

574 SOUTHDALE ROAD E.

PROJECT SUMMARY

www.siv-ik.ca/574se

Developer: 1991097 Ontario Inc. (Mansion Homes)



Concept At-A-Glance

USE



**STACKED TOWNHOUSE
UNITS**

(7 TWO-STORY UNITS AND
7 SINGLE-STORY UNITS)

PARKING

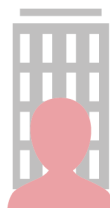


VEHICLE SPACES
(16 RESIDENT STALLS AND
2 VISITOR STALLS)

HEIGHT & DENSITY



**3
STOREYS**
(10.0m)



**68
UNITS PER
HECTARE**

DESIGN FEATURES

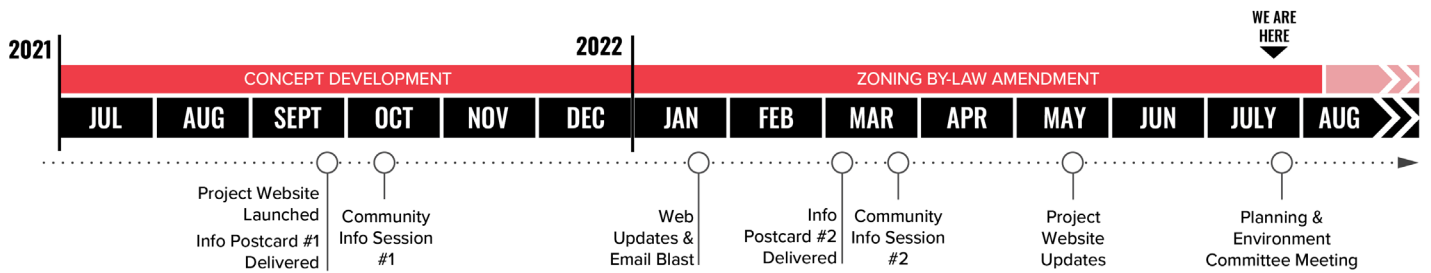


**ENHANCED
PLANTING
STRIP
AT REAR OF
THE PROPERTY**

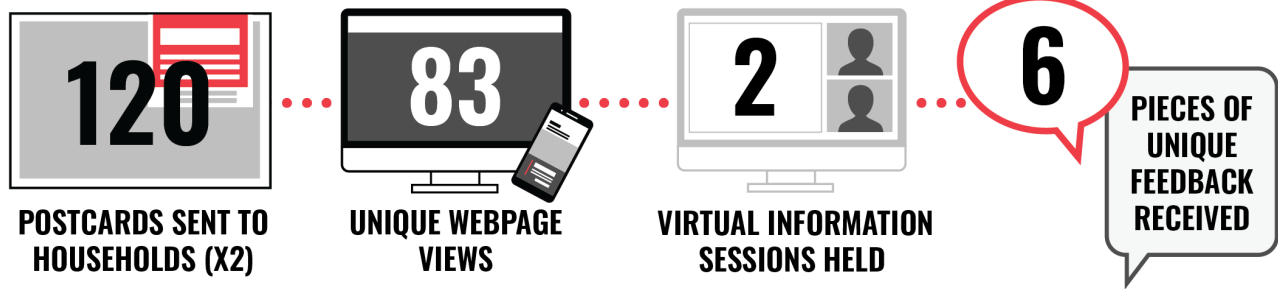


**RETENTION
OF EXISTING
TREES AT REAR
OF SITE AND ON
NEIGHBOURING
PROPERTIES**

Timeline



Community Engagement by the Numbers



Key Themes Heard and Our Response

Height

- The height, shape and location of the building has been designed to minimize shadow impacts.
- Pursuing a 3-storey development which is lower than what the London Plan policies would allow for at this location.

Tree Protection

- A seven to nine metre greenspace area is planned to be preserved between the rear building and the north lot line to allow for the potential retention of existing trees and for new tree planting.

Parking

- Proposed development has been planned to exceed the number of required on-site parking stalls compared to the City's new standards.

Light Spillover

- A new privacy fence will be constructed along the west, north and east boundaries of the site to minimize headlight glare onto neighbouring properties.
- No large overhead lighting will be required for this project.

Contact Us

www.siv-ik.ca | info@siv-ik.ca