

538 SOUTHDALE ROAD E.

PROJECT SUMMARY

www.siv-ik.ca/538se

Developer: RRW Holdings Inc. (c/o Mansion Homes)



Concept At-A-Glance

USE



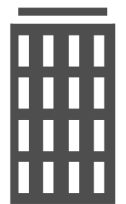
**STACKED BACK-TO-BACK
TOWNHOUSE UNITS**

PARKING

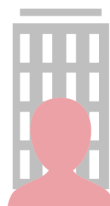


VEHICLE SPACES
(14 RESIDENT STALLS AND
2 VISITOR STALLS)

HEIGHT & DENSITY



**3.5
STOREYS**
(12.0m)



**74
UNITS PER
HECTARE**

DESIGN FEATURES

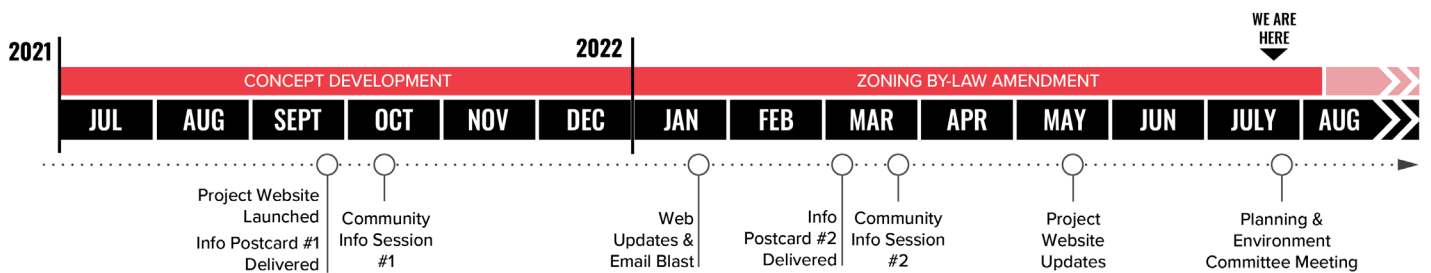
30

METRE SETBACK
FROM REAR
PROPERTY LINE

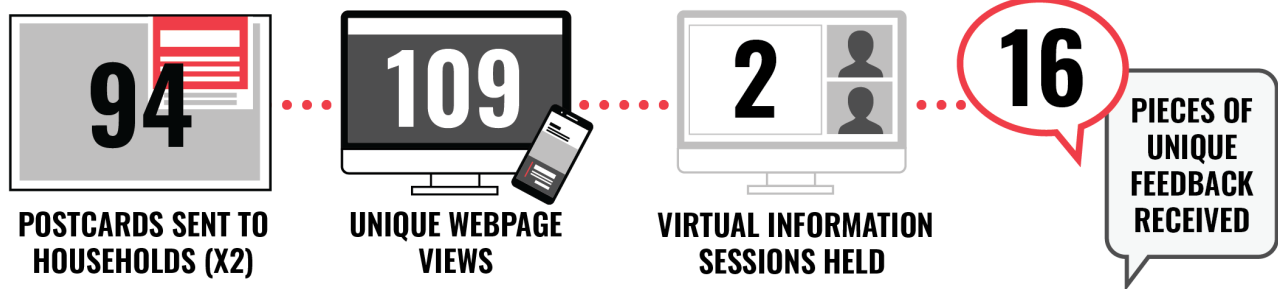


**ENHANCED
PLANTING
STRIP**
AT REAR OF
THE PROPERTY

Timeline



Community Engagement by the Numbers



Key Themes Heard and Our Response

<p>Height</p> <ul style="list-style-type: none"> The height, shape and location of the building has been designed to minimize shadow impacts. Pursuing a 3.5-storey development which is lower than what the London Plan policies would allow for at this location. The building has been oriented toward Southdale Road with substantial separation between the new building and existing homes along Winblest Avenue. 	<p>Privacy</p> <ul style="list-style-type: none"> The proposed building is setback substantially from the shared lot line with homes fronting onto Winblest Avenue. Balconies will be inset into the overall building mass to avoid overlook. A new privacy fence will be constructed along the west, north and east boundaries of the site. Trees will be planted along the rear lot line.
<p>Parking</p> <ul style="list-style-type: none"> Proposed development has been planned to exceed the number of required on-site parking stalls compared to the City of London's new standards. 	<p>Drainage</p> <ul style="list-style-type: none"> A Grading & Drainage Plan will be prepared as part of the future Site Plan Control application to ensure that the development has no adverse effects on neighbouring properties.