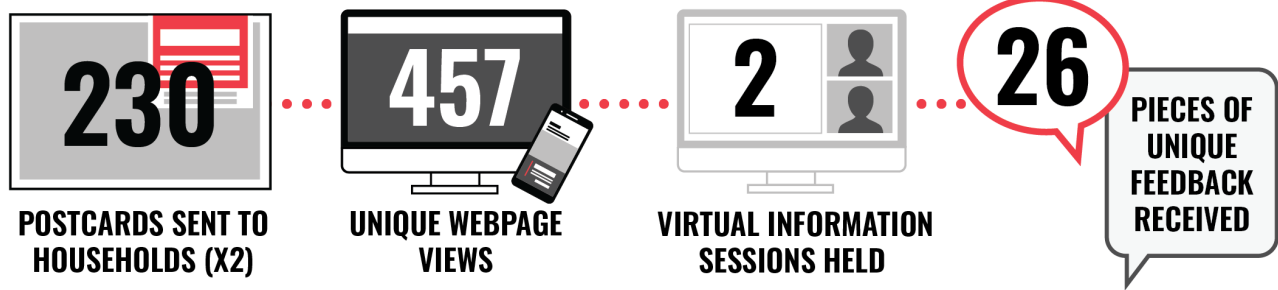


MINIMUM
4
**ELECTRIC VEHICLE
CHARGING SPACES**

Timeline



Community Engagement by the Numbers



Key Themes Heard and Our Response

<p>Who will Live Here</p> <ul style="list-style-type: none"> 40 units offered at market rate and 2 units offered at 80% market rent. Ownership vs. rental not determined and is not regulated by the City. 	<p>Parking</p> <ul style="list-style-type: none"> 80% of parking provided underground. The proposed residential parking supply exceeds City requirements (1.5 stalls per unit vs. 1.25 stalls per unit).
<p>Height and Density</p> <ul style="list-style-type: none"> Pursuing a 4-storey development vs. 6-storey allowable height in London Plan. Building fits within 45 degree angular plane from north and west. Proposed density aligns with Medium Density Residential range. 	<p>Privacy and Overlook</p> <ul style="list-style-type: none"> Avoided balconies on west building face and all balconies on north face are “inset”. A 3-metre strip between the underground parking garage and property boundary has been included to allow for tree planting. Privacy fencing to be built along west, north and east property lines.